

# MSH TINY HOMES DUPLEX

**Category**  
NON-TRADITIONAL

**Project Type**  
DUPLEX

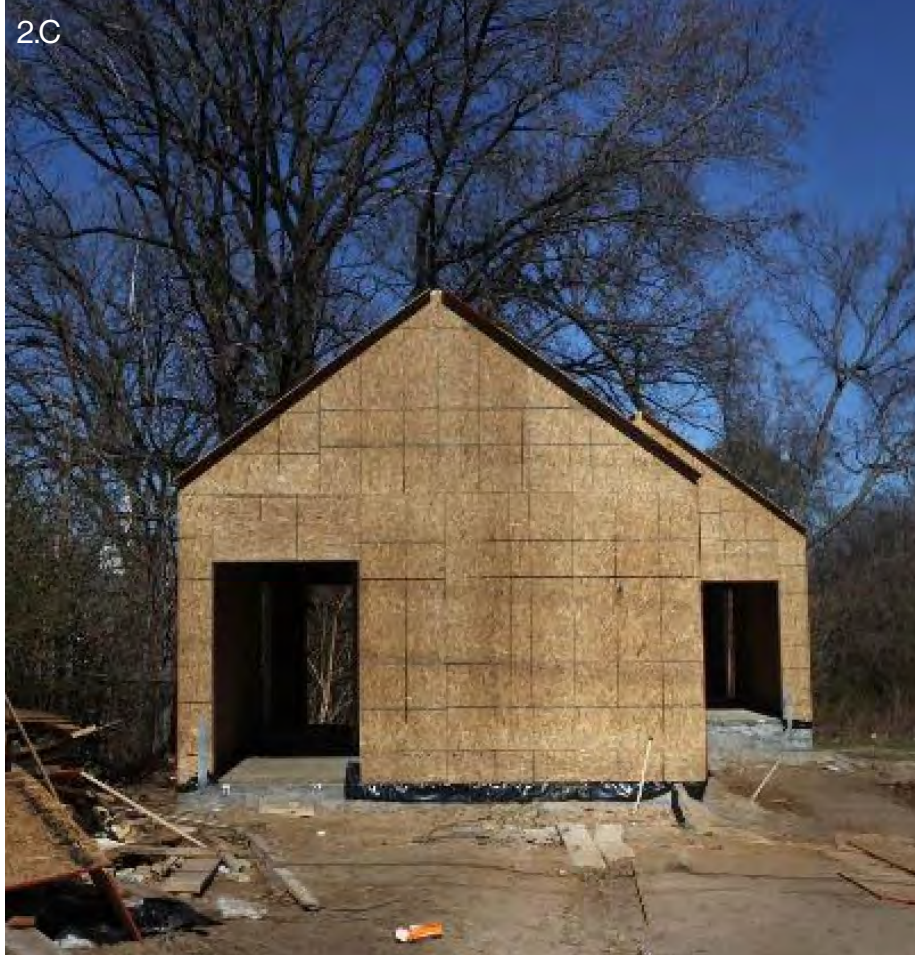
**Project Address**  
HISTORIC GLENVIEW  
DISTRICT, MEMPHIS, TN

**Date of Completion**  
NOVEMBER 2021

## ARCHITECT'S STATEMENT

We believe in housing equity and high-performance design no matter where it may be needed. In searching for opportunities to help alleviate the nationwide housing shortage, we came across a mutual aid request from My Sistah's House, MSH, on social media during the height of the 2020 protest against inequality. A cold call to Memphis turned into a partnership between our firm and MSH throughout the pandemic. MSH is a grassroots organization that provides emergency housing, career coaching, and other direct services focusing on the previously forgotten Trans and TLGBQ communities. Initially, MSH's vision was to kick off its Tiny House Project with twenty homes and twenty new homeowners to reduce blight in underserved communities in Memphis, Tennessee. This one-story duplex served as the program's prototype, a hopeful new wood-frame construction on an old residential site damaged by a fire in the Historic Glenview District. The initial budget was a strict \$44,000 for each unit; however, supply chain disruptions due to the pandemic and a rare icing event in Memphis caused construction to total around \$53,000 per unit or \$106,000 total. Each unit is 400 square feet with 156 square feet of exterior porch space and is designed to local 2015 IECC energy code. The 800 square feet of airtight conditioned floor area uses individual high-efficiency Mini-split heating and cooling mechanical systems. While located in climate zone 3, we designed R-21 walls above the grade, R-44 Ceiling, and a 14% glazing area. The detached two-family dwelling is in a seismic zone requiring IRC bracing and tie downs and other seismic controls such as stud spacing considerations. The needs and concerns of interviewed potential owners were privacy, security, accessibility, and outdoor social space. Defaulting to the most accessible design criteria was of utmost importance. The first unit is fully accessible, while the second unit has an accessible layout with the possibility to make alterations to the front entry. The exterior screens screen out the sun, provide privacy and curb appeal, and demarcate private social space from the street.





### **UNDER CONSTRUCTION**

From idea to breaking ground, we provided preliminary design through to construction documentation to see that the project timeline came along smoothly in the crunch of 6 months. Our plan to revitalize urban communities with new homes and first-time homeowners aligns with the Memphis 3.0 plan. Priority of the design is highly efficient and would cut the costs of homeowners' expenses as they settle in.

These modern and designed homes complement the existing neighborhood and introduce two new homeowners from the MSH program. It has been amazing to witness stability through homeownership. This nontraditional project became very successful for the organization to continue its mission by garnering high-profile press and significant exposure in documentary series. The nontraditional route to homeownership led to more homes being added to MSH for new homeowners since its completion.



SITE PLAN

SCALE 0' 25' 50' 100'



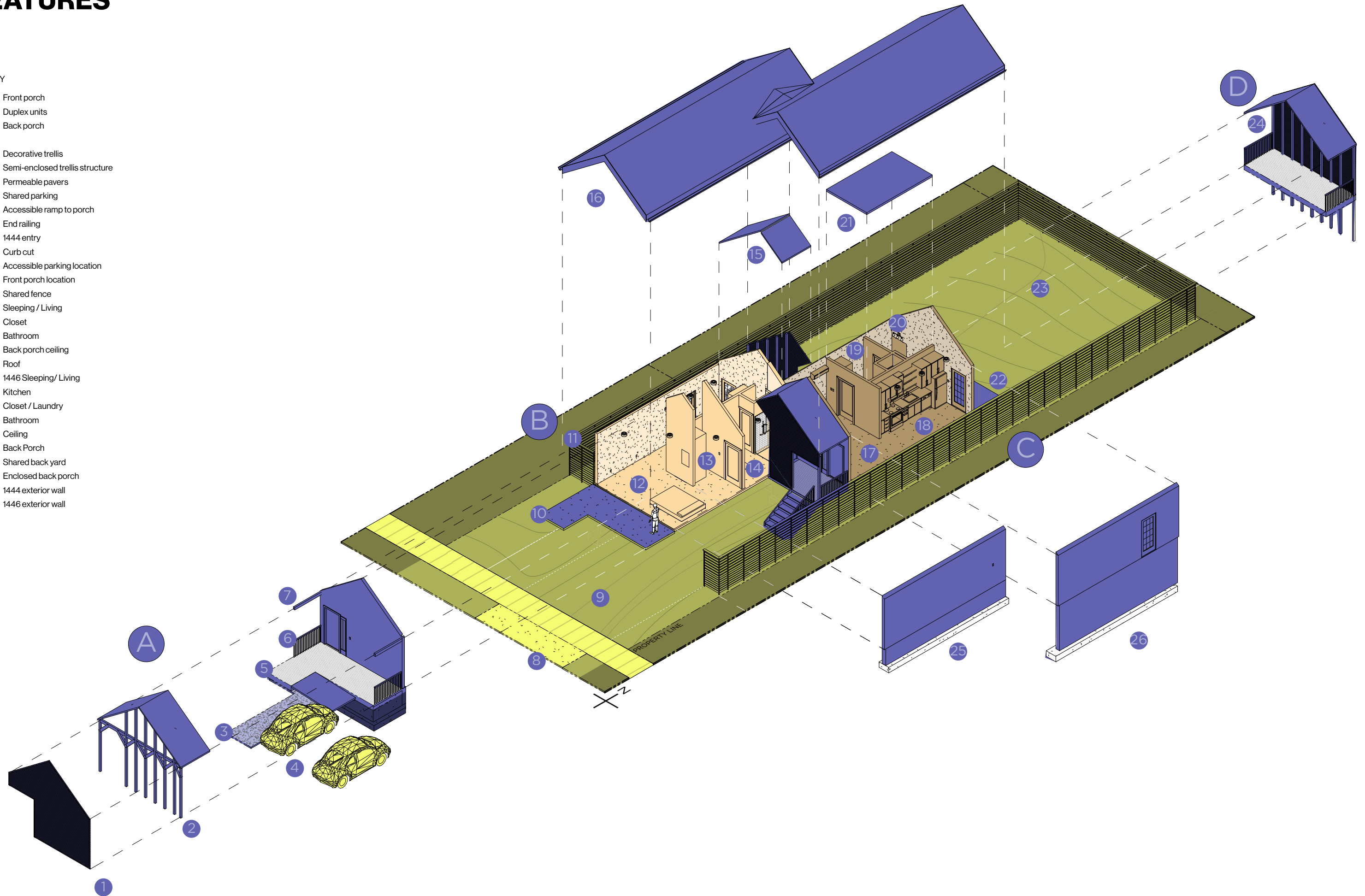
**SITE OVERVIEW**

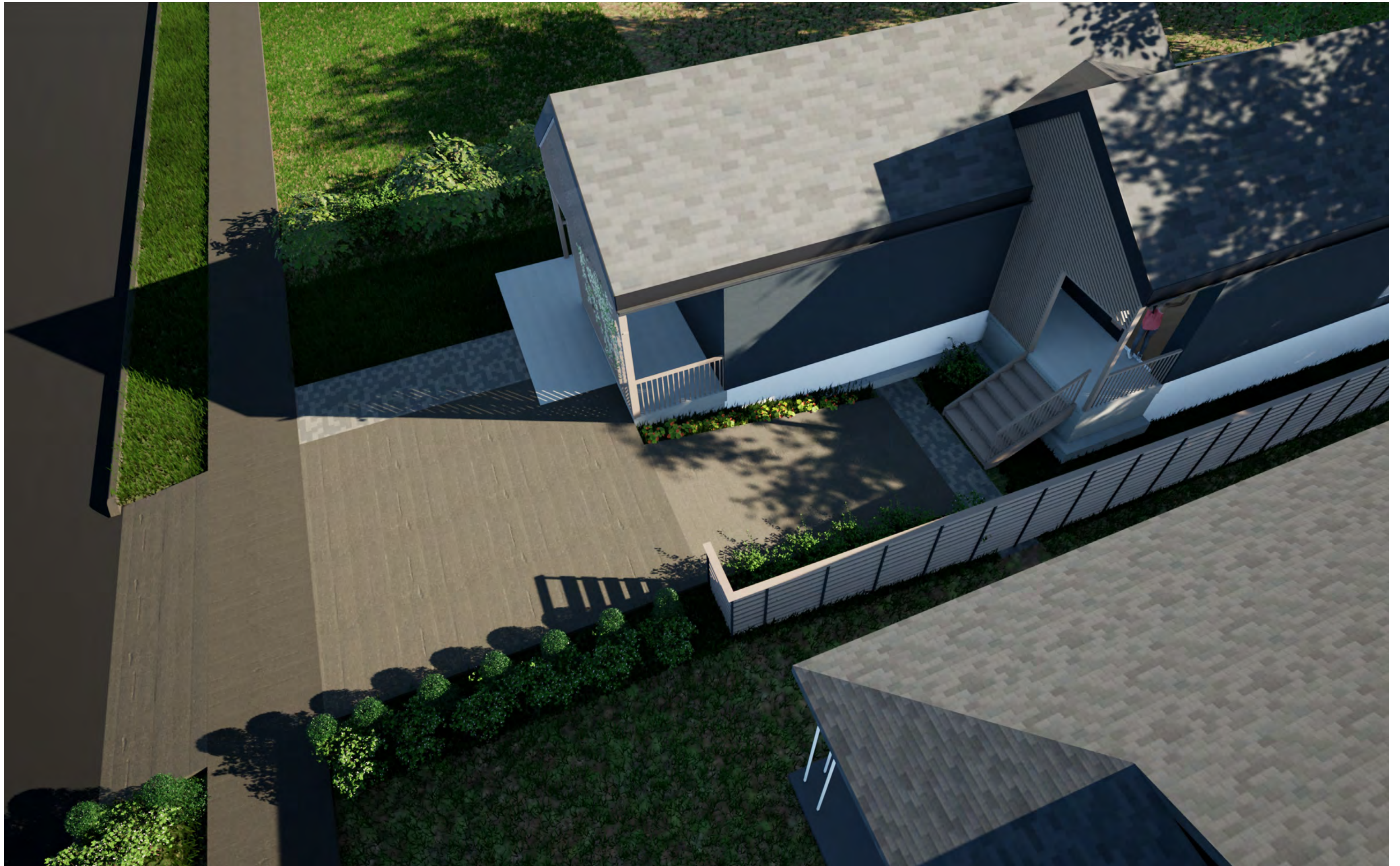
- 1. Entry to Unit 1
- 2. Entry to Unit 2

