



LANDMARK NAME: Ince-Crain House
OWNERS: Sarah Beth and Paul Seifert
APPLICANTS: Sarah Beth and Paul Seifert
LOCATION: 1914 Dunstan Road, Houston, TX 77005

AGENDA ITEM: A
HPO FILE No.: HP2026_0149
DATE ACCEPTED: May 13, 2026
HAHC HEARING: July 16, 2026

SITE INFORMATION: Lot 5, Block 14, Southampton Place, City of Houston, Harris County, Texas. The site includes a two-story, 4,316 square foot shingle and brick single-family residence located on a 8,970 square foot lot bordered on two sides by Fleming Park.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Ince–Crain House is among some of the most recognizable residences in Southampton Place, distinguished by its prominent location adjacent to Fleming Park and its distinctive architectural style. Built in 1924, the house commands an unusually visible presence within the neighborhood and exhibits hallmark elements of both the Tudor and Shingle style architectural traditions.

The property was first owned by Genie Crain, a resilient and independent woman who embodied the changing roles of women in the early twentieth century. Widowed young, she built a stable life in Houston, working first as a stenographer and later advancing to railroad supervisor. She shared her home with family members and at times rented the garage apartment to tenants. A member of the YWCA and a frequent presence in the society pages of the Houston Chronicle, she maintained a visible role in Houston's civic and social life.

By 1943, the property passed to the Ince family. Leon Ince, an engineer and entrepreneur in the oilfield industry, made it his home alongside his wife and children, and the family owned the property for more than four decades. During this period the house evolved physically, with additions made to accommodate a growing household. The Ince years reflect Houston's broader economic expansion and the rise of suburban, family-centered life shaped by industry and innovation.

Southampton Place is located near Rice University, the Museum District, and the Texas Medical Center. Developer E.H. Fleming purchased the land in 1922, with development beginning the following year. Early deed restrictions requiring single-family residences and minimum setbacks have helped preserve the neighborhood's 1920s character. The housing stock reflects a variety of architectural styles, including Georgian, Tudor Revival, brick cottages, and bungalows. However, the demolition of historic homes and their replacement with modern construction increasingly threatens the neighborhood's historic character.

The current owner is seeking a Protected Landmark Designation for 1914 Dunstan Road to preserve the home, which contributes to the historic character of Southampton Place and is representative of the neighborhood's history.



The Ince-Crain House meets criteria 1, 4, and 5 for Landmark Designation and criteria 1 and 2 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 1922 sales prospectus advertised Southampton as "a place to love to live in," promising "a community of beautiful homes, harmonious in every detail" and a "desirable environment." The development was further bolstered by its proximity to the Rice Institute, then the largest privately endowed college in the nation. The prospectus outlined an array of planned amenities for residents, including a park and playground, a school site, a transportation fund, paved alleys and sidewalks, ornamental plantings, and utilities with adequate storm sewers. The concept of enforcing stringent deed restrictions to protect the character of a large single-family residential community is credited in part to E.C. Barkley, a colleague of E.H. Fleming and Vice President of 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, with construction on Rice Boulevard occurring last. By 1926, the city directory lists four homes on Bissonnet, six on Wroxton, nine on Albans, and seven on Sunset. By 1928, homes had been established on all of Southampton's east-west thoroughfares, with 144 residences combined across Bissonnet, Wroxton, Albans, Sunset, Quenby, Tangleby, Robinhood, Dunstan, Bolsover, and Rice Boulevard. A.E. Kerr, the first resident on Rice Boulevard, went on to serve as the first president of the Southampton Civic and Improvement Club.

The development of Southampton reflected a broader momentum in Houston during the late 1920s, when the city experienced the most significant building boom in its history — one that would not be duplicated for three decades. In keeping with the spirit of the era, E.H. Fleming constructed two sample homes on Sunset Boulevard to demonstrate the possibilities of modern design and technology. The homes were fully electrified, and a contemporary newspaper account noted 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 captured the ambition of the moment in *Houston* magazine, writing that "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." He added, "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, Southamptton had grown to encompass 601 homes.

Homeowner History

Genie Crain (November 20, 1878 – February 6, 1976)

The first owner of 1914 Dunstan was Mrs. Genie Crain, a widow. She was born on November 20, 1878, in Jasper, Texas, to Thomas J. Carraway and Sarah A. Green. On March 8, 1896, she married Giles Burdett Crain in Nacogdoches, Texas. A local newspaper celebrated the union, noting that he "secured the hand of Miss Genie Carraway in marriage, a young lady suited in every way to make life joyous. Two happier hearts enshrining higher hopes never stepped upon the sacred threshold of matrimony."

Giles Crain, born in 1872 in Nacogdoches to Giles and Sarah Crain, served as a lieutenant in the military. He died on January 20, 1899, at the age of 27, leaving Genie widowed at a young age. His obituary, written by his pastor and published in the *Texas Christian Advocate*, described him as a man of exceptional character, stating that "a purer, nobler heart never devoted its attachments to his people than his did..."

By 1902, Mrs. Crain was living in Houston and working as a stenographer on Travis Street. By 1917, she advanced to a position with the Southern Pacific Railroad. During this period, she was also an active presence in Houston's civic life, frequently appearing in the society pages of the *Houston Chronicle* for her involvement in YWCA events and social gatherings.

The 1920 census lists Mrs. Crain as the head of household and owner of a home at 1104 Tuam Street. She was still employed as a stenographer for the railroad at that time. Living with her were her mother, Alice Carraway; her sisters, Ella, Nina, and Agnes; and her nine-year-old niece, Minnie Carraway.

Beginning in 1928, city directories list Mrs. Crain as the first owner of 1914 Dunstan. The 1930 census shows several members of the Carraway family residing with her there, including her three sisters, as well as her brother Joe Carraway. Two nieces and nephews were also part of the household. Additionally, three tenants were listed at the address, likely occupying the garage apartment.

By 1940, Mrs. Crain relocated to a rented apartment at 236 McGowan Street, where she resided with her sister Nina. At 62, she remained employed as a railroad supervisor — a testament to her long and steady career. She passed away on February 6, 1976, and was



interred at Oak Grove Cemetery in Nacogdoches. Her headstone bears the inscription, "A Full Life Was Hers."

Mr. Leon Ince (June 21, 1911 – January 16, 1984) and Mrs. Elizabeth Ince (January 15, 1916 – January 19, 2002)

Leon Ince was born on June 21, 1911, in Blum, Texas, to Joseph and Josie May Ince. His father worked as a café manager and later as a retail grocery salesman. After graduating from Cleburne High School in Cleburne, Texas, Ince attended Texas Technological College (now Texas Tech University), studying mechanical engineering, earning his degree in 1936. On June 17, 1939, he married Elizabeth Owen Dolsen. The couple had four children — two sons and two daughters. In 1943, when Elizabeth was pregnant with their third child, they purchased 1914 Dunstan for \$11,000.

Ince built a successful career as founder and owner of the Leon Ince Company, a manufacturer of oilfield equipment. The company was headquartered in the Merchants & Manufacturers Building (M&M Building), located at One Main Street downtown. Today, the building is listed on the National Register of Historic Places and is home to the University of Houston – Downtown. Recognized as a distinguished engineer, Ince served among the first alumni appointed to the Texas Tech Board of Directors in 1947, and was subsequently chosen for the university's Presidential Selection Committee in 1948.

Active in his community, Ince served as a deacon of Central Presbyterian Church and was a member of the Masons, the Jaycees, and the Lions Club. He served as president of the Houston Texas Tech Alumni Association and as a former president of the Kilgore Junior Chamber of Commerce. The Ince family owned the property at 1914 Dunstan from 1943 through the mid-1980s. Mr. Ince passed away on January 16, 1984.

