



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

TRADITIONALLY CONSISTENT
 SINGLE STORY MASSING
 TRADITIONAL PARKING LOCATION
 TRADITIONAL LOT SIZE

GROUP 3
3.A

DESCRIPTION:

Typology 3A 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. The lots are predominantly oriented to the East/West. Streets have no curb & gutter. Lots are relatively large, with modest 1-story homes. This results in a lower FAR throughout this typology.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- A mix of moderate and narrow street widths
- Large & deep, rectangular-shaped lots
- Alleys are present throughout

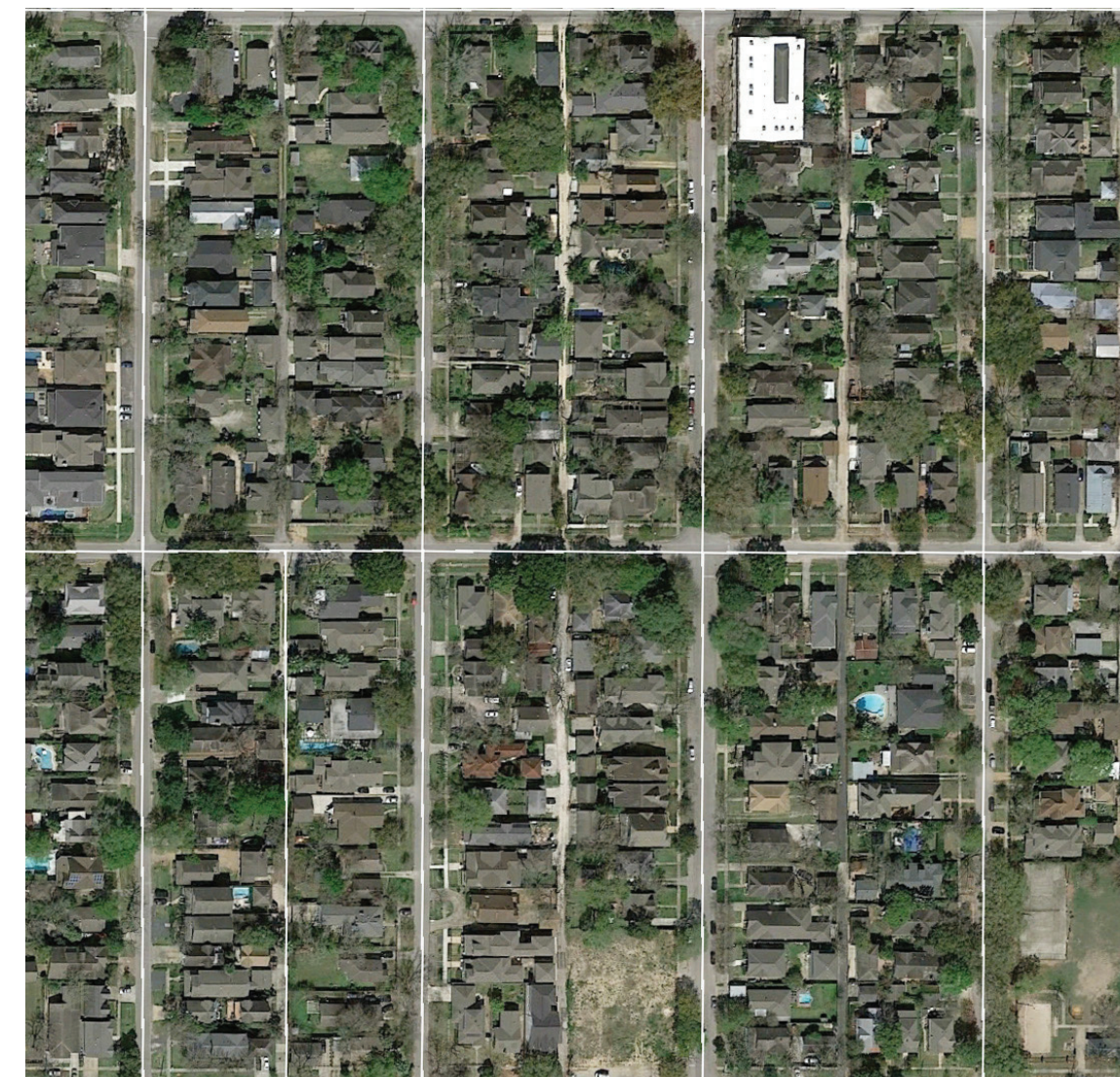
Distinguishing Site Features:

- Uniform, deep front yard setbacks
- Front yards are occasionally fenced.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street (a few, more recent houses have front-facing garages).
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.
- Moderate amount of Block End Cap conditions.

