

Seven.

PROSPECTS

Society wants to know whether this form punctures the American dream, whether it violates the American sense of turf, territory, and privacy, and whether it degrades the environment, or, in the alternative, whether it is an enduring response to the diverse needs of a changing society.³⁶

This challenge is aptly appropriate to hybrid housing. Hybrid housing is attacked by many planners, legislators, bankers, and homeowners because it disturbs the belief in a singular ideal for all citizens. Hybrid housing blatantly questions and confronts the presumed homogeneity of our values, experiences, and expectations.

Economic, social and demographic conditions surfacing today are going to effect new forms of housing. Incomes buy less today. Household economies can not keep up with land use and labor costs of the housing market. Individuals expect more than their parents did a generation ago in terms of housing and neighborhood amenities. And the nature of home life reflects little of what was considered the norm as recently as two decades ago. Small businesses are proliferating, and many of these begin at home. The blending of family, occupational and leisure activities under one roof is appealing to more and more Americans. A survey in *New Home* magazine shows that over half of the 3000 people polled are setting up an office in their homes: 50% of these persons are running a business out of their homes, 39% use a home office for their personal and household accounting, and 13% use the space for work they have brought home from the office.

We need not think of hybrid housing simply for accommodating the businesses of white-collar service providers, managers and clerks, and artisans. Home-based business development has been advocated in a number of communities as a way to assist low-income residents.³⁷ A number of states (e.g. Iowa, Michigan, Minnesota, Mississippi, New Jersey, North Carolina, West Virginia) have programs to train welfare recipients for self-employment. Nearly all of these new businesses are run by women, and the home is often used as the space for establishing their business activities.³⁸

Nor need we consider home-based work as the exclusive domain of urban and suburban residents. Home-based work sustains many residents of small town and farm communities. Sherman and Beveridge³⁹ describe several communities forming around related types of home-based work in rural Minnesota. Such communities not only enhance the individual homemaker's resources, they also strengthen the economic base of the rural community itself.

But spatially integrating work, personal and domestic activities cannot be easily accommodated by the segregated neighborhood landscapes and insular homes that we live in today.

This report, in view of these trends and in recognition of the potential of a new housing form, has documented examples of intentionally-designed hybrid housing. The intention of this report has been descriptive and confirmatory — hybrid housing is out there in the American landscape — as well as inductive — questions arise as to what ways to best assist the development and design of such housing.

From this collection, several questions emerge about the direction the design and development of such housing should take. For example:

- How can hybrid housing be made affordable to all economic groups? How can it strengthen the economic situations of households?
- At a time when national and household economic conditions are forcing new homes to become smaller in order to become affordable, how can a workspace be incorporated in the home without: sacrificing privacy; necessitating a change of people's behaviors to accommodate to the house design or size; or, eliciting household conflict or feelings of crowdedness?
- What structural considerations should be established for hybrid housing to protect the health and safety of occupants — residents, co-workers, visitors, employees, clients?
- Given that the nature of a home's occupants change, and that households themselves change within a home, how can hybrid housing be designed to address adaptability and change to non-occupational use?
- Which hybrid housing types best accommodate particular occupational types, or particular household or life style situations? In other words, is one type (e.g. office treehouse) better suited to a particular household type (e.g. families without young children), or occupational type (e.g. professional service work), or economic level (e.g. middle or upper income levels)? Some situations needing further investigation include:
 - What is the optimal relationship of occupational and residential space within the dwelling unit, in terms of organization of, access to, and circulation within the unit, to accommodate those businesses with visitors and co-workers?

- What is the optimal level of visual and acoustical privacy between the business and residential areas of the homes for different types of households (e.g. those without children, those in certain occupational businesses)?
- How can home-based communities be developed to further enhance economic development for communities as well as for residents? In what kinds of places?
 - What environmental symbolism best articulates public and private spatial gradations within the hybrid house?

These questions demand answers. This report has confirmed that hybrid housing is part of the American landscape, in a variety of forms and types, and for a number of different households and occupations. Post-occupancy evaluation studies of these and other hybrid houses, as the critical next step, can provide the answers to these questions.

Notes

¹Ahrentzen, 1987; A.D., 1991

²Katz, 1990

³Hall, 1990; Kern Report, 1990; Kane, 1990

⁴According to the Link Survey (Hall, 1990) the average self-employed homemaker is 40 years old, works 50 to 60 hours a week, is likely to be married and lives in a dual career family. However, this "average" neglects the diversity among home-based workers.

⁵See "Federal Employees Flexible Work Arrangements Act of 1989," H.R. 2435, 101st Congress, 1st Session, May 18, 1989

⁶Another comparable development is satellite work centers, essentially neighborhood work depots in suburban developments where several employees live. They act as "branch" offices for the larger centralized headquarters of corporations or state government agencies. While such satellite offices or neighborhood work centers are more common in Japan and the Scandinavian countries (where they are usually shared by several companies), a few centers exist in the U.S., notably 2 satellite offices of Pacific Bell in California, and the Hawaii Telework Center established by the state government of Hawaii (see Trost, 1990).

⁷See, for example, Raney, 1985

⁸Dowall & Salkin, 1986; Johnson, 1987

⁹A.D., 1991

¹⁰See Atkinson, 1985, and Scott, 1985

¹¹Survey by Link Resources; see Crosse, 1990

¹²Many of these were suggested by Art House, 1989

¹³Ahrentzen, 1987

¹⁴Ahrentzen, 1987

¹⁵Ahrentzen, 1987; Lozano, 1989

¹⁶Archea, 1977

¹⁷Many of these are derived from Doll, 1987, and Stoner, 1989

¹⁸Doll, 1987

¹⁹Rutman, 1990

²⁰Sing, 1990; Yang, 1990

²¹In the *Soliman v. Commissioner* case, the taxpayer, an anesthesiologist, spend approximatley one-third of his time in the office. See Miller, 1990

²²Perin, 1977, p. 3

²³McLaughlin, 1990; Edwards, 1985

²⁴See Scott, 1985

²⁵See Brooks, 1983

²⁶See Scott, 1985

²⁷See Art House, 1989

²⁸See Art House, 1989

²⁹McLaughlin, 1990

³⁰Ritzdorf, 1986

³¹See Art House, 1989

³²See Brabec, 1986

³³See Brabec, 1986

³⁴Approximately 50 other hybrid housing projects were also located but plans were not obtained at the time of publication of this report. There were also many examples in other countries (e.g. Germany, Switzerland, Italy, Sweden, Australia, Spain, Japan); these are not included here.

³⁵Those by Holl, 1982; Jackle, Bastion & Meyer, 1989; McAlesters, 1984; and Sherwood, 1978

³⁶Nolon & Dickinson, 1990, p. 3

³⁷An example is a Community Block Grant application submitted in March 1990 by the West End Community Association to the City of Milwaukee. It is entitled "Spirit of Enterprise: Home-Based Business Development Project."

³⁸Hinds, 1990

³⁹Sherman & Beveridge, 1989

Credits

Plans of the following homes were rendered by Kyung H. Lee, based on drawings furnished by architect or published in magazines:

American Family Home '91
Baldwin House Addition
Bennett House
Bjornson House
California Avenue Duplex
Castellanos House
Clarkson Terrace
Dickinson House
Downtown Design
Eaglecrest (Squaw Peak Model)
Eames House
Given-Dennis Duplex
Glazebrook House
Greenwich Village Loft
Hartung House
House for a Musician
Jimenez House
Kueckelhan House
McLaughlin House
Moore/Andersson Duplex/Studio
Norton House
Pietz House

Portland Remodeled House
Rosen House
Sash Mill
Simpson & Stevens House
Vorkapich Garden House
Weaver's House
Willow Glen Houses
Wurman Loft

Photographs of the following housing projects were taken by Sherry Ahrentzen:

Hollywood Houses
Market Place Village
Old World Shopping
South Prescott Village

The following firms and individuals furnished renderings which are duplicated in this report:

Artist Housing Cooperative: Baltimore Artist Housing
Block House: William Ellis
Caplin House: Frederick Fisher
Childs House: Paul Childs
Electric Art Block: Koning Eizenberg
Fenway Studios: Fenway Studios, Inc.
Lofts, 601 Fourth Street: David Baker & Associates
Negroponte Loft: Smith-Miller & Hawkinson, Architects
Neumann House: Neumann Smith & Associates
Peterson-Littenberg Apartment: Steven K. Peterson & Barbara Littenberg
Schwartzing Loft: Karahan/Schwartzing

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