



CITY OF GARY HOUSING TEMPLATES

DRAFT MAY 5, 2025



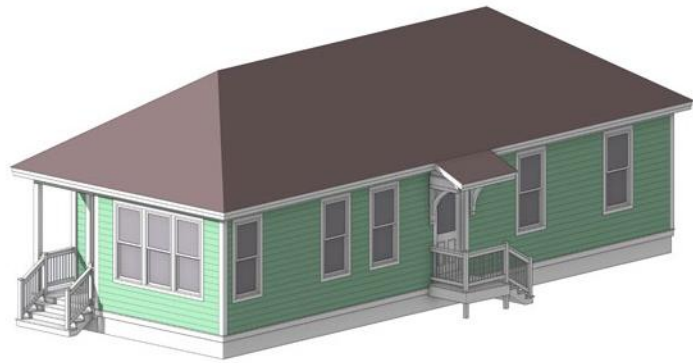
UNIVERSITY OF
NOTRE DAME

ARCHITECTURE

HOUSING *and* COMMUNITY
REGENERATION INITIATIVE



CITY OF GARY HOUSING TEMPLATES -



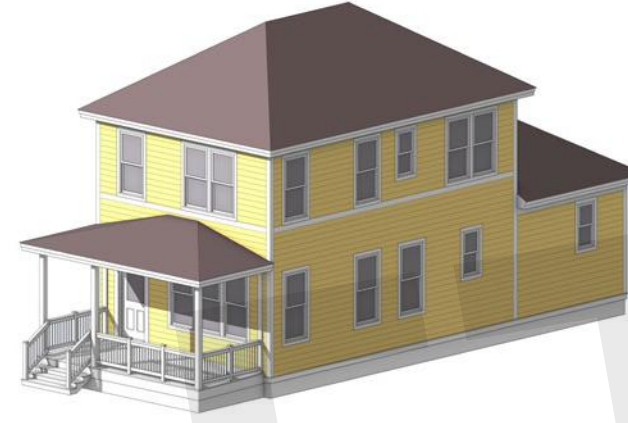
COTTAGE

Unit Configuration	2 bed / 2 bath
Unit Size (Gross)	970 sq. ft.
Building Height	1 story
Building Width x Depth	20' x 50'
Lot Width (Min.)	30'



SMALL HOUSE, TWO BEDROOMS

Unit Configuration	2 bed / 1.5 bath
Unit Size (Gross)	1,200 sq. ft.
Building Height	2 stories
Building Width x Depth	20' x 30'
Lot Width (Min.)	30'



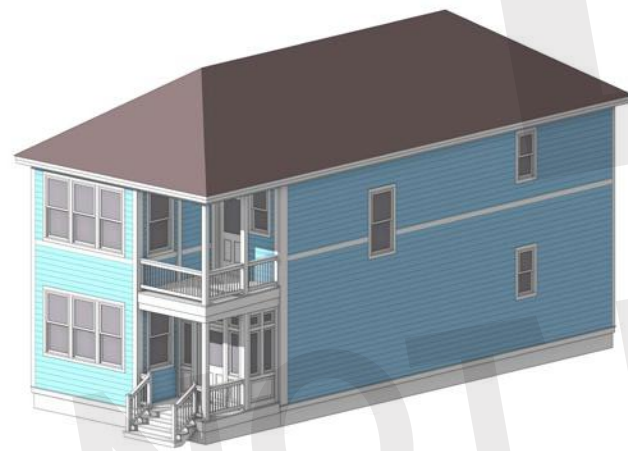
SMALL HOUSE, THREE BEDROOMS

Unit Configuration	3 bed / 2.5 bath
Unit Size (Gross)	1,470 sq. ft.
Building Height	2 stories
Building Width x Depth	20' x 43'-6"
Lot Width (Min.)	30'



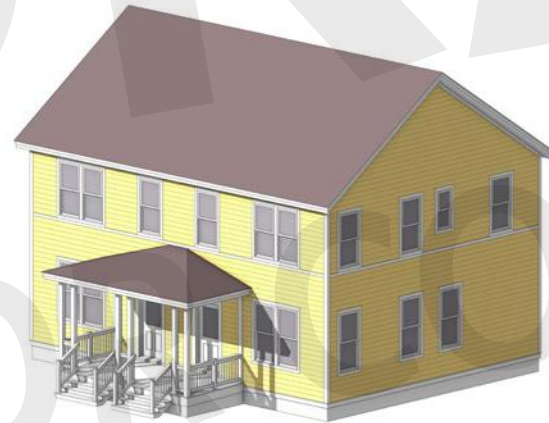
MEDIUM HOUSE

Unit Configuration	4 bed / 3 bath
Unit Size (Gross)	1,600 sq. ft.
Building Height	2 stories
Building Width x Depth	20' x 40'
Lot Width (Min.)	30'



STACKED DUPLEX

Unit Configuration	2 bed / 1.5 bath
Unit Size (Gross)	930 sq. ft. each
Building Height	2 stories
Building Width x Depth	20' x 50'
Lot Width (Min.)	30'



