



LANDMARK NAME: Helen and Jesse O. Webb House
OWNERS: Alastair Thompson & Stacy Moulder
APPLICANTS: Alastair Thompson & Stacy Moulder
LOCATION: 2232 Dunstan Road, Houston, TX 77005

AGENDA ITEM: B
HPO FILE No.: HP2026_0150
DATE ACCEPTED: May 13, 2026
HAHC HEARING: July 16, 2026

SITE INFORMATION: Lot 1, Block 17, Southampton Place, City of Houston, Harris County, Texas. The site includes a two-story, 2,994 square foot brick single-family residence located on a 7,068 square foot lot a few blocks away from Rice University.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

Prominently situated at the corner of Dunstan and Whitley Streets, the Helen and Jesse O. Webb House is a notable presence within Southampton Place. A distinguished example of Tudor Revival residential architecture, the house was constructed in 1936 by local builder Walter Aden Plaster, who is also credited with other residences in the neighborhood. The ownership history reflects the civic and intellectual life of Houston during a formative period of the city's growth. Its most notable occupants, Jesse Owen Webb and Helen Knox Webb, resided at the address for fifty years, from 1939 to 1989. Jesse Webb's successful career in public education — culminating in his role as assistant superintendent of the Houston Independent School District — speaks to the home's association with Houston's civic leadership. An intriguing connection between builder Walter Plaster and the Webb family, both linked to the same Park Place address on Broadway Boulevard prior to the home's construction, adds further historical texture to the property's narrative. Together, these histories establish 2232 Dunstan as a property of both architectural and community significance.

Situated in Southampton Place—near Rice University, the Museum District, and the Texas Medical Center—the neighborhood was developed beginning in 1923 by E.H. Fleming, with early deed restrictions ensuring single-family homes with consistent setbacks, preserving its 1920s character. Southampton Place features a mix of architectural styles, including Georgian, Tudor Revival, and brick cottages and bungalows. With historic houses increasingly replaced by modern construction, the current owner seeks Protected Landmark Designation for 2232 Dunstan to preserve a home that embodies the historic character and architectural heritage of the neighborhood.

The Helen and Jesse O. Webb House at 2232 Dunstan Road 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 Southamptton 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 Southamptton 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 Southamptton'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 Wroxtton, nine on Albans, and seven on Sunset. By 1928, homes had been established on all of Southamptton's east-west thoroughfares, with 144 residences combined across Bissonnet, Wroxtton, 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 Southamptton Civic and Improvement Club.

The development of Southamptton 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 grew to encompass 601 homes.



Builder/Contractor: Walter Aden Plaster (March 29, 1900 – January 22, 1987)

The Webb house was constructed in 1936 by Walter Aden Plaster, who is also credited as the builder of other residences in the neighborhood. Plaster was born on April 29, 1900, in Gause, Texas, to Aden Howard Plaster and Emmie Etta Plaster. Records indicate that he completed three years of high school prior to entering the workforce.

He married Helen Mae Vick, and together they raised four children — two sons and two daughters: Walter, Jerald, Marion, and Helen. Beginning in the 1940s, his home and business address was listed at 3621 Broadway Boulevard in Park Place, Houston.

Plaster owned and operated a contracting company and was a resident of Houston for more than six decades, relocating to Tomball in 1980. He was an active member of Park Place United Methodist Church, a lifetime member and Past Patron of Park Place Order of the Eastern Star, Chapter 731, and a Past Master and lifetime member of Park Place Masonic Lodge, Chapter 1172, AF&AM.

During World War II, Plaster temporarily shifted from construction to transportation in response to wartime demand. Recognizing that many Houston workers lacked reliable access to war-related industries located outside the city limits, he converted fifth-wheel trailers into plywood-bodied passenger coaches and operated a fleet of thirty vehicles serving the city's industrial corridors. The venture proved highly successful, providing an essential service to Houston's wartime workforce. Following the war, Plaster transitioned to commercially manufactured buses before eventually closing the transportation business and returning to construction full-time, during which time he developed hundreds of apartment units throughout the 1950s and 1960s.

Plaster was preceded in death by his wife, Helen. He passed away on January 22, 1987, at the age of 86, in Tomball, Texas, and was interred at Forest Park Lawndale Cemetery. He was survived by four children, twelve grandchildren, and ten great-grandchildren.

