



# ACTIVITY #2

## RESIDENTIAL TYPOLOGIES

**MODERATE VARIATION**  
 ONE & TWO-STORY MASSING  
 TRADITIONAL PARKING LOCATION  
 TRADITIONAL LOT SIZE

**GROUP 2**  
**2.A**

### DESCRIPTION:

Typology 2A has a moderate range of variation, in terms of building age and traditional development patterns. It retains a high percentage of buildings that “contribute” to a historic district. The lots are oriented to the North/South like 2C (whereas Type 2B lots orient to the East/West).

### Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Narrow, rectangular-shaped lots
- No alleys

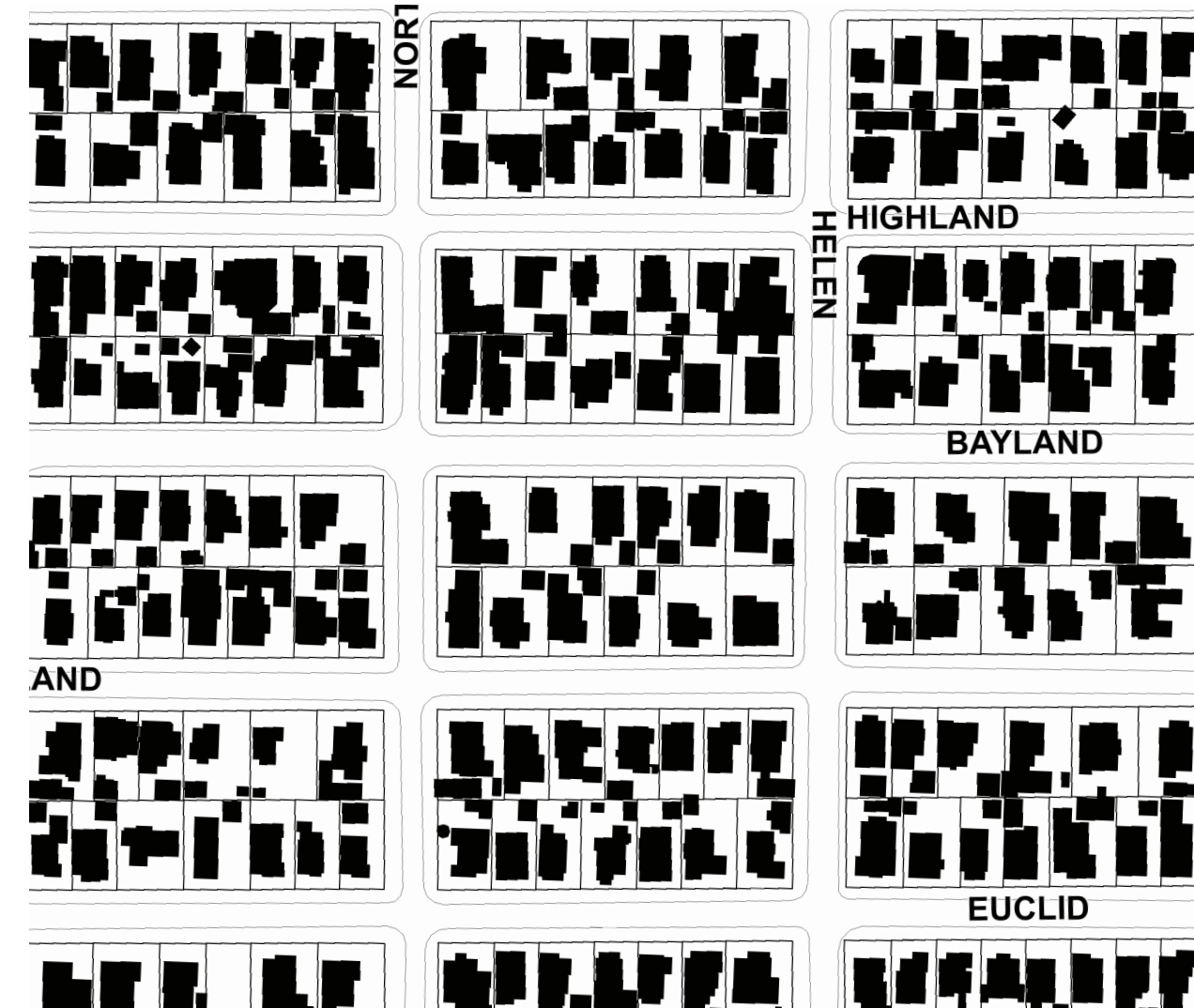
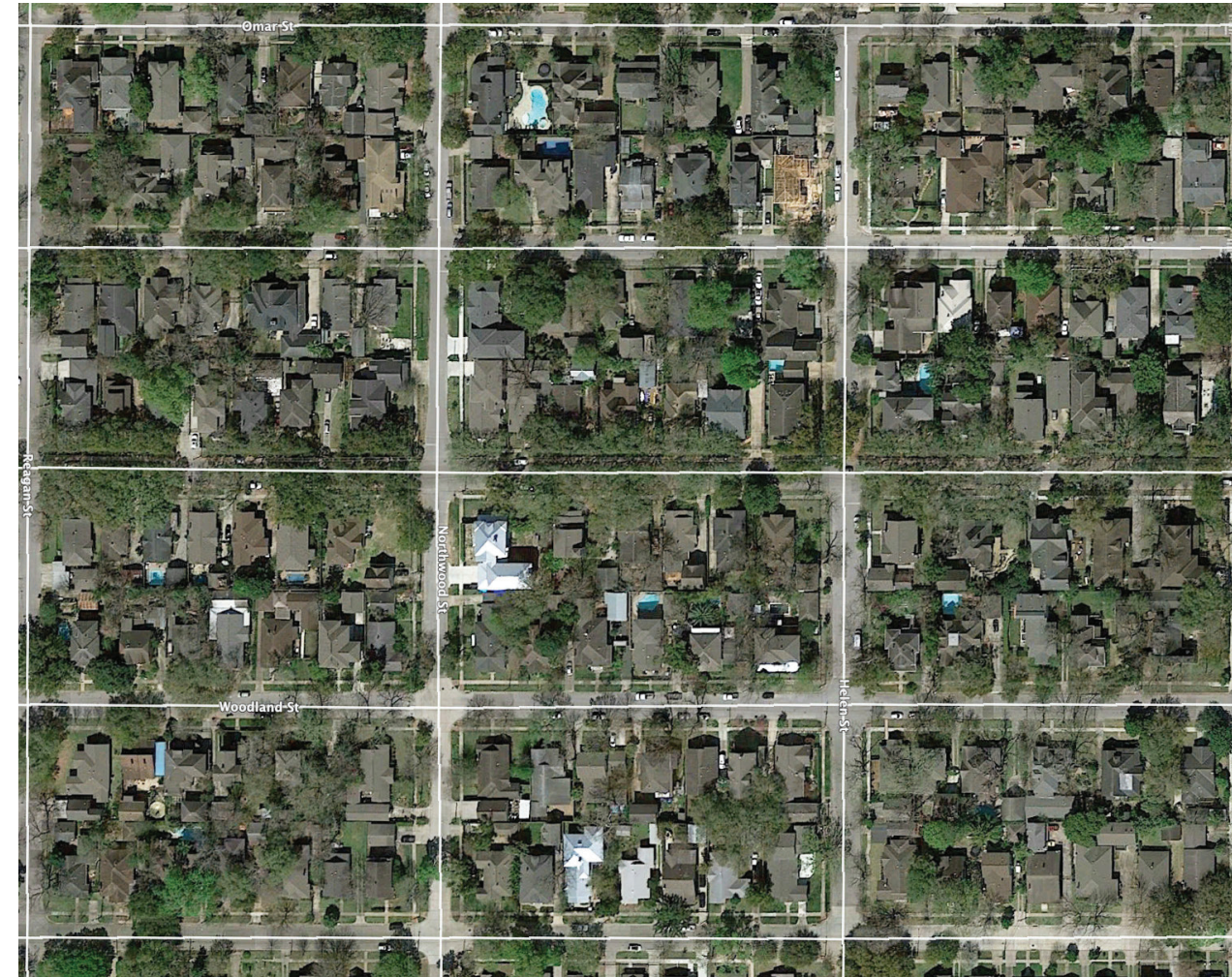
### Distinguishing Site Features:

- 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:

- Both 1 & 2-Story houses are common.
- 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:** 25 ft.-30 ft.  
**PUBLIC REALM:** • Curb and Gutter  
 • Tree lawn between Street and Sidewalk  
**LANDSCAPING:** Medium - Dense  
**CONSISTENCY:** Narrow Range of Variation  
**ALLEYWAY:** No

### SITE CHARACTERISTICS:



**LOT ORIENTATION:** Primarily North & South  
**LOT DEPTH & WIDTH:** 100'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:



Homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.



Home size and style varies moderately throughout this typology. One and two-story homes with varied massing, materiality, lot size, floor-area-ratio, and parking in the rear are present.



The old-growth street tree canopy is dense throughout this typology area.

Porches and side drive access to rear garages are consistent features.

**KEY:**

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

**BUILDING HEIGHT:** 1 & 2-Stories  
**BUILDING SIZE:** 1,000 sf.-3,000 sf.  
**FLOOR AREA RATIO:** Majority 0.20-0.39 (with some higher)  
**BUILDING AGE:** 1920-1940  
**ROOF FORM:** Primarily Gable and Hip  
**PORCH / ENTRY:** 1-Story Porch Connecting to Sidewalk