



# ACTIVITY #2

## RESIDENTIAL TYPOLOGIES

**HIGHLY CONSISTENT**  
SINGLE STORY MASSING  
NO CURB & GUTTER

**GROUP 1**  
**1.B**

### DESCRIPTION:

Typology 1B 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 no curb and gutter (whereas Type 1A does). This results in a sense of a greater setback and in many cases larger lawns. In some areas, however, this area is used for parking.

### Distinguishing Neighborhood Features:

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

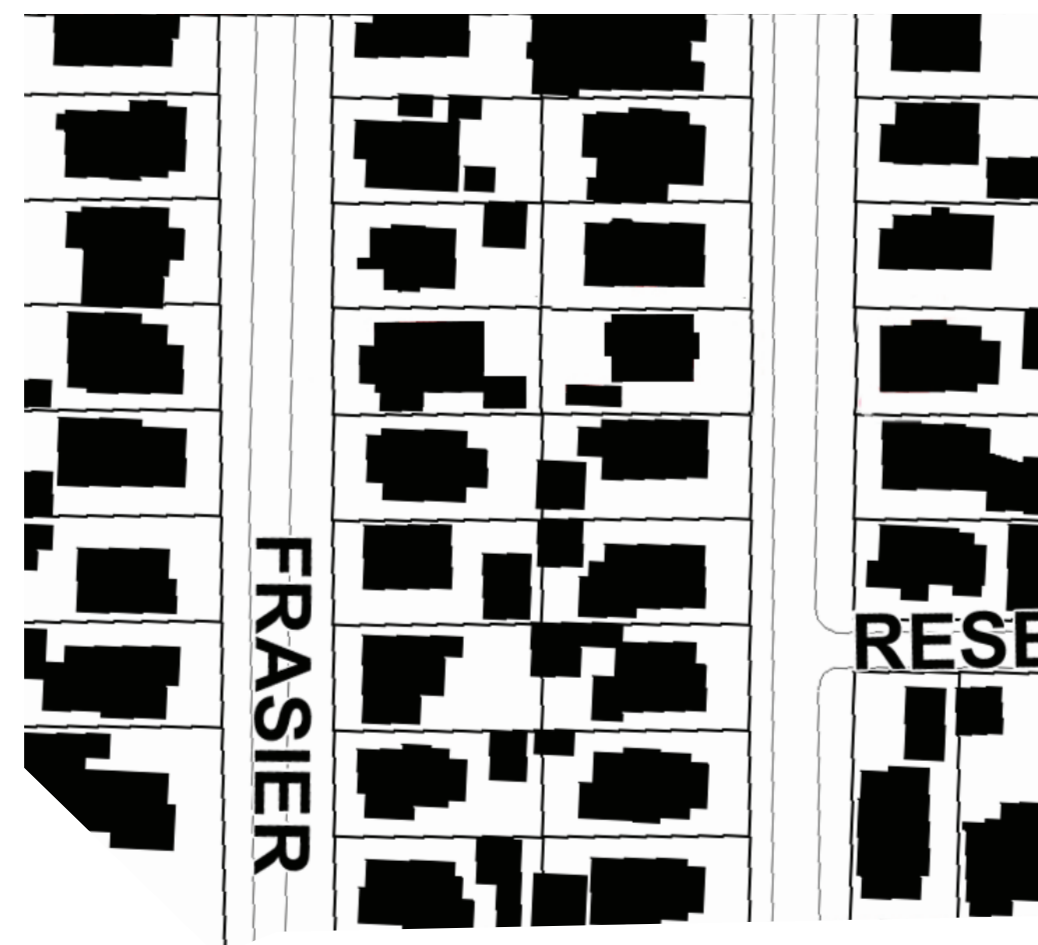
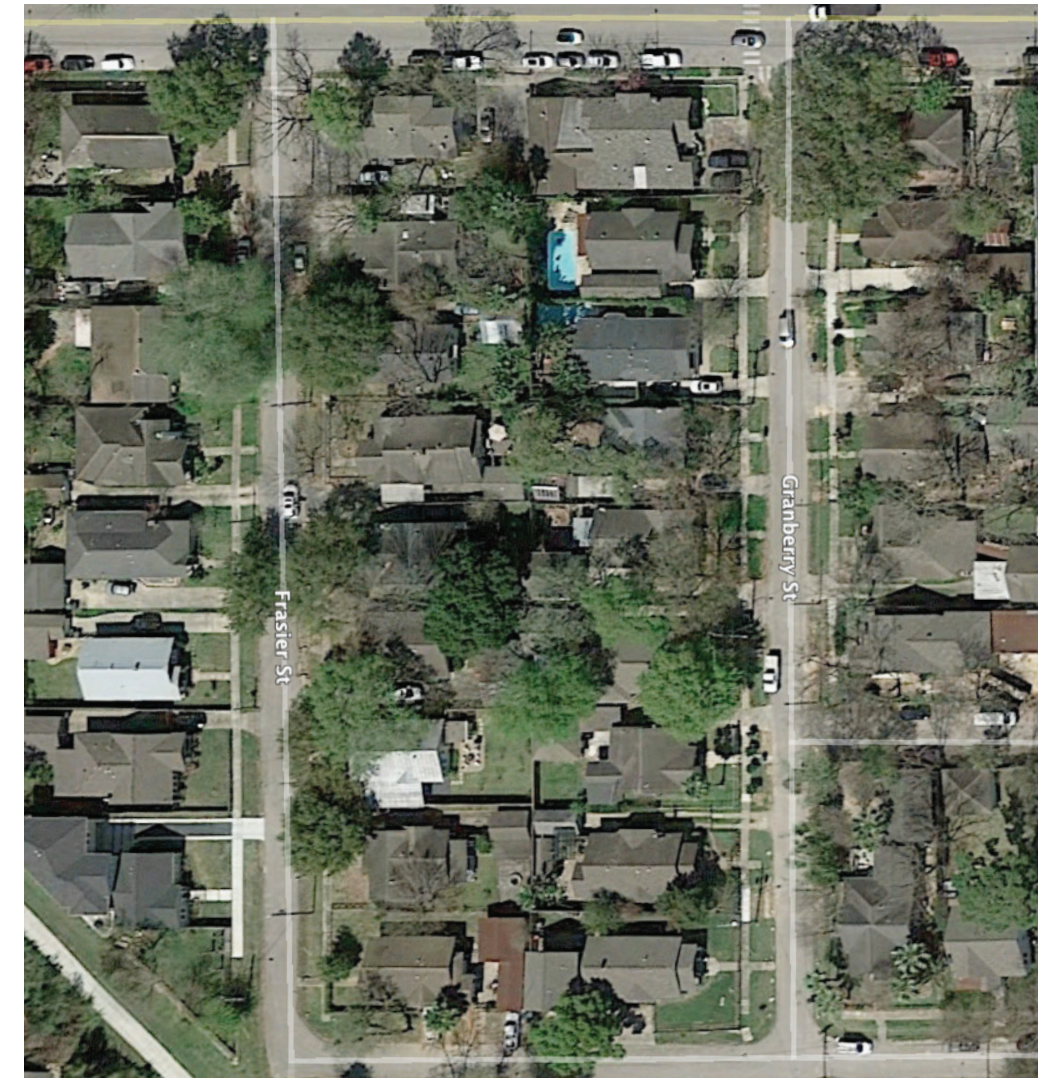
### Distinguishing Site Features:

- 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 buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

### NEIGHBORHOOD CHARACTERISTICS:



**STREET PATTERN:** Grid Pattern  
**STREET WIDTH:** 20 ft.  
**PUBLIC REALM:** • NO Curb and Gutter  
 • Tree lawn between Street and Sidewalk  
**LANDSCAPING:** Medium - Dense  
**CONSISTENCY:** Very Uniform  
**ALLEYWAY:** No

### SITE CHARACTERISTICS:

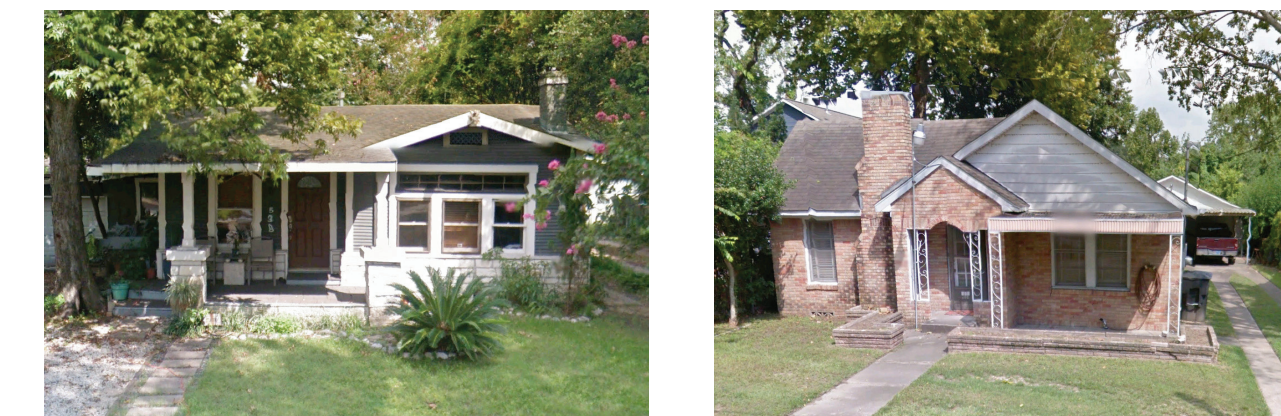


**LOT ORIENTATION:** Primarily East & West  
**LOT DEPTH & WIDTH:** 105'x50'  
**LOT SIZE:** 5,000 sf.-6,000 sf.  
**LOT COVERAGE:** 30%-50%  
**BLOCK END CAP:** 0%  
**SETBACKS:** 10 ft.-20 ft.  
**PARKING:** Side Drive Leading to Rear Garage

### BUILDING CHARACTERISTICS:



In general, homes in this typology have a consistent setback and streets include tree lawns and detached sidewalks. Curb and gutter are not present at the street edge in this typology.



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, the 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