

PH0691844

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 23 1977
DATE ENTERED DEC 12 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

* * HISTORIC

OTTO BRINKMANN HOUSE

AND/OR COMMON

2 LOCATION

STREET & NUMBER 701 High Street
CITY, TOWN Comfort
STATE Texas VICINITY OF CODE 048 COUNTY Kendall CODE 259
NOT FOR PUBLICATION CONGRESSIONAL DISTRICT

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME William E. and Joanna H. Parrish
STREET & NUMBER 212 East Rhapsody
CITY, TOWN San Antonio VICINITY OF STATE Texas (78216)

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Kendall County Courthouse
STREET & NUMBER
CITY, TOWN Boerne STATE Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Texas Historical Commission
DATE 1973/1977
DEPOSITORY FOR SURVEY RECORDS P. O. Box 12276 --Capitol Station
CITY, TOWN Austin STATE Texas (78711)

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Sited on a corner lot, the Otto Brinkmann house is a one-story, two-room single pile building of fachwerk construction. This German construction method of braced framing consists of a frame of heavy timbers with diagonal bracing members at the corners and at doors and openings. The framework includes 6 x 6 inch cypress corner posts and top plates, with 4 x 4 inch timbers forming the secondary framing while the spaces between members are filled with limestone. All timber joints are mortised and tendoned and pegged together.

The fachwerk is exposed on the south elevation (front facade), with two paneled doors symmetrically spaced. Two six over six lights sash windows are set into the gable ends, and an upper loft door is incorporated into the east end gable. All exterior and interior walls were originally plastered.

A standing seam metal roof covers the original wood shakes. The two original rooms are of equal proportions, and are connected by a single door.

The house was altered in 1899 by the addition of a framed lean-to which runs the full length of the north elevation (rear facade). The lean-to is bisected into two rooms. The east room has been enclosed, while the west room is utilized as an open porch. A chimney was constructed in the center of the addition next to the original north exterior wall. An attached 3-bay gallery was added on the south elevation with 6 x 6-inch square columns and cut brackets. The exterior walls are covered with beaded wood siding (ship lap) with the exception of the south elevation. The plaster has been removed from this elevation exposing the original fachwerk construction.

In 1920 the wooden porch deck was replaced with a concrete slab and the rusted metal roof was replaced with corrugated tin. The additions do not affect the architectural integrity of the original exterior, which expresses the typical salt box profile of the early German settlers in Texas.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
___PREHISTORIC	___ARCHEOLOGY-PREHISTORIC	___COMMUNITY PLANNING	___LANDSCAPE ARCHITECTURE	___RELIGION
___1400-1499	___ARCHEOLOGY-HISTORIC	___CONSERVATION	___LAW	___SCIENCE
___1500-1599	___AGRICULTURE	___ECONOMICS	___LITERATURE	___SCULPTURE
___1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	___EDUCATION	___MILITARY	___SOCIAL/HUMANITARIAN
___1700-1799	___ART	___ENGINEERING	___MUSIC	___THEATER
<input checked="" type="checkbox"/> 1800-1899	___COMMERCE	___EXPLORATION/SETTLEMENT	___PHILOSOPHY	___TRANSPORTATION
___1900-	___COMMUNICATIONS	___INDUSTRY	___POLITICS/GOVERNMENT	___OTHER (SPECIFY)
		___INVENTION		

SPECIFIC DATES 1861

BUILDER/ARCHITECT Otto Brinkmann

STATEMENT OF SIGNIFICANCE

Built in 1861, the Otto Brinkmann house exemplifies fachwerk construction, a traditional structural technique that German colonists brought to Texas in mid 19th century. In fackwerk or half-timbering, the void spaces were filled-in with waddle and daub but this material was commonly used in areas of Texas closer to the coast. Contrary to this tradition, limestone was predominantly used in the Texas Hill country due to its abundance. Within a few years this framing technique was no longer used because colonists discovered that limestone alone was substantial.

In addition to its architectural significance, the structure was built by and was briefly the home of the talented local cabinet-maker and carpenter, Otto Brinkmann. Born in Hoexter, Westphalia, Germany August 15, 1832, Brinkman served his apprenticeship to a German cabinet-maker before coming to Texas in 1852. After emigrating in 1858 to the four year old rural German community of Comfort, Brinkman boarded with various residents until he began construction of a two-room fachwerk house in 1860. Upon its completion in 1861, the house served as the bachelor residence of Brinkman and his twin brothers who had recently arrived from Germany. During the Civil War, Brinkman built houses in Comfort, San Antonio, New Braunfels, and Brownsville. The Altgelt residence in San Antonio in the King William Historic District (Accepted to NR---Jan. 20, 1972) is one of his notable examples. Brinkman conducted a mercantile business in Comfort with Christopher Flach from 1871 to 1880. From 1880 until his death in 1915 he managed the Comfort branch of the Ed Steves and Son lumber yard.

As the carpenter and builder, Brinkman built this residence for his first home, but actually lived in the house only a short time. Brinkman sold the house to his brother Alex, in 1861, but bought the house again in 1866 just before his marriage to Marie Ochse. The young couple resided in the two-room cottage until 1868 when Brinkmann sold the house to his mother-in-law, Mrs. Auguste Ochse. Julius and Auguste Ochse had emigrated to Comfort in 1864. Although her husband died in 1872, Mrs. Ochse remained in the house for 36 years. During her occupancy, the house was enlarged to its present size. One of the oldest houses in Comfort, this fachwerk cottage has continued to serve as a private residence throughout the 20th century and has seen only minor alterations.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet for articles, interviews, and architectural investigation.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY one-half acre

UTM REFERENCES

A 14 | 508785 | 3315040
 ZONE EASTING NORTHING

B | |
 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The property nominated is a rectangular lot 204'x102' (legal description survey no 27 section 2, the lot number is 90), is on the corner of High and 6th Street.
 (Survey No. 27 Section 2--Townlot #90)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Joe R. Williams, Project Director
Stanley Klein, Research Assistant

5-5-77
DATE

ORGANIZATION Texas Historical Commission

475-3094
TELEPHONE

STREET & NUMBER P. O. Box 12276--Capitol Station

CITY OR TOWN Austin, STATE Texas 78711

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL xx

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

W. J. Williams
SHPO

5-16-77

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE 12/12/77
 KEEPER OF THE NATIONAL REGISTER

ATTEST:

Charles Adams

DATE 12-9-77

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Parish, William., Unpublished historical monograph prepared from, deed records, newspaper articles, interviews, and architectural investigation.

Ransleben, Guido. A Hundred Years of Comfort in Texas, 1974 edition.

Taylor, Lonn and Warren, David B. Texas Furniture; The Cabinet-makers and their work, 1840-1880, University of Texas Press (1975).

Property Brinkmann, Otto, House
State Iowa Working Number 5.23.77. 813

Kendall

TECHNICAL

Photos 6
Maps 1, drawing

CONTROL

OK pl
5.25.77

HISTORIAN

ARCHITECTURAL HISTORIAN

Checked with Gary Hume

Accept
Lebovich

ARCHEOLOGIST

accept
Braham
11.21.77

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

fachwerk construction
in 1920s porch ¹⁹⁰⁶ replaced.

Accept
Lebovich
12/8/77

BRANCH CHIEF

Hume
12.7.77

KEEPER

Wm
12/12/77

National Register Write-up _____
Federal Register Entry 2.7.78

Send-back _____
Re-submit _____

Entered DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

Otto Brinkmann House
Comfort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

South Elevation (Front Facade)

photo # 1 *26*

MAY 23 1977

DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

Otto Brinkmann House
Com fort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

Southeast Oblique

Photo # 2 86

MAY 23 1977

DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

Otto Brinkmann House
Comfort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

Northeast Oblique
photo # 3 *96*

MAY 23 1977

DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

Otto Brinkmann House
Comfort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

North Elevation (Rear Facade)

photo # 4

86
MAY 23 1977

DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

Otto Brinkmann House
Comfort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

West Elevation

photo # 596

MAY 23 1977

DEC 12 1977



PROPERTY OF THE NATIONAL REGISTER

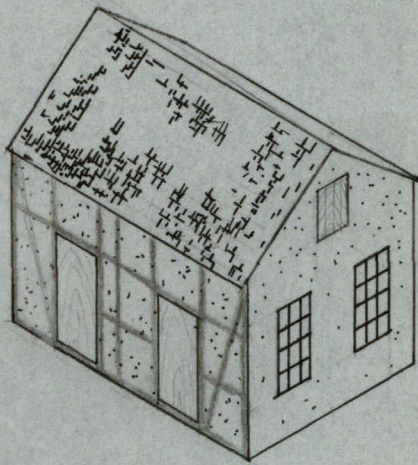
Otto Brinkmann House
Comfort, Kendall County, Texas

Stanley Klein 4/10/77
Texas Historical Commission

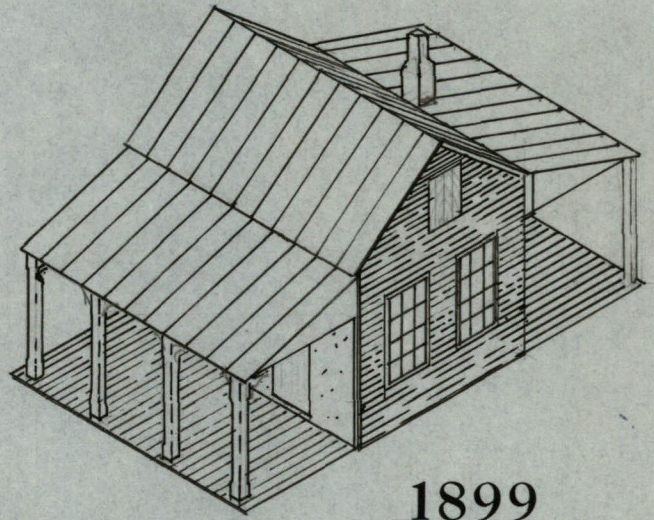
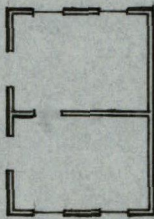
South Elevation -(Front doors and
Fachwerk detail)
photo # 6 *26*

DEC 12 1977

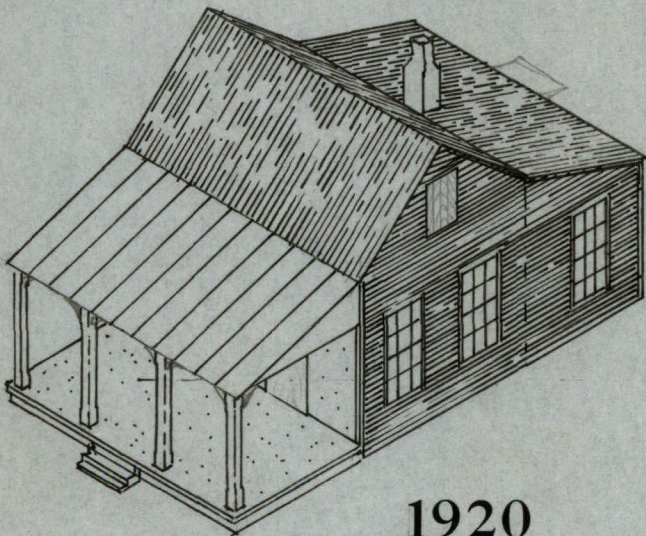
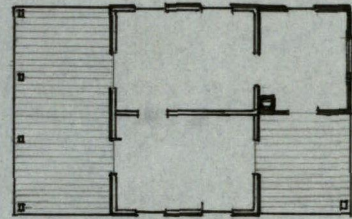
MAY 23 1977



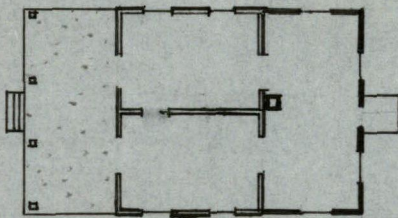
1861



1899



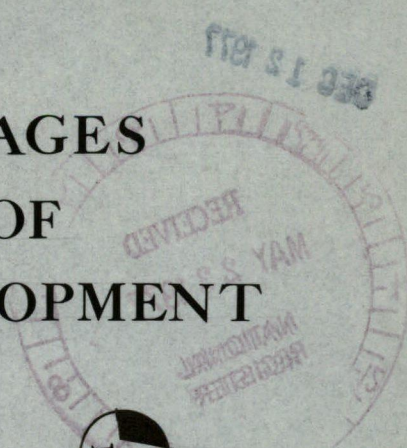
1920

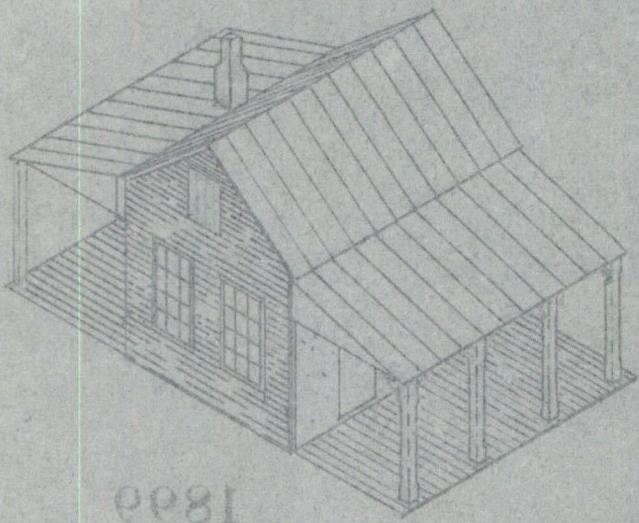


Otto Brinkman House
Comfort , Texas

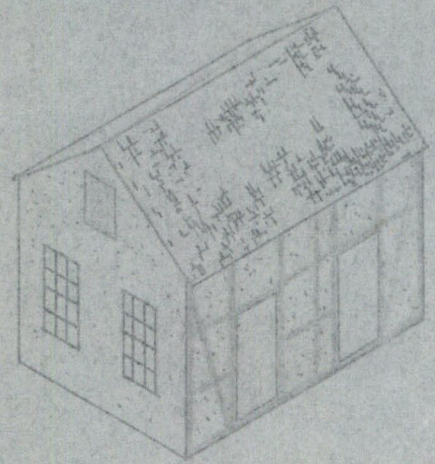
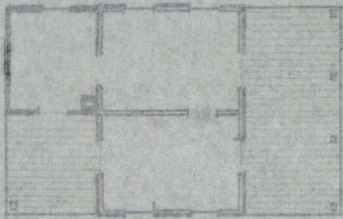
STAGES
OF
DEVELOPMENT

No Scale

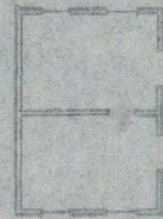




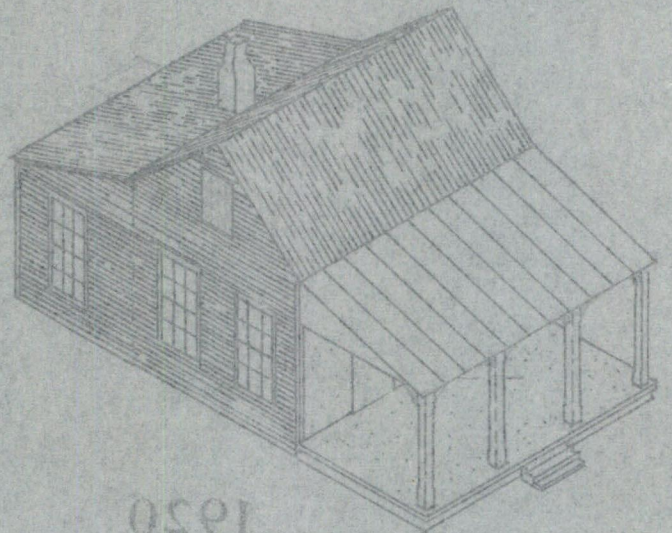
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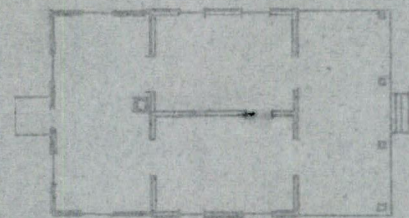
1881



Otto Brinkman House
Comfort, Texas



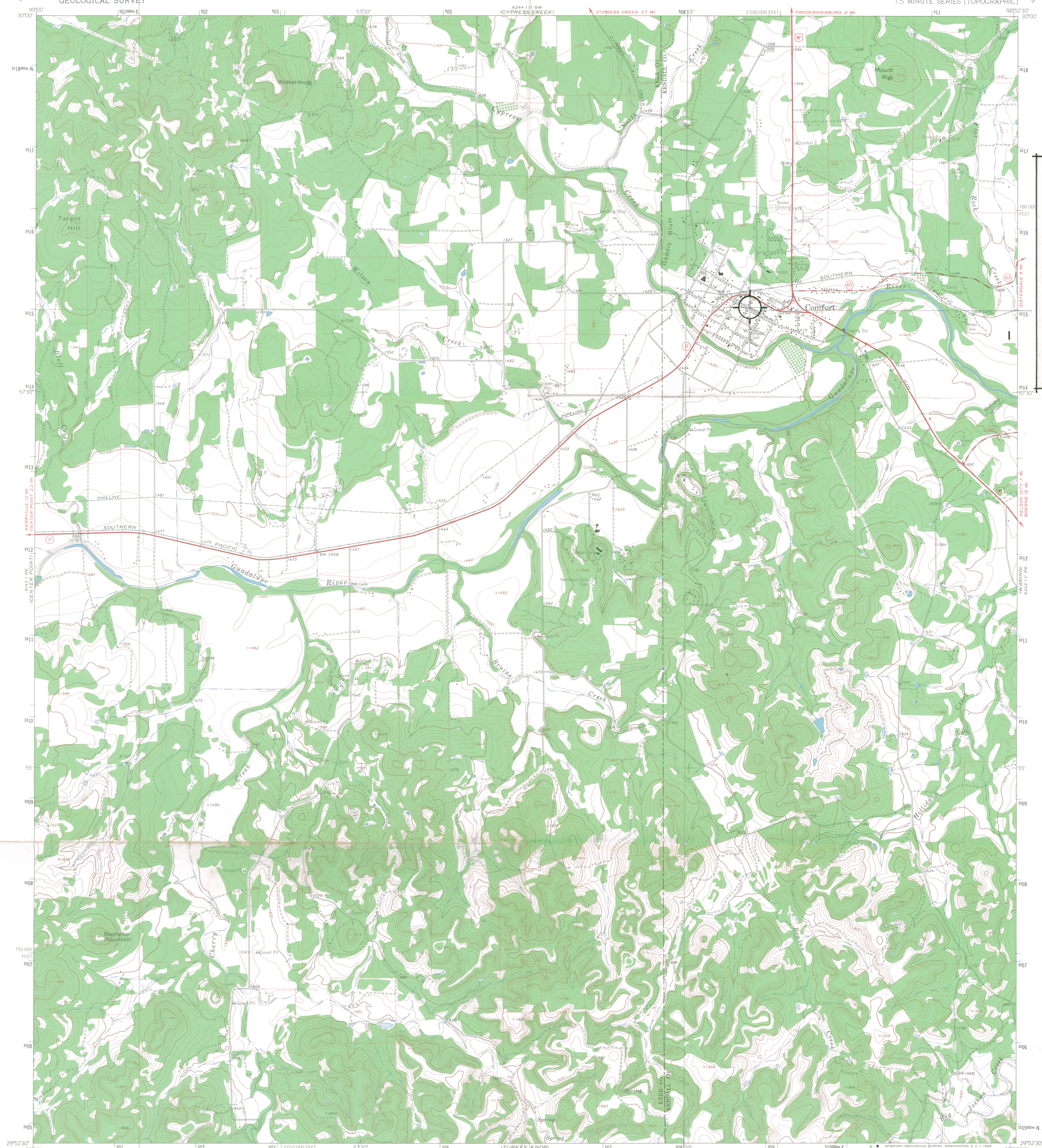
1920



DEC 12 1977

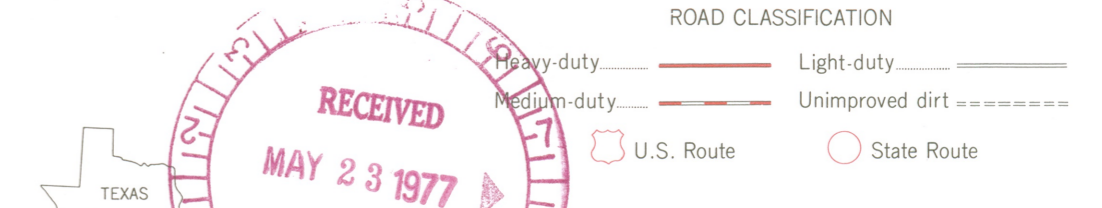
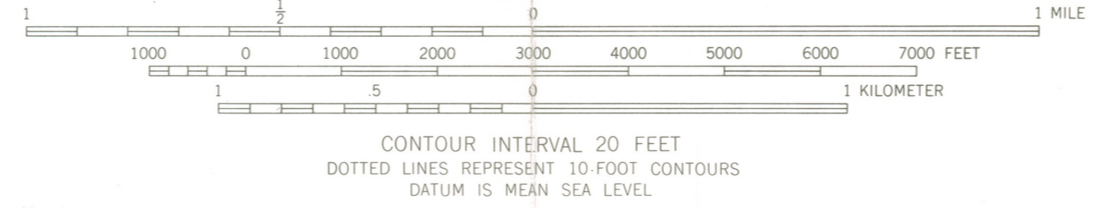
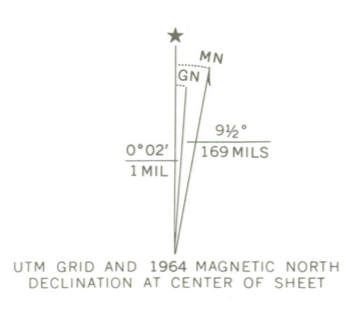


No Scale



THE OTTO BRINKMANN HOUSE
701 High Street
COMFORT, TEXAS
UTM REFERENCE: 14 508785 3315040

Maped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1963. Field checked 1964.
Polyconic projection. 1927 North American datum.
10,000-foot grid based on Texas coordinate system, south central zone.
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue.
Fine red dashed lines indicate selected fence lines.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



2998 -333

COMFORT, TEX.
N2952.5-W9852.5/7.5
1964
AMS 6243 IV NW-SERIES W982

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered DEC 12 1977

<u>Name</u>	<u>Location</u>
Brinkmann, Otto, House Leon County Courthouse and Jails	Comfort Kendall County Centerville Leon County

Also Notified

Hon. Lloyd M. Bentsen

Hon. John G. Tower

Hon. Robert C. Krueger

Hon. Charles Wilson

Regional Director, Southwest Region

880

Mott/js

12/19/77

State Historic Preservation Officer
Mr. Truett Latimer
Executive Director
Texas Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: **Brinkmann, Otto, House** ② OTHER NAMES: _____ ③ date of entry: **DEC 12 1977** ④ county code: **259**

⑤ LOCATION street & number: **701 High St.** city / town: **Comfort** vicinity of: _____ state: **TX** county: **Kendall** ⑥ NPS REGION: **SW**

⑦ OWNER PRIVATE STATE MUNICIPAL COUNTY MULTIPLE FEDERAL (agency name) _____ ⑧ ADMINISTRATOR: _____

⑨ EXISTING SURVEYS HABS HAER NHL ⑩ FUNDED? YES NO ⑪ CONGRESS. DISTRICT _____ ⑫ SOURCE of NOMINATION STATE FEDERAL _____ if state who prepared form? _____

⑬ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES, NAME _____ NO ⑭ WITHIN NATIONAL HISTORIC LANDMARK? YES, NAME _____ NO ⑮ ACREAGE _____ LOCAL PRIVATE ORGANIZATION _____

⑯ CONDITION deteriorated altered original site features: SUBSTANTIALLY INTACT-1 SUBSTANTIALLY INTACT-2 SUBSTANTIALLY INTACT-3
 excellent ruins unaltered moved NOT INTACT-0 NOT INTACT-0 NOT INTACT-0
 good unexposed reconstructed unknown UNKNOWN-4 UNKNOWN-5 UNKNOWN-6
 fair unexcavated excavated NOT APPLICABLE-7 NOT APPLICABLE-8 NOT APPLICABLE-9

⑰ ACCESS YES-Restricted YES-Unrestricted No Access Unknown ⑱ ADAPTIVE USE YES NO ⑲ SAVED? YES NO ⑳ IS PROPERTY A HISTORIC DISTRICT? yes no

㉑ AREAS OF SIGNIFICANCE: ENGINEERING-11 LANDSCAPE ARCH.-15 POLITICS/GOVT.-21 RECREATION-28
 ARCHEOLOGY-prehistoric-2 COMMERCE-6 ENTERTAINMENT-26 LAW-16 RELIGION-22 SETTLEMENT-29
 ARCHEOLOGY-historic-1 COMMUNICATIONS-7 EXPLORATION-12 LITERATURE-17 SCIENCE-23 URBAN PLANNING-31
 AGRICULTURE-3 CONSERVATION-8 HEALTH-27 MILITARY-18 SOCIAL/HUMANITARIAN-24 OTHER (SPECIFY) _____
 ARCHITECTURE-4 ECONOMICS-9 INDUSTRY-13 MUSIC-19 SOCIAL/CULTURAL-30 _____
 ART-5 EDUCATION-10 INVENTION-14 PHILOSOPHY-20 TRANSPORTATION-25 _____

㉒ CLAIMS: explain
 'first'
 'oldest'
 'only'

㉓ functions WHEN HISTORICALLY SIGNIFICANT: _____ CURRENTLY: _____ ㉔ dates of initial construction: **1861** major alterations: **1899, 1920** historic events: _____ ㉕ ETHNIC GROUP ASSOCIATION _____

㉖ architectural style(s): _____ ㉗ architect: _____ ㉘ master builder: **OTTO BRINKMAN** ㉙ engineer: _____

㉚ landscape architect / garden designer: _____ ㉛ interior decorator: _____ ㉜ artist: _____ ㉝ artisan: _____ ㉞ builder/contractor: _____

㉟ NAMES give role & date
 PERSONAL: **Brinkman was carpenter - builder of local importance**
 EVENTS: _____
 INSTITUTIONAL: _____

㊱ NATIONAL REGISTER WRITE-UP
half-frame and stone masonry, 1 story, rectangular, porch, enclosed porch, gable, clapboard
exemplifies Fachwerk construction