

**LANDMARK DESIGNATION REPORT**

**LANDMARK NAME:** The Hortense and William Ward /  
M.D. Anderson House

**AGENDA ITEM:** III.A

**OWNERS:** Steve and Ashley Putman

**HPO FILE NO.:** 14L292

**APPLICANTS:** Same as Owners

**DATE ACCEPTED:** Jan-30-2014

**LOCATION:** 1902 Sunset Blvd.- Southampton

**HAHC HEARING DATE:** Feb-13-2014

**SITE INFORMATION**

Lots 6, Block 32, Southampton Place, City of Houston, Harris County, Texas. The site includes a historic two-story, brick single family residence in the Southampton subdivision.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

**HISTORY AND SIGNIFICANCE SUMMARY**

The Hortense Sparks Ward and William Ward/M.D. Anderson House was built in 1934 by the Benson-Hall Company for Hortense Sparks Ward and her family. Hortense Sparks Ward was the first female lawyer in the State of Texas, and the first female registered to vote in Harris County. She was a leader of the suffragette movement in Texas, and served as a Justice on a special, all-female Supreme Court of Texas appointed by the Governor in 1925. Philanthropist M.D. Anderson lived in the home in the last few years of his life. The house is designed in a Colonial Revival style.

The Hortense and William Ward / M.D. Anderson House meets criteria 1, 3, 4, 6, and 8 for Landmark Designation.

**HISTORY AND SIGNIFICANCE***Hortense Sparks Ward*

The Texas State Historical Association's Handbook of Texas Online has an extensive article on Hortense Sparks Ward, which is copied here:

*Hortense Ward, champion of women's rights, suffrage leader, and the first woman admitted to the Texas bar, the daughter of Frederick and Louise Sparks, was born in Matagorda County on July 21, 1872. Ward lived in Edna as a child, and later attended Nazareth Academy, a Catholic convent school in Victoria. She returned to Edna in 1890 to teach school, and in 1891 married Albert Malsch, with whom she had three daughters. Ward moved to Houston in 1903, and, while working as a stenographer and court reporter, became interested in studying law. She and Malsch were divorced in 1906, and in 1908 she married Houston attorney William Henry Ward, later a county judge. In 1910, after successfully passing the bar examination, Ward became the first woman admitted to the Texas state bar and began practicing with her husband in the civil law firm of Ward and Ward. She did not appear in court, however, fearing that her appearance might prejudice all-male juries. She limited her work to writing briefs and*

consultations. In 1915 she and her husband were admitted to practice before the Supreme Court.

Hortense Ward became known as a champion of women's rights, writing stirring newspaper articles and pamphlets, and personally lobbying for many social reform measures in the early 1900s. She worked to get the Married Woman's Property Law of 1913 passed by the Texas Legislature. She also campaigned for a fifty-four-hour week for women in industry, a women's division in the state department of labor, a domestic relations court, and the right of women to serve as officers of corporations. She was an ardent prohibitionist and coauthored the state prohibition constitutional amendment in 1919. Ward helped Minnie Fisher Cunningham campaign for woman suffrage. She helped lead an intense lobbying campaign of Houston businessmen, local officials, and the Texas Congressional delegation in 1917 on behalf of the federal woman suffrage amendment, which narrowly passed the United States House in January 1918 with six of the eighteen Texas congressmen voting in the affirmative. As president of the Houston Equal Suffrage Association in 1918, she was sent to Austin by the state suffrage organization to help lobby Governor William P. Hobby and the legislature on behalf of a bill allowing women to vote in state primary elections, which passed in March 1918. Her newspaper articles on voting requirements and a pamphlet, "Instructions for Women Voters," distributed statewide, were part of a grassroots campaign by the Texas Equal Suffrage Association that persuaded nearly 386,000 women to register to vote in just seventeen days in the summer of 1918. On June 27, 1918, Hortense Ward became the first woman in Harris County history to register to vote.

Ward remained politically active in the next decade. She led the Houston women's organization for William P. Hobby against James E. Ferguson in the 1918 governor's race and campaigned statewide for the full suffrage amendment, which was narrowly defeated in May 1919. In 1924 she supported Ferguson's wife, Miriam Amanda Ferguson, for governor because she supported prohibition and opposed the Ku Klux Klan. Representing Mrs. Ferguson, Ward traveled to Maine to campaign against the Klan candidate for governor there. At the request of the Democratic National Committee, she made speeches in the East during the election year of 1924. She campaigned for Oscar Underwood of Alabama for president in 1924 and Al Smith in 1928. She herself ran unsuccessfully for county judge in 1920. In January 1925 Hortense Ward was appointed by Governor Pat Neff to be chief justice of the All-Woman Supreme Court convened to hear the case of *Johnson v. Darr*. The case involved a lien on two parcels of land in El Paso County belonging to the Woodmen of the World. The supreme court justices at the time disqualified themselves from the case because of their membership in the all-male fraternal organization. The governor then appointed three women attorneys as justices: Hortense Ward, Ruth Brazzil of Galveston (see ROOME, RUTH BRAZZIL) and Hattie L. Henenberg of Dallas. The case raised the issue of whether a trust instrument must be recorded to be effective against a lien holder. The women on the court held two sessions, one in which they determined that the court had jurisdiction in the case, and another in which they affirmed the ruling of the lower court.

*Hortense Ward was at one time vice president of the Woman Lawyers' Association and was active in the Women's Advertising Club of Houston, the Woman's Christian Temperance Union, the Woman's Club of Houston, and the Sorosis Club. She was a frequent contributor to the national publication, the Woman Lawyer's Journal. Ward practiced law until the death of her husband in 1939. She died on December 5, 1944, in Houston, survived by one daughter and eight grandchildren. Her son-in-law, John H. Crooker, was a partner in the law firm of Fulbright and Crooker, which grew into the prominent Houston firm of Fulbright and Jaworski. Her grandson, John H. Crooker, Jr., and great-grandson, John H. Crooker III, were also practicing attorneys.*

## *William Henry Ward*

William Henry Ward was also an important figure in Houston; he was twice elected and served as Harris County Judge from 1913 to 1917 and 1933 to 1937. He was educated at the University of Texas and started practicing law in 1902. He and Hortense practiced law together. Ward died on March 29, 1939.

## *Teresa and Bryan Sparks*

When Hortense moved to Houston and began work as a stenographer, she lived with her sisters Teresa and Nellie, and her parents (along with her own family) at 1808 Leeland. Once divorced and remarried to Ward, Hortense lived separately from her siblings.

However, when it came time to build the home at 1902 Sunset Blvd., the Sparks and Ward family built the home together. The building permit is in Teresa Sparks's name and the 1935 Houston City Directory shows that she also lived in the house and was still working as a stenographer. Hortense's younger brother Bryan was also living in the house; he is listed as President of the Merchandise and Employers Finance Company.

The Ward and Sparks family members moved to West University Place in 1938. Hortense Sparks Ward died December 5, 1944.

## *M.D. Anderson*

Monroe Dunaway Anderson, the benefactor of the M.D. Anderson Hospital Center, moved to the home in 1938. Suffering from illness, he moved to the home with private nurses. It was the first time he had lived in a single family residence. He died shortly after in 1939.

