

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Jack Roach House

**OWNER:** Harper B. and Carey O’Kelley Trammell

**APPLICANT:** Same as Owner

**LOCATION:** 3001 Del Monte Drive - River Oaks

**30-DAY HEARING NOTICE:** N/A

**AGENDA ITEM:** IIa

**HPO FILE NO.:** 06PL022

**DATE ACCEPTED:** 08-08-06

**HAHC HEARING DATE:** 09-21-06

**PC HEARING DATE:** 9-28-06

### SITE INFORMATION

Lot 4, Block 31, River Oaks Section 1, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneer residence.

**TYPE OF APPROVAL REQUESTED:** Landmark and Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Jack Roach House, located at 3001 Del Monte, is associated with a notable Houston businessman and philanthropist, Jack Roach, who operated a well known Ford Dealership in Houston for nearly 70 years. The residence was later the home of Agnes and Isaac Arnold. Agnes was the daughter of noted Houston philanthropist, Hugh Roy Cullen, for whom many of Houston’s buildings and institutions are named. One of the University of Houston buildings was named, Agnes Arnold Hall (1966), after Cullen’s daughter, who subsequently owned 3001 Del Monte Drive. The Jack Roach Home was constructed in 1939 and designed by the prolific Houston architects, Hiram A. Salisbury and T. George McHale. The body of work created by these architects is substantial and includes many of the iconic homes in River Oaks and Southampton, as well as St. Johns School and the St. John’s Chapel, designed in association with Mackie and Kamrath Architects.

### HISTORY AND SIGNIFICANCE

Notable Houston architects, Hiram A. Salisbury and T. G. McHale, designed the house at 3001 Del Monte Drive in 1939 for Jack Roach, Sr., who was born Virgil Tipton Roach in 1893 in Alabama. He owned one of Houston’s early Ford automobile dealerships. In 1929, he purchased the Seiman-Martin Dealership, located at 615 Broadway and renamed it Jack Roach Ford. At this time Houston was booming with an estimated population of 285,000 people, a doubling of the population since the 1920 census.

A later location for the Jack Roach Ford Dealership was in the one-story, masonry Art Deco style building with glossy black ceramic tile banding at 1111 Westheimer, located next to the Tower Theatre at Westheimer Road and Waugh Drive (Yoakum). The building and the Tower Theatre are still standing today. By the late 1990’s shortly before the dealership went out of business, Jack Roach Ford had a total of four locations.

Jack Roach died on July 19, 1957. At that time the *Houston Chronicle* ran a front page article on his passing. The article stated that Roach’s true passion was big game hunting and that he belonged to two of the most exclusive hunting clubs in the world: The Adventurers Club and the Shikar Safari Club. “He hunted with both gun and camera, and much of the proceeds from showing his films went to charity.” His travels took him to the Arctic Circle, India, Mexico, and Canada.

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

In 1943, Roach had sold the home at 3001 Del Monte to Isaac and Agnes Arnold for whom Agnes Arnold Hall at the University of Houston is named. Agnes Louise Cullen was one of five children born to Hugh Roy Cullen, one of Houston's greatest philanthropists. It is estimated that Hugh Roy Cullen gave away 93% of his fortune to charity. His charitable contributions helped support such core Houston establishments as The University of Houston, Baylor College of Medicine, Methodist Hospital, and St. Luke's Episcopal Hospital among others. Agnes Louise Cullen Arnold lived in the home for the next 29 years.

According to Stephen Fox, architectural historian, Hiram A. Salisbury (1892-1973), the architect for the Roach Home, was born in Omaha, Nebraska. Salisbury studied architecture under a fellowship from the American Institute of Architects and later graduated from the School of Architecture at New York's Columbia University (1913-1914). He worked as a draftsman for Thomas R. Kimball from 1910-1923 and George B. Prinz from 1923-1926. Salisbury established his own architectural firm in Houston in 1926, and he is first listed in the 1927 Houston City Directory with his office in the Post-Dispatch (subsequently Shell) Building where he had his office until 1937.

Beginning in 1928, according to Fox, Salisbury collaborated on many projects with fellow architect, T. George McHale. Their projects included both residential, commercial, and churches. Among their more notable projects are the St. John's School located at 2401 Claremont, St. Stephens Episcopal Church located at 1805 W. Alabama, as well as many of the homes located in River Oaks, Southampton and other upscale Houston neighborhoods. In 1938-39, Hiram A. Salisbury and T. George McHale relocated their office to the River Oaks Community Center, located at 2017 W. Gray. Salisbury and McHale later moved their offices to 3501 Allen Parkway in 1945. In addition to the residence that Salisbury and McHale designed for Roach, they also designed Roach's new building for his automobile dealership, located in the 6000 Block of Harrisburg Road in 1941.

Per Stephen Fox, T(homas) George McHale (1903-1975) was also born in Omaha, Nebraska, and attended school at the University of Notre Dame. Following the receipt of his architectural degree, McHale became a draftsman for John Latenzer & Sons, where he worked from 1919 until 1923. In 1924 he worked for James A. Allen and Leo A. Daly. In 1925 he began working for George B. Prinz where he joined Salisbury there. They both left that firm to form their own firm in 1927. The wife of T. George McHale was Inez P. McHale, who was a celebrated Houston interior decorator. They lived first at 1106 Palm Avenue and then moved to No. 2 Courtlandt Place.

Beginning in 1930 Hiram A. Salisbury and his wife lived at 3412 Yupon (between Hawthorne and Harold). By 1953 Hiram A. Salisbury and his wife were living at 610 Saddlewood Lane. Salisbury continued his practice in Houston until approximately 1962, when he retired to Medford, Oregon. He had served as the President of The American Institute of Architects, Houston Chapter in 1954.

A list of identified works of Salisbury (HAS) in association with McHale (TGMcH) and others, which was researched and provided by Stephen Fox, includes: Masonic Temple, 118 N. 11th St., Mc Allen TX, 1926; Southampton Home Sensible, 2218 Dunstan Rd, 1927; W. L. Pearson House, Corpus Christi TX, 1927; Ironcraft Studio Building (altered), 3901-07 Main St., 1927; H. Q. Rickman House, 2223 Stanmore, 1927 (American Architect 5 Jan 1928); Nelms Building (H. S. Tucker & Co. Oakland-Pontiac dealership) (demolished), 2310 Main St., 1927; E. E. Johnson House, 949 S. Ohio Ave., Mercedes TX, 1927; Emergency Clinic and Hospital Unit 2 (demolished), 1316 75th St., 1928; Mrs. H. F. Lawson Building (demolished), 1010 Holman Ave., 1929; Robert H. Pentz House, 2159 Inwood Dr., 1930; Speculative House (Paul Weaver House), 3443 Inwood Dr., 1930; Benson-Hall Construction Co. House (A. E. Kerr, Jr., House), 2005 Bellmeade Rd., 1931; Frank L. Webb House,

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

2935 Chevy Chase Dr., 1931; W. E. Sampson House (demolished), 984 Kirby Drive, 1932, with Cameron Fairchild; Charles A. Perlitz House (demolished 2005), 1005 Sul Ross Ave., c. 1932; Stewart P. Coleman House, 6 Shadowlawn Circle, 1933; W. E. Montieth House, 5 Shadowlawn Circle, 1934; James Anderson House, 5216 Dunlavy St., 1934; C. Milby Dow Bay House “Raven Moor”, near Baytown, 1935; Henry A. Sauer House, 2229 Inwood Dr., 1935, HAS & TGMcH; Damon Wells House, 1659 North Blvd., 1935, HAS; Larry J. Langdon House, 2131 Troon Rd., c. 1936; Elwood Fouts House (altered), 3470 Inwood Dr., 1936, HAS & TGMcH; Francis G. Coates House, 3417 Del Monte Dr., 1936, HAS & TGMcH; J. E. Cooper House, 2247 Dryden Rd., 1936, HAS with H. Edward Maddox, and Claude E. Hooton; Pfeiffer House, River Oaks Boulevard (demolished May 2004); George B. Corless House, 1936 Larchmont Rd., 1936, HAS & TGMcH; H. F. Junker House, 2226 Shakespeare Rd., 1936, HAS & TGMcH; St. James Episcopal Church, 1500 N. Thompson St., Conroe TX, 1936-37, HAS & TGMcH; J. Sayles Leach House (demolished), 2207 River Oaks Blvd., 1937, HAS & TGMcH (*House & Garden*); Royston H. Patterson House, 7370 Sims Dr., 1937, HAS & TGMcH; John S. Bonner House, 1705 North Blvd., 1938, HAS & TGMcH; Lucien L. Powell House, 2111 Pine Valley Dr., 1938, HAS & TGMcH; Wheeler Nazro House, 3400 Piping Rock Lane, 1938, HAS & TGMcH; P. L. Williams House, 3612 Rio Vista Dr., 1938, HAS & TGMcH; Katrina Byram House, 2135 University Blvd., 1939, HAS & TGMcH; Ned Gill House, 949 Kirby Dr., c. 1940; Harry J. Kuhn House (demolished), 22 N. West Oaks, 1940, HAS & TGMcH; William S. Bonner House, 1412 North Blvd., 1940, HAS & TGMcH; E. H. Lorehn House (altered), 2198 Troon Rd., 1940, HAS & TGMcH; W. Leland Anderson House, 1519 South Blvd., 1940, HAS & TGMcH; George C. Schmidt House (demolished), 21 Westlane Place, 1940, HAS & TGMcH; Dr. Paul Ledbetter House, 3508 Inwood Dr., 1941, HAS & TGMcH; Thomas D. Anderson House (attribution but not proven), 3929 Del Monte Dr., 1941; Chapel, St. John The Divine Episcopal Church, 2450 River Oaks Blvd., 1941, HAS & TGMcH and MacKie & Kamrath, Birdsall P. Briscoe, consulting architects; St. Stephen’s Episcopal Church, 1805 W. Alabama Ave., 1941, HAS & TGMcH; Jack Roach Building, 6000 Block of Harrisburg Blvd., 1941, HAS & TGMcH; Adolph Pfeffer House, 2109 River Oaks Blvd., 1930s, HAS & TGMcH; W. E. Parry House, 2407 Pelham Dr., 1930s, HAS & TGMcH; Russell L. Jolley House, 2527 Pelham Dr., 1930s, HAS & TGMcH; Jack Roach House, 3001 Del Monte Dr., 1939, HAS & TGMcH; Donald Kolp House, 3434 Wickersham Lane, 1940s, HAS & TGMcH; Parish House, Christ the King Lutheran Church, 2353 Rice Blvd., 1946-49, HAS & TGMcH; St. John’s School, 2401 Claremont Lane, 1945-49, HAS & TGMcH and MacKie & Kamrath; St. Luke’s Episcopal Hospital, 6720 Bertner Ave., Texas Medical Center, 1946-54, Staub & Rather and HAS; St. Paul’s Episcopal Church, 7843 Park Place Blvd., 1946-48, HAS & TGMcH; North Side State Bank Building, 2010 N. Main St., 1947-48, HAS & TGMcH; Wyatt Metal & Boiler Works Building addition, 6100 Kansas, 1948, HAS & TGMcH; Dr. Blume House, Houston, 1948, HAS & TGMcH; Condit Elementary School addition, 7000 S. Third St., Bellaire TX, 1949, HAS & TGMcH; Trinity Presbyterian Church, 7000 Lawndale Ave., 1949, HAS & TGMcH; St. John’s Episcopal Church, 514 Carter St., Marlin TX, 1949, HAS & TGMcH; Blue Triangle YWCA Building, 3005 Mc Gowen Ave., 1951, HAS and Birdsall P. Briscoe; St. George’s Episcopal Church (demolished), 510 13th Ave. N., Texas City TX, 1950, HAS & TGMcH; St. Paul’s Lutheran Church, 1208 5th St., Rosenberg TX, 1950, HAS & TGMcH; St. Thomas Episcopal Church, 207 Bob-O-Link Lane, Wharton TX, 1951, HAS & TGMcH; Wheeler Nazro House “Doe Run Farm,” Washington-on-the-Brazos TX vicinity, 1951, HAS & TGMcH; St. John The Divine Episcopal Church, 2450 River Oaks Blvd., 1952-54, MacKie & Kamrath and HAS; Retreat House, 1952-53, TGMcH; St. John’s Lutheran Church, 3920 Ave. L, Galveston TX, 1953-54, HAS & TGMcH; St. Michael’s Episcopal Church, 1601 Lake Rd., La Marque TX, 1953, HAS & TGMcH; Parish buildings, St. Michael the Archangel Catholic Church,

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

1801 Sage Rd., 1955, TGMcH; and the Walter Shult House, 500 Hillcrest Dr., Richmond TX, 1957, HAS & TGMcH.

Roach's personal residence at 3001 Del Monte was featured prominently in the November 1940 issue of *River Oaks Magazine*. According to the article "Such a home is potentially a heritage from its very beginning." It is noted also in the article that the interior design for the Roach home was executed by Helene Sprong, A.I.D.

The residence was later the home of Agnes and Isaac Arnold. Agnes was the daughter of noted Houston philanthropist and independent oil man, Hugh Roy Cullen, for whom many of Houston's buildings and institutions are named due to his generosity. In fact when he commissioned Houston architect, John F. Staub, to design his own home at 1620 River Oaks Boulevard during the depression, the project provided work for many people who were in desperate need of wages, which Cullen insisted to be the highest going wage. One of the University of Houston buildings was named, Agnes Arnold Hall (1966), which was designed by Kenneth Bentsen Associates, architects. According to the AIA guide by Fox, "This six story concrete frame and brick infill classroom building was the first on the campus to engage in sectional manipulation and the integration of outdoor with interior space. The estimation of Houston's potential to sustain open-air balcony corridors proved overly optimistic and retrofitting was necessary to control wind turbulence through the building. Yet despite these experiential shortcomings, Agnes Arnold Hall is one of the liveliest venues on campus."

The home at 3001 Del Monte Drive is a two-and-one-half story, brick veneered home designed with a blend of American Colonial, Tudor Revival, and Mediterranean influences. The home features a prominent two-story, gable ended central entry, with a delicate, wrought iron hood projecting from the home's front elevation over the main entry door. One over one pane windows are spaced evenly on either side of the main entry, and one window of similar configuration is located above the front door. One round window is located on either side of the main entry and an octagonal one is located near the peak of the entry gable. A covered, arcaded passageway is inset to the right of the main entryway. This stylistic element is seen also in the Salisbury & McHale designed, Mason Park Shelter House (1932), located at 541 South 75<sup>th</sup> Street. The roofline of the Roach House is cross-gabled with small, pitched roof dormers, each with a window, placed along the front roofline. The dormers allow the entry of light to a recreational room in the attic which measures 14'x 40' with attached servants room and bath.

## **RESTORATION HISTORY AND CONDITION:**

The historic home located at 3001 Del Monte is in exceptional condition. The home has undergone some alterations from its 1939 appearance that are reversible and do not impact the significance. The brick exterior, originally painted white, has been returned to a natural brick surface. The original, pedimented metal hood over the main entry is still in place but has been surrounded by the current entablature. The original wrought iron porch support posts, that supported the metal hood, have been replaced with wooden Doric columns. The entablature itself is now slightly wider and capped with a more robust trim and gutter system, and a wooden balustrade has been added around the perimeter on top. The home's historic wood sash windows, originally one over one pane, have been replaced with multi-light six-over-six pane windows. The original, arched openings of the arcaded passageway to the far right of the house, have been enclosed with fixed, sash multi-paned glass windows, but the arched openings themselves have not been altered.

## **BIBLIOGRAPHY:**

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

Fox, Stephen, personal notes and research about Hiram A. Salisbury and T. George McHale, August, 2006.

Fox, Stephen, Houston Architectural Guide, American Institute of Architects, 1999.

Houston Business Journal, May 23, 1997.

Interview with Jack Roach III by Carey O’Kelly Trammell, September, 2006.

River Oaks Magazine, November 1940, pp. 14-17.

Southwest Center for Urban Research, “House for Mr. and Mrs. Hugh Roy Cullen”, Volume 3, 1980.

The Texas Almanac, 1929, page 331.

Trammell, Kelly, Interview with Jack Roach III, September, 2006.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Randy Pace, Historic Preservation Officer, and Thomas McWhorter, Planning and Development Department, City of Houston.*

## **APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:**

### **Sec. 33-224. Criteria for designation of a Protected Landmark.**

- (a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider three or more of the following criteria, as appropriate for the Protected Landmark designation. If the HAHC reviews an application for designation of a Protected Landmark initiated after the designation of the Landmark, the HAHC shall review the basis for its initial recommendation for designation and may recommend designation of the landmark as a protected landmark unless the property owner elects to designate and if the landmark has met at least (3) three of the criteria of Section 33-224 of the Historic Preservation Ordinance (HPO) at the time of its designation or, based upon additional information considered by the HAHC, the landmark then meets at least (3) three of criteria of Section 33-224 of the HPO, as follows:

<b>S</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**OR**

- The property was constructed before 1905;

**OR**

- The property was listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places;

**OR**

- The property was designated as a State of Texas Recorded Texas Historical Landmark.

**STAFF RECOMMENDATION:**

Recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark designation of the Jack Roach House at 3001 Del Monte Drive.

# CITY OF HOUSTON

Archaeological & Historical Commission

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SITE LOCATION MAP  
JACK ROACH HOUSE  
3001 DEL MONTE DRIVE  
NOT TO SCALE