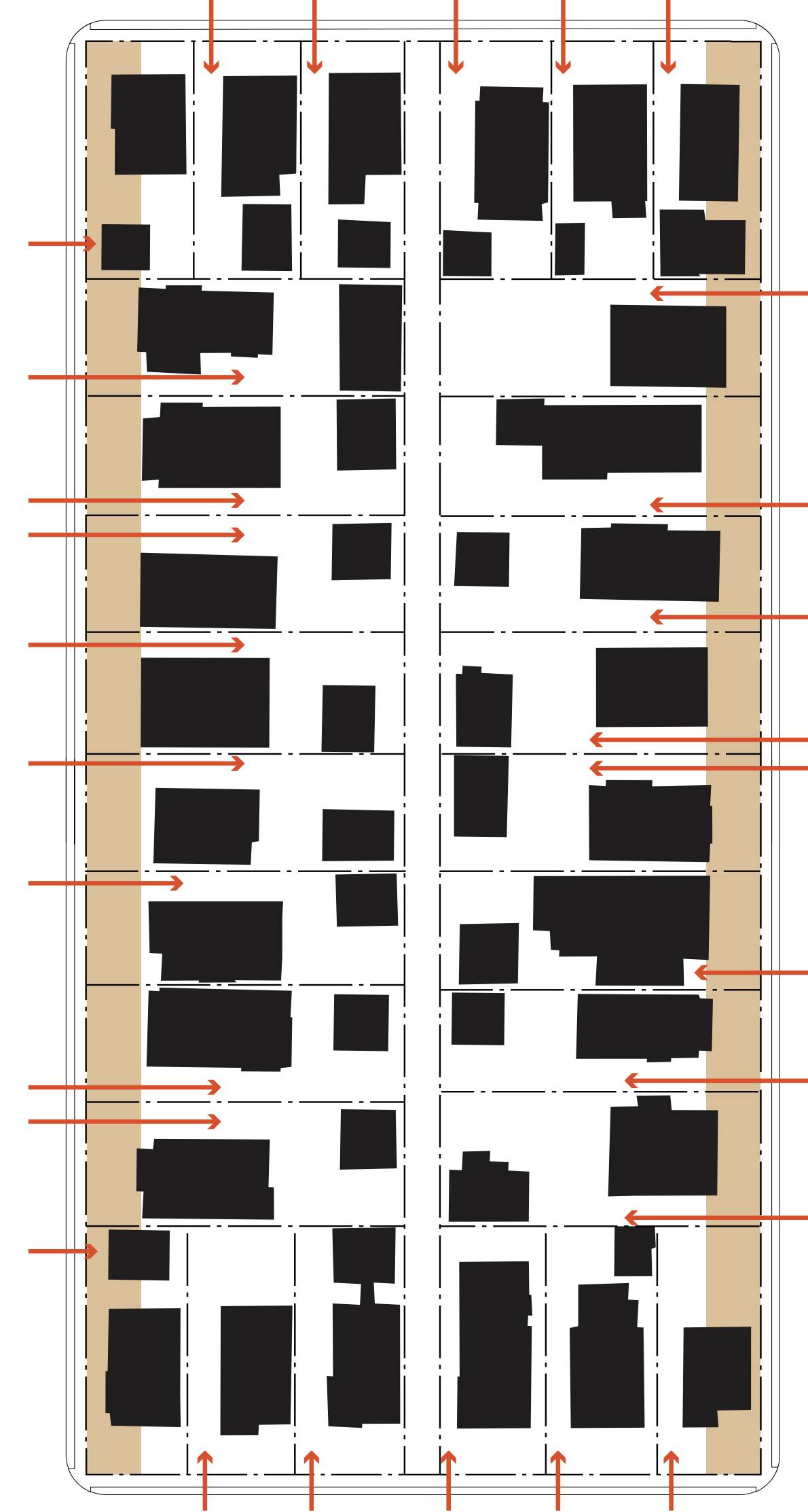
Distinguishing Building Features:

- 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 2,000 sf.
- A low percentage of new buildings and additions appear to be out of scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



SITE CHARACTERISTICS:



BUILDING CHARACTERISTICS:



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



Home size is consistent and throughout this typology. One-story homes with a large lot size, floor-area-ratio, and side access to parking in the rear are common.



Lot variation is much greater than with previous typology areas.

Narrow streets with wide tree lawns and no curb and gutter give front yards a larger appearance.

KEY:

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

STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft. (E/W) & 35 ft. (N/S)
PUBLIC REALM: • No Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: Yes

LOT ORIENTATION: East & West (Few N/S)
LOT DEPTH & WIDTH: 135'x50'
LOT SIZE: 5,000 sf.-8,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 50%
SETBACKS: 20 sf.-25 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING HEIGHT: 1 Story
BUILDING SIZE: 1,000 sf.-2,000 sf.
FLOOR AREA RATIO: Majority 0.15-0.29
BUILDING AGE: 1920-1940
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk