

FILLING THE MISSING MIDDLE

Duplexes, courtyard apartments, and clustered homes offer great options for a range of buyers

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

Residential construction—single-family and multifamily—continues at a rapid pace throughout the country. But in many markets, activity is segregated into two product types; large multifamily projects and upper-end single-family homes. There’s a growing void in the middle, between entry-level apartments and luxury houses. (This “missing middle” housing, as identified by architect Daniel Parolek, is described in *Professional Builder*, November 2017, in “Finding Your Middle Ground,” starting on page 52.) In many parts of the country, the missing middle is just now being addressed. An opportunity is emerging for builders and developers to offer an alternative in the form of duplexes, courtyard apartments, and clustered housing, all of which were often found in older neighborhoods, starting in the early 1900s. Newly designed neighborhoods and infill areas that combine these “middle” housing products with single-family homes can offer pleasing variety. But it’s critical that these modest-sized housing types maintain the scale and form of the neighboring single-family detached homes. The following options from our design team include duplexes, stacked flats, and clustered homes. We hope they offer inspiration.

2018 HOUSE REVIEW THEMES

- MARCH For First-Timers and Downsizers
- APRIL On the Boards
- MAY Master Suites and Baths
- JUNE Outdoor Living
- JULY One Plan, Multiple Elevations
- AUGUST Luxury Homes
- SEPTEMBER Kitchens
- OCTOBER Pocket Neighborhoods
- NOVEMBER Contemporary Designs
- DECEMBER Single-Family Homes and Neighborhoods for Rent



The exterior design of this duplex allows it to blend into a neighborhood of small detached single-family homes. Setting the front entrance of each unit on opposing sides and consistent use of materials help create the appearance of a single home. Each of the “villas” (units) features an open floor plan with strategically placed windows for as much natural light as possible. Privacy and noise control are maximized with the unit “connections” occurring only at the garage and a bath/kitchen wall. Each home has a single-car garage and an uncovered parking space.

- Ⓐ Villa A has a master bedroom on the first level with two additional bedrooms and a loft upstairs
- Ⓑ Villa B features a secluded master bedroom with a large private bath along with a second bedroom and bath
- Ⓒ The covered porch opens to a fenced outdoor area ideal for children and pets
- Ⓓ Private side courtyard



VILLA "A"
SECOND FLOOR

LWG-2251

DESIGNER

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PLAN SIZE

Width: 66 feet, 7 inches
Depth: 48 feet, 10 inches
Living area: Villa A, 1,270 sf;
Villa B, 981 sf



[HOUSE REVIEW]

AGE-QUALIFIED GREEN COURT
CLUSTER FLATS

ARCHITECT

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PLAN SIZE

Width: 150 feet per cluster
Depth: 150 feet per cluster
Living area: 1,050 to 2,200 sf



Designed for age-qualified communities, these flats suit a variety of lifestyles. The homes address the missing middle by bridging single-level living and private outdoor spaces with the density of multi-level attached product. Each building is composed of two homes, each with a dedicated two-car garage and single-level living. Lower flat homes have a private yard, while second-floor home flats have generous private outdoor decks. Second-floor homes also have the option of a private elevator. Each home's outdoor space is screened from neighboring views and decks. The cluster flats plot at a density of approximately 13 homes per acre; homes range from 1,050 to 2,200 square feet with one to three bedrooms. Two homes include an office or bonus room. The homes shown in the street scene have transitional Spanish and Farmhouse-style elevations.

- Ⓐ Pedestrian green court
- Ⓑ Motor court
- Ⓒ Private deck
- Ⓓ Private yard
- Ⓔ Street entry
- Ⓕ Green court entry



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[HOUSE REVIEW]



