

Texas Historical Commission staff (AD), 3/20/2009, rev. 3/31/2009, rev. 4/29/2009
Official Texas Historical Medallion and 16" x 12" plaque without post for attachment to brick
Lampasas County (Job #09LM02) Subject BU, BC, BK (Atlas) UTM: 14 578307E 3437172N
Location: Lampasas, 401 East Third

MANUEL HARDWARE BUILDING

THIS 1884 BUILDING WAS CONSTRUCTED ON PROPERTY OWNED BY JOHN R. GUYNES, AND THE FIRST NATIONAL BANK WAS ONE OF THE FIRST TENANTS. PARTNERS BARNES & HIGDON OCCUPIED THE BUILDING DURING THE 1890s, AND W. F. BARNES PURCHASED THE BUILDING FROM GUYNES' ESTATE IN 1899. J. N. MANUEL PURCHASED THE BUILDING IN 1900, AND IT HOUSED THE MANUEL HARDWARE CO. FOR THE NEXT 60 YEARS. THE TWO-STORY ITALIANATE STYLE COMMERCIAL BUILDING FEATURES A FAUX MASONRY PLASTER BLOCK FAÇADE AND ROUGH-CUT LIMESTONE WALLS, WITH ROUND WINDOWS, A CHAMFERED CORNER ENTRY, AND AN ORNATE METAL CORNICE. THE BUILDING WAS RESTORED IN 2002.

RECORDED TEXAS HISTORIC LANDMARK – 2009

MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2009 Official Texas Historical Marker
Sponsorship Application Form**

Valid October 15, 2008 to January 15, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): Manuel Hardware Building

County: Lampasas

Town (nearest county town on current state highway map): Lampasas

Street address of marker site or directions from town noted above: 401 East Third

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone 14 Easting 578307 Northing 3437172

Lat: 31.06569 Long: -98.179191 (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek):

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, which 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.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history 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 are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

Special National Register 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.

Check this box if the property is individually listed in the NRHP.

APPLICATION REQUIREMENTS

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

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than January 15, 2008.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- 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.
- 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 county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—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:

XX Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any: none

Name of CHC contact (chair or marker chair): Jeff Jackson, Chairman Lampasas CHC

Mailing address: 4 Skyline Dr. **City, Zip:** Lampasas, TX 76550

Daytime phone (with area code): 512-556-3200 **Email address** (required): jackson-jl@sbcglobal.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: M.D. Abel Co.

Address: 401 East Third Street **City, state, zip:** Lampasas, TX 76550

Phone: **Email address:**

Legal Description of the property (metes and bounds, lot and block, etc.): The west half of Lot 5 Block 17 of the Old Town of Lampasas

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 any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—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.

SPONSORSHIP 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 does not constitute ownership of a marker; Recorded Texas Historic Landmark markers 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 or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Joseph C. Abel

Contact person (if applicable):

Mailing address: 401 E. Third St. **City, zip:** Lampasas, TX 76550

Email address (required): mdaco@sbglobal.net **Phone:**

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 delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Joseph C. Abel

Street address: 401 East Third Street **City, zip:** Lampasas, TX 76550

Daytime phone (required): 512.556.4556 **Email** (required): mdaco@sbcglobal.net

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 prefers 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)
- XX 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
- X masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address: markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain 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, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>).

The Manuel Hardware Building

401 East Third Street - The west half of Lot 5 Block 17 of the Old Town of Lampasas
Prepared by Jeff Jackson, September 22, 2008

Context

The first permanent settlers came into what would become Lampasas about 1853. In 1855, John Burleson Jr. staked off lots and blocks and named the streets of a subdivision now called the Old Town of Lampasas. (*Texas State Times*, August 11, 1855 and *La-Grange Paper*, Saturday, August 18, 1855.) Western Street was located on the western edge of his land. Lampasas County was created in 1856. From 1856 until 1882 Lampasas was a frontier settlement with saloons, wild cowboys, and feuding families. It was also known for its mineral springs. In 1882, the railroad came, and with it came investment money. The first permanent courthouse was built. Two large hotels were built and a street trolley system was placed on the streets. The facilities at the two main springs were improved and Lampasas was heralded as the "Saratoga of the South." Then there was a devastating fire in August 1884 which destroyed one and a half city blocks leaving the central business district of Lampasas in ruins. The building at the northeast corner of Third and Western may not have sustained any damage from this fire. It may have been in the early stages of construction. From the Third Street photograph taken in the mid 1880's we can see that the lots just east of it are vacant.

Overview

On November 8, 1875, William B. Covington deeded Lot 5 Block 17 of the Old Town of Lampasas to William Hurley. (Lampasas County Deed Record, Volume H, page 107)
"Mr. Hurley owned and operated a saddle shop at the corner of Western and Third Street . . ." (*Stories of Lampasas*, p. 8.) On May 15, 1882, Hurley sold the property to T.B.

Brinsfield. (Lampapas County Deed Record, Volume I, page 26.) On April 4, 1883, Brinsfield sold the property to John R. Guynes, of Navarro County. (Lampapas County Deed Record, Volume I, page 201.) On June 23, 1883, lot 5 was divided into an east and west halves. (Lampapas County Deed Record, Volume L, page 173.)

In 1883, in the midst of a building boom the *Globe* reported; "The following fine stone buildings have been completed since the 1st of August, or will be soon. The two buildings adjoining and a part of the Exchange hotel, the Harralson, Hargrave and Mellon buildings, all on the square; Carruthers and Guyne [Guynes], the Barnes, Clifford, and the two Parley buildings." This item from the *Globe* was reprinted in the *Galveston Daily News*. (August 13, 1883, p.3, c.8) Carruthers and Guyne [Guynes] were co-owners of the east tenement of Lot 5 in block 17 of the Old Town of Lampapas. Guynes was the sole owner of the west tenement.

There are **many** unsolved problems in the reconstruction and study of history. The property on the corner was owned by John R. Guynes and he probably had the building constructed. Guynes may not have lived in Lampapas for any length of time. Some census searching and genealogy research has revealed that John Rankin Guynes came from Simpson County, Mississippi. About 1878 he relocated in Navarro County, Texas and at that time he was a merchant. He made his home in Navarro County and he invested in at least one property in Lampapas. He died in 1898 and is buried at the Old Chatfield Cemetery, in Navarro County.

Guynes may have started construction and even completed his building sometime before the great fire of August 1884. Maybe his new building was unaffected. The current owner of the property said that during the recent restoration of the building there were not any

signs of fire damage. (Because of the uncertainty of what was destroyed by the 1884 fire perhaps this part of the story should not be mention on the marker text.)

The Great Fire on 1884.

At 11 p.m. on the night of August 14, 1884, a fire started in the Eckles & Zollman Ice Cream Parlor on Western Avenue. The fire got out of control and burned across the block in a northerly direction and then across Third Street. Before it was out it had destroyed nearly all of the block on the west side of the square and part of the block to the north between the Gracy Hotel and Third Street. The *Galveston Daily News* report of the fire said, "Five of the buildings were two story stone, the remainder being mostly small wooden structures." The loss in property was estimate to be between \$250,000 and 300,000. (August 16, 1884, p.1; and August 17, 1884, p.1) The report included Malone & Co., dry goods and bank on the list of business that had suffered the largest loses. What we do not know for certain is where their business was located before the fire. What we do know is that the Malones and the First National Bank were both tenants in the Guynes building after the fire.

If this building on this corner was destroyed by fire in August of 1884, then the building that survives to this date must have been built in a short time between the months of September and December. When we look at the undated picture of Third Street we can see the vacant spaces east of the Guynes building left by the fire of August 1884. The signs on the building in an early photograph say that it was the First National Bank and the offices of Longcope, Lyon & Malone - Fire, Life & Marine [Insurance Agency]. Listed in the Lampasas section of the 1884-5 Gazetteer of Texas, is the firm of Malone, George T. & Co. (George T., James M., and Frank R. Malone) bankers and we suspect

they were tenants on this corner before the great fire. This gazetteer was probably published on information gathered before the great fire and the organization of the First National Bank.

James McEivens Malone was born in 1829 in Giles Tennessee. His wife was Arabelle Bingham. Frank and George were their sons. In 1860, 70, and 80 they lived in San Marcos, Texas. In the 1880, the Malones came to Lampasas and engaged in the banking and insurance business.

Guynes rented the building to tenants some of whom may be unknown after the passage of time. If the Guynes Building on this corner was not destroyed by the great fire then it must have been past the early stages of construction to be ready for occupancy before the year was out. Certainly one of the first tenants in the structure was the First National Bank which was organized October 19, 1884. The first officers of the bank were, Alexander H. Barnes, president; James M. Malone, vice-president; Frank R. Malone, cashier; and Edmond McLeod Longcope, assistant cashier. (*Relighting Lamplights*, page 122)

A description of the building.

The limestone building located on the west tenement of Lot 5 in Block 17 of the Old Town of Lampasas has streetside walls on Third and Western streets. It goes back to the alley and has a common wall with its neighbor on the east side. It dimensions are 128 feet long and 32 feet wide. The exterior is faux masonry plaster block in the front and the remainder of the walls are limestone masonry about 18 inches thick. A tin metal cornice tops off the top of the limestone walls. The overhead door and window openings are arched plaster moldings. A metal canopy was added around 1900. In the middle of the

roof is a monitor which provided natural light and ventilation. The building is Victorian Interpretation of Italian Age Renaissance Revival. It has five large round windows over the doors and windows in the front section of the building. The building has a chamfered corner entrance. Prominently displayed at the top of the chamfered wall, in the metal cornice is the building date of 1884.

The building is two stories high. There is a balcony in the back of the building making a second floor. The balcony or gallery extends down both side walls but not all the way to the front. Near the back of the building and centrally located is an open stairway leading up to the balcony. Some of the decorative scroll work on the sides of the stairway is identical or similar to that found in the 1884 Lampasas County Courthouse.

John R. Guynes owned the property until 1899. His first tenant appears to be the First National Bank. Sometime before 1890, the First National Bank moved to another location on the south side of Third Street, where city hall is now located. (Lampasas County Deed Records. Volume Q, page 615) The vault was removed from the building. (1885 and 1891 Sanborn Map) According to the August 1891 Sanborn Map the building was a Dry Goods & Clothing storehouse.

Barnes & Higdon were the next tenants in the building. Guynes passed away and the property was sold to the highest bidder at the courthouse door to settle his estate in May 24, 1899. About seventy-five potential bidders gathered at the courthouse and at least nine of those persons bid on this property. Walter Franklin Barnes was the highest bidder at \$3581.00. (Lampasas County Deed Record, Volume 3, page 519-20.)

The 1892 Gazetteer list the business of Barnes & Manuel Hardware and in 1896 Walter Franklin Barnes and Alex L. Higdon were in the hardware business using the firm name

of Barnes & Higdon. The address or location of these hardware stores was not given in these directories.

On January 1, 1901, John N. Manuel, Ross W. Bailey, Eugene W. Charles, and P.E. Leatherwood incorporated under the name of Manuel Hardware Company. (*Lampasas Leader*, December 7, 1900) John Newton Manuel purchased the building occupied by Barnes & Higdon from Walter Franklin Barnes. (Lampasas County Deed Record, Volume 14, page 597) Within a short time these new partners in business opened the Manuel Hardware Company in the former Barnes & Higdon location.

The building would house the Manuel Hardware Company for many years to come. It is still locally known as the Manuel Hardware Building. Manuel added a steel awning to the front of the building in 1901 and that awning is still in place. (*Lampasas Leader*, March 15, 1901.) John Manuel deeded the property over to Manuel Hardware Company in 1911. (Lampasas County Deed Record, Volume 22, page 101.)

According to his obituary John Newton Manuel was raised in Illinois and came to Lampasas in 1890 from Fort Worth. In 1891, he went into the hardware business with Walter Franklin Barnes. John Manuel died in December 1918 at his home on Third Street. (*Lampasas Daily Leader*, December 31, 1918)

Manuel hardware sold hardware, queensware, buggies, stove, and implements. (June 1912 Sanborn Map)

Ross Bailey and Eugene Charles operated Manuel Hardware Company from 1900 to 1959. It was noted when the business sold in 1959 that it started as Hulbert and Semple, then Barnes & Manuel, before becoming the Manuel Hardware Company. Charles came to Lampasas in 1892 from Omaha, Nebraska and went to work for the company in 1898.

Bailey was also from Omaha. They assumed management of the business on January 1, 1900. Lillian Alexander was their bookkeeper for 33 years. Bailey recalled selling Moon Brothers buggies, John Deere implements, Moline and Studebaker wagons, and horse drawn J.I Case threshing and reapers machines. (*Lampasas Dispatch*, June 1, 1959)

In 1961, the Lampasas Discount House was located in the old Manuel Hardware Building. This business was owned by Don Phillips and managed by his mother Ruth Phillips. They carried a variety of merchandise including new and used furniture and appliances and new but slightly damaged items. (*Lampasas Record*, March 16, 1961)

About 1965, Paul's Electric Appliance Service was located in the Manuel Building

In 1986, the Manuel Building became the newly organized New Covenant Baptist Church. Charles Black was the church's minister of praise and worship. (*Lampasas Dispatch Record*, November 6, 1986). In 2001, it was know as the Community Church.

Reid Schaub was the pastor. The building is now owned by Joe Abel and has been restored to house the offices of M.D. Abel and Company.

Significance

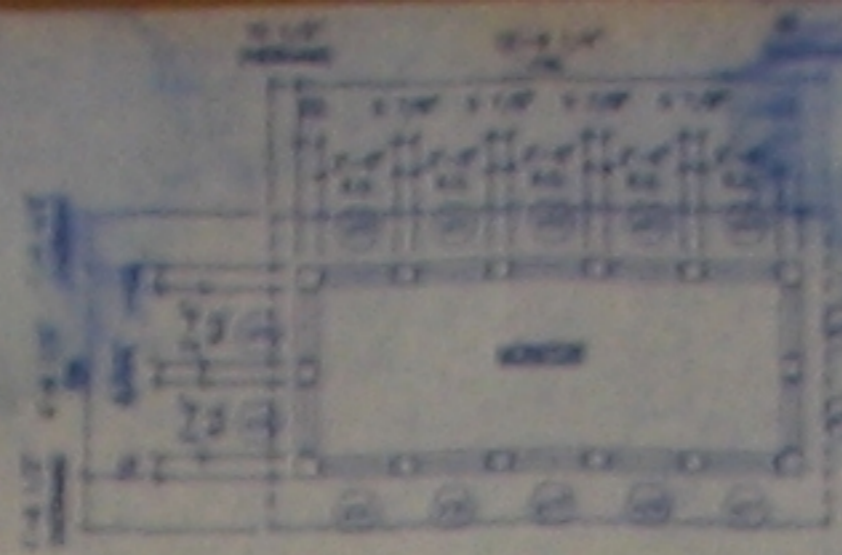
The Manuel Hardware Building is now over one hundred and twenty years of age. The 1884 date is prominently displayed on the front of the building. Its outside appearance has changed little in all that time except for a steel awning placed on the building in 1901.

There are many old limestone buildings remaining in the downtown district of Lampasas.

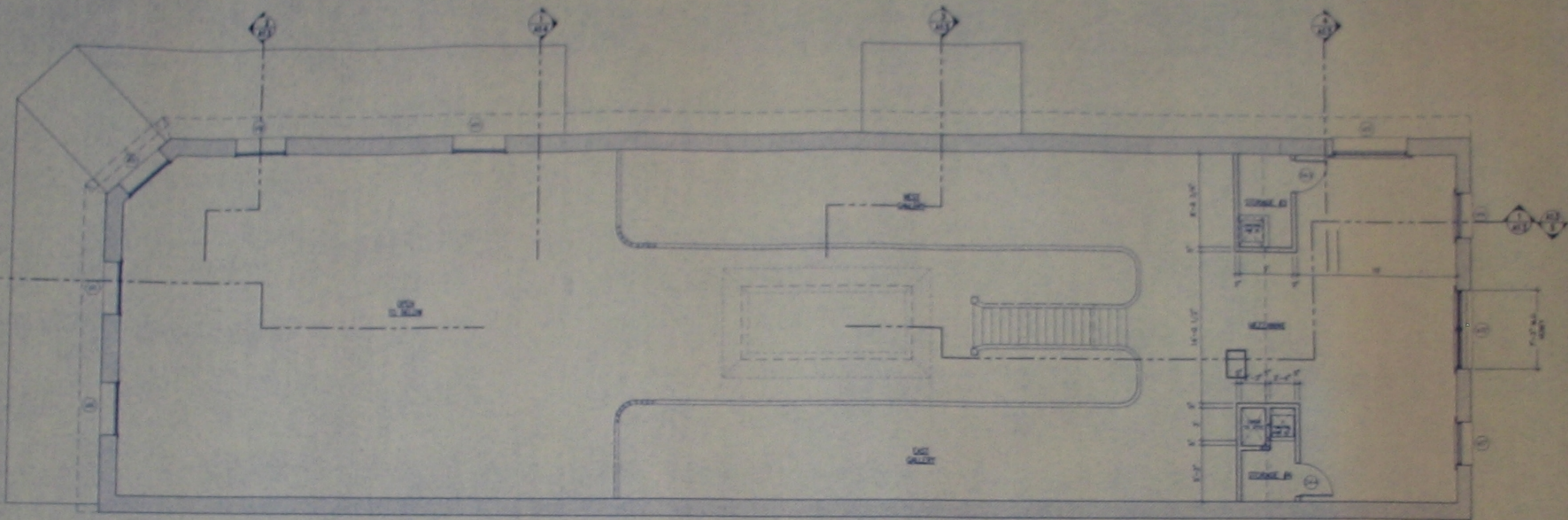
Many of them were altered with first floor glass front display windows. This did not happen to the Manuel Hardware Building. In recent years the downtown Lampasas district was added to the National Register of Historic Places. The current owner has

restored the building to its former grandeur. It is without a doubt one of the best examples of early 1880s era Lampasas architecture left today.

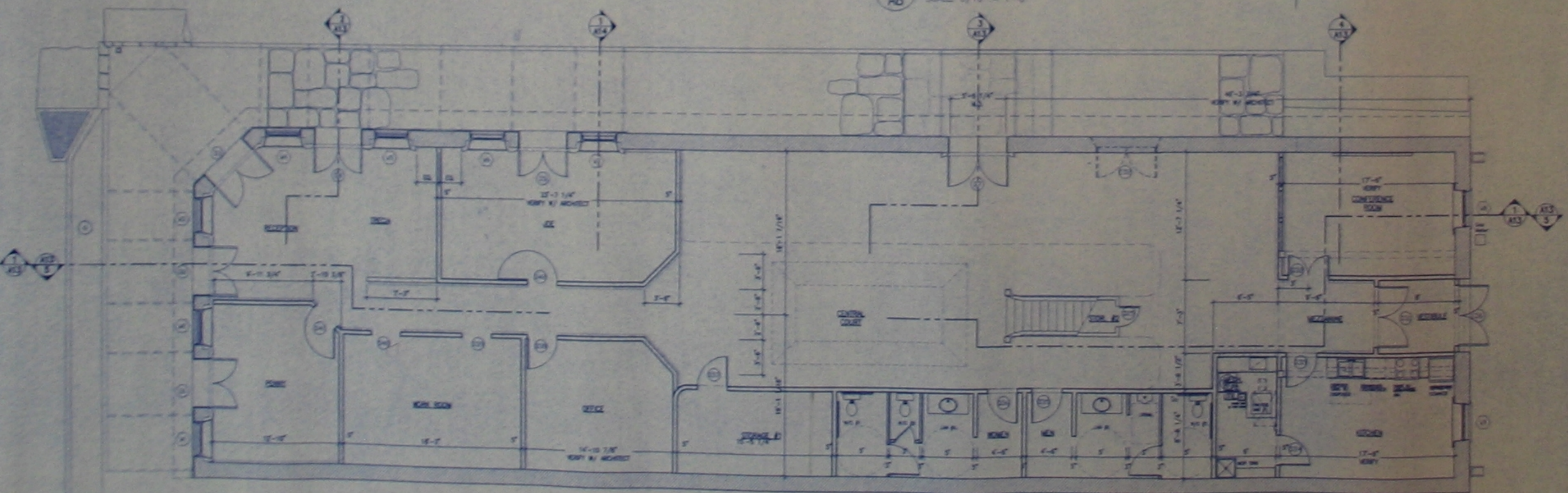
This building is a historic structure that typifies the type of building built in the late 19th century in central Texas. This building is of historic significance to Lampasas by virtue of its 1884 date of its construction, its location, design, materials, and workmanship. It is a key element of the historic downtown Lampasas district and it has survived virtually unchanged.



3 PLAN • SKYLIGHT MONITOR
SCALE 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



1 GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"



FIRST NATIONAL BANK

LONGCOPE, LYON & MALONE
PHILIP SHARINE

BILLY JOE SALOON.

SALOON.

1884
BANK

MANUEL HARDWARE CO.



1884
BANK

MANUEL HARDWARE CO.

MUSEUM

Celebrating
Our
Spring

RESTORE SQUARE MUSEUM



