ACTIVITY #2
RESIDENTIAL TYPOLOGIES

**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.

**LOT ORIENTATION:**
- East & West
- Street Width: 20 ft.
- 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 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

**SITE CHARACTERISTICS:**
- Street Pattern: Grid Pattern
- 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

**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-ratios, 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.

**LANDSCAPING:**
- Consistency: Significant Variation
- Alleyway: Yes
- Building/Garage
- Driveway Access
- Building Setback
- Property Lines
- STREET PATTERN: Grid Pattern
- STREET WIDTH: 20 ft.
- PUBLIC REALM: NO Curb and Gutter
- Tree lawn between Street and Sidewalk
- LANDSCAPING: Medium

**NEIGHBORHOOD CHARACTERISTICS:**
- 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.

**SITE 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

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