



1603 ENFIELD

Location	Austin, Texas
Project Type	Urban Infill / Multifamily
Year	2008
Size	19,377 SF
Client	Tadd Coates

The story of 1603 Enfield is yet to be finished. The Developer of the project came to the hard realization that his project could not be completed as designed and managed. After removing the Design Builder from the project, the Developer asked Scott Wilson of Bailey Elliot Construction, and Kit Johnson to put Humpty Dumpty back together again.

The building has good bones, solid structure and appealing proportions; however, as previously designed it had severe water penetration issues. In designing a new exterior skin to make the building water tight, opportunities to increase "for sale" square footage were found and capitalized upon. Overall the for sale area was increased by 33%; and in this prime location every square inch gained translates into a huge return on investment.

Redesigning the skin also enabled cleaner proportions. Now the façade's are less confused. Using flat seam metal panels and stained cement fiberboard, the over-all aesthetic is a look and feel of earthy modernism.

