

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Houses at 1217 and 1219 Tulane Street
Other name/site number: NA
Name of related multiple property listing: Historic Resources of Houston Heights MRA

2. Location

Street & number: 1217 Tulane Street
City or town: Houston State: Texas County: Harris
Not for publication: [] Vicinity: []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[] nomination [] request for determination of eligibility) meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my
opinion, the property [] meets [] does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[] national [] statewide [] local

Applicable National Register Criteria: [] A [] B [] C [] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 10/5/2020
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
[] determined eligible for the National Register
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain: _____

Signature of the Keeper

Date of Action

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
2	2	buildings
0	0	sites
0	0	structures
0	0	objects
2	2	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: Domestic: single dwelling

Current Functions: Domestic: single dwelling

7. Description

Architectural Classification: Late 19th and Early 20th Century American Movements: Bungalow/Craftsman

Principal Exterior Materials: Wood, Concrete, Asphalt

Narrative Description (see continuation sheets 7-7 through 7-10)

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1922

Significant Dates: 1922

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 8-11 through 8-18)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-19 through 9-20)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. (Part 1 approved 11-1-18)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Houston Metropolitan Research Center

Historic Resources Survey Number (if assigned): NA

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

10. Geographical Data

Acreage of Property: Less than 1 acre

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 29.792849 Longitude: -95.4024141

Verbal Boundary Description: The nominated boundary is the legal parcel: LTS 11 & 12 BLK 182 HOUSTON HEIGHTS (Property ID# 0201780000011 Harris County Appraisal District) as shown on MAP 4.

Boundary Justification: The boundary includes all property historically associated with the buildings.

11. Form Prepared By

Name/title: Neal and Karen Dikeman, property owners, and Bonnie T. Wilson (Historian, Texas SHPO)

Organization: Old Growth Ventures, LLC, for Historic Preservation Fund I, L.P.

Street & number: 8753 Padfield Street

City or Town: Houston State: TX Zip Code: 77055

Email: ndikeman@gmail.com

Telephone: 415-336-2814

Date: July 1, 2019

Additional Documentation

Maps (see continuation sheets MAP-21 through MAP-22)

Additional items (see continuation sheets FIGURE-23 through FIGURE-29)

Photographs (see continuation sheets PHOTO-30 through PHOTO-38)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photograph Log

Houses at 1217 and 1219 Tulane Street
Houston, Harris County, Texas
Photographed by Karen Dikeman
August 11, 2020

Photo 1: Tulane Street, looking southwest.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0001)

Photo 2: Houses at 1217 and 1219 Tulane Street, looking west.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0002)

Photo 3: East elevation of 1217 Tulane, looking west.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0003)

Photo 4: North elevation of 1217 Tulane, looking south.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0004)

Photo 5: Rear addition on 1217 Tulane, looking southeast.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0005)

Photo 6: West elevation of 1217 Tulane, looking east.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0006)

Photo 7: South elevation of 1217 Tulane, looking northwest.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0007)

Photo 8: Interior room of 1217 Tulane, looking east.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0008)

Photo 9: The historic rear porch was remodeled as a butler's pantry. Camera looking west.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0009)

Photo 10: Interior living room of 1217 Tulane.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0010)

Photo 11: East elevation of 1219 Tulane, looking west.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0011)

Photo 12: South elevation of 1219 Tulane, looking north.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0012)

Photo 13: West elevation of 1219 Tulane, looking east.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0013)

Photo 14: North elevation of 1219 Tulane, looking west.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0014)

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 15: South elevation showing rear addition on 1219 Tulane, looking northeast.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0015)

Photo 16: Interior living room showing entrance to rear rooms in 1219 Tulane. The interior plan with its characteristic bungalow circulation pattern is intact.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0016)

Photo 17: Kitchen at 1219 Tulane, looking east.
(TX_Harris County_Houses at 1217 and 1219 Tulane St_0017)

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Narrative Description

The Houses at 1217 and 1219 Tulane Street are two, 1-story frame gable front Craftsman bungalows with rectangular plans in Houston, Harris County, Texas. Built in 1922, the houses are in the Houston Heights neighborhood, characterized by residential and commercial buildings that show a variety of early 20th century architectural styles and modern infill. The nominated property is within the boundaries delineated in the 1983 *Historic Resources of Houston Heights* multiple property submission. Side-by-side on the same legal parcel, the Houses at 1217 and 1219 Tulane Street are similar in design, plan, construction, and style. Each features a gable front porch with square tapered columns on rock-faced concrete block piers with Craftsman details, like exposed rafter tails and knee braces at the roof-wall joint. The walls are sheathed in lap siding and there are asphalt roofs with brick corbeled chimneys. The interiors of both homes retain the historic one-bedroom bungalow plan configured for efficiency. Differences between the buildings are minimal but include variances in overall square footage, room arrangement, ornament, and porch configuration. In 2019-2020, the current property owner worked with the National Park Service Technical Preservation Services and the Texas SHPO to rehabilitate and enlarge the houses following guidelines set by the Secretary of the Interior. Small additions on the west (rear) elevation of each house are set-back from the historic façades, and two, 2-story free-standing residential houses at the west end of the property are non-contributing resources. The property's new construction is sensitive to the scale and style of the 1922 bungalows, and the nominated buildings retain a high degree of architectural and historic integrity.

The houses at 1217 and 1219 Tulane Street are in the Houston Heights neighborhood, an area of approximately 1,750 acres, northwest of downtown Houston.¹ Houston Heights, a late-19th century subdivision, was platted in a basic grid pattern of 10,000 lots and features a central esplanade along Heights Boulevard. The nominated buildings are within the boundaries delineated in the 1983 *Historic Resources of Houston Heights* MRA, which adequately described the physical context as follows:

The Heights is a Whitman's sampler of turn-of-the-century architectural styles. Several notable late-Victorian mansions and substantial early 20th century public, ecclesiastical, and commercial buildings serve as the anchors of the neighborhood. Nevertheless, the real strength of the Heights rests in the wide array of essentially vernacular, middle-class, and domestic architecture of the period 1893-1932. The one- and two-story houses and cottages are usually of frame construction and are executed in a variety of styles. Influences from the Colonial Revival, Queen Anne, and Bungalow styles clearly dominate, but noteworthy examples of other styles likewise occur.²

Demolition, neglect, and modern infill characterized the Heights through the mid-to-late 20th century. In the 21st century, the City of Houston designated three local historic districts in Houston Heights. Associated design guidelines regulate changes to historic buildings and oversight for new construction, which has aided in the preservation of the overall historic character of the neighborhood.

Tulane Street is a narrow road four blocks west of Heights Boulevard, with culverts that are between the street and sidewalks. It is within the boundaries of the local Houston Heights West Historic District, and the nominated houses are contributing to the district. Historic-age residences on the 1200 block of Tulane Street were built between 1910 and 1925. The houses were originally small-scale bungalows and Folk Victorian buildings with historic-age and modern

¹ The setting is adapted and updated from [National Register of Historic Places, Historic Resources of Houston Heights MRA, Houston, Harris County, Texas, National Register #64000847](#) and https://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic_districts/heights.html (accessed October 8, 2019).

² *Houston Heights MRA*, 7-1.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

additions. Most of the modern infill on Tulane Street is sensitive to the scale, setback, and style of nearby historic houses.

The nominated buildings are on one, 50 by 132 feet parcel on the west side of Tulane Street set back approximately 21-feet (1217) and 25-feet (1219) from the right-of-way. A concrete ribbon driveway runs between the houses with concrete walkways that branch off and curve to the front porches of each house. Bricks, recently unearthed, line each walkway. The property is grassy with an open lawn in the front yard and a dense canopy of trees around the perimeter.

In 2019-2020, the property owners rehabilitated the historic houses, constructed small addition is at the west (rear) elevation of each bungalow, and added two garage apartments (non-contributing) to the property. **(Figure 1)** The additions have minimal footprints—362 square feet to 1217 and 359 square feet to 1219—and each have one bedroom, one bathroom with laundry and new side entry. The additions are minimally visible from Tulane Street. The existing houses' original rear (west elevation) doorways provide interior access to the additions. Both are built with complementary styled cement board siding; are inset from the north and south elevations; have gabled rooflines with lower profiles to the existing structure; and similar wood trim style and open eaves. The additions met the City of Houston Heights Historic District design guidelines. At the far west end of the property, two 729 square foot garage apartments face the alley. The set-back of the new, two-story buildings minimized the visual impact on the one-story bungalows. Furthermore, the garage apartments are sensitively designed with rooflines, fenestration, exterior materials, and at a scale that complements, rather than detracts from, the historic bungalows. New wood fences extend from the rear additions of 1217 and 1219 Tulane and give each home an enclosed backyard.

Built in 1922, 1217 and 1219 Tulane are similar in plan, design, and size. The nominated buildings are one-story, rectangular wood frame front-gable bungalow residences with partial-width front-gable porches on concrete pier and beam foundations. Both have lap siding, low-pitched asphalt shingle roofs, and brick corbeled chimneys. Craftsman details are simple and include square tapered columns on rock-faced concrete block piers that support porches on each house, exposed rafter tails, and triangular knee braces (on 1217 Tulane only). Most of the windows are historic double-hung 1/1 wood sashes that appear in pairs or single windows on different elevations. All of the historic windows were removed, rebuilt as needed, and rehung with the original weights (found within the walls) in April 2020. Doors and windows have plain casings with simple, decorative crowns. Variances in window size denote interior functional spaces, like bathrooms and kitchens. Hardware on window frames show each had a screen, but those are now gone.

1217 Tulane Street faces east and is sited on the south part of the property. The historically one-bedroom residence is approximately 689 square feet with a mostly rectangular floor plan. However, a 17.5 by 22.9 rear addition, built in 2020, increased its square footage with a second bedroom, bathroom, closet, and utility room. **(Figure 2)** The house has a corbelled brick chimney centered on the roof. The **primary (east) elevation** features a partial width inset porch with a front gable roof offset to the south side of the façade. Triangular knee braces support the main and porch roofs. All secondary elevations have exposed rafter tails. Barge board defines the gable end of the porch and continues across the primary house plane. The porch features squared, tapered columns on rock-faced concrete block piers. The porch ceiling is beadboard with a single light fixture, and the floor is painted tongue and groove wood planks. Three stairs are between the porch and ground level, and the house is at the same level as the porch. Fenestration on this elevation is asymmetrical. Within the porch there is a front door and a single 1/1 double-hung window. The door-features characteristic Craftsman details with a pattern of three, narrow insets in the upper third section of the door and one large panel in the lower section. The insets were originally glazed and are now painted wood. Paired double-hung windows are on the north side of the front elevation. Each original door is fitted with the original restored knob set, and the window sash locks and lifts in the living and dining rooms are all restored originals.

The **north elevation** is fenestrated (east to west) with a single window, paired, small windows in the center of the wall plane, and the northwest corner is an infilled screened porch. Alterations to the porch, seen before the rehabilitation, appeared to be historic age, but the date of change is unknown. In the 2020 rehabilitation, the porch frame remained

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

intact and new siding infill (comparable but not identical to the historic drop siding) replaced rotten wood panels. The screen porch historically extended to the rear façade. Now obscured by new construction, the original rear (west) elevation was fenestrated by a non-historic wood door at the screen porch; a small, square window was next to the porch; and two, paired windows were on the south side of the west façade.

