

One.

PURPOSE OF STUDY

Mixed-use developments, in which a mixture of residential, commercial, retail and/or educational facilities are located within a single building structure, are a common and established building type today in most major cities. Not as common or established is *mixed-used housing*, those structures designed to incorporate commercial, business or retail space within a domicile, with both residential and business spaces being used and managed by members of the household. Mixed-use housing, house-over-the-shop, live/work space, workshop homes — all are labels of the same building type. Given the potential of this combination to produce a hardiness and amenability greater than that of each distinctive 'parent,' I refer to this functional building type as *hybrid housing*:

a residential structure which contains both residential *and* business spaces and activities; residents of that structure occupy and manage both spaces; and such housing is intentionally designed to incorporate both spaces.

Today's home-based workforce is primarily accommodated in residences designed almost exclusively for residential functions. Recent research and surveys of home-based workers, however, reveal that many such households, when looking for a new home, search for residences that will also provide compatible work settings.¹

Increasingly, housing developments are intentionally designed to address this new live/work situation. The purpose of this report is to document the existence of such housing. It is not intended to provide a census of such homes, but rather to provide information which justifies the prevalence and diversity of this re-emerging housing type. This report represents the efforts of a planning study to locate examples of such housing, describe them, and classify these houses according to a typological scheme which reflects both the uniqueness of and diversity within this new housing form.

There are seven sections to this report. Section Two establishes the relevancy and need of examining and documenting this re-emerging housing type. Major considerations involved in the design and construction of such housing are contained in Section Three. A sample of 100 hybrid houses was located and annotated; a listing of these projects follows in Section Four. An explanation and description of the typology developed in this study is provided in Section Five. A detailed description of each of the 100 homes follows in Section Six. Section Seven offers some thoughts about the prospects of assessing hybrid housing design and development. The methodology for the study as well as other informational sources and explanations are located in the various appendices.