



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

MODERATE VARIATION
 ONE & TWO-STORY MASSING
 MIX OF PARKING LOCATIONS
 LARGE AGE DIFFERENCE

GROUP 2
2.C

DESCRIPTION:

Typology 2C has a significant range of variation, in terms of building age and traditional development patterns. It retains a moderate percentage of buildings that “contribute” to a historic district (fewer than in Typologies 2A and 2B). The lots are predominantly oriented to the North/South, similar to 2A (whereas the lots in 2B are oriented to the East/West). Its streets have a mix of those with curb & gutter and those without. This results in different parking patterns and garage locations.

Distinguishing Neighborhood Features:

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

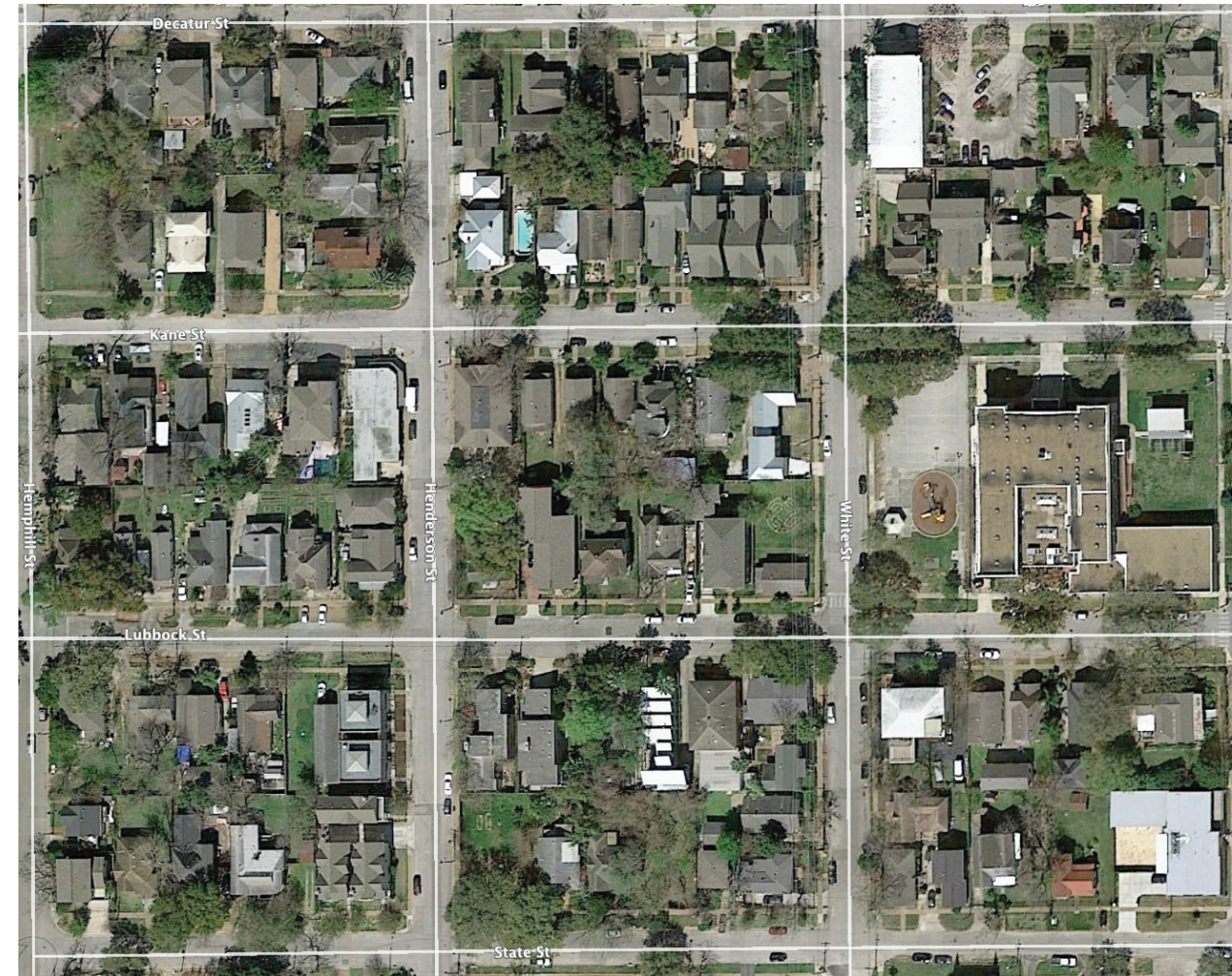
Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking varies greatly. As a result, more parked cars can be noticed in front and side yards.
- Driveways are not always present. This results in less space between buildings.

