



PROPOSED NEW RESIDENCE FOR 1714 WEST 34TH STREET



Project:
NEW RESIDENCE
1714 W. 34TH STREET
AUSTIN, TX 78703

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(After photos)



907 WEST ANNIE STREET - REMODEL & ADDITION
2018 PRESERVATION MERIT AWARD WINNER

(Before photos below)



1408 EVA STREET- REMODEL & ADDITION
RECENTLY COMPLETED



(After photo)



(Before photo)



www.elizabeth-baird.com
512.572.9441



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**ELIZABETH BAIRD ARCHITECTURE & DESIGN
HISTORICALLY SENSITIVE RECENT WORK**



(South/ front elevation)



(East/ side elevation with previous poorly constructed 80s addition shown at rear of building)



(North/ rear elevation)



(South/ front elevation of lawn next to house)

1714 W. 34TH STREET
EXISTING HOUSE PHOTOS



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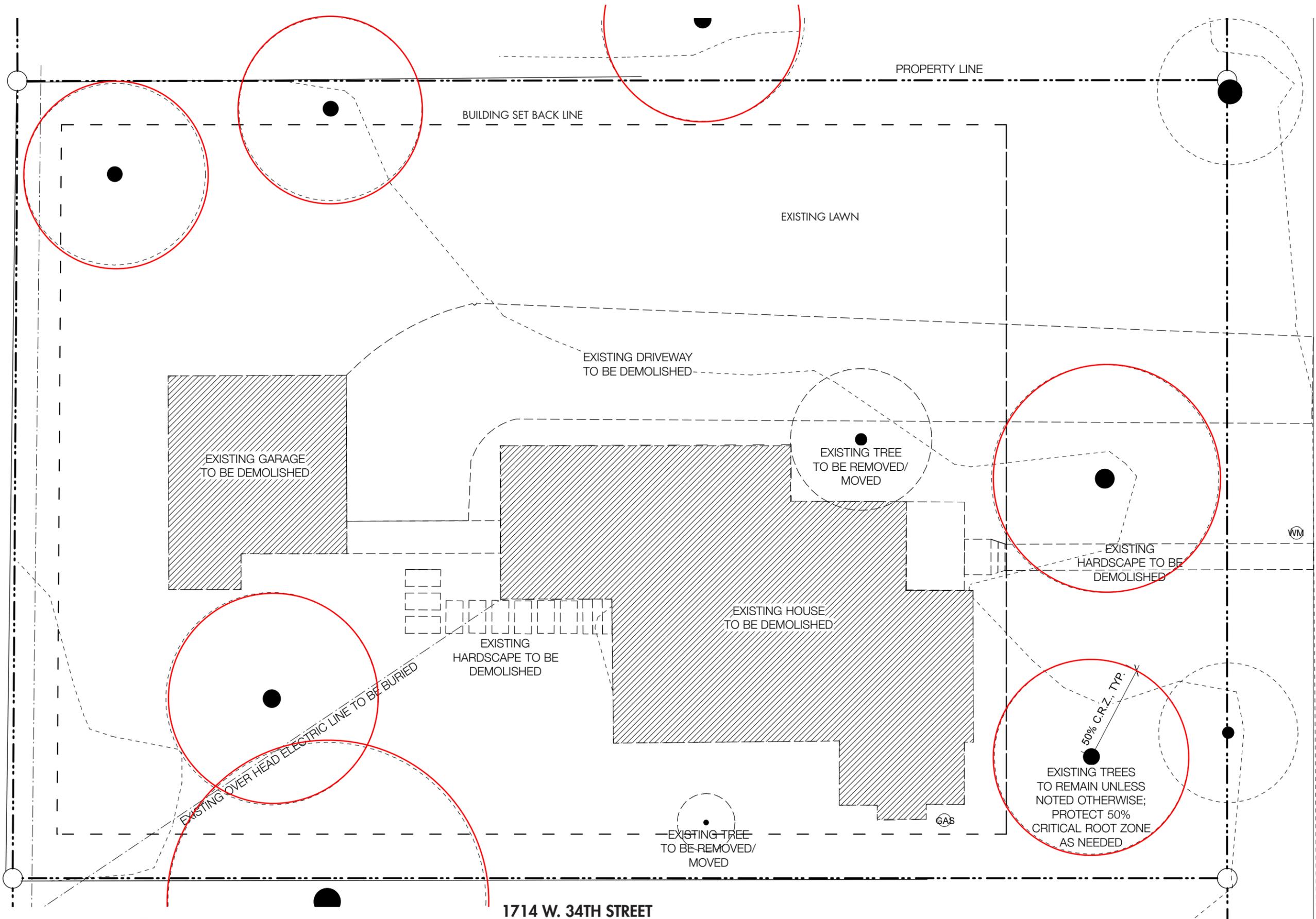


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1 EXISTING SITE PLAN
Scale: 3/32" = 1'-0"

1714 W. 34TH STREET
EXISTING SITE PLAN CONSTRAINTS

Many protected trees, current building siting does not maximize use of lot for solar orientation or kid play areas, 80s addition was poorly constructed and requires major overhaul; current garage door is unusable due to settling over time.

1714 W. 34TH STREET
EXISTING SITE PLAN CONSTRAINTS, CONTINUED

Although 6 different remodel/ addition schemes were explored initially in a separate exercise with the architect and builder consultants, this approach ultimately would have required gutting and reinforcing the entire existing house to accommodate a second story and for updating of all utilities, etc. So the original house would not have been saved in this approach either. Also, due to the existing irregular shape of the house plan, all resulting addition forms looked awkward and ungraceful.

After much consideration the decision was made to pursue a thoughtful, well-crafted new custom residential construction project for the family instead. The resulting not quite 2800 SF housed design is a modest one considering the size 12,000 SF lot.



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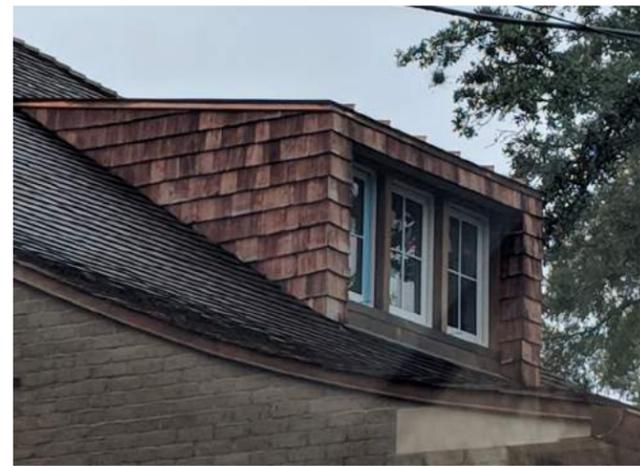
1707 31ST Street



3104 Bryker Drive



2806 Wooldridge



Windsor Road



3212 Funston Street

1714 W. 34TH STREET NEW RESIDENCE
NEIGHBORHOOD PRECEDENT PHOTOS
SHINGLED SIDING LOOK; CREATES TEXTURE & BREAK-
DOWN OF SCALE

1714 W. 34TH STREET NEW RESIDENCE
OTHER PRECEDENT PHOTOS
CEDAR SIDING SHINGLES WITH SOLID STAIN
INTEGRAL COLOR MASONRY STUCCO FIREPLACE

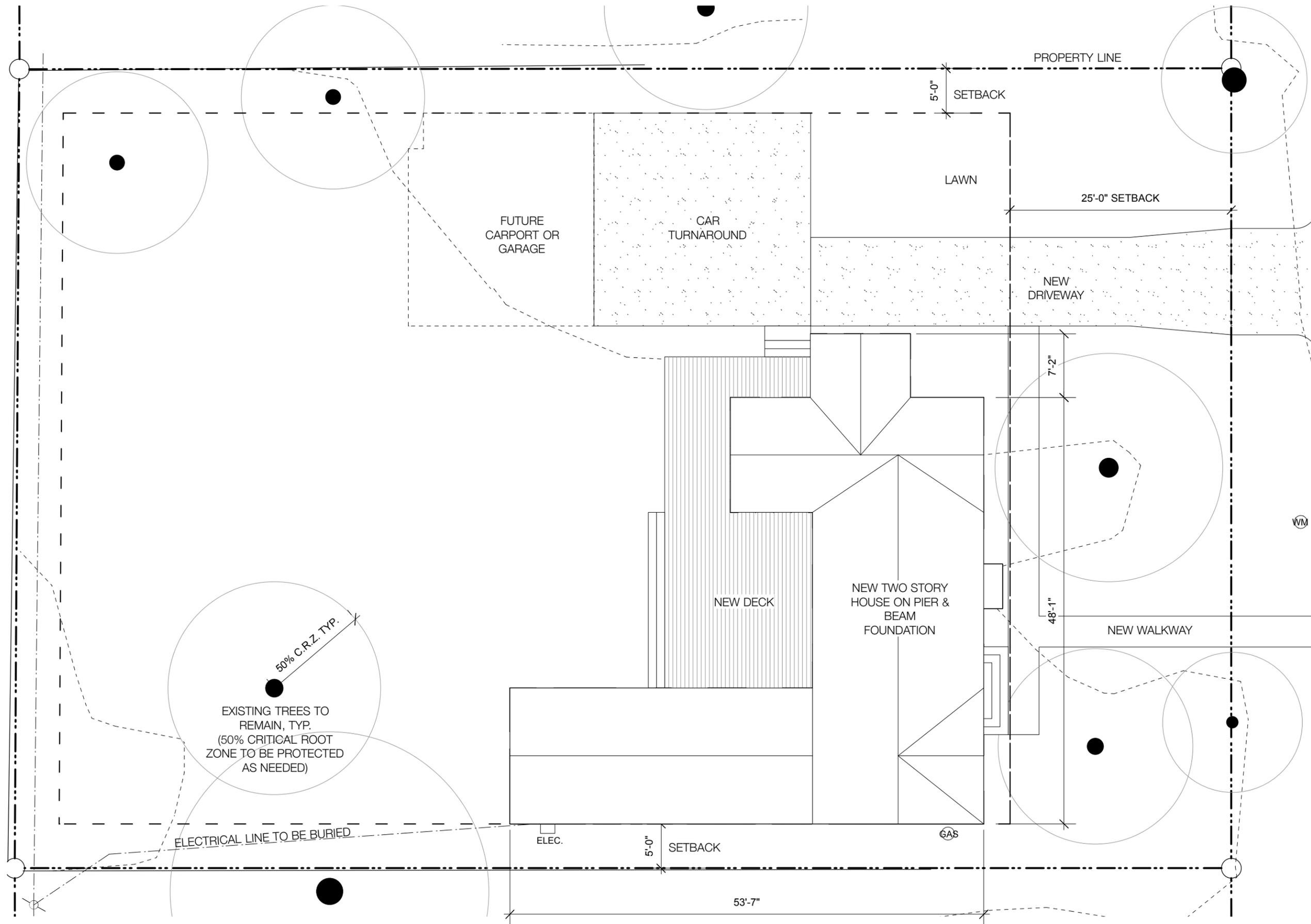


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W. 34TH STREET



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1 NEW SITE PLAN
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FRONT (SOUTH) ELEVATION-SHOWN WITHOUT TREES



FRONT (SOUTH) ELEVATION- SHOWN WITH EXISTING TREES



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BACK (NORTH) ELEVATION BIRDSEYE



BACK (NORTH) ELEVATION



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SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION



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