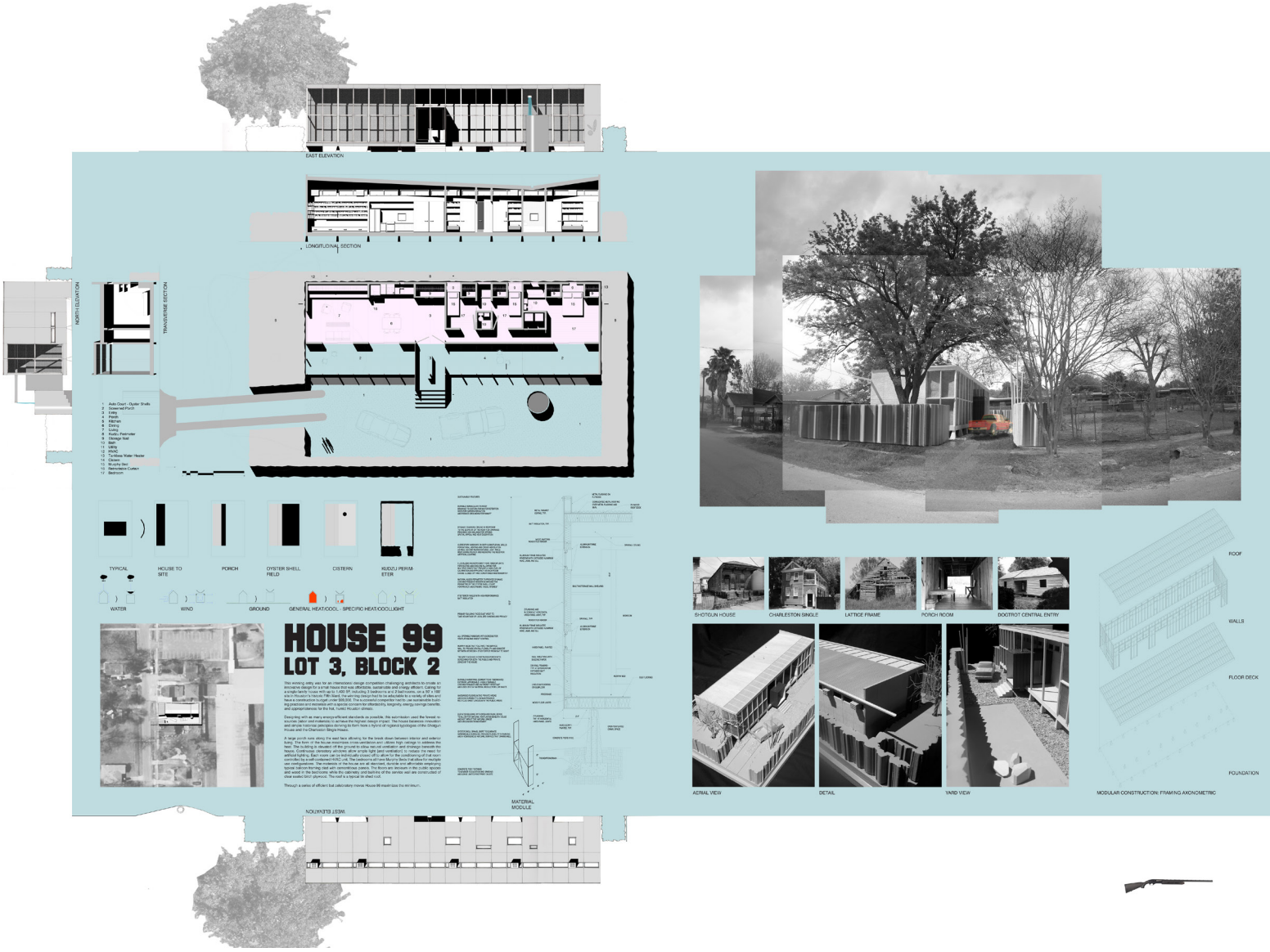


finalist 99K House Competition
winner Residential Architecture Award [RADA] 2010
winner ACSA Faculty Research and Design Award 2013
in collaboration with Brian D. Andrews - ABBA

PROJECT
99K HOUSE

TYPE

NEW CONSTRUCTION

LOCATION

HOUSTON, TX

DATE

2008

SIZE

1824 SQ.FT.

COST

$ 99,000

This winning entry was for an international design competition challenging architects to create an innovative design for a small house that was affordable, sustainable and energy efficient. Calling for a single-family house with up to 1,400 SF, including 3 bedrooms and 2 bathrooms, on a 50’ x 100’ site in Houston’s historic Fifth Ward, the winning design had to be adaptable to a variety of sites and have a construction budget under $99,000. The successful competitor had to use sustainable building practices and materials with a special concern for affordability, longevity, energy savings benefits, and appropriateness for the hot, humid Houston climate.

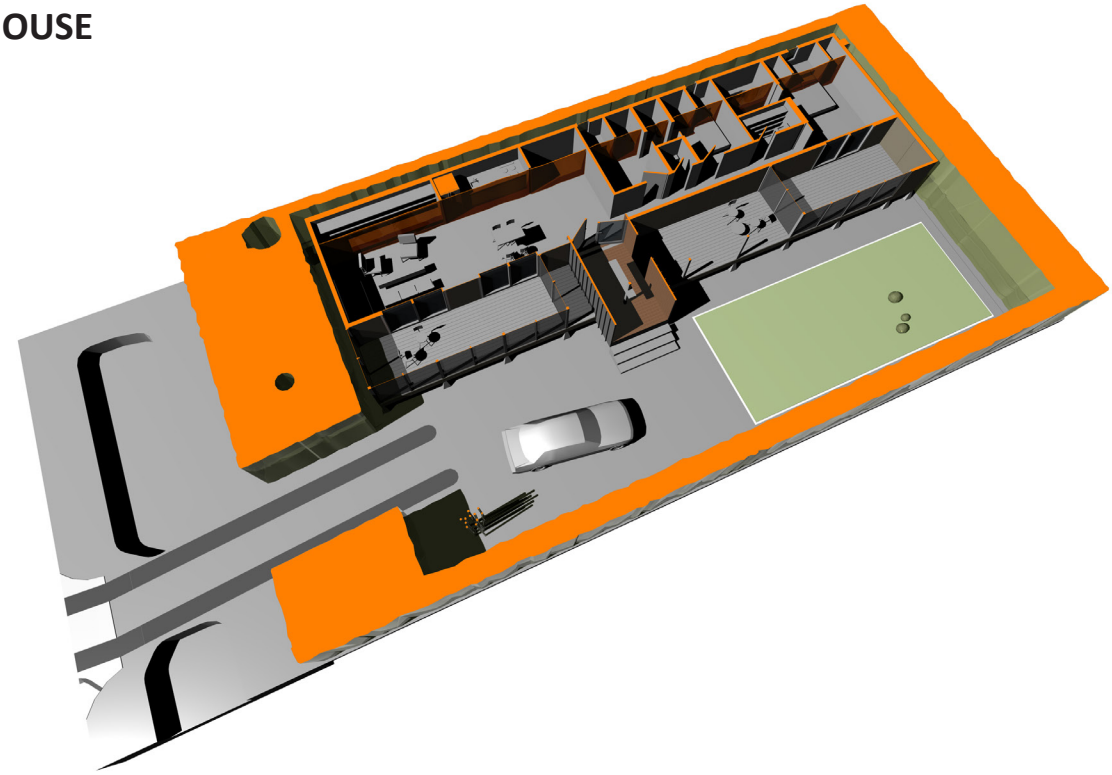
Designing with as many energy-efficient standards as possible, this submission used the fewest resources (labor and materials) to achieve the highest design impact. The house balances innovation and simple historical principles deriving its form from a hybrid of regional typologies of the Shotgun House and the Charleston Single House.

Through a series of efficient but celebratory moves House 99 maximizes the minimum.

BORDEN PARTNERSHIP
1918 LAUDERDALE STREET
HOUSTON, TEXAS 77030
www.bordenpartnership.com

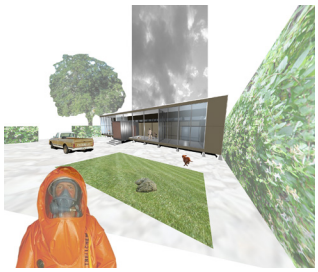
PROJECT

99K HOUSE



SECTIONAL PLAN

HOUSE FROM SIDE YARD

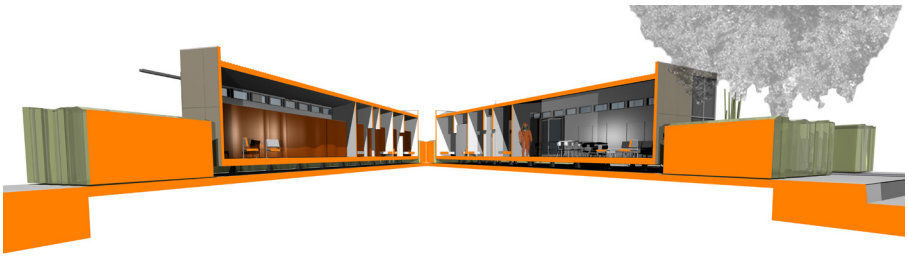


VIEW OF SIDE COURT

VIEW OF SCUPPER AND CISTERN

CORNER SECTION LIVING AREA AND ENTRY

SECTIONAL SPLAY CUT



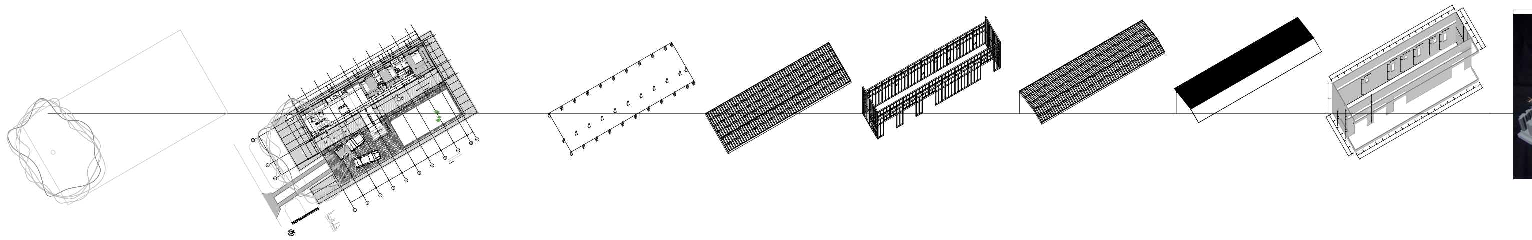
BORDEN PARTNERSHIP
1918 LAUDERDALE STREET
HOUSTON, TEXAS 77030

PROJECT

99K HOUSE

EXISTING

+



SITE

MODULAR PLANNING
RECYCLABLE SUSTAINABLE MATERIALS
PERMEABLE GROUNDPLANE
PRESERVED VEGETATION + CONTOURS

MINIMAL PRECAST FOUNDATION

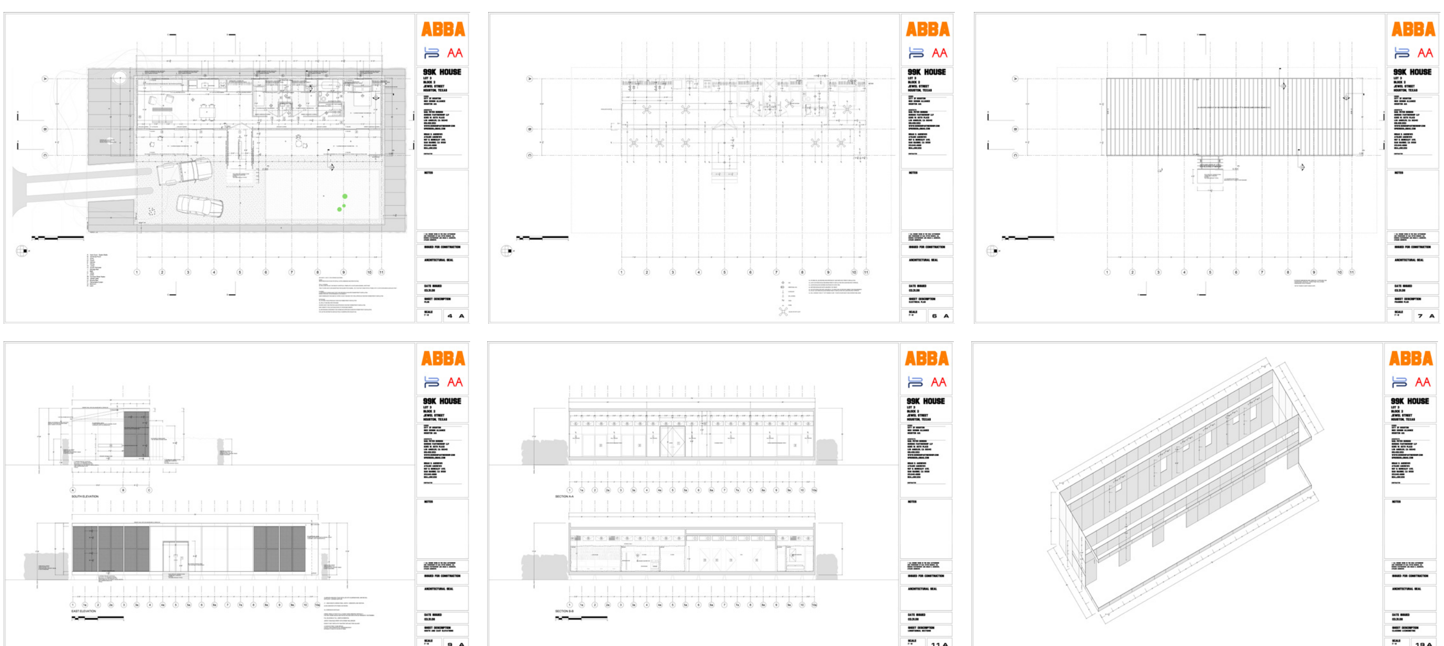
MODULAR RENEWABLE WOOD CONSTRUCTION

METAL ROOF
MODULAR [NOT CUT]
REUSABLE AND RECYCLABLE

CEMENTITOUS FIBER BOARD
MODULAR [NOT CUT]
REUSABLE AND RECYCLABLE

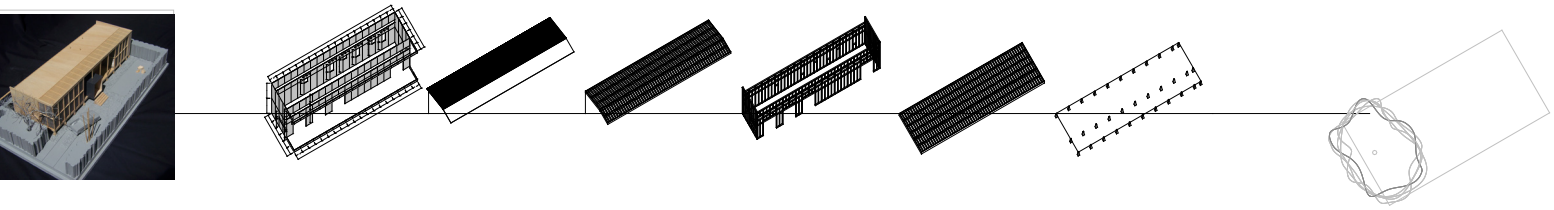
BUILDING LIFECYCLE

SELECT OPTIMIZING CONSTRUCTION DRAWINGS



BORDEN PARTNERSHIP
1918 LAUDERDALE STREET
HOUSTON, TEXAS 77030

USE — RETURN



SUSTAINABLE USE
SOCIALLY RESPONSIBLE
ENERGY EFFICIENT
AFFORDABLE - 99K
DURABLE CONSTRUCTION

DEMOUNTABLE
REUSABLE OR
RECYCLABLE PANELS

DEMOUNTABLE METAL ROOF
MODULAR [NOT CUT]
REUSABLE AND RECYCLABLE

MODULAR RENEWABLE WOOD CONSTRUCTION
DEMOUNTABLE REUSABLE/RECYCLABLE

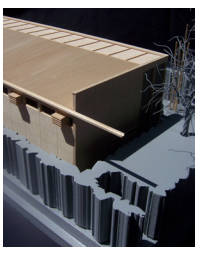
REUSABLE PRECAST FOUNDATIONS OR
RECYCLABLE FOR CMU AGGREGATE

SITE RETURNED TO UNTOUCHED STATE

ENTRY TUBE

CHARLESTON STYLE SIDE YARD

SCUPPER



STREET ELEVATION

BORDEN PARTNERSHIP
1918 LAUDERDALE STREET
HOUSTON, TEXAS 77030