

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Langdon-Cummings House  
**OWNERS:** Raymond and Mollie Wallace  
**APPLICANTS:** Same  
**LOCATION:** 2131 Troon Road – River Oaks

**AGENDA ITEM:** III  
**HPO FILE NO.:** 14L297  
**DATE ACCEPTED:** July-01-2014  
**HAHC HEARING DATE:** July-17-2014

### SITE INFORMATION

Lot 12, Block 52 and Tract 14A, Block 26, Rover Oaks Section Three, City of Houston, Harris County, Texas. The building on the site is a historic, two-story stucco and brick home.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Langdon-Cummings House, at 2131 Troon Road, was designed by noted Houston architect Hiram Salisbury. The residence was built for Larry J. and Maryland Langdon in 1935 and completed in 1937. The house was later owned by Maryland Langdon Cummings and W. Morrow Cummings. The residence was designed in the English Cottage style and is noteworthy for its stucco and painted brick façade and steep pitched roof with dormers. It is also set back from the street further than required and sits at the top of one of Houston’s few steeply sloped front yards. Mature trees frame the house and add to its cottage feel

The Langdon-Cummings House is significant for its architect and architecture and meets Criteria 1, 4, and 6 for Landmark designation.

### HISTORY AND SIGNIFICANCE

#### *Larry J. Langdon and Maryland Dore Langdon*

Lowell “Larry” J. Langdon was born in Ohio on July 29, 1893. By 1917, he was living in Houston working for the B.F. Goodrich Rubber Company as a salesman. When he purchased the home on Troon, he was a manager of the Gulf Supply Company. He was also the President of the Sterling Packing and Gasket Company, which manufactured gaskets for the oil industry. He and his wife, Maryland, lived in two other River Oaks homes (both designed by Charles Oliver for the River Oaks Corporation) before moving to 2131 Troon Road.

Maryland Dore Langdon was born in Louisiana, but grew up in Houston where her mother ran a boarding house. She married Larry Langdon in 1927. The Langdons lived in the Troon Road home together until at least 1937. Sometime between 1938 and 1940, Maryland Langdon married W. Morrow Cummings. The records are unclear as to whether Larry Langdon died or the couple divorced, but Maryland Cummings became the President of the Sterling Gasket Company. (A Lowell Joshua Langdon died in New Orleans in April, 1938).

## *W. Morrow Cummings and Maryland Dore Langdon Cummings*

W. Morrow Cummings was born May 12, 1904, in Lane City, Texas, but he grew up in Houston where his father worked as a rice buyer and a manager of a rice mill. Morrow was a partner and insurance broker at Houstoun, Bevans & Stevenson when he moved into the home on Troon Road. The Cummings had one son, Walter Morrow Cummings, Jr., in 1943. Maryland Cummings died June 8, 1970, and her husband died November 18, 1985.

## *Subsequent Owners*

Mr. and Mrs. John Hill Graham purchased 2131 Troon Road in 1986; Stephen and Barbara Rose purchased the home in 1996; Anna and Joseph Leonard purchased the home in 2000; and the current owners purchased the home in 2012.

## *Hiram Salisbury*

According to architectural historian Stephen Fox, Hiram A. Salisbury (1892-1973), the architect for the Langdon/Cummings House, 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.

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, and 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),

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- 3443 Inwood Dr., 1930; Benson-Hall Construction Co. House (A. E. Kerr, Jr., House), 2005 Bellmeade Rd., 1931; Frank L. Webb House, 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;
- Wilson Saville Home, 3217 Groveland, 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;

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

## ARCHITECTURAL SIGNIFICANCE AND RESTORATION HISTORY

The Langdon-Cummings House at 2131 Troon Road is uniquely sited (for Houston) on a short hill overlooking the road. The house is 4,027 square feet on a 19,012 square foot lot. The home is designed in an English Cottage style with a rambling, multi-level appearance. The home had a renovation in 1986 which altered its appearance with a change to the front portico to a 'Post-Modern' pedimented portico. The home has since been renovated and returned to a more original appearance by the current owners.

The recent 2013 renovation to the front façade included removing the over-scaled pediment and replacing it with a copper gas lantern hung from traditional mounting brackets. This also brought back balance to the three dormers at the second floor. The asphalt shingles were replaced with rough-hewn cedar shingles, and copper gutters and downspouts were added. The existing wood and glass front door was replaced with a new door that better matches the proportions of the existing traditional divided-lite windows.

The main part of the house is two-stories, but the second story is under a tall roof, with dormer windows delineating the second story. The house is faced in stucco; much of the facade features ivy growing on the stucco. The roof material is wooden shingles, which replaced an earlier but non-original asphalt tile roof. The dormer windows with hipped roofs punctuate the house. The windows are casement windows with six panes each. The cladding of the dormers is stucco. Copper gutters are present.

On the first story of the main house is the entrance, located asymmetrically on the west side of the façade. The entry is inset under a one story portico with arched openings, with the overhang of the roof providing the cover. There is a wood and glass paneled door, which is not original to the home. A portico of stucco with a flat roof projects slightly from the porch. The flat roof replaces an earlier, non-original peaked roof from the 1980s. A new metal lantern with decorative brackets is placed above the entry. To the east of the door is a tri-part, casement window with six panes each.

East of the inset portico, the front wall is flush with the roof. There are two casement windows of six panes each, and one tri-part casement window of six panes each.

To the east of the main house is a one story porte-cochere with a high pitched roofline and arched openings.

To the west of the main house is a one story bay with a high pitched roofline. There is a four-part casement window of eight panes each. A massive chimney is located on the western end of the house.

## **BIBLIOGRAPHY**

City Directories, 1927 to present.

Various resources from Ancestry.com

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Matt Kriegl, Planning and Development Department, City of Houston.*



**EXHIBIT A**  
**PHOTOS**  
THE LANGDON-CUMMINGS HOUSE  
2131 TROON ROAD



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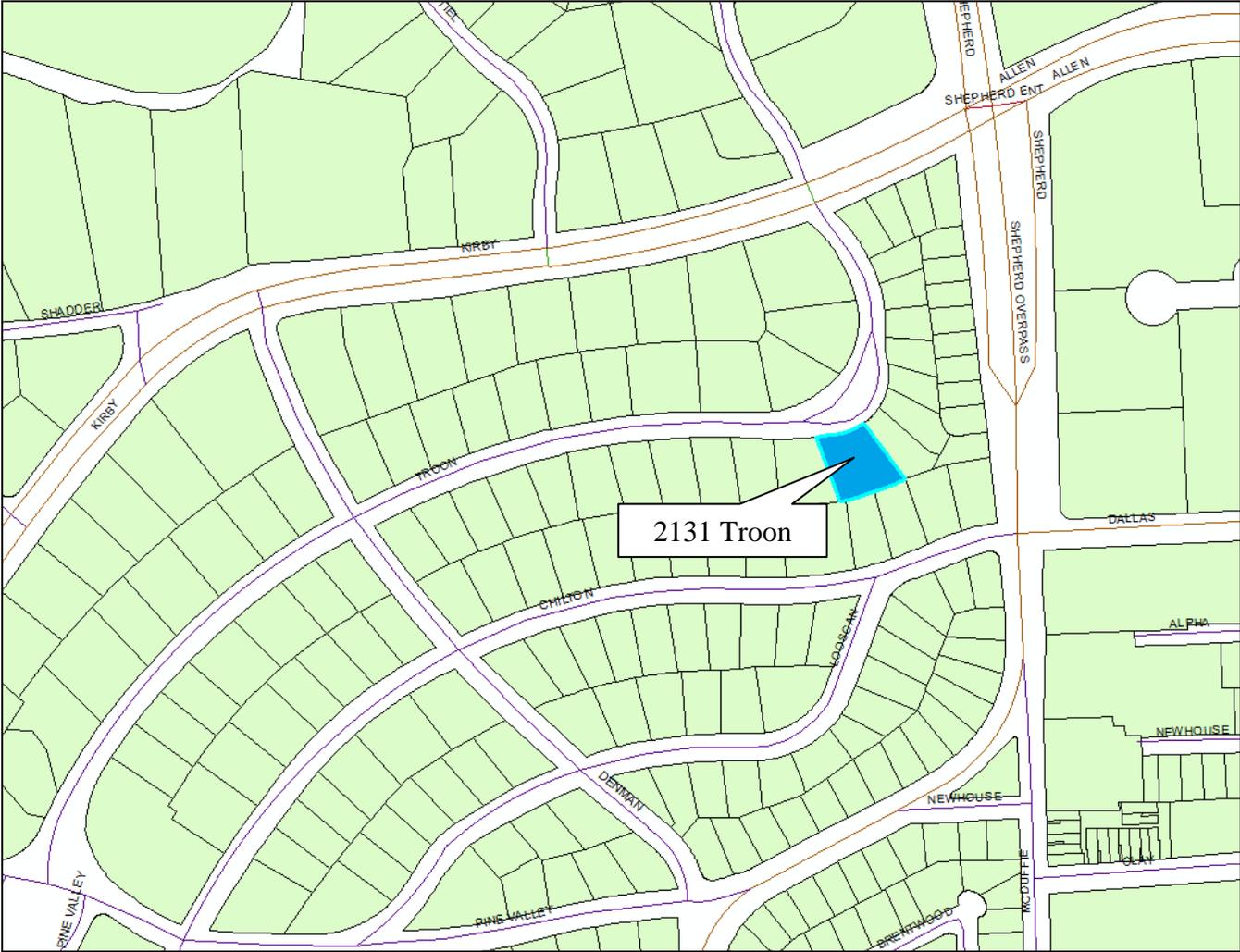


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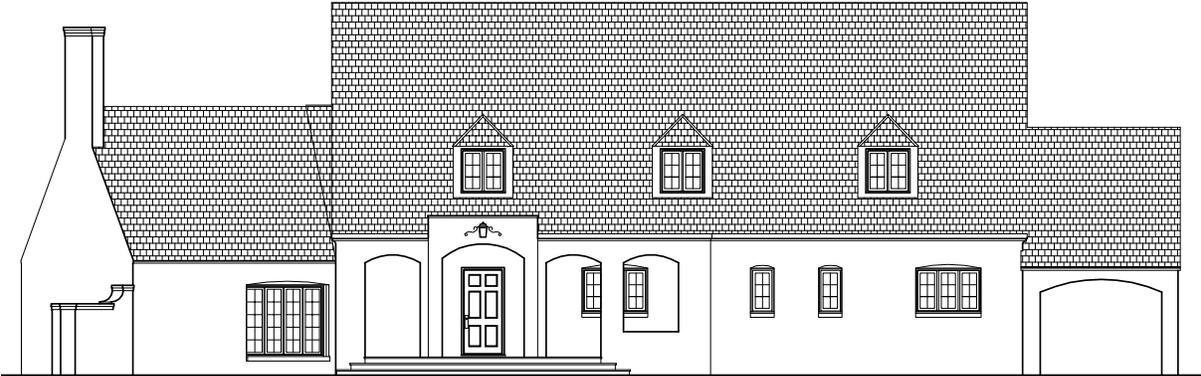
**EXHIBIT B**  
**SITE MAP**  
THE LANGDON-CUMMINGS HOUSE  
2131 TROON ROAD



**EXHIBIT C**  
**ELEVATIONS – BEFORE AND AFTER 2013 RENOVATION**  
**THE LANGDON-CUMMINGS HOUSE**  
**2131 TROON ROAD**



North Elevation - BEFORE



North Elevation -AFTER

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## EXHIBIT D SANBORN MAP THE LANGDON-CUMMINGS HOUSE 2131 TROON ROAD