The Texas State Historical Association's Handbook of Texas Online has an extensive article on Monroe Dunaway "M.D." Anderson, which is copied here:

*M. D. Anderson, philanthropist, was born on June 29, 1873, in Jackson, Tennessee, the sixth of eight children of James Wisdom and Ellen (Dunaway) Anderson. James Anderson was first president of the First National Bank of Jackson. As a young man M. D. Anderson was a banker in Jackson, Tennessee. In 1904 he joined his brother, Frank Ervin Anderson, and the latter's brother-in-law, William Lockhart Clayton, in establishing Anderson, Clayton and Company, a partnership that eventually grew into the world's largest cotton merchandiser. Anderson moved to Houston, Texas, about 1907 to take advantage of the city's proximity to the port of Galveston and its superior banking resources. Houston became the company's headquarters in 1916, and Anderson served as*

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*its treasurer until illness forced his retirement in 1938. The University of Texas M. D. Anderson Cancer Center in Houston, initially funded by a substantial gift from the M. D. Anderson Foundation to the University of Texas, is Anderson's best-known philanthropy. The foundation, established before Anderson's death, received the bulk of his large estate. Anderson was a member of the Cumberland Presbyterian Church and the Democratic party, but was not active in church or in politics. He never married. He lived for thirty years in a succession of downtown Houston hotels. He died in that city on August 6, 1939, after a year-long illness and was buried in Jackson, Tennessee.*

## *Subsequent Owners*

After M.D. Anderson's death, the house was briefly occupied by Charles and Katherine Gainer. It then sat vacant until it was purchased by Harry and Blanche Krost in 1944. Krost was the owner of Warren Laundry and Cleaning Company at 3010 Fannin. His sons, Roland and Stanley, who lived in the rear apartment, owned Jennings Cleaners at 3000 Caroline. The building at 3000 Caroline has been renovated and is now the home of 13 Celsius; the renovation won a Good Brick Award from Preservation Houston in 2008.

By 1953, Krost had sold the home to John and Katherine Locke. Locke was an owner of S.B. Locke and Co, cotton directors. The Lockes sold the home by 1959 to Dr. Clifton and Mrs. Evelyn Howe. Dr. Howe was a physician for M.D. Anderson Hospital. Mrs. Howe sold the home in 1991 to the Davis family, who in turn sold to the current owners in 2008.

## *Benson-Hall Company*

The Benson-Hall Company was run by E. Newman Benson and Paul Marxen. They began building in Houston in the 1920s.

E. Newman Benson was born in Nebraska in 1893. He moved to Houston in the early 1920s and began the Benson-Hall Company. His death record could not be found.

Paul Marxen was born in Omaha, Nebraska on August 23, 1893. He was the son of a German-born contractor, and Paul began working as an apprentice carpenter at the age of sixteen. Marxen moved to Houston in the 1920s, and began working at Benson-Hall Company. The company later became known as Benson-Marxen Company. Marxen died on September 9, 1961.

Most of the homes that Benson-Hall Company built in River Oaks were for the architect Hiram Salisbury. They also built several homes for Moore & Lloyd.

Among the structures that the company built in Houston are the following:

No dates listed:	3233 Huntingdon Place	2104 Pelham Drive
2005 Bellmeade Road	1558 Kirby Drive	2204 Pelham Drive
2211 Brentwood Drive	2117 Looscan Lane (Benson's own	2226 Pelham Drive
2227 Brentwood Drive	home)	2236 Pelham Drive
2521 Brentwood Drive	2124 Looscan Lane	2442 Pelham Drive
2128 Del Monte Drive	2148 Looscan Lane	2520 Pelham Drive
3424 Del Monte Drive	2209 Looscan Lane	2104 Pine Valley
3218 Ella Lee Lane	2217 Looscan Lane	2216 Stanmore Drive
3257 Ella Lee lane	2234 Inwood Drive	2236 Stanmore Drive
3221 Huntingdon Place	2439 Inwood Drive	2151 Troon Road

