

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0061

HLC DATE:

November 16, 2009

PC DATE:

December 8, 2009

APPLICANTS: Brian K. Magierski and Marlene Romanczak, owners

HISTORIC NAME: Arthur Pope and Eleanor Covert Watson House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 11 Niles Road

ZONING FROM: SF-3 to SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 6-0 (Rosato absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 7-0 (Anderson abstained).

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 17, 2009

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is an excellent example of Dutch Colonial Revival residential architecture and is associated with Arthur Pope Watson, a decorated brigadier general, and his wife, Eleanor Covert Watson.

Architecture:

Two-story irregular-plan gambrel-roofed Dutch Colonial Revival stuccoed frame house with single and paired 6:1 and 6:6 fenestration; the house is dominated by a projecting gambrel-roofed bay containing a triple set of windows on the ground floor; a partial-width inset porch to the right of the projecting front gambrel contains the principal entry to the house.

Historical Associations:

Arthur Pope Watson purchased this property in 1923 on the eve of his marriage to Eleanor Covert. His father, noted Austin architect A.O. Watson, designed the house, which Eleanor Covert Watson always called the "honeymoon cottage." Arthur Pope Watson had an active military career, serving in both World War I and World War II; when he retired from the military in 1954, he was a brigadier general. In between the wars, he oversaw farms. The 1930 U.S. Census shows him as a 36-year old native Texan, living at 11 Niles Road with his wife, Eleanor and their children and servant. The house is listed as being worth \$10,000. Eleanor was 10 years younger than Arthur. The 1920 U.S. Census shows Arthur P. Watson living in the home of his parents on W. 12th Street; he did not list an occupation. When he finally retired from the military, he became an insurance executive in Austin. Arthur Pope Watson died in Austin in 1965. His widow, Eleanor Covert Watson, was the daughter of Frank Covert, who opened the Covert Motor Company in Austin in 1914. Eleanor grew up in the Carrington-Covert House at 1511 Colorado Street just north of the Capitol and attended the University of Texas. She died in 1988. One of their sons, Arthur Pope Watson, Jr. was a noted interior designer, who won awards for his design work at Westwood Country Club and the Driskill Club; he also worked on the restoration of the Neill-Cochran House. The family sold the house to Stephen Nichols, an APD detective, and his wife Mollie, in 1995. The Nichols sold the house to the current owners, Brian Magierski and Marlene Romanczak, in 2000. Brian and Marlene engaged architect Peter Pfeiffer to restore the house and construct a small addition to the rear.

PARCEL NO.: 01120201030000

LEGAL DESCRIPTION: Lot 99, Enfield C

ANNUAL TAX ABATEMENT: \$14,140 (owner-occupied); city portion: \$2,514 (capped).

APPRAISED VALUE: \$1,137,381

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Brian Magierski and Marlene Romanczak
11 Niles Road
Austin, Texas 78703

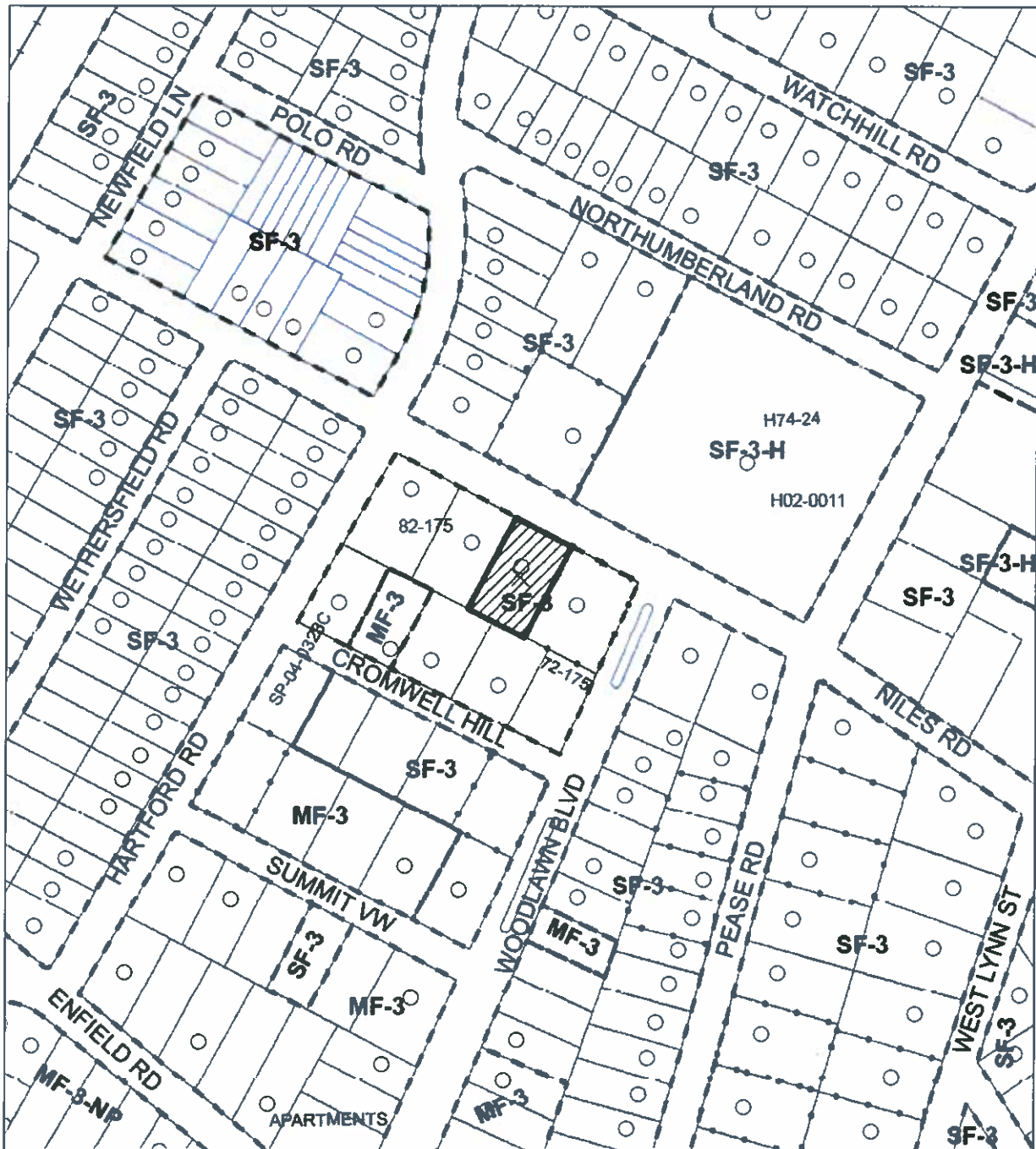
DATE BUILT: ca. 1924

ALTERATIONS/ADDITIONS: Small rear addition (2002)




ORIGINAL OWNER(S): Arthur Pope and Eleanor Covert Watson (1923)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0061
 ADDRESS: 1705 NILES RD
 SUBJECT AREA: 0.000 ACRES
 GRID: H24
 MANAGER: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
1027-c

PROJECT INFORMATION:

#10359157

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>Oct. 28, 09</u>	FILE NUMBER(S): <u>C14H-2009-0061</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / <input checked="" type="radio"/> NO
CASE MANAGER: <u>Steve Sadowsky</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>m Cervantes</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>MARLENE ROMONCZAK & BRIAN MAGIERSKI</u>	
2. PROJECT NAME: <u>THE ALMA ROPE & ELEANOR COVERT WATSON HOUSE</u>	
3. PROJECT STREET ADDRESS (or Range): <u>11 NILES RD AUSTIN TX 78703</u>	
ZIP: <u>78703</u>	COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>0.375</u>	(OR)	SQ.FT. <u>14,355</u>
5. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)
<u>SF-3</u>	<u>SINGLE</u>	<u>LOT 99</u>
_____	<u>PARCELS</u>	_____
_____	_____	_____
		ACRES / SQ. FT.
		<u>ENFIELD</u>
		<u>C</u>
		<u>.8 0.375 or 14,355</u>
		PROPOSED USE
		<u>SINGLE</u>
		<u>FAMILY</u>
		PROPOSED ZONING
		<u>SF-3-H</u>

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>ENFIELD C</u>		
Block(s) _____	Lot(s) <u>79</u>	Outlot(s) _____
Plat Book: _____		Page _____
Number: _____		
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or		

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: <u>062928100</u>	PAGE: _____	TAX PARCEL I.D. NO. <u>0112020103 0000</u>
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OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / <u>NO</u> TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / <u>NO</u>
14. IS A TIA REQUIRED? YES / <u>NO</u> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING) TRIPS PER DAY: _____ TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. <input type="checkbox"/> SOLE <input checked="" type="checkbox"/> COMMUNITY PROPERTY <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> CORPORATION <input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>MARLENE ROMANUZAK</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512 422 8367</u>
STREET ADDRESS: <u>11 NILES RD AUSTIN TX 78703</u>	
CITY: <u>AUSTIN</u>	STATE: <u>TX</u> ZIP CODE: <u>78703</u>
EMAIL ADDRESS: <u>mromanuzak@gmail.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>TINA CONTRA</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512 3175</u>
STREET ADDRESS: <u>710 CROMWELL HILL</u>	
CITY: <u>AUSTIN</u>	STATE: <u>TX</u> ZIP CODE: <u>78703</u>
CONTACT PERSON: _____	TELEPHONE NUMBER: <u>512 350 3125</u>
EMAIL ADDRESS: <u>TCONTRAS@AUSTIN.RR.COM</u>	

SUBMITTAL VERIFICATION

TILA CONTROLS
Name (Typed or Printed) Mariene Romanzak (owner)
Mariene Romanzak
Firm (if applicable)

Signature TINA CONTRAS Date 10.25.09
Name (Typed or Printed) MARLENE ROMEROZ (owner)
MARLENE ROMEROZ
Firm (if applicable) _____

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, MARLENE ROMANCZAK have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

11 NILES RD AUSTIN TX 78703

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

(owner)

10.25.09
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1042171

ACCOUNT NUMBER: 01-1202-0103-0000

PROPERTY OWNER:

MAGIERSKI BRIAN K & MARLENE R
MARLENE ROMANCZAK
11 NILES RD
AUSTIN, TX 78703-3138

PROPERTY DESCRIPTION:

LOT 99 ENFIELD C

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 11 NILES RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2008	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2008 \$21,099.86

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/02/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: C. Valdez

APPLICATION FOR HISTORIC ZONING

FOR 1705 NILES ROAD (originally 11 Niles Road) , AUSTIN TX 78703

A.2 Project Name: Arthur Pope and Eleanor Covert Watson House

F.1: Historical Documentation – Deed Chronology

Transaction	Vol/Page or Document #
R. Niles Graham, Margaret Graham Crusemann and Paul Crusemann to Arthur Pope Watson Legal Description Field Notes (a.k.a. Lot 99, Enfield C) July 28, 1923 \$3000.00	350/486
John Covert Watson of Travis County, Individually and as Independent Executor of the Estate of Eleanor Covert Watson, Deceased and Robert Wayne Garrett of Travis County , Individually and as Independent Executor of the Estate of Arthur Pope Watson, Jr., Deceased, to Stephen G. Nichols and Mollie C. Nichols Lot 99 Enfield C July 25, 1995 \$10.00 & \$373,500.00 Note	07251995
Stephen G. Nichols and Mollie C. Nichols to Brian K Magierski & Marlene Romanczak Lot 99 Enfield C June 29, 2000 \$10.00	06292000

APPLICATION FOR HISTORIC ZONING

FOR 1705 NILES ROAD (originally 11 Niles Road) , AUSTIN TX 78703

A.2 Project Name: Arthur Pope and Eleanor Covert Watson House

F.3: Biographical data on owners and occupants

Owners prior to improvement of the property: Elisha Marshall and Lucadia Niles Pease and their heirs

Governor and Mrs. Pease acquired 365 acres of the George W. Spear League west of Shoal Creek, outside the City of Austin, in 1856. Its centerpiece was the stately 1854 home built for James B. Shaw, designed by the master builder, Abner Cook. Governor and Mrs. Pease must have had no idea that their heirs would sub-divide the land surrounding their home, Woodlawn. However, their daughter Julia (Julie) Pease, her nephew Niles Graham, and niece, Margaret Graham Crusemann, together with Margaret's husband Paul, opened the Enfield Realty and Homebuilding Company in 1916 and began selling lots in their first planned subdivision, Enfield A. The streets had already been carefully laid out and paved. As subdivisions filled, more were opened, and even came across the street from the Pease family mansion in less than ten years. Enfield lots were deeded deliberately, placing more prominent homes on larger lots along larger streets as well as near the Pease Mansion. Enfield Realty deeds specified the minimal amount for home costs and whether they could be one or two stories high. Thus homes near the Pease Mansion, including 11 Niles Road, were elegant properties.

First Owners of the Home: Arthur Pope and Eleanor Covert Watson and their heirs

Arthur Osborn Watson, although not an owner of the property on Niles Rd, was an Austin architect of note whose son, Arthur Pope Watson, was the first owner of the house. Arthur O. Watson was the architect of the home, according to his son, Arthur Covert Watson, who is also an architect. Arthur O. Watson was born in Washington County on March 10, 1864, attended Texas A&M University, and came to Austin. He first practiced with Jacob Larmour beginning in 1887, designing together the Comanche and Milam county courthouses in 1890. In 1892 Mr. Watson opened his own firm. His buildings include the DeWitt County Court House, the First Congregational Church of Austin, All Saints Episcopal Church, his own residence at 402 W. 12th St., the Caswell-Bickler House, and Austin High School (burned). These buildings, both extant and seen in photographs, reflect a variety of styles. *Austin, Texas Illustrated* shows several Watson structures and mentions that there were others. He was elected to membership in the Texas State Association of Architects in 1888.

Mr. Watson married Minnie Pope in 1893 and their children were Arthur Pope, Mary (Watson) Brownlee, and Marjorie Watson; the latter of whom lived in the house after her parents were deceased. The architect died in Austin in 1935.

Arthur Pope Watson bought the lot (#99 in Enfield C) from Pease heirs Niles Graham, Margaret Graham Crusemann and Paul Crusemann on July 28, 1923 (Travis County Deed Record). His bride-to-be came that October, Eleanor Covert, asked for house that was a "honeymoon cottage" and referred to it as such for the rest of her life there, her son John said. The exact date of the finishing of the house is unknown, but the Watsons were noted in the City Directory of 1924 to be living on Niles Road (no house numbers were yet assigned). By 1927, the house had acquired the address of 11 Niles Road. By the time she died in 1988, she had lived there for 65 years. Their sons Arthur Pope (Jr.) and John Covert Watson held the house until it was sold in 1995.

This house, an excellent example of Dutch Colonial Revival architecture, is a two-story home situated well back from the street and shaded by mature trees. It is across the street from the Pease Mansion. John C. Watson said that his father enclosed a front porch (to the right of the front door), but that no other structural changes were made to the house during the family's ownership.

Arthur Pope Watson was born in Austin and died here 72 years later in 1965. Much of his time, however, was spent overseas with the United States Army in World War I and World War II. He was commissioned a First Lieutenant in 1917 and retired as a Brigadier General. His military training began with attendance at the Culver Military

Academy as a youth; he graduated from the Army War College in 1931. He served in France in World War I, earning decorations, and was a Colonel by the end of the war. He was one of seven reserve officers who went to France with Gen. Pershing. Returning to Austin, he participated in the Army Reserve and also sold insurance.

In World War II he commanded a division of the 323 Infantry in the Pacific theater. He was with General MacArthur for four years. By his retirement he has been awarded three Silver Stars, two Legions of Merit with Oak Leaf Clusters, a Bronze Star, Purple Heart, Croix de Guerre, General Staff Badge, World War I Victory Medal with six battle stars, Combat Infantry Badge, and German and Japanese Occupation ribbons. He retired in April, 1954 and again came home to Austin, where he became an insurance executive.

Eleanor Covert Watson, also a native Austinite, was born to Frank M. and Ann Covert in 1904 and died on June 1, 1988. She attended the University of Texas. Miss Covert and Col. Arthur Pope Watson were married on October 10, 1923 in Austin. They had two sons, Arthur Pope Watson, Jr. and John Covert Watson.

She was one of five siblings who grew up in the Carrington Mansion, 1511 Colorado, north of the Capitol. The Coverts owned the home from 1903 to 1944. (It is now the administrative headquarters of the Texas Historical Commission and designated as the Carrington-Covert House.) Eleanor Covert's father, Frank, and brother Clarence began the Covert Auto Company in 1914; Frank Jr. joined the firm shortly thereafter. (A Texas Historical Commission article [n.d.] notes that Frank Covert Sr. was an Austin blacksmith as a young man and became an automobile dealer once cars were available.)

Arthur Pope Watson, Jr. was born in Austin on July 14, 1926 and grew up in the Niles Road home. Like his father, he attended Culver Military Academy as a youth. Later he attended the University of Colorado and the Universidad de Mexico; he graduated from the University of Texas in 1948 and the Parsons School of Design in 1950. He became an interior designer and opened his own firm, Watson and Associates, in 1952. Mr. Watson was a Fellow in the

American Society of Interior Designers and became President of its Texas Chapter in 1966. He won awards for design work at the Westwood Country Club, The Driskill Club, and the Lila B. Etter Alumni Center of The University of Texas. He worked with the Austin Heritage Society on the restoration of the Neill-Cochran House. He was also concerned about the environment and served as a delegate to a Texas conference on the environmental crisis as early as 1966. He died on January 12, 1993.

John Covert Watson, born in 1929 in Austin, graduated from Austin High School. He holds a degree from The University of Texas in architecture. His work as he defines it is in "organic architecture," and he is inspired by natural forms. Care for and work with the natural environment has shaped his career. His firm is Biostructures, Inc.

Mr. Watson apprenticed with the legendary Frank Lloyd Wright in 1954 – an experience that Mr. Watson says "changed my life," since it confirmed what he did not like about architecture and showed him how to work with nature. Mr. Wright observed, "an architect is a prophet in the realm of nature." Mr. Watson said that he could not constantly build conventional structures; his work is more "inventive," in design and necessarily in building techniques.

He has designed and built homes in and around Austin including the Nautilus residence on Lake Travis, the Mushroom House at Lakeway on Lake Travis, the Grotto Dome on Spillar Lane, and his own home on Redbud Trail. He designed a complex at Lick Creek Ranch with unique splayed roofs. Architect and builder Peter Dick, who collaborated with Mr. Watson, noted that they were "forced to invent technology for that project as it progressed," but that has been true with all of Mr. Watson's pioneering work. His work for Dell Children's Hospital earned the LEED (Leadership in Energy and Environmental Design) award this year for "internationally recognized design, construction, and operation of high performance green buildings." Mr. Watson also works with the Scanlan Project in Santa Fe, where city building codes caused him to experiment with new building forms and techniques.

His commitment to the natural world was also demonstrated in 1974 when he purchased twenty-six acres of a highly sensitive canyon land west of Austin. A non-profit he created in 1976 continues to keep the Westlake Preserve safe but open to visitors.

He has two children, Kate and Boyd, and his life partner is Nancy Scanlon. Mr. Watson, whose memory is rooted in the home his grandfather built (which survives) on W. 12th, who grew up in the Dutch Colonial Revival home on Niles Road across from the Pease Mansion, and whose own work has been shaped by training with Frank Lloyd Wright, spans eighty years of American architectural history in his own life, and continues to shape the future.

Second Owners: Stephen G. and Mollie C. Nichols

Stephen G. Nichols and his wife, Mollie C. Nichols, bought the Watson home on July 23, 1995, from John Covert Watson, "Individually and as Independent Executor of the Estate of Eleanor Covert Watson, Deceased" and Robert Wayne Garrett, "Individually and as Independent Executor of the Estate of Arthur Pope Watson, Jr., Deceased" (Travis County Warranty Deed). A Deed of Trust is dated July 25, 1995 (Travis County record). Stephen Nichols was an Austin Police Department detective.

John Watson noted that they made some architectural changes, using Austin architect Emily Little.

Clarification: The Nichols hired Emily Little Architect to provide design services for proposed interior alterations. The work was never initiated.

Third Owners: Brian Magierski and Marlene Romanczak

Brian Magierski and Marlene Romanczak purchased this home on June 29, 2000 from the Nichols (Travis County Deed Record). They restored the home with the help of architect Peter Pfeiffer of Barley+Pfeiffer Architects. The house has many original features, including windows, exterior doors, interior doors, and hardware. Original hardwoods are throughout. A small addition was made on the rear of the house and to the front left side. Window sizing and placement, exterior detailing, the roofline, and materials are accurately matched on the addition.

Mr. Magierski, born October 19, 1971 in Buffalo, New York, holds a BS in Mechanical Engineering from Cornell University (1993), attended Harvard University Graduate School of Business in Boston, and then came to Austin to work for Trilogy Software. He founded iMark.com in 1998, sold it, and remains active in the Austin web and high technology industry. He founded two additional software companies, including nGenera Corporation, where he currently works; he is also an investor and advisor of other Austin-based software start-ups.

Ms. Romanczak, born March 30, 1972 in Buffalo, New York, earned a BS in Industrial and Labor Relations from Cornell University (1994). She worked for CitiBank (the predecessor of CitiGroup) in New York City and Zurich, Switzerland as Vice President of Human Resources before coming to Austin in 1998. She then earned a Master of Public Affairs degree from the LBJ School of Public Policy at the University of Texas at Austin. Since 1999 she has been a Board member of the Old Enfield Homeowners Association and President of the organization since 2004.

The couple married on July 4, 2001, and are parents to two daughters, Margaret Mae, age five, and Harper Mae, age three, who are growing up in this home on Niles Road.

References

Arthur O. Watson:

Newspaper clippings, a typescript [no author, n.d.], hand-written notes [no author, n.d.], all in the Austin History Center AF Biographical Files under A.O. Watson; and *Austin, Texas Illustrated: A Short Resume of the History of the Capital of Texas Together with a Description of its Businesses, Homes, Churches, Schools, Climate, and General Environments*. Houston: South-west Publishing Co, 1901.

Arthur Pope Watson and Eleanor Covert Watson:

Newspaper clippings, original invitations, magazine articles, and photographs, all in the Austin History Center AF Biographical Files for A.O. Watson and for Frank M. Covert; Austin City Directories and Austin phone books; marriage license from Travis County records; Texas Historical Commission online at www.thc.state.tx.us, Covert genealogical chart (no author, n.d.); "Covert Auto Company [and] Austin Motor Truck Company" in *Central Texas Business and Professional Directory*. Austin: Austex Publications, 1952.

Arthur Pope Watson, Jr.:

Newspaper clippings and photographs, magazine articles, and funeral program, all in the Austin History Center AF Biographical Files; City Directories and Austin phone books.

John Covert Watson:

Information about his family in each generation, the family home on Niles Road, and his own career in architecture provided to Elizabeth Whitlow in phone interviews October 26 and 27, 2009. All references to his “saying,” “noting,” or “observing” come from those interviews. Phone conversation October 26, 2009, with Peter Dick, Architect and Builder, Austin, with Elizabeth Whitlow.

Information online about his work:

www.vrbo.com/79166 (Mushroom House)

www.peterdickarchitect.com/construction/lick-creek-ranch

www.greendead.com/category/person/john-covert-watson (LEED award)

www.leednm.com/building_team.php (New Mexico project)

www.books.google.com/books (googling Biostructure John Watson) leads to an excerpt by him in new organic architecture by David Pearson

www.tshaonline.org/handbook/online/articles: “Westcave Preserve”

Stephen G. and Mollie C. Nichols:

Warranty Deed, July 23, 1995, Travis County; and Deed of Trust, July 25, 1995, Travis County.

Brian Magierski and Marlene Romanczak:

Biographical information provided by Brian Magierski, October 2009.

John Covert Watson was born in his Watson grandparents’ home in Austin.
Referred to himself as an “Army Brat” while his father served in World War II.
Served in the Navy.