ACTIVITY #2
RESIDENTIAL TYPOLOGIES

DESCRIPTION:
Typology 2B has a moderate range of variation, in terms of building age and traditional development patterns. It retains a high percentage of buildings that “contributes” to a historic district. The lots are predominantly oriented to the East/West (whereas the lots in Type 2A and 2C orient to the North/South). Many lots at the block ends face cross-streets, which create a significant amount of Block End Cap conditions. Lot sizes are larger than Type 2A and Type 2C, as are building sizes.

Distinguishing Neighborhood Features:
- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Large & deep, 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:
- 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 moderate in scale. Most range from 2,000 sf to 3,500 sf.
- New buildings and additions appear to be in scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

IN GENERAL, homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.

Well-maintained historic homes are present throughout this typology area.

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LOT ORIENTATION:
LOT DEPTH & WIDTH:
LOT SIZE:
LOT COVERAGE:
BLOCK END CAP:
SETBACKS:
PARKING:
STREET PATTERN:
STREET WIDTH:
PUBLIC REALM:
LANDSCAPING:
CONSISTENCY:
ALLEYWAY:
BUILDING HEIGHT:
BUILDING SIZE:
FLOOR AREA RATIO:
BUILDING AGE:
ROOF FORM:
PORCH / ENTRY:

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