Homeowner History

Jesse Owen Webb (March 10, 1888 – March 2, 1972) and Helen Knox Webb (August 13, 1891 – January 19, 1989)

Jesse Owen Webb and Helen Knox Webb purchased 2232 Dunstan in 1939. Records suggest an intriguing connection between the Webbs and their builder: the 1930 census places the Webb family at 3621 Broadway Boulevard in Park Place — the same address later associated with Walter Plaster. Given that both properties were of comparable value during the Depression era — the Dunstan property assessed at \$8,000 and the Broadway house at \$6,500 — it is possible that some form of arrangement was made between the two families.

Jesse was born on April 10, 1888, in Brownwood, Texas, to William Webb and Sarah Elizabeth Miller. He graduated from Southwestern University in Georgetown, Texas, and began his career in Somerville, Texas, serving as school superintendent there.



On August 5, 1914, Jesse married Helen Burroughs Knox in Burnet, Texas, and the couple honeymooned in Galveston. Helen was born on August 13, 1891, in Chico, Butte County, California, to Robert James Knox and Nellie Knox, and completed two years of college.

Jesse built a distinguished career in education, rising to assistant director of high schools for the Houston Independent School District and later to assistant superintendent of HISD. Jesse and Helen had no children and lived at 2232 Dunstan for fifty years, from 1939 to 1989.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Tudor Revival Style

In her book *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. Instead, the style is loosely adapted from a variety of late Medieval and early Renaissance English prototypes, ranging from thatch-roofed folk cottages to grand manor homes. This broad variety provided the basis for an English domestic architecture revival that began around 1850 and lasted until 1930. British architects such as Phillip S. Webb (1831-1915), C.F.A. Voysey (1857-1941), M.H. Baillie Scott (1865-1945), and Sir Edwin Lutyens (1869-1944) designed homes that were imitated in both the United States and Great Britain.”

McAlester notes that early landmark examples of Tudor style homes were built around 1890 with more modest versions being constructed by 1900. At the beginning of the twentieth century, the only style that surpassed Tudor Revival in popularity in American suburbs was Colonial Revival style. The Tudor Revival style was a prevalent architectural style nationally throughout the 1920s and 1930s. In the 1920s, at the height of the style’s popularity, homes built in the style were sometimes called Stockbroker’s Tudors. In Houston, significant concentrations of the Tudor style are found in the Boulevard Oaks Historic District and River Oaks. Approximately one-third of the homes in Boulevard Oaks were designed in the Tudor Revival style. Houston’s first female builder, Katharine Mott, designed several Tudor style homes. Following the Depression, Tudor houses were simplified, and French Eclectic houses began to supplant Tudor in popularity. After World War II more modern styles replaced both the Tudor and French styles.

The Tudor Revival style is characterized by prominent front gables, steeply pitched roofs, prominent chimneys and arched doorways. The decorative details found on Tudor Revival houses are inspired by late Medieval English architecture and include decorative brickwork, stone accents and ornamental half-timbering, where wall surfaces appear to contain massive beams with brick or stucco filling the spaces between the wood.

Architectural Description

The Webb House is a distinctive example of the Tudor Revival architectural style, prominently sited on a corner lot and exhibiting the asymmetrical yet balanced composition characteristic of early 20th-century interpretations of medieval English domestic design. The primary façade is



defined by steeply pitched, front-facing gables and patterned brick masonry accented with white stone quoins.

The main entry, approached by a curved walkway, is set within a single-story projecting gable and framed by irregularly cut white stone, with a small metal hood supported by scrolled wrought-iron brackets.

To the left, a two-story front-gabled projection features a curved first-floor bay window capped by a metal roof that echoes the entry detailing; a trio of windows at the first floor is mirrored by a ribbon of three windows above, creating visual continuity. A substantial chimney rises adjacent to this projection, flanked by individual windows set within smaller gables.

On the right, an additional steeply pitched gable with paired windows at both levels reinforces the dynamic massing.

The cohesive use of textured brick, contrasting stonework, varied window groupings, and pronounced gables underscores the architectural significance of the Webb House as a well-preserved and representative Tudor Revival residence.

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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
☒	☐	(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
☒	☐	(1) Meets at least three of the criteria for designation in section 33-224 of this Code;		
☐	☒	(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 Helen and Jesse O. Webb House at 2232 Dunstan Road, Houston, TX 77005.



EXHIBIT A

CURRENT PHOTOS

HELEN AND JESSE O. WEBB HOUSE
2232 DUNSTAN ROAD, HOUSTON, TX 77005





EXHIBIT B

SANBORN MAP

HELEN AND JESSE O. WEBB HOUSE
2232 DUNSTAN ROAD, HOUSTON, TX 77005





EXHIBIT C

PHOTO OF JESSE O. WEBB (UNDATED)

HELEN AND JESSE O. WEBB HOUSE
2232 DUNSTAN ROAD, HOUSTON, TX 77005

