

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Daisy Wilson Bland House  
**OWNERS:** Neil Sackheim  
**APPLICANTS:** Same as Owner  
**LOCATION:** 227 West 18<sup>th</sup> Street - Houston Heights  
**30-DAY HEARING NOTICE:** N/A

**AGENDA ITEM:** V.b  
**HPO FILE NO.:** 08PL68  
**DATE ACCEPTED:** Aug-18-08  
**HAHC HEARING:** Oct-16-08  
**PC HEARING:** Oct-23-08

### SITE INFORMATION

Lots 35 and 36, Block 102, Houston Heights Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and new wood frame one-story garage.

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

### HISTORY AND SIGNIFICANCE SUMMARY

The Daisy Wilson Bland House at 227 West 18th Street in the Houston Heights neighborhood was built in 1915 by Charles Bennet Wilson and his wife, Daisy Wilson. After Charles's death, Daisy married Robert Bland, a local contractor. Daisy Wilson Bland died in 1923, and her daughter, Daisy Ladell Wilson, inherited the house.

The Daisy Wilson Bland House is a unique blend of the Craftsman Bungalow style with Queen Anne influences, and retains a very high level of architectural integrity. Its most prominent features include a high pitched gable on gabled roof, stylized half-timbering and stucco ornamentation in the gable front, oversized Craftsman-style windows, tapered wood columns mounted on brick pedestals, a Queen Anne style entry door with transom window above, wide eave overhang supported by wood knee braces, and an extensive wraparound porch. Paired French doors also access the wraparound porch on the side of the home. The house is a mere one block from the boundary of the Houston Heights Historic District East (designated Feb 21, 2008). The Houston Heights neighborhood encompasses one of the first planned communities in the State of Texas and boasts the largest intact historic district in the city, boasting a wide array of vernacular, middle-class, domestic architecture of the period from 1893-1941.

The Daisy Wilson Bland House meets Criteria 1, 4, and 5 for Protected Landmark designation.

### HISTORY AND SIGNIFICANCE

Houston Heights was originally developed by the Omaha and South Texas Land Company in 1891, and at that time, they established the largest, earliest planned community in Texas. Oscar Martin Carter was President of the American Loan and Trust Company, which created the Omaha and South Texas Land Company for the purpose of developing their new site, Houston Heights in the early 1890s. O. M. Carter was born in Massachusetts in 1842. Carter came to Houston from Nebraska in 1887 to scout out the new, emerging city and discovered that Houston was destined to soon become a great city. He was so impressed with what he saw that he felt investing there heavily, as well as encouraging others to do so, would be very beneficial. Carter had been involved in banking and real estate in Nebraska and Colorado, and his move to Texas followed the organization of the Omaha and South Texas Land Company.

In May 1891 Omaha and South Texas Land Company purchased 1,756 acres of land just northwest of Houston and made over \$500,000 worth of improvements before offering lots for sale in 1893. He chose this location, in part, because of the area's proximity to the Houston business center, and also because the elevation is higher "and healthier" (as promoted at the time due to frequent malaria outbreaks) than

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

that of adjacent parts of Houston. In 1891 they purchased, merged and electrified both mule-drawn streetcar systems in Houston and extended the lines to their new community. In 1892 directors of the Omaha and South Texas Land Company developed public utility systems, sidewalks, and streets, including Heights Boulevard with its grand, 60-foot wide esplanade and street car service; built and marketed 17 homes for sale as well as lots for home building by others; allocated sites for parks and schools; built the Houston Heights Hotel on West 19th Avenue to encourage the establishment of the business center there served by streetcar; encouraged the establishment of churches; and facilitated the development of a major industrial, manufacturing district in the northwest section of Houston Heights, also served by railroads. The Omaha and South Texas Land Company also deed restricted lots on Heights Boulevard in 1892, which controlled setback, use, quality and size of the new construction. These deed restrictions were also on a few other lots throughout Houston Heights. This effort to enact deed restrictions was the first known instance of such in Houston, a practice that had been used successfully in other cities from which the investors of Houston Heights hailed, and the deed restrictions set the desired standard for their new suburb. Since Houston Heights was so well planned from its inception, and as the result, very attractive to investors, Houston Heights grew rapidly and eventually was incorporated as a city in 1896. It flourished as a distinct municipality until 1918 when the residents, by vote, agreed to be annexed to the City of Houston mainly to guarantee the future funding for the proper education for their children. However, the original deed restrictions enacted by the developer of Houston Heights were not enforced after annexation in 1918.

