

Designing for Change

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Tartans
&
Tweeds

B
GIFT BOUTIQUE

STOP







Haller house 1866

Keyes Zimmer 2006

What fits in Coupeville?

- A wide range of architectural styles, but with
- Common building and site characteristics
- Some of these are referred to in the Historic Preservation Goals and Policies, adopted in 1999.

Historic Preservation Goals and Policies, 1999

Goal 5: Historic preservation should be considered as an active part of the review process in all parts of Town, with standards appropriate to each district.

C. Review zoning and building requirements to encourage new construction and major remodels to be compatible with (but not mimicking) nearby older homes in terms of size, massing and general appearance.

D. Develop broad and specific design guidelines for new construction and major remodels for each identified neighborhood, emphasizing that which is visible from major streets and entryways.

characteristics of historic Coupeville buildings



simple house form

characteristics of historic Coupeville buildings



proportions

characteristics of historic Coupeville buildings



windows

characteristics of historic Coupeville buildings



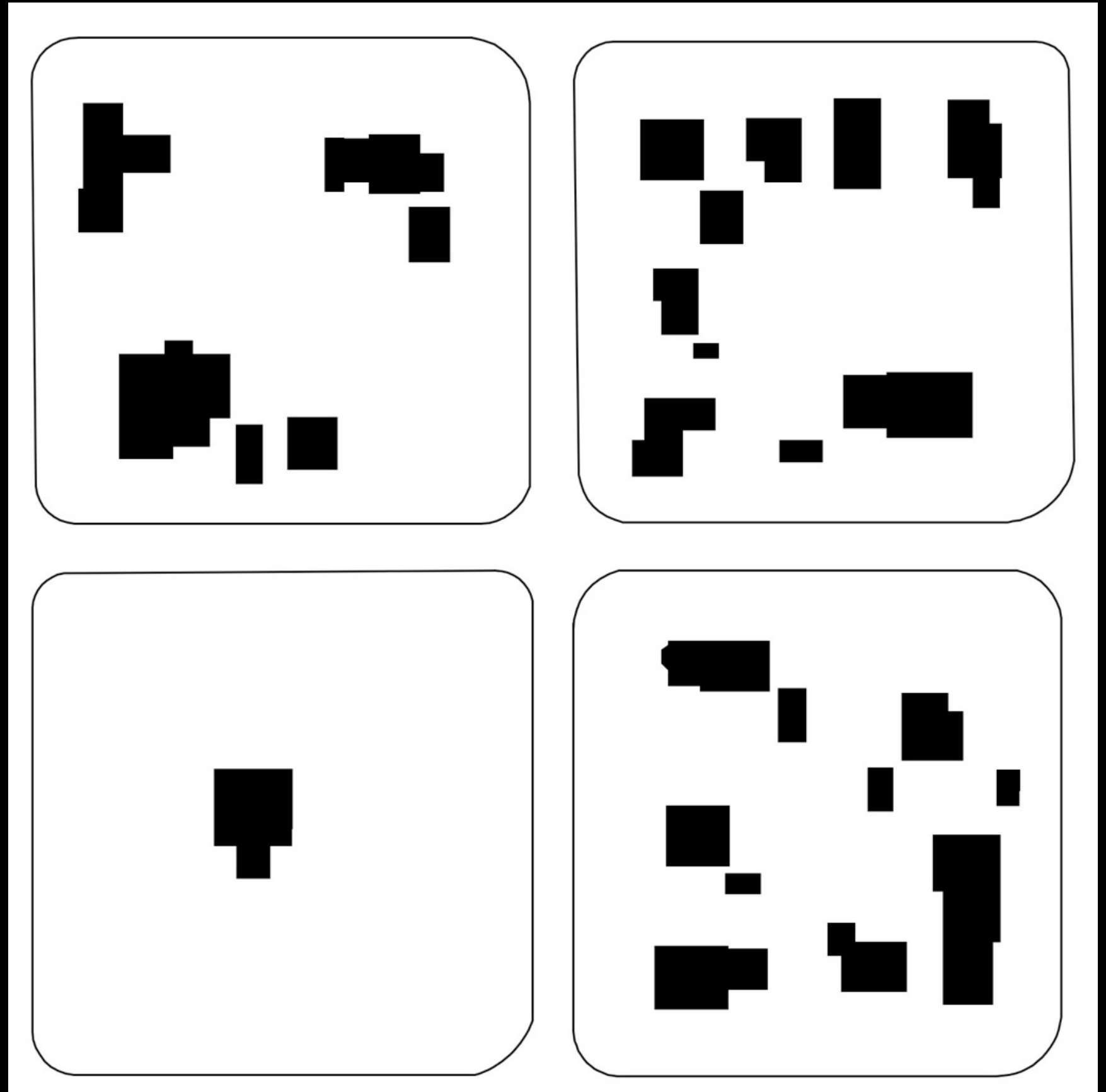
porches

characteristics of historic Coupeville buildings



no front parking / garage doors

characteristics of historic Coupeville buildings



footprint

What is allowed in Coupeville?

- The Preservation Goals and Policies are still goals
- Outside the Historic District, there are no specific zoning requirements or design review beyond the normal zone requirements.
- More detailed proposals are in the draft Design Guidelines, from 2003.

Design Guidelines

Designers should not mimic old buildings but, in designing a new building, should consider the proportions and relationships of older buildings and their components, such as windows, doors and rooflines. It is also important that building orientation, height and scale be compatible with the site and with adjoining buildings....

Design Standards:

1. Construct new structures to be similar to, but not mimic, existing nearby structures, particularly those that are considered historically significant. Take cues from architectural styles and materials representative of the overall neighborhood, not just a single nearby structure.
2. Continue the pattern of massing, height, bulk and setbacks established by the existing structures. New buildings should not be identical to neighboring structures, but should be generally similar to them....

Settlement pattern

- Change focus a bit, from the buildings to the overall context
- The spaces between the buildings (streets, rights-of-way, yards, setbacks) and the quality of those spaces.
- The pattern of buildings and open spaces.
- Buildings as the means, not the ends.

Research and studio, 2007 to present

Assumptions

- Coupeville is unique.
 - It is the oldest extant town fabric in the Northwest
- It should look more like itself, and less like other places
- It is not the building design that matters as much as the pattern of the town - the ways the buildings relate to each other and the surrounding open space.
 - People respond to individual buildings, but even more to the overall character of the place.
- New development shouldn't copy old buildings, but should reinforce the historic pattern -
 - because the pattern is historic, not just the buildings.
 - because it makes better neighborhoods than post-war patterns (New Urbanism)

Research and studio, 2007 to present

Approach

- Look at and document the historical context
 - mainly, the Cranney plat of the Coupe claim
 - present town form, but also prior stages of historic town form.
- Analyze this data to find the relevant patterns
 - lot sizes
 - setbacks and building location
 - building size, proportion and height
 - yards and parking
- Base design guidelines on these discernable patterns

Research and studio, 2007 to present

Research to date

- Photographing all structures in the historic town
 - a snapshot in time
 - useful for any future research
- Archival research
 - Island County Historical Society
 - University of Washington Special Collections - photographs
 - Island County - plat and lot information
- Goal - pull together and organize all the information available on the physical form of Coupeville throughout its history