SIDE-BY-SIDE DUPLEX

Unit Configuration	2 bed / 1.5 bath
Unit Size (Gross)	1,200 sq. ft. each
Building Height	2 stories
Building Width x Depth	40' x 30'
Lot Width (Min.)	50'



ADU

Unit Configuration	1 bed / 1 bath
Unit Size (Gross)	450 sq. ft.
Building Height	1 story
Building Width x Depth	20' x 22'-6"
Lot Width (Min.)	30'



CARRIAGE HOUSE

Unit Configuration	1 bed / 1 bath
Unit Size (Gross)	500 sq. ft.
Building Height	2 stories
Building Width x Depth	20' x 25'
Lot Width (Min.)	30'



CITY OF GARY HOUSING TEMPLATES - COTTAGE

Cottage

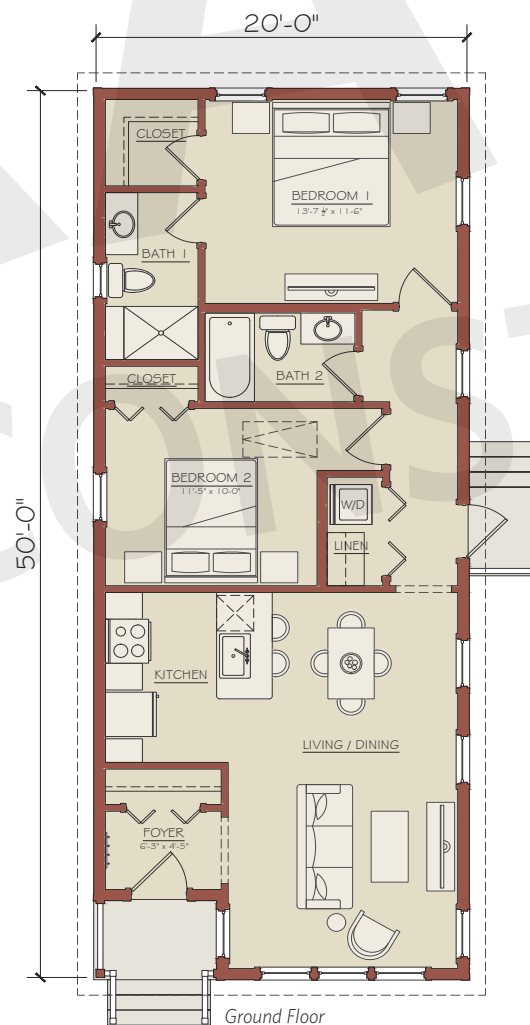
The Cottage provides a two-bedroom, two-bathroom unit on one story, offering efficiency and affordability for a family. The unit fits Gary's narrow infill lots and reflects the character of its near-downtown neighborhoods. As a single-story model, the Cottage is ideal for aging in place.

This single-family type maintains the massing and style typical of single-family homes, particularly historic Gary bungalows, allowing it to fit into many contexts within the city's residential blocks.



Front Elevation

Side Elevation



Ground Floor

Building Dimensions

Building Height	1 story
Building Width	20'
Building Depth	50'

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	2 bed / 2 bath
Unit Size (Gross)	970 sq. ft.



CITY OF GARY HOUSING TEMPLATES - SMALL HOUSE - TWO BEDROOMS

Small House - Two Bedrooms

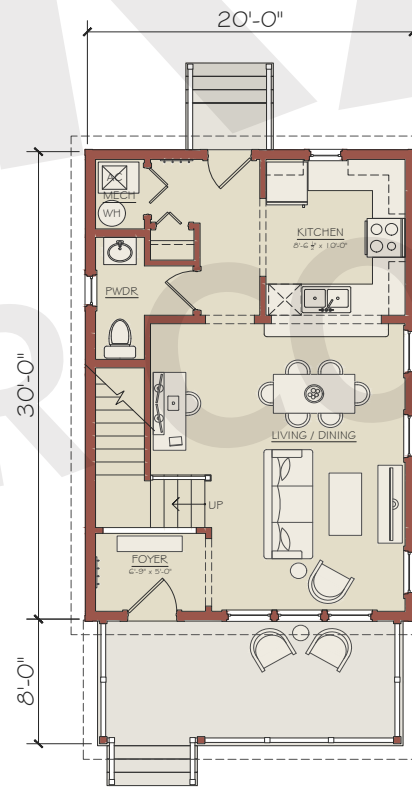
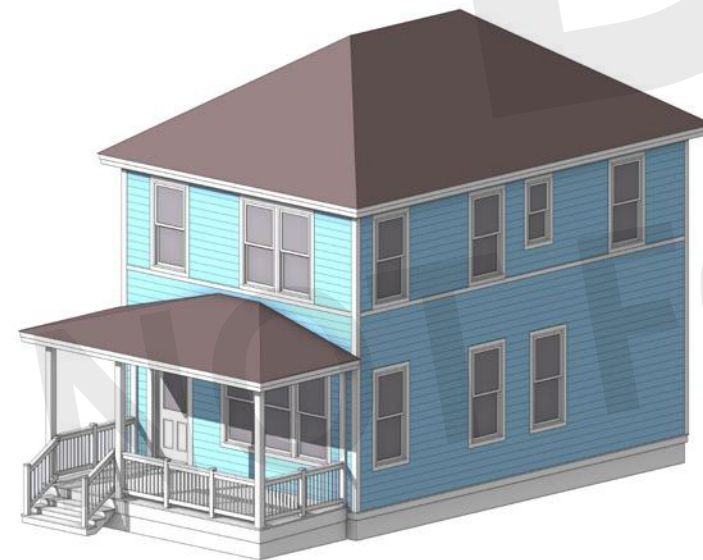
The two-bedroom Small House provides an efficient and comfortable two-story home that fits Gary's narrow infill lots while reflecting the character of its near-downtown neighborhoods. The porch, hip roof, and window arrangement evoke historic homes of Gary, within a modest, affordable model.