# FEATURES

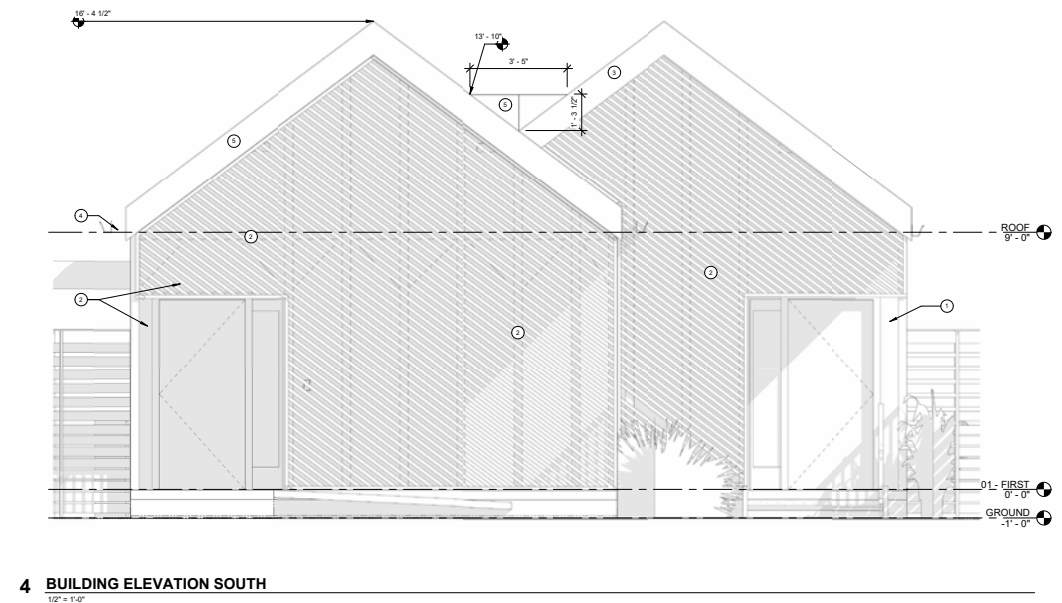
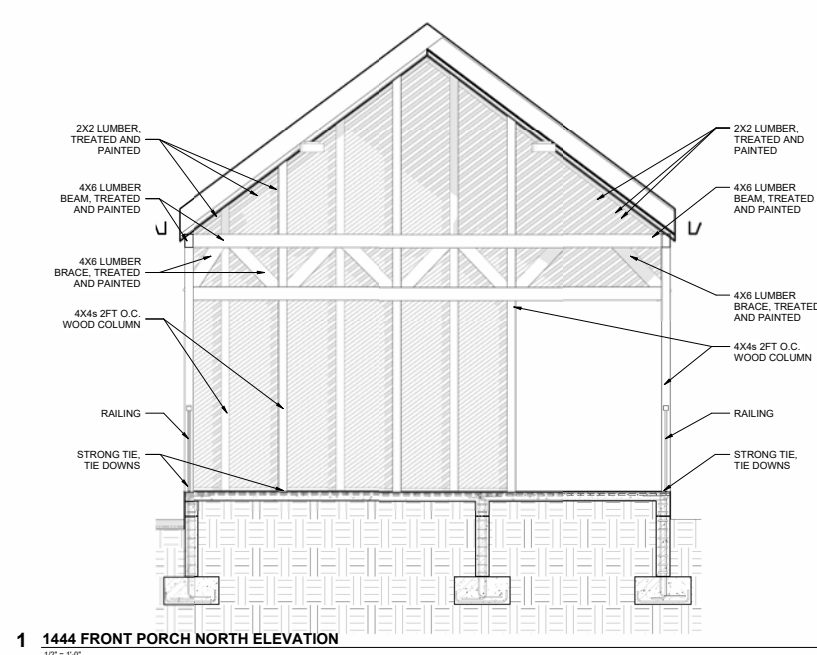
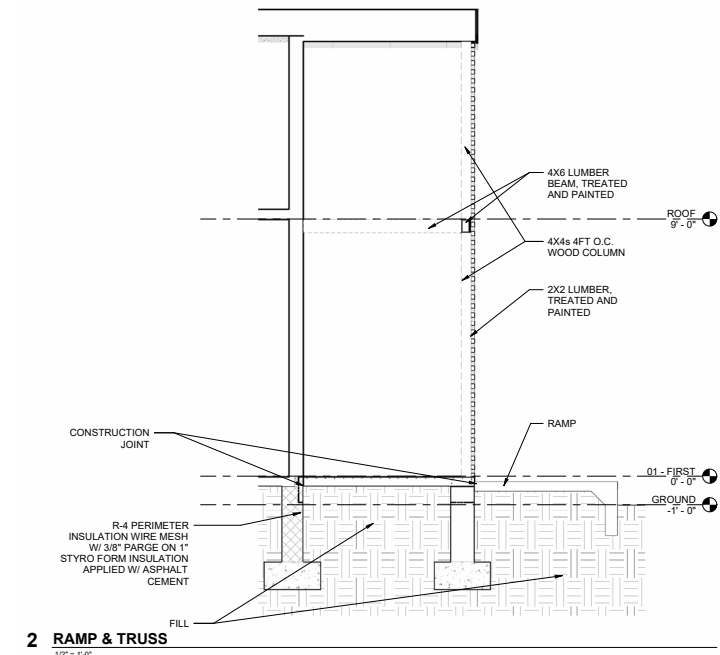
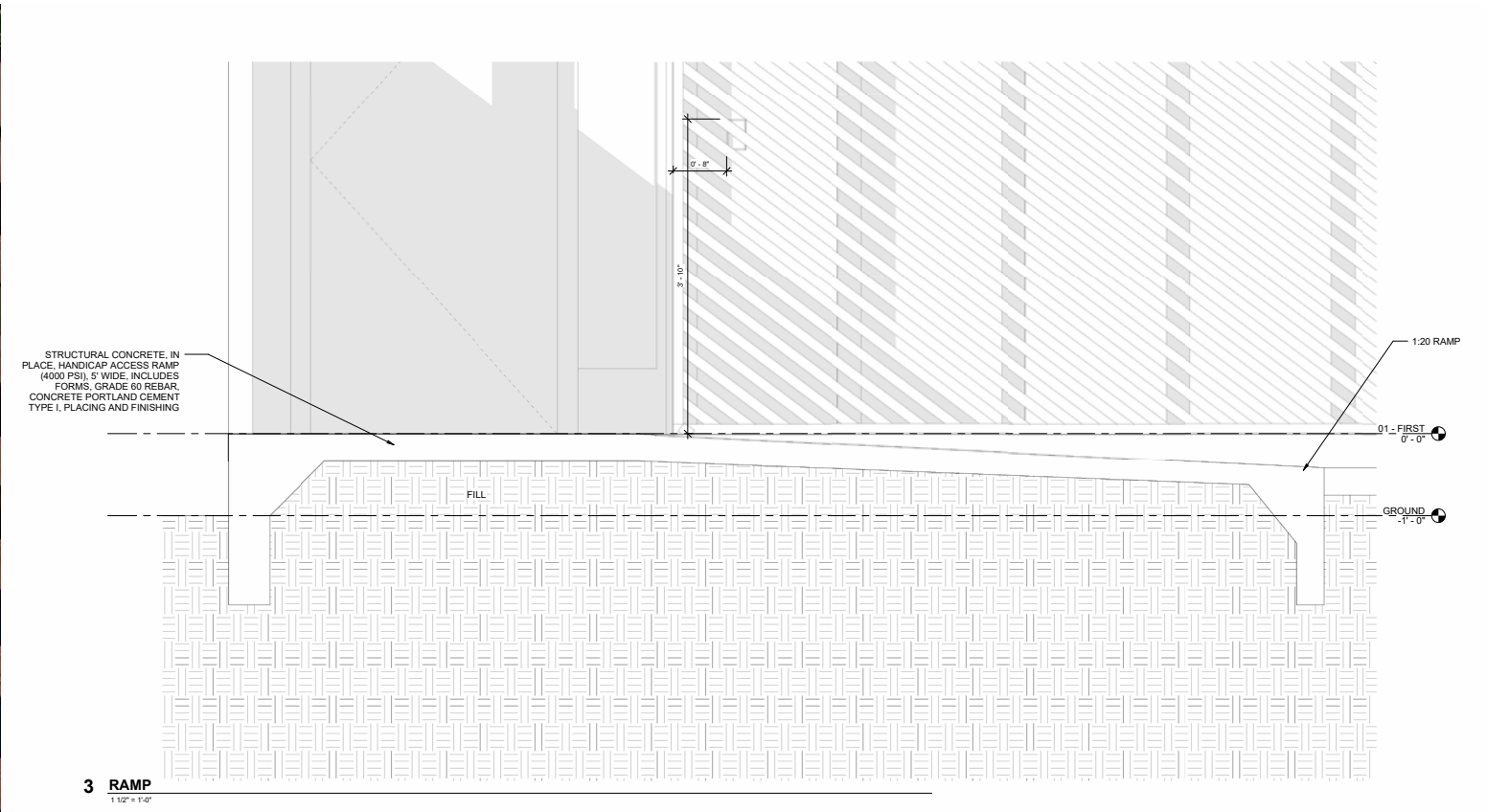
## KEY

- A Front porch
- B Duplex units
- C Back porch
  
- 1 Decorative trellis
- 2 Semi-enclosed trellis structure
- 3 Permeable pavers
- 4 Shared parking
- 5 Accessible ramp to porch
- 6 End railing
- 7 1444 entry
- 8 Curb cut
- 9 Accessible parking location
- 10 Front porch location
- 11 Shared fence
- 12 Sleeping / Living
- 13 Closet
- 14 Bathroom
- 15 Back porch ceiling
- 16 Roof
- 17 1446 Sleeping/ Living
- 18 Kitchen
- 19 Closet / Laundry
- 20 Bathroom
- 21 Ceiling
- 22 Back Porch
- 23 Shared back yard
- 24 Enclosed back porch
- 25 1444 exterior wall
- 26 1446 exterior wall



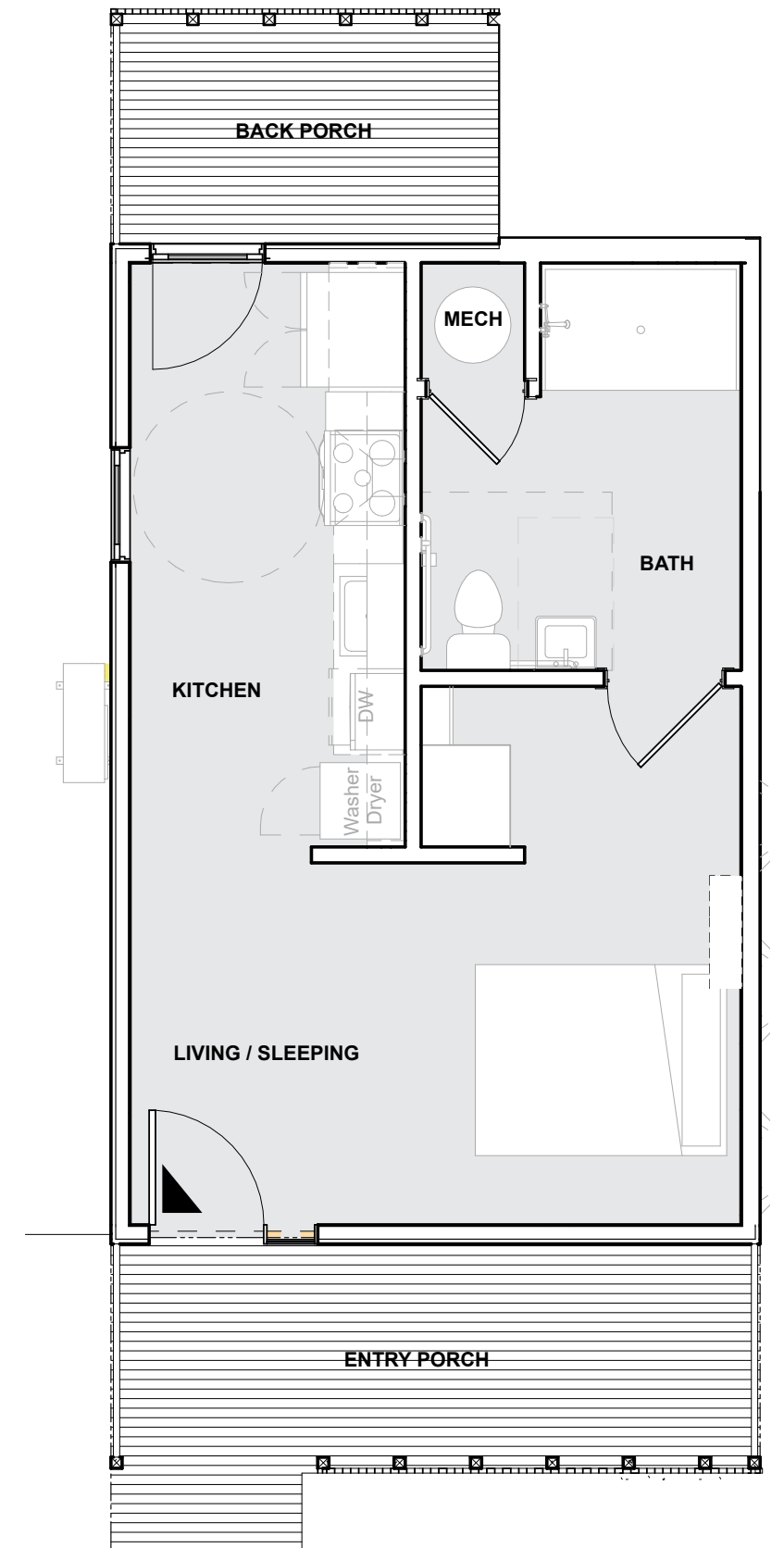






# SCREEN ELEMENT

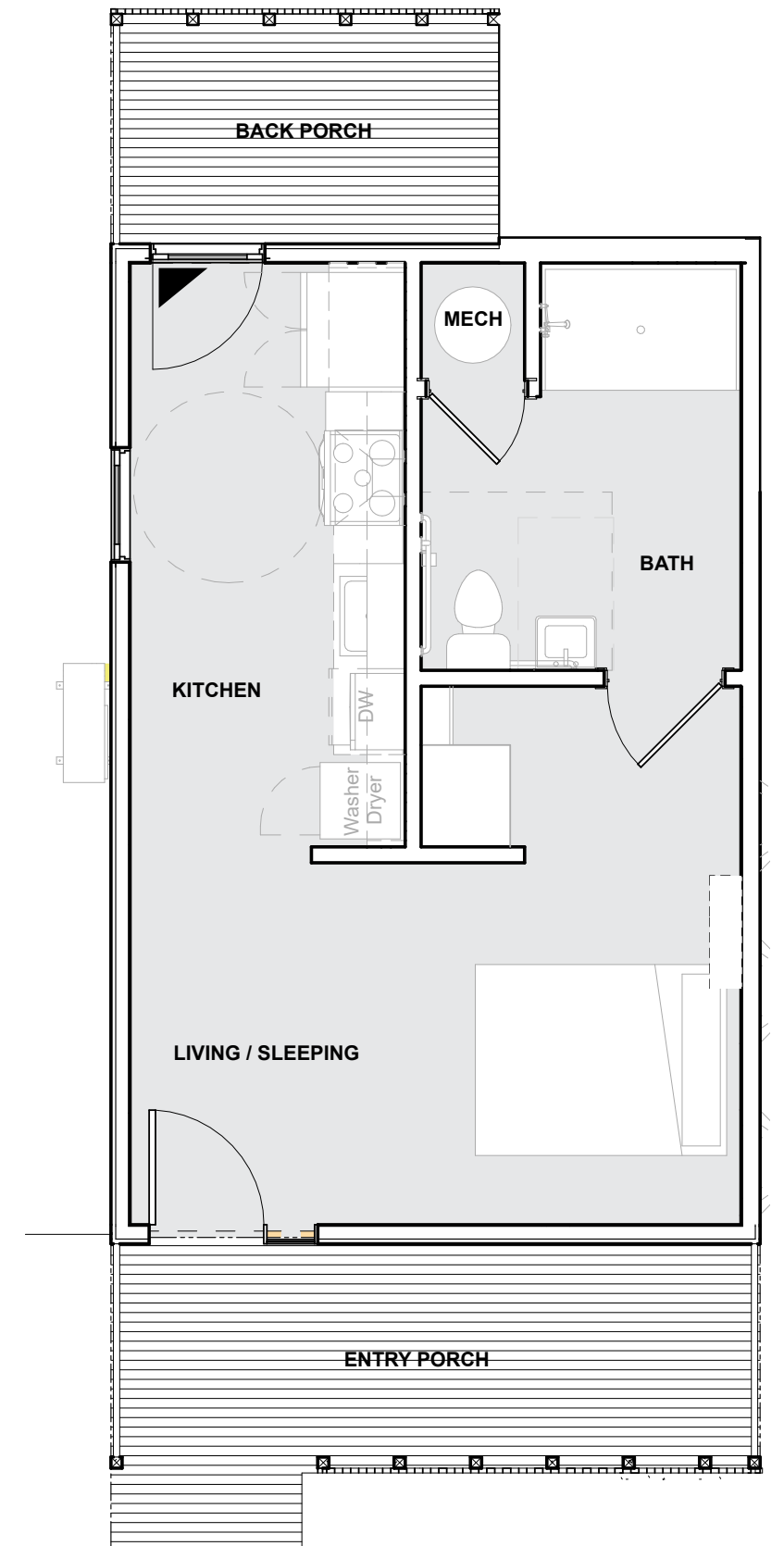
ENLARGED DETAILS | FRONT PORCH



## LIVING / SLEEPING

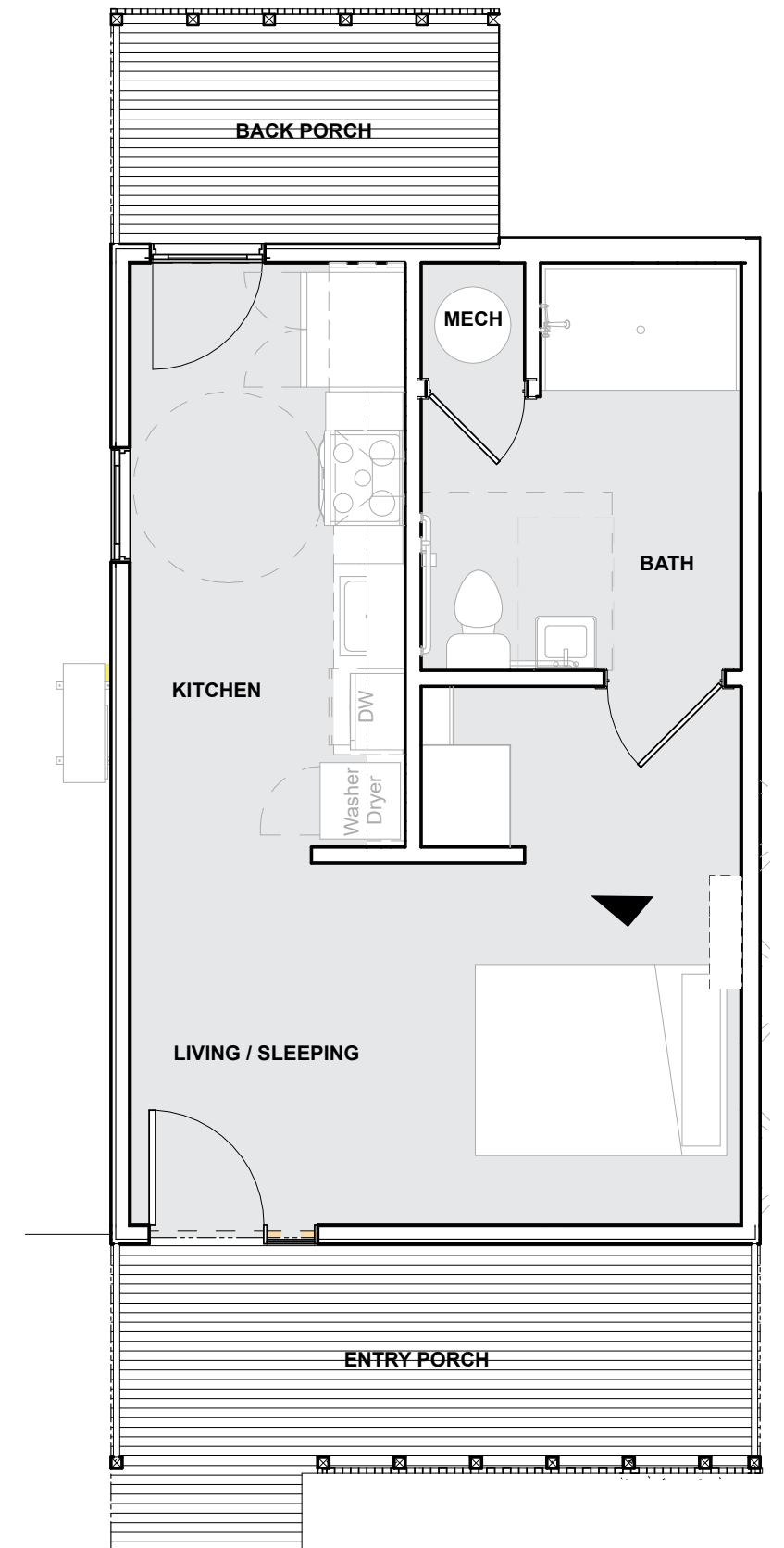
