



PRODUCED BY:



COOL HOUSE TOUR  
— 2011 —



## AUSTIN'S GREEN BUILDING RESOURCE FOR 20 YEARS



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Austin Energy® Green Building is proud to celebrate 20 years of sustainable building in Austin and the surrounding area. From our start in 1991 to present, we continue to offer the expertise you need to buy or build green—from single or multifamily units to commercial buildings. Architects, designers and building professionals can also take advantage of continuing education opportunities with Austin Energy Green Building.

### Learn more about our educational services:

- » Green By Design Workshops
- » Free Professional Seminars
- » Green Boots Education Series
- » Annual Cool House Tour

Visit [greenbuilding.austinenergy.com](http://greenbuilding.austinenergy.com)



## DEAR COOL HOUSE TOUR FRIENDS,

Thank you for joining us for the 15<sup>th</sup> Cool House Tour. It was incredibly hard to choose just 16 homes to feature, which is a testament to how far green building has come in the last four or five years.



We know these homes will delight and inspire you. Enjoy the tour, ask as many questions as you want, and have fun. Cool House Tour day is one way to see some of the coolest, most

innovative and interesting homes in Austin and Round Rock. We hope you find at least one helpful morsel at each site, whether it be a contractor's business card, a new product or an unusual use for an otherwise landfill-bound item.

Austin Energy Green Building, our co-producer for this event, is celebrating 20 years of educating the public, making connections among building professionals and the community they serve, and demonstrating there is money to be made and saved by building and living sustainably. Texas Solar Energy Society is honored to partner with this award-winning program.

If you have any suggestions for us for next year's tour, we want to hear from you. This is your tour, and we want it to keep our city wonderfully weird and very cool.

Best regards,

Natalie and the TXSES team  
[solar@txses.org](mailto:solar@txses.org)  
[www.txses.org](http://www.txses.org)



Photography of homes by Andrew Pogue Photography  
Photography of home on page 35 by Adam Glick Photography  
Printing by Aus-Tex Printing and Mailing

“Environmental spending is deficit spending against future generations as long as we have a short-term view, not beyond our own generation, of the value and consequences of such expenditures. What will our children's children say, in one sentence, about our consumption of fossil fuels?”

— BOBBY KENNEDY, JR.

## GUIDELINES

- Each visitor must have a guidebook or companion ticket to enter a home on the tour.
- The map is meant to be a general overview. Read specific directions carefully for each site you choose and look for the Cool House Tour signs at intersections.
- Please respect the privacy of our generous homeowners and visit only during the public tour hours: 10:00 a.m.– 6:00 p.m.

- **New on the tour:** You will find QR codes, like the one to the right, throughout this guidebook and at the homes. If you have a smart phone, you can download an app (we like BeeTagg) that will let you scan the codes. The codes will help you learn more about green features of the homes. Follow these instructions to get on board:



- Download a QR code reader. (For BeeTagg, visit: <http://get.beetagg.com>)
- Start the reader.
- Point your mobile camera at the QR code and shoot!



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4509 Avenue A  
HYDE PARK 78751

Austin Energy Green Building Rating  
★★★★★

- Owners:**  
Nathan Doxsey & Tina Bui
- Designers:**  
Owners with West 6 Design and Devine Austin
- Builder:**  
Sustainable Endeavors
- Mechanical:**  
McCullough Heating & Cooling
- Solar PV:**  
Meridian Solar
- Solar Thermal:**  
Celestial Power
- Rainwater:**  
Innovative Water Solutions & Dick Peterson

This centrally located bungalow-style home with a garage apartment earned 86 points out of 100 on [www.walkscore.com](http://www.walkscore.com)! Quality is emphasized over quantity and simplicity over complexity in this five-star home. The Bui-Doxsey home reflects years of learning, planning and collaboration with Austin's rich and vibrant green building community.

**DIRECTIONS:**  
From Guadalupe and W45th, go east on W 45th one block, (L) at Ave A

## Do you know?

How many gallons a standard toilet uses per flush?

- a. half a gallon b. one gallon c. two gallons d. three gallons

Your home may be eligible for up to 3 free high-efficiency toilets!

**Hurry...  
free toilet program  
ends August 31!**



**Answer:**  
c: Two gallons

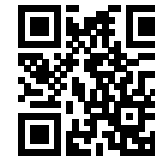
**Check out our other water-saving incentives:**

- Rebates for rainwater harvesting equipment
- Rebates for high-efficiency washers
- Rebates for replacing turf areas with native and adapted plants
- Free irrigation evaluations



**Become waterwise!**  
Learn more about water conservation at [WaterWiseAustin.org](http://WaterWiseAustin.org) or call 974-2199.

Transportation alternatives abound at this house. Learn more about transit here.



**Green Features:**

- Existing home relocated; new home includes garage apartment, furthering urban infill and reducing need for new infrastructure
- Large screened porch creates outdoor living space
- Exterior walls and foundation clad with autoclaved aerated concrete (AAC) board, creating thermal break from framing material and slab-edge while providing durable substrate for stucco finish
- Total-fill (no void) wall insulation-agriculturally based-spray foam insulation and dense packed cellulose insulation
- Standing seam metal roof allows use of clamps to fasten solar PV and thermal systems, eliminating roof penetrations
- Cabinets, framing material and decking all third party Forest Stewardship Council (FSC) certified
- 3.15 kW solar PV
- 50-gallon solar thermal system with tankless water heater back up
- Extremely efficient multi-split HVAC system. Energy recovery ventilator (ERV) provides fresh air with minimal energy loss
- 2500-gallon capacity rainwater collection system used for gardens
- Pervious paving material installed in large portion of driveway, reducing impervious cover
- Extensive construction waste management plan and attention to resource conservation



## Austin's Green Design Center



Since 1990

**eco wise**  
building materials environmentally aware

110 W Elizabeth St.  
Austin, Tx 78704  
www.ecowise.com

**512.326.4474**



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3408 Werner Ave.

FRENCH PLACE 78722

Austin Energy Green Building Rating



This residence, originally a 1920s church in Hyde Park, was moved in 1940 and repurposed as a home. The current owners dreamed of a contemporary home designed for art display, yoga practice and an expanding family. They designed their new 4-star rated version for energy and water efficiency, health and light. Contracting the renovation themselves, they salvaged parts of the original for re-use in this structure and recycled what they couldn't use.



## One Environment. One Simple Way To Care For It.®

*EarthShare of Texas represents leading environmental and conservation organizations in payroll contribution plans across the state.*



### Green Features:

- Original shiplap church walls remilled for east exterior wall and overhanging soffits
- All removed materials—windows, masonry, and metal roof—recycled, or used by neighbors
- New standing seam metal roof and siding manufactured in Seguin, TX with 50% recycled material
- Large energy efficient windows and doors were placed for natural lighting
- High efficiency windows with thermally broken anodized aluminum frames
- HVAC system has five independent zones, variable-speed air handler for humidity control and efficiency and two-stage compressor
- Instant gas hot water heater
- Vanities constructed in Austin with green plywood
- Appliances are ENERGY STAR,® all recessed lights are CFL dimmable
- Locally produced stucco has integral natural dye
- Interior paint and exterior tung oil wood treatment zero or low VOC
- Rain water collection for hot tub and efficient xeriscape layout



### Owners/Builder:

James W Reed and Heather W Reed

### Architect:

Caroline Porter

### Structural Engineer:

Bradley C Patterson PE

### Foundation:

Bruecher Foundation

### Metal Roof and Siding:

Cortez Contracting

### Stucco:

Waterloo Plastering

### DIRECTIONS:

From I-35 and E 38th 1/2, go east on E 38th 1/2 .2 mi, (R) at Werner



When a client with a sustainable vision for the future works with a team of a great designer, incredible builders and reliable vendor partners, you get a phenomenal home.

When you put the team below together, you get a home with a 20-thousand gallon storage tank, rain water collection and grey water system that looks beautiful as well.



**CONSORTIUM LUMINA**  
Sustainable Design Planning  
215 932 1172  
www.ConsortiumLumina.com

**DURRETT**  
Interests, LLC  
512 472 3100  
www.DurrettInterests.com

**Austin Plumbing Supply**  
512 323 2800  
www.AustinPlumbingSupply.com

**Innovative Water Solutions**  
watercache.com  
512 450 0932  
www.WaterCache.com

**QSI**  
CUSTOM CABINETRY  
512-443-3303  
www.qsicustomcabinets.com

His desire for high efficiency in a highly modern structure, combined with her taste for traditional design, resulted in a green-built five-star home that keeps the owners comfortable. Non-traditional (by modern standards) floor, counter top, ceiling, and wall covering materials feed the senses, and the green sensibilities. After deconstructing the original home, with its enormous energy bills and lack of personal aesthetic, this “do-over” shows that modern and traditional styles marry and incorporate all the lessons learned.

6316 Thomas Springs Rd.

BLUE HILLS ESTATES 78736

Austin Energy Green Building Rating



**Owners:**  
David and Jennifer Phillips  
**Designers:**  
Consortium Lumina & Michael Garrison  
**Builder:**  
Durrett Interests, LLC  
**Mechanical:**  
Air-Rite Air Conditioning  
**Rainwater:**  
Innovative Water Solutions  
**Solar PV:**  
Gridpoint  
**Green product supplier:**  
EcoWise

**Green Features:**

- East-west long axis and calculated window overhangs minimize summer solar heat gain
- North facing clerestory windows provide bright day lighting without solar heat gain
- Accessibility-friendly design for aging in place and fire sprinkler system for safety
- ICF walls (R26) and SIP roof (R37) for strength, air tightness, and R-value
- 3.6 kW solar PV system in place provides 60% of household electrical needs
- Home automation assists with comfort, efficiency, safety, and security
- Super efficient heat pump water heater uses waste heat from refrigerator and freezer and cools pantry
- 800 sq. ft. of living space per ton of cooling
- Dehumidifying fresh air ventilator optimizes summer cooling and keeps indoor air fresh year round
- WaterSense rated plumbing fixtures throughout conserve water while remaining user friendly
- Triple-rated ENERGY STAR,® LEED and AEGB

**DIRECTIONS:**  
From the 'Y' at Oak Hill (290W & 71W), go west on 71W 2.7 mi, (L) Thomas Springs Rd

*This house features dimmable CFLs. Scan here for more on lighting efficiency!*

