MISSING MIDDLE HOUSING TYPOLOGIES:

SINGLE FAMILY

1 Sf
1200 - 2400 SF

LIVING SMALL ON EVANS AVE
AIA Austin Homes Tour 2016

Rick and Cindy Black Architects
North Loop
2004, renovated in 2016

The design of this compact home on a triangular half-lot was enabled by the Small Lot Amnesty rule. Exploring ideas about relative size and scale resulted in a home that is at once cozy and grand. The goals were to integrate a rational structure, green building technology, low-budget finishes, and an awareness of the neighborhood context. Over time, the use of the space has evolved with the changing needs of its family.

Living Area/Unit:
1,090 SF

Site Area/Unit:
3,263 SF

Building Height:
2 Stories

Floor-Area-Ratio:
0.33

Density:
13.3 Units/Acre

Open Space:
Public Front Yard, Private Back Yard

Parking:
Front-access Carport

Walk Score:
68

DRAWINGS PROVIDED BY RICK & CINDY BLACK ARCHITECTS. PHOTOGRAPH BY LEONID FURMANSKY.

KINNEY MUES
AIA Austin Homes Tour 2009

Black+Vernooy Architecture
South Austin
2004

Kinney Mues is a residential infill project consisting of eight paired condominiums, for a total of sixteen units, all nestled beneath large oak trees. A consolidated shared alley provides access to private garages, liberating a majority of the site for a landscaped common courtyard and intimate private gardens. The result is a comfortable urban residential density and a strong sense of community.

Living Area/Unit:
1,988 SF

Site Area/Unit:
4,019 SF

Building Height:
2 Stories

Floor-Area-Ratio:
0.5

Density:
11.5 Units/Acre

Open Space:
Private Courtyard, Shared Commons

Parking:
Shared Alley, Private Garage

Walk Score:
71

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