

MISSING MIDDLE HOUSING TYPOLOGIES:

SINGLE FAMILY
1
Sf
1200 - 2400 SF



Living Small on Evans Avenue



Site Plan

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

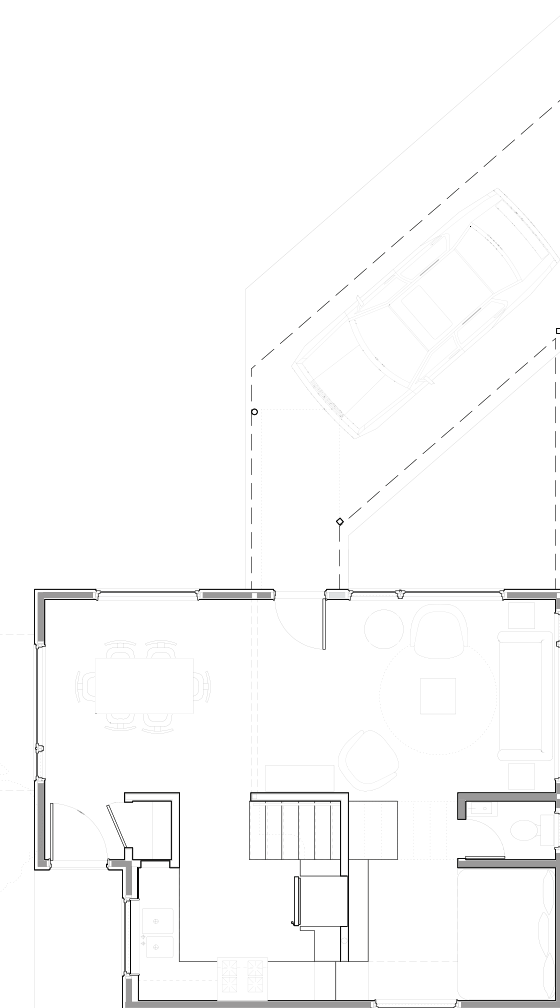
Floor-Area-Ratio:
0.33

Density:
13.3 Units/Acre

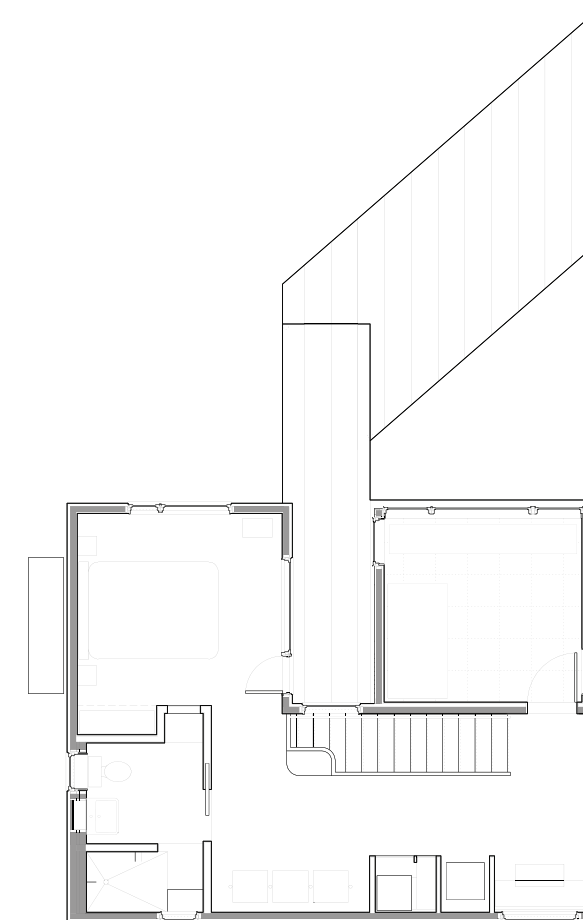
Open Space:
Public Front Yard, Private Back Yard

Parking:
Front-access Carport

Walk Score:
68



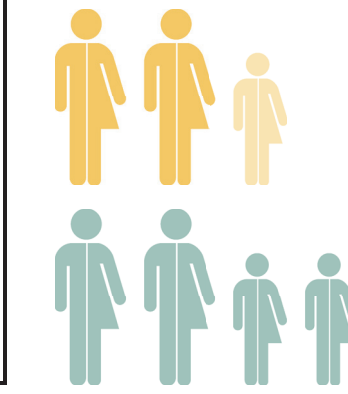
First Floor Plan



Second Floor Plan

Drawings provided by Rick & Cindy Black Architects. Photograph by Leonid Furmansky.

