



CASE STUDY
TRAVIS HEIGHTS RESIDENCE

GREEN BUILDING RATING:
★★★★★



“A huge success factor was having a LEED Accredited architect who is also intimately familiar with the Austin Energy Green Building guidelines. We didn’t even realize that it was the nation’s first green building program. We love AEGB!”

— Glen Ford, Homeowner





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GREEN BUILDING RATING:
★ ★ ★ ★ ★

TOP FEATURES:

- » Screened porch on east side and pool patio on north side expand living space outdoors
- » Preservation of huge tree in front yard for shade
- » Efficient thermal envelope
- » Strategic window placement for daylighting and shading as well as effective cross-ventilation
- » High-efficiency heating, cooling and mechanical ventilation systems in addition to ceiling fans

PROJECT DESCRIPTION:

The Lockhart Drive residence located in the Travis Heights neighborhood of Austin combines sustainable design, smart home features and affordability. Determined to have a beautiful and efficient home that fit the budget, the owners and architect worked closely together to utilize standard materials in creative ways. The homeowners sought to create a home equipped for modern living to replace their outdated, inefficient home.

ENVIRONMENTAL FEATURES:

Achieving a 5-star Austin Energy Green Building rating was a top priority for both the homeowners and architect. The owners wanted an AEGB rating because, “we thought going green was simply the right thing to do when building a new home here and aiming for the highest rating gave us a clear goal to reach.”

The project team engaged in an integrated design and construction process to ensure that they achieved their goals. Architect Carina Coel elaborates, “this project is a great lesson on how simple, common-sense decisions can add up to create a very sustainable home. Working through the checklist with our AEGB consultant, it became clear that even though we didn’t have major visible indicators of sustainability, such as solar panels or rain water collection, we could still achieve a 5-star rated home by ensuring that we were making energy-efficient and resource-wise decisions throughout the process.”

An efficient thermal envelope and HVAC system combined with strategic daylighting and cross-ventilation help reduce energy use. The home is also equipped with smart home features like motion-sensing fans and a Lutron smart lighting system. Strategic orientation, overhangs, porches and a huge preserved tree in the front yard create shade from the hot Texas summers. The screened porch and balcony catch prevailing summer breezes to naturally cool the house. Exterior spaces feature xeriscaping with plants suited to Austin’s climate and requiring less water. The result is a comfortable, healthy, low-maintenance home that features combined indoor and outdoor living.

As a featured project on the 2018 AIA Austin Homes Tour, the selection committee particularly noted that the sustainable features and AEGB rating played a role in being chosen for the tour.



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PROJECT PROFILE

Zip Code » 78704
Neighborhood » Travis Heights
Building Area » 2277 sq. ft.
Rating Date » October 2017
Architect » Restructure Studio
Contractor » IDM Builders

Austin Energy Green Building is cultivating innovation in building and transportation for the enrichment of the community’s environmental, economic and human well-being.

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