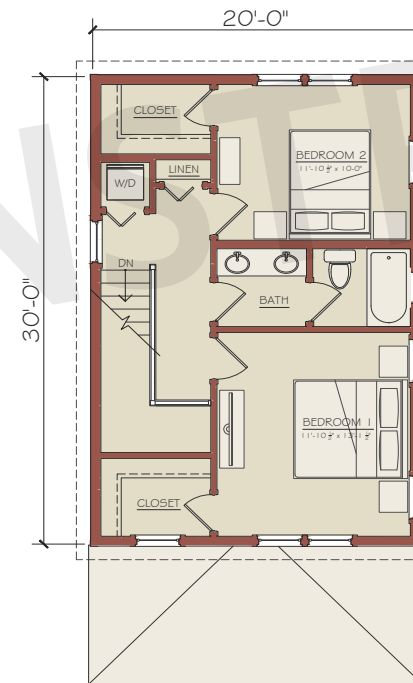
Front Elevation



Side Elevation



Ground Floor



Second Floor

Building Dimensions

Building Height	2 stories
Building Width	20'
Building Depth	30'

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	2 bed / 1.5 bath
Unit Size (Gross)	1,200 sq. ft.



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CITY OF GARY HOUSING TEMPLATES - SMALL HOUSE - THREE BEDROOMS

Small House - Three Bedrooms

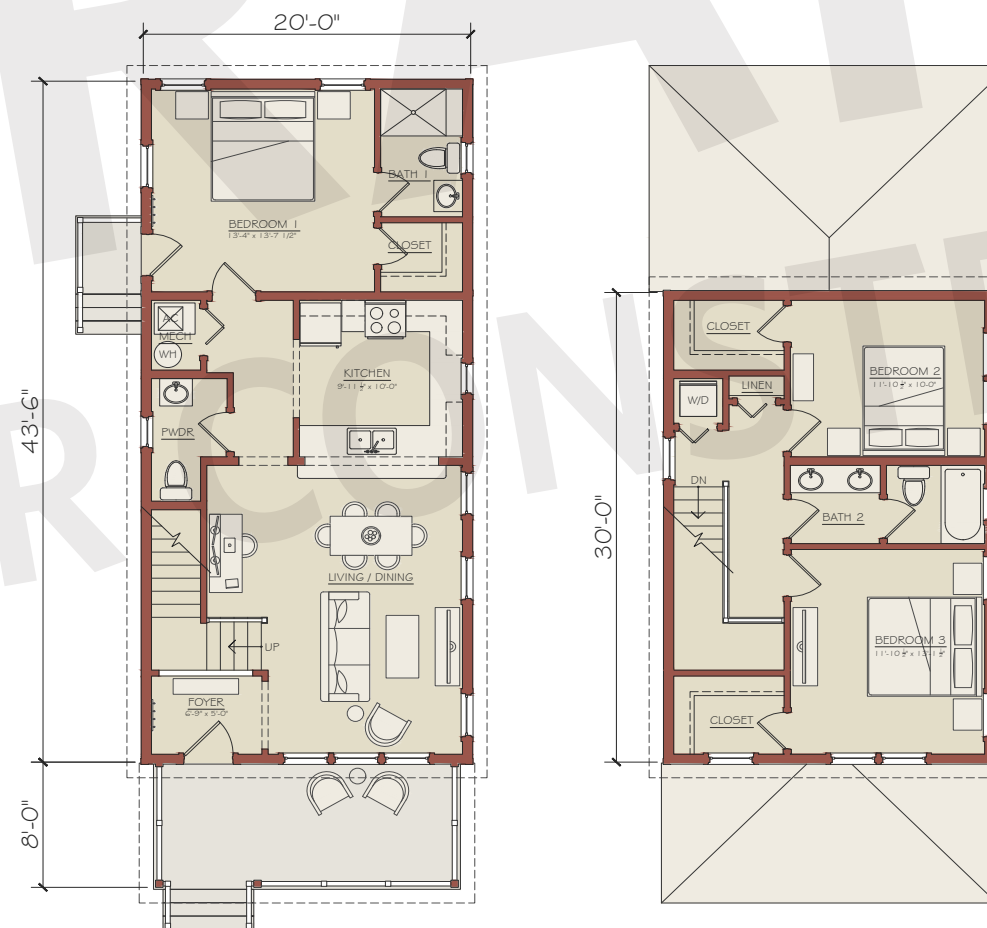
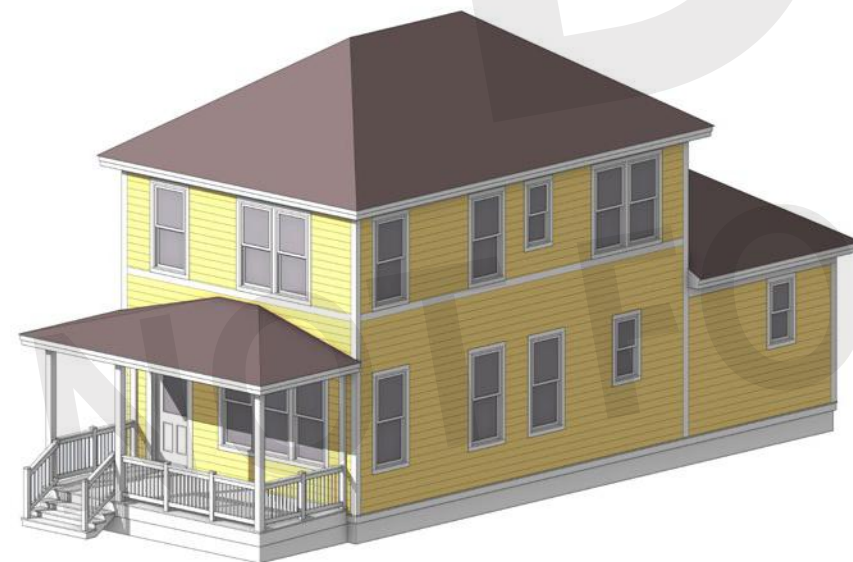
This model offers a three-bedroom version of the Small House, providing the same efficient and comfortable two-story home with added space for a larger family. Like the Small House, this type fits Gary's narrow infill lots while reflecting the character of its near-downtown neighborhoods. The porch, hip roof, and window arrangement evoke historic homes of Gary, within a modest, affordable model.



