

Texas Historical Commission staff (BB), 3/26/2012, rev 8/30/12  
18" x 28" Official Texas Historical Marker with post  
Bastrop County (Job #11BPO02B) Subject (Atlas) UTM:  
Location: Bastrop, 1402 Church Street

### **H. P. LUCKETT HOUSE**

IN 1892 THE CITY SOLD THE OLD BASTROP ACADEMY LOT TO DR. HUMPHREY POWELL LUCKETT (1847-1925) AND HIS WIFE, FRANCES "FANNIE" (HAYNIE) (1849-1930). THE COUPLE MARRIED AND MOVED TO BASTROP IN 1869, RAISING FIVE SONS. BY LATE 1893, THEIR HOME DESIGNED BY LA GRANGE ARCHITECT LOUIS G. MAUER WAS UNDER CONSTRUCTION. DR. LUCKETT, AN AUTHORITY ON YELLOW FEVER, WAS NAMED CITY HEALTH OFFICER IN 1897. IN 1936, HEIRS SOLD THE HOUSE TO ALEX AND LUCILLE WAUGH, WHO LIVED DOWNSTAIRS WHILE RENTING APARTMENTS ABOVE. THE QUEEN ANNE-STYLE HOUSE INCLUDES 14 ROOMS, A COLORFUL FAÇADE, DOUBLE WRAPAROUND GALLERIES WITH TURNED BALUSTERS AND POSTS, JIGSAWN BRACKETS, FISHSCALE SHINGLES, AND CARVED INTERIOR WOODWORK.

RECORDED TEXAS HISTORIC LANDMARK – 2011  
MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

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**RECORDED TEXAS HISTORIC LANDMARK MARKERS:  
2011 Official Texas Historical Marker  
Sponsorship Application Form**

Valid September 1, 2010 to November 15, 2010 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): The H. P. Lockett House

**County:** Bastrop

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

**Street address of marker site or directions from town noted above:** 1402 Church Street

**Marker Coordinates:**

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

UTM Zone      Easting      Northing  
Lat:      Long:      (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): northwest corner of Church and Buttonwood

**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—please resize photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- 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 November 15, 2010.
- 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:**

- 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:**

**Name of CHC contact** (chair or marker chair): Kay Wesson

**Mailing address:** 87 Loop 150 **City, Zip:** Bastrop, Texas 78602

**Daytime phone** (with area code): 512-303-4441 **Email address** (required):

kaywesson@remax.net

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

**Property owner:** Chris Cartwright

**Address:** 1402 Church Street **City, state, zip:** Bastrop, Texas 78602

**Phone:** 303-9819 **Email address:**

**Legal Description of the property** (metes and bounds, lot and block, etc.): Farm Lot 2, West of Main Street, 1.013 Acres

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): N/A

**Contact person** (if applicable):

**Mailing address:**            **City, zip:**

**Email address** (required):            **Phone:**

### **SHIPPING INSTRUCTIONS**

In order to facilitate delivery of the marker, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

**Name:** Kay Wesson

**Street address:** 87 Loop 150 **City, zip:** Bastrop 78602

**Daytime phone** (required): 512-303-4441 **Email** (required): kaywesson@remax.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)
- 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 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/markerdesigs/madmark.html>)

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Texas Historical Commission  
History Programs Division  
P.O. Box 12276, Austin, TX 78711-2276  
Phone 512/463-5853  
[history@thc.state.tx.us](mailto:history@thc.state.tx.us)



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

**H. P. Lockett House**  
(Circa 1892-4)  
1402 Church Street,  
Bastrop, Texas

**I. Context**

The town of Bastrop, established in 1832, survived the Texas Revolution and the Civil War to become a promising and prosperous community during the Gilded Age (1869-1896). Significant public buildings constructed in Bastrop during this period were:

Bastrop County Courthouse 1883-4 (J. N. Preston, Architect)<sup>1</sup>

Bastrop County Jail 1891-2 (Martin, Byrnes, and Johnston, Architects and Builders)<sup>2</sup>

Bastrop Opera House 1889 (architect unknown)<sup>3</sup>

Since health and sanitation were the new order of the day, the 1883 courthouse was fully plumbed with water closets.<sup>4</sup> Meanwhile, residential architecture in Bastrop transitioned from the early Republic Dogtrot and Federalist Styles to the Greek Revival and elaborate Victorian Mansions of the Gilded Age.

By the end of 1887 the Missouri, Kansas, and Texas Railroad was operating in Bastrop.<sup>5</sup> The numerous privately owned ferries which had crossed the Colorado River were replaced in December of 1890 by an iron bridge built by the Chicago Bridge and Iron Company for \$45,000.<sup>6</sup> Street lights were installed on Main Street in 1898.<sup>7</sup> The City Council voted to allow a few citizens, one of whom was Dr. H. P. Lockett, permission to install posts to hang telephone wires between their homes and their businesses. “The only conditions the council imposed before granting permission were that the poles pose no obstruction to established passages and that the poles could be used without charge by other citizens.”<sup>8</sup> Fines were established for

carving initials on posts and disturbing public shrubs. Curfews were set to keep youths under the age of 17 from roaming the streets.<sup>9</sup>

By the Gilded Age Bastrop had long boasted an interest in the education of its youth.

Administered through the Methodist Conference, the Bastrop Academy opened its doors in 1851 on what was to become the future site of the Lockett House. With a construction cost of \$15,000, the main building was “considered one of the finest structures in Texas in the 1850’s.”<sup>10</sup>

In 1858 the Academy became the home of the Bastrop Military Institute. Attendance at the Military Institute waned during the Civil War years. From 1871 to 1892 the Academy building was used by both public and private schools and administered through a county school board of directors. In 1892 the Bastrop Independent School District was established.<sup>11</sup>

By the turn of the twentieth century, the Waugh family (the second owners of the home) had moved to Texas. The Waughs were a coal mining family from Scotland. Coal mining had begun to take its place as a major player in the Texas economy. “The earliest statistical records of the coal industry in the State of Texas begin in 1882...due to the spread of the railroads...making transportation possible outside the actual areas of production.”<sup>12</sup> Coal mining (Lignite) was one of the most “productive industries” in Bastrop County from 1900 to 1944. “Lignite operations reached their peak in the post war years of 1918, 1919, 1920. During these years, a conservative estimate of the number of men employed would approach 1,000 and the annual value of the product passed the \$1,000,000,000 mark.” After the discovery of natural gas fields, coal could not compete with the cheaper fuel. The last coal mine in Bastrop County closed in 1944.<sup>13</sup>



## II. Overview

Dr. H. P. (Humphrey Powell) Lockett (1847-1925) was twenty years old when he came to Texas in 1867 after graduating from Louisville College of Medicine in Kentucky.<sup>14</sup> Two years later (1869) he married Frances ('Fannie') Haynie (1849-1930), the daughter of the prominent Austin physician and politician, Dr. S. G. Haynie, and granddaughter of the equally well renowned Reverend John Haynie, in Austin, Texas.<sup>15</sup> That same year they moved to Bastrop.<sup>16</sup> In 1874 they purchased a small house which was later to become known as the Miley House<sup>17</sup> and lived there, while raising five sons, until they moved into their newly built, elaborate Queen Anne on Church Street (1895) which is the subject of this application.

“In the early 1880s Dr. Lockett was a charter member of the Long Medical Society, an organization of local physicians. He was an authority on yellow fever, reading medical papers and leading discussions on the subject at Society meetings.”<sup>18</sup> In 1897, Dr. Lockett was appointed the Bastrop City Health Officer amid concerns generated by the Yellow Fever Epidemic. In response, he instigated a quarantine to protect the city. Also, in 1897, he recommended the city create a Department of Sanitation whose main responsibility was the sanitizing of both public and private privies. Following another of Lockett's recommendations in 1899, the citizens of Bastrop received vaccinations against smallpox.<sup>19</sup> He was a charter member of the Bastrop County Medical Association when it formed in the early 1900s and continued on as City Health Officer at least through 1905. He also “...served as a director of the First National Bank from 1890 to 1923, and vice president from 1917 to 1923.”<sup>20</sup> Besides his professional accomplishments, Dr. Lockett had the distinction of owning the first automobile in Bastrop County.<sup>21</sup>

In 1892, after the City of Bastrop voted to “acquire exclusive control of all institutions of learning”, thereby taking control of all schools and school property located within the city limits; the city council made the decision to sell what had become known as the “Academy lot” in order to purchase new school property to build a new school.<sup>22</sup> This lot, the southwestern portion of Farm Lot 2, West of Main Street (1402 Church Street), was sold to H. P. and Fannie Lockett for the sum of \$1,025 for the lot not including the buildings.<sup>23</sup>

Fannie Haynie Lockett grew up in the burgeoning capital city of Austin, Texas, the daughter of an influential doctor, Mayor, and Legislator. Her father, S. G. Haynie, was one of only two commissioners selected in 1852 “to procure a plan for the state capitol, let the contracts, and superintend the construction.” Abner Cook, who worked on the capitol building and designed the Governor’s Mansion, became a personal friend of Dr. Haynie’s, building a home for the Haynie family, which he later bought for his own residence.<sup>24</sup> It is understandable, with this family history, that the Locketts chose to hire an architect to design their new home in Bastrop. They retained a young architect by the name of Mauer, from Fayette County, and selected the southeast corner of the property as the site on which to build their home.<sup>25</sup> By late 1893, construction had begun. A *Bastrop Advertiser* news item dated November of that year, described the project thusly: “Contractor Parks is pushing Dr. Lockett’s new residence right along. The foundation is about completed. The residence will be built on [the] old Academy lot, one of the prettiest in the city.”<sup>26</sup>

All evidence leads to the Victorian mansion's architect being Louis G. Mauer<sup>27</sup> who was listed as a boarder on Main Street in La Grange, Fayette County in the 1900 Census. He was 32 years old in 1900 and his profession was listed as "Architect & Builder".<sup>28</sup> When Mauer visited the owners (the Waugh family) in the 1940's, he mentioned that the Lockett house had been "his first big job after...[he]...was out of school" and that it was built for \$14,000. He also informed the owners that "the mill work was done in Houston and shipped to Bastrop on flat cars. The carving in the hall was done by hand by Mr. Germaine, of Bastrop."<sup>29</sup> The contractor, apparently, was W. T. Parks, a carpenter by trade, who moved from Burleson County to Bastrop County between the 1880 and 1900 U. S. Censuses. His son, Thomas, was living with him and listed as a painter in the 1900 Census.<sup>30</sup>

This Victorian style Queen Anne residence had 14 rooms, a colorful façade, oriel bay windows, and an overall lightness characteristic of the American interpretation of Queen Anne architecture. It featured an encircling double gallery fronting on its south and east elevations. This veranda included elaborate turned balusters and heavy turned posts topped with carved fan-like brackets. Scroll brackets supported its second story overhang. All of these original porch features remain today (2010). A prominent, flared band of fish scale shingles wrapped the outside of the house between the first and second stories, lending the impression of a first story roof separating the verandas. Patterned fish scale shingles also decorated the multistory bay window projection on the north elevation. The roof was multi-gabled and each gable was faced with a different pattern of fish scale shingles and carved verge boards. A stained glass window, of differing shape and size, was centered in each of the gables. Dormers were located in the roof

on the north, east, and south elevations and the steep roof culminated with iron roof cresting. The base of the house was enclosed with a decorative pattern of lattice work and red brick.

Through the original carved entry doors was a foyer dominated by a grand, split stairway and elaborate iridescent wallpaper. The interior today boasts its original curly pine paneling, an original wool carpet in the living room, and its original gas light fixtures now converted to electricity.<sup>31</sup>

The first floor of the house had a formal living room, a parlor, a dining room, a kitchen, a library, and a home office for the doctor. All of these opened onto a formal stairwell and entry hall with intricately carved woodwork. There were two coal burning and one wood burning fireplaces downstairs along with two wood burning stoves (one in the dining room and one in the kitchen). The coal fireplaces were placed on a diagonal to their respective rooms. Servants' stairs were located on the back porch. An elevator was located adjacent to the back porch. It is unclear if the elevator was part of the original construction or added at a later date.<sup>32</sup>

The second floor had four bedrooms, one of which (the one on the northwest corner) is believed to have been the servants' bedroom. Also on this floor was what is believed to have been a sewing room, with an intricately inlaid patterned parquet floor.<sup>33</sup> Again, upstairs all rooms opened out to a large hallway which became a room in itself. French doors and three full length windows granted access to the second story veranda from this hallway.<sup>34</sup>

When Dr. H. P. and Fannie Luckett moved into this home in 1895, their children's ages were: Samuel (25), William Henry (23), Worth M. (21), Alfred (19) and Charles P. (15). Their youngest son, Charles, was the only child still living with them. Their second oldest son, William Henry, was attending medical school in New York City while his parents were busy building their new home in Bastrop. He was an 1894 graduate of the College of Physicians and Surgeons in New York City where he lived until his death in 1929. He served as "Directing Surgeon to the Lutheran Hospital and Consulting Surgeon to the Harlem Hospital"<sup>35</sup> and worked at the forefront of his field in the science and technology of medicine. Dr. Will Luckett is recognized as one of the first plastic surgeons in the United States with his description in 1910 of a "correction for protruding ears".<sup>36</sup> In 1912 he, again, made history when:

"A patient presented himself to a Dr. Luckett of New York City because of a persistent headache for ten days following a head injury. The Doctor used his new x-ray machine and showed air in the cranial cavity, which had entered through a skull fracture. Dr. Luckett discovered [that] air, which appeared darker than adjacent brain, had entered the cerebral ventricles and that air could be used as a contrast medium to outline the ventricles and surface of the brain."<sup>37</sup>

A stroke ended Dr. H. P. Luckett's medical career in 1918. He died in 1925 and Fannie died in 1930.<sup>38</sup> It wasn't until 1936, however, that their heirs (none of whom remained in Bastrop County) sold the house to Alex Waugh who borrowed \$2,000 from Bastrop resident, Pearl Erhard, to purchase it.<sup>39</sup>

Alexander C. (Alex) Waugh was the son of Scottish Immigrant Robert McClucky Waugh and Winnie Blackmon Waugh. Robert and a number of his brothers were coal miners. Robert and his brother, John, quickly rose through the ranks to Mining Engineer and Mine Superintendent respectively. John worked a mine in Thurber (near Mineral Wells), while Robert worked in Calvert, Texas<sup>40</sup>; before settling in Bastrop “where they owned the Waugh Mines out at what was then called Phelan”.<sup>41</sup> In 1918, “[Robert] Waugh & son, Alex Waugh, established the Waugh Coal Company on the R. P. Perkins Lease. Due to the emergency of WWI, coal business entered a period of flourishing production which continued for several years.”<sup>42</sup> Alex, Robert’s oldest son, attended the Colorado School of Mines also becoming a Mining Engineer.<sup>43</sup> He married Lucile Booth around 1924. At the time they purchased the Lockett House in 1936, they had four young children. The Waughs lived downstairs and turned the upstairs into apartments. A 1945 insurance policy taken out by Alexander Waugh for the house describes the Lockett House’s occupancy as “Apartment House.”<sup>44</sup> Among their renters were M. B. and Lucille Perkins, who were, later, to purchase a part of the property from the Waughs. Gradually, the house was left to stand on a smaller and smaller lot as the Waughs carved off and sold portions of the original oversized lot. The western side was sold to M. B. and Lucille Perkins in 1941, 1945, and 1964 and the northeast corner to H. M. and Fannita T. Koch in 1954 and 1960.<sup>45</sup>

The ownership of the house passed to the Waugh’s only son, Alex, Jr. in 1983 through Probate Court. He sold it in July of the same year to the Chris and Donald Cartwright. “The Cartwrights modernized the kitchen and baths while maintaining the flavor of the old home.”<sup>46</sup> For over 25 years they painstakingly restored the house to its former glory.

The attic stairs today are enclosed and located near the servants' stairs. It is believed that these were moved by the Waugh family from an original location across the hallway. Many of the roof's structural support boards in the attic were recycled lumber from the Academy/Institute. Numerous initials and dates are carved and written on the boards. In particular "May 9, 1879" and "J.P.E. 1891." The foundation support beams underneath the house were also recycled from the Academy/Institute.

Closets were added on both the first and second floors by both the Waughs and the Cartwrights. The upstairs guest bath on the southwest corner of the house was added in 1935. When the Cartwrights purchased the house in 1983, the elevator was no longer in its shaft. During their ownership, the Cartwrights have enclosed the downstairs back porch for storage, added the laundry room in the upstairs portion of the elevator shaft, and modernized both the kitchen and the bathrooms.<sup>47</sup>

The exterior of the house today has changed little since Dr. Humphrey Powell Lockett's lifetime. The only exceptions being the removal of the chimney which served a wood burning stove and the removal of the iron roof cresting in the late 1930's, which Lucile Waugh donated to Fairview Cemetery for use in the cemetery entrance gates. This ornate ironwork was returned to the current owners (the Cartwrights) in 2000 when the old cemetery gates were removed and replaced with new ones. It is currently stored in the garage.<sup>48</sup>

### **III. Significance**

In 1978 the H. P. Lockett House was included in the National Register of Historic Places. It was designated as a Significant Landmark of the City of Bastrop on November 23, 1999 and received its City of Bastrop Historical Landmark designation on February 8, 2000. The home still sits in its original location, the building materials and original trim remain in excellent condition, and the exterior architecture is remarkably unchanged from its 19<sup>th</sup> Century construction. This magnificent example of Queen Anne architecture and the amazing biographies of its former owners survive as a stalwart reminder of the Gilded Age in Texas, its art, craftsmanship and architecture; its scientific, technological, and industrial advances; and its glory. No other comparable example of Queen Anne architecture survives in Bastrop in the Lockett House's grandeur, size and excellent condition. Its selection for inclusion on the 2010 tour of the National Preservation Conference, held in Austin, confirms its status.

Equally significant is the Lockett family, who built the home and lived in it for 44 years. This family included a prominent doctor who served his community by promoting the scientific and technological advances of health and sanitation both through his professional practice and through his service as the City Health Officer. At the same time, his wife held equal or more prominence as the daughter of an Austin doctor, mayor and legislator selected to plan the State Capitol building. Their son, Dr. Will Lockett, learned from his father and excelled on his own by advancing the technological aspects of the medical field in America through his innovations in plastic surgery and the use of x-ray technology.

This house is also significant in that its history is intricately linked with coal mining history in Bastrop County and in Texas. Although coal mining is well documented as a natural resource



contributing to economic growth in the State of Texas, recognition of the mining engineers and miners who owned, operated, and labored in the mines has been minimal. Alexander Waugh, the second owner of the house, came from a family of Scottish immigrant miners who worked mines throughout the state of Texas; becoming himself a mining engineer and co-owner of a family mine in Bastrop County. The Alexander Waugh family owned the house for 47 years.

Lastly, the Luckett House is architecturally significant in that it was designed by a previously unrecognized Texas architect, Louis George Mauer, the older brother of the prominent Beaumont architect, Henry Conrad Mauer.<sup>49</sup> Louis George Mauer attended architecture school and became an architect before his brother, Henry, and created this equally magnificent Queen Anne mansion in the central Texas region before he moved on to pursue his career in San Francisco and New York City.

#### IV. Documentation

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<sup>1</sup> Robinson, Willard B., *Gone From Texas, Our Lost Architectural History*. College Station, Texas: Texas A&M University Press, 1981. p. 221.

<sup>2</sup> Robinson, Willard B., *Texas Public Buildings of the Nineteenth Century*. Austin: The University of Texas Press, 1974. p. 219.

<sup>3</sup> \_\_\_\_\_, "Bastrop Opera House," Bastrop Opera House File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>4</sup> Robinson, Willard B., *The People's Architecture*. Austin: Texas State Historical Commission, 1983. p. 102.

<sup>5</sup> Moore, Bill, *Bastrop County, 1691-1900, Revised Edition*, Wichita Falls, Texas: Nortex Press, 1977. p. 95.

<sup>6</sup> McMurrey, Mary. "The Floor Is Now Open," [1974], Bastrop County Historical Society Archives, Bastrop County Museum, p. 9.

<sup>7</sup> McMurrey, p. 30.

<sup>8</sup> McMurrey, p. 31.

<sup>9</sup> McMurrey, p. 25-6.

<sup>10</sup> Moore, p.130-133.

<sup>11</sup> \_\_\_\_\_, "The Academy," Bastrop Academy and Military Institute File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>12</sup> Beyer, Eliza Lee, "Coal & Lignite Mining in Bastrop County," Coal Mining File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>13</sup> \_\_\_\_\_, "History Given of Coal Mining In Bastrop County," Coal Mining File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>14</sup> Sanders, Robbie, "Dr. H. P. Luckett 1847-1925," 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>15</sup> Rossman, Loyce Haynie, *A Haynie Genealogy*, Fredericksburg, Texas: The Radio Post, 1963. pp. 62-68.

<sup>16</sup> Sanders, Robbie, "Dr. H. P. Luckett 1847-1925," 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>17</sup> Deed Records: V. 83, p. 88, Office of the Bastrop County Clerk, Bastrop County Courthouse, Bastrop.

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<sup>18</sup> Sanders, Robbie, “Dr. H. P. Lockett 1847-1925,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>19</sup> \_\_\_\_\_. “Minute Book of City Council Meetings of the City of Bastrop.” Minute Book E, p.40, Bastrop City Hall.

<sup>20</sup> Sanders, Robbie, “Dr. H. P. Lockett 1847-1925,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>21</sup> Sanders, Robbie, “2008 Holiday Homes Tour, The H. P. Lockett House, 1402 Church Street,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>22</sup> \_\_\_\_\_. “The Alex Waugh Home,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>23</sup> Deed Records: V. 18, p. 596, Office of the Bastrop County Clerk, Bastrop County Courthouse, Bastrop.

<sup>24</sup> Hafertepe, Kenneth, *Abner Cook: Master Builder on the Texas Frontier*. Austin: Texas State Historical Association, 1992. pp. 54, 57, & 74-77.

<sup>25</sup> \_\_\_\_\_. “The Alex Waugh Home,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>26</sup> *Bastrop Advertiser*, November 18, 1893.

<sup>27</sup> See Attachment A.

<sup>28</sup> United States Census for 1900.

<sup>29</sup> \_\_\_\_\_. “The Alex Waugh Home,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>30</sup> United States Census for 1880 and 1900.

<sup>31</sup> Sanders, Robbie, “2008 Holiday Homes Tour, The H. P. Lockett House, 1402 Church Street,” 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>32</sup> See First Floor Plan.

<sup>33</sup> See Second Floor Plan.

<sup>34</sup> Cartwright, Chris. Interviews conducted by Sandra Chipley, October 14 & 21, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

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<sup>35</sup> \_\_\_\_\_, ed. "Deaths of Fellows of the Academy," *Bulletin of The New York Academy of Medicine*. New York: The New York Academy of Medicine, August, 1929. Vol. V, No. 8, p. 811.

<sup>36</sup> Santoni-Rugiu, Paolo and Sikes, Philip J., *A History of Plastic Surgery*. Berlin: Springer-Verlag, 2007. p. 283.

<sup>37</sup> Baddeley, Hiram, *Physics and the Human Body, Stories of Who Discovered What*. Central Milson Keynes, United Kingdom: AuthorHouse, 2008. p. 227.

<sup>38</sup> Sanders, Robbie, "Dr. H. P. Lockett 1847-1925," 1402 Church Street File, Bastrop County Historical Society Archives , Bastrop County Museum.

<sup>39</sup> Deed Records: V. 97, p. 283, Office of the Bastrop County Clerk, Bastrop County Courthouse, Bastrop.

<sup>40</sup> United States Census for 1910, 1920, and 1930.

<sup>41</sup> Sanders, Suzanne. Interview conducted by Mary McMurrey, August 16, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

<sup>42</sup> Beyer, Eliza Lee. "Coal & Lignite Mining in Bastrop County," Coal Mining File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>43</sup> Farr, Finis K., ed., "Gamma-Gamma Initiates," *Caduceus of Kappa Sigma*. Ithaca, New York: Kappa Sigma Fraternity, March, 1922. Vol. 37, No. 5, p. 431.

<sup>44</sup> American General Insurance Company Policy, August 26, 1945, 1402 Church Street File, Bastrop County Historical Society Archives , Bastrop County Museum.

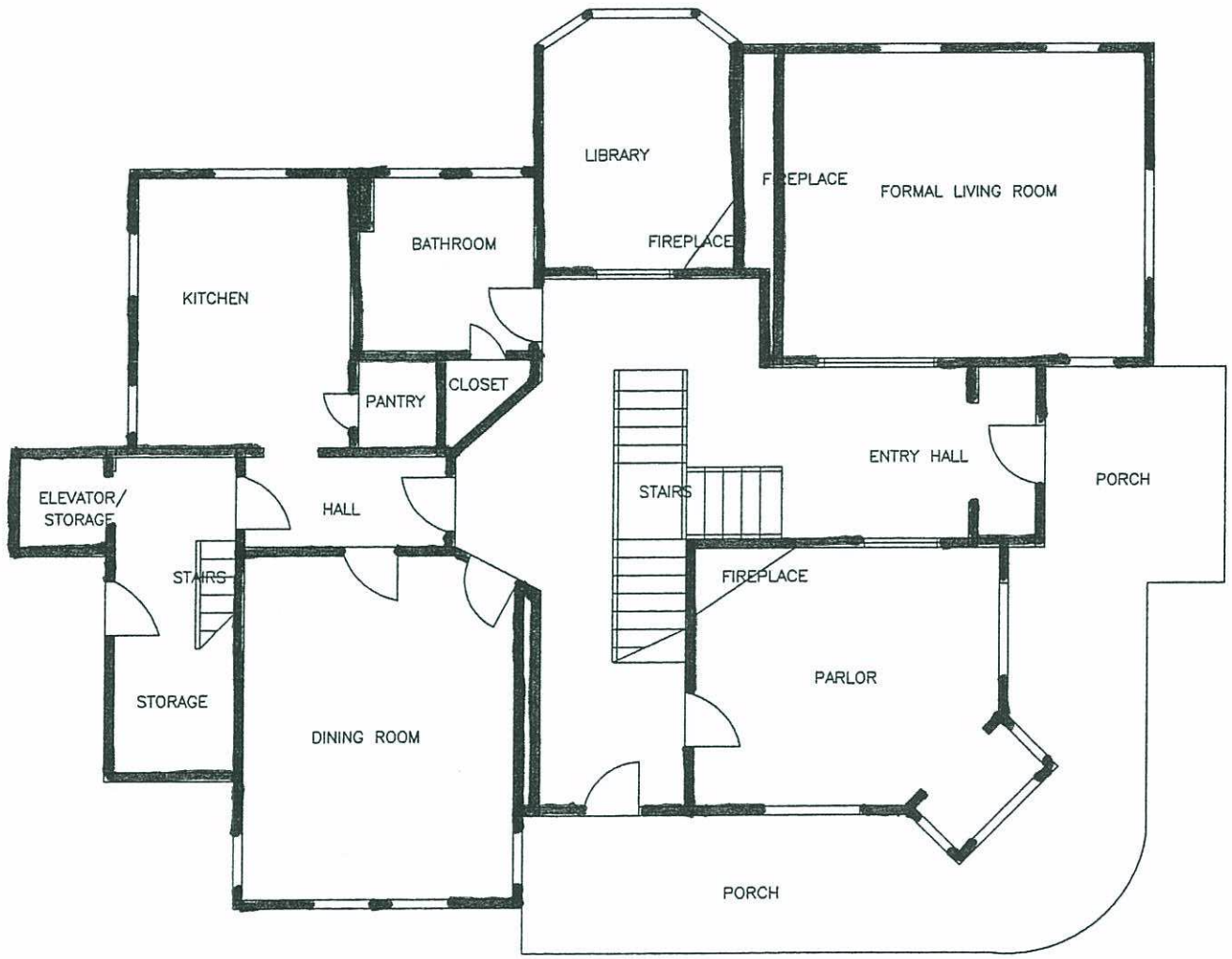
<sup>45</sup> Deed Records: V. 105, p. 624; V. 118, p. 172; V. 140, p. 129; V. 152, p. 81; & V. 168, p. 105, Office of the Bastrop County Clerk, Bastrop County Courthouse, Bastrop.

<sup>46</sup> \_\_\_\_\_. "The H. P. Lockett Home," 1402 Church Street File, Bastrop County Historical Society Archives, Bastrop County Museum.

<sup>47</sup> Cartwright, Chris. Interviews conducted by Sandra Chipley, October 14 & 21, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

<sup>48</sup> Sanders, Robbie. Interviews conducted by Sandra Chipley, November 1, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

<sup>49</sup> See Attachment A.

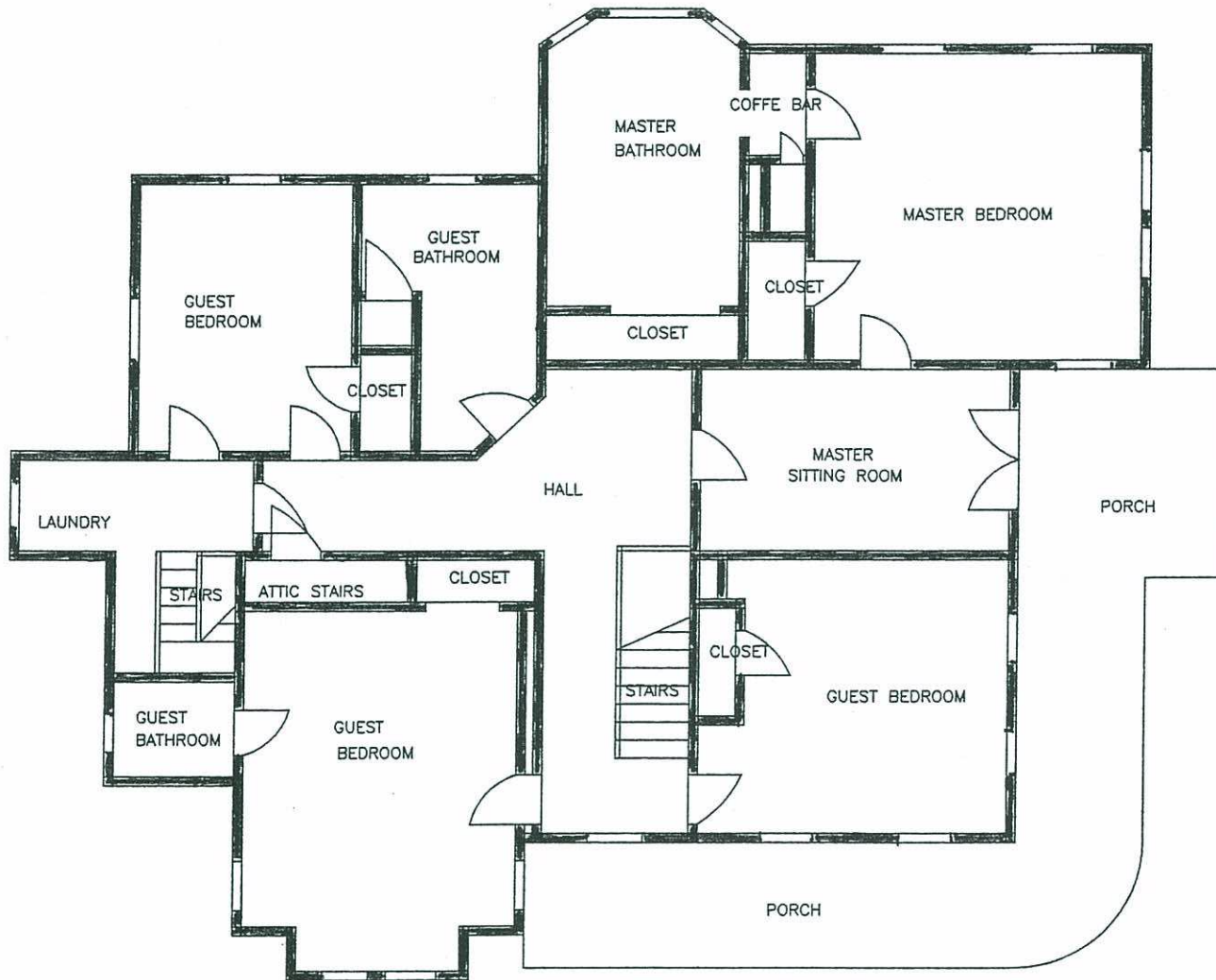


**THE H. P. LUCKETT HOUSE**

**First Floor Plan (2010)**

1402 Church Street  
Bastrop, Texas

N  
SCALE: 1" = 10'



**THE H. P. LUCKETT HOUSE**

**Second Floor Plan (2010)**

1402 Church Street  
Bastrop, Texas



SCALE: 1" = 10'



**THE H. P. LUCKETT HOUSE**

**Site Plan (2010)**

1402 Church Street  
Bastrop, Texas

TEXAS HISTORICAL COMMISSION

FEB 28 2011

Authorization for Recorded Texas Historic Landmark Designation

Date of RTHL designation: January 28,

8081100

Property Name: H.P. Lockett House

Physical Address: 1402 Church Street

City: Bastrop County: Bastrop Zip: 78602

Property reference number (Appraisal District/Tax Office property number, etc.): R 27647

Legal Description (Lot and block, metes and bounds, etc.): Lot No. 3 in Farm Lot 2, West of Main St. in Bastrop Co, TX bound on the East by Church St, + south by Bottomwood (New corners of Church + Bottomwood)

Additional description ("property encompassing the bridge and abutments," "the 1936 portion of the County Consolidated High School building," "the historic homestead, including the main house, barn, windmill, smokehouse and water well," etc.):

Dr. Lockett House - on the site of the old Bastrop Military Academy

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

Benefits of the RTHL designation:

- Recognition that a property is of local, regional or state significance.
- Protection for up to 90 days from exterior alterations, including demolition or relocation.
- Ad valorem tax exemptions, where granted by local taxing authorities.
- Inclusion in the Texas Historic Sites Atlas.
- Technical preservation assistance through the THC.

Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Additionally:

- The designation requires the public display of the RTHL marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
- RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
- Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
- RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print): Christine M. Cartwright

Signature: Christine M. Cartwright

Mailing address: 1402 Church, P.O. Box B

City, state, zip: Bastrop, TX 78602

OH# 3607  
\$1000.00  
rd



## ATTACHMENT A

### THE MAUER BROTHERS, ARCHITECTS

George Mauer, Sr. married Sophie Steves in Fayette County, Texas in 1866. Both were German immigrants to Texas. George was a farmer living near Ruttersville, who served as County Commissioner from 1882-1890. Louis George Mauer and Henry Conrad Mauer, two of their ten children, became architects.<sup>1</sup> According to one of Henry's descendents, the German name "Mauer" means stone wall or mason.<sup>2</sup>

**Louis G. Mauer (1868-19??)** was only 13 when he was listed as living with his parents and siblings in the 1880 Census as a "farmer" in Fayette County. Louis would have been about 24 years old in 1892, the year the Lockett House began construction. This would fit with the oral history that the architect was just out of school when he designed the Lockett House. Per the 1900 Census Louis was 32 years old, single, and an "Architect/Builder" living in a boarding house in La Grange. Sometime between 1900 and 1902 he moved to San Francisco, California to begin work there as an architect.<sup>3</sup> He was living in San Francisco at the time of the 1906 Earthquake. California Voters Registration Records list his profession as "manufacturer" (1907-1910), "agent" (1912-1913), and "manager" (1914-1916). From July through December 1918 he was an Associate Editor for Waterproofing for the respected monthly journal, *The Architect and Engineer of California*, published in San Francisco. The first mention of his change of residence to New York that can be found at this time is his mother's obituary in the *San Antonio Express* (February 10, 1925).<sup>4</sup> In 1930 he was 62 years old, living in Manhattan on East 43<sup>rd</sup> Street and single. That year's census lists his profession as "Manager, Manufacturer of Wall Finish".<sup>5</sup> He was living in New York at the time of Henry's death in 1939.

**Henry C. Mauer (1873-1939)** was 7 years old in the 1880 Census which had listed his older brother as a farmer. He would have been 19 years old in 1892, the year the Lockett House began construction. In 1898, Henry graduated from Pratt Institute in Brooklyn, New York, where he studied architecture.<sup>6</sup> By 1901 he was working as an architect in Beaumont, Texas area at the height of the Spindletop oil boom. After his doctor advised him to move his young son west for health reasons, he and his young family moved to El Paso, Texas in 1916. While living in West Texas, he worked as an architect both in El Paso and New Mexico<sup>7</sup>, moving back to Beaumont by 1920.<sup>8</sup> His work in Beaumont, primarily in the design of residential mansions for the affluent, has been well documented. The Classic Revival McFadden-Ward House built in 1906 is now a museum. The Hinchee House, also 1906, has Queen Anne features which could be considered reminiscent of the Lockett House in Bastrop. Both the Hinchee and the McFadden-Ward Houses are listed in the National Register and have Texas Historical Markers. Henry was an active Mason in the Beaumont area. Henry Conrad Mauer died in 1939 in Beaumont, Texas.<sup>9</sup>

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<sup>1</sup> Lotto, Frank, *Fayette County, her history and her people*. Schulenberg, Texas: Sticker Steam Press, 1902. p. 272-3.

<sup>2</sup> Mauer, John F. Interviews conducted by Sandra Chipley, October 10 & 11, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

<sup>3</sup> Lotto, Frank, p. 272-3.

<sup>4</sup> "State Deaths", *San Antonio Express*, February 10, 1925.

<sup>5</sup> United States Census for 1930.

<sup>6</sup> Lea, Allen (Director of The McFadden-Ward House Museum, Beaumont, Texas). Interview conducted by Sandra Chipley, October 4, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

<sup>7</sup> Mauer, John F. Interviews conducted by Sandra Chipley, October 10 & 11, 2010. Interview notes in personal file of Sandra Chipley, Bastrop, Texas.

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<sup>8</sup> United States Census for 1920.

<sup>9</sup> “H. C. Mauer, Sr. Is Taken By Death Friday Morning,” *Beaumont Journal*, July 7, 1939.



**THE H. P. LUCKETT HOUSE**  
**South Elevation (ca. 1895)**

1402 Church Street  
Bastrop, Texas



**THE H. P. LUCKETT HOUSE**  
**South Elevation (2010)**

1402 Church Street  
Bastrop, Texas



**THE H. P. LUCKETT HOUSE**  
**East Elevation (2010)**

1402 Church Street  
Bastrop, Texas



**THE H. P. LUCKETT HOUSE**  
**North Elevation (2010)**

1402 Church Street  
Bastrop, Texas



**THE H. P. LUCKETT HOUSE**  
**West Elevation (2010)**

1402 Church Street  
Bastrop, Texas