

HISTORIC LANDMARK COMMISSION
OCTOBER 26, 2020
DEMOLITION AND RELOCATION PERMITS
HDP-2020-0400
1400 DRAKE AVENUE

PROPOSAL

Demolish a ca. 1937 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with a central, front-gabled independent porch on paired, plain wood posts; single and paired 1:1 fenestration.

RESEARCH

The house was built around 1937 by Paul Kirschner, a local builder and developer. The house was first purchased by Emmitt and Gertie Grosskopf, who lived here from around 1938 until around 1943. Emmitt Grosskopf was a blue print operator for the State Highway Department; Gertie Grosskopf was a service representative for the telephone company. Joseph C. and Wilhelmina Collins purchased the house around 1948 after it having been rented out for several years in the mid-1940s. Joseph C. Collins was a deaf mute who worked as a linotype operator for the Steck Company, a local printing and bookbinding company. The Collinses lived here until around 1956. Sam Alton Brooks, a longtime service man for the City Water and Light Department, purchased the house around 1956 and lived here until his death in 1988.

STAFF COMMENTS

The house was listed with no priority for research in the Comprehensive Cultural Resources Survey (1984). It is contributing to the pending Travis Heights National Register Historic District.

Staff has evaluated this house for designation as a historic landmark and has determined that the house may meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a classic vernacular 1930s cottage with an oversized, front-gabled porch. While a common type at the time of its construction, this is a vanishing resource type, and reflects blue-collar housing in South Austin.
- b. **Historical association.** The house is associated with several working class families, none of whom achieved significance individually, but as a group, represent blue-collar families who were able to purchase a house in a popular area of South Austin.
- 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

Postpone to November 16, 2020 to fully evaluate alternatives to demolition, or encourage rehabilitation and adaptive re-use, then 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. The house does not squarely meet the criteria for individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 155'

NOTIFICATIONS

CASE#: HDP-2020-0400
LOCATION: 1400 DRAKE AVE.

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.



1400 Drake Avenue
ca. 1937





OCCUPANCY HISTORY

1400 Drake Avenue

City Directory Research, Austin History Center
 By City Historic Preservation Office
 February, 2012

1992	Anne E. Lancaster, renter No occupation listed NOTE: The directory indicates that Anne E. Lancaster was a new resident at this address.
1985-86	Sam A. Brooks, owner Retired
1981	Sam A. Brooks, owner Retired
1977	Sam A. Brooks, owner Retired
1973	Sam A. Brooks, renter Serviceman, City Water, Light and Power Department
1969	Sam A. Brooks, renter Serviceman, City Water and Light Department

1965	Sam A. Brooks, owner Serviceman, City Water and Light Department
1962	Sam A. Brooks, owner Meter reader, City Water and Light Department
1958	Sam A. Brooks owner Meter reader
1953	Joseph C. and Wilhelmina Collins, owners Linotype operator, Steck Company, 205 W. 9 th Street.
1949	Joseph C. and Wilhelmina Collins, owners Linotype operator, Steck Company, 205 W. 9 th Street.
1947	Joseph L. and Barbara Tucker, Jr., renters Proprietor (with Joseph L. Tucker, Sr.), Tucker Drug Store, 201-03 W. 8 th Street.
1944-45	Thomas A. and Maxine Regnier, renters U.S. Army
1942	Emmett H. and Gertie Grosskopf, owners Emmett: Clerk Gertie: Service representative, Southwestern Bell Telephone Company.
1939	Emmitt H. and Gertrude Grosskopf, owners Emmitt: Assistant blue print operator, State Highway Department Gertrude: Service representative, Southwestern Bell Telephone Company.
1937	The address is not listed in the directory. NOTE: Emmett Grosskopf is listed at 1600 Congress Avenue; he was an assistant multi operator for the State Highway Department. Gertie Grosskopf is not listed; she married Emmitt Grosskopf in 1937.

BIOGRAPHICAL NOTES:

Emmitt and Gertie Grosskopf (ca. 1938 – ca. 1943)

Emmitt Grosskopf married Gertie Mus in Travis County in October, 1937.

Emmitt and Gertie Grosskopf are listed in the 1940 U.S. Census at this address; they owned the house, which was worth \$2,900. Emmitt was 25, had been born in Texas, and was a multi-lith operator for the State Highway Department. Gertie Grosskopf was 21, had been born in Washington, and was a service representative for the telephone company. With them lived Emmitt's sister, Lucille Grosskopf, 36, an office nurse for a doctor.

His 1940 World War II draft registration card shows that Emmitt Herbert Grosskopf was living at this address. He was born in Pflugerville, Texas in 1914 and worked for the Reproduction Division of the State Highway Department. Gertie is listed as his wife. He was 5'-8" tall, weighed 130 pounds, and had a light complexion with brown hair and blue eyes.

The 1930 U.S. Census shows Emmitt Grosskopf as the 15-year old son of Augusta Grosskopf, a 51-year old Texas-born widow. Augusta Grosskopf was a farmer in the Dessau area of Travis County. The 1920 U.S. Census shows that Emmitt was the youngest child of the family; his mother is listed as a farm operator, and his older siblings were all farm laborers.

Emmitt H. Grosskopf

Emmitt H. Grosskopf, 79, of Austin died Saturday, August 20, 1994.

Emmitt was a member of the First English Lutheran Church. He retired from the State of Texas Highway

Department at age 62 after 40 years of service. During World War II, he served in the United States Navy in San Diego, California, and Norman, Oklahoma. Emmitt enjoyed golfing and fishing. He served as president of the Austin Golf Association in 1960.

The family will receive friends at the funeral home Sunday, August 21, 1994, from 5:00 PM to 7:00 PM.

Graveside funeral services will be held at 11:00 AM Monday, August 22, 1994, at Immanuel Lutheran Church Cemetery in Pflugerville, with Reverend Robert Karti officiating.

Emmitt is survived by his wife, Gertie; son and daughter-in-law, Richard and Carolyn Grosskopf; granddaughter, Courtney of Houston; daughter and son-in-law, Sharon and Edward Rosenthal of San Antonio; daughter and son-in-law, Vicki and Douglas Beran; and granddaughter, Lindsay Patge of Austin; sister, Mrs. Ada Gorham of Granite Shoals.

In lieu of flowers, those desiring may make memorial contributions to the First English Lutheran Church, 3100 Whitis, Austin, or the charity of your choice.

Arrangements by Cook-Walden Funeral Home, 6100 N. Lamar.

**Obituary of Emmitt Grosskopf
Austin American-Statesman, August 21, 1994**

Gertie Mus Grosskopf Gertie Mus Grosskopf of Austin, passed away Sunday, July 3, 2005. Gertie was born May 24, 1917, in Deer Lodge, Montana, and lived with her family in Washington State and New Mexico before coming to Austin in the 1930 s. She graduated from Austin High School and found a career which extended for 40 years with Southwest Bell Telephone. She made many life-long and dear friends through her work. Although she worked full time, Gertie raised

three children with her husband and with the assistance of her mother who lived with the family. Gertie was an adventurer who took her children on many trips near and far. She continued to travel the world with friends into her late seventies. She was preceded in death by her husband, Emmitt and her brother, Richard Mus, Jr. Gertie is survived by her three children, their spouses, and two granddaughters: Richard Grosskopf and wife, Carolyn of Houston, their daughter, Courtney McHenry and husband, Daniel of San Antonio, Sharon Rosenthal and husband, Ed of San Antonio, Vicki Beran and husband, Doug of Austin and their daughter, Lindsay. The family will receive friends at 6:00 p.m., followed by a Prayer Service at 7:30 p.m., Wednesday, July 6, 2005, in the Davis Chapel of Cook-Walden Funeral Home. A private graveside service for the family will be held at 10:30 a.m., Thursday, July 7, 2005, at Austin Memorial Park Cemetery. The family extends their appreciation to Tilda Cruz, Dr. Nuzhat Ahmed, Dr. Hillary Miller, Westminster Manor Health Center and Hospice Austin. In lieu of flowers, please make donations to the Alzheimer's Association, Capital of Texas Chapter, 3429 Executive Center Drive, Ste 100, Austin, Texas 78731 or Hospice Austin, 4107 Spicewood Springs Road, Austin, Texas 78759.

Obituary of Gertie Grosskopf
Austin American-Statesman, July 5, 2005

Joseph C. and Wilhelmina Collins (ca. 1948 – ca. 1956)

The 1940 U.S. Census shows Joseph C. Collins and his wife, Garnet, as the renters of a house at 1907 E. 21st Street in Austin. Joseph C. Collins was 37, had been born in Ohio, and was a linotype operator for a printing company. Garnet Collins was 33, had been born in Louisiana, and had no occupation listed. They had a daughter, Iris, 2, who had been born in Texas.

His 1942 World War II draft registration card shows that Joseph Carlton Collins was living at 1907 E. 21st Street in Austin. He was born in Cleveland, Ohio in 1903, and was employed by the Steck Company at 9th and Lavaca Streets. He was 5'-8 ½" tall, weighed 210 and was a deaf mute unable to hear or talk. He had a light complexion with brown hair and blue eyes.

Joseph C. Collins married Wilhelmina Wood in Travis County in March, 1947.

Wilhelmina Collins died in 1986. Joseph Carlton Collins died in 1993 in Georgetown, Texas. Both are buried in Marshall, Texas.

Sam A. Brooks (ca. 1956 – ca. 1988)

His 1940 World War II draft registration card shows that Sam Alton Brooks was living at Mount Sharp in Hays County, Texas. He was born in 1914 in Hays County and worked for a Peter Trease in Hays County. He was 5'-10 1/2 " tall, weighed 180 pounds, and had a ruddy complexion with brown hair and gray eyes.

Sam Alton Brooks

Sam Alton Brooks, 74, longtime resident of Austin, died Wednesday, November 30, 1988.

He was born and raised in Henly, Texas, and attended Southwest Texas State University and the University of Texas. He was an active member of South Austin Senior Citizen's Luncheon Program. Mr. Brooks was a longtime employee with Austin Electric Department. Prior to that, he was employed by Superior Dairies as a route delivery man.

Funeral services will be held at 10:00 AM, Sunday in the Colonial Chapel at Cook-Walden Funeral Home, with Reverend Roger Baker officiating. Graveside services will be held at 1:00 PM, Sunday in Dye Cemetery in Henly, Texas.

Mr. Brooks is survived by his two brothers, Elmo Brooks of Dripping Springs, and Milton Brooks of Greenville; sister, Doris Koons of Grand Prairie; several nieces and nephews.

Arrangements by Cook-Walden Funeral Home, Lamar location.

Obituary of Sam A. Brooks
Austin American-Statesman, December 3, 1988

Connection Charge \$ 12.00

Application for Sewer Connection. N^o 13713A

SW II Austin, Texas, Sept. 20 1937

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Paul Kirschner
at 1400 Sprague Ave Street,
further described as lot 9, block 10, outlot
subdivision Acres of Harmon Park, division, plat 126,
which is to be used as a res.

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

(DEEP) Respectfully, Paul Kirschner
AT PL
Stub Out

Connected 9-27 1937 Permit Paul
9-20-37

Size of Main 6 inches.

Size of Service 4 inches. OK 9-20-37

2 1/2 Feet Deep in ST L13

30 Feet from Property Line. Con 43' S-

Feet from Curb Line by R PL

Inspected by Boatright

Connection made by Johnson

13-40-3

Sewer connection application for this address (1937)

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 57748

M. Paul Kraschner Address 1400 Alameda Ave

Plumber M. E. Alpine Size of Tap 1 1/2 Date 8-13-37

INDEXED

Changed to 6" main on 1622

Foreman's Report

Date of Connection 8/16/37

Size of Tap Made 1 1/2

Size Service Made 1 1/2

Size Main Tapped 10"

From Front Prop. Line to Curb Cock 10'

From X Prop. Line to Curb Cock 17'

Location of Meter KT-CL/AB

Type of Box 10 C/A

Depth of Main in St. 12"

Depth of Service Line 20"

From Curb Cock to Tap on Main 9'

Checked by Engr. Dept. 8-13-37

INDEXED

RECEIVED

No.	Fittings	Size
2	Curb Cock	1 1/2"
1	Elbow	1 1/2"
2	St. Elbow	1 1/2"
1	Bushing	1 1/2"
1	Reduction	1 1/2" to 1"
10	Pipe	1"
1	Lead Comp.	1"
1	Nipples	1"
1	Union	1"
1	1 1/2" x 1 1/2" NIP	
1	1 1/2" x 1 1/2"	
1	Stop	
1	Box	
1	Lid	
	Values	

Req. No. 18899

Foreman's Signature BENSON

Water service permit for this address (1937)