



# ACTIVITY #2

## RESIDENTIAL TYPOLOGIES

**HIGHLY CONSISTENT**  
SINGLE STORY MASSING  
CURB & GUTTER

**GROUP 1**  
**1.A**

### DESCRIPTION:

Typology 1A has a high degree of consistency, in terms of building age and traditional development patterns. It retains a high percentage of buildings that “contribute” to a historic district. It has streets with curb and gutter (whereas Type 1B does not).

### Distinguishing Neighborhood Features:

- Rectilinear street grid
- Street widths range from 25 ft. to 30 ft.
- Parallel on-street parking
- Narrow, rectangular-shaped lots
- No alleys

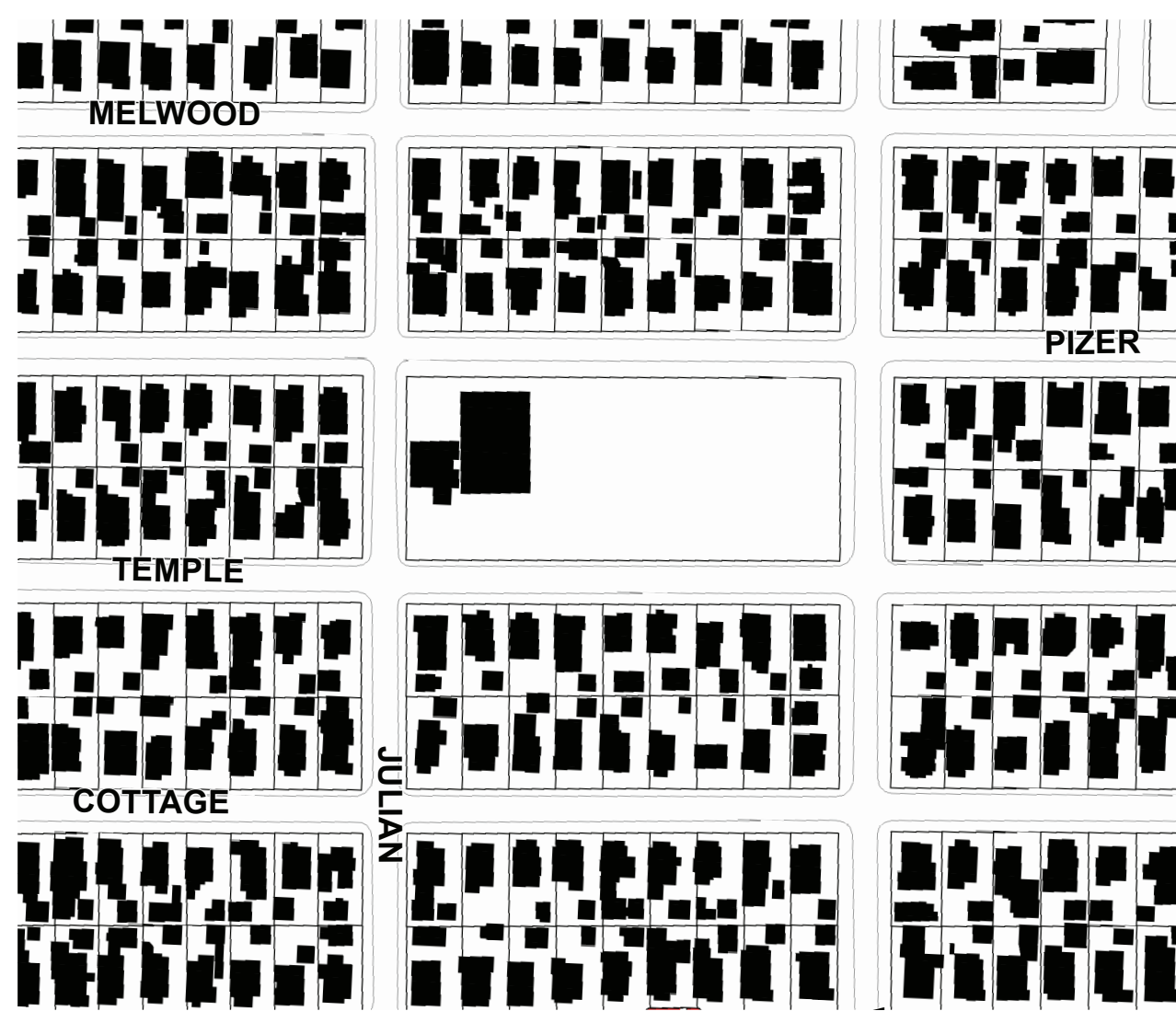
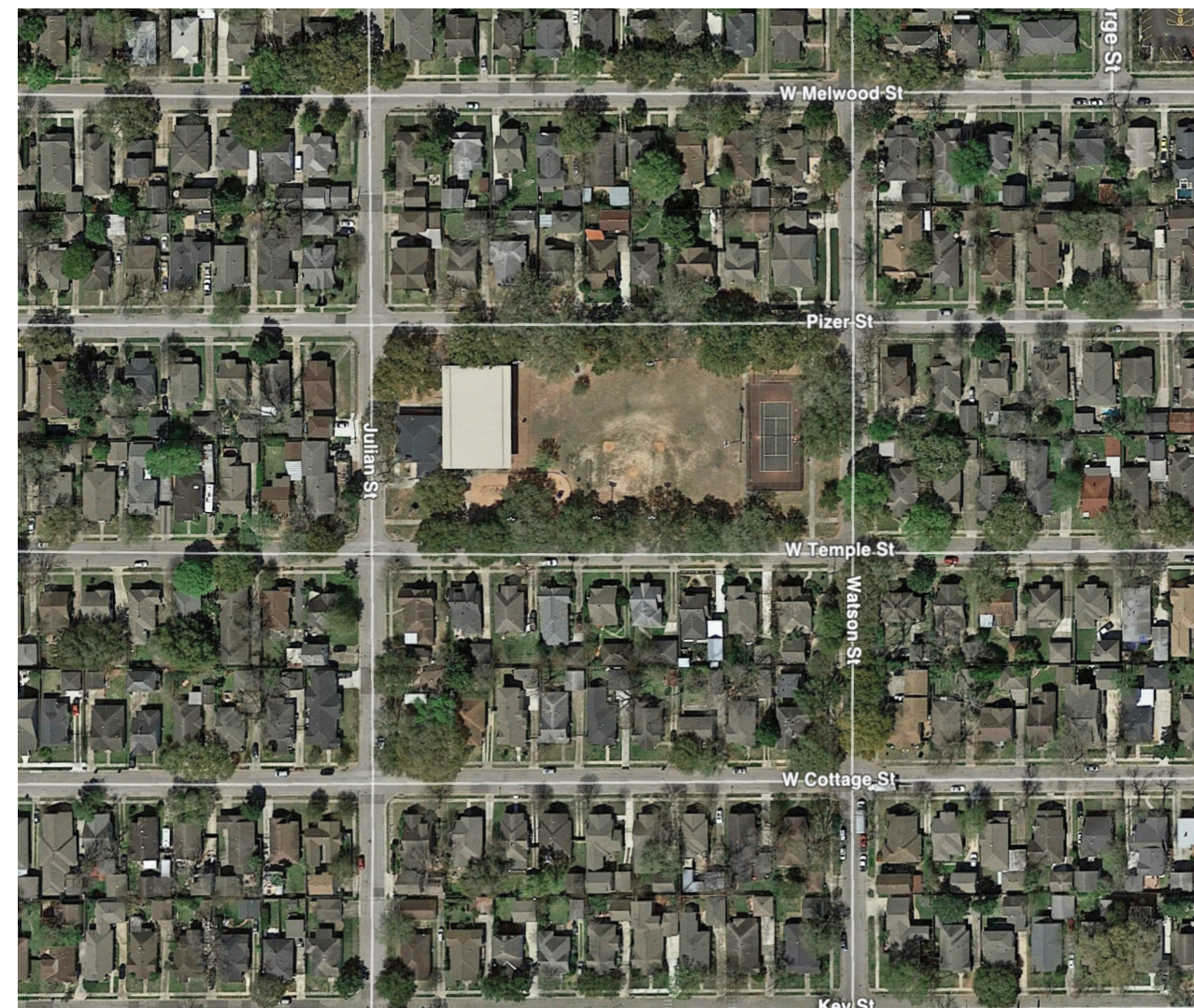
### Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street.
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