Distinguishing Building Features:

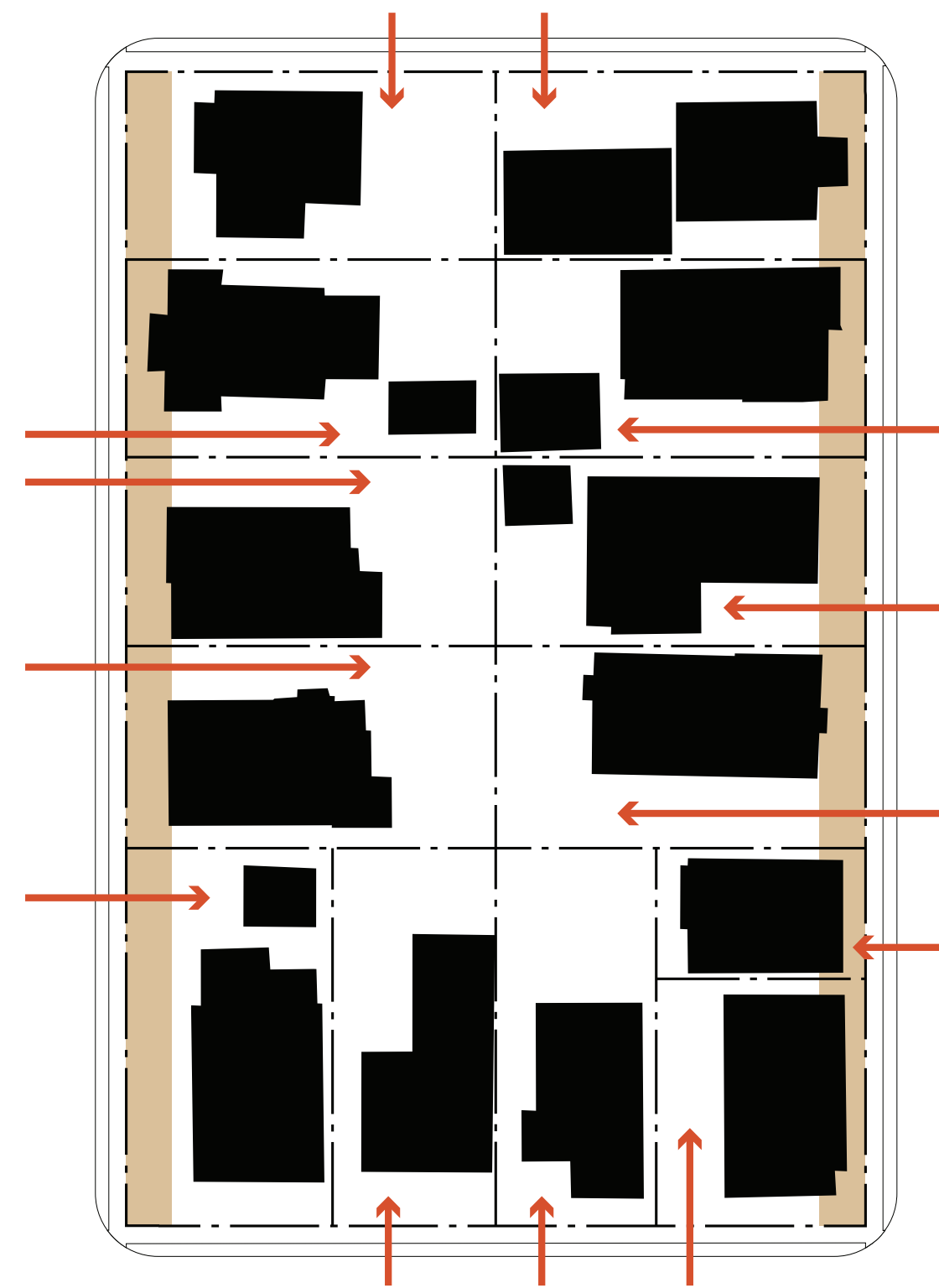
- Both 1 & 2-Story houses are common.
- Most buildings date from the period of historic significance, typically from the 1880s and into the 1920s.
- Homes are modest in scale. Most range from 1,000 sf to 1,500 sf.
- A moderate percentage of new buildings and additions appear to be out of scale with historic buildings.
- One and two-story porches are present and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft. (some 30 ft.)
PUBLIC REALM: • Mix of Curb and Gutter and No Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: No

SITE CHARACTERISTICS:



LOT ORIENTATION: North & South
LOT DEPTH & WIDTH: 100'x50'
LOT SIZE: 5,000 sf.-6,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 32.5%
SETBACKS: 10 ft.-15 ft.
PARKING: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include wide tree lawns, detached sidewalks and a mix of curb and gutter, and no curb and gutter at the street edge.



Home sizes and styles vary throughout this typology. One and two-story homes with varied massing, materiality, lot size, floor-area-ratio, and parking in the front and rear are present. Landscape vegetation is less dense than previous typologies.



Second story porches are consistent throughout this typology area. Some porches connect directly to the sidewalk.

KEY:

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

BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 1,000 sf.-1,500 sf.
FLOOR AREA RATIO: Majority 0.20-0.34 (with some higher)
BUILDING AGE: 1880s-1920
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1 & 2-Story Porches Connecting to Sidewalk