



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

SUBSTANTIAL VARIATION
 ONE & TWO-STORY MASSING
 MIX OF PARKING LOCATIONS
 HIGH MIX OF LOT SIZES

GROUP 3
3.D

DESCRIPTION:

Typology 3D has a significant range of variation, in terms of building age and traditional development patterns. It has a low percentage of buildings that “contribute” to a historic district. The lots are predominantly oriented to the East/West. Streets have curb & gutter throughout (unlike other Group 3 typologies). Building setbacks have a moderate degree of variance due to a shallower pattern from new development.

Distinguishing Neighborhood Features:

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

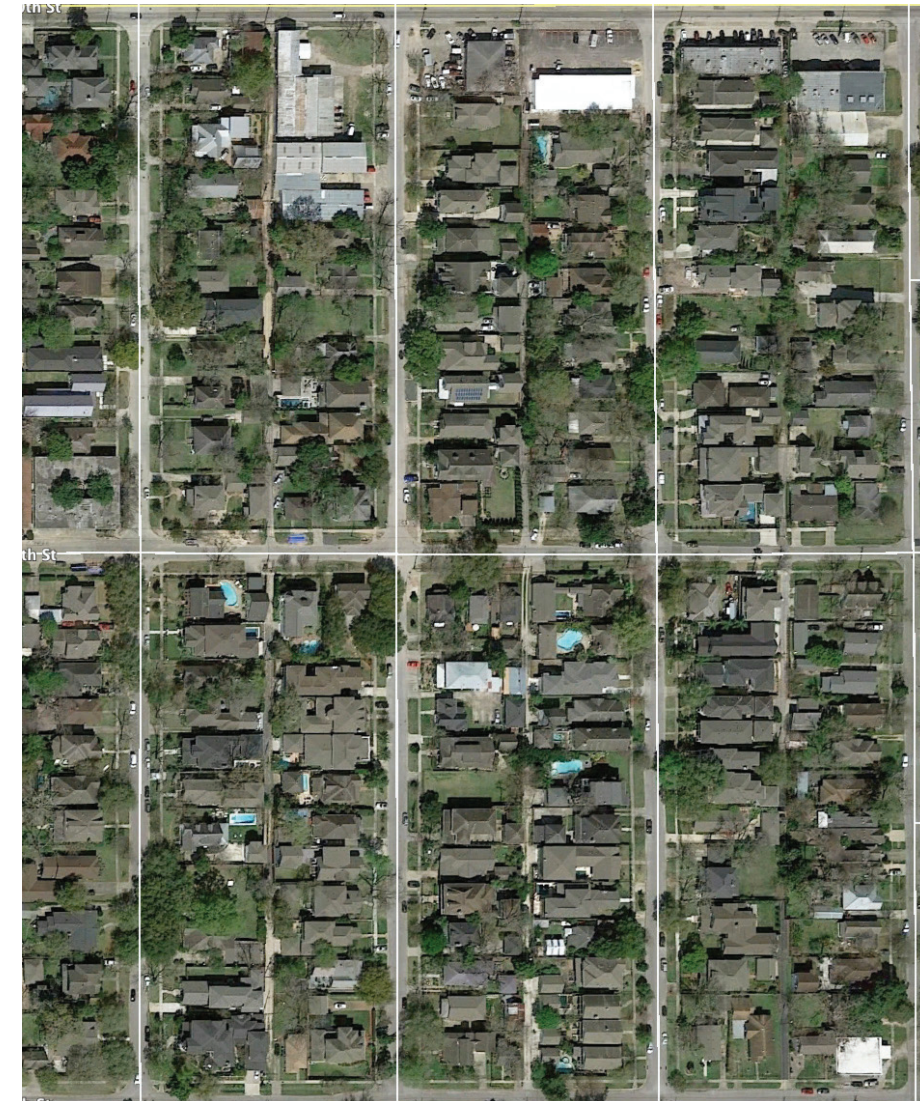
Distinguishing Site Features:

- Front yards are occasionally fenced.
- Parking varies greatly. Garages are accessed from both front yards and alleys.
- Driveways are not always present. This results in less space between buildings.
- Moderate amount of Block End Cap scenarios.

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- A low amount of buildings date from the period of historic significance, typically from the 1920s and into the 1940s. A significant amount of new buildings have been constructed since the 1980s.
- Homes size varies significantly. Most range from 1,000 sf to 3,500 sf.
- A significant 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: • Curb and Gutter
 • 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.-10,000 sf.
LOT COVERAGE: 30%-60%
BLOCK END CAP: 50%
SETBACKS: 15 ft.-20 ft.
PARKING: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



Homes in this typology have shallow setbacks with greater variation than other areas. Streets include tree lawns and detached sidewalks. Curb & gutter is consistent at the street edge.

Home and lot sizes vary throughout this typology. Parking and access varies greatly based on new developments. Architectural styles of the buildings also varies due to the mix of new homes and modified lots.

New townhome developments provide rear garage access from the alleys

Subdivided lots have been redeveloped with a large mix of architectural styles in some areas.

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 0.45-0.59 (with some lower)
BUILDING AGE: 1920-1940 (and 1980+)
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk