

Five.

HYBRID HOUSING TYPOLOGY

Typologies are created by grouping together and classifying objects of certain inherent structural similarities. This process is not intended to ignore or negate the unique properties of individual buildings, but to establish a typological scheme which emphasizes common forms and themes among individual buildings.

The typology used in this report to inventory and illustrate the range of hybrid house types is based on relational plan, i.e. within the footprint of the house, the orientation, visual exposure and accessibility, and functional distance of the workspace to the other areas of the home. This classification was developed after studying other housing taxonomies of popular and vernacular housing.³⁵ Because these taxonomies did not consider the relation of *types* of spaces within the home — the distinguishing and defining feature of the hybrid house — we developed a new housing plan typology based on the location and relationship of business and residential spaces and the general circulation system within the plan (see Appendix A for a detailed explanation of the development of this typology).

Sixteen basic types evolved from our analysis of the 100 hybrid housing cases. Below are brief descriptions of each of these types, followed by a chart listing the detailed characteristics of each type.

ADAPTABLE WORKSPACE

Several of the rooms and spaces in the residence are designed with no predesignated function, but are intended for use as either workspaces or residential spaces, depending upon tenant's choice.

BEDROOM REPLACEMENT

Workspace is an indistinguishable room in the home, equivalent in size and location to bedrooms of house. Entry is from a corridor or foyer.

CONVERTED ATTIC

Workspace is on the top floor, replacing attic space. It may be the size of one room — with the rest of the attic space being open storage — or it may extend across the entire attic floor. It is *not* this type if the workspace is only one room

among other lived-in spaces/rooms in the attic.

CONVERTED GARAGE

The workspace includes *all* of the space that was formerly the garage. Includes both **attached** and **detached** garage structures.

DOGTROT

The two areas for business and residence are on either side of a central foyer in which the public entry is located.

FOYER APPENDAGE

Workspace is directly off lobby or foyer of street entry of home. Workspace is approximately the size of the bedrooms. The massing of the workspace is indistinguishable from the massing of the rest of the home.

GRAFTED WORKSPACE

The workspace massing is distinct from the rest of the structure and appends the residence on the ground floor. Workspace can have a separate exterior entry.

INTEGRATED WORKSPACE

The workspace is *not* a separate room but shares space with other daily residential functions (e.g. combined living room/studio; combined entertainment room/workroom). In essence, there are no fixed boundaries (i.e. walls, partitions, floor level changes) surrounding the workspace from other residential functions.

OFFICE DEN

Workspace is an indistinguishable room in the home, usually slightly larger in size than the bedrooms. It is located (and entered) away from the bedroom zone of the home and closer to more "public" residential rooms, such as the living room, kitchen, and public entry. It may be entered through a corridor or another room in the interior; it does not have an exterior entry. Its location is an integral part of the plan, not offset in the residential massing in a significant way.

OFFICE TREEHOUSE

The workspace is on the uppermost story — it is the only room on that story — which overlooks the rest of the house and/or the outside. The massing of the uppermost story generally differs (e.g. is smaller) from massing of the other floor(s).

Completely enclosed. Workspace is enclosed entirely by walls.

Partially open. Workspace has at least one open side which overlooks interior room(s) of residence. This can be characterized as a mezzanine loft.

SADDLEBAG

The two areas of business and residence, each with its own outside entry, are placed side by side (entries are on the

same side of residence). Overall massing of the home, however, is the same.

SEPARATE STRUCTURE

The workspace is physically distinct from the residential structure but remains on the residential lot.

SHOTGUN

Workspace at End. Rooms aligned behind each other, with the rear room being workspace. The residence may have a corridor on one side.

Reverse. Rooms aligned behind each other, with the front room (facing public street) being the workspace. The residence may have an interior corridor on one side.

STACKED: "HOUSE-OVER-SHOP"

All of the living quarters are on the second and/or upper level(s); the workspace is on the street level and occupies an entire floor (except for possible bathroom or utility room). Workspace entry faces a public street or public pathway. Sometimes the workspace itself is quite grand, reflecting a "house-over-showcase" type.

WORKSPACE CORRIDOR

The workspace is narrower than standard rooms. Because of its placement in the plan, the workspace connects — as a corridor — other spaces of the home. It can be open on one side to other rooms of the house on the same level or level below.

WORKSPACE SHOWCASE

The workspace is a significant "attraction" of the home — generally because it is larger in size or volume than the other rooms. The workspace usually stretches across the entire width of the home, but does not occupy an entire floor. The interior entry may be larger than a standard door. There may be an exterior entry to the workspace.

In addition, two categories of hybrid houses were distinguished because of multiple workspaces or multiple employees in the home. Each hybrid house following into one of these categories, described briefly below, is additionally classified by one or more of the types listed previously.

DUAL WORKSPACES

This type can have several different configurations but is unique in that there are two *major* workspaces (does not include waiting, recreational or storage areas) in the residence — one for each business in the home.

OFFICE ATELIER

This type can have several different configurations, but the home includes a large workspace that accommodates several employees.

CHARACTERISTICS OF HYBRID HOUSING TYPES

	ADAPTABLE WORKSPACE	BEDROOM REPLACEMENT	CONVERTED ATTIC	CONVERTED GARAGE (DET/ATTACH)	DOGTROT	FOYER APPENDAGE	GRAFTED WORKSPACE
Dwelling type	Any	Any	Any, usually SFD	SFD,DUP, ROW	Any	Any	SFD,DUP,ROW
Number of levels	Any	Any	2 or more	Any	Any	Any	Any
Workspace floor level	Any	Any	Top	Ground	Ground	Ground	Ground
Exclusive room for work?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Relative size of workspace	Std B, Std P, DP, GP	Std B	Any	Any	Std D, Std P, DP, GP	Std B or Std P	Std B or Std P
Footprint placement	Any	Vin Bed	F, R, M, I	F, R, M, I	I	F	F, R
Physically detached workspace?	No	No	No	Yes/No	No	No	No
Workspace boundaries	Any	Std or Ext	Std or Ext	Std or Ext	Ext	Std or Ext	Ext
Interior entry type	Any	Std	Std	None/Std	Std	Std	Std
Ceiling height of workspace	Same or higher	Same	Same or higher	Same	Same	Same	Same
Floor level exclusively for work?	No	No	Yes	Yes	No	No	No
Different massing?	No	No	No	DM	DM	No	DM
Diffit trim, fenestration, materials?	No	No	No	DM	DM	No	DM
Ext entry exclusively for work?	DM	No	No	Yes/DM	DM	No	DM
Number of interior entries	1 or 2	1 or 2	DM	0/1	1	1	1
Isolated workspace	No	No	No	Yes/No	No	No	No
Thoroughfare workspace	DM	No	No	No/No	No	No	No
Thoroughfare as room entry	DM	No	No	No/No	No	No	DM
Terminal room	DM	Yes	Yes	No/Yes	Yes	Yes	DM

INTEGRATED SPACE	OFFICE DEN	OFFICE TREEHOUSE	SADDLEBAG	SEPARATE STRUCTURE	SHOTGUN	STACKED	WORKSPACE CORRIDOR	WORKSPACE SHOWCASE
Any	Any	SFD,Row,Dup	SFD, Row, Dup	SFD,Dup,Row	Any	Any	Any	Any
Any	Any	2 or more	Any	Any	Any, usually 1	2 or more	Any	Any
Any	Any	Top	Any	Ground	Ground	Ground	Any	Any
No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Any	Std P	Std B or Std P, DP	Std D, Std P, DP, GP	Entire floor	Std B or Std P	Entire floor	< Std B	DP or GP
Any	Vin P	Any	I	I	R (reverse: F)	I	Any	F, R, M, I
No	No	No	No	Yes	No	No	No	No
BL	Std or Ext	Ext	Ext	Ext	Std or Ext	Ext	Std	Std or Ext
Std of Doub	Std	Std	None	None	Std or Doub	Std	Std	Double or > Doub
Same or higher	Same	Same	Same	Same or higher	Same	Same or Higher	Same	Same or Higher
No	No	Yes	No	No	No	Yes	No	No
No	No	Yes	No	DM	No	DM	No	DM
No	No	DM	DM	DM	DM	DM	No	No
No	No	No	Yes	Yes	DM	Yes	No	DM
DM	1 or 2	1	0 (or 1)	0	1	1	2	1 or 2
No	No	No	Yes	Yes	No	No	No	No
Yes	No	No	No	No	No	No	Yes	DM
DM	DM	No	No	No	DM	No	Yes	DM
DM	DM	Yes	No	No	DM	Yes	No	DM

CHARACTERISTICS OF HYBRID HOUSING TYPES,
continued

	ADAPTABLE WORKSPACE	BEDROOM REPLACEMENT	CONVERTED ATTIC	CONVERTED GARAGE (DET/ATTACH)	DOGTROT	FOYER APPENDAGE	GRAFTED WORKSPACE
<i>Examples:</i>	Electric Art Block Emeryville Artist Coop Fenway Studios GoHomes Gulf Shores Bungalow Lofts, 355 Bryant Lofts, 601 Fourth Pinetree Studios South Prescott Village	M Loft Neumann House Portland Remodeled <i>Dual:</i> Tesuque House Wurman Loft	McLaughlin House Young House <i>Dual:</i> Simpson & Stevens House Office Atelier: Longhouse	Langford House <i>Dual:</i> Kelly & Bellman House	Artist Housing Coop Bruder House House for Musician Private Studio	American Fam Home '91 Elliott House Gulf Shores Bungalow <i>Dual:</i> Caplin House	California Avenue Duplex Case Study House #10 Rosen House <i>Dual:</i> Millville Courtyard Simpson & Stevens House

