MISSING MIDDLE HOUSING TYPOLOGIES:

TILLEY ROWHOMES
AIA Austin Design Awards 2017

Michael Hsu Office of Architecture
Mueller
2016

The rowhouses are compact, but the repetition of forms created an economy of scale that helped make quality materials and subtle architectural details possible. All of the homes were purchased during construction, allowing finishes to be tailored for the homeowners. Each unit includes a fifteen foot tall bookcase with cable railing that doubles as a guardrail and screen for the stairway.

Living Area/Unit: 1,573 SF
Site Area/Unit: 2,013 SF
Building Height: 2 Stories
Floor-Area-Ratio: 0.78
Density: 21.6 Units/Acre
Open Space: Shared Commons
Parking: Shared Alley, Private Garage
Walk Score: 29

Drawings provided by Michael Hsu Office of Architecture. Photograph by Chase Daniel.

ELM STREET RENOVATION
AIA Austin Homes Tour 2017

John Mayfield Architects
Clarksville
2017, originally built in 1982

In renovating this 1980’s condominium with a dated layout, the goal was to achieve a cleaner interior, with flowing spatial relationships, and natural light. A “formal” dining room, kitchen and breakfast “nook,” resulted in a sitting room opening to the kitchen, layered with a vestibule/mud room. The master suite flipped, windows were enlarged, and a previous closet became a “bonus” loft.

Original architect: Ken Bentley

Living Area/Unit: 1,949 SF
Site Area/Unit: 3,536 SF
Building Height: 2 Stories
Floor-Area-Ratio: 0.55
Density: 10.7 Units/Acre
Open Space: Shared Commons
Parking: Shared Alley, Private Garage
Walk Score: 85

Drawings provided by John Mayfield Architects. Photograph by Leonid Furmansky.

TILLEY ROWHOMES
AIA Austin Design Awards 2017

Michael Hsu Office of Architecture
Mueller
2016

The rowhouses are compact, but the repetition of forms created an economy of scale that helped make quality materials and subtle architectural details possible. All of the homes were purchased during construction, allowing finishes to be tailored for the homeowners. Each unit includes a fifteen foot tall bookcase with cable railing that doubles as a guardrail and screen for the stairway.

Living Area/Unit: 1,573 SF
Site Area/Unit: 2,013 SF
Building Height: 2 Stories
Floor-Area-Ratio: 0.78
Density: 21.6 Units/Acre
Open Space: Shared Commons
Parking: Shared Alley, Private Garage
Walk Score: 29

Drawings provided by Michael Hsu Office of Architecture. Photograph by Chase Daniel.

ELM STREET RENOVATION
AIA Austin Homes Tour 2017

John Mayfield Architects
Clarksville
2017, originally built in 1982

In renovating this 1980’s condominium with a dated layout, the goal was to achieve a cleaner interior, with flowing spatial relationships, and natural light. A “formal” dining room, kitchen and breakfast “nook,” resulted in a sitting room opening to the kitchen, layered with a vestibule/mud room. The master suite flipped, windows were enlarged, and a previous closet became a “bonus” loft.

Original architect: Ken Bentley

Living Area/Unit: 1,949 SF
Site Area/Unit: 3,536 SF
Building Height: 2 Stories
Floor-Area-Ratio: 0.55
Density: 10.7 Units/Acre
Open Space: Shared Commons
Parking: Shared Alley, Private Garage
Walk Score: 85

Drawings provided by John Mayfield Architects. Photograph by Leonid Furmansky.