

Size DOES Matter:
The Small (Tiny) House Movement
SCAPA Fall Conference
October 16, 2014

Today's Tiny House Tour

- The Small (Tiny) House Phenomenon
 - Definition
 - History / Similar Movements
 - Reasons to “Go Tiny”
 - Current Phenomenon
 - Details / Regulations / Future Planning
- Tall Tales and Tiny Fictions
 - Stories from a tiny house builder
- Open Discussion
 - Q & A with a tiny house owner/builder

“Any intelligent fool can make things bigger, more complex, and more violent. It takes a touch of genius – and a lot of courage – to move in the opposite direction.”

– E.F. Schumacker

“Have nothing in your houses that you do not know to be useful or believe to be beautiful.”

– William Morris

The Small (Tiny) House Phenomenon

The background image shows a bedroom with a vaulted wooden ceiling. A small, arched window is centered on the wall. In the foreground, a bed is covered with white, rumpled linens and has two pillows. The overall lighting is warm and soft, creating a cozy atmosphere.

The Movement

- Typical American home is around 2,100 sf
- Typical small/tiny house is around 100-400 sf

The average tiny
house size is



186sq feet (17m²)

The average
U.S. home is



2100sq feet (195m²)



In 1973, the average size of new houses in the U.S. was 1,525 square feet

In 2013, the average size of new houses in the U.S. was 2,100 square feet

The Movement

- Social movement where people are downsizing the space that they live in
- Growing in popularity, with more people choosing to trade space for simplicity
- People editing their lives to make them more simple and happy
- Benefits include:
reduced costs, more free time, simpler lifestyle & reduced environmental impact, social consciousness



The Movement

- Tiny Houses come in all shapes, sizes and forms:
 - smaller spaces/simplified living
 - emphasize design over size
 - dual purpose features
 - multi-functional furniture
 - space saving equipment and appliances
 - vertical space optimization



Types

- Permanent (on foundation)
- Mobile (on wheels)
- Recycled shipping container
- Yurt



Photo credit: Valley View Tiny House Company



Photo credit: Tinyhoucelistings

Additional Uses

- In addition to primary dwelling, can also be :
 - additional housing for aging relatives
 - additional housing for returning children
 - home office
 - studio
 - guest house
 - vacation home
 - multiple tiny homes in different places vs. one big home in one place



Student housing by
Tengbom Architects



Photo credit: CustomMade



Vacation home in Hawaii
[TinyHouseOnThePrairie/Airbnb](#)

A few examples...

Photos credit: redbookmag.com



196 sf in Idaho

Siding from recycled pallet wood



392 sf in Wisconsin



110 sf in Tennessee

\$1,200



250 sf in Maryland

At ecotourism retreat



312 sf in Texas

99% salvage



204 sf in Tennessee



325 sf in Florida

Built to withstand hurricane winds

Every house has a history...



*Although popular in recent years, the
tiny house movement is not new...*

History

- Nomadic ancestors: tiny, mobile homes designed to be packed up, moved and erected in a new place
 - Mongolian yurt: lattice of thin flexible wood, covered with canvas and furs; dismantled and moved quickly
 - In North America, the Tipi was the Native American's answer to the Eastern yurt



Traditional Mongolian yurt



Native American tipi

History

- 1500s-1800s: Gypsy wagons in Europe
 - often unwelcome
 - 1500s in England: being a gypsy a crime
 - 1885-95: unsuccessful attempt to introduce Moveable Dwelling Bills in Parliament to regulate gypsy life
- 1800s: more city-centric tiny houses emerge (one shown built in 1830, 7' wide x 36' long)
- 1830s-1920s: New Orleans shotgun houses
 - For narrow lots
 - Allows cross-ventilation



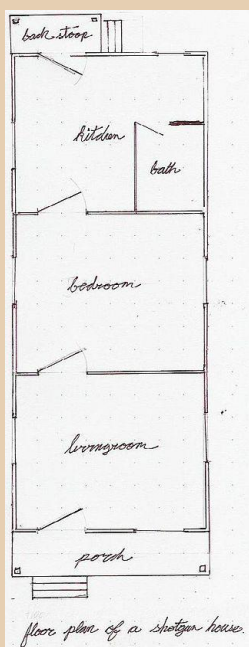
Gypsy wagons



Tiny house in Virginia, then & now

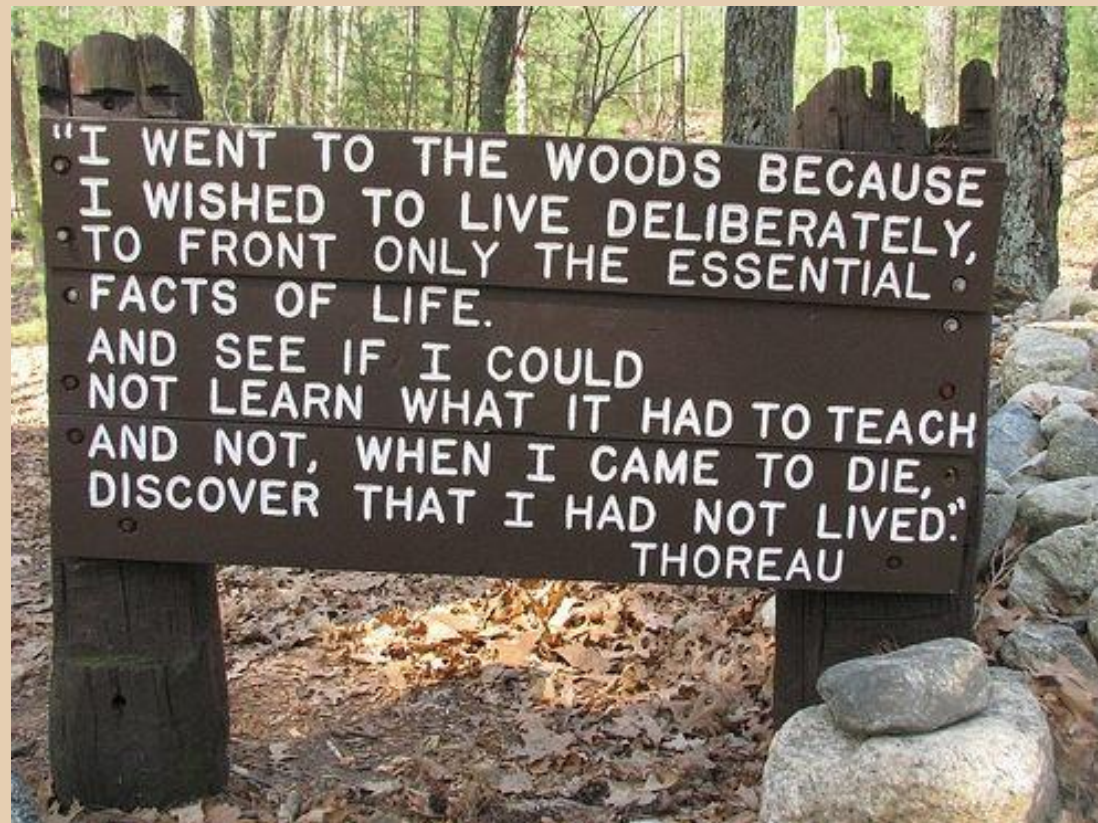
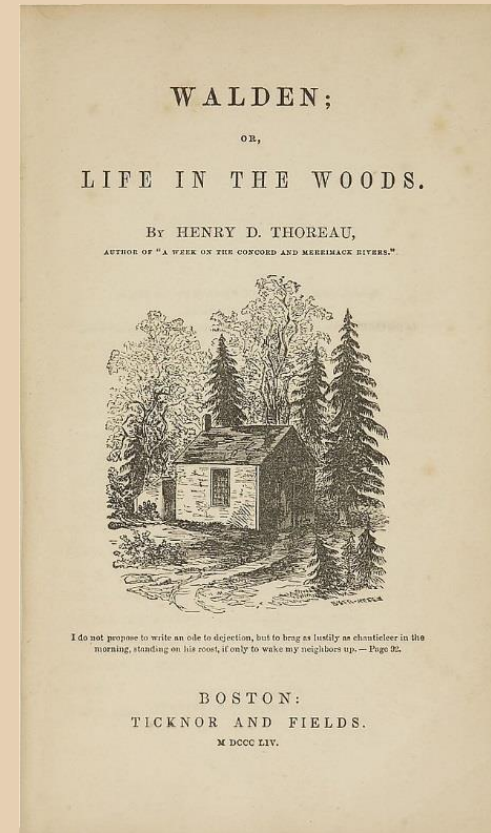


Shotgun houses



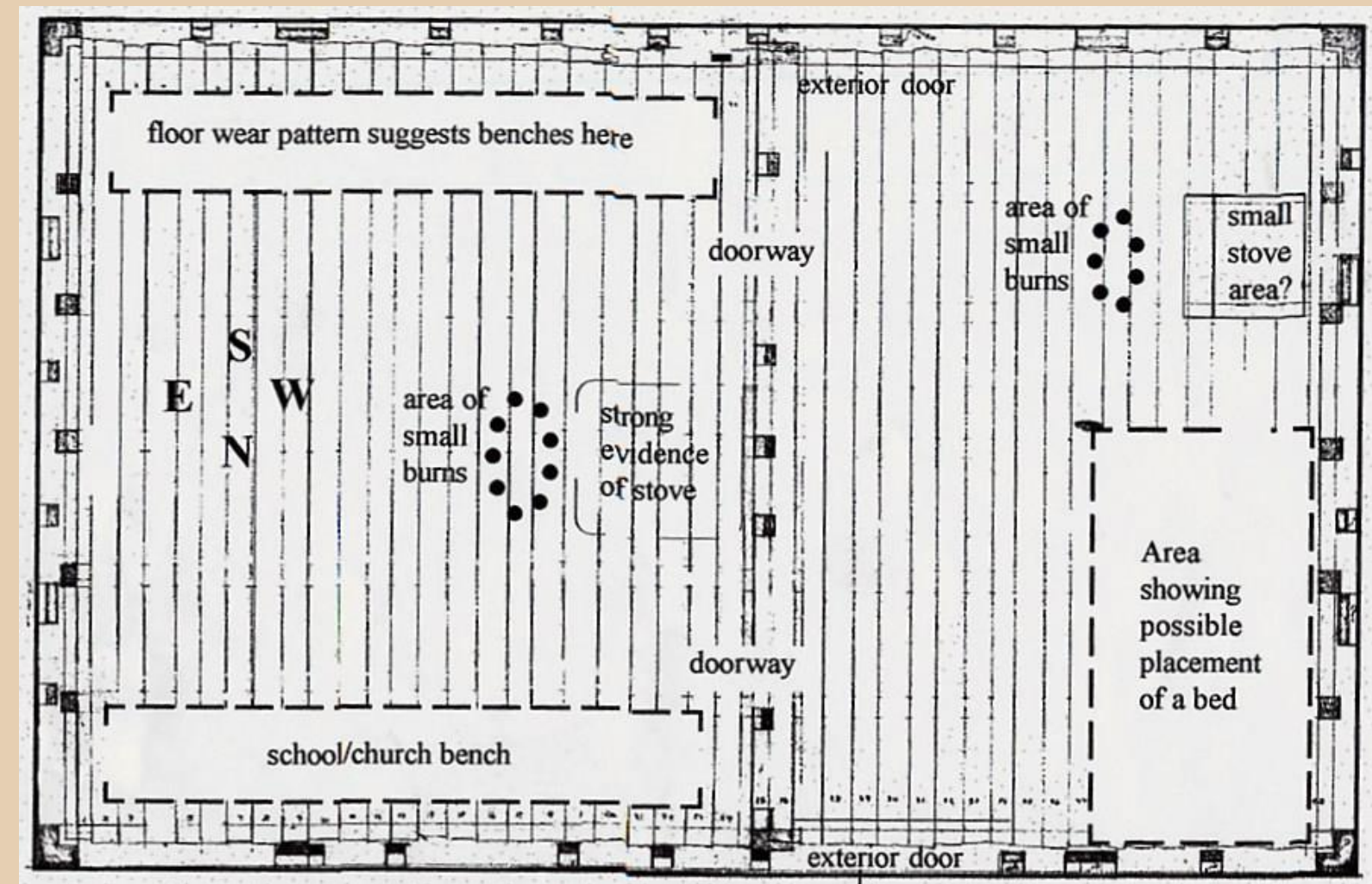
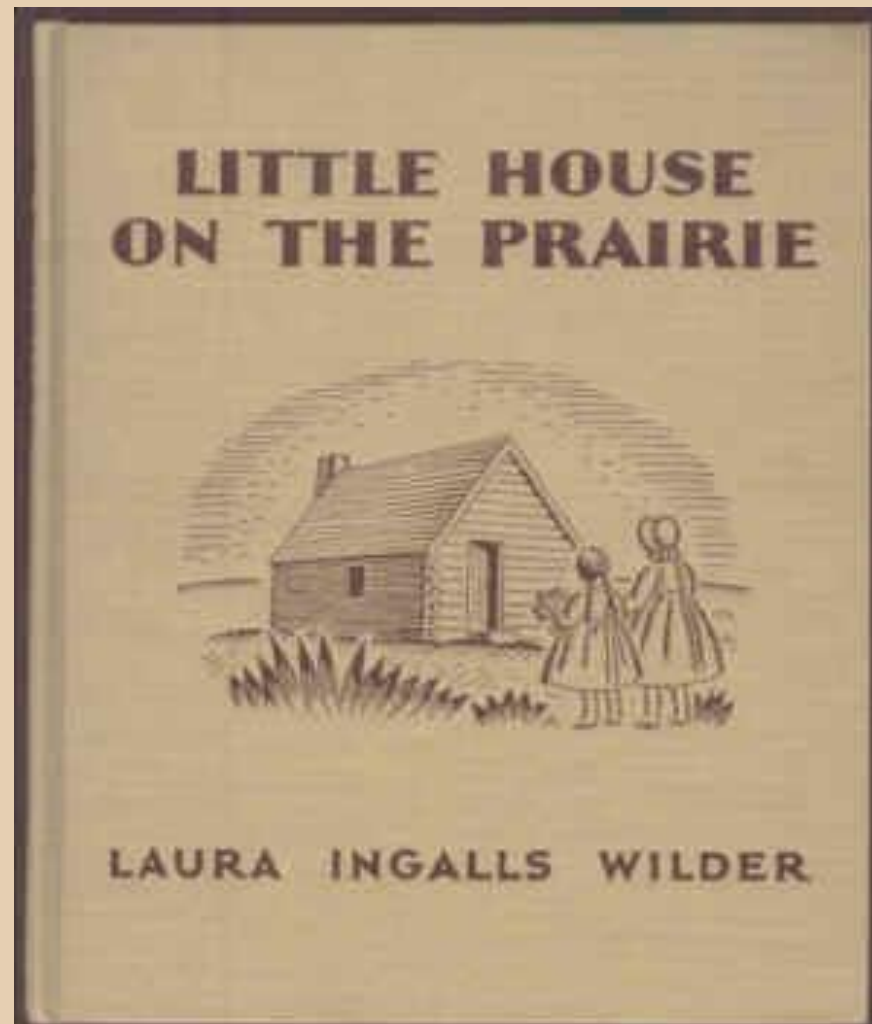
History

- Henry David Thoreau
- 1840s
- 10' x 15' cabin on Walden Pond as experiment in simple living
- Wrote "Walden", a book on living simply in natural surroundings



History

- The Original “Little House”
- One room cabin



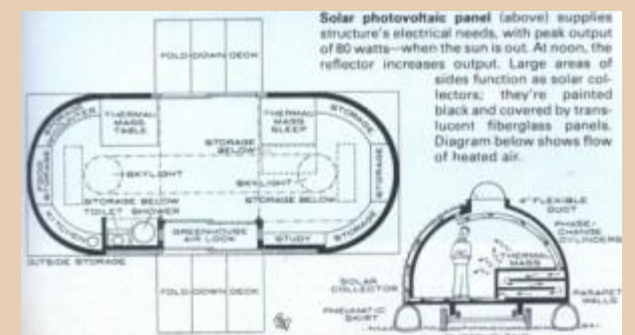
History

- 1970's: Matti Suuronen's Venturo House
 - unusual form and pre-fabricated technology
 - broad windows & very few walls = very open

- 1979: Micheal Jantzen's Autonomous House
 - self-sufficient home
 - composting toilet, fold-away shower, greywater filtration, alcohol stove, solar power
 - Made from 2 halves of a silo top
 - on a trailer



Venturo House



Autonomous House

Influential Movements

The background image shows a bedroom with a vaulted wooden ceiling. In the center, there is a gothic-style window with a pointed arch and a decorative tracery. Below the window, a bed is visible with white, slightly rumpled linens and two pillows. The overall lighting is warm and soft, creating a serene atmosphere.

American Craftsman Style (Arts & Crafts Movement)

- Late 19th century – 1930s
- Design and arts movement
- Reaction against Industrial Revolution
- Values handwork over mass-production
- Good design = simplicity, natural materials, and craftsmanship
- Exposed structural elements
- Mass
- Broad eaves



Gamble House by Greene & Greene

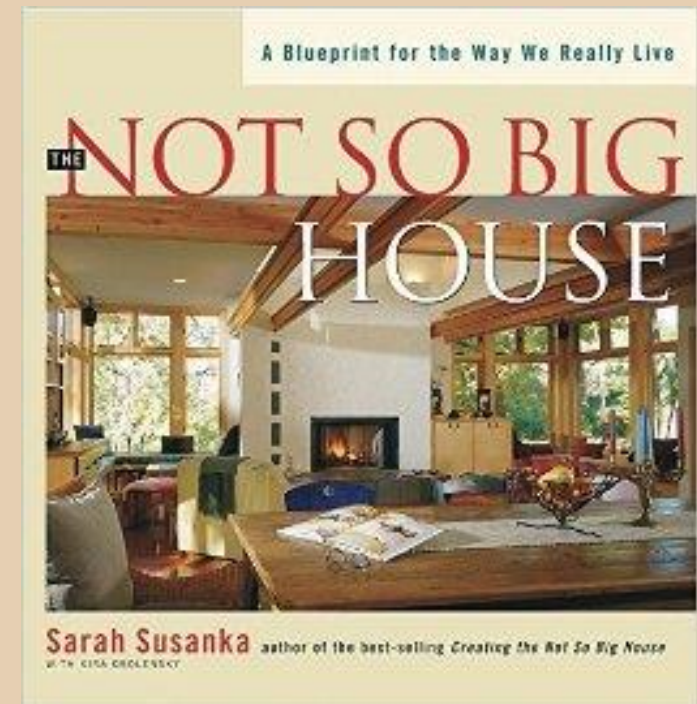
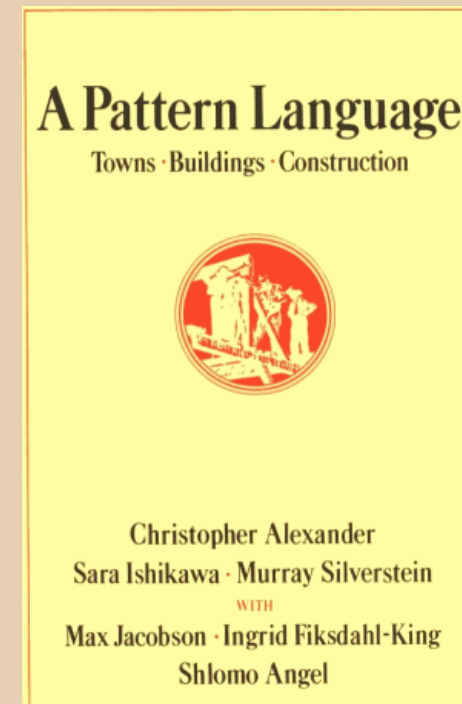


Bungalows

Photo credit: arts-crafts.com

The Not So Big House

- By architect Sarah Susanka in 1998
- Inspired by A Pattern Language by Christopher Alexander
- Movement toward smaller houses
- “Build Better, Not Bigger”
- Quality over Quantity
- Design Language to make interior feel comfortable and more spacious.
 - framed openings (windows, doors, or doorways that are framed or nested in certain ways)
 - spatial layering
 - visual weight
 - diagonal views
 - variations in ceiling height



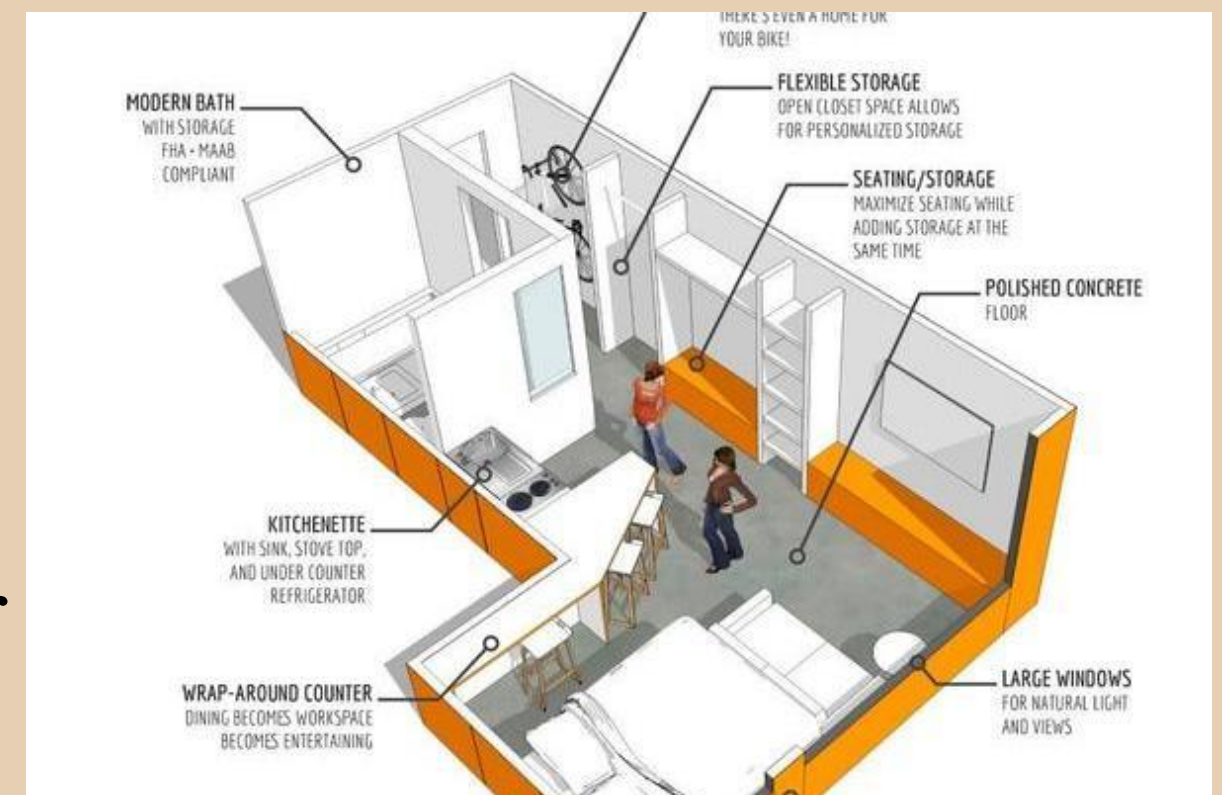
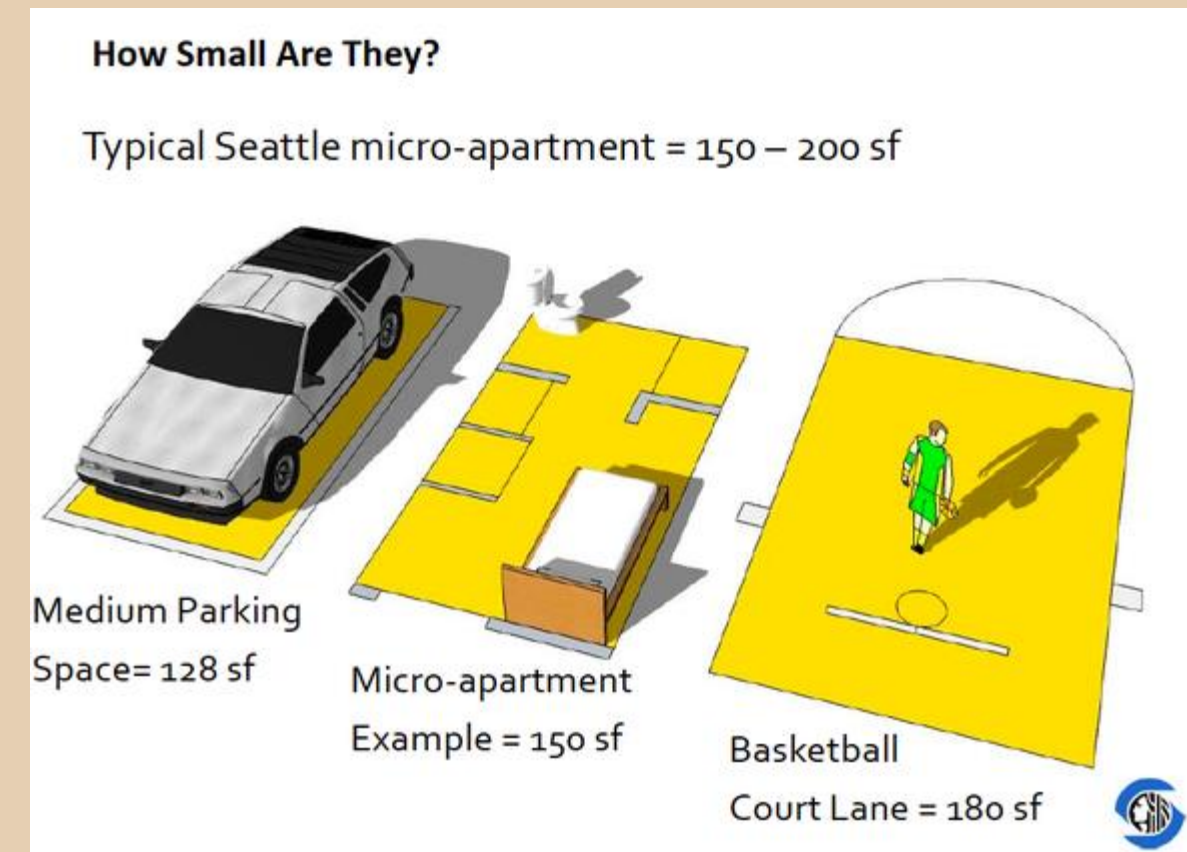
Small House Movement

- Architectural and Social Movement that advocates living simply in small homes
- Ross Chapin's Third Street Cottages
 - Small, sustainable, community oriented
 - "pocket neighborhoods"
 - 600-650 sf
 - 8 cottages on a 2/3 acre plot
 - Houses surround a "green" area for seating, green space, and garden
 - Community shares tool shed and meeting room
 - Houses sold as condominiums, monthly fees help maintain garden



Micro-Housing

- AKA “small efficiency dwelling units”
- Tiny apartments
- Aimed at single professionals who want to live alone
- Seattle just approved restrictions that include:
 - Min size of 220 sf
 - Min 150 sf sleeping area
 - Must include food prep appliances
 - Must include restroom
 - “congregate units” (sharing kitchens and restrooms) only allowed in high-density neighborhoods, can be 70 sf
 - Must provide 3 bike parking spots for every 4 units, and car parking



Proposed Micro-housing units in Boston

Katrina Cottages

- In 2005, after Hurricane Katrina, Marianne Cusato developed Katrina Cottages
- start at 308 square feet
- Alternative to FEMA trailers
- Created to provide a pleasant solution to a disaster zone
- Received wider interest



Reasons to “Go Tiny”:

- Reduced Costs
- More Free Time
- Simpler Lifestyle
- Reduced Environmental Impact

Reduced Costs

The average cost
of a tiny house is



\$23,000 (USD)

The average cost of
a standard size
house in the U.S. is



\$272,000 (USD)

Reduced Costs

- Financial Crisis 2007-2010 attracted attention to Tiny Homes
- On August 19, 2014, article in US News & World Report titled “The Tiny House Movement and Binge Saving: The New Retirement”
- Require few resources to build
- Higher energy efficiency = Decreased utility bills
- Decreased taxes and tax benefits



More Free Time

- Require less cleaning, painting, taxes, & maintenance
- More easily negotiated
- Buying a home usually requires many steps: owners or agents involved, offers, mortgages, finances, inspections, and closings



Photo credit: tiny house living



Photo credit: CNN

Less Cluttered & Simpler Lifestyle

- less “stuff”
- self-sufficiency
- Mobility
- down to essentials
- Connect with nature
- Free from “keeping up with the Joneses”



Photo credit:
rowdykittens.com



Reduced Environmental Impact

- energy efficient
- fewer resources to build
- Natural, re-claimed, & recycled materials
- hand-crafted
- on & off grid utilities
- minimal consumption
- low-impact



Current Phenomenon

A photograph of a bedroom with a vaulted wooden ceiling. In the center, there is a gothic-style window with a pointed arch and a decorative tracery. Below the window, a bed is visible with white, rumpled linens and two pillows. The lighting is warm and soft, creating a cozy atmosphere.

TV & Movies

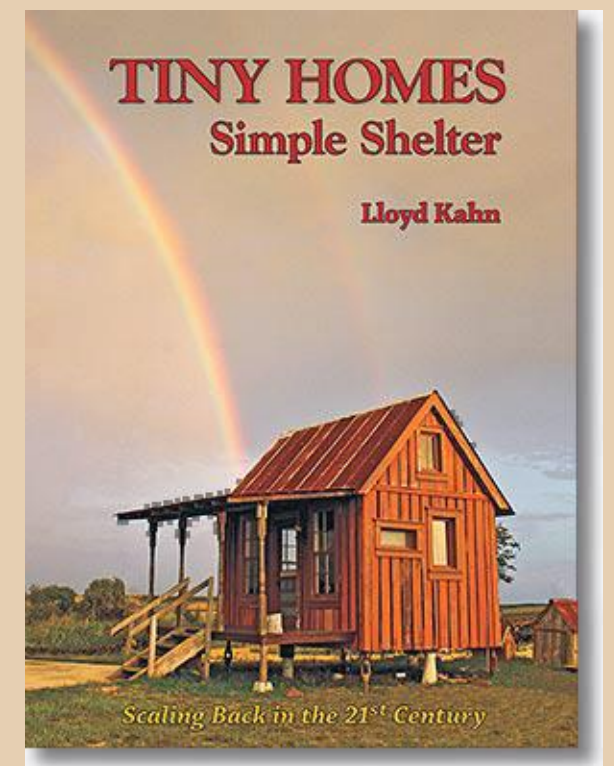
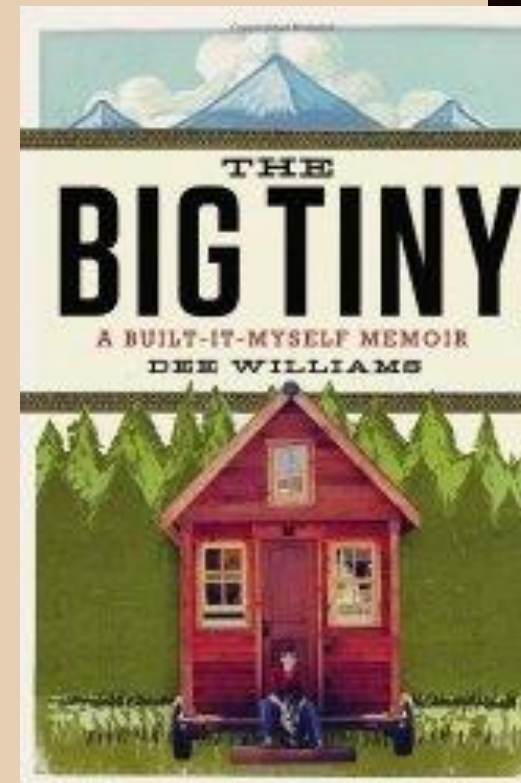
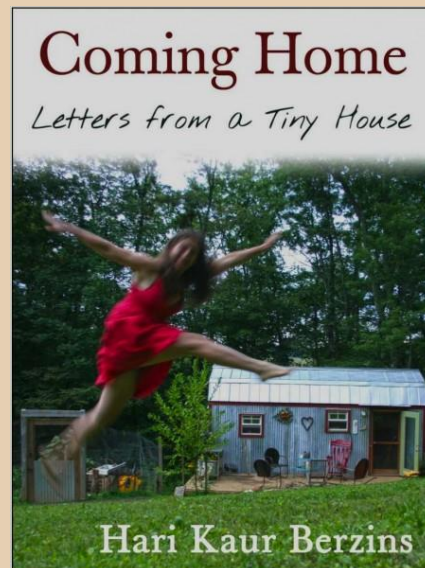
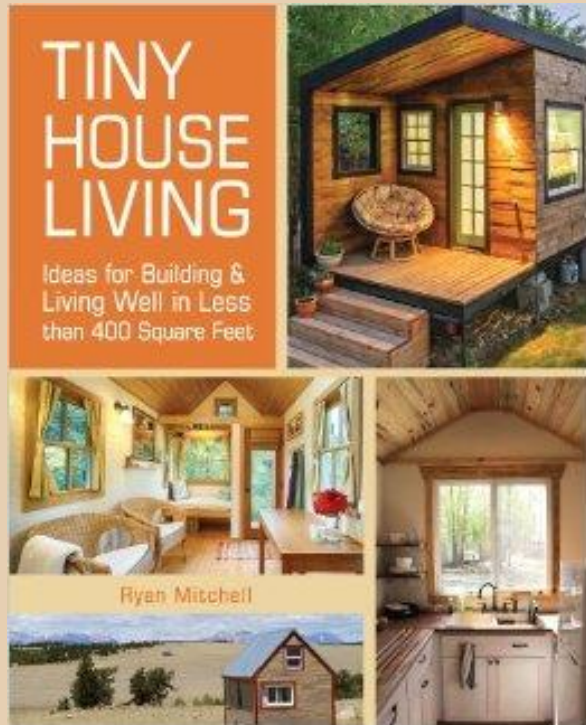
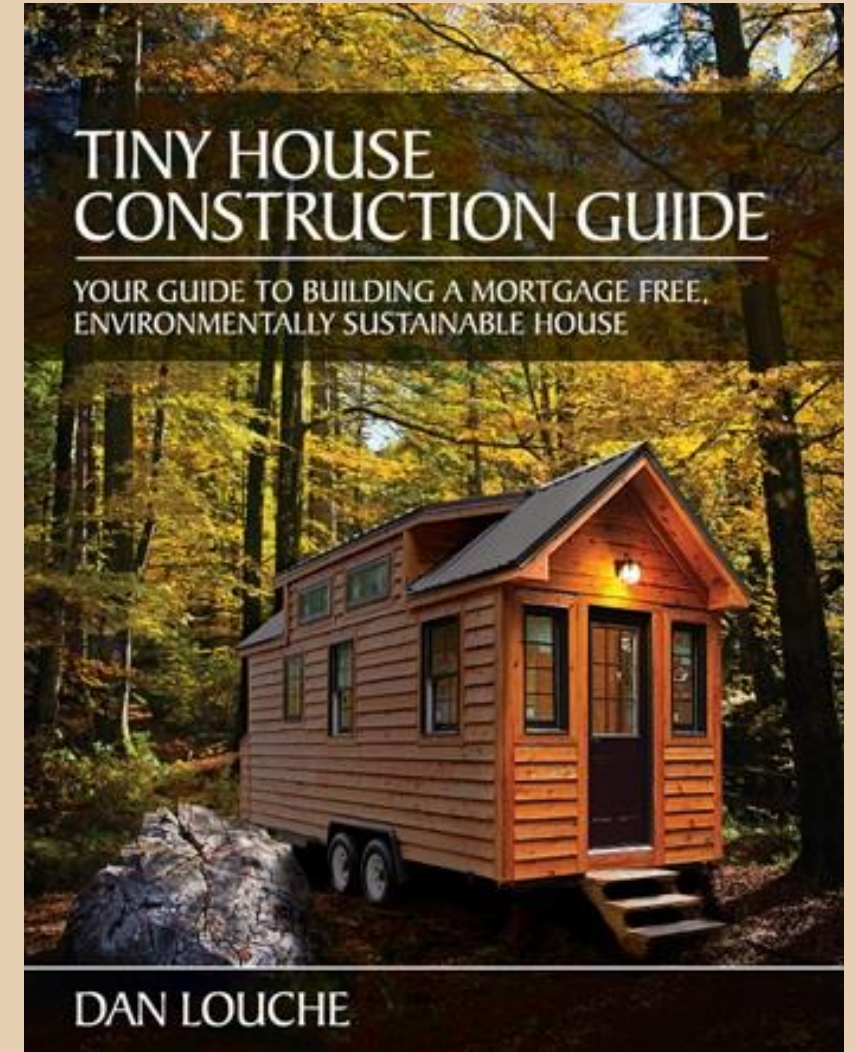
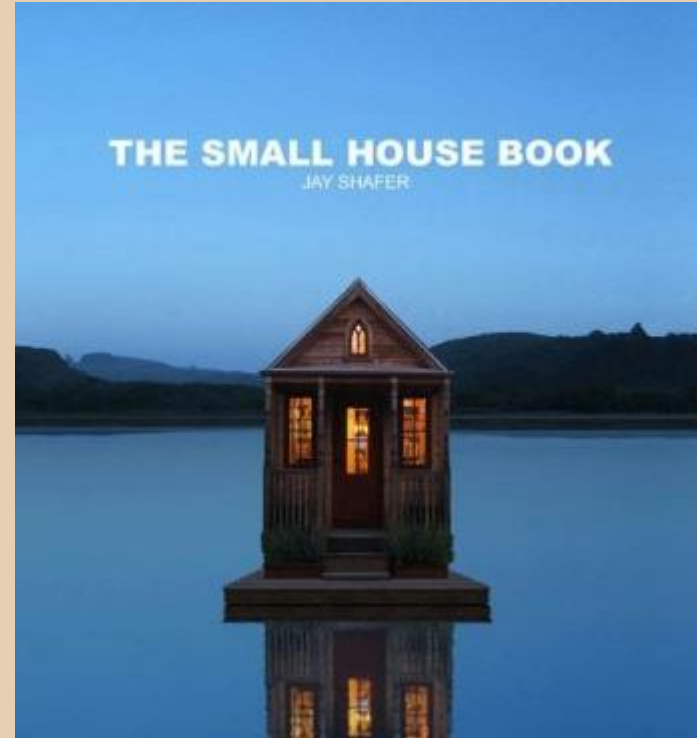
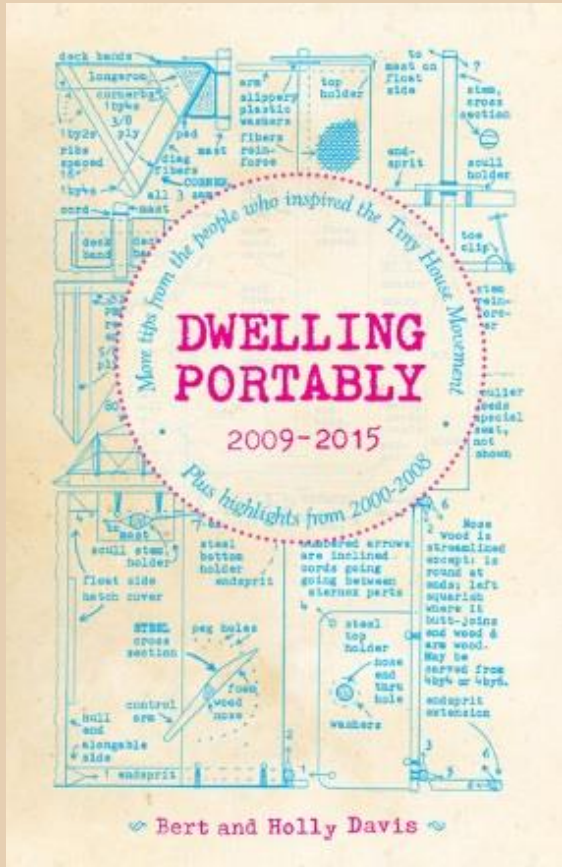
- **“Tiny House Nation”** TV show started in July 2014
- The movie **“TINY: A Story about Living Small”** debuted in 2013*
- The movie **“Small is Beautiful”**, currently in production

The logo for 'Tiny House Nation' features the words 'TINY HOUSE' in a smaller font above 'NATION' in a larger, bold font. A small house icon is integrated into the letter 'A' of 'NATION'.

**“In America, it seems like the more stuff you have, the better. The cars should be big; you should own this and have that, and I am not about that.”*



Books & Magazines



Pinterest



Retail Influence

- IKEA dedicates products for “small spaces”



Welcome to the world's smallest ideas

Small ideas are about finding and using hidden spaces and choosing furniture that does more than one thing. It's about being creative, a little rebellious and doing what you dream about no matter how much or how little space you have. And we think that is a pretty big idea.

Six small spaces to explore



Creating a small kitchen that can handle your biggest recipes

If you wish for a big country kitchen, but live in a small apartment in the city, you don't have to give up your dreams—maybe just shrink them a little.

[More about this room](#)



Squeezing a small laundry room into a small bathroom and still finding room to relax

With on/off ideas and storage that uses the walls efficiently, a small bathroom can do more.

[More about this room](#)



Building a walk-in closet in a small bedroom before bedtime

Building a walk-in closet in a small bedroom may seem like an impossible dream, but it's really not that difficult to do.

[More about this room](#)



Making space to be together in a small apartment

Moving in together means combining two homes into one. How do you fit everything in without having to compromise?

[More about this room](#)



Finding your own space in a shared space

Six friends living together in 130 sq ft might seem like a recipe for disaster, but a home like this proves that when everything – and everyone – works together almost anything is possible.

[More about this room](#)



Transforming a small living room into a room for everyone

Rooms in small homes are expected to do a lot, which makes them difficult to define. But when you have foldable, flexible, stackable, roll-able and climb-up-on-top-able furniture, your small rooms can transform into whatever you need them to be.

Spur, Texas

- In 2014, the mayor declared it as the first “tiny house friendly town”
- City Council is finalizing ordinance that makes tiny houses legal
- Small town, with young people moving away. Infrastructure for 3,000 but only supporting 900



SMALL FOOTPRINT, BIG FREEDOM

Welcome to Spur, Texas. The nation's first "Tiny" House friendly town.



Tiny House Hotel



- “Caravan”, located in Portland, Oregon
- first Tiny House Hotel in the US
- built on trailers with wheels
- 100-200 square feet
- each has a bathroom with a flush toilet and hot shower, electric heat, and a kitchen with a microwave, refrigerator, and hot plate

Tiny House Workshops

The screenshot shows the Tumbleweed Tiny House Company website. At the top, there's a logo with a tree and the text 'TUMBLEWEED TINY HOUSE COMPANY'. Below the logo are social media icons for Facebook, Twitter, Pinterest, and Google+. A search bar and 'CART (0) | ORDER STATUS' are also visible. A navigation menu includes 'HOUSES', 'PLANS', 'VIDEO', 'WORKSHOPS', 'TRAILERS', 'BARN RAISER', 'CATALOG', and 'NEWS'. The main heading is 'A 2-DAY WORKSHOP DREAM BIG LIVE TINY' with the tagline 'Save time, money, & the environment'. Below this is a map of the United States with workshop locations marked: Vancouver, BC (Jan 17-18, 2015); Portland, OR (Nov 1-2, 2014); Sonoma, CA (Oct 18-19, 2014, marked 'WORKSHOP IN 4 DAYS'); Colorado Springs, CO (Feb 7-8, 2015); Houston, TX (Nov 22-23, 2014); Orlando, FL (Jan 31-Feb 1, 2015); Ann Arbor, MI (Oct 25-26, 2014); Boston, MA (Jan 24-25, 2015); and Charlotte, NC (Nov 8-9, 2014). To the right, 'All Workshop Locations' lists details for Sonoma, CA (Oct 18-19, 2014, presenter Ella, \$399), Ann Arbor, MI (Oct 25-26, 2014, presenter Meg, \$399), and Portland, OR (Nov 1-2, 2014, presenter Brittany, \$399). Each listing includes a 'Download FREE Flyer' link and a 'LEARN MORE' link.

- Workshops popping up across the country & online
 - De-cluttering and downsizing
 - Tiny house building
 - Navigating codes

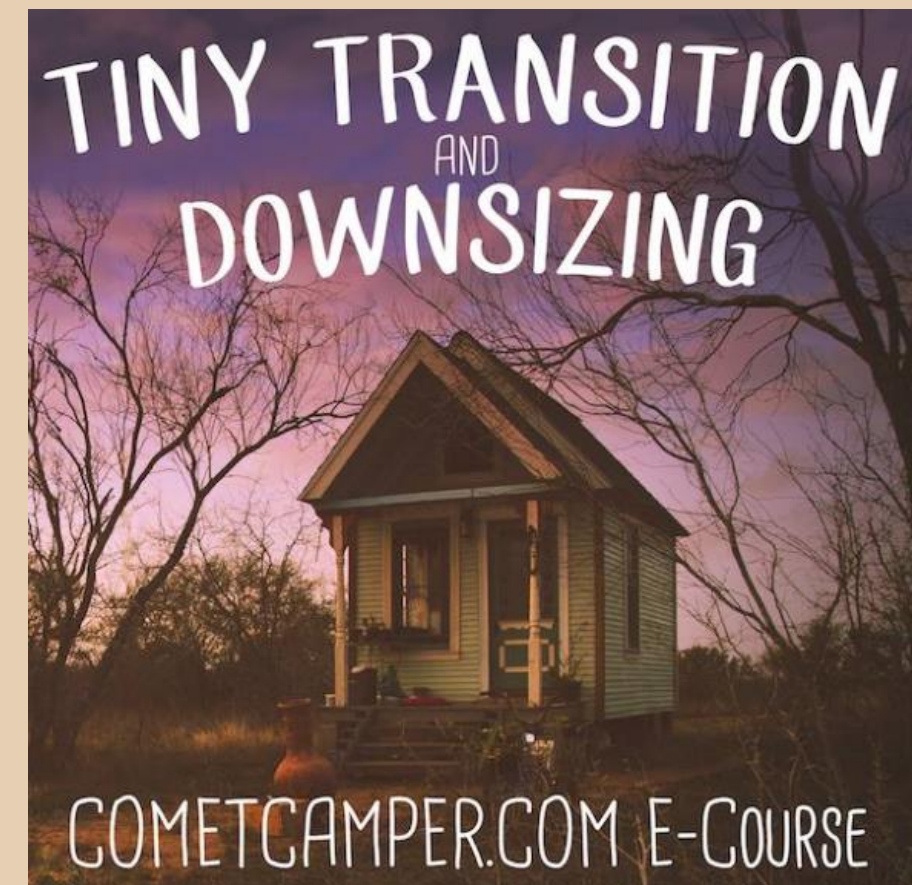


Tiny House Basics Workshop

November 1st and 2nd, 2014 | Portland, Oregon

Our Tiny House Basics Workshop is comprehensive but entry-level, introducing you to the unique design and building principles that apply to a tiny home. This workshop includes a tour of a tiny house and pocket community, and classroom-style learning, including:

- Case studies of tiny houses and pocket neighborhoods
- Cultivating home and community
- Navigating codes, insurance, and regulations
- Tiny house building necessities like securing your house to your trailer, controlling moisture, and designing for ventilation, heating, and cooling
- Tiny house systems, including electrical, gas, and water



Financing



Tiny House Lending

[Find Out if You Qualify!](#)

Tiny House Lending connects qualified borrowers to a network of lenders. Our partners provide low-cost, short term loans for Tiny House purchases.

We're not a bank...we're a matchmaker. We work hands-on with providers who understand your needs and want to help you succeed.

If you are considering a Tiny House purchase, complete our non-binding pre-application. We'll then work on your behalf to help you find the right lender and the right loan.

[Click here to complete our brief pre-application.](#)

Contact us for more information.

[STAY UP TO DATE! We'll let you know when new lenders are available in your area!](#)

Email Address *

First Name

Insurance



- “Tiny Home” policy. HO3 Special Form Homeowners Policy
- Covers the finished dwelling at the premises location
- Expanding in the future to cover “Tiny Home Parks/Communities” and Tiny Home construction policies

In the Details

A photograph of a bedroom with a vaulted wooden ceiling and a gothic window. The room is dimly lit, with a warm, golden light emanating from the window. The ceiling is made of light-colored wood with a prominent grain. The walls are also made of wood, with horizontal planks. A bed with white linens and pillows is visible in the foreground. The overall atmosphere is cozy and serene.

Building a Foundation

Mobile: Built on trailer



Permanent: Built on foundation



Safety

- Popularity = rapid increase in both amateur and professional builders
- led to safety concerns
 - In 2013, Tiny House Business Alliance formed to address ethical and safety issues
 - Various professionals hold workshops nationwide to teach tiny house enthusiasts to build their own homes safely



Photo credit: thetinyhouse.net

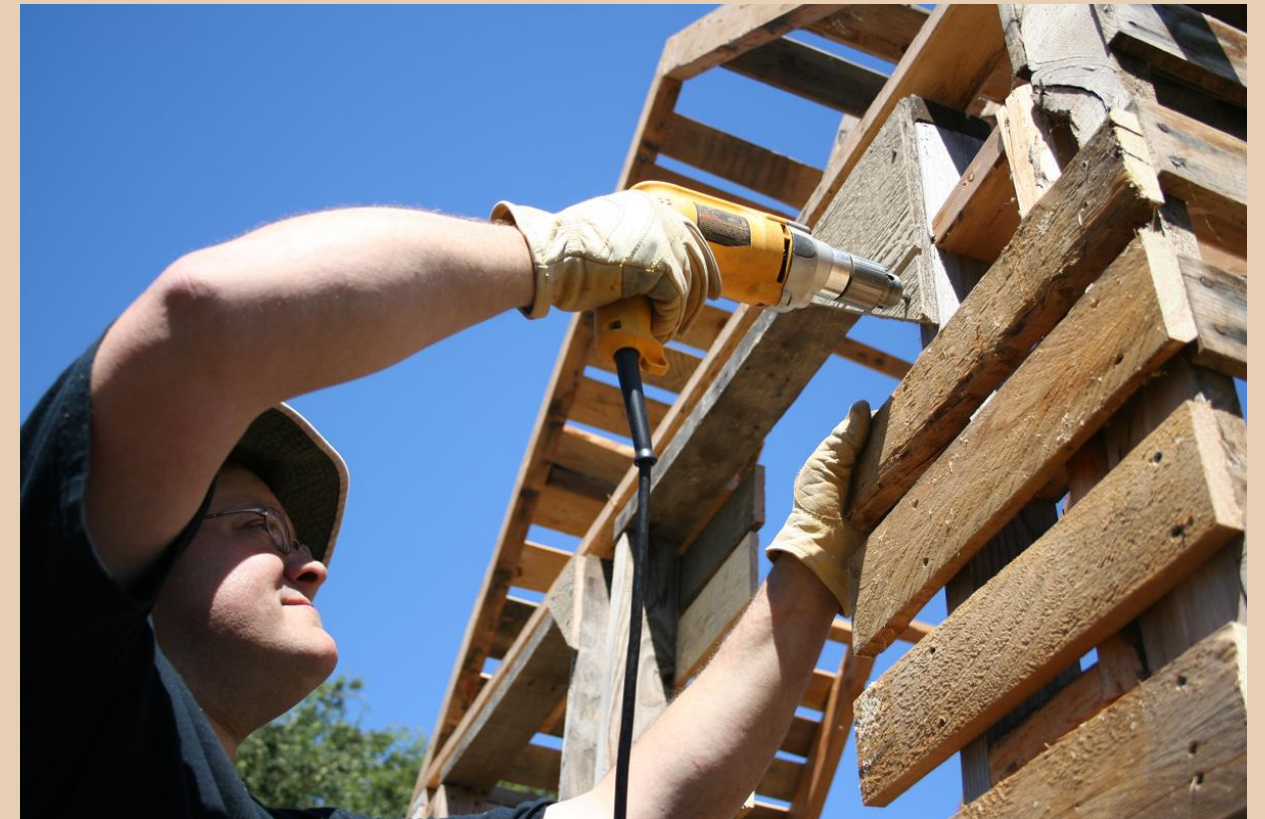


Photo credit: tinyhousedesign.com

Utilities (On or Off grid)

- **Plumbing**
 - Connected to public water and sewer: Water comes in through an RV hose, and leave via an RV sewer valve. A sewer hose would connect the house to the sewer
 - NO public water and sewer: Portable waste holding tank (as used in RVs)
- **Toilet** : Standard, compost, or RV toilet



Utilities (On or Off grid)

- **Electricity**: Wired to be plugged in – owner must determine source of electricity (standard AC plug-in or via a solar electric system with inverter)
- **Appliances**: two-burner stove, under counter fridge, bar sink, RV on-demand hot water heater
- **Heating**: propane boat heater



Details / Craftmanship

- Quality over Quantity
- Wood interior won't crack like drywall (important if house is moved)



Photo credit: Tiny House pins



Photo credit: Tiny House blog



Photo credit: Tiny House living

Regulations

A photograph of a bedroom with a vaulted wooden ceiling. In the center, there is a gothic-style window with a pointed arch. Below the window, a bed is visible with white linens and pillows. The room is bathed in warm, golden light, suggesting sunrise or sunset. The word "Regulations" is overlaid in white text in the upper center of the image.

Permanent Foundation & the Code

- Per IBC 2012:
 - every dwelling unit shall have:
 - at least one 120 sf habitable room (other habitable rooms must be 70 sf, except kitchens)
 - water closet, lavatory, bath/shower, kitchen w/ sink, sewage disposal, and water supply
 - habitable rooms shall not be less than 7' in any direction
 - portions of a room with a sloping ceiling measuring less than 5' or a furred ceiling less than 7' shall not contribute to the min. required habitable area

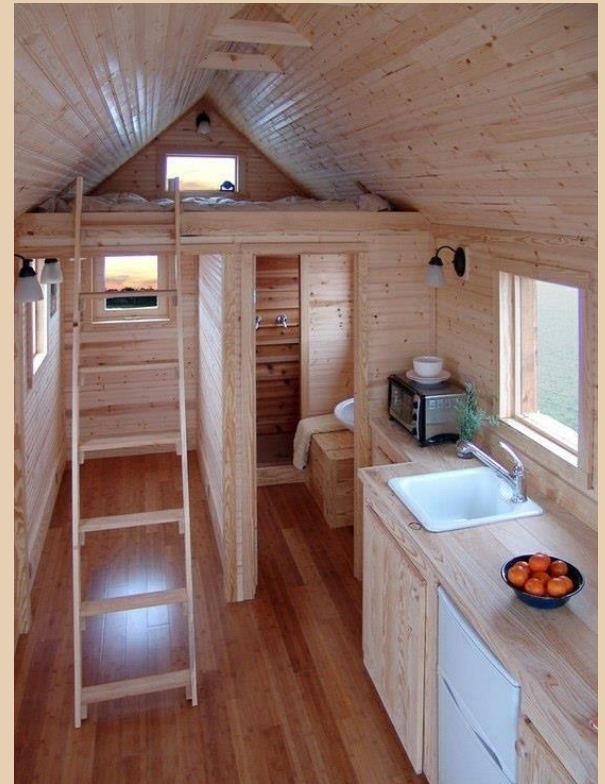


Photo credit: mountainize.com

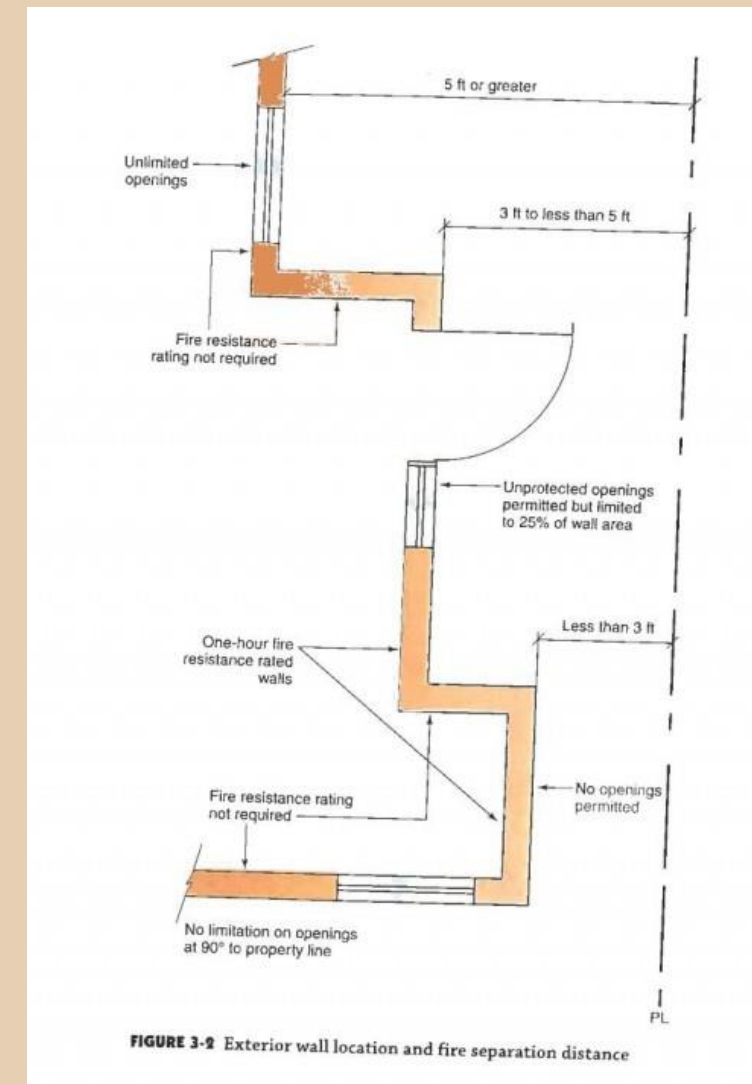


Photo credit: tinyhouseblog.com

Permanent Foundation & the Code

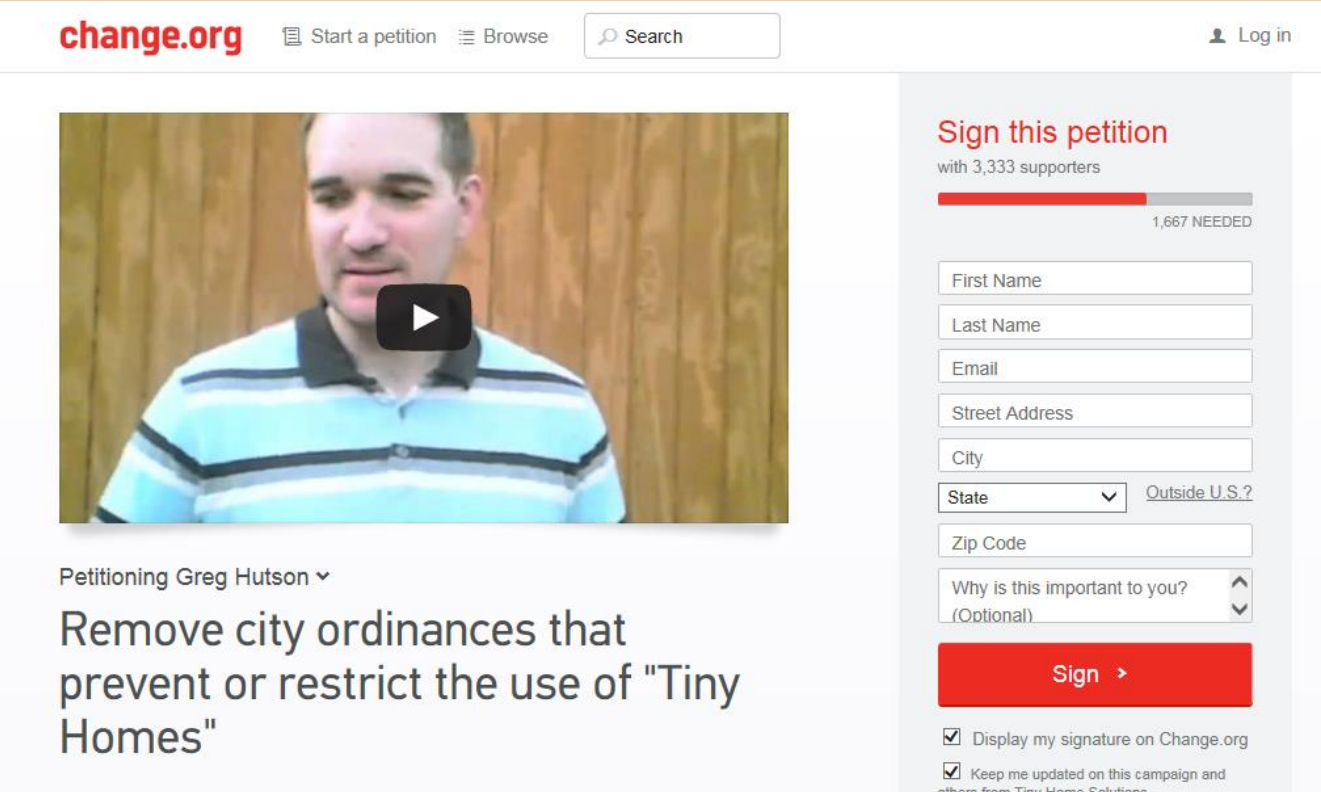
- Per IBC 2012:

- Egress requirement for loft space (5.7 sf operable window/door)
- 10' separation b/w homes (5' from assumed property line)
 - If less than 5', then walls must be rated



Permanent Foundation : Zoning

- Obstacles on where they are allowed
- Not seen as legal primary dwelling
- Not allowed to “front”
- Sometimes permitted as accessory dwelling unit



The screenshot shows a Change.org petition page. At the top, the Change.org logo is on the left, and navigation links for 'Start a petition', 'Browse', and 'Search' are in the center. A 'Log in' link is on the right. Below the navigation is a video player showing a man in a blue and white striped polo shirt. Below the video, the text reads 'Petitioning Greg Hutson' and 'Remove city ordinances that prevent or restrict the use of "Tiny Homes"'. To the right of the video is a sign-up form titled 'Sign this petition' with 3,333 supporters and a progress bar showing 1,667 needed. The form includes fields for First Name, Last Name, Email, Street Address, City, State (with a dropdown menu and 'Outside U.S.?' link), and Zip Code. There is also a text area for 'Why is this important to you? (Optional)'. At the bottom of the form is a red 'Sign' button and two checkboxes: 'Display my signature on Change.org' and 'Keep me updated on this campaign and others from Tiny Home Solutions'.

On Wheels: Tiny House as RV

- Loophole to permit as RVs (Recreational Vehicles)
- Road requirements: maximum of 8'6" wide and 13'6" high
- Must have registered tag, working brake lights, and turn signals
- Need 2½ ton vehicle to tow (Ford F250, Dodge RAM 2500, GMC Sierra 2500, or U-Haul Truck)
- Zoning issues: usually only allowed in campgrounds and RV parks; can only be lived in temporarily
- DIYers may be turned away, as many RV parks require RVs be manufactured by a member of the Recreational Vehicle Industry Association



Location

- On a friend or family's land that you rent
- On your own land that you own
- In some RV or mobile home parks
- Tiny Home Community



[Home](#) [Amenities](#) [Tiny Home News](#) [More](#) [Directions](#) [Contact Us](#) [f](#) [t](#) [in](#) [e](#) [8+](#)

COLLEGE PARK VILLAGE
R V PARK & TINY HOME COMMUNITY
(407) 936 - 4094

Future Planning

A photograph of a bedroom with a vaulted wooden ceiling and a gothic window. The room is dimly lit, with a warm, golden light. The ceiling is made of light-colored wood with a prominent grain. A single gothic window with a pointed arch is centered on the wall. Below the window, a bed with white linens and pillows is visible. The overall atmosphere is serene and contemplative.

Tiny House Communities

- Anchor Square
 - Cottage Community
 - Mississippi Gulf Coast after Katrina
- “Napoleon Complex” tiny house village
 - Being developed by Four Lights Tiny House Co.
 - Based on mobile home community model
 - 16-22 units per acre
 - communal facilities: parking and common house
 - People in the center, cars in the back



Anchor Square
photo credit: GulfLive.com

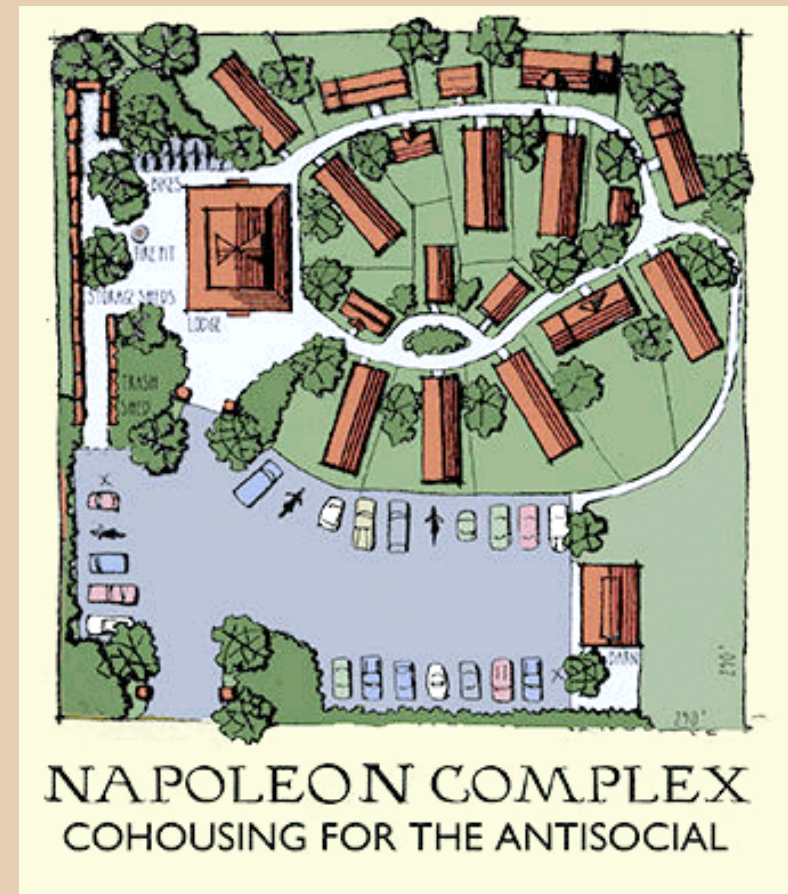


photo credit: Four Lights Tiny House Co.

Tiny House Communities

Where?

- Rural
 - Less restrictive requirements
 - Sustainable features (composting toilets, rainwater collection, etc.)
 - Further from services & amenities
- Suburban
 - chance of access to transportation (bus/rail)
 - Potential for shared resources
 - Increased ability to socialize with neighbors
- Urban
 - Accessory dwelling units
 - Access to urban infrastructure, services, amenities, jobs, public transportation
 - Increased density and efficient land use

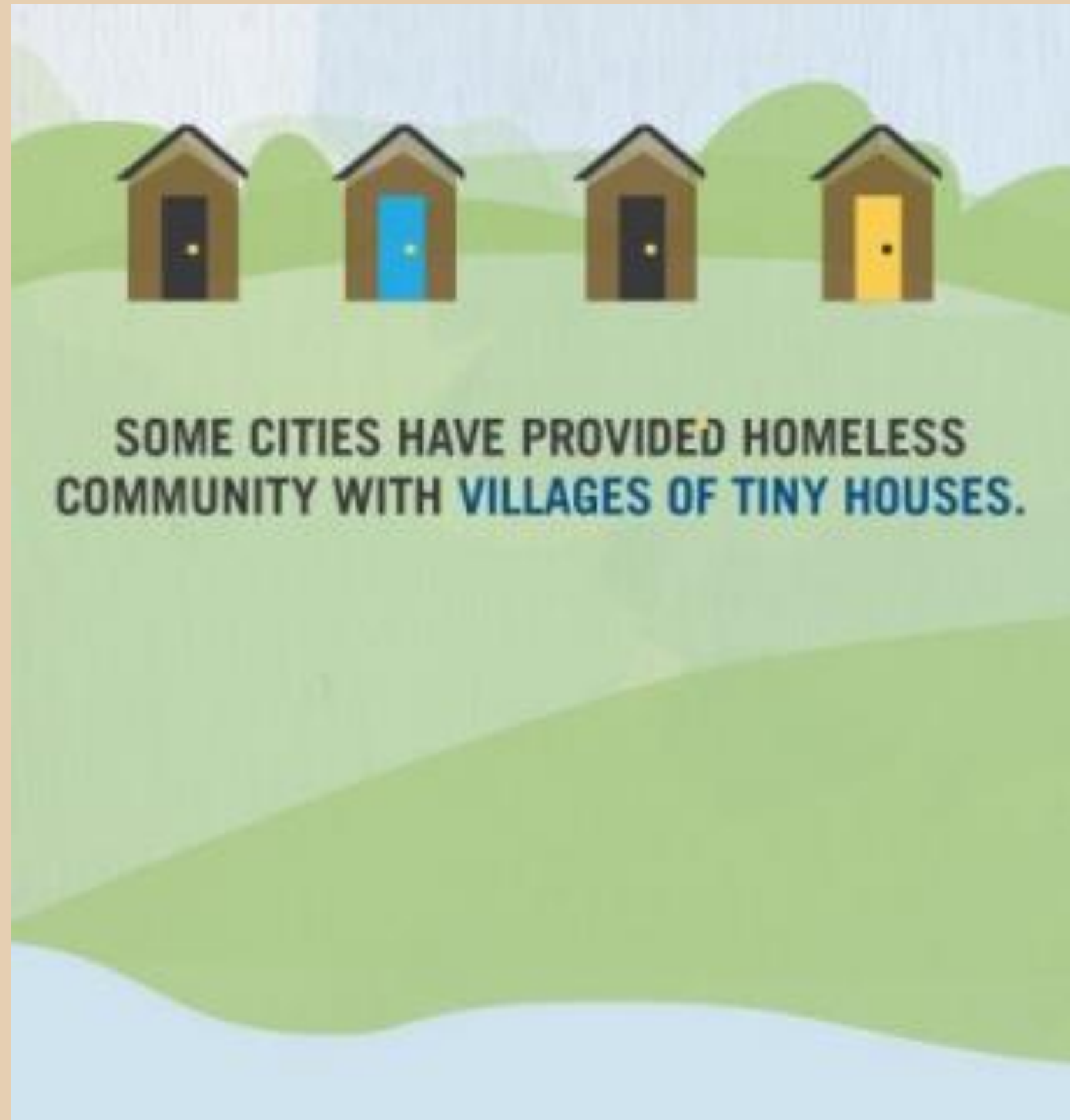


photo credit: tinyhomes.com

ADU/Tiny House Overlay District

- Elizabeth Roberts, an Atlanta attorney, authored an overlay district
 - The principal dwelling or the accessory dwelling unit must be owner-occupied and single-family detached;
 - The number of occupants of the accessory dwelling unit shall not exceed two (2) unrelated individuals;
 - Maximum height: 25 feet; Maximum unit size: 700 sf and less than 40% of the principal dwelling's floor area;
 - Setback requirements: standards for principal or accessory buildings in the underlying primary district;
 - ADU/Tiny House entryways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway;
 - To match principal dwelling unit: Exterior finish materials, roof pitch, detailing, trim, eaves, windows

Alleviating Homelessness



Alleviating Homelessness

- A Slovakian firm called Design Develop has created a triangular tiny house for the homeless on stilts that can be used in conjunction with a billboard ad



- Community near Ithaca, NY called Second Wind Cottages



- Proposal for Tiny house Village in Portland, Oregon



Alleviating Homelessness

- Community First! Village in Central Texas
 - 27 acre master-planned community
 - Affordable, sustainable housing for disabled, chronically homeless
 - Mix of housing options
 - Garden
 - Chicken operation, bee hives
 - Medical facility
 - Outdoor theater
 - Workshop and art gallery
 - Meeting space

The screenshot displays the website for Community First! Village. At the top, a dark blue navigation bar contains links for 'About Us', 'Our Mission', 'Community First!', 'Help Us Grow', 'Your Legacy', and 'Contact Us'. Below this, the main header features the organization's name in a light blue script font. A paragraph describes the program as a 27-acre master-planned community providing affordable, sustainable housing and a supportive community for disabled and chronically homeless individuals in Central Texas. A circular logo for 'MOBILE LOAVES & FISHES' with the tagline 'Miracles on Wheels' is positioned to the right. The background of the header is an aerial photograph of the village, with the text 'OUR MISSION' and 'HELP US GROW' overlaid. The main content area is titled 'Pave the Way Home' and explains that financial support is vital for providing homes. It lists three housing options: 5th Wheel RVs (\$25,000, GOAL 100), Micro-Homes (\$20,000, GOAL 100), and Canvas-Sided Cottages (\$10,000, GOAL 25). Each option includes a small image and a brief description of the home's features and amenities.

About Us Our Mission Community First! Help Us Grow Your Legacy Contact Us

Community First! Village

A program of [Mobile Loaves & Fishes](#), Community First! Village is a 27 acre master-planned community that will provide affordable, sustainable housing and a supportive community for the disabled, chronically homeless in Central Texas.


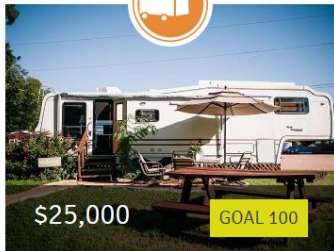


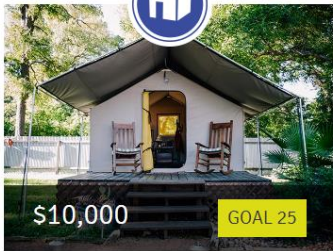
MOBILE LOAVES & FISHES
Miracles on Wheels

OUR MISSION

HELP US GROW

Pave the Way Home

Your financial support is vital to providing a home for our disabled, chronically homeless friends. There are many opportunities for you to pave the way home for our homeless brothers and sisters in need.

  \$25,000 GOAL 100	  \$20,000 GOAL 100	  \$10,000 GOAL 25
COMMUNITY FIRST! 5th Wheel RVs	COMMUNITY FIRST! Micro-Homes	COMMUNITY FIRST! Canvas-Sided Cottages

Each home will include a fully functioning kitchen equipped with cooking supplies and refrigerator, bathroom with standup shower, separate bedroom with fresh linens and new bed, living and sitting area and ample storage space.

The micro-home ranges in size from 144 to 180 sq. feet and is environmentally friendly and sustainable. It is equipped with electricity, and its unique design maximizes airflow for the comfort of our residents and reduces the need for excessive power usage even in the most extreme weather conditions. Outdoor kitchens, private bathrooms, and shower and laundry facilities are conveniently located throughout the property. [Click here to see how we can build this house in 6 hours!](#)

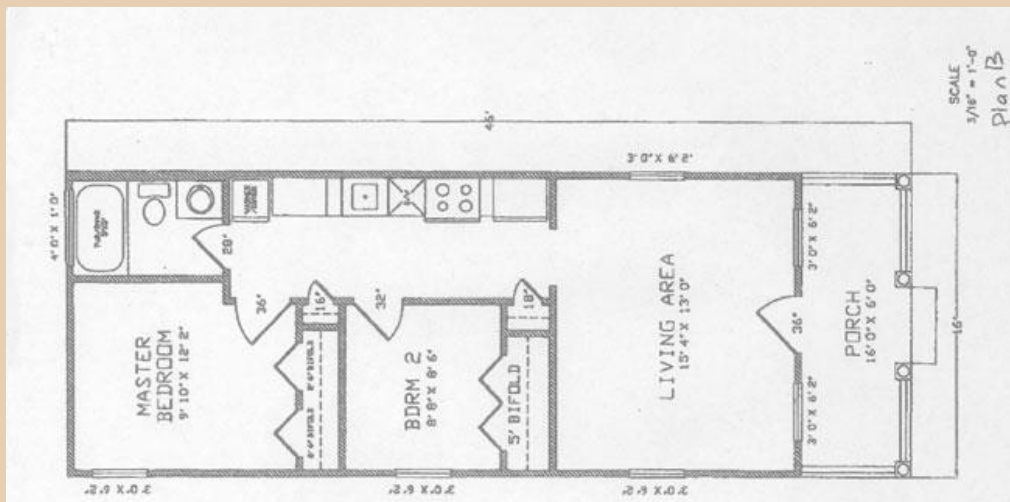
These cottages are built securely on a structured deck. Approximately 12x12 in size, the one room cottages offer a single bed, chair and a small table. This home is equipped with electrical power, a wall socket and ceiling light. Outdoor kitchens, private bathrooms, and shower and laundry facilities are conveniently located throughout the property.

Tall Tales and Tiny Fictions

The background image shows a bedroom with a vaulted wooden ceiling. A gothic-style window with a pointed arch is centered on the wall. In the foreground, a bed is covered with white, rumpled linens and pillows. The overall lighting is warm and soft, creating a cozy atmosphere.

