

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 5, 2023
HR-2023-020343
HOEFGEN-WILSON-RANSOM HOUSE
1610 WATCHHILL ROAD

PROPOSAL

Remodel a ca. 1962-64 rear carport into a two-story home office.

PROJECT SPECIFICATIONS

Remodel the existing carport at the rear of the house to create a first-floor garage with a second floor accessed by an exterior stair. The composition roof will match the existing house's roof pitch and details. Wood windows, siding, and framing will match existing house.

ARCHITECTURE

The 2016 zoning change review sheet for 1610 Watchhill Road describes the house as follows:

The house is a ca. 1938 two-story Colonial Revival house with a central entry and symmetrical façade. The house has a slightly projecting bay on the left side of the principal block, topped with a front-facing gable; otherwise the house is side-gabled. The front entry is framed with a paneled surround and a broken pediment above the door; windows are single 1:1 with 6:6 wooden screens...The house was designed by Page and Southerland, one of the city's pre-eminent architectural firms. The drawings for this house show a different treatment for the front entry, as well as a French door where the right front ground-floor window is currently located. The...front entry and right front window have been changed... This house, with its symmetrical façade and use of Colonial architectural elements, is a good adaptation of the tenets of Colonial Revival design... The modifications, such as the addition of the broken pediment over the door, and the paneled door surround, while not original to the design of the house, are in keeping with its Colonial Revival design.¹

Aerial photographs and Sanborn maps indicate that the rear carport was built between 1961 and 1964, around the time when UT president Harry Ransom and his family moved into the house. Thus, though the carport is not original, it was constructed during the period of significance by a significant owner of the house.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at historic landmarks. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project obscures historic fabric at the rear of the building.

8. Attached Garages and Carports

Though the proposed modifications appear compatible with the style of the historic house, the proposed project does not retain the historic attached carport's character-defining features, such as materials, roof form, openings, and architectural detail. While the standards specify that conversion of attached carports into enclosed garages or living space is allowed in historic districts, they do not specifically extend this allowance to landmarks, which must be evaluated on a project-by-project basis.

Summary

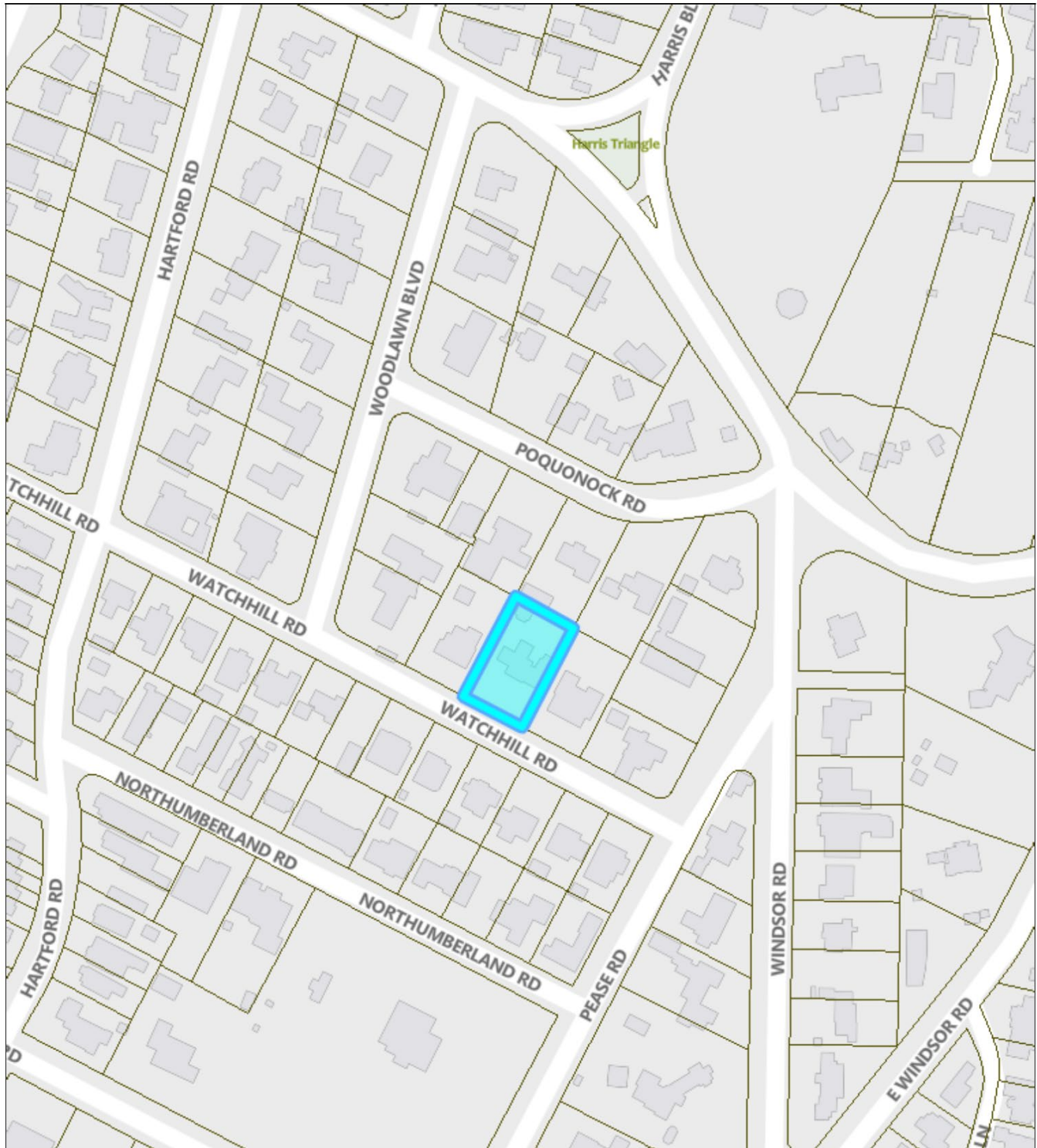
The project meets the applicable standards for design compatibility, but does not meet the standards for removal of historic material.

STAFF RECOMMENDATION

Consider whether the carport addition has achieved significance in its own right; if so, invite the applicant to the Architectural Review Committee to consider alternative designs.

¹ Sadowsky, Steve. "Zoning Change Review Sheet: 1610 Watchhill Road." <https://www.austintexas.gov/edims/document.cfm?id=256520>

LOCATION MAP



1: 2400

Lot Lines
 Lot Line

HR 23-020343

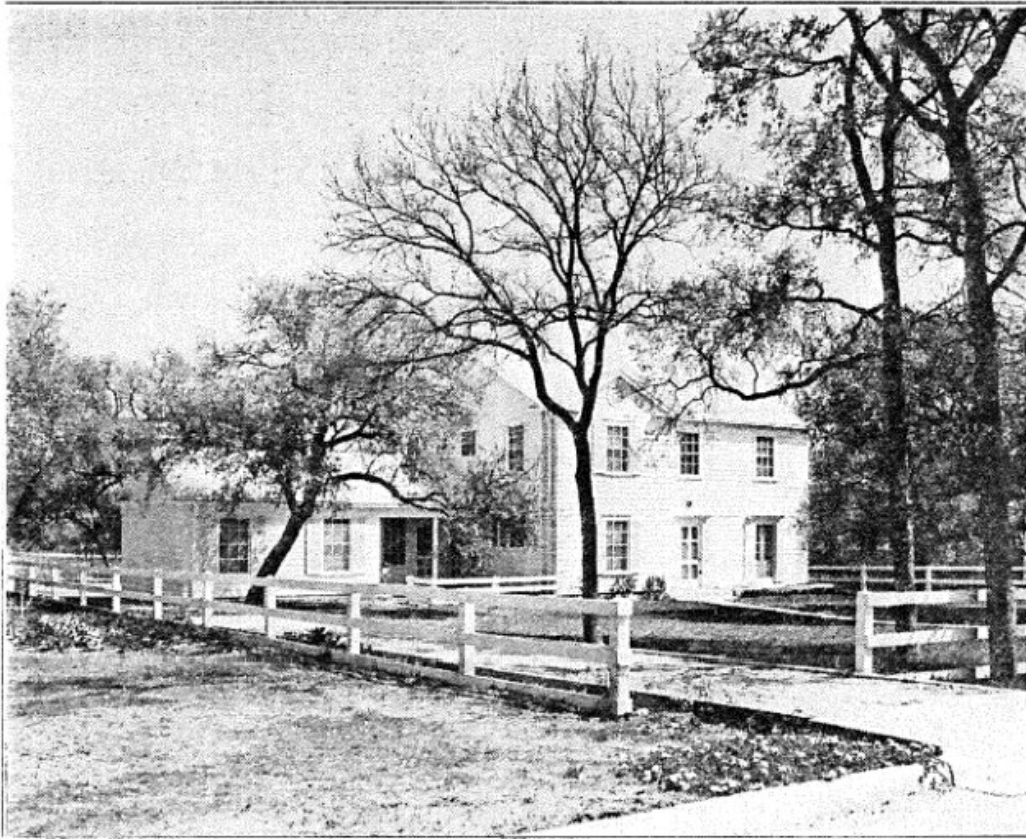
1610 WATCHHILL ROAD



3/22/2023

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One of Austin's Attractive New Homes



Austin History Center

Residence of Mr. and Mrs. Harold W. Hoefgen

1610 Watchhill Road—Sunset Hill

Designed by Page & Southerland, Architects

Austin History Center via Zoning Change Review Sheet, <https://www.austintexas.gov/edims/document.cfm?id=256520>

Mr. & Mrs. Harold W. Hoefgen

1610 Watchhill Rd.

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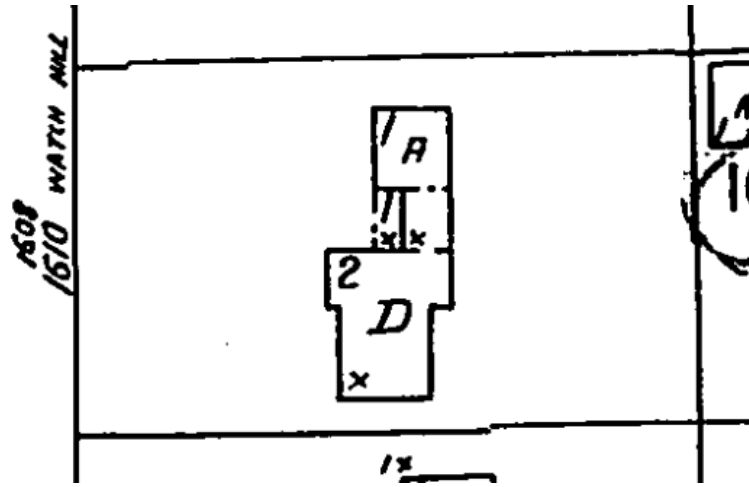
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Pease Estate

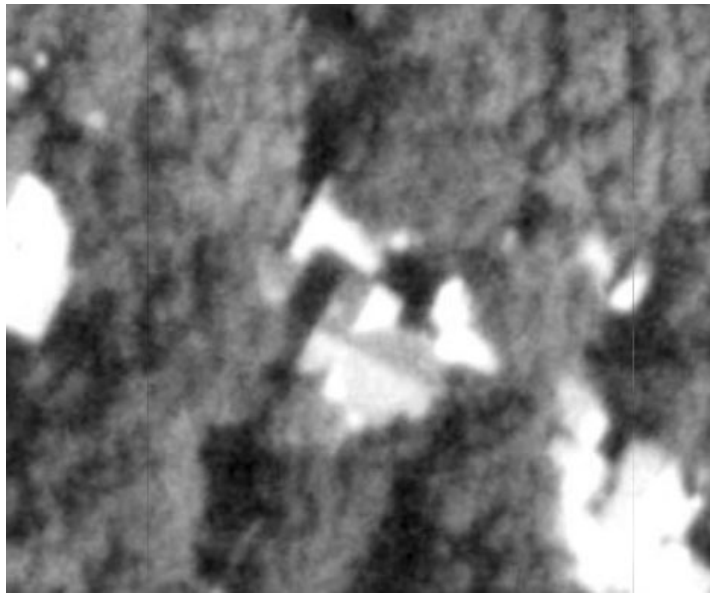
2 story frame residence-garage attached

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Original building permit, 1938



1961 Sanborn map



1965 aerial photo