



**LANDMARK NAME:** Mae and John Wallace Donaldson House

**OWNERS:** Jennifer and Michael Mineo

**APPLICANTS:** Jennifer and Michael Mineo

**LOCATION:** 2306 Tangley Street, Houston, TX 77005

**AGENDA ITEM:** D

**HPO FILE No.:** HP2026\_0152

**DATE ACCEPTED:** May 13, 2026

**HAHC HEARING:** July 16, 2026

**SITE INFORMATION:** Lot 25, Tract 24, Block 20, Southampton Place, City of Houston, Harris County, Texas. The site includes a two-story, 4,297 square foot brick single-family residence located on a 11,780 square foot lot a few blocks away from Rice University.

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

#### **HISTORY AND SIGNIFICANCE SUMMARY**

The John Wallace Donaldson House on 2306 Tangley Street is significant both as a reflection of Houston's mid-twentieth-century growth and as the residence of a civic and business leader whose contributions shaped the city's development. Built in 1931, the first owner, John Wallace Donaldson, founded and led the Donaldson Lumber Company, a major supplier of building materials during one of Houston's most consequential periods of residential and commercial expansion and served as President of the Retail Lumber Dealers Association, where he navigated the industry through wartime federal regulations and postwar growth. Beyond his professional achievements, Donaldson served as a founding trustee of the Good Samaritan Foundation, contributing to the early development of the Texas Medical Center's nursing workforce at a pivotal moment in the institution's history. Together, these associations establish 2306 Tangley as a property of historical significance, connected to the commercial, civic, and medical forces that shaped modern Houston.

Southampton Place is located near Rice University, the Museum District and the Texas Medical Center. The developer E.H. Fleming purchased the land in 1922, and development began in 1923. The early deed restrictions that enforced the building of only single-family residences with required minimum setbacks helped ensure that the neighborhood still has a "1920s feel." The housing stock contains a variety of architectural styles including classical Georgian and Tudor Revival homes, as well as brick cottages and bungalows. However, historic houses in the neighborhood are increasingly being torn down. Many of the new, modern residences do not complement the neighborhood's historic character.

The current owner is seeking a Protected Landmark Designation for 2306 Tangley to preserve the house, which contributes to the historic character of Southampton Place and is representative of the neighborhood's history.

The Mae and John Wallace Donaldson House meets criteria 1, 4, and 5 for Landmark Designation and criteria 1 for Protected Landmark Designation.



## HISTORY AND SIGNIFICANCE

### *Southampton Place*

In 1922, developer E.H. Fleming purchased 160.75 acres from Mrs. Nellie B. League of Galveston for \$297,387.50, originally envisioning a mixed residential and business community. During this early period, deed restrictions were established that would ultimately be incorporated into every property sale in the neighborhood, helping to preserve the residential character that Southampton Place continues to enjoy today. These restrictions prohibited saloons and the sale of "spirituous liquors," as well as any "foundry, cemetery, reform school, asylum, slaughterhouse, or institutions for the treatment of tuberculosis or the mentally impaired." "Prospecting, mining or drilling" was likewise prohibited, as were apartment buildings and multi-family housing. Minimum construction costs were also established to ensure building quality: lots facing Rice Boulevard were set between \$12,000 and \$15,000, those facing Sunset Boulevard between \$8,000 and \$10,000, and all remaining lots between \$5,000 and \$7,000.

A sales prospectus advertised Southampton as "A place to love to live in" in 1922. The booklet predicted "A community of beautiful homes, harmonious in every detail" and a "desirable environment." At its inception, Southampton was bolstered by the advantage of being adjacent to the Rice Institute, which was the largest privately endowed college in the nation. The brochure promised Southampton residents a park and playground, a school site, transportation fund, paved alleys and sidewalks, trees and ornamental plantings, and utilities and adequate storm sewers, rather than open culverts or ditches. The idea of enforcing stringent restrictions to protect the future of a large residential community made up of single-family homes may have been the brainchild of E.C. Barkley, a co-worker of E.H. Fleming and a Vice President at the San Jacinto Trust Company, who became one of Southampton's earliest residents.