INTERIOR RENDER | 1444 ETHLYN





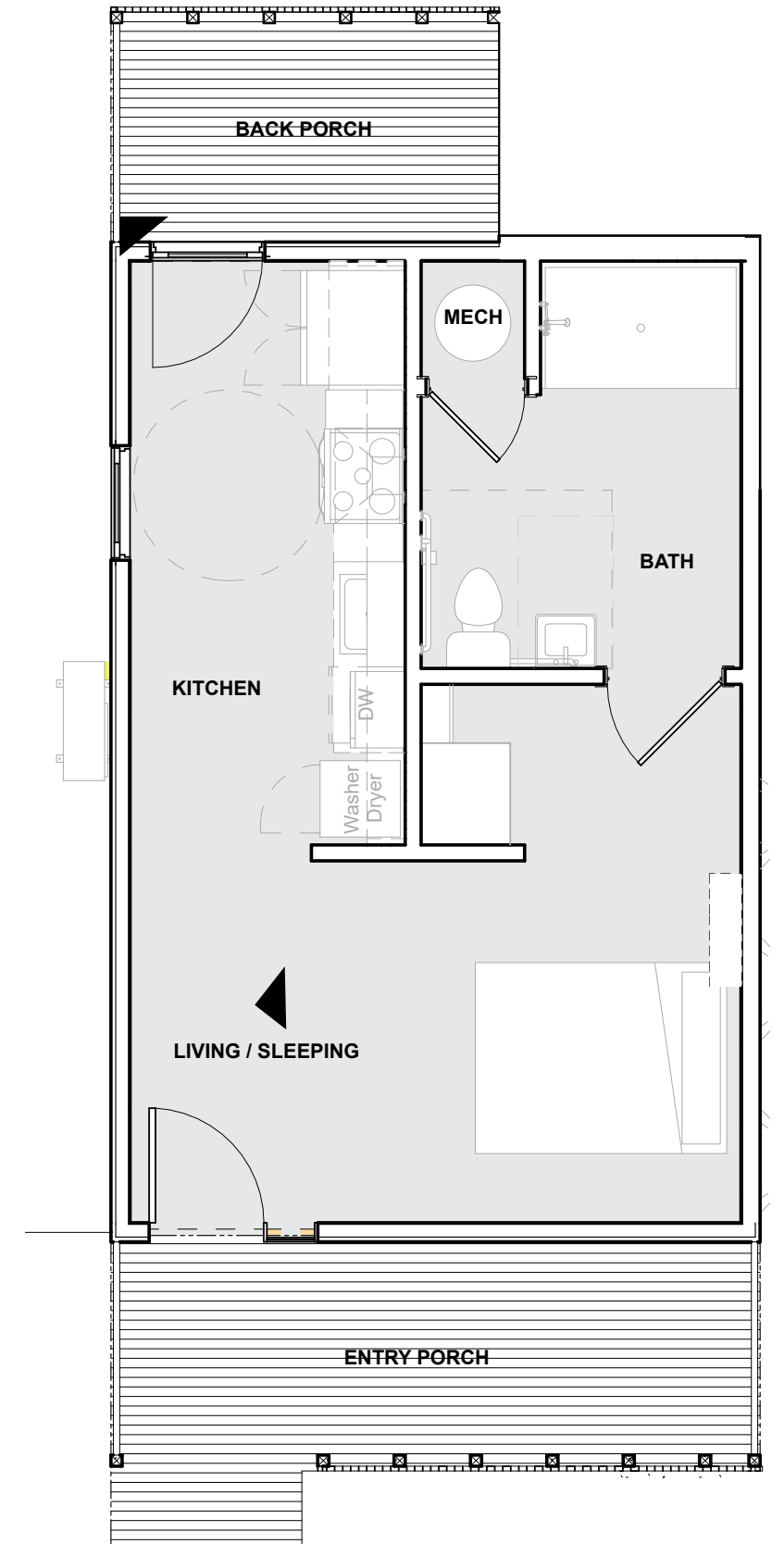
## KITCHEN

INTERIOR RENDER | 1444 ETHLYN



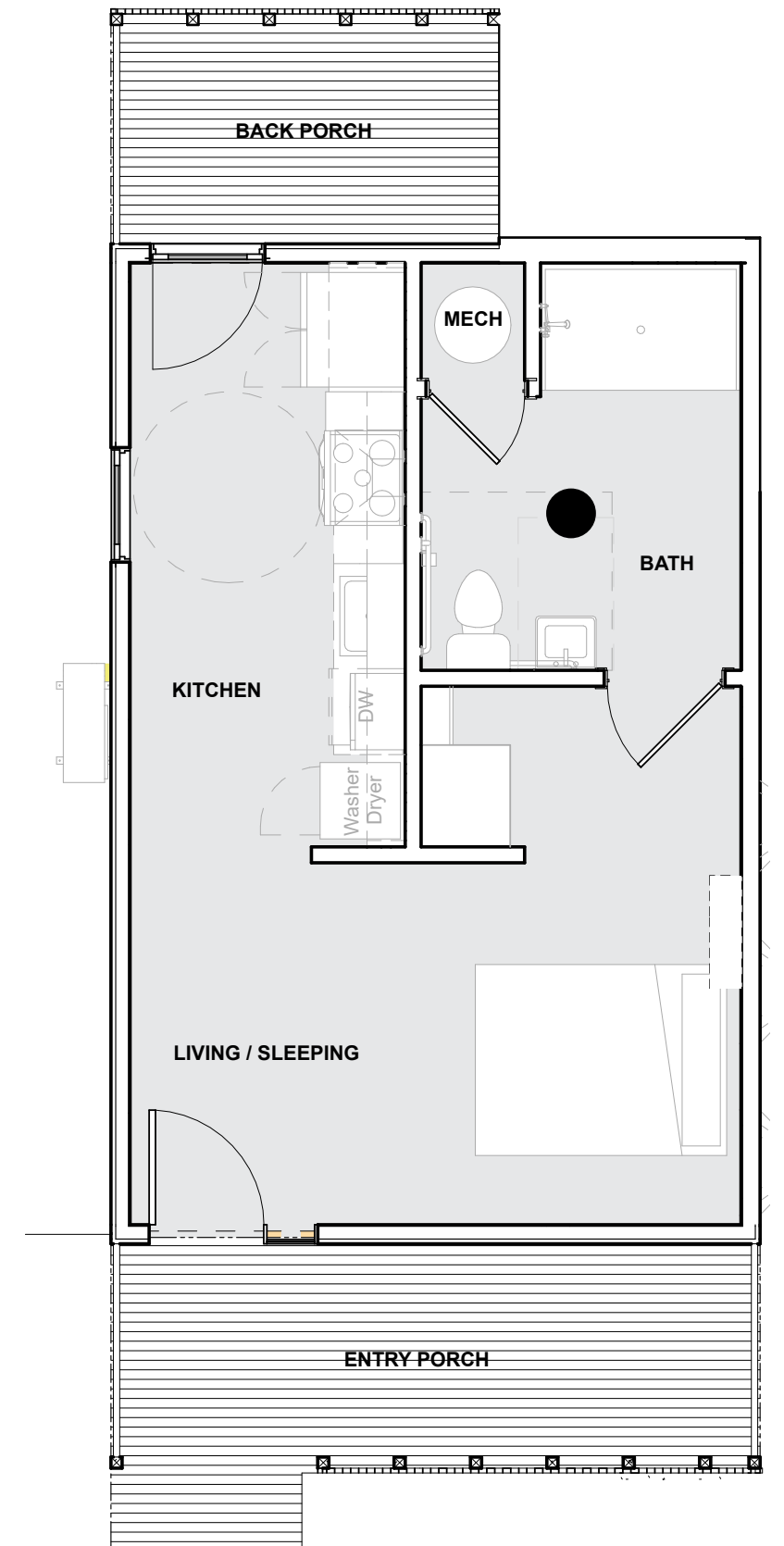
## CLOSET NOOK

INTERIOR RENDER | 1444 ETHLYN



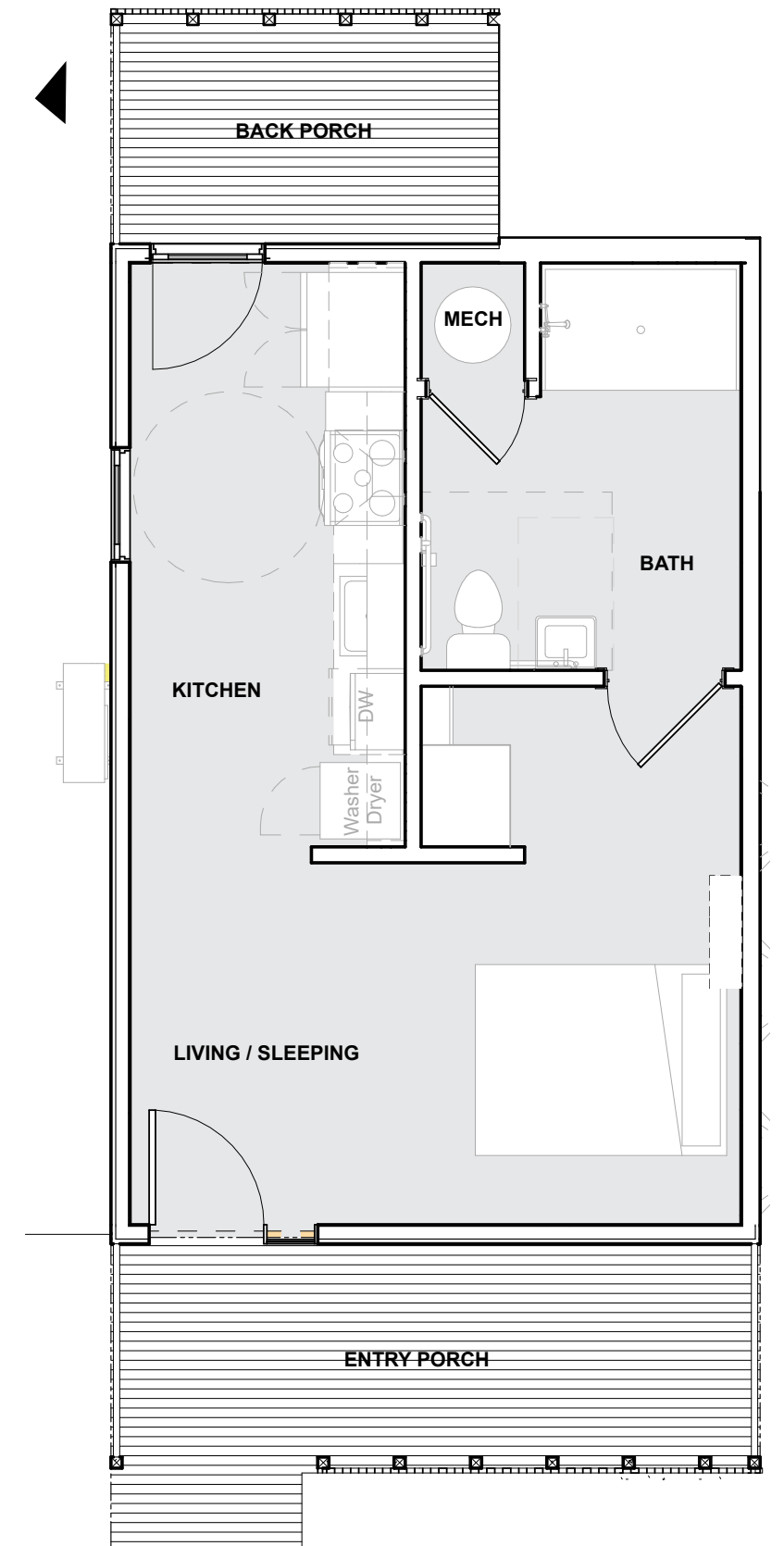
## LIVING NOOK

INTERIOR RENDER | 1444 ETHLYN



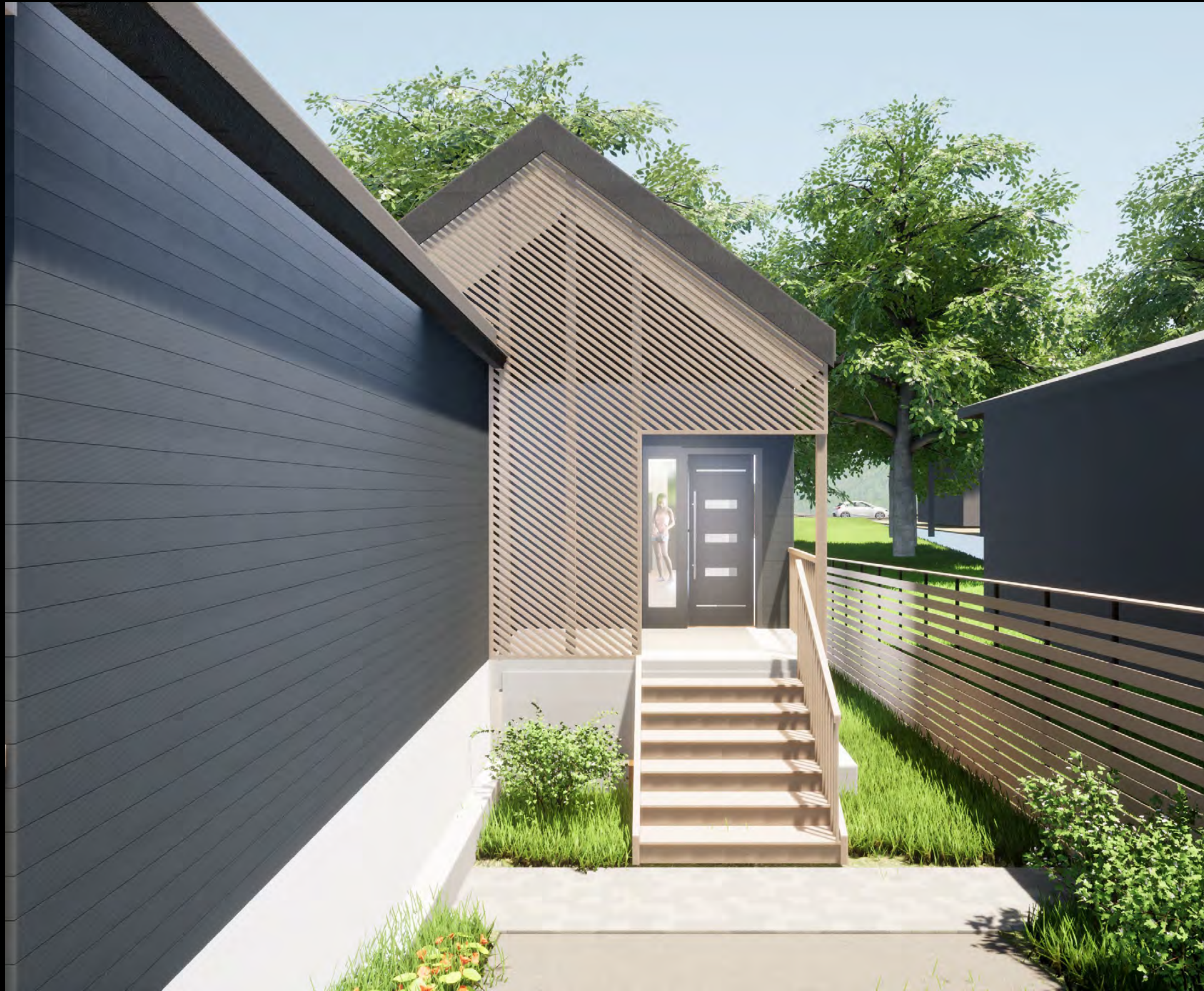
## BATHROOM

INTERIOR RENDER | 1444 ETHLYN



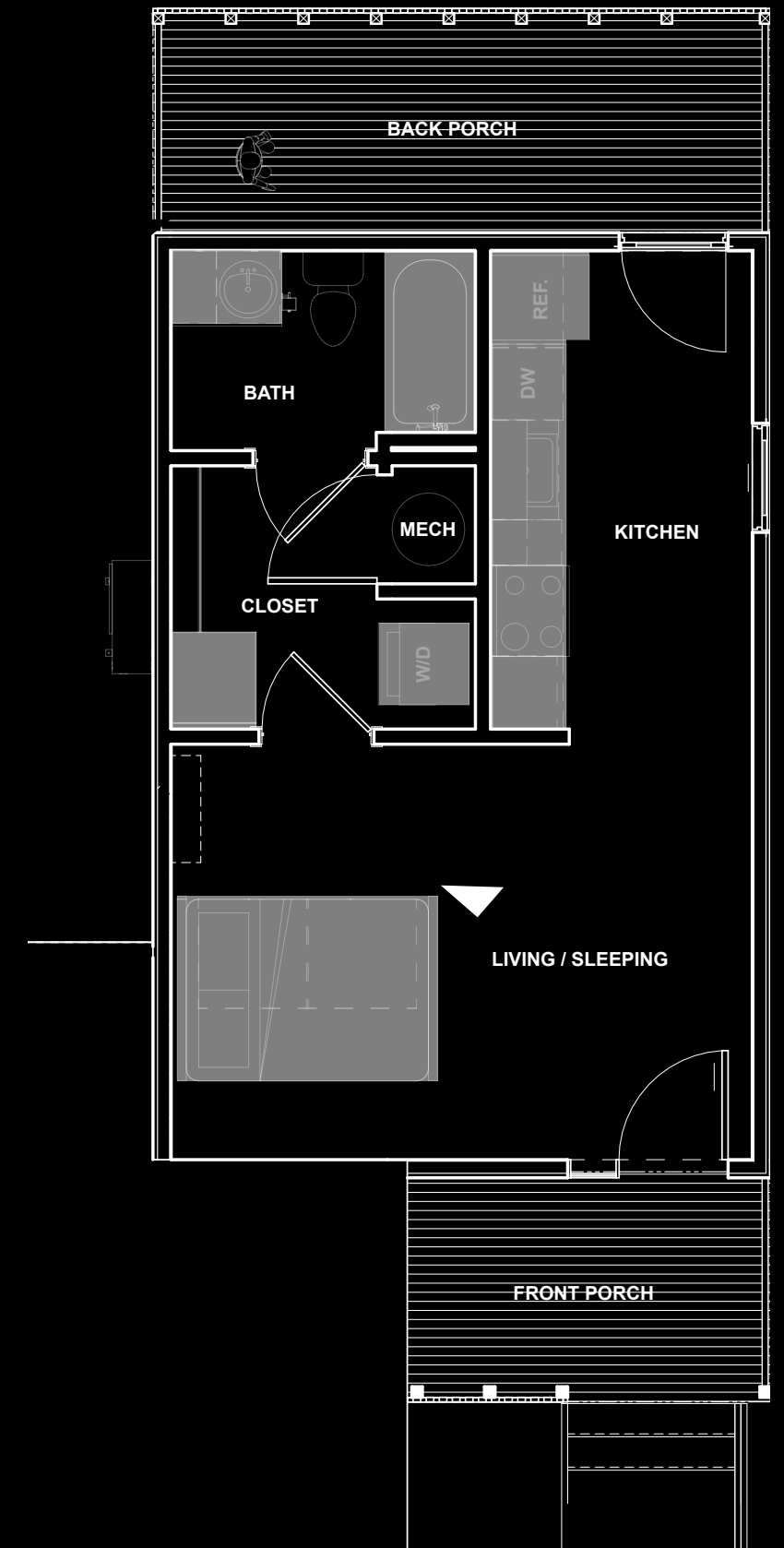