O. M. Carter had tried early on to entice a business associate, F. E. Clarke from Lawrence, Massachusetts, to come to Houston Heights to expand his eastern ventures there. Clarke was affiliated with the Pemberton Mills, owned by the Essex Company, which was one of the largest cotton mills in the world. The building that was first constructed on Lawrence Street, which was named after Lawrence, Massachusetts, was a box spring and mattress factory, but it was later occupied by the Oriental Textile Mill (N.R., City Landmark). The Oriental Textile Mill even developed an area of about four blocks near the plant as "Factory Village," a clustering of small houses for the workers. These houses have now been replaced by more industries and new modern row housing.

In 1894, Omaha and South Texas Land Company conveyed several lots, including Lots 35 and 36, to shareholder, F. E. and Harriet A. Clarke of Essex County, Massachusetts. Omaha and South Texas Land Company was liquidated after the Panic of 1893, which refers to the severe recession that hit the country at that time. When the company was liquidated, each shareholder, including F. E. Clarke, received a number of lots to compensate investors for their original investment. In addition to Lots 35 and 36, Block 102, Mr. Clarke received lots in Blocks 246 and 253 also in Houston Heights.

On October 25, 1905, F. E.'s widow, Harriet A. Clarke deeded Lots 26 through 29, and 35, Block 102 of Houston Heights back to O. M. Carter. On January 24, 1907, Harriet A. Clarke deeded Lots 36, 37, and 38, Block 102 to Carter. The Deed Record shows the purchase price of each lot as \$10, however, such a small amount indicates the purchase price was merely undisclosed. O. M. Carter also bought many of the other investor's lots and resold them and continued to strive to develop Houston Heights. Carter lived in the large house at 1324 Heights Boulevard, which was built also by the Omaha and South Texas Land Company from one of the designs of Knoxville, Tennessee architect, George F. Barber. It has been demolished, and the site is now occupied by two historic homes which were relocated to the site in 1989.

On January 24, 1907, the same day that Harriet Clarke deeded Lot 36 to O. M. Carter, Carter deeded unimproved Lots 36, 37 and 38 to A. F. Buchanan for \$525 or \$175 each. He paid Carter \$131.25 down with the rest to be paid by promissory notes of \$131.25 on January 24, 1908, 1909 and 1910, bearing 8 percent interest until paid. On November 6, 1905, O. M. Carter conveyed to A. F. Buchanan all of Lots 32, 33, 34 and 35, Block 102. Thus, Buchanan owned Lots 32 thru 38, Block 102, Houston Heights. On

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

April 14, 1914, Buchanan sold Lot 37, Block 102 to J. E. Funch. On June 9, 1914, Buchanan sold Lot 29, Block 102, Houston Heights to Mrs. Mammie Williams.

Andrew Frederick Buchanan was born in April 1855 in Abbeville, South Carolina, as were his mother and father. In Washington County, Texas on May 31, 1894 Mr. Buchanan married Fannie Baldaetta Styles, born March 6, 1862 in South Carolina. Although the Houston City Directories do not show A. F. Buchanan residing in the area until 1917, the 1910 Federal Census lists him and his family as residing at 235 West 18th Street, Houston Heights, having come there from Waller County, Texas. It was not until 1917 that the Buchanans appear in the City Directory at 235 West 18th Street, Houston Heights, where they resided until 1922. A. F. Buchanan was a wagon delivery driver. Also living with him were his children, Andrew F. Buchanan, Jr., a farmer; Miss F. Eulalie Buchanan; Miss Luta E. Buchanan, a teacher; and Miss Mamiedale Buchanan, a substitute teacher at Cooley School, located just a block away at 17<sup>th</sup> and Ashland. After 1922, the Buchanans are no longer listed in the Houston City Directory. The large two-story house at 235 West 18th Street, which was built by Buchanan in 1905, is still extant.

On September 10, 1915 A. F. Buchanan deeded two vacant, Lots 35 and 36, to Charles Bennet Wilson and his wife, Daisy. The purchase price was \$1,050. The Wilsons paid \$300 down and remitted six promissory notes of \$125 each at 8% interest. Apparently the Wilsons began construction of their home at 227 W. 18<sup>th</sup> Street by 1915 as the original claw foot bathtub, still in the house, bears the date of August 13, 1915. Charles Wilson died two months after purchasing the lots on December 27, 1915. Therefore, work may not only have slowed down for the construction of the home, but Daisy Wilson even decided not to live in the house once it was finished as there are no records of her residing in the home. Rather, a renter, John Prevot Desmarais, according to City Directories, lived there in 1917 and 1918. No wife or any children are listed in City Directories, but according to the Federal Census records, Desmarais had a wife, Ana D. (maiden name unknown). John Desmarais was born on October 30, 1890 in New Orleans, Louisiana and Ana D., his wife, who was born in 1892, was also born in Louisiana. They had married in 1909 at ages 19 and 17, respectively. Mr. Desmarais was a bookkeeper at Cochran's Insurance Agency. In 1915, Mr. Desmarais resided at 2102 Brazos, still a bookkeeper at Cochran's, which was located in the First National Bank Building at 306 Main. Jerome B. Cochran was the proprietor and lived at 1518 Hamilton Street. In 1919 Desmarais moved from 227 West 18th Street to 1226 Jackson Boulevard. The house at 227 West 18th Street is found vacant in 1919.

Sometime between 1915 and 1920 Mrs. Daisy Wilson married Robert Henry Bland, a contractor, who is found living at 339 W. 22nd Street in 1919. Mr. Robert Bland was later found living at 227 West 18th Street where he resided until 1925, two years after the death of his wife, Daisy, who died on December 29, 1923 at a local hospital. Bland was residing at 6110 Tyne in 1928 and 1929; 2110 Nicholson Street in 1930 and 1931. No wife is shown living with him in the city directories through 1931 when he is last found listed.

Daisy Bland's obituary in the Houston Chronicle indicated that she was survived by her daughter, Miss Daisy Ladell Wilson. The funeral took place at her home at 227 West 18th Street at 2pm on Sunday, December 31. Reverend T. J. Windham, Jr. presided at her funeral. Her burial took place at Glenwood Cemetery where she was interred on the northeast quarter of Lot 53 beside her first husband, Charles Bennet Wilson. Settegast-Kopf Undertaking Company arranged the burial. Her Pall Bearers included F. M. Pond, C. S. Pond, A. M. Kennerly, C. M. Durham, F. M. Brown, and W. R. Campbell. The will of Daisy Bland was probated by Robert Ring, attorney for the petitioner, Houston Land & Trust Company. O. R. Weyrich was the president of Houston Land & Trust Company, the executor of Daisy Bland's will dated March 21, 1924. Her will read as follows, "I, Daisy Bland, formerly Daisy Wilson, of Harris County, to my daughter, Daisy Ladell Wilson, my home at 227 W. 18th Street, Houston Heights, Lots 35 and 36, Block 102. Shall not be sold until daughter is 21 years old and shall be rented. Diamond ring

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- not to be sold but kept until daughter is 18 years old. To my husband, Robert Henry Bland, Lots 30, 31, 32, 33, Block 56, Houston Heights; Lots 7 and 8, Block 26, Houston Heights; Lots 27 and 28, Block 43, Stude Addition; all others to daughter. Desire my good friends, Mr. and Mrs. F. M. Pond of Houston, confidence and who are related to my daughter to care for her during her minority. (Apparently Mrs. Pond was related to Charles Bennet Wilson, the father of Daisy Ladell Wilson). If daughter dies I give Mrs. Nellie Cook (Mrs. Mayor Z. Cook) half and Mrs. Estella Pond (Mrs. Frank M. Pond) half." Further family association with Daisy Wilson Bland is evidenced by the burial of Mrs. Mayor Z. Cook in the same plot at Glenwood Cemetery.

The house at 227 West 18th Street was occupied by Frank M. Pond and wife, Stella (Estella) in 1926, and Mr. Pond was employed as an accountant. Also living there was Miss Dorothy Pond; Miss Estelle E. Pond, a stenographer at Crown Central Petroleum (located in Post-Dispatch Building); and Miss Ruth F. Pond, a stenographer at the Second National Bank Building. It appears to have been a rental property after the Ponds moved out in 1926. Jessie and her husband, Bill P. Taylor, a dentist at Houston Heights Clinic, were renters in the house from 1927-1931.

Daisy Ladell Wilson married twice. First she married Ronald J. Redman, and they were living in the home that she had inherited from her mother, according to the City Directory for 1935-1936. However, in 1938 Daisy was the wife of Eldridge Grady Harris, Jr. when on December 30, 1938, she sold 227 West 18th Street to Ralph Walton. Ralph Walton was born 1898 in Texas; was married to wife, Loucile E., and had one son, Lawrence E. Walton. On September 15, 1943 Ralph Walton sold 227 West 18th Street to Irene Beatrice Dulak Carroll, who owned the home until the present owner, Neil Sackheim, acquired it in 2001.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The one-story house located at 227 West 18th Street, which was built in 1915, is a unique blend of the Craftsman Bungalow style with Queen Anne influences, and retains a very high level of architectural integrity. Its most prominent features include a high pitched gable on gabled roof, stylized half-timbering and stucco ornamentation in the gable front, oversized Craftsman-style windows, tapered wood columns mounted on brick pedestals, a Queen Anne style entry door with transom window above, wide eave overhang supported by wood knee braces, and an extensive wraparound porch. The wood balustrade on the porch features oversized balusters supporting the wide, top cap rail. Paired French doors also access the wraparound porch on the side of the home.

The interior features, on either side of the original fireplace mantel, built-in cabinets with leaded glass doors, constructed in the spirit of the Craftsman bungalow, which many times featured these types of cabinets. The home also features paired, sliding pocket doors between the parlor and the dining room. The floors are pine and original to the house also restored with a mahogany finish. The original transom windows in the house found above the interior doors, which had been covered over by sheetrock, were restored by the present owner.

The Bungalow style home was a new trend in architecture from 1905 to 1930 and was the most prolific form of historic architecture constructed not only here in Houston but all over the country. The Bungalow house type was a departure from the large dark, multi-roomed Victorian houses of the past, and here in Houston Heights, the largest number of these types of houses were constructed primarily on Heights Boulevard although several other large, two-story houses are found elsewhere. The Bungalow had a simple floor plan, with many windows for light, low roof and wide eave overhang for comfort and was touted as "clean and sanitary" and livable where the woman of the house did her own cleaning and housekeeping. Whereas larger houses required domestic help to serve and clean all the rooms.

The home was completely restored in 2002 including the construction of a compatible, one-story, rear addition. Also at that time, a compatible, one-story wood frame garage was constructed at the rear of the house with alley access for vehicles. The restored home was featured on the Houston Heights Association Christmas Historic Homes Tour as well as being one of the recipients of the Houston Heights Association Community Improvement Award in 2002. The home was again featured on the Houston Heights Association Christmas Historic Homes Tour in 2007. The house is a mere one block from the boundary of the Houston Heights Historic District East (designated Feb 21, 2008). The Houston Heights neighborhood encompasses one of the first planned communities in the State of Texas and boasts the largest intact historic district in the city, boasting a wide array of vernacular, middle-class, domestic architecture of the period from 1893-1941.

**BIBLIOGRAPHY**

Houston City Directories.

Houston Chronicle December 29,1923, page 2, Obituaries Section.

Harris County Deed Records: Volume 73, Page 478; Volume 73, Page 480;Volume 90, Page 496; Volume 181, Page 442; Volume 349, Page 409; Volume 325, Page 276; Volume 329, Page 50; Volume 96, Page 364, 369; Volume 269, Page 482-483.

Harris County Direct Index to Contracts Records: Volume 19, Page 157.

Harris County Probate Records: Volume 61, Page 305; Volume 63, Page 234; Volume 66, Page 464; Volume 62, Page 57.

Harris County Mortgage Records: Volume 105, Page 318.

Houston Heights National Register Nomination, August 17, 1993.

US Census, 1880, 1900, 1910, 1920, 1930.

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

**APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION**

The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S    NA** **S - satisfies    NA - not applicable**

---

Meets at least three of the following (Sec. 33-229(a)(1):

- (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 (Sec. 33-224(a)(1);
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event (Sec. 33-224(a)(2);

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

- (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 (Sec. 33-224(a)(3));
- (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 (Sec. 33-224(a)(4));
- (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 (Sec. 33-224(a)(5));
- (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 (Sec. 33-224(a)(6));
- (7) Whether specific evidence exists that unique archaeological resources are present (Sec. 33-224(a)(7));
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride (Sec. 33-224(a)(8)).

### 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)).

### OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

### OR

- The property is 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 (Sec. 33-229(a)(3));

### OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Daisy Bland Wilson House at 227 West 18<sup>th</sup> Street.

DAISY WILSON BLAND HOUSE  
227 WEST 18<sup>TH</sup> STREET



SITE LOCATION MAP  
DAISY WILSON BLAND HOUSE  
227 WEST 18<sup>TH</sup> STREET  
NOT TO SCALE

