

**HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0600
2812 SCENIC DRIVE**

PROPOSAL

Demolish a ca. 1963 house and pool; back house to remain.

ARCHITECTURE

Two-story split-level house clad in stone veneer with vertical board-and-batten accents, a cross-gabled asphalt shingle roof with deep eaves, and a double-width chimney. The house is constructed with a unique form that takes advantage of the steep waterside topography, displaying Ranch and mid-century Modern stylistic influences in its deep eaves with exposed rafter tails, rustic masonry cladding, and multi-level form that reads as a single-story horizontally-oriented building from the streetscape. Its main façade features 1:1 windows at the entrance level only, as well as a peaked gable with dual picture windows. The secondary Taylors Drive façade is windowless, with decorative exposed rafter tails at the gable. The rear elevation features a bank of first-and-second-story fixed-pane picture windows in a central gable flanked by second-floor balconies. An integrated garage and covered porch are inset beneath each balcony.

RESEARCH

The house was built in 1963 for owners Gene E. and Margie A. Naumann and their family. It was designed by Margie Naumann. Gene, owner and operator of Gene Naumann Real Estate, was a longtime Austin business owner and a fixture in the real estate brokerage community. Gene Naumann – and later his son Vance – specialized in the sale of waterside properties; his own home was constructed with an expansive river view. According to 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, an artist and homemaker, remained in the home until her own passing in 2018.

STAFF COMMENTS

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 historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to one criterion:
 - a) *Architecture*. The house is constructed with a split-level floor plan that displays Ranch and mid-century Modern stylistic influences.
 - b) *Historical association*. The house does not appear to meet the criterion for significant historical association, though the Commission may want to consider the contributions of the Naumann family to the Austin business community.
 - c) *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d) *Community value*. The house does not 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 is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Strongly encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2019-0600
LOCATION: 2812 SCENIC DRIVE



1" = 333'

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 and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Street View, 2018





Photos provided by applicant

Occupancy History

City Directory Research, Austin History Center, December 2019

- | | |
|-------------|--|
| 1992 | Eugene E. and Margie A. Naumann, owners
Gene Naumann Real Estate |
| 1985-
86 | Eugene E. and Margie A. Naumann, owners
Gene Naumann Real Estate |
| 1981 | Eugene E. and Margie A. Naumann, owners
Gene Naumann Real Estate |
| 1977 | Eugene E. and Margie A. Naumann, owners
Gene Naumann Real Estate |
| 1973 | Eugene E. and Margie A. Naumann, owners
Wendlandt & Naumann Development |
| 1968 | Eugene E. and Margie A. Naumann, owners
Wendlandt & Naumann Real Estate |
| 1965 | Eugene E. and Margie A. Naumann, owners
Gene Naumann Real Estate |
| 1963 | Address not listed |

Biographical 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

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 American-Statesman 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.

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*

ATTENTION!!

CAT FISHERMEN



GENE BIG & LITTLE TOBE BUDDY

THESE ARE THE KIND YOU WILL CATCH IN

RIVERWOOD ACRES

ON THE COLORADO RIVER, JUST ABOVE BASTROP

Lots with 100 feet facing the Colorado River and up to 700' deep. Just up stream from Bastrop a few hundred feet. This is where the best fishing on the Colorado is and each of these 100' lots has beautiful trees. Electricity and city water being piped to each lot. Pour you a slab, screen it in and have you a real fishing camp right on the water's edge. This is some beautiful property with gradual slope to water.

DIRECTIONS: FROM DOWNTOWN BASTROP, GO NORTH ON MAIN ACROSS RAILROAD TRACKS. TAKE THE FIRST LEFT AND FOLLOW SIGNS TO RIVERWOOD ACRES.

LOTS PRICED FROM \$1495 TO \$2950
\$100 DOWN AND \$20. TO \$30. PER MONTH

GENE NAUMANN REAL ESTATE

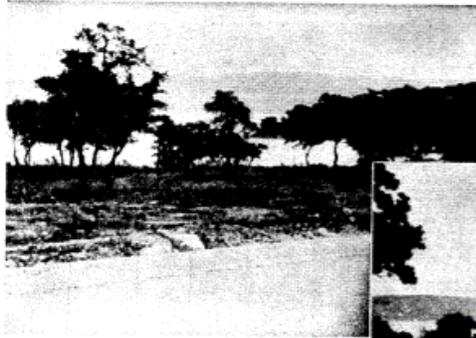
GENE NAUMANN, GL 2-2926

CALL

HENRY "BUDDY" WENDLANDT, GR 8-5460

The Austin American; Jan 23, 1966

LAKE TRAVIS



BEAUTIFUL?

YOU BET!!



It's Marshall Ford Vista! Only Subdivision on Lake Travis with city water, lights, telephone, pavement with curbs & gutters! Lots are Selling fast! Hurry to pick yours. Only 10 miles from City Limits! Go out Bull Creek Rd. to FM 620, turn left to Marshal Ford Cafe & enter subdivision. E. T. Holly GL 3-7524 or Gene Naumann GL 2-2926.

Gene Naumann Real Estate

GL 2-2926

The Austin American; Jun 12, 1966

Building Permits

OWNER - Gene Naumann ADDRESS 2812 Scenic Drive
 PLAT 172 LOT 9 BLK. A DIV
 SUBDIVISION Herman Brown # 2, Sec. 1
 OCCUPANCY Two Story Brick Veneer Res. & Att CR & Stg.
 BLD PERMIT # 86645 DATE 1-25-63 OWNERS ESTIMATE 40,000.00
 CONTRACTOR H. T. Baker NO. OF FIXTURES 20
 WATER TAP REC # w 1" E32607 SEWER TAP REC # s 39159
 RESIDENCE

Building permit, 1-25-63

SANTARY SEWER SERVICE PERMIT
Austin, Texas

No 39159 ✓

Received of GENE NAUMAN Date 1-28-63
Address 2812 SCENIC DR.
Amount City - Fine Dollars 50.00
Builder or Owner Decker Plumber HRT. P. [unclear]
Lot 9 Block 6 Subdivision Hermans Brown #2, Sec 1 Plat No. 172

Date of Connection 2-17-63
By City 137 S of M at Taylor Dr
By Plumber in house
Checked By Stanny
Size Main 18" A Depth +5'
Main Assign. in case across lot @ rear
Stub Depth Prop. Line
Stub Location to be anywhere @ rear
Book No. A 4409 A 3339
Paving Cut 7-3-63 OK J.C.

No. Fittings	Size	Price
6	Pipe 6"	1.10
1	Wyes	9.8
1	Bends 6"	
	Reducers	
	Plugs	
	Sand	
	Gravel	
	Remix	
	Stoppers	
	Castings	
	Other	
Labor: 10 hrs		13.00
1 - [unclear]		2.50
1 - [unclear]		1.50
Total		19.53

Sewer tap permit, 1-28-63

Lot 9, Blk 6
Hermans Brown #2, Sec
WATER SERVICE PERMIT
Austin, Texas

E No - 32607

Received of GENE NAUMAN Date 1-28-63
Address 2812 Scenic Dr
Amount City - Fine Dollars 65.00
Plumber _____ Size of Tap 1"

USED 1/2 OF STUB

Date of Connection 4-18-63
Size of Tap Made _____
Size Service Made _____
Size Main Tapped _____
From Front Prop. Line to Curb Cock 7'
From 30' WEST OF E.H. Prop. Line to Curb Cocks
Location of Meter CURB
Type of Box ROUND
Depth of Main in St. _____
Depth of Service Line _____
From Curb Cock to Tap on Main _____
Checked by Engr. Dept. _____

No. Fittings	Size
1	Pipe
	Corp. Cock
	Cop. to Iron ell
	Cop. to Cop. ell
	Cop. to Iron Coupling
	Cop. to Cop. Coupling
	Angle Stop
	Stop
	Bushing
1	Nipples 8" x 1" BRASS
	Service Clamp
	Valve
	Meter Box
	Lock Lid
	Drain Tile
	Drain Tile Lid
	Stop & Drain
	Job No. <u>143703-502</u>
	Foreman <u>[unclear]</u>

ENTERED MAY 6 1963

Water tap permit, 1-28-63