## BACK PORCH

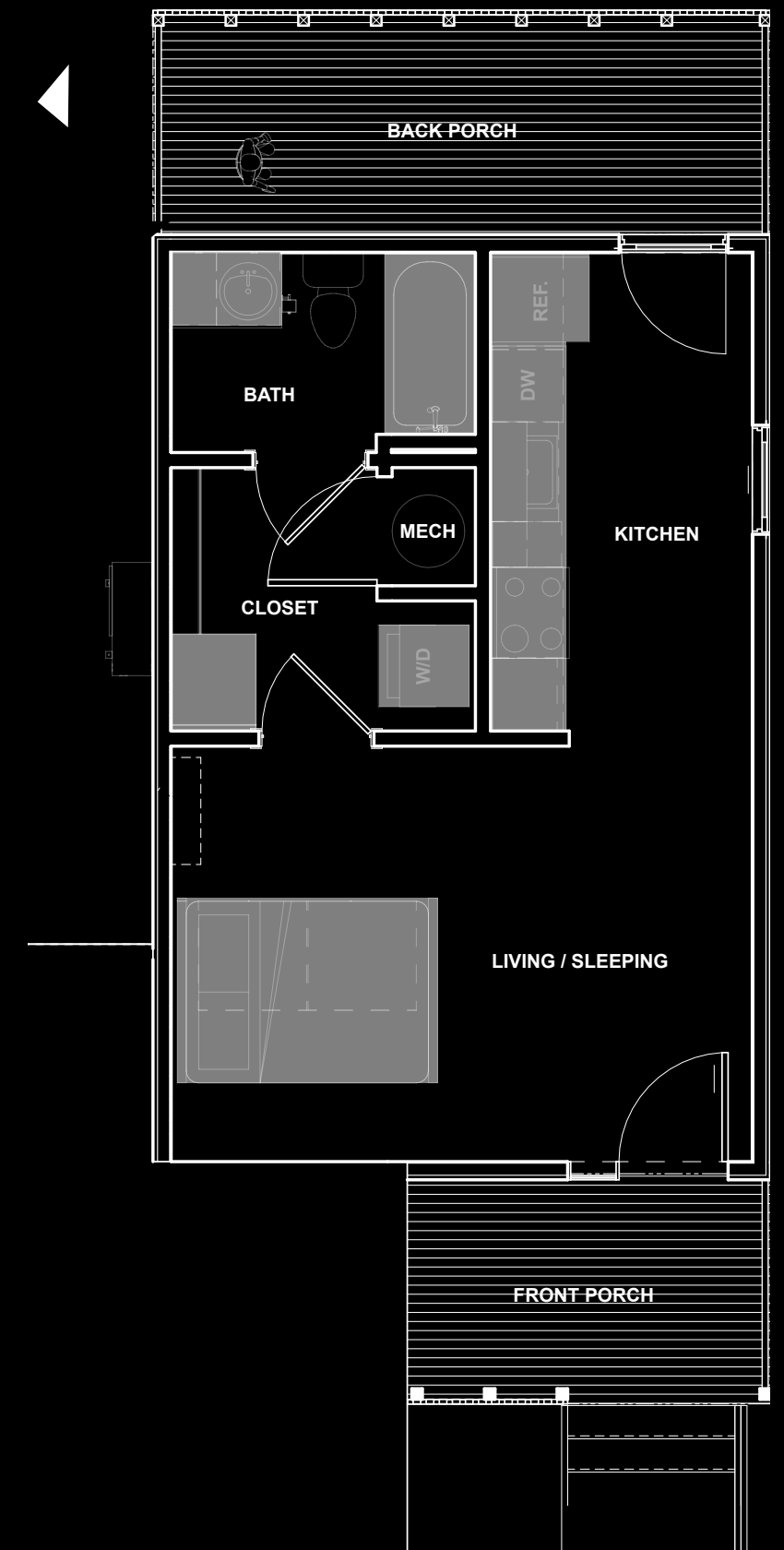
EXTERIOR RENDER | 1444 ETHLYN



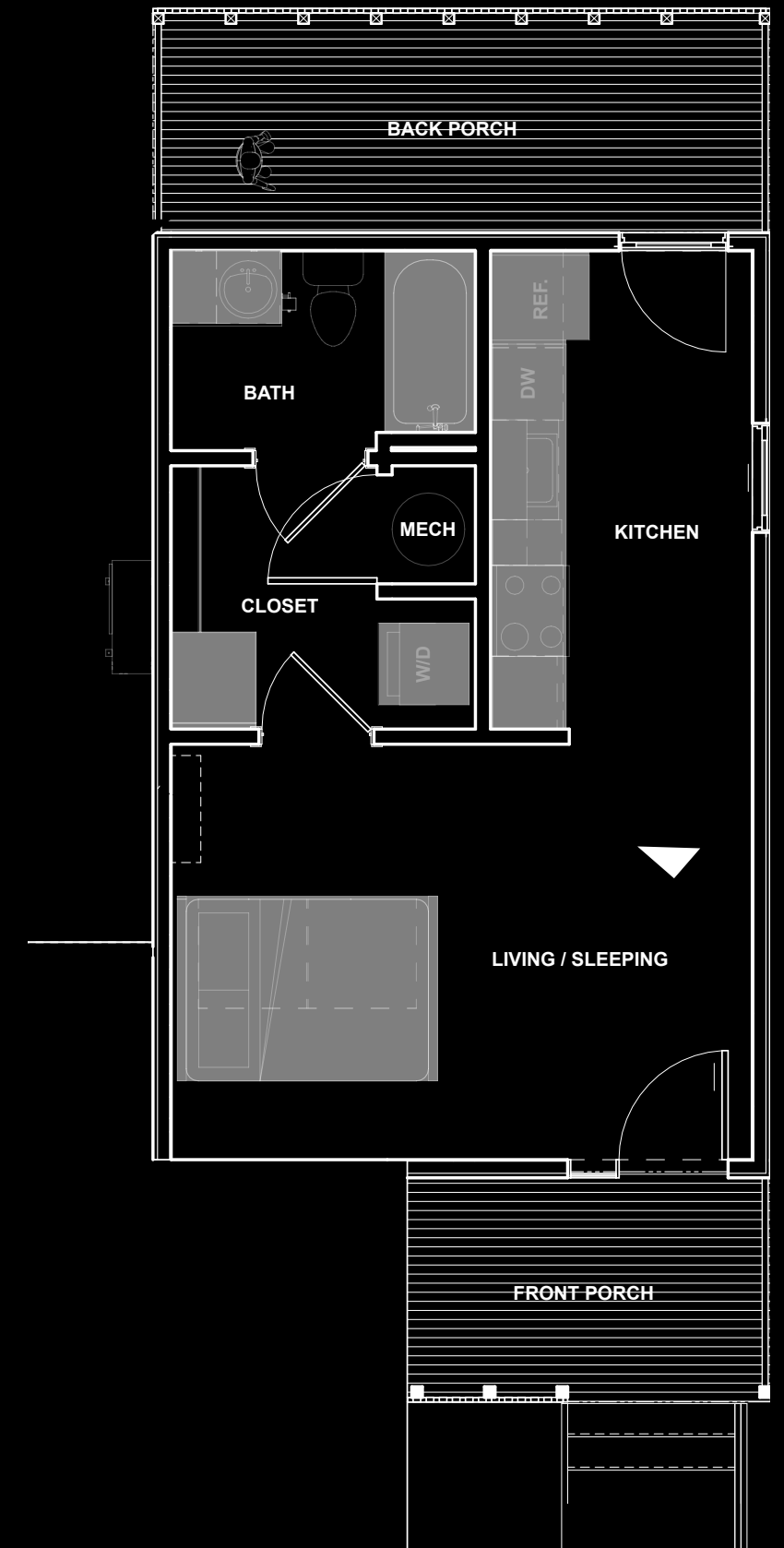
# FRONT PORCH

EXTERIOR RENDER | 1446 ETHLYN





