



PROPOSED NEW RESIDENCE FOR 1714 WEST 34TH STREET



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





(Before photos below)



(After photos)

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

1408 EVA STREET- REMODEL & ADDITION  
RECENTLY COMPLETED



(After photo)



(Before photo)

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



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





(South/ front elevation)



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



(North/ rear elevation)



(South/ front elevation of lawn next to house)

**1714 W. 34TH STREET**  
EXISTING HOUSE PHOTOS



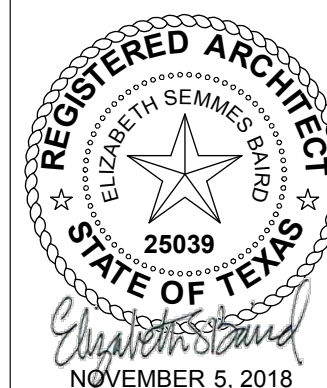
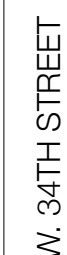
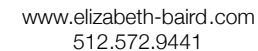
Project:  
NEW RESIDENCE  
1714 W. 34TH STREET  
AUSTIN, TX 78703

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





Sheet title:



Scale:  $3/32" = 1'-0"$

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.



Project:

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

Issued for:

HLC REVIEW

Date Issued:

NOVEMBER 5, 2018

Sheet title:





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



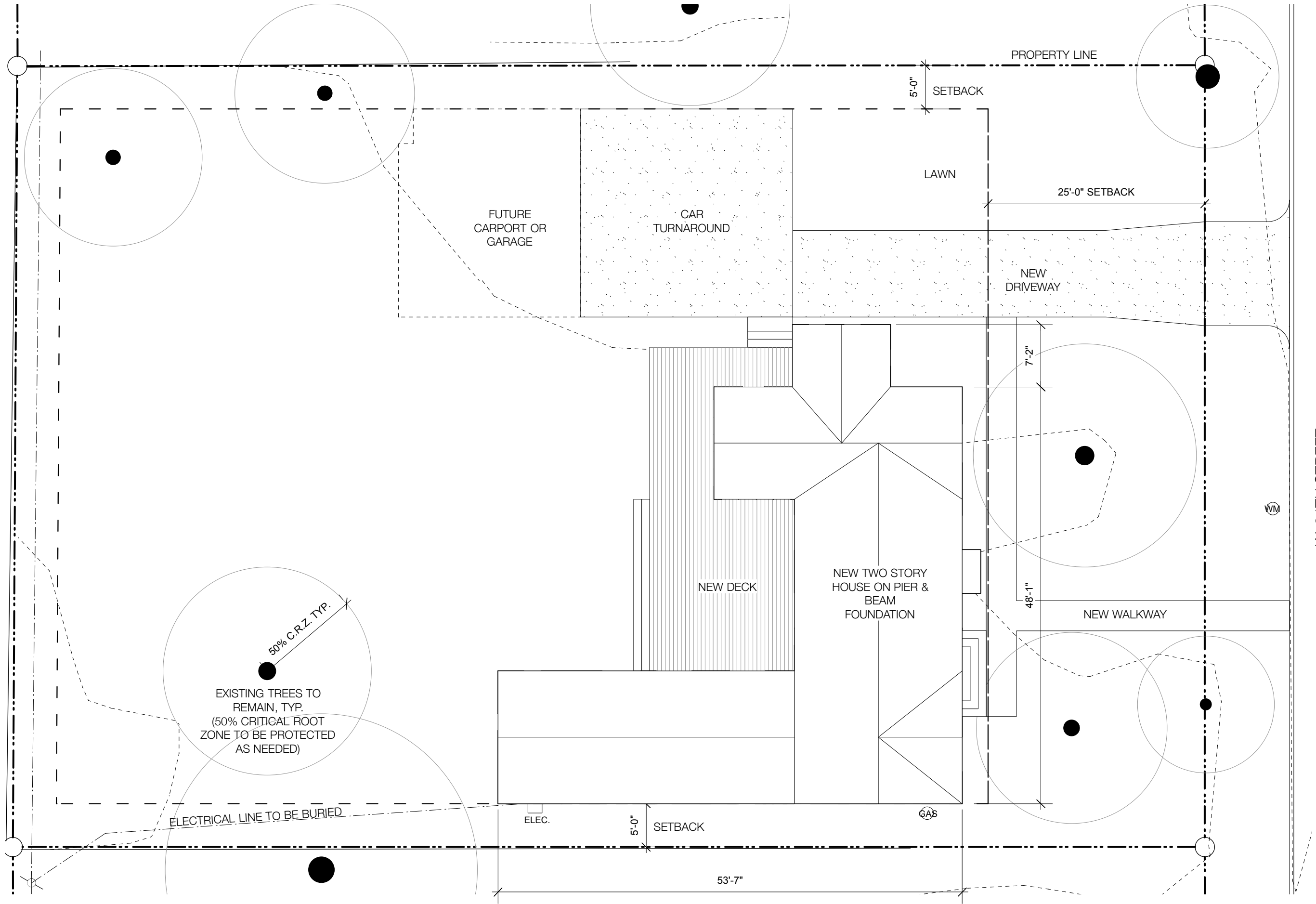
Project:  
NEW RESIDENCE  
1714 W. 34TH STREET  
AUSTIN, TX 78703

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





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



www.elizabeth-baird.com  
512.572.9441



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:



FRONT (SOUTH) ELEVATION-SHOWN WITHOUT TREES



FRONT (SOUTH) ELEVATION- SHOWN WITH EXISTING TREES



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





BACK (NORTH) ELEVATION BIRDSEYE



BACK (NORTH) ELEVATION



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title:





SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION



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

Issued for:  
HLC REVIEW

Date Issued:  
NOVEMBER 5, 2018

Sheet title: