

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MAY 3, 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 proposed structure will have a flat roof and will not be visible from the street. 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.

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 some historic fabric at the rear of the building.

8. Attached Garages and Carports

The proposed modifications appear compatible with the style of the historic house.

Summary

The project meets the applicable standards.

COMMITTEE FEEDBACK

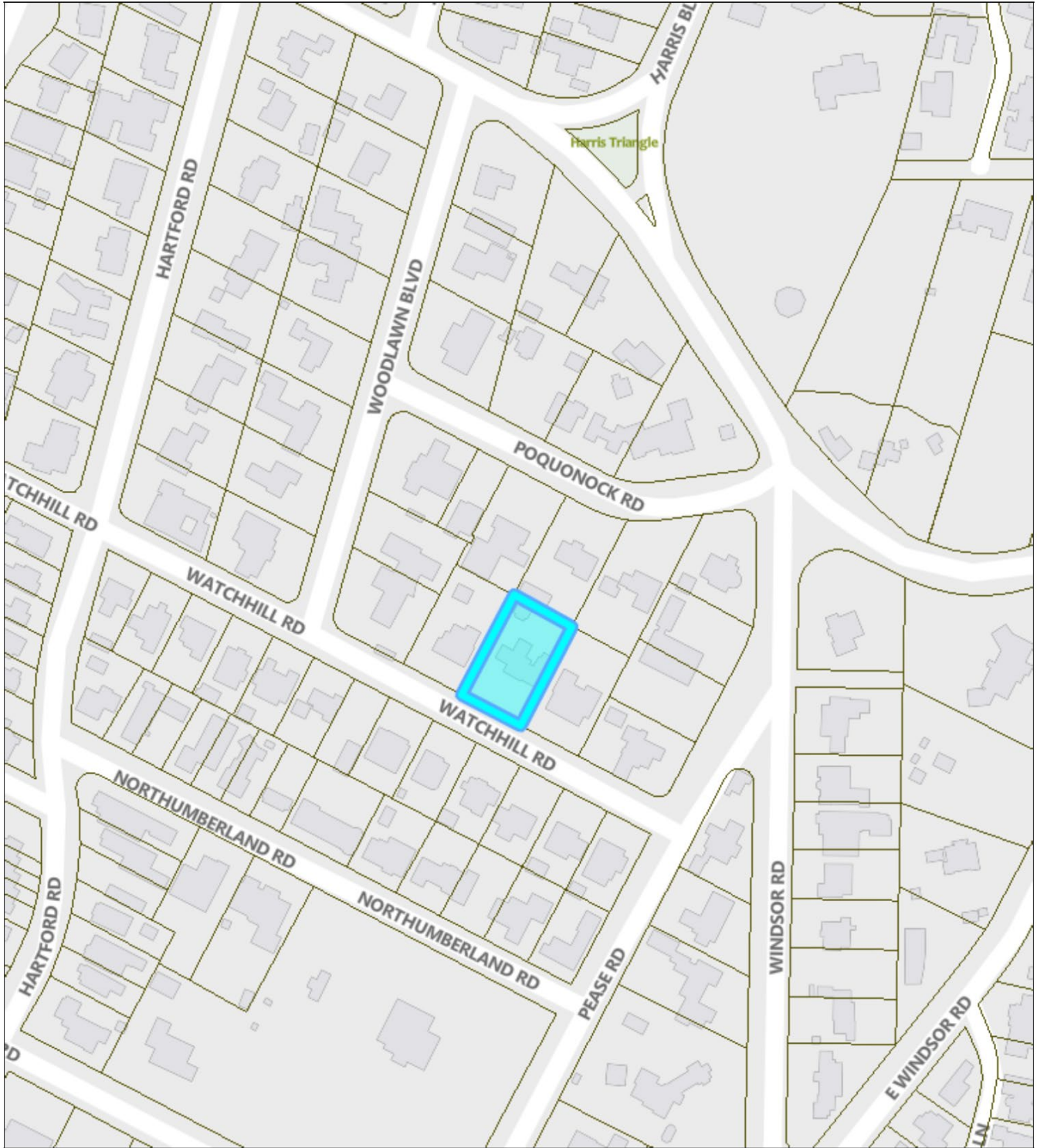
Select a flat-roofed design rather than a pitched-roof design.

STAFF RECOMMENDATION

Approve the application. The applicant has amended the design to address committee feedback.

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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