

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 23, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0669  
3215 BONNIE ROAD**

**PROPOSAL**

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Demolish a ca. 1948 house.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled, frame house with a front-gabled bay containing the partial-width inset entry porch; 6:6 fenestration.

**RESEARCH**

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The house was built in 1948 by C.T. Johnson, a local builder. Gus and Carolyn Grosskopf were the first owners and occupants of the house; he was a typesetter who opened his own business with a partner while living in this house; she was a secretary at a loan company. The Grosskopfs lived here until around 1957, when the house was owned and occupied by Jeanne Brewton, a beauty salon owner who had previously owned a salon in Lubbock. She had Jeanne's Beauty Service on West Lynn Street; she apparently sold the business while living in this house – she was listed in later city directories as a beauty operator at Joseph's Beauty Service, in the same location as her business had been. Jeanne Brewton lived here from around 1957 to around 1965. Bobbie then Nealie Hampton rented then owned this house from the mid-1960s until the early 1980s. Both were accountants at the University of Texas. The house has been a rental property since the early 1980s.

**STAFF COMMENTS**

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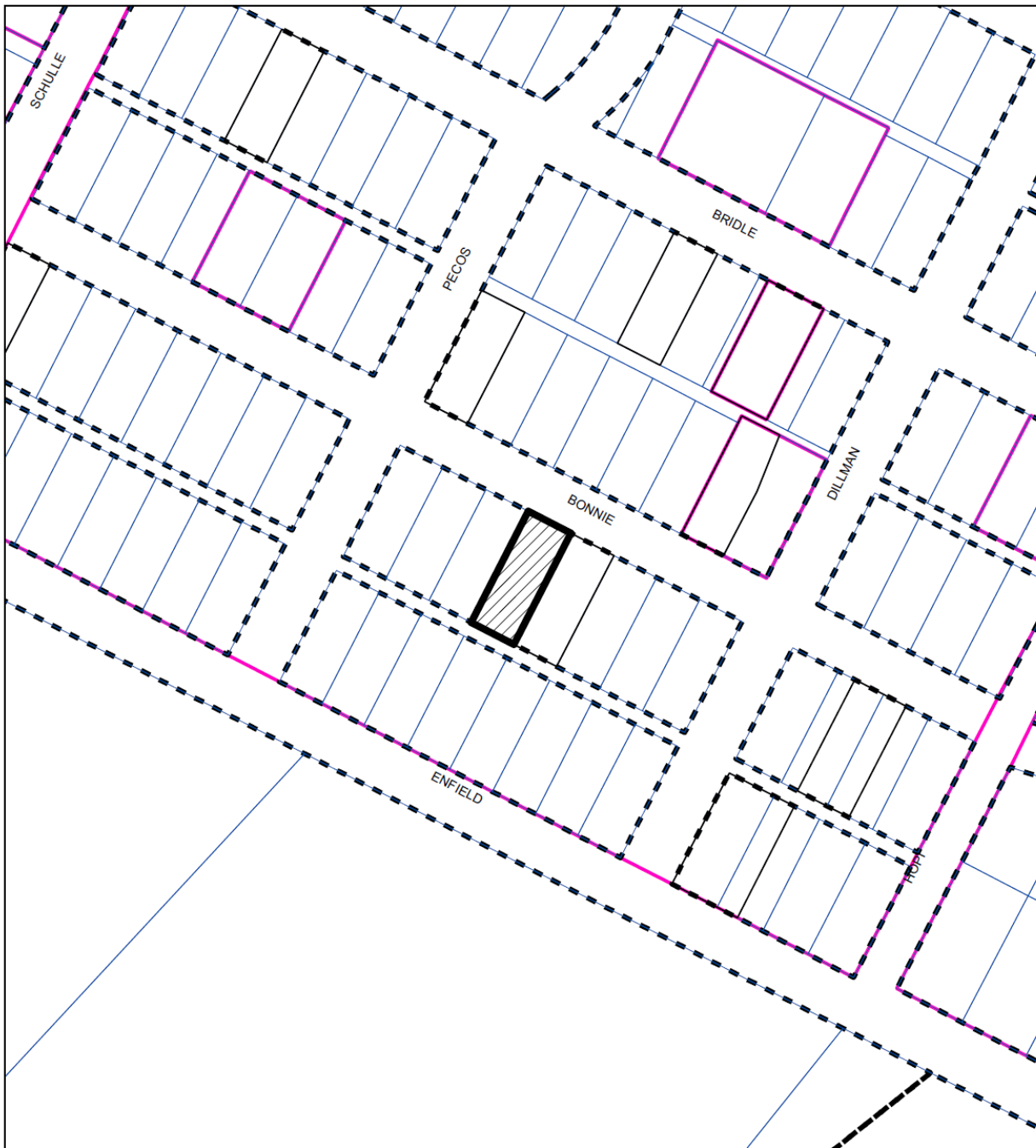
The house is beyond the bounds of any City survey.