Research and studio, 2007 to present

Research products

FID	building	Parcel	Block	NHR no.	Address	Original name	bldg 2008	date	modified 1	modified 2	modified 3	notes
128						Alexander	condos					
135					90x Nw Alexander	Island Co Museum						
137				69	906 NW Alexander	Alexander block house		1855				
138					788 NWAlexander	Coupeville Library	library	1987	2008			
139					704 NW Alexander		house					
140					702 NW Alexander		house					
151					23 NW Front		mariners court					
152				176	15 NW Coveland	Cushen	house	1916	1968			
153				71	805 NWAlexander	Holbrook		1895 ?				
154							vacant					
164					789 NW Alexander			approx	1980			
165					709 NW Alexander			approx	1980			
167				151	21 NW Front	Abstract office	ice cream	1890		1982	moved from site further to east	
173					1xx NW Coveland		retail/apts.					
174					x NW 8th	boat shop	shed					
175						Jan McGregor						
176					17 NW Front	Mariti						
181				155	15 NW Front	Elkhorn saloon	Elkhorn antiques	1883	1888			
182					13 NW Front		One more thing	1996				
184				197	5 NW 8th	Watson	house	1886	1970	1989		
190					9 NW Front		retail			looks like 3 buildings		
191					901 Grace		retail					
193				72	803 NW Grace	Hockenbury	house	approx	1920	1948		
195				78	608 N. Main	Methodist Church	church	1894	1908	1979		
196				79	606 N. Main	Gillespie	house	1903	1972			moved from 4
198				81	602 N Main	Jenne	house	1889				
207						ranch house	house					
208				110	804 N, Main St.	Masonic Lodge	lodge	1874				
209	a			77	702 N. Main	Kinneth / Harvey	house	1887	1983			
209	b			124	704 N. Main	Gillespie	house	1891				moved from 4
211				161	5 NW Front	Robertson	retail	1864	1990			
212					6 NW Coveland		office					
213				80	604 N. Main	Highwarden	house	1888				
214				156	7 NW Front	Howell's barbershop	retail	1936				
217					202 N. Main		offices					
219				74	808 N Main	FAP Engle	house	1914				Puget sound a
221				76	710 N. Main	Blowers	house	1874				
224				86	206 N. Main	Lindsey	parsonage	1889	1995			

