ACTIVITY #2
RESIDENTIAL TYPOLoGIES

DESCRIPTION:
Typology 1A 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. It has streets with curb and gutter (whereas Type 1B does not).

Distinguishing Neighborhood Features:
- Rectilinear street grid
- Street widths range from 25 ft. to 30 ft.
- Parallel on-street parking
- Narrow, rectangular-shaped lots
- No alleys

Distinguishing Site Features:
- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street.
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

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 1,500 sf.
- New buildings and additions appear to be in scale with historic structures.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

STREET PATTERN: Grid Pattern
STREET WIDTH: 25 ft. - 30 ft.
PUBLIC REALM: Curb and Gutter
LANDSCAPING: Medium - Dense
CONSISTENCY: Very Uniform
ALLEYWAY: No