Ed Jackson

Developer, Cottages at the Addison



- friend needed to sell the property in a hurry
- zoned multi-family, and infra-structure in place; required variance on setbacks
- Ed had worked with Hurricane Katrina disaster teams in Mississippi
- All the units sold to walk-ins without Realtors
- 720 sf



Tim Watson

Owner, Southern Fried Homes

Small Houses & Tiny Houses

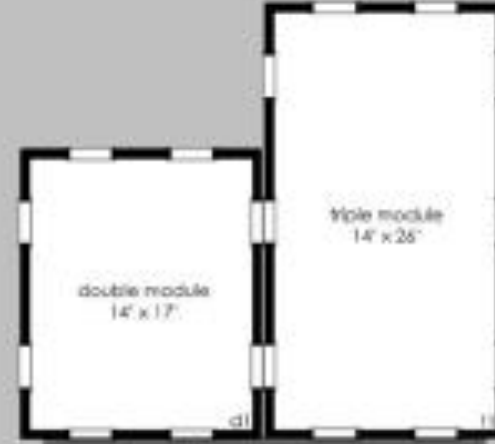
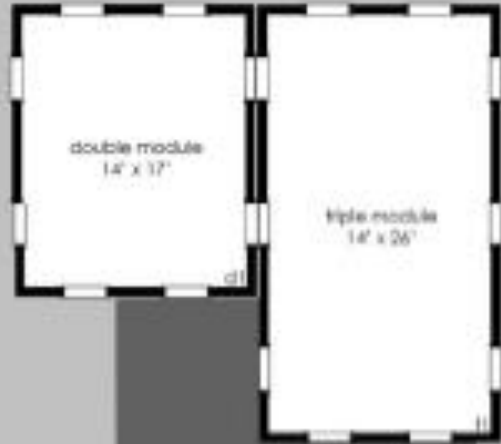


Small Houses



- Independent dwellings
- ADUs
- Real estate

copyright 2011 moser design group, inc.



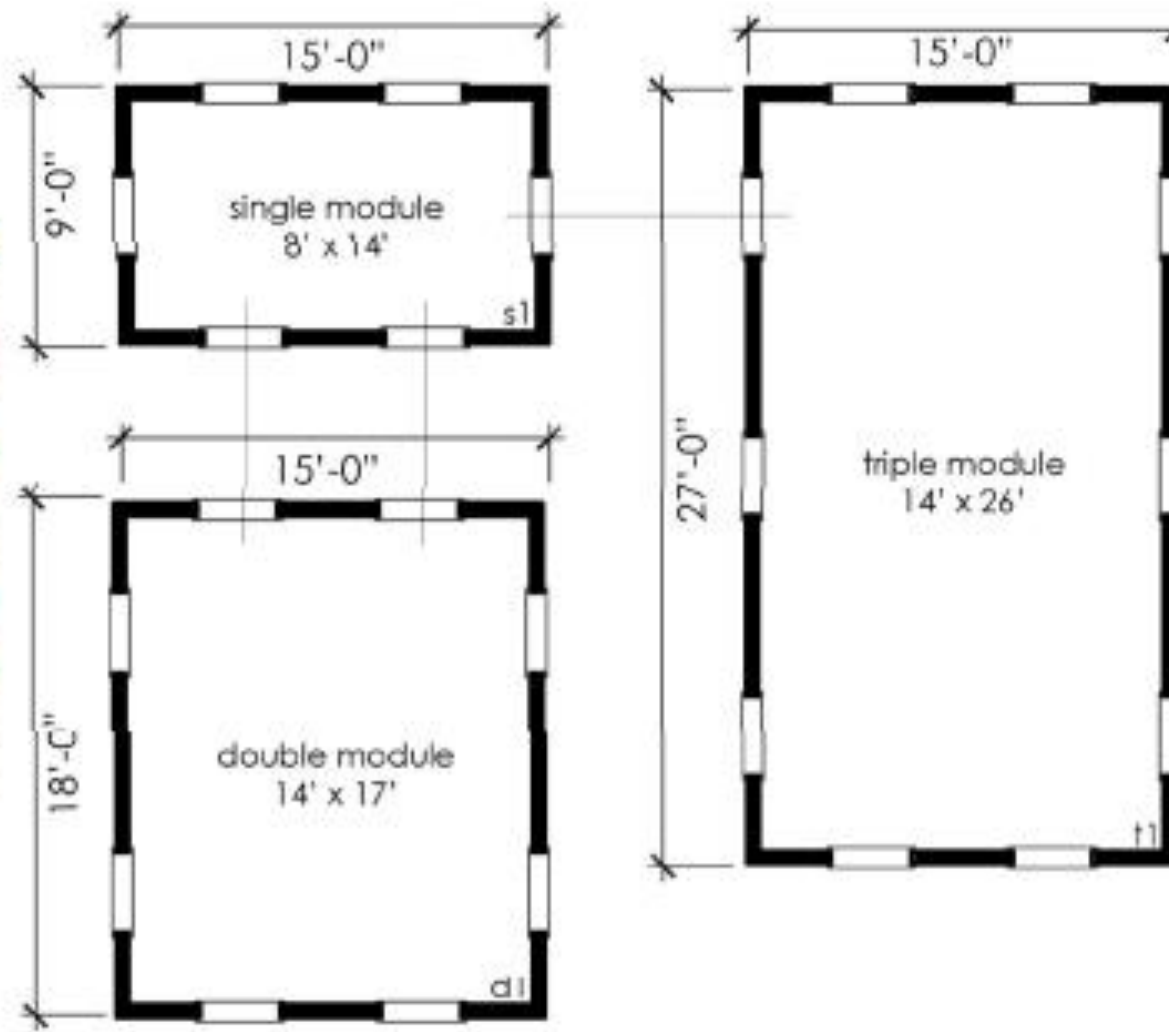
sample elevations



The Grow House



reference sizing



reference modules



Tiny Houses

- Often off the grid
- Mobile
- Waste sytem?
- DIY
- Unregulated
- “ A fresh start”





- Single person loft space
- Vaulted ceiling
- Utilizing every available inch of space



- \$\$\$\$\$
- No \$\$\$





- Park Model





- Design inspirations



BRYANT PARK Cottages



12 Detached
Residences 700-
1700 sf

Hilton Head
Island

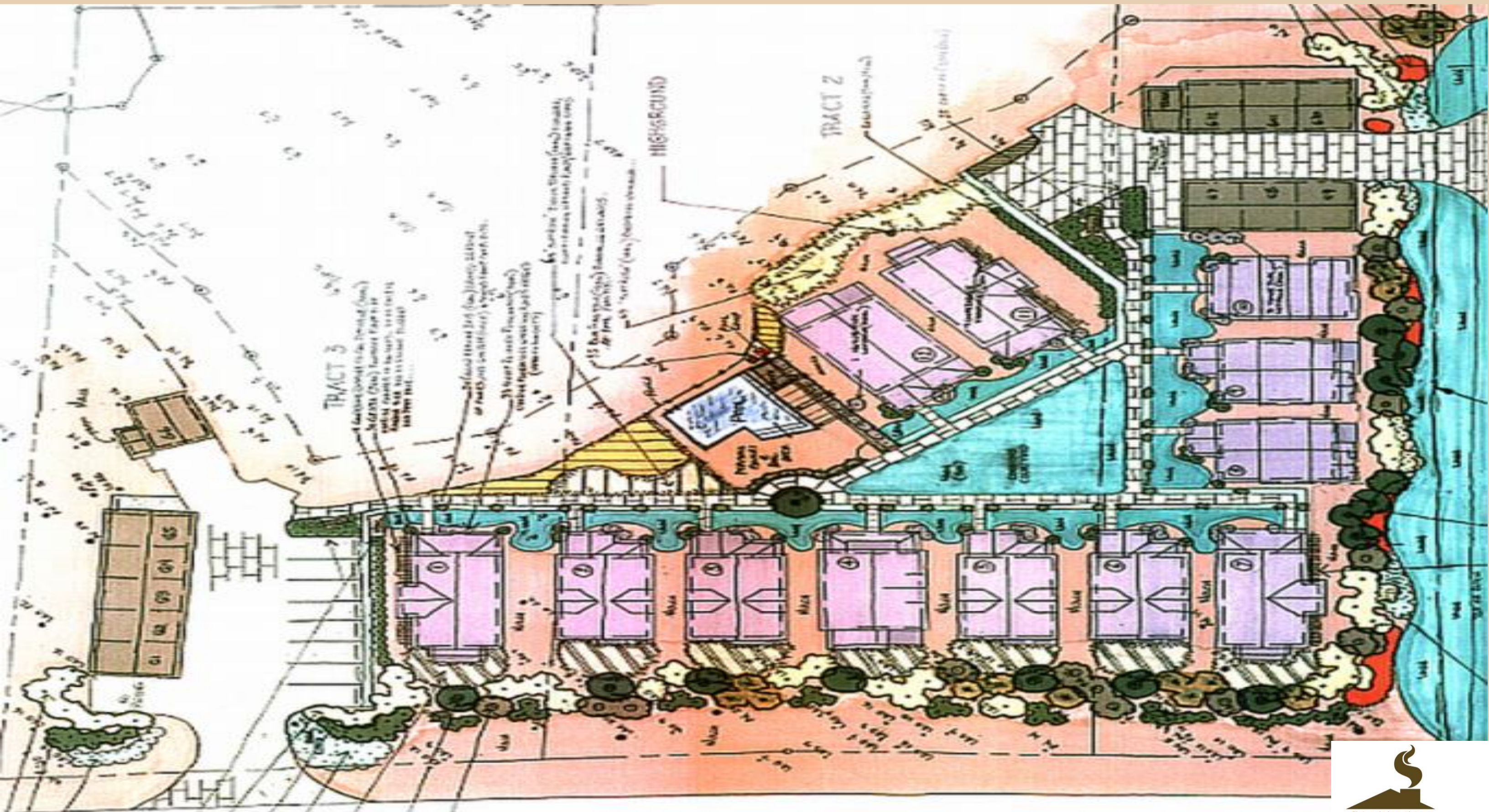




Fish camp
\$40,000

Complete
with self
contained
sewage
system.





Q & A with Zach Thomas


Owner/builder of the “Golden Elephant”

<http://charlestontinyhouse.com>



- Custom tiny house in Charleston
- 324 sq ft
- Two lofts
- Separate private areas
- Work space for 2 people





Could tiny home living improve local
quality of life economically,
environmentally and culturally?

If so, how can you make it viable within
your community?

A photograph of a bedroom with a wooden vaulted ceiling and a window with a gothic-style arch. A bed with white linens and pillows is in the foreground. The text is overlaid on the image.

Have you had any requests for tiny homes in your community?

A photograph of a bedroom with a vaulted wooden ceiling and a window with a gothic-style frame. A bed with white linens and pillows is in the foreground. The text is overlaid on the image.

Can you envision the “perfect place” for
a tiny home community in your area?

How small do you think you could go?

1000 sf?

500 sf?

250 sf?

100 sf?



If you built tiny house, what would it be?

Contemporary?

Bungalow?

On wheels?

Resources

Books

- The Small House Book by Jay Shafer
- Tiny Houses by Mimi Zeiger
- Humble Homes, Simple Shacks...by Derek Richardson
- 120 Ideas for Tiny Living by Laura M. LaVoie

Blogs

- Tiny r(E)volution
- The Tiny Life
- Tiny House Blog
- Smalltopia
- Tiny House Talk
- Tiny House News
- Life in 120 Square Feet