DUPLEX
2
Du
1000 - 1800 SF



Kinney Mues Courtyard

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

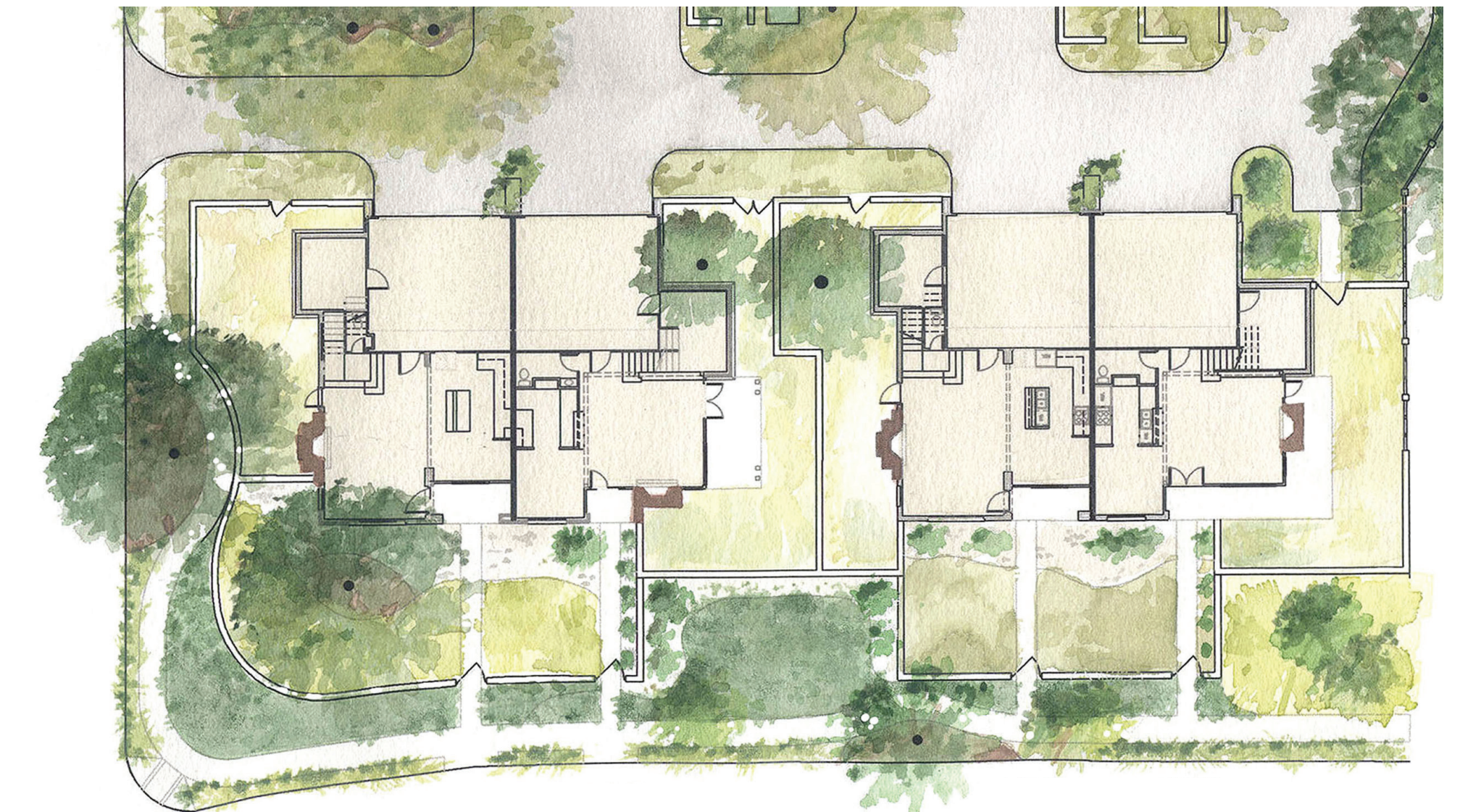