Early residents built their homes in an irregular pattern extending southward from Bissonnet, leaving construction on Rice Boulevard last. The 1926 city directory lists four homes on Bissonnet, six on Wroxtton, nine on Albans and seven on Sunset. By 1928, the directory lists homes on all Southampton east-west thoroughfares. There were 144 homes combined on Bissonnet, Wroxtton, Albans, Sunset, Quenby, Tangle, Robinhood, Dunstan, Bolsover and Rice Boulevard. A.E. Kerr, the first resident on Rice Boulevard, became the first president of the Southampton Civic and Improvement Club a year after purchasing his home.

The development in Southampton was mirrored in downtown Houston. In the late 1920s, Houston witnessed the biggest building boom in its history. This boom would not be duplicated for the next three decades. Progress was in the air, and Mr. Fleming built two sample homes on Sunset Boulevard in Southampton to demonstrate what could be done with modern devices and design. The homes were fully electrified, and a contemporary newspaper article announced that, "Everything...is electrical, bringing before the people of this city an opportunity to learn the many advantages this wonderful invention of science has brought to the present-day household." Architect William Ward Watkin wrote in *Houston* magazine about this era: "The opportunity is here to make a city, growing as recently and rapidly as Houston is growing,



one of the most beautiful cities in the country...I wonder if we are not at the beginning of an epoch in the history of our country when we are about to experience a very positive migration from the northern and north-central states to the south and toward the southwest." By 2000, there were 601 homes in Southampton.

*John Wallace Donaldson (February 7, 1900 – August 25, 1968) Mae Annette Moffett (February 4, 1905 – October 26, 1993)*

John Wallace Donaldson was born in 1900 in McLennan County, Texas, to John D. Donaldson and Ada Alice Calloway, both Arkansas natives with family roots in farming in the Carolinas. A 1925 Wichita Falls directory lists his father's occupation as carpenter — a background that foreshadows John Wallace Donaldson's own career in the building materials industry. He married Mae Annette Moffett on October 4, 1930, and the following year the couple became the first owners of 2306 Tangley. Two daughters, Annette and Dorothy, were born at the address in 1934 and 1938, respectively.

Mae Annette Moffett was born in Sedalia, Missouri, to Robert Franklin and Pearl Annette Moffett. Prior to her marriage, she worked as a stenographer for the Gulf Coast Railroad. The 1930 census reflects a family with deep railroad ties: Mae's mother Pearl is listed as head of household at 4606 Clay Street, employed as a railroad records clerk, while her brother Harold worked as a railroad signalman and her nephew Ike as a railroad machinist. John and Mae resided at the Tangley address for approximately twenty years before relocating to 3741 Inwood Drive in River Oaks. Mae passed away at the age of 88 and was interred at Forest Park Cemetery.

John Donaldson was a prominent figure in Houston's mid-twentieth-century building materials industry. In 1938, he chartered the Donaldson Lumber Company with capital of \$25,000, establishing a lumber yard and office complex of approximately 23,000 square feet on four lots at the corner of Gray Avenue and Broadway, served by the Southern Pacific Railroad. From its inception, the company offered a full line of building materials — including lumber, millwork, roofing, hardware, windows, and insulation — as well as home planning and financing services.

During the 1940s through the 1960s, Houston experienced significant residential and commercial expansion driven by population growth, industrial development, and suburbanization, in which retail lumber dealers played a central role. Donaldson's leadership in this sector is reflected in his service as President of the Retail Lumber Dealers Association, which promoted industry standards, coordinated suppliers, and addressed business and regulatory challenges. The association also participated in promotional efforts such as the "Houston Better Built Home" demonstration at 2110 Sunset Boulevard in Southampton, which highlighted the advantages of Southern pine frame construction suited to Houston's climate.

The lumber industry was further shaped by federal policy during this period. During World War II, the Retail Lumber Dealers Association met regularly with representatives at the national,



state, and local levels, with large gatherings at the Rice Hotel addressing wartime supply constraints and regulatory requirements. Participants included representatives of the Federal Housing Administration and the War Production Board. In the early 1950s, the Defense Production Act further affected the industry during the Korean War and Cold War era, as materials were prioritized for national defense — often resulting in civilian construction shortages despite strong demand driven by Houston's rapid growth.

In addition to his professional leadership, Donaldson served as a founding trustee of the Good Samaritan Foundation, established in 1951 to support nursing education during the early development of the Texas Medical Center. Organized by Rev. Clyde J. Verheyden, the foundation brought together a cross-section of Houston's civic leadership, including physicians, members of the judiciary, and business leaders such as George M. Stewart and Sterling B. McCall. Its work responded to the rapid expansion of Houston's medical infrastructure, which by the late 1950s supported more than 13,000 workers and approximately 3,400 hospital beds.

In 1958, plans were announced for a new nursing school developed in coordination with Texas Woman's University, with the Good Samaritan Foundation committing \$7 million toward dormitories accommodating up to 1,000 nurses. The Foundation supported its mission through public fundraising efforts, including Rice University football events drawing more than 10,000 attendees — among them a "Fill the Stadium" drive featuring halftime entertainment by Bob Hope, Jerry Lewis, and New York Yankees star Mickey Mantle. Through this role, Donaldson contributed to an organization that addressed critical workforce needs in Houston's expanding medical community. The Good Samaritan Foundation remains active today, continuing its mission of supporting nursing education and scholarships.

Through his leadership in the lumber industry and his civic involvement, Donaldson contributed to both the physical development and institutional growth of Houston during a formative period in the city's history.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *Colonial Revival Style*

The Donaldson House is an excellent example of the Colonial Revival style, which was popular in the United States between 1890 and 1935. The Colonial Revival style resulted from a rejection of the ornate Queen Anne Revival style, and a desire to return to a more "traditional" American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. Colonial Revival residential structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Other areas of elaboration include the cornice and windows.



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### *Architectural Description*

The Donaldson House exhibits the defining characteristics of the Colonial Revival style, including symmetrical organization, brick cladding, multi-paned double-hung sash windows, a classically articulated central entry, and a side-gabled roof with dormers. The exterior retains a high degree of integrity in massing, materials, and architectural detailing.

At the center bay, two steps lead to the principal entrance. The entry consists of a six-panel wood door painted contrasting blue. The doorway is framed by a classical surround composed of carved pilasters supporting an entablature and an ornamental arched pediment with carved acanthus leaves executed in cast stone. Wall-mounted lantern-style light fixtures flank the door symmetrically.

To the right and left of the entrance, the first story contains a combined trio of wood windows with multi-pane glazing and trim. The center window of the trio is a six-over-six double-hung sash window, and the side windows are narrower, four-over-four windows. The windows retain their original wavy glass.

On the second story, a paired set of double-hung six-over-six sash windows is positioned directly above the first-floor left window, maintaining vertical alignment. Centered above the main entrance is a narrow rectangular window with diamond-patterned glazing, providing a decorative focal point along the central axis. To the right, a second paired set of double-hung sash windows mirrors that on the left, reinforcing the balanced arrangement.

The exterior walls are clad in red brick laid in a running bond pattern with uniform mortar joints. The façade terminates in a side-gabled roof clad in dark asphalt shingles. Two evenly spaced, front-facing gabled dormers project from the roof plane. Each dormer features a louvered vent and simple pedimented detailing. The eaves are modestly scaled with minimal overhang.

The nearly 100-year-old Donaldson House has been beautifully maintained and is an excellent example of the Colonial Revival style.

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by [Samantha de Leon](#), Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR LANDMARK DESIGNATION

### Sec. 33-224. Criteria for Landmark 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; |  |  |
|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|



- ☐ ☒ (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- ☐ ☒ (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;
- ☒ ☐ (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;
- ☒ ☐ (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;
- ☐ ☒ (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.

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)).

#### APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

##### Sec. 33-229, Criteria for Protected Landmark Designation

| S                                   | NA                                  | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|---------------|----------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |               |                      |                     |
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**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Mae and John Wallace Donaldson House at 2306 Tanglely Street, Houston, TX 77005.

DRAFT



**EXHIBIT A**

**CURRENT PHOTOS**

MAE AND JOHN WALLACE DONALDSON HOUSE  
2306 TANGLEY STREET, HOUSTON, TX 77005





## EXHIBIT B

### SANBORN MAP

MAE AND JOHN WALLACE DONALDSON HOUSE  
2306 TANGLEY STREET, HOUSTON, TX 77005