Front Elevation



Side Elevation



Ground Floor

Second Floor

Building Dimensions

Building Height	2 stories
Building Width	20'
Building Depth	44'-6"

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	3 bed / 2.5 bath
Unit Size (Gross)	1,470 sq. ft.



ARCHITECTURE

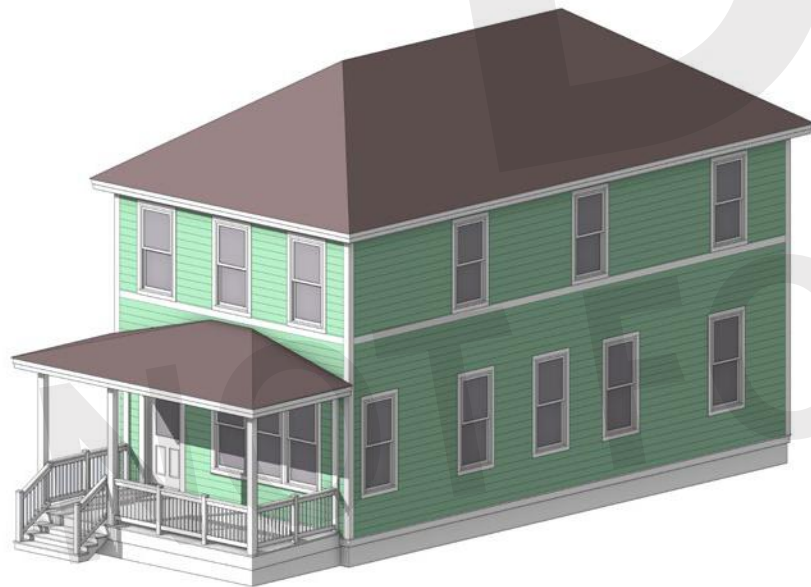
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CITY OF GARY HOUSING TEMPLATES - MEDIUM HOUSE

Medium House

The four-bedroom Medium House offers a generous yet efficient two-story home that fits Gary's narrow infill lots while reflecting the character of its near-downtown neighborhoods. This model is ideal for larger families, multi-generational households, or anyone needing one or more home offices.

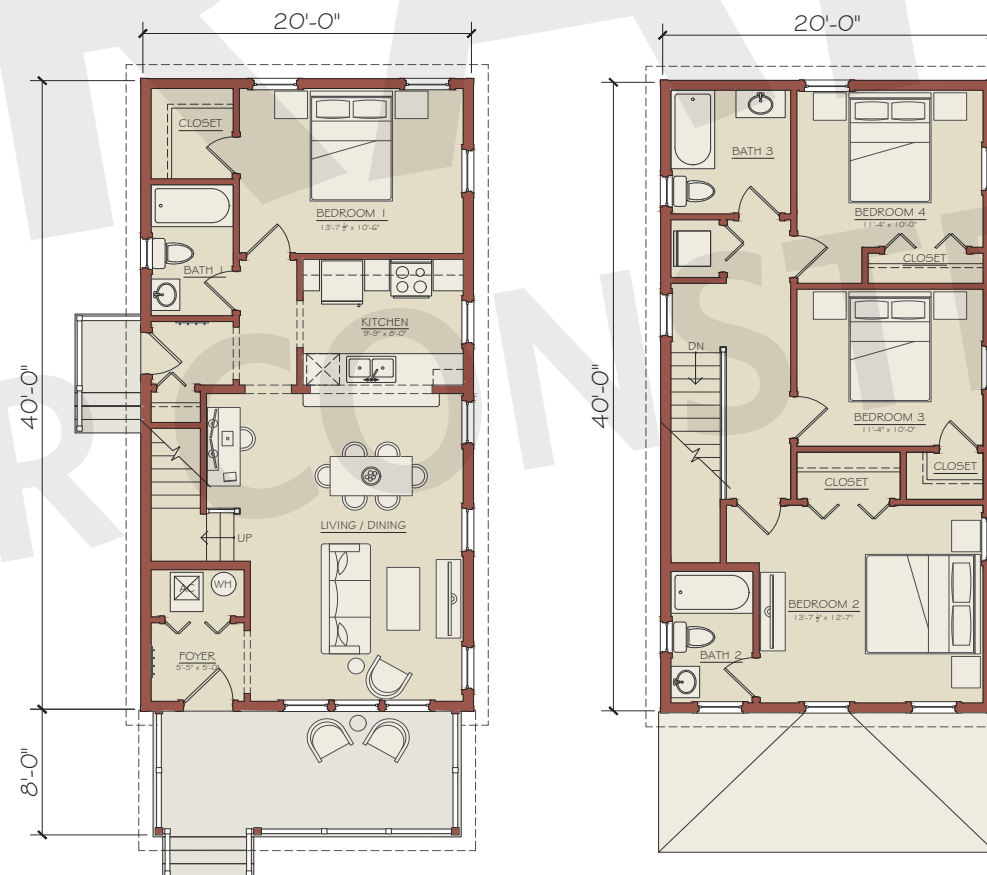
Though this is the largest single-family home within the set, further units can be added to the property with the ADU or Carriage House models.



Front Elevation



Side Elevation



Ground Floor

Second Floor

Building Dimensions

Building Height	2 stories
Building Width	20'
Building Depth	40'

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	4 bed / 3 bath
Unit Size (Gross)	1,600 sq. ft.