Floor-Area-Ratio:
0.5

Density:
11.5 Units/Acre

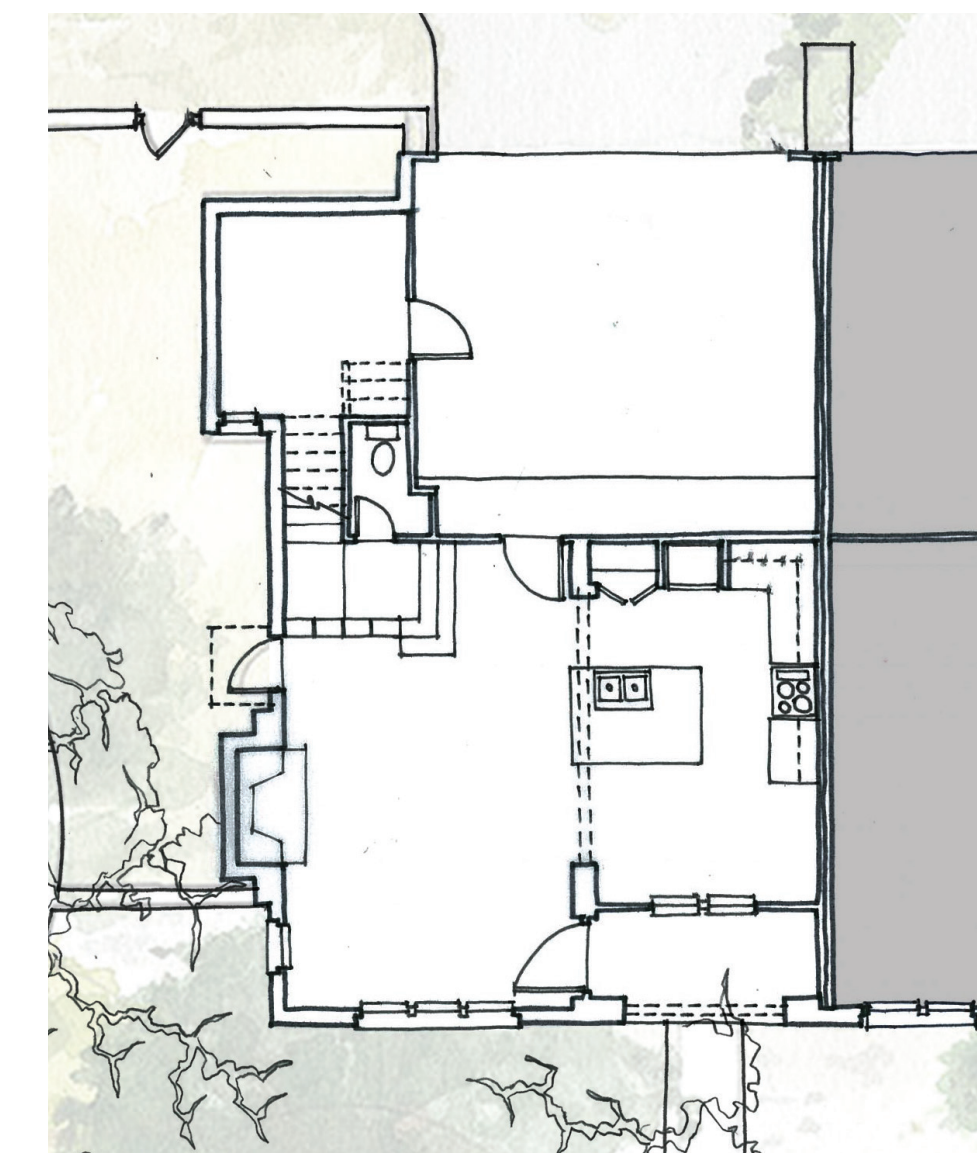
Open Space:
Private Courtyard, Shared Commons