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2181 Troon Road	Wooters House, 2119 Pine Valley Zumwalt House, 2505 Inwood Drive	Stevens House, 2404 Brentwood Knapp Speculative House, 2148 Looscan
1927: Store, Leeland and Milam Parks House, River Oaks Sears House, River Oaks Stapler House, 2212 Dunstan Bus Building, 3901 Main Street	1932: Coleman House, 6 Shadow Lawn Shirley House, 2209 Looscan Lane Bruce House, 3101 Wheeler	Dittmar House, 3305 Bissonnet Knapp Speculative House, 2248 Chilton Taggart House, 2125 Bellmeade Rogers House, 1927 Bellmeade Townes House, 3250 Reba Drive Killson House, 1839 Kirby Drive
1928: Apartments, 2214 Dunlavy Ledbetter House, 3215 Huntingdon Apartments, 2206 Mason Duplex, 2005 Arbor Drive Apartments, 1125 Milford Garage, 2314 Main Street Apartments, 1419 Wheeler	1933: Goldston House, 2118 Pine Valley Freeman House, 2916 Chevy Chase Johnston House, 1103 Eagle Robins House, Chevy Chase Trotter House, 2148 Troon Road	1936: Hamman House, Chevy Chase 2306-14 Vermont apartments for River Oaks Corporation Faulkner House, 2136 Pelham Hamaker House, 1537 Kirby Kendall House, 2136 Troon Knapp Speculative House, 2022 Chilton Taylor House, 2137 Chilton Apartments on San Felipe, River Oaks Corp.
1930: Houses, 2124-2217 Looscan Lane House, 3032 San Felipe Monroe House, 1624 Kirby Drive Mead House, 2128 Chilton Road Jolley House, 2527 Pelham (Landmark) Weaver House, 3443 Inwood Drive	1934: Houston Casket Co., 1717 Live Oak Knapp Speculative House, 2129 Del Monte Scott House, 2228 Del Monte	Benson House, 2117 Chilton Knapp Speculative House, 2216 Chilton
	1935: Knapp Speculative House, 1112 Shepherd	

### ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

1902 Sunset Blvd. was constructed in 1934 by the Benson Hall Co. at a cost of \$12,000. The 3,180 square foot house faces south on a 12,350 square foot corner lot, and was designed in a Colonial Revival style.

The house is a rectangular shape with a central entrance. The west side of the house cannot be seen from the street due to a neighbor's fence and close proximity to the lot line.

The south, or front, facade of the house has a wood-paneled door with a flat pediment surround of wood, and a glass transom. To the west is a set of three 6-over-6 wood sash windows. To the east is a set of four 6-over-6 wood sash windows. Above the entrance on the second story is set of three 6-over-6 wood sash windows. Additionally, there are sets of three 6-over-6 wood sash windows to the east and west of the central set, making three sets in total. All windows feature brick sills. A brick course runs between the first and second story facades. The roof is side gabled and is covered with asphalt roofing.

The east façade faces Kent Street. Moving north on the east façade, there are two 6-over-6 wood sash windows on the first story façade, and two 6-over-6 wood sash windows on the second story façade. An attic window is in the attic story. The brick chimney projects from the roof but is not delineated on the outside façade. A small, two-story, brick addition projects east. It also has a side gabled roof. 6-over 6 windows, one on the first story and one on the second story, face south. On the east façade of this addition are two 6-over-6 wood sash windows on both the first and second story facades.

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The house is in excellent condition, and has been exceptionally maintained by the current owners.

## **BIBLIOGRAPHY**

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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.*

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## 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:

- | <b>S</b>                            | <b>NA</b>                           |  | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|--|----------------------|-----------------------------|----------------------------|
| <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 checked="" type="checkbox"/> | <input 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;   |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (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 Hortense and William Ward / M.D. Anderson House at 1902 Sunset Boulevard.

### HAHC ACTION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of Hortense and William Ward / M.D. Anderson House at 1902 Sunset Boulevard.

**EXHIBIT A**

**PHOTOS**

HORTENSE SPARKS AND WILLIAM WARD / M.D. ANDERSON HOUSE  
1902 SUNSET BOULEVARD





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## EXHIBIT B SITE MAP

HORTENSE SPARKS AND WILLIAM WARD / M.D. ANDERSON HOUSE  
1902 SUNSET BOULEVARD

