

MULTIGENERATIONAL LIVING

2016 HOUSE REVIEW THEMES

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An old idea is new again, with designs that answer current buyer demands

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

There's lots of talk these days about multigenerational housing, but it's actually an old idea. Before eldercare facilities took hold, aging parents and grandparents moved in with their kids. Young people, single or married, were expected to live with relatives. The recent return to multigen living has been recession-driven: Boomers saw the return of boomerang kids and aging parents. But in addition, an influx of Asian and Latino immigrants, whose cultures emphasize multigenerational living, has fueled a trend toward family consolidation. While several generations living in one home present challenges, there are also benefits: child care, chore-sharing, and the lost tradition of the young learning from their elders.

The term multigenerational refers to at least three generations under the same roof, though homes designed for two generations are often tagged that way. Regardless, the top concern for designs created for more than one family is privacy. Shared kitchens and living areas often work fine, but bedrooms and baths must be well-placed. The following designs present a range of solutions, from guest quarters to accommodating 12 people in seven bedrooms. As ever, we appreciate your comments and suggestions.



PHOTOS: ERIC FIGGE

Set on a small Newport Coast ridgeline that runs out to the water and through the hills, Fiano sits above the rest of the homes in a master planned community. While the home was designed with the classic exterior detailing of Northern Italy, interiors are modern and relevant to today's buyers. To make Fiano stand out in this affluent market, the first level features 12-foot ceilings. Ancillary use areas were added—a central court, wine room, second kitchen, large pantry, craft room, and an additional first-floor bedroom suite that can house a multigenerational family member. Plan 1's guest suite has a large, partly enclosed, private patio accessed through two sets of French doors that function as a separate entry.

FIANO AT PACIFIC RIDGE, PLAN 1

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PLAN SIZE
Width: 65 feet
Depth: 130 feet
Living area: 4,715 sf



- A Guest suite is accessible from landscaped forecourt, providing separation from the main home
- B A decorative metal gate locks off the covered breezeway leading from the street to the private courtyard
- C Across from the guest suite, the flex room can be customized to become a home theater, office, or additional guest suite with private bath and closet
- D Covered outdoor room features a fireplace, enabling use in cooler weather
- E Open to the sky, the courtyard is protected from strong winds
- F Main entry leads into a vestibule, a transitional space to the great room, dining room, or bedroom wing
- G With ample seating and light, the great room is ideal for gatherings
- H Extending from the great room is the covered loggia, which is deep enough for large outdoor furniture
- I Kitchen has ample space for preparation and entertaining, including a six-seat island. Butler's pantry offers convenient storage, and holding/prep area provides additional space for caterers
- J The elegant dining room is airy, too, thanks to French doors that open to the courtyard
- K 2-car garage flows into the home room, a drop-zone area for backpacks, umbrellas, and shoes
- L First-floor master suite is generously sized and easily accessible, appealing to a range of buyers
- M Super laundry room is generously sized, serving as a space for doing laundry, storing linens and luggage, and crafting

[HOUSE REVIEW]



THE BRIGHTON

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PLAN SIZE

Width: 37 feet
 Depth: 69 feet, 4 inches
 Living area: 3,241 sf



We partnered with D. Hall Construction, in Florence, S.C., to develop a series of homes for a new community. It includes this multigen plan that accommodates the needs of three generations in one home. At the project's onset, consultant Olin Wilson identified a gap in the market for flexible, multigenerational homes, leading the team to a courtyard drive design that could fit narrow lots and still hit a competitive, value-oriented target price point. The result is a plan with an expansive living area in the main house, a separate private space for an in-law suite, and a studio over the garage for an older child returning home from college.

- A Entry to main house
- B 2-car garage for main house
- C Entry to studio over garage
- D Entry foyer of main house
- E Entry to in-law suite
- F Main house living area
- G Bath and closet for in-law suite
- H Second-floor bedrooms for main house
- I Studio



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[HOUSE REVIEW]

LWG-3740

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PLAN SIZE

Width: 92 feet, 2 inches
Depth: 89 feet, 6 inches
Living area: 3,740 sf



The secluded in-law suite features a small kitchen area and private courtyard. Although conveniently close, a covered walkway connecting to the main house ensures plenty of privacy. The optional home office has French doors opening to the main entry courtyard. With an adjacent bedroom, this portion of the home could also serve as a guest quarters or suite for boomerang kids.

- A Secluded in-law suite has a small kitchen
- B Covered walkway connecting suite to main house overlooks private courtyard
- C Single garage is adjacent to in-law suite
- D Home office with French doors opens to entry courtyard; suite can be used for guests or adult kids returning home
- E Family entry features a drop zone and bench



MULTIGENERATIONAL COMPOUND

ARCHITECT

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PLAN SIZE

Width: 33 feet, 8 inches
 Depth: 106 feet
 Living area: 6,480 sf

This old-fashioned family compound is perfect for today's blended, extended families—grandparents, parents, and grown children with their own families. This home could work for everyday living, as a retirement home, or as a weekend retreat. There is plenty of together space and abundant private space, too. The ground floor is for the senior members of the family, with lots of additional bedroom space on the second floor. Seven bedrooms sleep 12 people, and the house has space enough to use pullout couches, making room for sleeping eight more people.



- A** Parking for six cars includes a 3-car garage and a 3-car driveway
- B** An elevator enables aging in place
- C** Between the dining room, kitchen, and cafe, there's comfortable seating for 21 people
- D** Among seven bedrooms, there's room enough to sleep 12 people
- E** Numerous flex options exist; the one featured has a spacious his-and-hers suite with a semi-shared bath
- F** Additional wing for another branch of the family includes an adult suite, lounge, study, and adjoining kids' suites
- G** On the third floor is a large private guest suite
- H** An additional third-floor entertainment zone features a summer kitchen, oasis room, and starlight deck

[HOUSE REVIEW]

PAIGE

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PLAN SIZE

Width: 44 feet
 Depth: 53 feet, 4 inches
 Living area with multigen option: 3,053 sf



Multigen layouts are a great option to be able to offer, and it's an area where product continues to evolve. Time was, a builder's standard plan showed a powder room next to a first-floor den that could be converted to a bedroom by adding a closet, with the powder room converting to a full bath. But now, many builders are stepping out of their plan base, finding economies of scale by offering plans that transform into a complete multigenerational layout. This plan features common spaces that are airy and defined, with cost-effective outdoor space integrated into the design.

- Ⓐ Open-plan family room includes cased openings and ceiling treatments that delineate space
- Ⓑ Outdoor living space adds another room
- Ⓒ A home management center offers space to keep family bills and records organized
- Ⓓ The staircase is centrally located near the living triangle. A built-in niche provides a comfy reading spot
- Ⓔ A large, comfortable bedroom offers a calm retreat
- Ⓕ Separate living room offers additional living space for extended families
- Ⓖ A third garage space provides additional parking

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