

COTTAGE HOMES FOR TODAY'S BUYER MARKET

HOUSE REVIEW LIVE AT IBS 2012

Going to IBS? Don't miss out on the opportunity to have your plans and elevations reviewed — for free — by six leading architects and designers from across the country. The team behind *Professional Builder's* popular House Review design collaborative have graciously offered to donate their time to help builders discover new opportunities with their existing plans. Book your free half-hour consultation at: www.HousingZone.com/HouseReviewLive.

Professional Builder's House Review design team presents four compelling concepts for space-efficient homes that live large.

By Larry W. Garnett, FAIBD, House Review Lead Designer

I'm constantly coming across new survey findings and research studies that indicate the dramatic changes we're witnessing in housing data, design trends, and demographics. While the numbers and details vary from survey to survey, the general findings show that we're in the midst of substantial changes in what our clients are not only requesting, but also what they can afford.

This month, our House Review design team focuses on small cottage homes. First, it should be stated that not all of our clients are interested in resizing (a more palatable term than "down-sizing") their home.

Perhaps even more important is the fact that those who are interested in smaller homes want to increase their "living efficiency." In other words, they're adamant about higher values for everything from energy efficiency to pedestrian-friendly locations.

The following projects and concepts offer a great deal of diversity and flexibility, both of which prove crucial in creating homes that can appeal to first-time buyers and those looking to "resize."



HOLDEN STREET COTTAGES

DESIGNER

Larry W. Garnett, FAIBD
254.897.3518
larrygarnett@larrygarnettdesigns.com
www.smartlivinghomedesigns.com

PLAN SIZE

The Buzan Cottage

Living area: 938 sf
Porches: 115 sf
Width: 26 feet
Depth: 59 feet, 8 inches

The Rozelle Cottage

Living area: 1,300 sf
Porches: 155 sf
Width: 25 feet, 8 inches
Depth: 59 feet

DESIGNER'S ESSAY

Located in an older neighborhood, these cottages were designed to compliment the historic architecture of the community. Adjacent to both a school and hospital, the homes are expected to appeal to both first-time homeowners and older clientele wanting to downsize to a more efficient and convenient living arrangement.

A private rear drive allows access to one covered and one open parking space at the rear of each cottage. The 10-foot side yards utilize a 5-foot "use easement" that allows each home to "borrow" area from the adjacent home. Note that each home has a windowless wall that ensures privacy for the neighboring courtyard. The covered parking space, with additional storage, can easily double as part of this outdoor living area.

Inside, each home features efficient use of space with open kitchen and living areas, along with built-in dining alcoves. All doorways and hallways have been widened for easy access.



THE CHECHESSEE

ARCHITECT

Dominick Tringali Architects
jamieq@dtarchitects.com
248.335.8888
www.dtarchitects.com/probuilder

PLAN SIZE

First floor: 1,467 sf
Second floor: 665 sf
Width: 31 feet, 11 inches
Depth: 69 feet



ARCHITECT'S ESSAY

The Chechessee is the perfect design for a get-away or vacation home, or for an empty-nester couple looking to build a smaller home with a quaint, cottage feel.

The front elevation features a large, inviting porch and architectural detailing reminiscent of the low-country region of the Southeast. The main floor consists of a dining room, office, and a large master suite with its own bathroom and walk-in-closet. The interactive kitchen/nook/family area extends out to a covered porch, which is a great feature for families who enjoy outdoor entertaining. The second floor features a loft space, a full bathroom, and two additional bedrooms.



house review

TNH-LC-11A

DESIGNER

Eric Moser
Moser Design Group Inc.
info@moserdesigngroup.com
843.379.5630
www.moserdesigngroup.com

PLAN SIZE

First floor: 1,162 sf
Second floor: 584 sf
Master cottage: 546 sf
Guest cottage: 320 sf
Loft: 105 sf
Width: 63 feet
Depth: 77 feet



DESIGNER'S ESSAY

Over the course of the last 11 months, we have presented several ideas in House Review illustrating smaller houses that can grow and adapt to different settings and living requirements. This month, we profile one of our early built examples: TNH-LC-11A.

This particular design consists of a two-bedroom main house, a master cottage connected via an enclosed vestibule, and a guest cottage connected by a screened porch. Built in 2002, it has had the opportunity to serve many uses. It has served as a primary residence occupied by one family with the guest house serving as an office and guest room. The guest house later transitioned to a long-term rental. It was sold as a second home, at which time it was rented as three independent, short-term rentals when the owners were away — the main house with two bedrooms, the guest house, and the master cottage as a luxury hotel room. It has proved to be a great example of the options created by unbundling a standard residence.



LAKE CLIFF

ARCHITECT

RPGA Design Group Inc.
Rick Garza
817.332.9477
rickgarza@rpgaarchitects.com
www.rpgaarchitects.com

PLAN SIZE

Total size: 2,509 sf
Key spaces: three bedrooms,
three full bathrooms, dining
room, and front, rear, and
side porches



ARCHITECT'S ESSAY

In today's evolving single-family market, it appears that buyers are becoming more selective about many things they want in their homes. For instance, several years ago I would have argued that during a tight economy buyers prefer space over amenities. However, in today's market, it seems a lot of buyers are forgoing space but want good design and amenities in a relatively small package in order to hold costs down and be prudent with their spending. While this may be more of a challenge when it comes to designing the home, the goal is to carefully think through all of the functions of the home and make it as productive as possible when it comes to livability, function, and design. Buyers are becoming much more informed about many of the elements that make a smaller, more efficient, and productive home. Simply stated, buyers seem to be foregoing space for a smaller home, so long as the design, function, and amenities are in the home.

Lake Cliff is one such home. While only accommodating 2,509 square feet of air-conditioned space, this home is packed with amenities, functionality, and strong design. It's a 1½-story home with a small footprint but plenty of living space, with three full bedrooms, three full baths, a library, living room, family room, foyer stair hall, dining room, kitchen, and generous front, rear, and side porches for bringing the outside inside. Careful attention was given to the flow of spaces and connectivity within the home.

The exterior design was painstakingly executed with impeccable detailing. The exterior materials are 117 teardrop wood siding, shingles, beam and columns, and stone bases.

Lake Cliff appeals to a variety of buyers, including young families, move-up buyers, and empty nesters. With an abundance of charm and character, along with a smaller footprint and square footage, Lake Cliff is definitely a home with strong market appeal.

