

LANDMARK DESIGNATION REPORT

LANDMARK NAME: The Paul C. and Elizabeth Pernelle House **AGENDA ITEM:** III.b

OWNERS: Jason and Courtney Fertitta

HPO FILE NO: 13L282

APPLICANTS: Same

DATE ACCEPTED: 06/19/2013

LOCATION: 2417 Pelham Drive - River Oaks

HAHC HEARING: 07/17/2013

SITE INFORMATION

Lot 12, Block 40, River Oaks Section 1, City of Houston, Harris County, Texas. The site includes a historic two-story, stucco single family residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Paul C. and Elizabeth Pernelle House was built by residential developer George T. Broun in January 1928, making it one of the first homes built on Pelham Drive. George T. Broun would go on to develop 25 additional properties in River Oaks. The home is an example of the symmetrical French Eclectic style.

The Paul C. and Elizabeth Pernelle House at 2417 Pelham Drive meets criteria 1, 3, and 6 for Landmark Designation.

HISTORY AND SIGNIFICANCE

Paul C. Pernelle

Paul Charles Pernelle was born in Le Havre, France, on October 7, 1892. He immigrated to the United States in 1911 to join Lawson, Sykes & Co., a Florence, Alabama, cotton broker business. He worked in New Orleans and later moved to Houston between 1925 and 1928. At the time of the home's construction, he was the office manager for the Weatherford Crump Co. Mr. Pernelle also was a successful oil investor. He died September 9, 1943.

Elizabeth Glover Pernelle Bonner

Elizabeth Glover Pernelle was born in Marietta, Georgia, in 1893, and raised in Guntersville, Alabama. She married Paul Pernelle in 1912 in Alabama. They had no children. After his death, she remarried in 1961 and moved back to Guntersville.

The Pernelles made a significant amount of money from investments in oil. Mrs. Pernelle was quite generous with their fortune, purchasing police cars for the city of Guntersville for 9 years, a total of 35 Buicks in all. She died in 1987. Both Pernelles are buried in the Guntersville City Cemetery.

Subsequent Owners

Paul Pernelle died in 1943; by 1945 the house was vacant. However, it was soon purchased by Edwin and Leslie Thompson in 1946. Edwin I. Thompson was an independent oil producer. The Thompsons lived there briefly until the house was sold to Harold and Hester Copeland. Harold G.

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Copeland was a construction engineer for the Electric Dynamics Instruments Corporation. The house was later owned by Margaret R. Curlet, and James and Kelly Higgason. It was sold to the current owners in 2005.

George T. Broun

George Thurston Broun was born on September 5, 1888 in Middleburg, Virginia. The son of a miller, he attended the University of Virginia. He received a law degree from the University of Texas in 1912. Broun was a real estate developer in Houston and Beaumont in the late 1910s and early 1920s as the owner of Interstate Realty and Beaumont Plumbing Company. He served a short time during World War I. He is listed in the Houston City Directories throughout the 1920s and early 1930s as the owner of Interstate Realty, a real estate, architecture and development firm; and the owner of Keystone Lumber Company.

By 1935, Broun had divorced his first wife and remarried. He appears to have left real estate development behind and was listed in the Houston City Directory as the President of the Keystone Oil Company. He lived at 3234 Ella Lee Lane.

In 1940, he and his second wife Carletta “Mimi” Gydeson Broun purchased the Camp Rio Vista Boys camp in Kerrville, Texas. In 1942, he was listed as living at 2 Briarwood in Houston, and as the owner of the camp. He died on October 12, 1964.

Of the 26 homes designed or built by George T. Broun in River Oaks, half have been demolished. The listing includes:

- 3214 Avalon, no architect listed (demolished)
- 3238 Avalon (demolished)
- 3256 Avalon, Cameron Fairchild, architect
- 2436 Brentwood (demolished)
- 3244 Chevy Chase (George T. Broun Home), Addison McElroy, architect (1928, demolished)
- 2131 Chilton, Cameron Fairchild, architect (1934)
- 2152 Del Monte
- 2206 Del Monte (1928)
- 2222 Del Monte (1930, demolished)
- 3251 Del Monte, George T. Broun, architect; Joe T. Raily, Builder (1934)
- 3238 Huntingdon, Addison McElroy, architect (demolished)
- 2112 Inwood (1928)
- 2148 Inwood, Addison McElroy, architect
- 3203 Locke Lane
- 2423 Pelham
- 2427 Pelham (1928, demolished)
- 2433 Pelham (demolished)
- 3115 Reba
- 3203 Reba (1930, demolished)
- 3234 Reba (demolished)
- 2136 Stanmore, Addison McElroy, Architect (demolished)
- 2220 Stanmore
- 2232 Stanmore
- 2242 Stanmore
- 2414 Stanmore, Addison McElroy, architect (demolished)
- 2428 Stanmore, Addison McElroy, architect (demolished)

**When listed, the dates provided were found in the Texas General Contractors' Association Bulletin.*

Other homes built in Houston by Broun include:

- 928 Temple (1927)
- 3005 Blodgett (1927)
- 1614 Milford (1927)
- 901 Key (1927)
- 2613 Cleburne (1927)
- 2609 Barbee (1927)
- 1919 Portsmouth (1927)
- 1014 Crocker (1927)
- 2609 Eagle (1927)
- 1923 Portsmouth (1927)
- 2315 Binz (1927)
- 1702 Wheeler (1927)
- 1720-24 Bissonnet (1927)
- 1048 Heights (1927)
- 2617 Cleburne (1927)
- 1827 Norfolk (1927)
- 1618 Norfolk (1927)
- 2602 Eagle (1928)
- 1900 Lexington (1928)
- 1220 Colquitt (1930)

**Dates provided were found in the Texas General Contractors' Association Bulletin.*

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Construction began on 2417 Pelham Drive in January 1928. At the time, the house was listed as being constructed for Broun. Broun also began construction at the same time on a nearly identical home at 1618 Milford, which still stands today. This tells us that although the home was designed in a French Eclectic style, it likely was not designed with the French-born Pernelle as the client. Indeed, Broun used this style many times, including houses at 3203 Locke Lane, 2242 Stanmore Drive and 3115 Reba.

2417 Pelham Drive is built in the symmetrical sub-type of the French Eclectic style. The French Eclectic style was built throughout the United States in the 1920s and 30s. The home features a steeply pitched hipped roof, shuttered windows, exterior chimneys, arched roof dormers, and three bay symmetrical configuration. The style was popularized by American returning from service in France during World War II and published photographic studies of French homes. The style also shares many stylistic similarities with more ornate Beaux Arts and Chateausque style home, which were popular during the 1890s and 1900s.

The 4,392 square foot residence sits on a 7,937 square foot lot facing north. The two-story stucco house features a steep pitched hipped roof with a three bay symmetrical massing. The first floor features a central entrance with a wood paneled entry door with a divided lite fanlite and solid wood paneled shutters. The entrance is flanked by two 16 lite french doors with divided lite fanlites and solid wood paneled shutters.

The second floor features three 16 lite casement windows centered above the first story openings. The windows features solid wood paneled shutters. The residence also features two arched roof dormers with 9 lite divided windows. The west elevation of the residence features a single eyebrow dormer and two stucco exterior end chimneys.

The house has been extensively restored and is in excellent condition.

BIBLIOGRAPHY

Literary:

McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred A Knopf New York, NY 2000

Archives

Houston City Directories, various publishers

Standard Blue Book of Texas, 1920. A.J. Peeler & Co., San Antonio, Texas.

“*Summer Camp History Stretches back 87 years, and Still Thriving*”, West Kerr Current, May 28, 2013.

Texas General Contractors’ Association Bulletin

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 Erin Glennon, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--|----------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | | |

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- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Paul C. and Elizabeth Pernelle House at 2417 Pelham Drive.

HAHC ACTION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Paul C. and Elizabeth Pernelle House at 2417 Pelham Drive.

EXHIBIT A

PHOTO

The Paul C. and Elizabeth Pernelle House
2417 Pelham Drive



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EXHIBIT B

SITE LOCATION MAP

The Paul C. and Elizabeth Pernelle House

2417 Pelham Drive

