

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 3, 2023
PR-2023-029667; GF-2023-043156
1904 RALEIGH AVENUE

PROPOSAL

Demolish a ca. 1953 house.

ARCHITECTURE

One-story house with compound hipped roof, clad with rusticated Roman brick and vertical siding. It features casement ribbon windows and a flat-roofed carport with roof access via a spiral staircase.

RESEARCH

The house at 1904 Raleigh Avenue was built by Eugene and Margie Naumann as their family home, where they lived from 1953 to 1960. Gene, owner and operator of Gene Naumann Real Estate, was a longtime Austin business owner and a fixture in the real estate brokerage community. He began his career in 1944 as an agent at Harrison-Wilson-Pearson, then opened his own firm, which operated for more than 60 years. Naumann specialized in the sale of waterside properties; both of Naumann's midcentury residences had river views. According to Gene Naumann's obituary, he had no hobbies nor any desire to retire, choosing instead to focus upon the career he loved until his death in 2007. Margie Naumann was an artist and homemaker. The Naumanns' later house at 2816 Scenic Drive was approved for demolition in 2019.¹

In 1960, Naumann sold the property to Grandy Starnes, an auditor and accountant at UT, and his wife Mary Helen Starnes.

PROPERTY EVALUATION

Designation Criteria—Historic Landmark

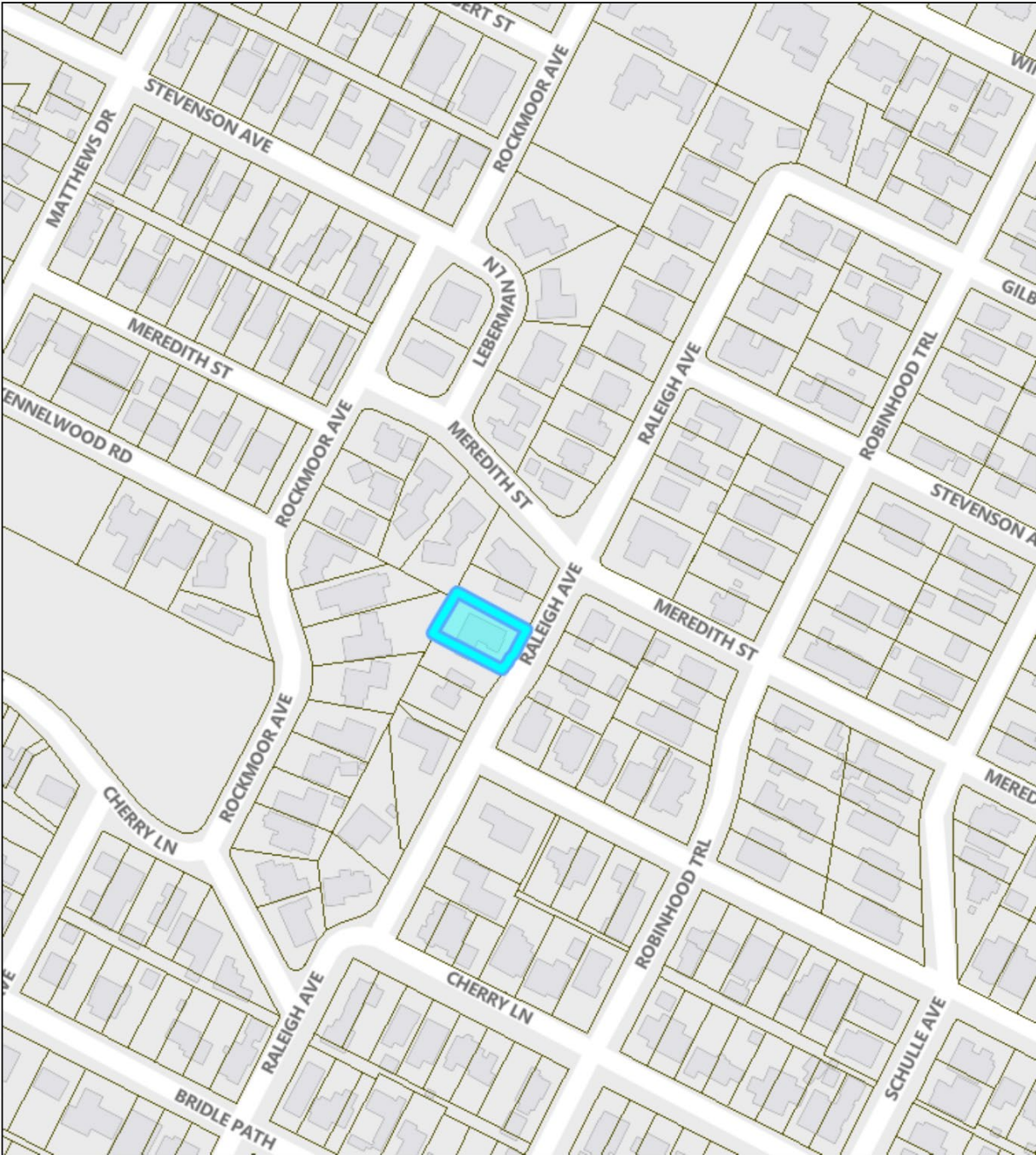
- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The building is a good example of mid-century Modern design.
 - b. Historical association. The property is associated with real estate broker and businessman Gene Naumann.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property was not assessed as a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.


STAFF RECOMMENDATION

Consider whether the Naumanns' tenure in the house, from 1953 to 1960, is sufficient time to establish a significant historical association with the house. If so, initiate historic zoning; if not, strongly encourage adaptive reuse, but release the demolition permit upon completion of a City of Austin Documentation Package.

¹ <https://www.austintexas.gov/edims/document.cfm?id=332858>

LOCATION MAP






1: 2400

4/14/2023

GF 23-043156

1904 RALEIGH AVENUE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos





Demolition Permit Application – 2023

Occupancy History

City Directory Research, March 2023

- 1959 Eugene E. & Margie A. Naumann, owner – Salesman for Harrison Wilson Pearson
- 1957 Eugene E. & Margie A. Naumann, owner – Salesman for Harrison Wilson Pearson
- 1955 Eugene E. & Margie A. Naumann, owner – Salesman for Harrison Wilson Pearson
- 1954 Eugene E. & Margie A. Naumann, owner – Salesman for Harrison Wilson Pearson
- 1953 Address not listed.

Historical information

Gene Naumann, a successful Austin real estate broker with an encyclopedic knowledge of Central Texas, died at his home Sunday. He was 84. He began his real estate career in 1944 and was still working every day at his office on Burnet Road when he was diagnosed with leukemia in late October. Eugene Elwin Naumann was born April 28, 1922, on a ranch in Spicewood, Texas. The only son of Earl and Tiny Naumann, he and his sister, B. Ruth, moved to Austin with their parents at a young age. He was a natural salesman. Before he entered his teens he already was selling newspapers on Congress Avenue. He graduated from Austin High School and, within a few years, began the career that would define his life. Gene Naumann loved everything about selling real estate he enjoyed driving the back roads and scouring maps, looking for property to sell and then burning up the phone lines until he found a buyer who agreed that what he was selling was exactly what they wanted. He married his high school sweetheart, Margie Shropshire, in 1944, and they had one son, Vance, who, like his dad was a natural salesman. Vance learned the business at his dad's feet, and when he joined Gene Naumann Real Estate, father and son traveled those roads together, debating the merits and prices of houses and buildings and land. Gene was a voracious reader he started every day with a cup of coffee and the Austin American-Statesman (which he sold as a kid), the Dallas Morning News, USA Today and occasionally the Wall Street Journal and New York Times. By 8 a.m., he had read them all cover to cover, making sure he was up to date on current events. Then he headed to the office. He didn't have hobbies; he had no desire to retire. He couldn't imagine anything more enjoyable D. 3- 5 than talking to people who

needed a house or were looking for a little piece of land that had trees and a creek running through it. If anyone could find a slice of paradise, Gene Naumann could. His red and white "For Sale" signs have dotted the Central Texas landscape for more than 60 years. He was well known as an honest businessman and he always believed deals were sealed with a handshake. He loved Central Texas, and when visitors came to town, he piled them in his car and drove around for hours, regaling them with stories about how the city had changed and was changing. He had a remarkable memory and could bring Austin's history to life. He was devoted to his mother, Tiny Naumann. Before she died in 2005, Gene spoke to her every day and set aside time every Sunday to visit and to take her to lunch. She lived to age 103, and Gene was convinced he would live to be 100, too. He missed that prediction and on Sunday resumed his cherished visits with his mom. Gene Naumann was preceded in death by his father and mother. He is survived by his wife, Margie; his son and daughter-in-law, Vance and Janet Naumann; and his sister, B. Ruth Hoffman, all of Austin; and many nieces, nephews and friends who mourn his death. Graveside services will be held Wednesday, 1:00 p.m., at Austin Memorial Park, 2800 Hancock Dr. Weed-Corley-Fish Funeral Home is handling the arrangements. In lieu of flowers, the family asks that you donate to your favorite charity. The family also wishes to thank Hospice Austin and Life Made Easy for the care they gave Gene Naumann during his illness." Published in Austin AmericanStatesman on Jan. 23, 2007.

Obituary, Statesman.com

Margie Ann Naumann, a loving wife, mother and proud Austin native, died Friday, July 20, 2018, from complications of Parkinson's disease. She was 90. She was born Aug. 14, 1927, to Ted and Mary Ann Shropshire, and grew up on East First Street (now Cesar Chavez Street) in a close-knit neighborhood where she made childhood friends who remained lifelong friends. She and her future husband, Gene Naumann, attended Austin High School and married in 1944. Nine years later they had a son, Vance, who was as devoted to them as they were to him. She was a fun-loving Texas woman with her own sense of style. She was age defying—always young at heart—with a passion for yellow roses and all things representing her beloved Lone Star State. After all, she was multi-generational—her parents, her husband and her son were all Texas born and bred. Margie was creative and artistic. Her award-winning oil paintings hung on walls throughout the West Austin home she designed and lived in until her death. She was an adventurous soul and enjoyed spending long weekends in San Antonio and New Orleans with girlfriends who shared her love of laughter and playful sense of humor. She even rented a taxi to transport them from Austin to San Antonio after they were older and didn't feel comfortable driving, never letting age define their lives. Thursdays were reserved for those friends, who enjoyed a late lunch and then visits to museums or movies or plays at venues around town. But it was her family—Gene and Vance—who dominated her life. Until he died in 2007, Margie and Gene had a standing Friday afternoon date at their favorite Mexican restaurant, sharing enchiladas and margaritas. She doted on her son Vance, but didn't believe in today's helicopter style of parenting. She encouraged a young Vance to explore the neighborhoods of his youth and then, as an adult, the world. Margie Naumann was preceded in death by her parents and her husband. She is survived by her son, Vance Naumann, and his wife, Janet, of Austin; sister Kerry Palmer, nephews Lester Palmer and Louis Palmer and niece Kara Hoda, all of Mississippi, nephew Lacy Palmer of Houston; and lots of Naumann family cousins, nieces and nephews throughout Central Texas. D. 3- 6 The family would like to thank Frances Mojica, Yolanda Ruiz, Benita Flores, Elizabeth Quintero and Lola Romero for the loving care they provided Margie during her illness, especially during her final days when she was at home and surrounded by people whom she knew loved and cared for her. Also thank you to doctors Michael Pellegrini and David Morledge, who were always there when she and her family needed them, and Hospice Austin staff who provided gentle, practical advice and end-of-life assistance. Margie truly loved life and celebrated it fully during her time here. She didn't want an elaborate sendoff. So to fulfill her wishes, Margie was buried next to her husband of 63 years in a private service at Austin Memorial Park.

Obituary, Dignitymemorial.com



NOTICE OF HEARING

This is to give notice that the Zoning Board of Adjustment on Monday, June 29, 1953, at 7 p. m. will hold public hearings in the Council Room at the Municipal Building, on the following appeals at properties located as described:

97. MRS. JOE WUKASCH requests permission to erect a carport at 106 West 38th Street, having a side yard of 4' instead of 5' as required by Ordinance.
98. GENE NAUMANN requests permission to erect a carport addition to a residence now under construction at 1904 Raleigh Avenue, having a side yard of 3' instead of 5' as required by Ordinance.

JOINS FIRM—E. E. (Gene) Naumann is back with the real estate sales department of Harrison-Wilson-Pearson. He began his real estate career in 1944 with the same firm. Naumann resides at 1904 Raleigh with his wife, Margie, and son, Vance.

Legal Notice 1 -- No Title. The Austin Statesman (1921-1973); 26 June 1953: 19.

JOINS FIRM. The Austin American (1914-1973); 20 Apr 1958: D9.

OPEN HOUSE

2:00 — 6:00 P. M.



1904 RALEIGH

(TARRYTOWN — OFF ENFIELD ROAD)

VIEW OF THE LAKE AND HILLS

OWNER WILL TAKE TRADE

- Sprinkler System
- Fenced back yard
- Huge carpeted living room (all glass for view)
- Dining room separated by fibre glass
- Kitchen large enough for dinette
- 3 spacious bedrooms
- Paneled den (could be used for 4th bedroom)
- 2 Tile baths (colored fixtures)
- Plenty of closets and storage
- 7½ ton air conditioner & central heat

Priced at LESS than \$30,000

For details, call GENE NAUMANN, GR 2-5038.

HARRISON · WILSON · PEARSON ·

REAL ESTATE, RENTALS, INSURANCE 305 W. 6th St. AUSTIN, TEXAS

TARRYTOWN 3 BEDROOM AND 2 BATH FIRST TIME ON MARKET

Located off Enfield Road at 1904 Raleigh with a view of lake and hills. Fenced back yard and well shrubbed lot with sprinkler system. Extra large living room with lots of glass for view. Dining room separated by fiber glass wall. Large "L" shaped kitchen with eating space. A pine paneled den that is arranged where it can be used for fourth bedroom if needed. One large bedroom and one medium size bedroom for small child. Both baths have colored fixtures. There is a 7½ ton central air conditioner. This home is less than 5 years old and in excellent condition. Priced at \$29,500. Call Gene Nauman at GR 2-5038 for appointment.

HARRISON · WILSON · PEARSON

"REALTORS" 305 West 6th St. GR 2-6201

Display Ad 67 -- No Title. The Austin American (1914-1973); 19 Apr 1959: B10
Classified Ad 6 -- No Title. The Austin American (1914-1973); 05 Apr 1959: C13.

Lake Austin Boat Blast Injures 3

Three persons received first degree burns Saturday afternoon when a boat exploded at The Waterfront Cafe on Lake Austin.

City police identified the injured persons as Mrs. Margie Naumann of 1904 Raleigh Avenue; her son, Vance Naumann, 7; and Vera Smith, 11, of 4008 Ramsey.

The injured parties were taken to Brackenridge Hospital where they were treated for first degree burns about their legs and body. All were released after emergency treatment.

Police said the cap was left off the gas tank after it was filled. When the motor was started, the boat exploded.

The boat, owned by Gene Naumann, 38, of 1904 Raleigh Avenue, burned and sank after the explosion.

Naumann escaped injury in the explosion.

Firemen said two boat docks near the explosion were damaged by the fire from the boat.

Police said the explosion occurred about 3:21 p.m.

Lake Austin Boat Blast Injures 3. The Austin American (1914-1973); 22 May 1960: A1.

Permits

Gene Naumann

1904 Raleigh Avenue

165

3 and south 2' of 2

3
E

Lake Shore Village

Frame and rock veneer residence.

54127 6-2-53

\$30,000.00

Joe Hoffman

8

WATER SERVICE PERMIT

Austin, Texas

D N° 8422

165

Received of JOE HOFFMAN

Date 6-9-53

Address 1904 RALEIGH Avenue

Amount THIRTY FIVE AND 7/100 \$3500

Plumber TRAVIS PIERCE Size of Tap 1 1/4"

Date of Connection 6-28-53

Size of Tap Made 1 1/4"

Size Service Made 1 1/4"

Size Main Tapped 6" C.F.

From Front Prop. Line to Curb Cock 7.5'

From N-Prop. Line to Curb Cock 6'

Location of Meter CURB

Type of Box 1-2-0-0-0

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main 100'

Checked by Eng. Dept. 7-7-53

No. Fittings	Size	
1	1 1/4" C.O.P.	Cock
1	1 1/4" C.O.P.	Elbow
2	1 1/4" C.O.P.	St-Elbow
1	1 1/4" C.O.P.	Bushing
3	1 1/4" C.O.P.	Reducer
		Pipe
		Lead Comp.
		Nipples
		Union
		Plug
1	1 1/4" C.O.P.	Tee
1	1 1/4" C.O.P.	Scop
1	1 1/4" C.O.P.	Box
1	1 1/4" C.O.P.	Lid
		Valves
		Job No. W-323-507
		Req. No. 1000

Water service permit - 1953

OWNER Grade C. Starnes ADDRESS 1904 Raleigh Avenue
 PLAT 165 LOT 3 BLK E
 SUBDIVISION Lake Shore Village
 OCCUPANCY Residence
 BLD PERMIT # 110902 DATE 12-27-68 OWNERS ESTIMATE \$250.00
 CONTRACTOR Texas Lbr. Co. NO. OF FIXTURES yes
 WATER TAP REC # Exist SEWER TAP REC # Exist
 Remodel exist residence