Elizabeth Ince was a native of Taylor, Texas, the daughter of Harvey Everett Dolsen, a railroad worker, and Flora Elizabeth Walker, a homemaker. Born in January 1916, she graduated from Texas State College for Women and pursued a career in teaching. Following her marriage to Leon Ince, she focused on raising the couple's four children: Joseph, Jim, Sara, and Ann. She passed away at the age of 86 in 2002 and was interred at Derden Cemetery in Derden, Texas.

Their daughter, Sara Ince Hamilton, wrote an evocative account of the home and her childhood there, which was passed along to the current owners. Her reminiscence includes vivid details of playing on the large terrazzo-tiled porch on rainy days and gathering for summer story time after lunch in the front bedroom, which captured the north-south gulf breezes. In 1945, the installation of an attic fan marked a significant improvement in the home's comfort. A rear and east-side addition was completed in 1952, when window air conditioning units were added to supplement the home's existing radiator heat. During the 1950s, wall-to-wall carpeting was installed throughout. Sara's wedding reception to Thomas Hamilton was held at the home in 1960.



ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Shingle Style Architecture

The residence at 1914 Dunstan Road is a distinctive example of early twentieth-century domestic architecture within Southampton Place. Constructed primarily of brick, the house incorporates shingled sections on the façade and along the east elevation, while the two-story detached garage is clad entirely in shingles. It is among only a few residences in the neighborhood designed with elements of the Shingle Style, an architectural movement that flourished from the late nineteenth through the early twentieth century.

The Shingle Style originated and reached its fullest expression in the seaside resort communities of the northeastern United States, including Cape Cod, Nantucket, Newport, and eastern Long Island. Unlike the highly ornamental Victorian styles that preceded it, the Shingle Style emphasizes overall form and massing over applied decorative detail. In *A Field Guide to American Houses*, architectural historian Virginia McAlester describes it as "the first style that begins to emphasize the volumetric spaces within the house more than the exterior surface details."

According to McAlester, the Shingle Style draws from three earlier American architectural traditions. From the Queen Anne style it borrowed wide porches, shingled surfaces, and asymmetrical compositions; from colonial architecture it adopted gambrel roofs, classical columns, and Palladian windows; and from the Romanesque tradition it incorporated irregular, sculptural forms, Romanesque arches, and, in some examples, stone-clad lower levels.

Common features of the style include broad porches supported by substantial piers, grouped windows, and cross-gabled roofs arranged asymmetrically to create a dynamic, sculptural composition.

Tudor Revival Style

The Ince–Crain House also incorporates elements of the Tudor Revival style into its architectural character. The Tudor style is characterized by prominent front gables, steeply pitched roofs, substantial chimneys, and arched doorways, with decorative details that commonly include ornamental brickwork, stone accents, and half-timbering. At 1914 Dunstan, the asymmetrical composition, brick construction, and prominent front gables collectively contribute to the home's Tudor Revival character.

In *A Field Guide to American Houses*, architectural historian Virginia McAlester explains that "the name Tudor Revival style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (16th-century) England." Rather, the style is loosely adapted from a variety of late Medieval and early Renaissance English prototypes, ranging from thatched-roof folk cottages to grand manor homes. This broad range of influences provided the foundation for a domestic architecture revival that flourished in both Great Britain and the United States from approximately 1850 to 1930, shaped in large part by



the work of British architects including Philip S. Webb (1831–1915), C.F.A. Voysey (1857–1941), M.H. Baillie Scott (1865–1945), and Sir Edwin Lutyens (1869–1944).

McAlester notes that early landmark examples of the Tudor Revival style appeared around 1890, with more modest interpretations becoming prevalent by 1900. By the early twentieth century, only the Colonial Revival style surpassed Tudor Revival in popularity in American suburbs. The style reached its national peak during the 1920s and 1930s, when more elaborate examples were sometimes referred to as "Stockbroker's Tudors." Following the Depression, Tudor houses were simplified in character, and the French Eclectic style began to supplant them in popularity. After World War II, both styles were largely displaced by more modern architectural trends.

In Houston, significant concentrations of Tudor Revival architecture are found in the Boulevard Oaks Historic District and River Oaks, with approximately one-third of Boulevard Oaks homes designed in the style. Houston's first female builder, Katharine Mott, designed several notable Tudor Revival residences in the city.