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CITY OF GARY HOUSING TEMPLATES - STACKED DUPLEX

Stacked Duplex

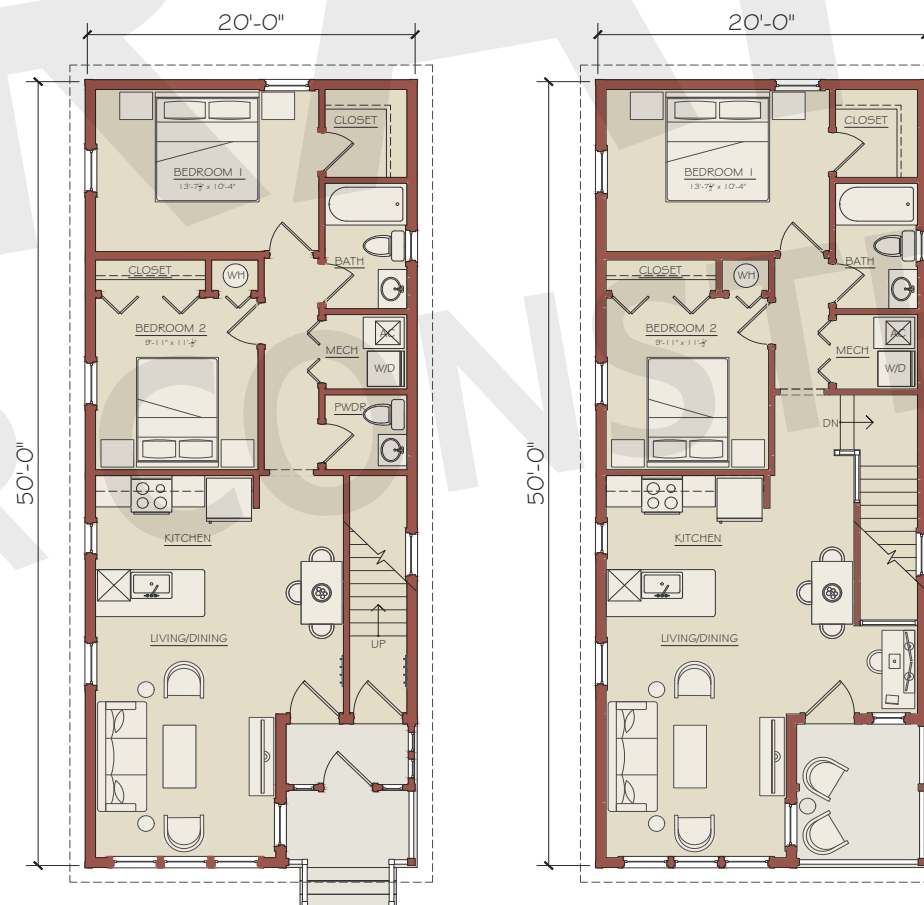
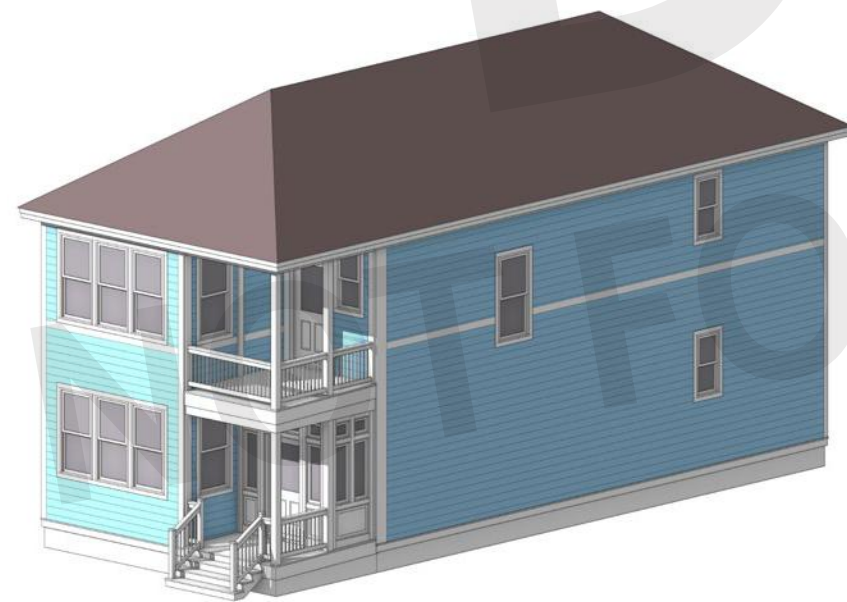
The Stacked Duplex provides two efficient and comfortable one-story units within one footprint that fits Gary's narrow infill lots and reflects the character of its near-downtown neighborhoods.

This type offers increased density while maintaining the massing and style typical of single-family homes, allowing it to fit into many contexts. The model is ideal for multiple families, a multi-generational household, or for a homeowner looking to rent the second unit for supplemental income.



Front Elevation

Side Elevation



Ground Floor

Second Floor

Building Dimensions

Building Height	2 stories
Building Width	20'
Building Depth	50'

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	2 bed / 1.5 bath below 2 bed / 1 bath above
Unit Size (Gross)	930 sq. ft. each



CITY OF GARY HOUSING TEMPLATES - SIDE-BY-SIDE DUPLEX

Side-by-Side Duplex

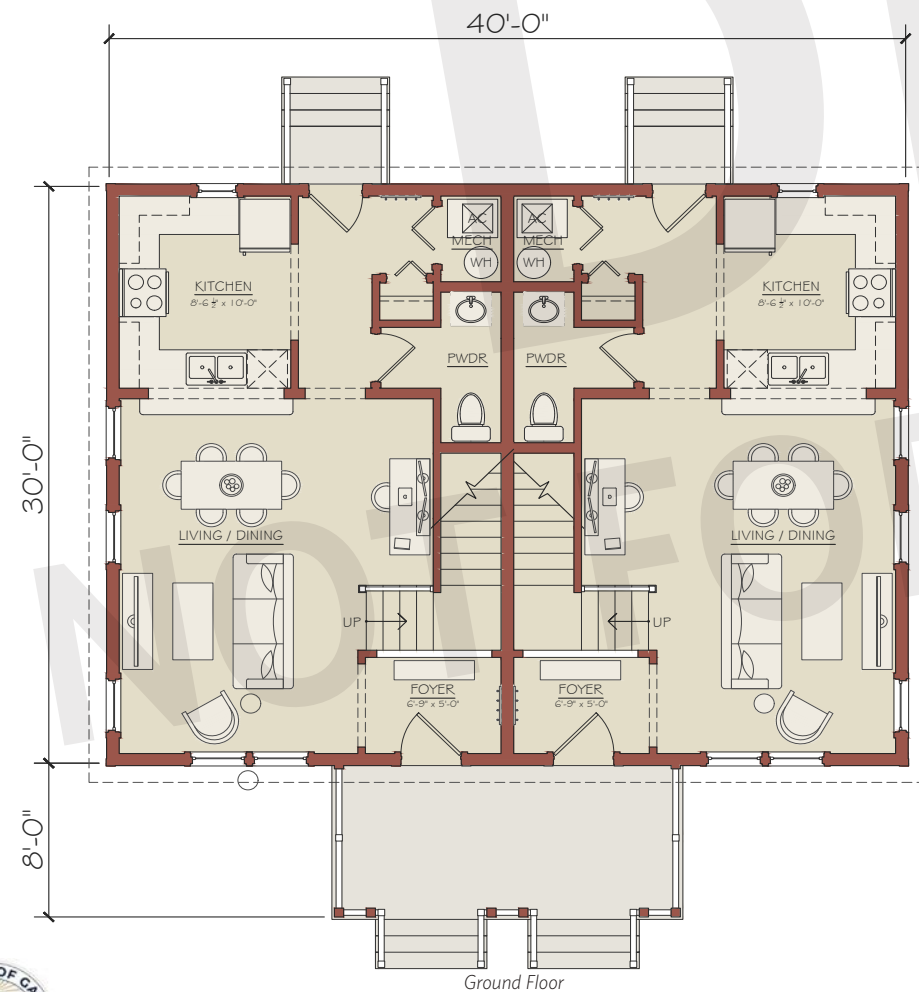
The Side-by-Side Duplex provides two generous two-story units within one double-wide footprint, which can occupy a double lot or wider lot. Because its facade is divided symmetrically into two, the model still reflects the massing and character of residential Gary.

