



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

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

GROUP 2
2.B

DESCRIPTION:

Typology 2B 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 predominantly oriented to the East/West (whereas the lots in Type 2A and 2C orient to the North/South). Many lots at the block ends face cross-streets, which create a significant amount of Block End Cap conditions. Lot sizes are larger than Type 2A and Type 2C, as are building sizes.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- No alleys

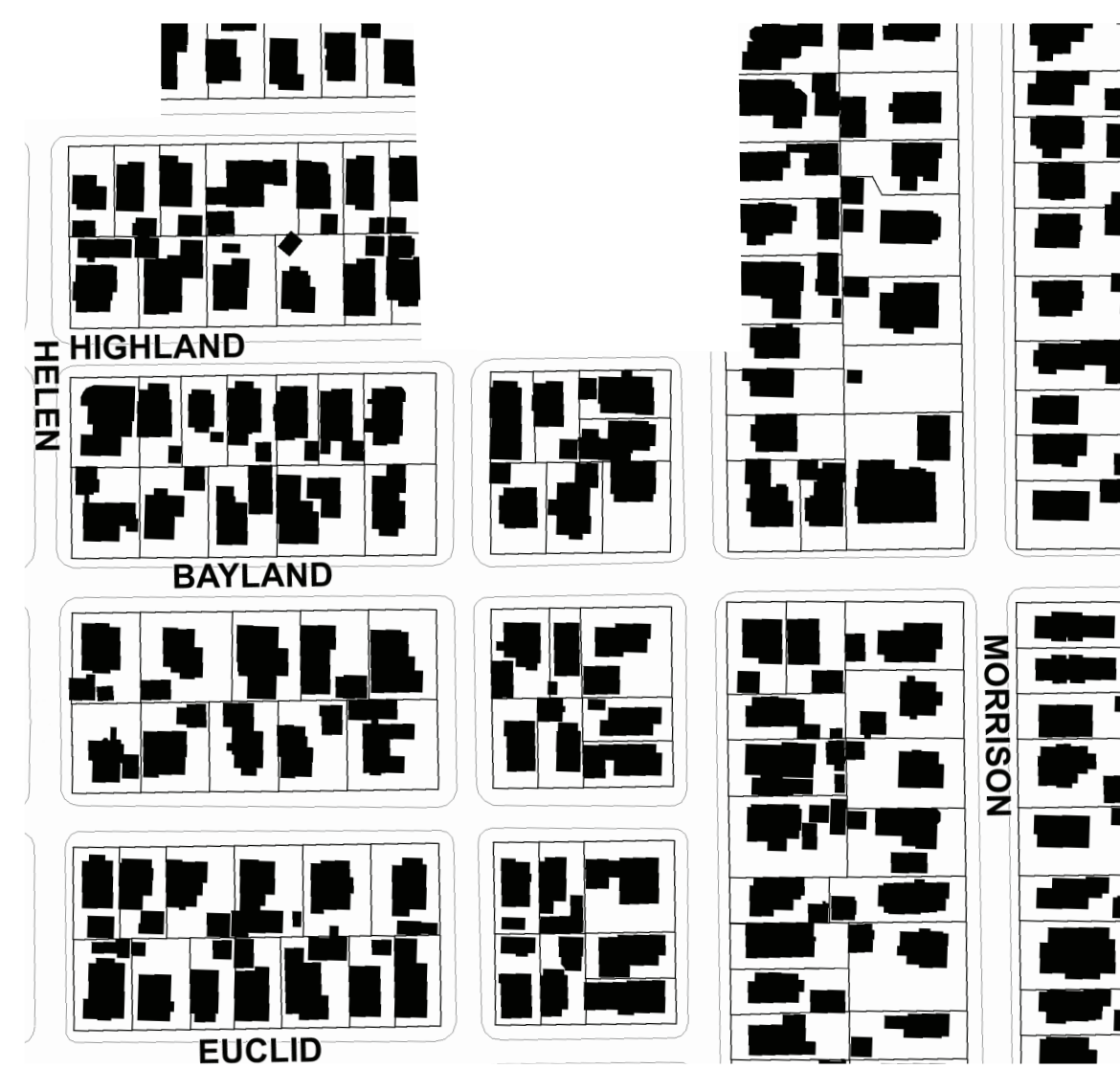
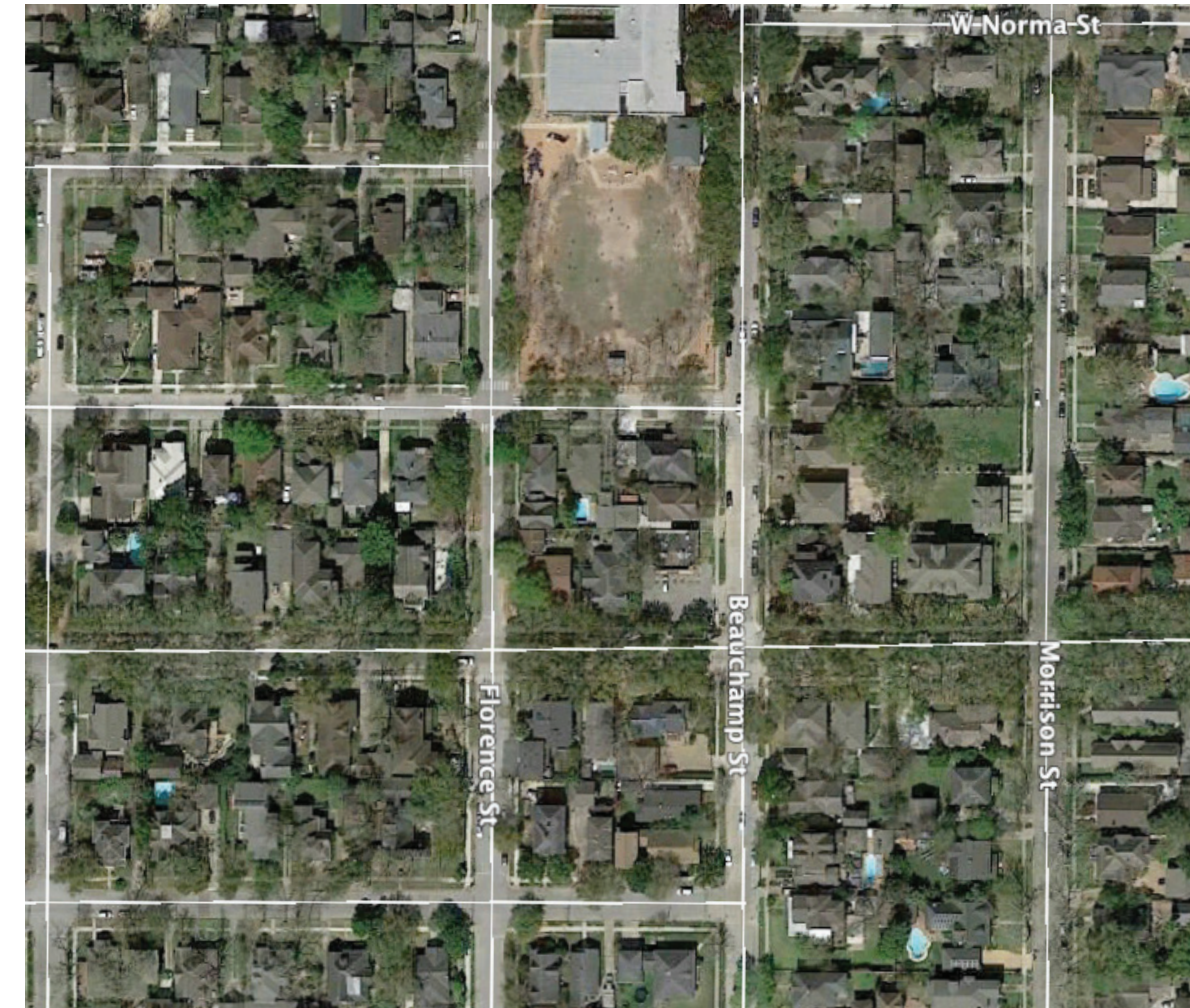
Distinguishing Site Features:

- 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 moderate in scale. Most range from 2,000 sf to 3,500 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 East & West
LOT DEPTH & WIDTH: 130'x60'
LOT SIZE: 6,000 sf.-10,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 78%
SETBACKS: 10 ft.-15 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



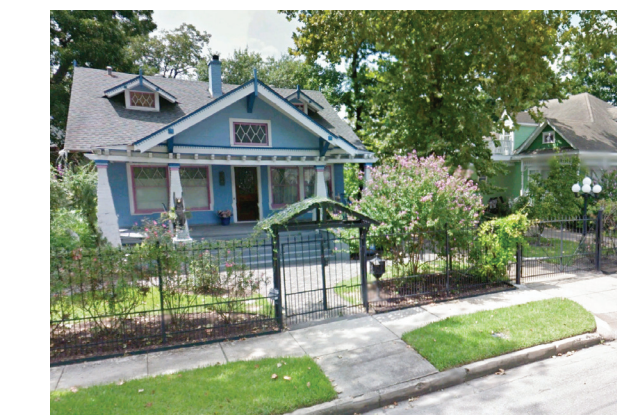
In general, homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.



Home size and style varies throughout this typology. One and two-story homes with varied massing, materiality, floor-area-ratio, and parking in the rear are present. Lot sizes are considerably larger than those in Typology 2A.



Block end-caps are present on approximately half of the side streets.



Well-maintained historic homes are present throughout this typology area.

KEY:

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

BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 2,000 sf.-3,500 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