QUAD DUPLEX

ARCHITECT

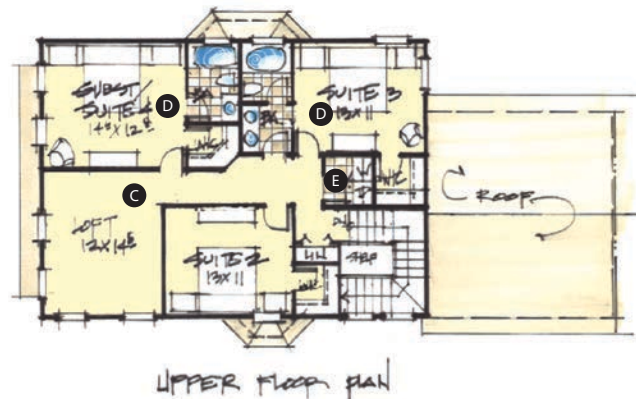
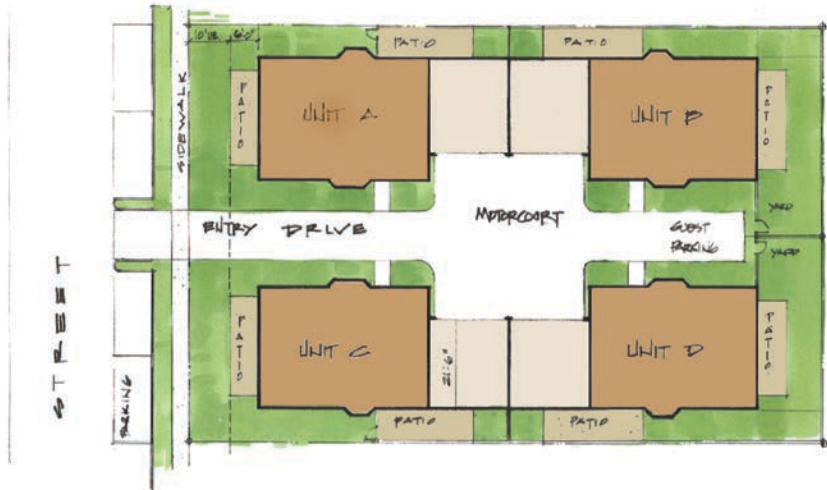
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PLAN SIZE

Width: 28 feet
 Depth: 39 feet, 4 inches
 Living area: 2,129 sf

Many jurisdictions seek multifamily infill solutions that work within traditional neighborhood types of restrictions. The recurring theme has been the paired front and back duplex with shared driveway. This solution creates the look of two single-family homes from the road with only one curb cut driveway and no garage doors facing the street. It offers multifamily options for single-family builders, achieving a density of 15 units per acre: solely end units, with their only connection being the garage. These homes boast four bedrooms, three and a half baths, a two-car garage, two patios, and a first-floor master. The bonus with this configuration is window placement and abundant light. Being able to set windows on four sides means no multifamily blank walls.

- Ⓐ Open floor plan offers a gourmet kitchen, café, and leisure room
- Ⓑ Large master suite and bath features a walk-in closet, dual vanity, and large garden shower
- Ⓒ Upstairs kid/guest zone has its own loft/playroom
- Ⓓ Large secondary bedrooms have walk-in closets
- Ⓔ Upstairs laundry is conveniently located



[HOUSE REVIEW]

THE DELRAY

DESIGNER

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PLAN SIZE

Width: 50 feet
 Depth: 60 feet
 Living area: 1,940 sf



This active adult clustered home solution was designed with HHHunt Homes for an amenitized site in Richmond, Va. Each cluster consists of four plans, all designed around a common driveway to create a rich streetscape. Each home features one-story living, private outdoor spaces, and a two-car garage. The Delray plan features a nicely detailed front elevation with a large front porch to allow homeowners to connect with their neighbors.

- A Side-load garage to enrich streetscape
- B Full front porch
- C Entry foyer, flanked by dining room and study
- D Open kitchen and breakfast and family rooms
- E Patio or covered porch provides private outdoor space
- F Secondary bedroom on ground floor
- G Owner's suite with windows placed to maximize privacy and natural light
- H In homes adjacent to one another, windows are arranged for maximum privacy between units



[HOUSE REVIEW]

Designed as workforce housing for middle-income families in Sonoma County, Calif., and developed by Synergy Communities, this single-family home community features detached and alley-loaded product, as well as townhomes. Ideal for active young families, clustered homes like the one shown here boast open kitchens, open stairways, three bedrooms, and 2½ baths, all in 1,378 square feet, plus a spacious patio. Plenty of natural light throughout enhances the home, creating a welcoming environment.

VILLAGE PARK PLAN 4

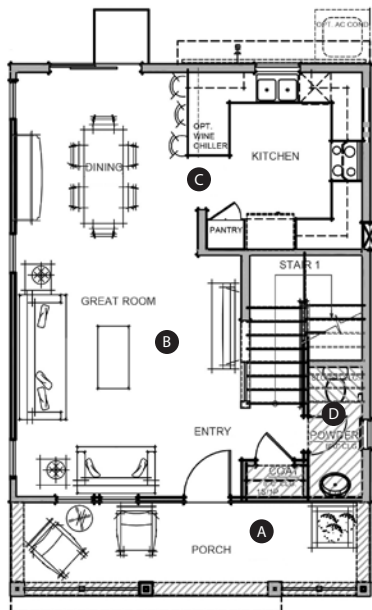
ARCHITECT

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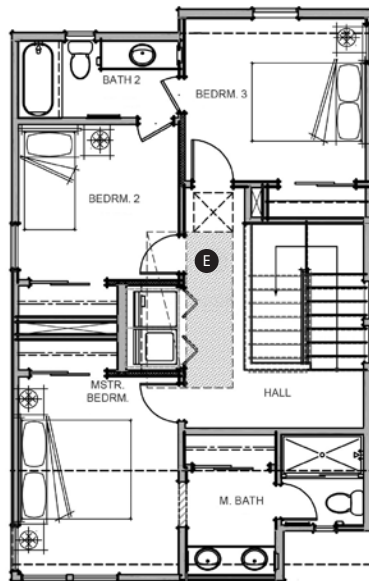
PLAN SIZE

Width: 23 feet
Depth: 36 feet, 6 inches
Living area: 1,378 sf

- A** Front porch spans entire width of home, giving plenty of space while creating a recessed entry with increased sense of privacy
- B** Open floor plan creates a modern and inviting connected space from entry to kitchen
- C** Open kitchen is complete with countertop seating, pantry, and optional wine chiller
- D** Convenient ground-floor powder room/half bath
- E** With 3 bedrooms and 2 full baths, plus room for laundry, home is ideal for young families

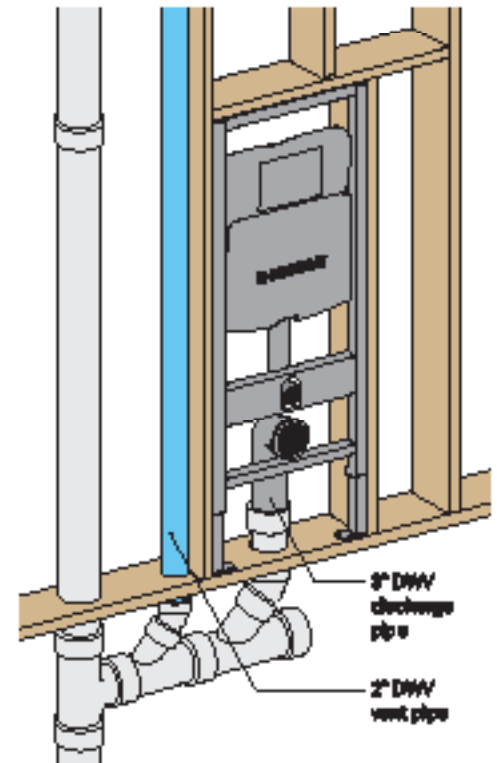


PLAN 4 FIRST FLOOR PLAN



PLAN 4 SECOND FLOOR PLAN

**EASY INSTALLATION
A KEY BENEFIT**



One of the benefits contractors find attractive about the Geberit system besides its aesthetic appeal is the ease of installation and maintenance. The product ships complete with everything the builder needs. For example, installing the tank and carrier is simple because it's all one unit. After locating the carrier within the studs, mark the anchor and bolt hole locations as well as the location for the 3" DWV discharge pipe. Run over the system and drill mounting holes. Bore a 4" hole through the sole plate and floor to accommodate the discharge waste pipe. Once the discharge is installed through the floor and connected to the waste line, the system fits back into the wall and bolts in place.



Circle 782

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