INTEGRATED SPACE	OFFICE DEN	OFFICE TREEHOUSE	SADDLEBAG	SEPARATE STRUCTURE	SHOTGUN	STACKED	WORKSPACE CORRIDOR	WORKSPACE SHOWCASE
Artist Housing Coop	Artist's Studio	Eaglecrest (Rubicon)	Vorkapich Hs	Block, The	Artist Housing Coop	Fountain Park Plaza	Castellanos House	Bjornson House
Electric Art Block	Baldwin Hs Add'n	Gulf Shores	Wojak Loft	Eames House	Baum House	Herman House	Weaver's House	Block House
Emeryville Artists Coop	Bennett House	Hartung House		Jimenez House	Clarkson Terrace	Hollywood Houses		Croffead House
Greenwich Village Loft	Crowell House	Hudson River House		McMillen House	Cohen Residence	Market Place Village		Davenport House
Hassinger House	Dickinson House	Koning Eizenberg		Ms. Toad's House		Old World Shopping		Hopper Residence
Negroponte Loft	Eaglecrest (Squaw Peak)	Kueckelhan House		Pool Hs Sculpture		Pinetree Studios		Prince House
Pinetree Studios	Given-Dennis Duplex	McConnell House		Van's Rancho		Project X		Rosenthal House
Project Artaud	Lipschultz/Jones Apt.	Pietz House				Second Street Studios		SF Remodeled Hs
Sash Mill	Penney House	Schwartz Loft		Dual:		Shay House		Wosk Residence
South Prescott Village	Peterson-Littenberg Apt.	Whitney House		Berggruen House				
York Street Studios	Tagliarino House			Glazebrook House		Dual:		Dual:
	Work. Woman's Dream	Dual:				Childs House		Caplin House
Office Atelier:		Berggruen House		Office Atelier:		Willow Glen Houses		Doubleday Loft
Downtown Design	Dual:	Norton House		Moore/Andersson				Glazebrook Hs
	Doubleday Loft	Studio Prototype				Office Atelier:		Studio House
Dual:	Norton House					Lake Shore Animal		Willow Glen Hss
Studio Prototype House								
								Office Atelier: Wright Home & Studio

CODE DESCRIPTIONS FOR TYPOLOGICAL CHARACTERISTICS

Dwelling type

SFD, Duplex (or flat), Rowhouse or Townhouse, Multi-floor apartment building, Converted Warehouse
Any of above

Number of levels (of residential unit)

1,2,3,4, ...
Any #

Workspace floor level

1,2,3,4, ...
Top
Ground (in multi-floor housing, means entry level)
Any #

Exclusive room for work?

Yes
No

Relative size of workspace

Standard Bedroom size
Standard Public room (i.e., den or living room) size
DP: double size of standard den or living room
GP: between 1/3 to 1/2 of size of home
Entire floor
Any

Footprint placement (in relation to public entry of residence)

Vin B: in vicinity of bedrooms

Vin P: in vicinity of public rooms (e.g. den, living room)

Front

Rear

Middle (room lies along neither front nor rear)

I: front to rear

Any: doesn't matter

Physically detached workspace from residential structure?

Yes

No

Workspace boundaries

Std: 50% or more are interior walls; rest are exterior walls

Ext: > 50% are exterior walls; rest are interior walls

Open: at least one side is open — no walls or partitions

Blurred: no boundary distinction between workspace and living space

Any

Interior entry type

Std door/way

Double door/way

Opening is > **double doorway**

None

Ceiling height of workspace

Same as rest of house

Higher than rest of residence

Floor level exclusively for workspace?

Yes

No

Different massing configurations of workspace and rest of residence?

Yes

No

DM - Doesn't matter

Different trim, fenestration pattern or construction materials used for exterior of workspace from rest of residence?

Yes

No

DM - Doesn't matter

An exterior entry exclusively for workspace?

Yes

No

DM - Doesn't matter

Number of interior entries to workspace

0, 1, 2, 3

N.A.

Isolated workspace (i.e. no interior entries to workspace)

Yes

No

DM - Doesn't matter

Thoroughfare workspace (i.e. must pass *through* workspace to get to another room in home — excludes private bath or storage room for workspace)

Yes

No

DM - Doesn't matter

Thoroughfare room as workspace entry (i.e. the only entry to workspace is from another room — not a corridor, stairwell, or foyer)

Yes

No

DM - Doesn't matter

Terminal room (i.e. interior entry off a passageway such as a hall, stairwell, foyer)

Yes

No

DM - Doesn't matter