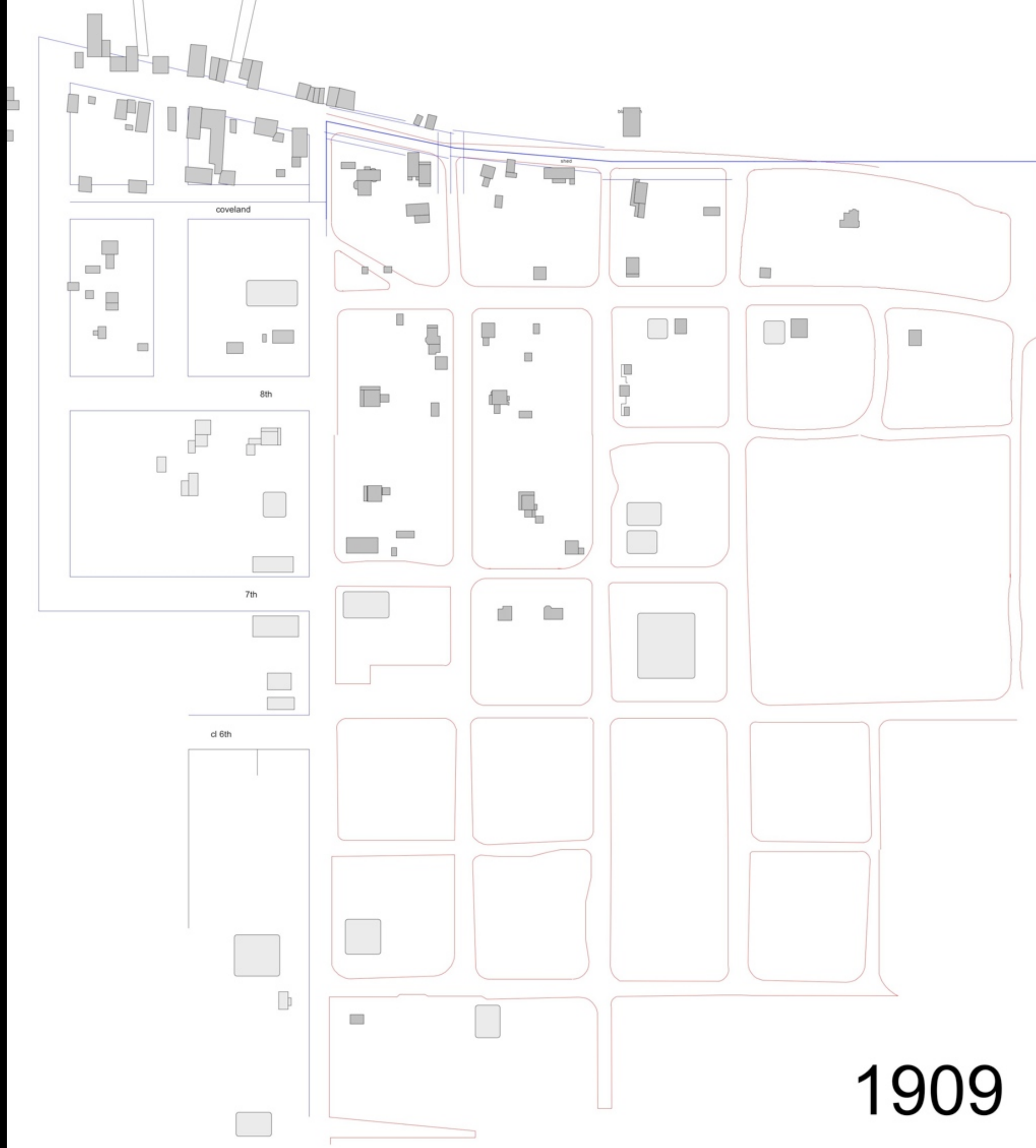
Database

Research and studio, 2007 to present

Research products

Plans - through time

- based on plat maps, aerial photos, other photos, Sanborn maps
- drawn in CAD program (can be easily modified)
- differentiate accurate physical location from a dot on a map
- need accurate spatial information to draw useful conclusions about shaping the town



1909



1957



2008



Research and studio, 2007 to present

Research products

Google Earth / Sketch Up model

- 3D model of the historic center of Coupeville
- rather than looking at plans of buildings and proposals, can walk down streets and experience how it will look and feel
- eventually will be all of town center
- throughout history, as buildings come and go
- will be available on the web to everyone

Research and studio, 2007 to present



Research and studio, 2007 to present

Design Studio, Fall 2008

Goals - for the students

- learn how to design buildings that are primarily driven by the need to reinforce the existing qualities of the town, rather than buildings that are driven mainly by the client's program.
- learn how ordinances, regulations and guidelines affect design
- see that their work can contribute something concrete to the world, rather than remaining purely "academic"

Research and studio, 2007 to present

Design Studio, Fall 2008

Goals - for the Town

- test the existing zoning ordinance and other requirements
- test the proposed historic preservation design guidelines
- arrive at some possible clarifications or amendments to the proposed guidelines
- create a 3D model of the town which can be used in the review process anytime in the future.

Research and studio, 2007 to present

Design Studio, Fall 2008

Studio process

- each student selects one site in Coupeville or on the prairie
- for that site, there will be at least five design studies
 - the best design, under the existing zoning
 - the worst design under the existing zoning
 - the best design under the proposed guidelines
 - the worst design under the proposed guidelines
 - a revised design which helps to generate revised guidelines

What's next

- Studio projects completed early December
- Will post on web, along with models of Coupeville
- Continue analysis in winter
 - building form, proportion, scale, etc.
 - building and site relationships - setbacks, side yards, parking
- Goal: seeing if more definite criteria can be added to the draft design guidelines

Design Guidelines

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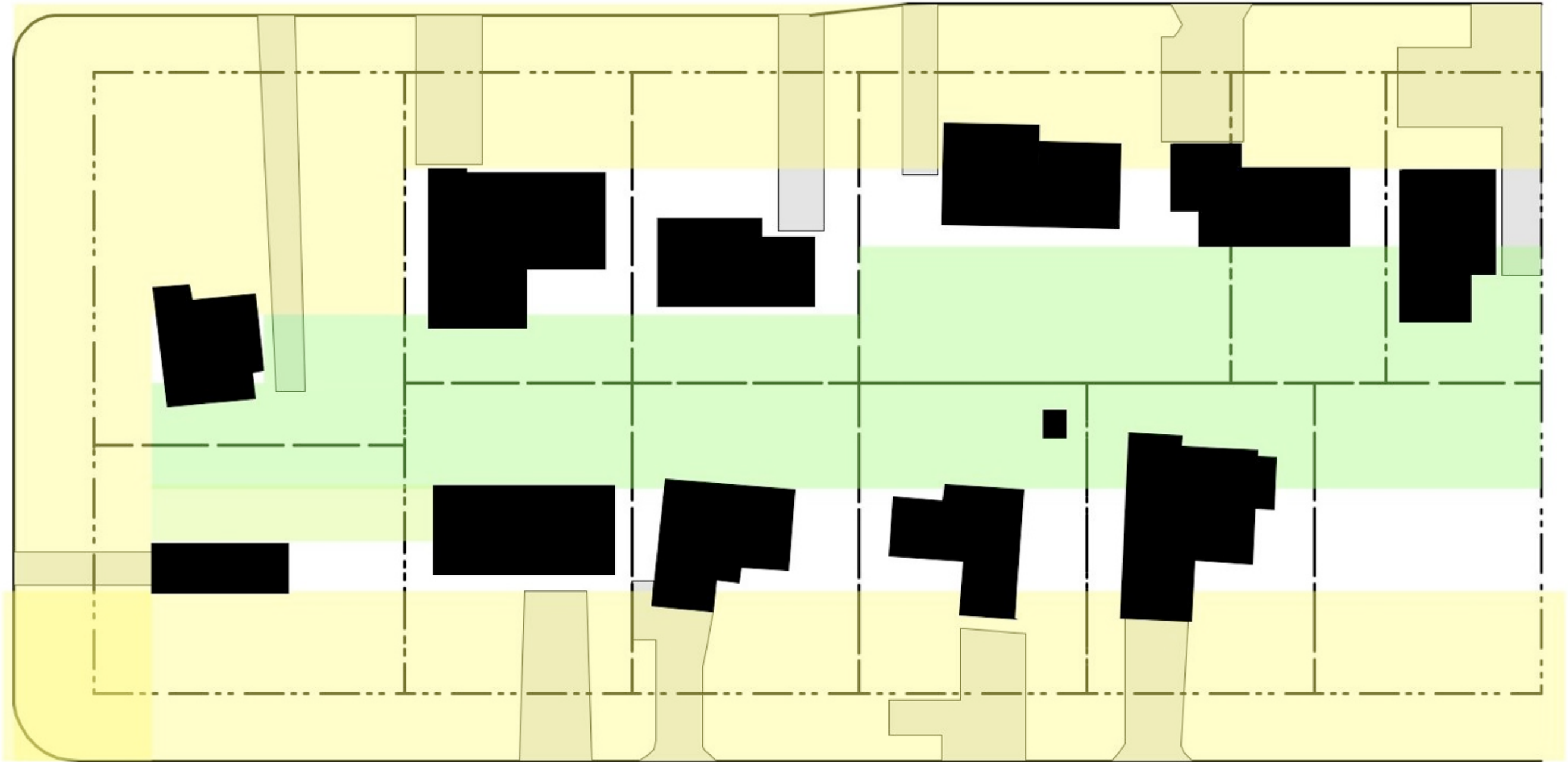
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Preliminary observations