Architectural Description

The residence is two-and-a-half stories, featuring asymmetrical massing and a dynamic composition of intersecting gabled roof forms. The primary roof is moderately pitched with broad planes that emphasize the building's horizontal character. A prominent front-facing gable and a secondary side gable define the principal façade, creating a balanced yet varied composition.

Exterior wall materials consist of dark red brick painted creamy white, with matching warm white painted shingle cladding. The shingles extend continuously across the gable ends. Together, these features — including the continuous shingle cladding, complex roofline, and emphasis on overall massing rather than applied ornament — reflect the defining characteristics of the Shingle Style. A substantial interior chimney rises along the roofline, providing a vertical accent within the overall composition.

Fenestration includes six-over-one, double-hung windows arranged in pairs and rows within the upper front gables and corresponding window groupings on the first floor. The main entrance is recessed beneath a projecting eyebrow curving porch roof and accessed by a red brick walkway and steps. A partially enclosed side porch extends along the right elevation, supported by brick piers and enclosed by a low brick wall.

The residence retains its defining architectural features, including a varied roofline, mixed masonry and shingle exterior cladding, grouped window assemblies, and integrated porch forms. The overall composition reflects the design sensibilities of the early twentieth century, incorporating notable elements of both the Shingle Style and the Tudor 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
☒	☐			
	☐			
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AND				
☐	☒			

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
☒	☐			



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- ☒ ☐ (2) Was constructed more than 100 years before application for designation was received by the director;
- ☐ ☒ (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or
- ☐ ☒ (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Ince-Crain House at 1914 Dunstan Road, Houston, TX 77005.

DRAFT



EXHIBIT A

CURRENT PHOTOS

INCE-CRAIN HOUSE

1914 DUNSTAN ROAD, HOUSTON, TX 77005





PROTECTED LANDMARK DESIGNATION REPORT

Reviewed by the Houston Archaeological and Historical Commission

EXHIBIT B

SANBORN MAP

INCE-CRAIN HOUSE

1914 DUNSTAN ROAD, HOUSTON, TX 77005





EXHIBIT C

PHOTO OF LEON INCE (UNDATED)

INCE-CRAIN HOUSE

1914 DUNSTAN ROAD, HOUSTON, TX 77005





EXHIBIT D

YEARBOOK PHOTO OF LEON INCE, CLEBURNE HIGH SCHOOL (C. 1932)

INCE-CRAIN HOUSE

1914 DUNSTAN ROAD, HOUSTON, TX 77005



HONEA, MALCOLM LAMAR

"A great devotee to the gospel of getting on."

Football, 26-28.

JOHNSON, MODENA

"Her eye was large and dark."

Spanish Club, 26-27; Yellowjackets, 27, 28; Health Club, 27.

HYDE, GLADYS VIVIAN

"She was a scholar and a good one."

Latin Club, 27, 28; Prize Winner thrift theme, 27.

JONES, GEORGIA ALMA

"Love, sweetness, and goodness in her person shone."

Latin Club, 25-29.

INCE, LEON

"He is the fountain of honor."

Football, 26-28; Basketball, 28; Wilson House Sargeant-at-arms, 27; Senior Play Committee, 29.

JOSEPH, EDGAR ANDREWS

"The lord of himself—that heritage of woe."

JOBE, JUANITA

"A kind and gentle heart she had."

Debater's and Declaimer's, 27; Latin Club, 25; Spanish Club, 27; Yellowjackets, 28.

KIMBRO, ROBERT WILLIS

"It's in tthe rough yet, but there's millions in it."

Football, 27, 28; Latin Club, 27; Vice-president Seniors, 29; Staff, 29.



EXHIBIT E

YEARBOOK PHOTO OF ELIZABETH OWEN DOLSEN INCE (UNDATED)

INCE-CRAIN HOUSE

1914 DUNSTAN ROAD, HOUSTON, TX 77005