### Distinguishing Building Features:

- The majority of houses are one story in height.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are modest in scale. Most range from 1,000 sf to 1,500 sf.
- New buildings and additions appear to be in scale with historic structures.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

### NEIGHBORHOOD CHARACTERISTICS:



**STREET PATTERN:** Grid Pattern  
**STREET WIDTH:** 25 ft.-30 ft.  
**PUBLIC REALM:** • Curb and Gutter  
 • Tree lawn between Street and Sidewalk  
**LANDSCAPING:** Medium - Dense  
**CONSISTENCY :** Very Uniform  
**ALLEYWAY:** No

### SITE CHARACTERISTICS:



**LOT ORIENTATION:** Primarily North & South  
**LOT DEPTH & WIDTH:** 105'x50'  
**LOT SIZE:** 5,000 sf.-6,000 sf.  
**LOT COVERAGE:** 30%-50%  
**BLOCK END CAP:** 0%  
**SETBACKS:** 10 ft.-15 ft.  
**PARKING:** Side Drive Leading to Rear Garage

### BUILDING CHARACTERISTICS:



In general, homes in this typology have a consistent setback and streets include tree lawns and detached sidewalks with pathways leading to front doors.



Home size is consistent throughout this typology. One-story homes with uniform lot sizes, floor-area-ratios, and parking in the rear are common. However, materials and styles vary.



Tree coverage and landscaping have an effect on the privacy and visibility of design features.

Porch features define the character within the typology and provide a human scale to the structure.

**KEY:**

- Building/Garage
- Driveway Access
- Building Setback
- - - Property Lines

**BUILDING HEIGHT:** 1-Story  
**BUILDING SIZE:** 1,000 sf.-1,500 sf.  
**FLOOR AREA RATIO:** Majority 0.20-0.29  
**BUILDING AGE:** 1920-1940  
**ROOF FORM:** Primarily Gable and Hip  
**PORCH / ENTRY:** 1-Story Porch Connecting to Sidewalk