



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

MODERATE VARIATION
 ONE & TWO-STORY MASSING
 TRADITIONAL PARKING LOCATION
 LOW MIX OF LOT SIZE

GROUP 3
3.C

DESCRIPTION:

Typology 3C has a moderate degree of variation, in terms of building age and traditional development patterns. It retains a lower percentage of buildings that “contribute” to a historic district than in Typologies 3A and 3B. The lots are predominantly oriented to the East/West. Streets have a mix of those with curb & gutter and others without. Building setbacks vary (whereas type 3A & 3B have moderately consistent front yard setbacks).

Distinguishing Neighborhood Features:

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

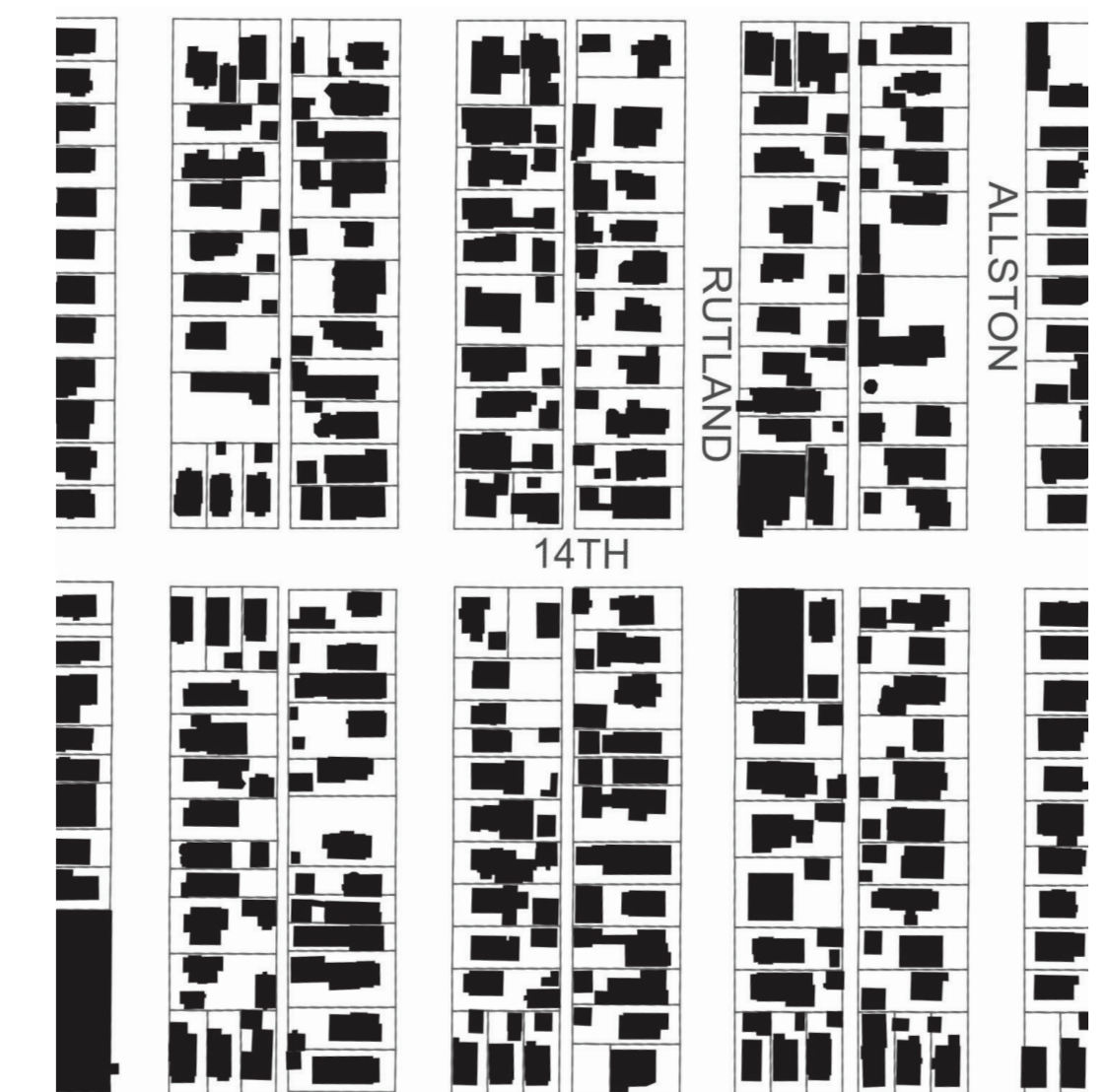
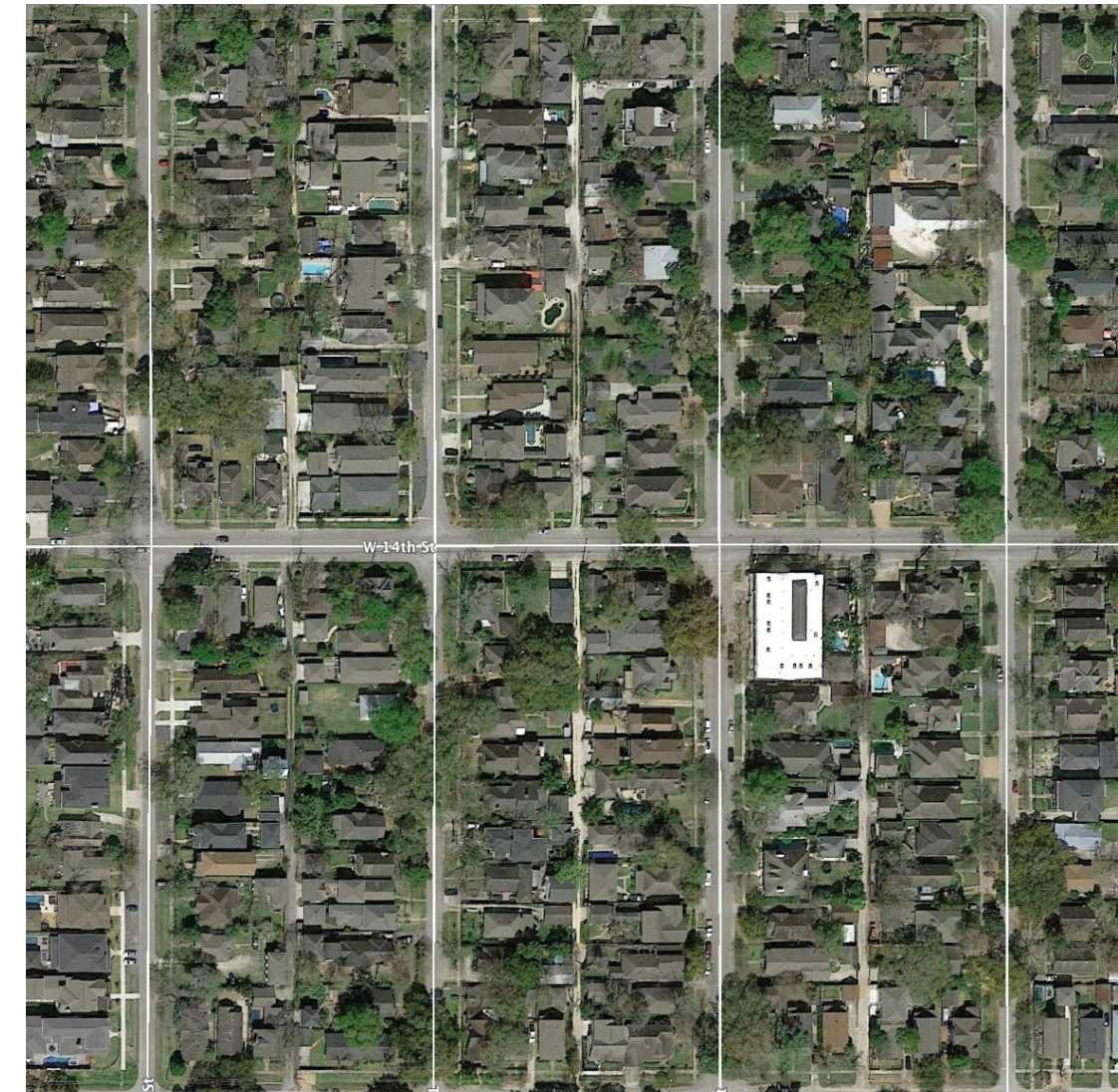
Distinguishing Site Features:

- Front yards are occasionally fenced.
- Parking varies greatly, with some alley accessed, some side driveways and some in front yards. 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.
- Moderate amount of Block End Cap conditions.

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- A moderate amount of buildings date from the period of historic significance, typically from the 1920s and into the 1940s. A moderate amount of new buildings have been constructed since the 1980s.
- Homes size varies moderately. Most range from 1,000 sf to 2,000 sf., with some from 2,500 sf to 3,500 sf.
- A moderate 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. (E/W) & 35 ft. (N/S)
PUBLIC REALM: • 50% Curb and Gutter Mix
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: Yes

SITE CHARACTERISTICS:



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: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



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

Home and lot sizes vary throughout this typology. Parking in the front and rear of lots are common. Architectural styles of the buildings also varies due to the mix of new homes and modified lots.

A few lots have been joined and redeveloped with larger homes and front parking while other lots are subdivided into smaller lots with garages and parking located in the rear.

KEY:

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

BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 1,000 sf.-3,500 sf.
FLOOR AREA RATIO: Majority 0.15-0.29 (with some higher)
BUILDING AGE: 1920-1940 (and 1980+)
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk