

522 W 26th Street - Architectural Design Features

- Built using passive “green” regionally specific strategies based on the vernacular shotgun house to accommodate Houston’s hot and humid climate, including a north/south linear orientation and the absence of hallways.
- Natural cross ventilation cooling: a passive energy strategy by using an 18ft X 10 ft. two story screened porch and commercial operable RAM windows on the north and south elevations designed to be open to the breezes and closed to direct sunlight.
- Daylighting encouraged by open spaces without hallways with large windows. 522 is the end unit thus unobstructive views along with enjoying the southerly breezes that keep the backyard cooler.
- Casement and awning windows that operate in a variety of positions giving the owners control over the source of outdoor air ventilation.
- Electric heat pumps used as a backup energy source for air conditioning and heating.
- Permeable Grass Crete driveways
- Shed roofs allow rainwater to run off quickly into oversized custom drain pipes connected to underground drainage lines that empty into the city drainage ditches. No standing water on roof or around perimeter.
- Engineered drainage for environmental sensitive water disposition.
- Tankless hot water heater
- Concrete floors on first floor. Hickory hardwoods second and third floors
- First floor flex space with two rooms, a full bath and mini kitchen allowing for independent living space for extended family members, separate home office and meeting space, or owner’s choice.