As with the Stacked Duplex this model is ideal for multiple families, a multi-generational household, or for a homeowner looking to rent the second unit for supplemental income.

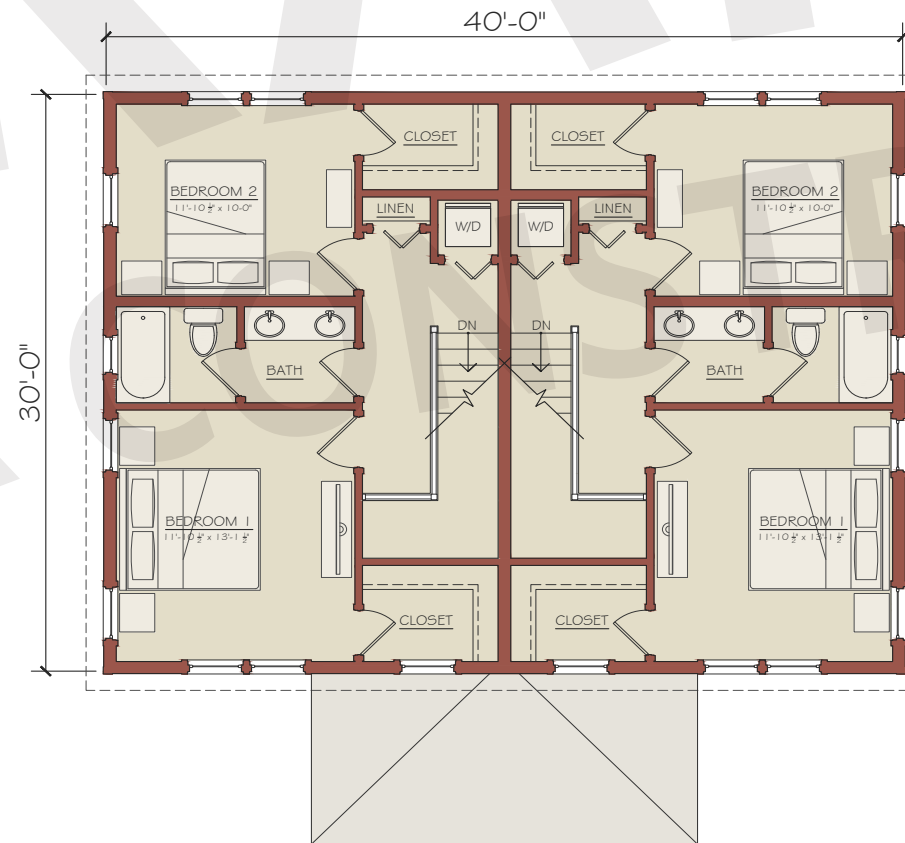


Front Elevation

Side Elevation



Ground Floor



Second Floor



Building Dimensions

Building Height	2 stories
Building Width	40'
Building Depth	30'

Lot Standards

Lot Width (min.)	50'
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Program

Unit Configuration	2 bed / 1.5 bath
Unit Size (Gross)	1,200 sq. ft. each



CITY OF GARY HOUSING TEMPLATES - ADU

ADU

The ADU offers dignity at the smallest, most affordable, most flexible scale. This highly-efficient footprint embodies an architectural language common to historic Gary residences, scaled down to a unit that can be tucked behind a primary building.