Parking:
Shared Alley, Private Garage

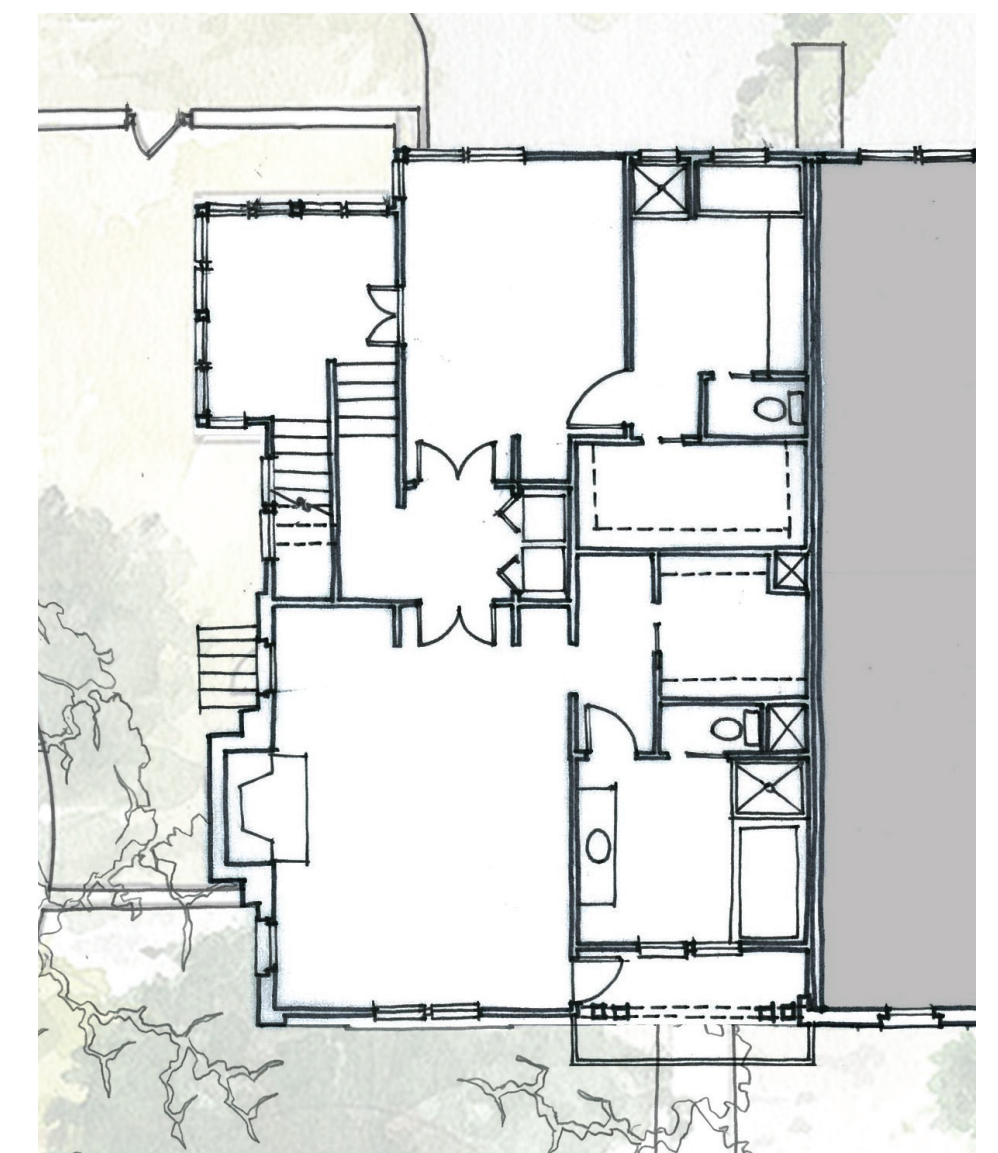
Walk Score:
71



Site Plan



First Floor Plan



Second Floor Plan

Drawings provided by Black+Vernooy Architecture and Urban Design and Studio B. Photograph by Sinclair Black.

Prepared for the AIA Austin
Urban Design Committee by
Black+Vernooy Architecture and
Urban Design 2017