**ENTRY**



# KITCHEN





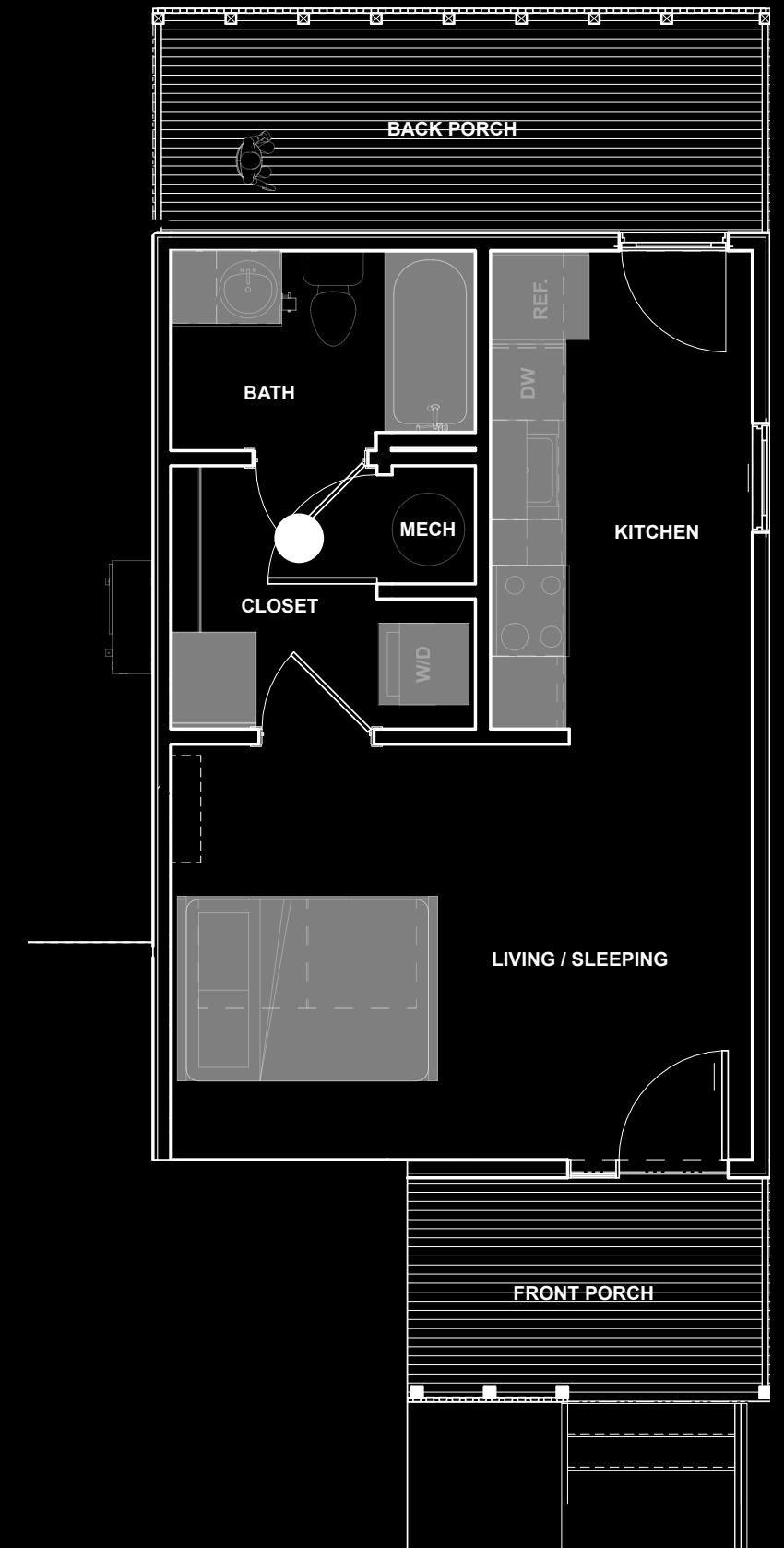
**LIVING / SLEEPING**

INTERIOR RENDER | 1446 ETHLYN



# BATHROOM

INTERIOR RENDER | 1446 ETHLYN



## WALK -IN CLOSET

INTERIOR RENDER | 1446 ETHLYN

