

**HISTORIC LANDMARK COMMISSION  
MARCH 28, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0081  
405 W. 39<sup>TH</sup> STREET**

**PROPOSAL**

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Demolish a ca. 1909 house.

**ARCHITECTURE**

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One-and-a-half story, rectangular-plan, side-gabled frame house with a front-gabled central dormer and a full-width inset porch on ornamental metal supports; single and paired 1:1 fenestration.

**RESEARCH**

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The house was built ca. 1909; the first owner and occupant was Allen F. Reynolds, a carpenter, who lived here until around 1911 with his wife, Minnie. Allen and Minnie Reynolds are listed as the owners of this house in the 1910 U.S. Census. They moved to Harris County by 1920, where Allen Reynolds was a carpentry contractor. From around 1912 to around 1919, the house was occupied by Isaac and Fay Guthrie. Isaac Guthrie was a native of Paris, Texas, where he had been the bread-winner for his widowed mother and sisters. He was an advertising solicitor for the Austin Statesman, and moved to Dallas around 1917 to work in the advertising department of the Dallas newspaper. He died of tuberculosis in Dallas in 1918.

From around 1918 to around 1923, the house was owned and occupied by Allen V. and Mamie Riley. Allen V. Riley was the proprietor of a cedar and lumber business; he and Mamie were successful – by 1930, they were living in a large house on Lorraine Street. The house was rented to an auto salesman and the manager of the Austin Coca-Cola Bottling Company in the late 1920s, then to the manager of a Checker Front Grocery Store around 1930. From the early 1930s until the mid-1940s, the house was rented by Judson and Gussie Stinson. Judson Stinson was a real estate and insurance agent; Gussie Stinson was a music teacher at the house. From the mid-1940s on, the house had a series of short-term tenants, including a bill distributor for the Austin Water and Light Department, a wrapper for a laundry, a gas station attendant, an accountant, and employees of Austin State Hospital.

**STAFF COMMENTS**

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The house is not located in either the Hyde Park National Register Historic District nor the Hyde Park Local Historic District, but is listed in the Comprehensive Cultural Resources Survey (1984). It had no priority for research.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use if possible, but otherwise, 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-2016-0081  
405 W 39TH STREET



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.

1" = 250'

405 W. 39<sup>th</sup> Street  
ca. 1909



### OCCUPANCY HISTORY 405 W. 39<sup>th</sup> Street

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

- 1992      Alison A. Alonso, renter  
            No occupation listed  
            NOTE: The directory indicates that Alison A. Alonso was a new resident at this address.
- 1985-86    Patty Corn, renter  
            No occupation listed  
            NOTE: The directory indicates that Patty Corn was a new resident at this address.  
            A:      Vacant
- 1981      Walter C.W. Kuehner, III, renter  
            No occupation listed  
            A:      Pat Kelley, renter  
                    No occupation listed  
            NOTE: The directory indicates that Pat Kelley was a new resident at this address.
- 1977      Walter C.W. Kuehner, III, renter  
            No occupation listed  
            A:      Jeffrey and Nancy Danks, renters

## Electrical technician

- 1973 Wilburn E. and Karen McQueary, renters  
Business manager, Austin State Hospital  
A: Walter C. and Joan L. Kuehner, III, renters  
Account executive, Steck-Warlick, office supplies and furniture, 8000  
Shoal Creek Boulevard.
- 1968 Gordon E. and Dee Allen, renters  
Accountant, T.B. Trotter, accountants, 804 Brown Building.  
A: Wilburn E. and Karen McQueary, renters  
Employed by Austin State Hospital
- 1962 Theo J. and Sedalia N. Anderson, owners  
Attendant, Refinery Outlet, gasoline station, 3909 Guadalupe Street.
- 1959 Vacant
- 1954 Vacant
- 1952 William and Autrey Henderson, renters  
No occupation listed
- 1949 Tom E. and Corinne Stealey, renters  
Wrapper, Austin Laundry and Dry Cleaning, 1514 Lavaca Street and 2010  
Wichita Street.
- John P. and Connie Jones, Jr., renters  
Student, University of Texas
- 1947 William R. and Stazie Arnold, owners  
Bill distributor, City Water and Light Department
- 1944-45 Vacant
- 1941 Judson M. and Gussie Stinson, renters  
Judson: Real estate and insurance (office at the house)  
Gussie: Music teacher (at the house)
- 1939 Judson M. and Gussie Stinson, renters  
Real estate and insurance (office at the house)
- 1937 Judson M. and Gussie Stinson, renters  
Insurance
- 1935 Judson M. and Gussie Stinson, renters  
Insurance agent
- 1932-33 Judson M. and Gussie Stinson, renters  
Judson: Real estate  
Gussie: Music teacher (at the house)  
Also listed are Ruth E. Stinson, a student at the University of Texas; and Viarena  
Stinson, a teacher.

- 1930-31 Boyd E. and Annie L. Brown, renters  
Manager, Checker Front Stores (several locations)  
NOTE: Judson M. and Gussie Stinson are not listed in the directory.
- 1929 Vacant
- 1927 Humphrey A. and Della Butcher, renter  
Manager, Austin Coca-Cola Bottling Company, 307-11 Colorado Street.
- 1924 John W. and Fannie Hogan, renters  
Salesman, Pike-Norwood Motor Company, Nash and Marmon sales and service,  
209-11 W. 6<sup>th</sup> Street.  
Also listed is Juanita Hogan, a student.
- 1922 Allen V. and Mayme Riley, owners  
Proprietor, Riley Cedar Company, wholesale mountain cedar, 621-22 Littlefield  
Building.
- 1920 Allen V. and Mayme Riley, owners  
Proprietor, Riley Cedar Company, wholesale mountain cedar, 626 Littlefield  
Building.
- 1918 Isaac W. and Fay Guthrie, owners  
Advertising solicitor, Austin Statesman newspaper, 7<sup>th</sup> and Brazos Streets.
- 1916 Isaac W. Guthrie  
Advertising solicitor, Austin Statesman newspaper, 7<sup>th</sup> and Brazos Streets.
- 1914 Isaac E. Guthrie  
Advertising solicitor, Austin Statesman newspaper, 713 Congress Avenue.
- 1912-13 Isaac W. Guthrie  
Collector, Austin Statesman newspaper, 713 Congress Avenue.  
NOTE: Allen F. Reynolds is listed as a carpenter living at 1305 Chestnut  
Avenue.
- 1910-11 Allen F. Reynolds  
Carpenter
- 1909-10 The address is not listed in the directory.  
NOTE: Allen F. Reynolds is listed as a carpenter living at 4603 Avenue B.

### **BIOGRAPHICAL NOTES**

#### **Allen F. and Minnie Reynolds (ca. 1909 – ca. 1911)**

The 1910 U.S. Census shows Allen and Minnie Reynolds as the owners of this house. Allen Reynolds was 39, had been born in Texas to Alabama-born parents, and was a house carpenter. Minnie Reynolds was 35, had been born in Arkansas, and had no occupation listed. They had a daughter, Lavern, 12, who had been born in Texas. The 1900 U.S. Census shows Allen and Minnie Reynolds living in rural Williamson County, Texas, where Allen was a section foreman.

By 1920, Allen and Minnie Reynolds had moved to Harris County, Texas, where Allen Reynolds was a carpentry contractor. According to his 1955 death certificate, Allen Reynolds was living in

Houston, Texas at the time of his death. He was a carpenter who had been born in Groesbeck, Texas in 1870, and was a widower.

**Isaac W. and Fay Guthrie (ca. 1912 – ca. 1917)**

The 1910 U.S. Census shows Isaac Guthrie as the 16-year old son of Lavinia Guthrie of Paris, Texas. Isaac Guthrie had been born in Texas and was a day laborer. His mother, a 44-year old Texas-born widow, was a dressmaker. Isaac had an older sister and a younger sister, neither of whom had an occupation listed.

According to his 1918 death certificate, Isaac W. Guthrie was living in Dallas at the time of his death from tuberculosis. He was born in Paris, Texas, and worked in the advertising department of a newspaper. He was buried in Dallas.

The 1920 U.S. Census shows Fay L. Guthrie, the widow of Isaac Guthrie, as a 31-year old widow living in a house she owned in Dallas. She had been born in Texas, and had no occupation listed. She had 3 children: William, 10, who had been born in Oklahoma; Ward, 11; and Mary Frances, 3. She also had 3 lodgers in her house.

**A.V. and Mamie Riley (ca. 1918 – ca. 1923)**

The 1920 U.S. Census shows A.V. and Mamie Riley as the owners of this house. A.V. Riley was 31, had been born in Texas, and was a timber wholesaler. Mamie Riley was 28, had been born in Texas, and had no occupation listed. They had 2 sons: A.V., Jr., 2; and Sam, 1.

The 1930 U.S. Census shows Allen V. and Mayme R. Riley as the owners of the house at 1303 Lorraine Street in Austin. That house was worth \$12,500. Allen V. Riley was 44, had been born in Texas, and was the proprietor of a cedar and timber business. Mayme R. Riley was 38, had been born in Texas to Tennessee-born parents, and had no occupation listed.. They had 2 sons: Allen V., Jr., 12; and Sam W., 11. With them lived Allen's mother, Loumina V. Riley, a 73-year old Texas-born widow with no occupation listed; and a nephew, Francis M. Deese, 20, a retail lumber salesman. The family had a servant, 17-year old Almita Wyatt, who was white, and had been born in Texas.

**Boyd and Annie L. Brown (ca. 1929 – ca. 1931)**

The 1930 U.S. Census shows Boyd E. and Annie Brown as the renters of this house. Boyd E. Brown was 43, had been born in Texas, and was the manager of a retail grocery store. Annie Brown was 43, had been born in Texas, and had no occupation listed. They had 2 children: Fay, 20, a public school teacher; and Felton, 15. They also had a roomer, William L. Flourisch, 23, who had been born in Illinois, was divorced, and was an electrician.

**Judson and Gussie Stinson (ca. 1932 – ca. 1943)**

The 1940 U.S. Census shows Judson and Gussie Stinson at this address, which was a rental, but the head of household was Merle Blythe, a 31-year old Texas-born widow who worked as a stenographer for the State Highway Department. Merle had 2 children: daughter Montiel, 10, and son Zane, 9. Judson and Gussie Stinson are listed as Merle's parents. Judson Stinson was 65, had been born in Alabama, and was a life insurance agent. Gussie Stinson was 62, had been born in Alabama, and was a music teacher in the house.

The 1930 U.S. Census shows Judson M. and Gussie Stinson as the renters of the house at 307 W. 38<sup>th</sup> Street in Austin. Judson Stinson was 55, had been born in Alabama, and was a real estate and insurance agent. Gussie Stinson was 52, had been born in Alabama, and had no occupation listed. They had 4 children: son Burney, 27, a musician in an orchestra; son Houston, 20; Ruth, 16; and Merle Blythe, 21, who was married to Hollis Blythe, 22, a Texas-born tailor. Hollis and Merle had a child, Montiel, 9 months.

**J. M. STINSON**

J. M. Stinson of Abilene, died in that city Friday. He was a retired real estate salesman, a member of the Methodist Church and was a former resident of Austin.

Survivors include two sons, Houston Stinson and Burney Stinson, both of Austin; three daughters, Mrs. Edna Matson, Marshall, Mrs. Merle Dalton and Mrs. Ruth Skinner, both of Abilene; and eight grandchildren.

Arrangements will be announced by the Hyltin-Manor Funeral Home.

Obituary of Judson M. Stinson  
Austin American-Statesman, July 2, 1966