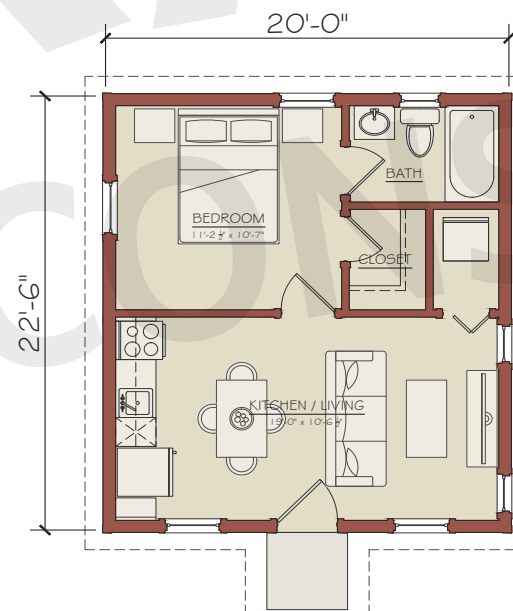
This type can adapt to many configurations: a younger or older relative living on the same property as their family, a rentable unit to supplement income, or even a first home that can kickstart homeownership at a manageable scale.



Front Elevation



Side Elevation



Ground Floor



Building Dimensions

Building Height	1 story
Building Width	20'
Building Depth	22'-6"

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	1 bed / 1 bath
Unit Size (Gross)	approx. 450 sq. ft.



CITY OF GARY HOUSING TEMPLATES - CARRIAGE HOUSE

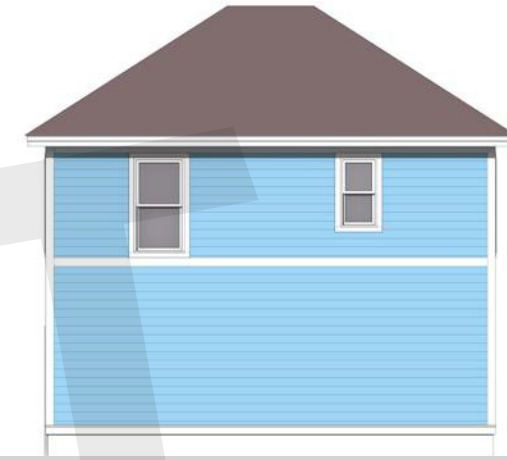
Carriage House

The Carriage House accommodates household parking needs while providing an additional living unit. The garage can be used by the resident of this unit, the residents of the primary building, or shared among occupants of the property.

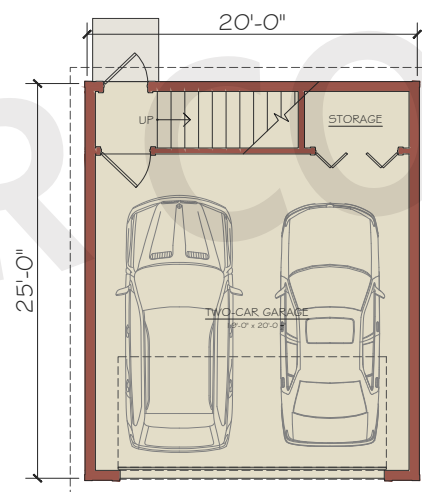
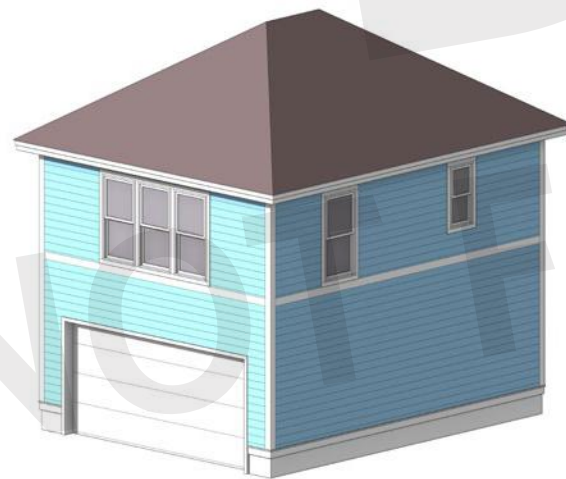
Like the ADU, the Carriage House is adaptable to many configurations, from a rental to a multigenerational property. It is designed to sit at the rear of the lot, so that cars can have alley access to the ground floor garage.



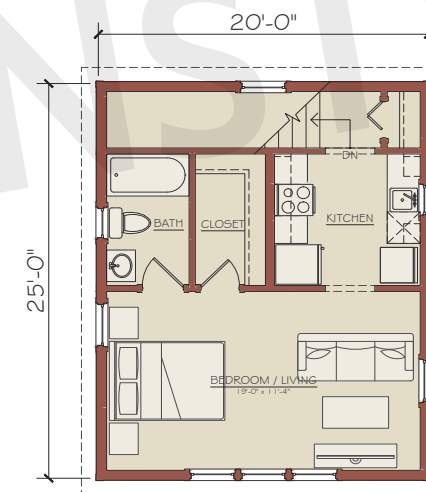
Front Elevation



Side Elevation



Ground Floor



Second Floor

Building Dimensions

Building Height	2 stories
Building Width	20'
Building Depth	25'

Lot Standards

Lot Width (min.)	30'
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Program

Unit Configuration	1 bed / 1 bath
Unit Size (Gross)	500 sq. ft.