- Even within the historic center of Coupeville, different approaches to guidelines might be useful
 - Front St. and Main St. - a form-based code?
 - The rest of the district - a set of standards?
- The pattern of setbacks

zoning - uniform setbacks



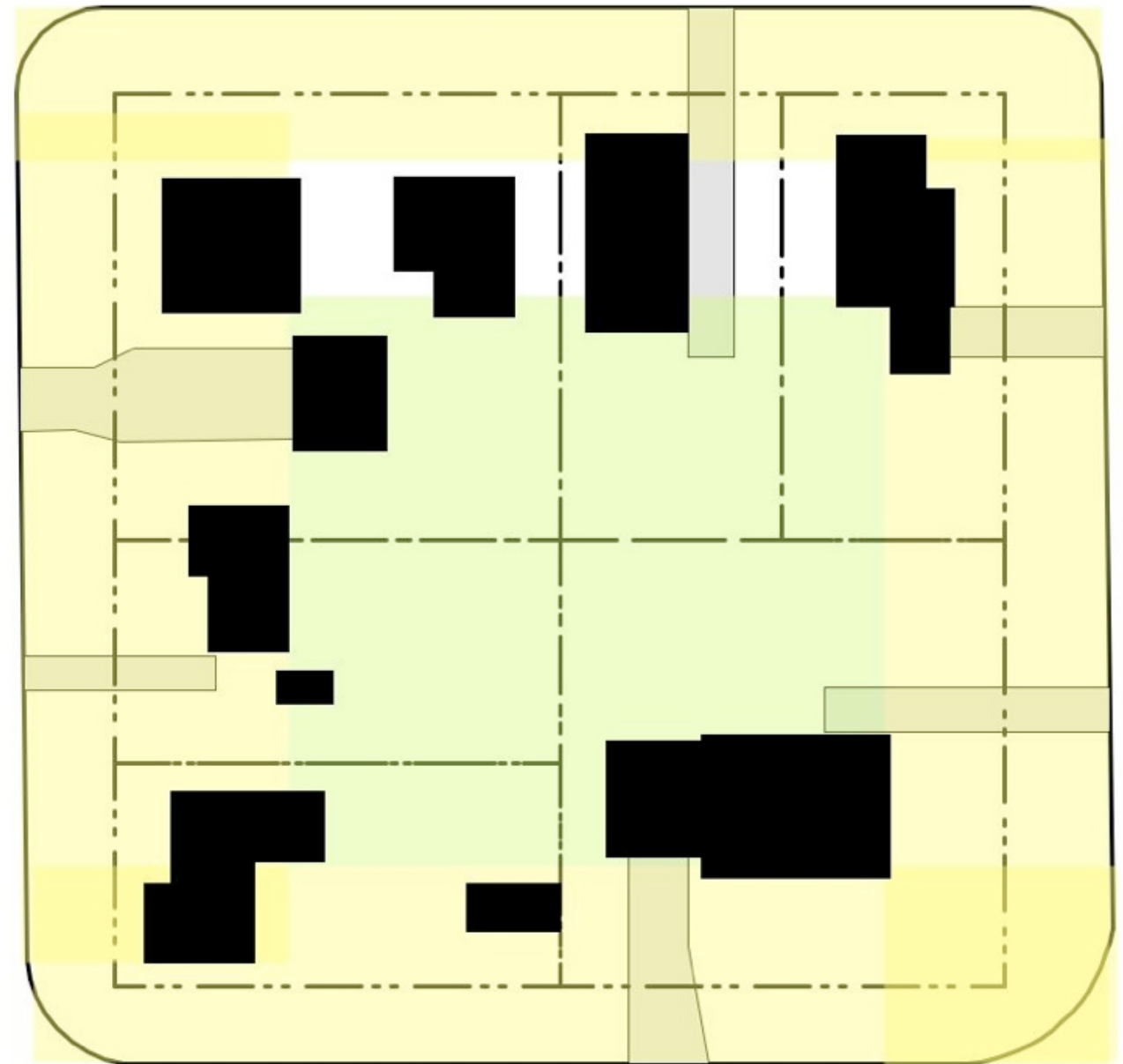
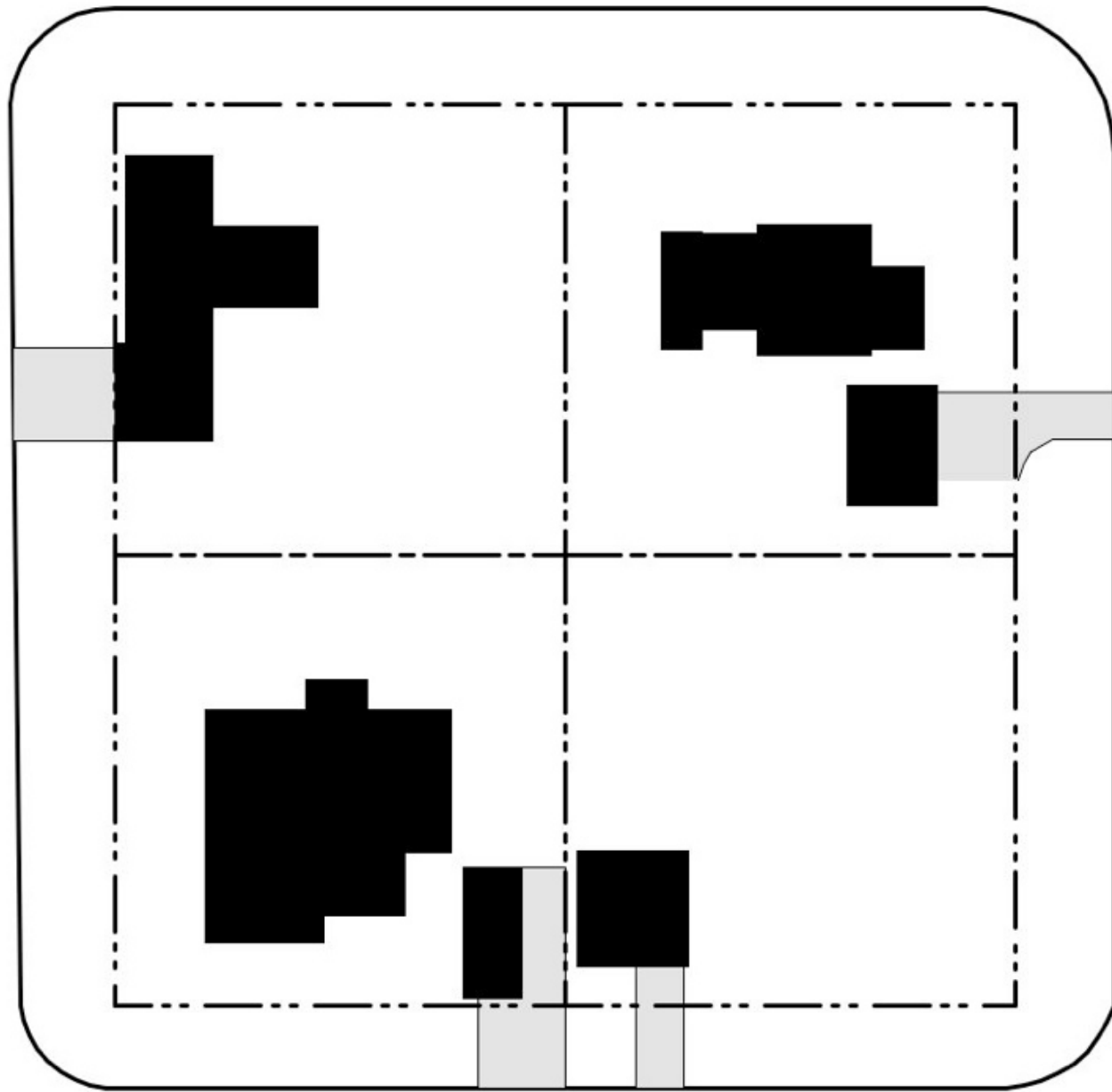
large front yards with driveways / wall of wide houses /
long and narrow backyards with high fences

zoning - uniform setbacks



large front yards with driveways / wall of wide houses /
long and narrow backyards with high fences

pre-zoning - variety of setbacks



smaller front yards / parking to sides / more useful backyards

pre-zoning - variety of setbacks



Research and studio, 2007 to present

information, student designs,
and Google Earth models of
Coupeville buildings will be
available at:

<http://uoregon.edu/~pkeyes>