**STAFF RECOMMENDATION**

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Encourage relocation over demolition, 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



ZONING BOUNDARY

CASE#: HDP-2013-0669  
LOCATION: 3215 Bonnie Road



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

3215 Bonnie Road  
ca. 1948



OCCUPANCY HISTORY  
3215 Bonnie Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2013

- |         |  |
|---------|--|
| 1992    | Robert M. Jeffers, renter<br>No occupation listed<br>NOTE: There is also a Robert Jeffers listed in the directory; he was an attorney at 609 W. 9 <sup>th</sup> Street, but had no residential address listed. |
| 1985-86 | Gert Hofman, renter<br>No occupation listed<br>Also listed are Eva Hofman and Susi Hofman; neither had an occupation listed.   |
| 1981    | Nealie B. Hampton, owner<br>Accountant, University of Texas  |
| 1977    | Nealie B. Hampton, owner<br>Accountant, University of Texas  |
| 1973    | Bobbie Hampton, renter<br>Accountant, University of Texas<br>Also listed is Nealie Hampton, an accountant at the University of Texas.  |

- 1968 Bobbie Hampton, renter  
Office employee, University of Texas  
Also listed is Nealie Hampton
- 1962 Jeanne Brewton, owner  
Operator, Joseph's Beauty Service, 1215 West Lynn Street.
- 1959 Jeanne Brewton, owner  
Proprietor, Jeanne's Beauty Service, 1215 West Lynn Street.
- 1955 Gus M. and Carolyn Grosskopf  
Proprietor (with Henry J. Strauss), G&S Typesetters, 1706 San Jacinto  
Boulevard.
- 1952 Gus M. and Carolyn Grosskopf, owners  
Makeup man, Nelson Typesetting (L. DeWitt Nelson, proprietor), 302 E. 12th  
Street.
- 1949 Gus M. and Carolyn Grosskopf, owners  
Gus: Printer, Nelson Typesetting (L. DeWitt Nelson, proprietor), 302 E.  
12<sup>th</sup> Street.  
Carolyn: Office secretary, Texas Industrial Loan Company, 622 Colorado  
Street.
- 1947 The address is listed in the directory, but is the old address for what is now 3221  
Bonnie Lane. Gus M. and Carolyn Grosskopf are not listed in the directory.

#### **BIOGRAPHICAL NOTES:**

##### **Gus and Carolyn Grosskopf (ca. 1948 – ca. 1957)**

Gustaf Grosskopf appears in the 1930 U.S. Census as the 5-year old son of William and Bertha Grosskopf, farmers in rural Travis County.

##### **Jeanne Brewton (ca. 1957 – ca. 1965)**

Jeanne Brewton appears in the 1940 U.S. Census as the wife of Chester Brewton, a shipping clerk for a beauty and barber supply company in Lubbock. Jeanne Brewton is listed as a 37-year old, Texas-born, proprietor of a beauty shop in Lubbock.

**BREWTON, Jeanne Dixon, 75, 2300 North Loop St., died Wednesday. Services 3 p.m. today at Weed-Corley Funeral Home. Burial, Austin Memorial Park. Survivors: sisters, Mrs. Margaret Holmes of Austin, Mrs. W.O. Crossland of Bay City.**

Obituary of Jeanne Brewton  
Austin American-Statesman, June 15, 1978

C. T. Johnson 3215 Bonnie Road

143

5

8

Tobin-Johnson Subdiv.

Frame residence and garage  
37164

4-5-48

\$7000.00

Owner

5

Building permit to C.T. Johnson for the construction of the house (1948)

*NEW*

143

## WATER SERVICE PERMIT

Austin, Texas

C No 890

Received of C. T. JOHNSON **INDEXED**

Address 3215 BONNIE RD

Amount TWENTY AND NO/100 20.00

Plumber W. H. PITTSFORD Size of Tap 3/4"

Date of Connection 5-20-48

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 7.5'

From E- Prop. Line to Curb Cock 6'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main 10'

Checked by Engr. Dept. 6/22/48-RR

No.	Fittings	Size
1	Curb Cock	3/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	1/2" to 3/4"
1	Pipe	1/2"
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	1/2"
1	Stop	1"
1	Box	LOCK
1	Lid	
	Valves	
	Job No.	W-323-502
	Req. No.	2-1 Park

**INDEXED**

Water service permit to C.T. Johnson for this address (1948)

**Austin, Texas**

Received of W.H. PITTSFORD Date 5-14-48  
Address 3315 BONNIE RD.  
Amount \_\_\_\_\_ \$ \_\_\_\_\_  
Builder or Owner C.T. JOHNSON Plumber \_\_\_\_\_  
Lot 5 Block 8 Subdivision TORIN & JOHNSON Plat No. 143

Date of Connection 5-26-48  
By City ~~SAVANNAH~~ AT WLL  
By Plumber \_\_\_\_\_  
Checked By STRONG  
Size Main 6" Depth 4'  
Main Assign. 12.5" N/SPL  
Stub Depth \_\_\_\_\_ Prop. Line 3'  
Stub Location \_\_\_\_\_  
Book No. B-1489  
Paving Cut \_\_\_\_\_ No. \_\_\_\_\_

No.	Findings	Size	Price
6	' Pipe	4" Conc.	.72
18	' Pipe	6" Conc.	3.24
1	Wyes	6x4 Conc.	1.02
	Bends		
	Reducers		
	Plugs		
	Sand		
	Gravel		
	Remix		
	Stoppers		
	Castings		
	Other		
	1-HR. Trench		.40
	Labor: 20 HRS.		13.20
			1.00

Tax AI	19.58
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Sewer service permit for this address referencing C.T. Johnson as the owner (1948)