



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

TRADITIONALLY CONSISTENT
 ONE & TWO-STORY MASSING
 TRADITIONAL PARKING LOCATION
 TRADITIONAL LOT SIZE

GROUP 3
3.B

DESCRIPTION:

Typology 3B has a moderate 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 (but somewhat less than typology 3A). The lots are predominantly oriented to the East/West. Streets have no curb & gutter, creating the appearance of larger lawns. In some areas, however, this area is used for parking.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Narrow street widths
- Large & deep, rectangular-shaped lots
- Alleys are present throughout

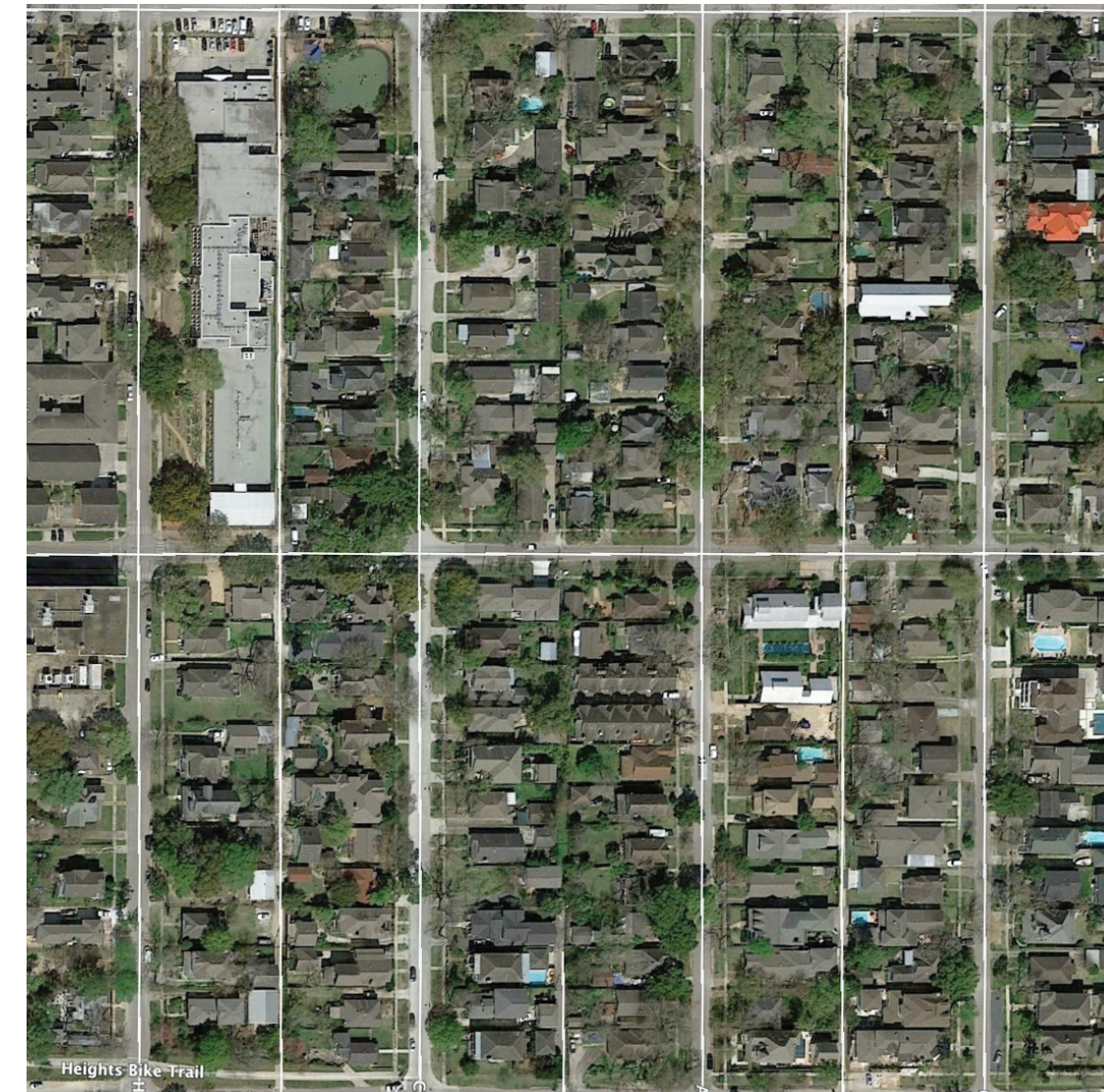
Distinguishing Site Features:

- Slightly varied, 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:

- 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 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:



STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft.
PUBLIC REALM: • NO Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: Yes

SITE CHARACTERISTICS:



LOT ORIENTATION: East & West
LOT DEPTH & WIDTH: 135' (140')x50'
LOT SIZE: 5,000 sf.-8,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 50%
SETBACKS: 20 ft.-25 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



Homes in this typology have a slightly varied setback and streets include tree lawns and detached sidewalks. Curb and gutter are not present at the street edge throughout this area.



Home size varies throughout this typology. One and two-story homes with a large lot size, varied floor-area-ratio, and parking in the rear are common. Materiality and architecture style of the buildings also varies.



Landscape vegetation is less abundant than other typologies. Some areas lack sidewalks

Block end-caps are present on the majority of the side streets in this typology.

KEY:

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

BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 1,000 sf.-2,000 sf.
FLOOR AREA RATIO: Majority 0.15-0.24 (with few higher)
BUILDING AGE: 1920-1940
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk