

Texas Historical Commission staff (BB), 7/24/2007, ck/dku 7-28-7, rev 8/6/07, 8/30/07  
27" x 42" Official Texas Historical Marker with post  
Kerr County (Job #07KR01) Subject BC, IT (Atlas 14000 ) UTM: 14 486594E 3323719N  
Location: Kerrville, 241 Earl Garrett St

### **GUTHRIE BUILDING**

IN CONTINUOUS USE SINCE 1887, THIS BUILDING IS ONE OF THE OLDEST IN KERR COUNTY. IT IS NAMED FOR NEWSPAPER PUBLISHER ROBERT GUTHRIE, WHO WAS BORN IN SCOTLAND WHERE GENERATIONS OF HIS FAMILY RAN THE SAME NEWSPAPER. ROBERT ESTABLISHED THE KERRVILLE *EYE* IN MAY 1884 AS THE SUCCESSOR TO THE *NEWS* THAT HIS FATHER JOHN BEGAN PRINTING IN 1882. JOHN ALSO PUBLISHED PAPERS IN BANDERA AND BOERNE.

IN MAY 1887, ROBERT GUTHRIE BOUGHT THIS PROPERTY FOR A NEW OFFICE FOR HIS NEWSPAPER AND OTHER COMMERCIAL INTERESTS. CONTRACTOR W.B. DAVIES FINISHED THE STONE BUILDING BY THE FALL FOR THE SUM OF \$2,600. THE GUTHRIE HOTEL OPERATED ON THE SECOND FLOOR. IN NOVEMBER 1888, GUTHRIE SOLD HIS BUILDING AND NEWSPAPER BUSINESS TO ED SMALLWOOD, WHO CHANGED THE NAME TO THE KERRVILLE *PAPER*. SMALLWOOD WAS ELECTED ONE OF KERRVILLE'S FIRST ALDERMEN IN 1889, AND HE RAN THE *PAPER* UNTIL AUGUST 1899, WHEN JESSE GRINSTEAD BOUGHT THE BUSINESS AND CHANGED THE NAME TO THE *MOUNTAIN SUN*. GRINSTEAD WAS KERRVILLE'S MAYOR FROM 1902 TO 1904 AND WAS LATER ELECTED TO THE STATE LEGISLATURE. HE CONTINUED PUBLISHING THE NEWSPAPER AT THIS LOCATION UNTIL 1907.

LATER TENANTS INCLUDED KERRVILLE'S CITY HALL ON THE SECOND FLOOR (1910-1937), AND THE WHEELUS PHOTOGRAPHIC COMPANY ON THE FIRST FLOOR (1921-1960). CLEVELAND AND GERTRUDE WHEELUS BUILT A PROJECTING ADDITION WITH TWO GLASS DISPLAY WINDOWS IN 1926, BUT IT WAS REMOVED IN THE 1980s WHEN THE BUILDING WAS RESTORED TO ITS ORIGINAL APPEARANCE. THE GUTHRIE BUILDING IS A TWO-STORY ITALIANATE STYLE COMMERCIAL STRUCTURE. WALLS ARE 15-INCH THICK LIMESTONE FROM A QUARRY JUST EAST OF KERRVILLE. ASHLAR STONES ARE LAID IN IRREGULAR COURSES, AND PROMINENT ARCHITECTURAL FEATURES INCLUDE BELT COURSES, SMOOTH DRESSED WINDOW LINTELS AND SILLS, QUOINS, AND A TWO-STORY FULL-LENGTH GALLERY PORCH WITH DECORATIVE CORNICE AND DENTILS.

RECORDED TEXAS HISTORIC LANDMARK – 2007

MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:  
2007 Official Texas Historical Marker  
Sponsorship Application Form**

Valid November 15, 2006 to January 2, 2007 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider placing an Official Texas Historical Marker for the structure noted in this application. The THC will review the request and make its determination based on its own rules and procedures of the program but is under no obligation to accept the proposal. Filing of the application for sponsorship does not guarantee approval; it is for the sole purpose of providing basic information to the THC for it to make a determination of eligibility. The final determination of eligibility, and therefore approval for a state marker, will be at the sole discretion of the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either subject markers or Historic Texas Cemetery markers.

Proposed marker topic (Official title will be determined by the THC): **GUTHRIE BUILDING**

County: **KERR**

Town (nearest county town on state highway map): **KERRVILLE**

Street address of marker site or directions from town noted above: **241 Earl Garrett Street**

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

**Recorded Texas Historic Landmark markers definition:** Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation; designation comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

**Criteria:**

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.

THC use only  
Job \_\_\_\_\_; NR/C+ \_\_\_\_\_; IR \_\_\_\_\_; Prev \_\_\_\_\_

3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history, either through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity, that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair—i.e., restored—are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

**Special considerations for RTHL marker applications:** If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B **and** Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

### **APPLICATION REQUIREMENTS**

Any individual, group or CHC may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker application packets that contain all the required elements can be accepted or processed by the THC. For RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; online map (see details below); site plan; floorplan; historic photograph and current photographs clearly showing each side of the structure.

- Completed application packets must be duly reviewed, verified and approved by the county historical commission in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be in the form of Microsoft Word or Word-compatible documents and submitted via email attachments to the THC by no later than January 2, 2007.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced format and include separate sections on context, overview and significance.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Applications for RTHL markers must include a current city or county map through TopoZone.com that clearly denotes the proposed marker location. Instructions for using TopoZone.com are available on the THC web site.
- Immediately upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

### **APPROVAL BY COUNTY HISTORICAL COMMISSION**

The duly appointed marker representative (chair or marker chair) noted below for the CHC will be the sole contact to the THC for this marker application. To ensure accuracy, consistency and efficiency, all information to and from the THC relative to the application will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC

representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker Program.

As chair or duly appointed marker chair, I certify the following:

- Representatives of the CHC have met with the potential marker sponsor and discussed the program policies as outlined on the THC web site.
- Representatives have conveyed information on the RTHL designation, including legal restrictions, to the property owner.
- Representatives of the CHC have reviewed the history and documentation for accuracy and made additional notes as necessary.
- It is the determination of the CHC that the structure, history and documentation meet the THC criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (chair or marker chair): **Clarabele Snodgrass**

Mailing address: **406 Coronado Drive** City, zip: **Kerrville, TX 78028**

Email address (required): **phoebezink@aol.com**

Daytime phone (with area code): **830-895-3022**

#### **PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT**

Property owner: **Steven L. Clack & Harrell Feldt**

Address: **P.O. Drawer 290952** City, state, zip: **Kerrville, TX 78209-0952** Phone: **830/792-8888**

Legal Description of the property (metes and bounds, lot and block, etc.): **2181 square feet out of Lot #69 and 883 feet out of Lot #70, in Block #7 of J.D. Brown's Addition**

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

**NOTE:** The property owner will not receive other copies of general correspondence from the THC. All procedural correspondence (notice of receipt, requests for additional information, inscriptions, shipping notices, etc.)—with the exception of payment notices—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters. The THC will, however, provide regular updates to the CHC via the Internet, email or listserv on the progress of all applications.

#### **PAYMENT INFORMATION**

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to

delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.

- Payment relates to sponsorship of the marker in partnership with the THC, which provides the match for program costs.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): **Steven L. Clack & Harrell Feldt, owners**

Contact person (if applicable): **Phoebe Allen**

Mailing address: **2510 Cedarview Drive** City, zip: **Austin, TX 78704**

Email address (required): **phoebezink@aol.com** Phone: 512/444-1326 or 627-8170-mobile

#### **SHIPPING INSTRUCTIONS**

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or time delays, use a business street address (open 8 a.m.—5 p.m., Monday—Friday).

Name: **Steven L. Clack**

Street address: **241 Earl Garrett St.** City, zip: **Kerrville, TX 78029**

Daytime phone (required): **830/792-8888** Email (required): **sclack@ktc.com & amheath@ktc.com**

#### **TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS**

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the statewide preservation plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefer the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post\* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post\* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post\* (\$750)

\*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry

- metal
- other (specify)

### **SUBMITTING THE APPLICATION (via email required)**

When the CHC has determined that the application packet is complete, that the history has been verified and that the application meets the requirements of the Official Texas Historical Marker Program, the required elements only should be forwarded to the THC via email at the following address:

[markerapplication@thc.state.tx.us](mailto:markerapplication@thc.state.tx.us).

- The CHC or marker chair should send an e-mail containing the following attachments:
  - This application form
  - The subject history (narrative and footnotes)
  - A TopoZone.com map of the proposed marker location
  - Photographs (may be sent as attachments or by separate mail; digital photos are acceptable)
  - Site plan (may be sent as attachment or by separate mail; if sent separately, it must be on letter size paper)
  - Floor plans (may be sent as attachment or by separate mail; if sent separately, plans must be on letter size paper)
- Follow these steps to attach the files:
  - Most email services have the “Attach” or “Attachment” command under the “File” menu or in an email toolbar.
  - Select the file for attachment
- Send the email including the attachments, with all requirements met.

**RECORDS RETENTION BY CHC:** The CHC must retain both the hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, visit the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>).

**GUTHRIE BUILDING**

241 Earl Garrett Street (formerly Mountain Street)

Kerrville, Kerr County, Texas 78029

**Nomination for Status as a Recorded Texas Historic Landmark**

by the

Kerr County Historical Commission

&

Texas Historical Commission

Prepared for

Steven L. Clack & Harrell Feldt, Owners

December 2006

By

Phoebe Allen  
2510 Cedarview Drive  
Austin, Texas 78704  
512-444-1326  
phoebezink@aol.com

**Guthrie Building**  
241 Earl Garrett Street  
Kerrville, Kerr County, Texas  
By Phoebe Allen

**SIGNIFICANCE**

In continual use as a commercial establishment since 1887, the Guthrie Building exemplifies one of the earliest commercial structures in Kerr County. The building, at the southwest corner of the Kerr County Courthouse Square, retains a strong relationship to its original setting in the emerging city of Kerrville, with the Schreiner Mansion (now the Hill Country Museum) and the Masonic Lodge just one-half block down old Mountain Street (renamed Earl Garrett Street in 1919<sup>1</sup>), and the 1936 Post Office (now the Kerrville Arts and Crafts Building) directly across the street. The integrity of its early vernacular design, as well as its craftsmanship and materials, are sound and deserve to be preserved for future generations. While offering a modern interior suitable for business and office space, the restoration of the exterior serves as an exemplary model of preservation effort. The structure retains a high degree of integrity from its 1887 appearance, and is in excellent condition. It is also deserving of preservation for its historical connections with the evolution of the town's earliest newspapers, the *Kerrville Eye*, *Kerrville Paper* and *Mountain Sun*, for its associations with writer and editor Jesse Grinstead, for its use as Kerrville's City Hall from circa 1910-1937, and for its service as the town's main photographic studio from 1921-1978.

**ARCHITECTURAL DESCRIPTION**

The Guthrie Building is a two-story commercial structure constructed on a rectangular plan in Texas vernacular style. Walls are 15 inch-thick native limestone from a quarry just east of Kerrville. Ashlar stones are laid in irregular courses. Belt courses lie beneath windows on the second level on three sides, and at the first level on the rear. Belt courses also run between



second story windows at headers on all four sides, with smooth dressed lintels and sills above and below each window. Quoins decorate the corners. An original, well-worn limestone step stone graces the Main Street entry. A full front porch on both levels of the Earl Garrett Street façade is of wood, with four square posts on upper and lower levels, with a decorative rail surround of turned spindles on the second story. A decorative cornice with dentils lies above the posts' top caps.

Windows are two over two, double hung. The northwest/front façade has three windows on the upper level and a double door with one window to each side of the door. The long Main Street façade has four windows on the upper level with two windows and one single door on the lower level. The rear façade has three windows on the lower level, one door and two windows on the upper level. There are three lower windows and four upper windows on the long garden-side façade. Original (single) wood doors are four-paneled with double-lite, fixed glass transoms. The double front doors are wooden with solid glass insets and a fixed, four-lite transom.

The **roof** is a low-pitch hipped roof, not visible from the street level, with two projecting garden-side chimneys. The original foundation is pier and beam.

### **The 1982-1984 Restoration**

Bruce Rieck and his father-in-law, Thomas C. Syfan joined together in 1981 as the Guthrie Building Partnership to restore the Guthrie Building to its original 1887 appearance. Bell, Klein & Hoffman of Austin served as the architectural restoration team. Binnie Hoffman<sup>ii</sup> began historical research. John Klein<sup>iii</sup> was the primary architect on the project.

From 1910 to 1982, the Guthrie Building had shared a common wall with a dilapidated, one-story, framework structure, resulting in temporary enclosure of the garden-side's first floor window openings and all fireplaces. The side building was demolished in 1982 and the windows

reopened, but the most dramatic effort of the restoration undertaken at this time was the removal of the projecting, brick and glass façade added to the first floor front façade of the building in 1926 to display photographic works.

According to Bell, Klein & Hoffman records for the project, on file in the Austin History Center, new stone for the lower level front façade—mined in the original limestone quarry east of Kerrville—was stained with iron sulphate to match the old stone. Corner quoins had been cut off at the first floor level of the front façade circa 1926; these quoins were replaced in the 1980s restoration. A metal roof was removed and replaced by Nixon Roofing to closely match the original.

In the 1982 restoration, plaster was torn away from the interior walls to reveal the beautiful white stonework beneath. Stonework and chimneys were repointed, and fireplaces were reopened. An exterior stairwell was rebuilt in its original 1898 location. The upper rear access door may have been moved over time, but it is now be in its original 1887 location, based on Sanborn maps.

The wooden front porch was rebuilt based on early historical photos of the building. Stein Furniture & Fixtures of Fredericksburg restored, and in some cases rebuilt (based on a sample unit removed from the building), window and door frames, as well as post top caps, dentils, cornice trim, rails, doors, transoms, windows, door and window frames, and porch columns. An original metal ceiling, present until 1946, had been remodeled in the 1950s by the Wheelus family.<sup>iv</sup> A beadboard ceiling was installed in 1982.

A printing press and other machinery remained in a small, rear basement until around 1960, when it was covered with flooring, according to the tenant at the time. In the 1980s restoration, the basement was filled in, and new flooring was installed throughout the first floor. An interior

stairway was added to lead up to the second floor office spaces that replaced the former City Hall office space—originally planned as the Guthrie Hotel and more recently used as living quarters. The project’s contractor, North American Restoration Corporation of Minnesota, went bankrupt and court cases followed, drawing the restoration out over several years.

## **CONTEXT**

Located 62 miles northwest of San Antonio, Kerrville is 1,645 feet above sea level. Catty-corner to the north of the Guthrie Building is the fourth County Courthouse, built in 1926. The land for this public square was donated by Joshua D. Brown, a San Jacinto veteran, early settler and shinglemaker for whom “Brownsborough” was named. Pioneers built homes near the successful shinglemakers’ camp on a bluff north of the Guadalupe River in the early 1850s. From this settlement, Kerrsville (later Kerrville, named for Brown’s friend James Kerr) was platted after Kerr County was organized in 1856. Many of its early settlers came to Kerrville for health reasons, in particular for tuberculosis. Kerrville grew into a mercantile and shipment center with the aid of Charles Schreiner.

An earlier version of the courthouse built by Alfred Giles in 1885-87 (see photo), would have been completed just prior to the construction of the Guthrie Building. Guthrie describes the town’s pride in the new courthouse in the Sept. 29, 1887 edition of the *Kerrville Eye* as the best \$20,000 courthouse in the state, mentioning that the previous courthouse had been remodeled as a jail with steel cages.

**Captain Charles Schreiner** (1838-1927), an 1852 immigrant son of a French nobleman, began one of the greatest mercantile-banking empires in the Southwest in Kerrville with the opening of the Schreiner Mercantile Store on Christmas Eve of 1869. The well-known merchant, banker, philanthropist and rancher, built his Renaissance Romanesque-Chateausque mansion, a

National Register property, at 216 Mountain Street (now Earl Garrett), one-half block from the Guthrie Building. Texas architect **Alfred Giles** designed and constructed the home in 1879 of native limestone, and modified it with a more noble, grandiose porch with pink granite columns from Italy in 1895. It was the first limestone structure built in Kerr County. Schreiner built the St. Charles Hotel in 1875, the first bank in Kerrville in 1879, three other stores, a cotton gin, flourmill, and an artesian well. Schreiner also founded a preparatory school for boys, now Schreiner University. The Masons purchased the Schreiner Mansion after Schreiner's death. It now serves as the Hill Country Museum.<sup>v</sup>

In addition to the Schreiner Mansion and the Masonic Building directly across the street, **Alfred Giles**<sup>vi</sup> also worked with Schreiner to design the 1882 Schreiner Store and 1893 Bank, the 1884 St. Charles Hotel (demolished 1926), and the 1885 Kerr County Courthouse and Jail (demolished 1926).

It is unknown whether Giles had a role in designing the Guthrie Building, but it is believed that he designed the 1890 **Masonic Building** at 211 Earl Garrett Street, a National Register property, constructed for the local Masonic Lodge by Charles Schreiner. The two-story, rectangular Italianate building is constructed of native limestone, with alternating smooth-dressed and cut-stone quoins. The building was originally constructed with three symmetrical bays on the first level, with double doors in the center bay flanked by two windows (similar in layout to the Guthrie Building's restored façade), with three windows on the upper level façade. The ground floor was initially occupied by the U.S. Post Office. The Butt family operated Butt Grocery on this floor from approximately 1918 until 1926, with Howard E. Butt serving as the store's manager; his initials are the "H.E.B." in the H.E.B. supermarket chain. The original Butt family grocery, which was to become **H.E.B. Grocery**, was located beginning in 1905 in the

Butt's wood frame home (demolished), directly across Main Street from the Guthrie Building. [Although the lower floor of the Guthrie Building did serve as a grocery store in 1916, no recorded evidence was found to indicate that the Butt Grocery was located there before its move to the Masonic Building in 1918.] In 1926, Texas Power and Light occupied the Masonic building and removed the original street level façade.<sup>vii</sup>

Anchoring the block, across Water Street from the Schreiner store is the 1890 **Weston Building**, originally the Barlemann Saloon. With so many important Kerrville edifices in the same vicinity, this block is a prime candidate for a Historic District.

## **HISTORICAL NARRATIVE**

### **The Kerrville Eye & Guthrie Hotel: 1887-1889**

The story of the Guthrie Building really takes root in May of 1884, when **Robert Guthrie** established the *Kerrville Eye* newspaper. Kerrville's first newspaper had been founded as *The Frontiersman* on January 1, 1876, by W.D. Ward and his partner Stephenson (or Stevenson). "The printing plant was moved [in December of 1880] to Bandera from Kerrville, where the founders had published a weekly called the *Frontiersman*. **John Guthrie** purchased the *Bandera Bugle* and continued its publication here several years, then moved the plant to Boerne, where he established the *Boerne Post*."<sup>viii</sup>

John Guthrie apparently changed the name to the *Kerrville News* around 1882. His son, Robert, became publisher in May of 1884, renaming the paper The *Kerrville Eye*, signified by a large eye in the masthead.

The April 18, 1885, issue of the *Kerrville Eye*—a framed copy of which is currently hanging in the Kerr County Courthouse—advertises proprietor Robert Guthrie and his father as agents for

Cooper's Sheep Dip, a cure for scab. In the September 29, 1887, edition<sup>ix</sup> of his fourth year of publication, editor and proprietor Guthrie commends the recently completed "best \$20,000 courthouse in the state," and in an article entitled "Kerrville, Her Enterprise, Progress & Future" writes, "Two more excellent rock buildings are now in course construction one being erected by W.E. Stewart...the other is being erected by the editor and a portion of the building will be utilized for the EYE office."<sup>x</sup>

In the same edition he welcomes visitors to Kerrville and takes pride in a second major achievement for the town: "In behalf of the citizens of Kerrville, the EYE extends to the visitors a hearty welcome. We have long looked forward to this meeting which has been made possible by the joining with iron bands this town with the city of the Alamo." With the arrival of the San Antonio and Aransas Pass Railway in 1887, Guthrie recognizes the potential in the county, which had doubled its population to 2,108 between 1870 and 1880. Its population of sheep tripled in the 1870s. Cattle and sheep ranching dominated the local economy, and wheat and corn were the most important crops. The Electric Light & Power Company was in operation at the local mill site by the 1890s.<sup>xi</sup>

From the above-mentioned W.E. Stewart and his wife, Guthrie had purchased property catty-corner from the Courthouse Square in May of 1887. The first Building & Mechanics Lien filed in Kerr County was for the Guthrie Building. Recorded on June 23, 1887, and filed in Lien Book #1 on Dec. 5, 1887, the Contract and Articles of Agreement between W.B. Davies & Robert Guthrie reveal that Davies "will sufficiently erect furnish and deliver in a true perfect and thoroughly workmanlike manner the Stone Building for the party of the second part on ground situate on Block 7 North lot agreeable to the plans and specifications prepared for the said building and will provide...for the sum of \$2,600."

There is no recorded indication of the architect, but one wonders if **Alfred Giles** had a hand in the design plans. British born Giles produced designs for unpretentious structures as well as elaborate mansions, commercial buildings and county courthouses all over Texas. His commercial structures include the 1879 August Faltin Store<sup>xii</sup> in nearby Comfort, Kendall County, where Giles later acquired a 13,000-acre ranch and was a founding member of the Texas Sheep and Goat Raisers' Association.

Between 1887 and 1889, tax and lien records indicate numerous actions regarding debts for the property. In November of 1888<sup>xiii</sup>, Guthrie sold 5.2 acres on the banks of the Guadalupe River along with the *Kerrville Eye* and the Guthrie Building property to Ed Smallwood. Smallwood was to pay \$2,000 in cash to Guthrie, plus \$1,800 owed by Guthrie to **Thomas Lamley**, \$500 owed to F.M. Moore, \$400 to W.B. Davies (lien held by Charles Schreiner) “on a certain real estate commonly known as the **Guthrie Hotel**,” and \$150 to Schreiner. Guthrie in exchange conveyed the building, land, and the following personal property:

1. “*The Kerrville Eye*, a weekly newspaper published in Kerrville, Kerr County, Texas, together with the good will and patronage of said newspaper and the entire out-fit – printing press, type, stands and everything else, now in use by me, in and about the publishing and running of said newspaper, including the job-press, with accompanying outfit, and material, operated by me in connection with my said newspaper business, this transfer, or sale being intended to embrace everything in and about the office of the *Kerrville Eye*”
2. Bedroom, parlor, sitting room, dining room and kitchen fittings, furniture, furnishings and belongings now in and about the **Guthrie Hotel** and hotel premises in Kerrville

No records indicate how long the Guthrie Hotel functioned. It is assumed that it was located in the upper level of the Guthrie Building, but may have had a reception area and rooms downstairs.

**Robert Alexander Guthrie** (April 2, 1861-circa 1930s) was born in Scotland, the eldest child of **John Alexander Guthrie** (1833-1905) and his first wife, Mary Anderson. The family came to Texas with John's second wife Jeanie Allen (1853-1920) circa 1880, when they were naturalized. According to a grandchild, six sons and three daughters came to Galveston with their parents, took the rail to San Antonio, then traveled by wagon to Bull's Head, a ranch above Bandera. The ranch failed and in 1881 the family moved to Bandera, where John acquired the *Bandera Bugle*. His family had run the same paper for five generations in Scotland. In the July 11, 1889, *Bandera Bugle* he advertised as "John Guthrie, general land agent, land, horses, cattle & sheep." Two sons died of typhoid in Bandera. <sup>xiv</sup>

"The first Episcopal worship services held in Bandera county were conducted in the home of Mr. & Mrs. Alexander Guthrie and their nine children, in the year 1880. The Guthrie's lived in Bandera until 1894 when they moved to Boerne."<sup>xv</sup>

There Guthrie started the *Boerne Post*, advertising as "J. Guthrie & Co, Real Estate Agency: Mexican lands and cattle, lands and farms in Kendall County, Boerne and other counties." John died in Boerne in 1905. His youngest sons Louis and Harry sold the business and moved away. <sup>xvi</sup>

At least four sons in addition to Robert helped Guthrie with his papers in Bandera and Boerne and went on to become involved in printing or other newspapers: William Anderson Guthrie helped to found the *San Angelo Standard* in 1884; Hamilton Guthrie was a writer for the *Rocky Mountain News* in Denver; Harry Guthrie became a printer for Maverick-Clarke in San Antonio; John James Guthrie, born in Texas, was a printer for Maverick-Clarke in Galveston. <sup>xvii</sup>

It is not known why Robert left Kerrville, but it is presumed that he continued to work as a printer in the newspaper business. Census records indicate that he was a printer in St. Louis in 1910 and a printer in Chicago in 1920. The 1930 Census lists Robert A. Guthrie as a patient at



the Union Printers Home in El Paso County, Colorado – the state where his brother Hamilton had worked as a writer.<sup>xviii</sup>

### ***The Kerrville Paper: 1889-1899***

New owner **Ed Smallwood** (1842- c.1900), a widower from Houston who was born in England, changed the name of the newspaper to *The Kerrville Paper* in July of 1889.<sup>xix</sup> The January 1899 issue lists Ed Smallwood & Son (Edward C.) as publishers. Smallwood served along with Charles Schreiner as one of Kerrville's first alderman beginning in September of 1889, when the town was incorporated. He was elected mayor pro-tem and was appointed to succeed Mayor Burnett in October 1891, serving until the following election in April of 1892. Smallwood was the first worshipful Master of the Masonic Lodge circa 1891, in their new building just a half block down Mountain Street. The last issue of the *Kerrville Paper* published by Smallwood is dated July 29, 1899.

By 1901, following the death of Smallwood, the building and property were used to pay the remaining debt to Thomas Lamley, who sold the property to J.B. Mosby in October of 1901. Mosby sold the property in 1907 to R.A. & J.B. Cohron.<sup>xx</sup> Various tenants were to occupy the building until 1921.

### ***The Mountain Sun: 1899-1907***

**Jesse E. Grinstead** changed the name of the paper, publishing the first edition of the *Mountain Sun* on August 5, 1899. The typeface of the paper undergoes a change in the November 25, 1899, issue, which lists Grinstead and Boyd as publishers. One may wonder whether Grinstead named the paper for its location on Mountain Street, for nearby Tivy Mountain, or a combination of the two. It is said<sup>xxi</sup> that he was so impressed by the beauty of the

country and the sunrise over Tivy Mountain, that he thus renamed the paper the *Mountain Sun*.

Almost nine years later, in the January 4, 1908 edition, he states:

“The paper has a new head this week and for the first time calls itself *The Kerrville Mountain Sun*. ... We do not deserve the credit for what the paper is; the men who established the first paper and succeeded to its management from time to time laid a foundation of broken Washington hand presses, broken religious vows and brains, and put in much toil upon which the Sun today stands.”

In the February 15, 1902, edition, through the December 14, 1907, edition, the location for the paper is listed as the corner of Main and Mountain Streets – i.e. the Guthrie Building, which is verified in the 1904 Sanborn Fire Insurance map as a location of “Printing.” While located in the Guthrie Building, Grinstead served from 1902 to 1904 as Kerrville’s mayor and was elected to the State Legislature in 1907.

**Jesse Edward Grinstead** (1886-1948) was born in Kentucky and raised in Missouri. At the age of 18 Grinstead moved with his family to Indian Territory in Oklahoma and worked as a printer for a newspaper in Ardmore, followed by a stint at the *Oakland News*. In 1899 he moved to Kerrville in the hope of finding a cure for his wife, who died shortly thereafter. In 1899 he bought the Kerrville newspaper and edited the *Mountain Sun* for the next 17 years. As mentioned above, Grinstead served as Kerrville’s mayor (1902-1904), and in the Texas State Legislature (1907), where he authored a bill to construct a state tuberculosis sanatorium at Carlsbad. He was Master of the Masonic Lodge on several occasions, served as chairman of the local draft board during WWI, and was a member, and later president, of the local school board for 15 years. In 1917 he sold the *Mountain Sun* to the Terrell Publishing Company and became a well-known author of western fiction, authoring over 30 novels and 100 novelettes, three of which were made into movies. From January 1920 to December 1925, Grinstead wrote and published *Grinstead’s*

*Magazine*, whose name changed in 1922 to *Grinstead's Graphic*, a monthly magazine promoting the Hill Country to area ranchers. He died in Kerrville on March 8, 1948, at the age of 81.<sup>xxii</sup>

The *Kerrville Mountain Sun* moved to another location before 1910 and moved to Water Street in 1912. The Terrell Publishing Company purchased it in 1916, following some difficulty Grinstead experienced with the PTA<sup>xxiii</sup> over the employment of the superintendent, which caused his business to suffer. J.L. Tullis and Clarence E. Salter acquired the *Kerrville Mountain Sun* in 1918, and two years later W.A. Salter purchased the interest of Tullis. After the death of the Salter brothers in 1930, Mrs. W. A. Salter took over duties of the publication. Her son, Forrest Salter, started working at the paper when he was twelve and was given half interest when he was 21. His son James received half interest when he reached 21. The ownership changed to The Williams Group, Inc. in 1993.<sup>xxiv</sup> The *Sun* is still in operation.

### **Kerrville City Hall: 1910 – 1937**

Sanborn maps indicate that the first floor of the building was in use as a **general store** and the second floor as **Kerrville's City Hall** by 1910. The 1916 Sanborn map indicates a **grocery store** on the first floor and the City Hall on the second floor. A metal awning was added by 1916. The City Hall is also shown on the 1924 and 1930 Sanborn maps. Kerrville built its first official City Hall in 1937 to house city offices as well as the police and fire departments.

### **Photography Studio: 1921-1978**

In February of 1921, the Cohrons sold the property to **Cleveland and Gertrude Wheelus**, who had come to Kerrville for Mr. Wheelus' health. They opened a photography studio on the first floor.<sup>xxv</sup> According to Francis Swayze, a brick front was added to the first level façade by the Wheeluses in 1926-27. Mr. Wheelus died about this time, and Mrs. Wheelus continued to

operate the studio. Gertrude later married Horace Aubey, who worked next door at the Kerrville Seafood Market on Main Street.

The Wheelus' son, Cleve B., a photographer, lived upstairs during the 1940s and 50s. His son Cleve C. Wheelus shared the living space above the studio with his father until his father's death in 1965. The upstairs then remained vacant for some years.

Gertrude Wheelus and her son operated the **Wheelus Photographic Company** as the main photography studio for Kerrville until Gertrude's death in 1960, when **Francis H. "Fuzzy" Swayze** leased the studio and operated his photography business, **Swayze Studio, Commercial & Portrait Photography**, until 1978. Swayze sold his photography business to another photographer, who disposed of all the negatives and photographs of the previous owners—thus destroying much of Kerrville's history—and closed the business three months after opening.

The Guthrie Building remained in the Wheelus family, passing from their son, Cleve B. Wheelus,<sup>xxvi</sup> on to his son, Cleve C. Wheelus, until 1978, when Cleve C. Wheelus sold the property to James and Donna Raymond.<sup>xxvii</sup>

### **Recent Owners: 1981 - 2006**

Raymond sold the property to Thomas W. Pollard in May of 1981. Pollard sold the property the same day to **Bruce F. Reick** of Travis County, who joined his father-in-law **Thomas C. Syfan** of Kerr County, to restore the Guthrie Building to its original appearance in the 1982 restoration project.

**Steven L. Clack** and **Harrell Feldt**, the current co-owners, are attorneys at law. **Steve Clack** (1955-) is board certified as a specialist in both civil trial and personal injury law. He has been practicing throughout Texas for more than 25 years and has been named one of Texas' "Super Lawyers" by *Texas Monthly* magazine. He holds a 1977 B.B.A. from Baylor University

and a 1980 J.D. from Baylor University Law School. **Harrell Feldt** (1940-) specializes in litigation, oil and gas law, and energy. He holds a 1961 B.B.A. and a 1963 LL.B., both from the University of Texas at Austin, and recently moved to Kerrville from Houston, where he practiced for many years. The Guthrie Building serves as offices for the two firms.

## APPENDIX

### Contents:

- Topozone UTM Coordinates
- Boundaries
- Legal Description
- Photo List
- Deed Chain (abbreviated)
- Kerr and Kendall County Tax Rolls, related listings
- Kerrville City Directory and Phone Directory related listings
- Acknowledgements
- Endnotes

### Separate Attachments - files on hand-delivered CD disc:

- Floor Plans
- Site Map
- Sanborn Fire Insurance Maps: 1898, 1904, 1910, 1916, 1924, 1930
- Photographs – Historic & Current

### Separate Hard Copies:

- Kerrville Eye, Sept. 29, 1887 (reprint – hard copy)
- Metes & Bounds (hard copy)

**Topozone Map**, UTM Coordinates: 14 486594E 3323714N (NAD27)

**Boundaries:** The Guthrie Building is located at the intersection of Main Street and Earl Garrett Street, catty corner from the Courthouse Square. It is bounded on the northeast by Main Street, and on the northwest by Earl Garrett Street. A small garden separates it from the adjacent businesses on the southwest. Metes & Bounds attached (hard copy).

**Legal description:** 2181 square feet out of Lot #69 and 883 feet out of Lot #70, in Block #7 of J.D. Brown Addition to the City of Kerrville.

## PHOTOS

### Historical photos:

- Circa 1916, copy of newspaper article with photo. “Restoration Project,” June 26, 1982; photo and article in *Kerrville Mountain Sun*.
- Circa 1890s parade on Mountain Street with Guthrie Building in background, front veranda clearly visible in enlargement
- Circa 1890s, Mountain Street, chimney of Guthrie Building visible
- 1887 Courthouse, as published in *Kerrville Mountain Sun*, Aug. 24, 1972.
- View from 1936 construction of post office, with brick false front

- June 16, 1982, Kerr Country Penniesaver, photo depicts removal of false front. Times Photo by Terry Hagerty

**Current photos:**

Color photos, 2006, by Abby Heath, pdf file on disc

- |                       |   |
|-----------------------|---|
| 1. Front façade       | 7. Doorstep, Main Street entry                  |
| 2. Main Street façade | 8. Doorstep, Main Street entry                  |
| 3. Rear façade        | 9. Fireplace                                    |
| 4. Southwest façade   | 10. Fireplace                                   |
| 5. SW detail          | 11. Door w/transom and window detail (interior) |
| 6. SW detail          |   |

Black & White Photos, December 2006, by Phoebe Allen

1. Front, Earl Garrett façade (NW) - photo #12
2. Main Street façade (NE) - #13
3. Rear façade (SE) - #3
4. Garden-side façade (SW) - #4
5. Main Street step - #2
6. Interior – fireplaces/window frames, #7, 8
7. View from Earl Garrett Street - #10
8. View from Courthouse Square - #14

**DEED CHAIN** (abbreviated)

<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Vol/Page</b>
Jan. 2006	Charles Browning→	Harrell Feldt (1/2 interest WD)	1494/42
Ap 28, 2003	Herb & Marjorie Bradshaw→	Charles F. Browning & Steven L. Clack	1264/0239
Mar 11, 1993	1st National Bank of Kerrville→	Herb & Marjorie Bradshaw	682/129
Oct 15, 1992	Bruce Rieck, trustee→	1 <sup>st</sup> National Bank of Kerrville	663/214
	Thomas C. Syfan, Richard C. Jordan & Guthrie Building Partnership		
May 15, 1981	Thomas W. Pollard→	Bruce F. Rieck, trustee	248/163
May 15, 1981	James & Donna Raymond→	Thomas W. Pollard	248/85
<b>July 11, 1978</b>	<b>Cleveland C. Wheelus (son)→</b>	<b>James &amp; Donna Gail Raymond</b>	<b>211/338</b>
<b>Feb. 25, 1921</b>	<b>Josephine B. Cohron→</b>	<b>Cleveland &amp; Gertrude C. Wheelus</b>	<b>40/546</b>
July 26, 1907	J.B. Mosby et ux→	R.A. & J.B. Cohron	27/435
<b>Oct. 24, 1901</b>	<b>Thomas Lamley→</b>	<b>J.B. Mosby</b>	<b>21/381</b>

1901 – Smallwood deceased. Building is used to pay debt to Tom Lamley; State Archives tax records.

**July 5, 1889** Deed Record Book N/361 – Mechanics lien of R. Guthrie to W.B. Davies was transferred to Charles Schreiner for \$400 cash, whereas Ed Smallwood, the present legal owner of the property on which said mechanics lien is given and recorded has today paid to me \$425.

**Nov 10, 1888, filed July 31, 1889, recorded Aug 20, 1889 – Deed N/367-360**

R. Guthrie, grantor, for \$4,850 paid by Ed Smallwood, grantee

1. \$2000 cash
2. \$1800 to be paid, owing from me to Thomas Lamley on notes May 25, 1890 for \$150 and June 28, 1887 for \$1650 – mortgage
3. \$500 owed to F.M. Moore, Sept. 1, 1887 in deed of trust/mortgage

4. \$400 owed to W.B. Davies now held by Schreiner from mechanics lien June 23, 1887  
“on a certain real estate commonly known as the Guthrie Hotel”
5. \$150 to Schreiner

Robert Guthrie conveys:

1. Those two parcels of real estate or land in Block 7, Pts. Of lots 69, 70, 71
2. A tract of land, 5.2 acres, in original survey #119 patented to J. Young on NE bank of Guadalupe River
3. Personal property: “The Kerrville Eye,” a weekly newspaper published in Kerrville, Kerr County, Texas, together with the good will and patronage of said newspaper and the entire out-fit – printing press, type, stands and everything else, now in use by me, in and about the publishing and running of said newspaper, including the job-press, with accompanying outfit, and material, operated by me in connection with my said newspaper business, this transfer, or sale being intended to embrace everything in and about the office of the “Kerrville Eye”
4. Bedroom, parlor, sitting room, dining room and kitchen fittings, furniture, furnishings and belongings now in and about the Guthrie Hotel and hotel premises in Kerrville

**12/17/87-7/31/89 W.E. Stewart                      Robert Guthrie (WD)                      N/365**

Dec. 6, 1887 Lien Book 1, page 10-14 – Robert Guthrie owes \$400 on finished building. Transfers property to Davies with promise to pay by Dec. 1888, on 2/25/1888 lien to Charles Schreiner.

**Oct. 10, 1887** B&M Lien on premises taken by T.J. Beard, who performed labor for W.B. Davies by virtue of a verbal contract; Davies entered into the original contract with one Robert Guthrie for building said premises – 1st recorded builders and mechanics lien in Kerr County **June 23, 1887**, filed Dec. 5, 1887 Mechanics Lien Book 1, page 5 Contract & Articles of Agreement between W.B. Davies & Robert Guthrie that Davies “will sufficiently erect furnish and deliver in a true perfect and thoroughly workmanlike manner the Stone Building for the party of the second part on ground situate on Block 7 North lot agreeable to the plans and specifications prepared for the said building and will provide...for the sum of \$2,600.

<b>May 24, 1887 W.E. &amp; Ida Stewart</b> →	<b>Robert Guthrie</b> (WD lots 69, 70, 71) M/347	
Mar 19, 1886 Edwin Farr→	W.E. Stewart (VL release)	K/606
6-21-1861/10-22-1862 M.M. Taylor→	D.H. Farr	B/310
June 10, 1860 D. Walker→	M.M. Taylor	B/114
Sept. 10, 1859 J.R. Hart→	D. Walker	B/49
Feb 15, 1859 D. Walker→	J.R. Hart (lots 69,70 Brown)	B/7
Ap 18, 1858 W.A. Williams→	D. Walker (lots 69,70 Brown Addn)	F/347
Aug 25, 1856 W.B. Hendrix→	W.A. Williams (lots 69, 70)	A/25 (WD)
Aug 15, 1856 <b>J.D. Brown*</b> →	W.B. Hendrix (lots 69, 70-89)	A/13

\*Governor J. Pinkney Henderson signed the patent granting a section of 640 acres of state land to Benjamin F. Cage, who served in the Battle of San Jacinto. Survey #116, 1836. Joshua D. Brown traded Gonzales property to the heirs of Cage on Feb. 22, 1847. Joshua Brown was the first settler in Kerrville, a shingle maker.

**STATE ARCHIVES – Texas County Tax Rolls**

Kerr County 1856-1901 Reel #384, and 1901-1910 Reel #385



Assessment Roll of Property in Kerr County

- 1886 - Line #13: Guthrie, Robt. – no land, misc. property  
1887 - Line #33 Guthrie, R.A. Land: Abstract #375, Survey #119, 6 acres, Value \$100.  
City & Town Lots: Pt. Of 69,70,71/lot 7, Value \$175  
Manufacturer’s tools/implements/machinery: Value \$800  
1888 – Line #7: Guthrie, R.A. - *same Town Lots now valued at \$2000*  
Materials & Manufactured Articles Value \$500  
1889 – Smallwood, Ed – Abstract 375, Survey 119, 6 acres @ \$100  
City: Part of 69-70-71, lot 7 @ \$2500  
No Robert Guthrie listed  
1890-1899 – Smallwood, E. same as 1889, value \$3,000  
1900 – Smallwood, E et Eel(?) same property and value  
1901 – Lamley, Thomas, Pt. Of lots 69,70,71; lot 7 Value \$2000  
(Lamley is not listed in 1898 or 1900, nor is Smallwood)  
Grinstead is listed, but not for this property  
1902 – No Lamley, no Smallwood

Kendall County 1862-1910, Reel #383

- 1891-92 John Guthrie (no Robert) - 1 horse, 1 cow  
1894 John Guthrie – 5 acres-\$100, 2 horses, \$520 misc. property, \$100 goods

**SANBORN MAPS** – indications of occupants (see disc for actual maps)

- Earl Garrett Street is shown as Mountain Street on 1898, 1904, 1910 and 1916 maps  
1898 – 2-story stone building with wood frame porch is present, no occupants shown. County Court House is catty-corner  
1904 – “Printing” with “GASOL ENG 2.5 HP” indicated in rear of building, outdoor stairs at inner rear  
1910 – “Gen’l S.”, “City Hall 2<sup>nd</sup>” with outdoor stairs at rear but now at Main; now shares wall with adjacent office building; small, unattached building in back  
1916 – “GRO” and “City Hall 2<sup>nd</sup>” small rear building is “Office”; awning indicated on Mt. Street and curving around corner at Main St.  
1924 – “Photo 1<sup>st</sup>” and “City Hall 2<sup>nd</sup>” with “Print Shop” in rear building; now Earl Garrett St.  
1930 – “Photo” and “City Hall 2<sup>nd</sup>” with auto repair in rear building  
1930 + 1950 – “Photo” (no City Hall indicated; Kerrville’s first City Hall was built in 1937)

**KERRVILLE PHONE DIRECTORIES** (found at the Schreiner Mansion)

- 1928 Wheelus Company, 233 Earl Garrett (no listing for 241 EG)  
Wheelus, CB, res. Junction Rd.  
Kerrville Times ad – location on Earl Garrett Street (no number)  
1930-35 Wheelus @ 241 Earl Garrett

**KERRVILLE CITY DIRECTORY**, CH Jackson Directory Company, San Antonio

For 241 Earl Garrett (EG) [directories are not available prior to 1936]

- | <u>Date</u> | <u>Name</u>   |
|-------------|---|
| 1936-37     | The Wheelus Company, Photographers (Mrs. H.C. Aubey)<br>Aubey, Horace (Gertrude) @ 239 Earl Garrett (h)-Mr. Aubey, Kerrville Seafood Mkt. |

- 1952-53 Wheelus Studio  
Aubey, Gertrude (wid. Horace) h. 239 EG  
Wheelus, C.B., photog Wheelus Studio, r. 241 EG
- 1956 Wheelus Studio (G.C. Aubey)  
Wheelus, C.B. r. 241 EG  
Aubey, G.C. , h 241 EG
- 1960 Swayze Studio (F.H. Swayze) Commercial & Portrait Photography, Wedding & Special Occasions

**Acknowledgment and appreciation go to:**

- Clarabelle Snodgrass
- Binnie Hoffman
- Mike Bowlin and the staff of The Kerrville Regional History Center

**ENDNOTES**

- <sup>i</sup> Mountain Street was renamed in 1919 for Earl Garrett, one of three Kerrville boys killed in action in France in the closing days of WWI.
- <sup>ii</sup> Binnie Hoffman (254-471-5935). Bell, Klein & Hoffman, Architects and Restoration Consultants, Inc., Files on the Guthrie Building Project, Austin History Center.
- <sup>iii</sup> John Klein is now located in Fredericksburg, phone 830-997-0383.
- <sup>iv</sup> According to Francis Swayze. Snodgrass, Clarabele, “1887 Guthrie Building,” manuscript, THC nomination, June 2005. Includes notes from her 2005 interviews with Francis H. Swayze, Thomas C. Syfan and Bruce Rieck.
- <sup>v</sup> Handbook of Texas Online, s.v., [www.tsha.utexas.edu/handbook/online.html](http://www.tsha.utexas.edu/handbook/online.html) (accessed December 2006)
- <sup>vi</sup> Texas Historical Commission, National Register files.
- <sup>vii</sup> Masonic Building, Kerrville, Texas, National Register, files of the Texas Historical Commission.
- <sup>viii</sup> Bennett, Bob, *Kerr County, Texas 1856-1956*, The Naylor Company, San Antonio, Texas, 1956, p. 52. According to Real’s 1942 thesis, Mrs. W.A. Salter told her in 1942 that the *Frontiersman* was founded by M.E. Mackey (others say A. Mackey, a lawyer from Mississippi), and that L.C. Fields soon bought out Mackey and let the paper lapse for about three and a half years before selling it to John Guthrie, then publishing the *Bandera Bugle*. Real, Mathilda Marie, *A History of Kerr County, Texas*, Master’s Thesis UT Austin, 1942, p. 166-167. Other resources were likely derived from Real or Salter: “History of the Kerrville Mountain Sun,” Kerr County Album, published by Kerr County Historical Commission, 1986, p. 530. and “Kerr County Weekly Marks 75<sup>th</sup> Birthday,” San Angelo Standard-Times, April 26, 1956, p. 3B. Also, “Weekly Paper at Kerrville 74 Years Old,” San Antonio Express, Nov. 16, 1953, p. 8. [This discrepancy could likely be resolved by the *Frontiersman* itself, copies of which were unavailable in Kerrville, but are believed to be found at the Bandera Frontier Times Museum and/or with the Comfort Heritage Society.]
- <sup>ix</sup> A hard copy reprint of this issue, in a reduced size, is attached.
- <sup>x</sup> *Kerrville Eye*, Sept. 29, 1887. (note in paper indicates actual publication date of Oct. 6, 1887). Robert Guthrie, Editor and Proprietor, Published every Saturday, Terms \$2 in advance.

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Fourth Year, Number 21. Center for American History. Box K, Texas Newspapers. Reprint (hard copy) attached. Also, "A Pictorial History of Kerr County, Texas," Kerrville Mountain Sun, 1994.

<sup>xi</sup> Handbook of Texas Online, s.v., [www.tsha.utexas.edu/handbook/online.html](http://www.tsha.utexas.edu/handbook/online.html), Kerr County and Kerrville (accessed December 2006)

<sup>xii</sup> Prussian native Friedrich August Faltin (1830-1905) was a leading merchant of the Texas Hill Country. His 1869 partnership with Charles Schreiner of Kerrville became the nucleus of the vast Schreiner enterprises. Handbook of Texas Online: Faltin, Giles and Schreiner.

<sup>xiii</sup> Kerr County Warranty Deed Records, Nov 10, 1888, filed July 31, 1889, recorded Aug 20, 1889. N/367-360

<sup>xiv</sup> "John Guthrie, Editor of The Bandera Bugle," *One Hundred Years in Bandera, 1853-1953*, by J. Marvin Hunter, 1953, p. 38. Centennial newspaper printed by Baird Star, Baird, Texas. Bandera Library, 1953. Letter from John Guthrie's granddaughter, Mrs. Jeanie Polk Bishop of San Antonio. Mrs. Polk's father was the Bexar County surveyor in 1886.

<sup>xv</sup> Hunter, J. Marvin, *A Brief History of Bandera County*, 1949, "A History of the Episcopal Church in Bandera County," p. 160.

<sup>xvi</sup> Davis, Wm. Gammon II, "Newspapers in Boerne, from Perry, Garlnad, " *Historic Images of Boerne & Kendall County, Tx. 1849-1999*, p. 198. *Boerne Post*, April 7, 1898; Aug. 23, 1900; July 11, 1901; Aug. 15, 1901; Sept. 26, 1901, John Guthrie, publisher.

<sup>xvii</sup> Jeanie Polk Bishop, letter cited above.

<sup>xviii</sup> Ancestry World Tree Project: John Guthrie Family, contact: Mary Guthrie ([mrsnguth@aol.com](mailto:mrsnguth@aol.com)), online list of Guthrie family tree.

<sup>xix</sup> Bennett, Bob, *Kerr County, Texas 1856-1956*, The Naylor Company, San Antonio, Texas, 1956, p. 227

<sup>xx</sup> R.A. Cohron was the seventh pastor of Kerr Baptist Church. Watkins, Clara, *Kerr County, Texas 1856-1976*. Bicentennial edition, Hill Country Preservation Society, Inc. 1975, p. 91.

<sup>xxi</sup> Real, Mathilda Marie, *A History of Kerr County, Texas*, Master's Thesis UT Austin, 1942, p. 167.

<sup>xxii</sup> "A Guide to the Jesse Edward Grinstead Papers," Center for American History, UT Austin. And, Salter, Forrest, "History of the Kerrville Mountain Sun," manuscript on file at Kerrville Regional History Center, includes obituary of Grinstead. Also, "Kerr County," written by students in the Texas History Class of Franklin Junior High School; published in the *Kerrville Mountain Sun* in 1931.

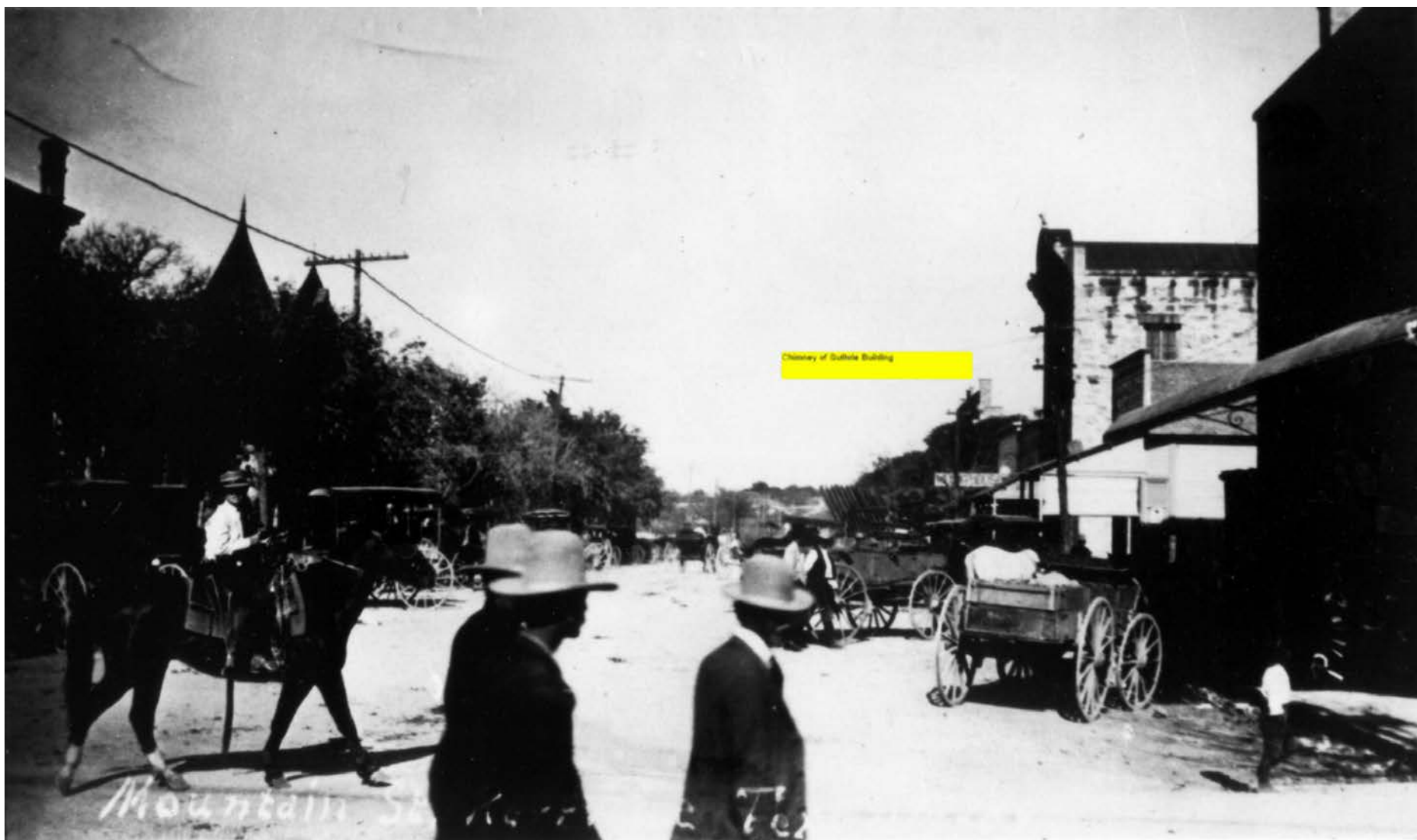
<sup>xxiii</sup> Real, Mathilda Marie, *A History of Kerr County, Texas*, Master's Thesis UT Austin, 1942.

<sup>xxiv</sup> Real, Mathilda Marie, *A History of Kerr County, Texas*, Master's Thesis UT Austin, 1942. Original in UT library with photos, maps, etc. Copy in Butt-Holdsworth Library, Kerrville, without illus.

<sup>xxv</sup> The 1924 Sanborn map confirms the presence of a photo studio in 1924. City Directories are not available before 1936. Phone directories lists the Wheelus Company at 233 Earl Garrett in 1928, and at 241 Earl Garrett in 1930.

<sup>xxvi</sup> Cleve B. Wheelus died circa 1965 while living above Swayze's studio. The upstairs stayed vacant after his death, according to Swayze.

<sup>xxvii</sup> See Deed Chain in appendix .



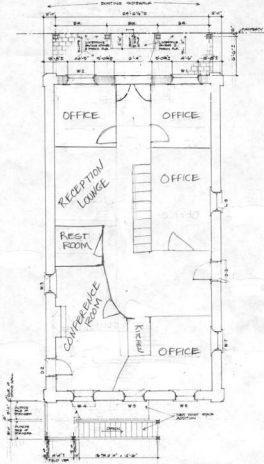
Mountain Street, Kerrville, Texas. Circa 1890s. Guthrie Building in background.



Circa 1890s Parade on Mountain Street (detail). Note Guthrie Building veranda.

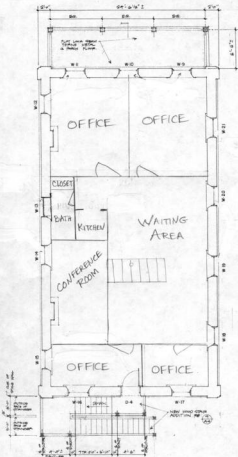


1890s Parade on Mountain Street (Earl Garrett), Kerrville



**FIRST FLOOR PLAN**

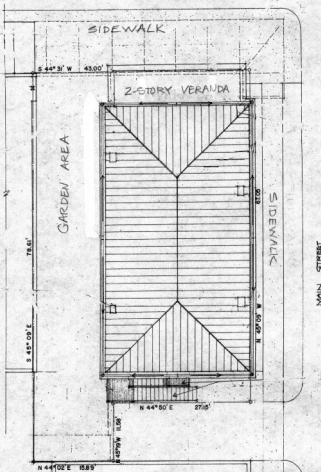
1/4" = 1'-0"




**SECOND FLOOR PLAN**  
 1/4" = 1'-0"



SITE PLAN - EARL GARRETT STREET















GUTHRIE BUILDING

NO PARKING  
IN FRONT  
OF THIS  
BUS STOP  
ANY  
TIME



GUTHRIE BUILDING

241



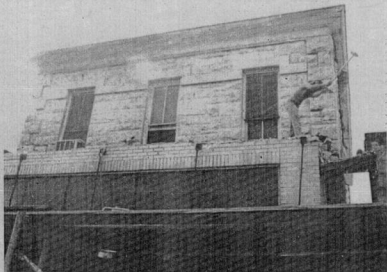




PROHIBITED  
LEFT TURN  
ON RED LIGHT



Wednesday, June 16, 1982 Section 1-Kerr Country Penniesaver-5



**RESTORATION WORK** — Rick David of the North American Restoration Co. of Minnesota clears away part of the outer wall of a building at Main and Earl Garrett Streets. Owner Tom Syfan is

having the structure restored to its 19th century appearance. It will be used for offices. (Times Photo by Terry Hagerly)

Kerr, County, Court house  
Kerrville Texas



**PRIDE AND JOY** — Kerr County rejoiced when this stone building was erected in 1886 as their new Court House. Previously, the County had used a log cabin, located where the Kellogg Building now stands, for their use. One of the most fascinating tales of County government occurred after the Civil War when Kerr County included all the lands down to Waring. During the War, the County records somehow or other were moved to Comfort. In 1886 Capt. Charles Schrein-

er was elected County and District Clerk, and this is part of history: "When the time came to move the county seal from Comfort, I moved it. The process was simple, not to say primitive. I took a yoke of oxen, the front wheels of a wagon for a light vehicle, as hacks and buggies were unknown, and went to Comfort for the records. I brought them all to Kerrville in the ox cart in a flour barrel, and the barrel was not half full."



**RESTORATION PROJECT** - Tom Syfan and Bruce Rieck are busy with plans to restore the old Guthrie Building, located across from the Post Office. This picture was made around 1916 and the metal awning will not be included in the finished project. The building was the first recorded builders and mechanics lien in the County, dated 1887, volume 1, page 1, and the cost was \$2,600. It was the home of "The Kerrville Eye," a predecessor of the Kerrville Mountain Sun. Guthrie sold the paper to Col. J.E. Grinstead in 1900, and the name was change and the newspaper moved to Water Street. For many years it was the Wheelus Studio, and later Swayze Studio. Restoration will probably take about a year.





CITIZEN BUILDING

LAW OFFICE  
JAMES K. PATTERSON  
ATTORNEY AT LAW

ART PARTS  
ART SUPPLIES & CUSTOM FRAMING





PROTECTED  
LEFT ON  
GREEN ARROW



NO PARKING  
DAY IN

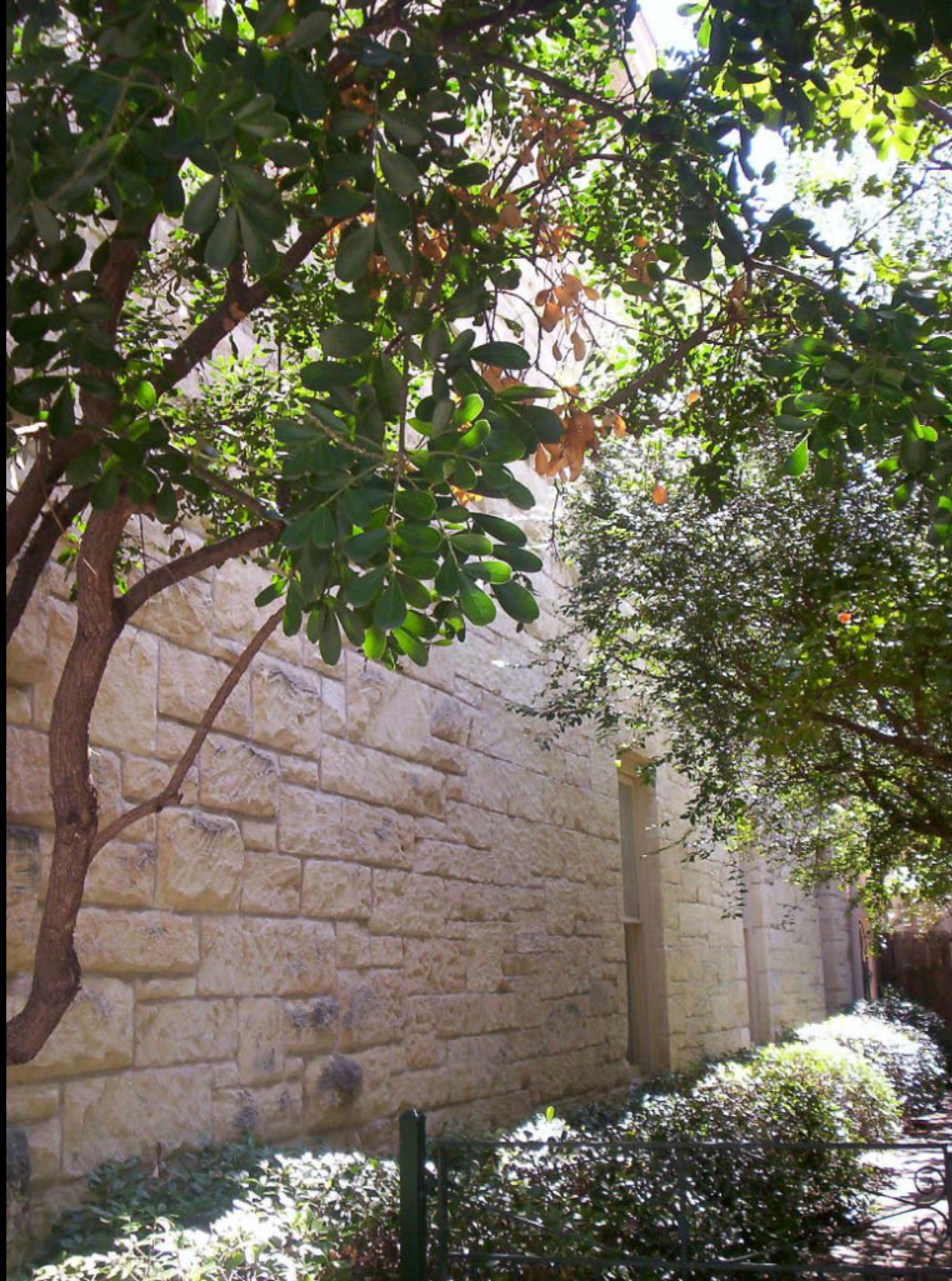
OUTSIDE BUILDING















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