Set back approximately one foot on the north and south elevations, **the addition on 1217 Tulane Street** is sensitive to the bungalow's scale, materials, and style. Its wood siding is a larger width than the historic drop siding but painted in the same shade of pink. The gable roof, shorter than the roof on the historic portion of the home, has exposed rafter tails. A Craftsman-style door and small 1/1 window fenestrate the north elevation. A small wood porch with several steps give access to this entrance. The addition's west (rear) elevation has a set of paired 1/1 wood windows similar to the home's historic windows.

The bungalow's **south elevation** faces the fence line. It is fenestrated (west to east) with a single window on the addition, a single window at the rear of the historic portion of the house and paired windows at the living room on the east side of the façade.

Many original **interior** materials are intact in 1217 Tulane, and it retains the historic floor plan (**Figure 2**). The front door opens into the living room, which has original pine floors that continue to the dining room and rear bedroom. Walls throughout are plaster with wide baseboards. There is a single doorway to the rear bedroom on the west wall and a pair of glass casement French doors to the dining room are on the north wall. The dining room has a built-in cabinet and closet (installed at an unknown date) in the southeast corner of the room. The kitchen is through a single door in the east wall of the dining room. There is some original built-in cabinetry, but new cabinets were built along the east wall to match the scale and style. The historic iron sink and cabinet were pitted and rusted so a new cabinet with similar style sink was installed in the same footprint in 2020. The chrome handles from the cabinet were restored and used on newly constructed drawers. Vinyl tile flooring (installed prior to 1990) once obscured the room's original wood floors, which were recently exposed, repaired, and refinished. Two doors are on the west wall of the kitchen. One leads to the enclosed original screen porch which has lap siding walls like the exterior of the house. The other door leads to the bathroom. Fixtures, except for a medicine cabinet, in the bathroom are non-historic with tile floors. The bedroom is accessed from a door in the south wall of the bathroom, which completes the circular layout of the house. It has two closets.

1219 Tulane Street is a 768 square foot historically one-bedroom yellow house on the north part of the property and faces east. It is rectangular in plan with a gable front porch. The **east (primary) elevation** shows fewer architectural details than its neighbor. Facia encloses the overhanging eaves in the gable ends, and there are no braces that ornament the roof-wall juncture like 1217. A wide bargeboard similarly defines the gable end of the porch and house. Tall, narrow tapered columns support the porch directly under the bargeboard and rock-faced concrete block piers support the columns. The porch has a beadboard ceiling and tongue-and-groove wood flooring. Within the porch is the front door and a 1/1 double-hung window. The door is glazed with three narrow lights above a large panel. Another double-hung window is right of the door. Every original door is fitted with the original restored knob set, and the window sash locks and lifts in the living and dining rooms are all restored originals.

The **north elevation** faces a wood fence along the property line. It is fenestrated (east to west) with a pair of double-hung windows in the dining room; a small window above the interior kitchen sink; and two, non-historic single double-hung windows. The addition's north elevation has a single 1/1 window.

The 359 square foot addition obscures the bungalow's original **west (rear) elevation**. Fenestration on the addition's west and south is identical to the 1217 addition. Originally, 1219 Tulane had a screen porch at the southwest corner. By 1970, however, earlier owners enclosed it and added a small utility room to the rear (west) façade, which the current owners removed in 2019. The bungalow's **south elevation** is fenestrated (east to west) with two pairs of 1/1

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

double-hung wood windows; and a slightly smaller, single 1/1 window is a historic-age alteration that indicates where the enclosed screen porch was originally.

The bungalow's intact **interior** plan (**Figure 3**) is a one-bedroom single family home with a second bedroom, bathroom, and utility room enclosed within the rear addition. The historic portion of the house retains original materials including pine floors, plaster walls, plain wood trim, and most original interior doors. The front entry opens to the main living room. A single door on the north wall of the living room leads to the dining room that opens to the galley kitchen. The kitchen's galley layout and size would have been an uncommon for a 1920s bungalow. Because there was no obvious evidence of historic age alterations to the room, the 2020 rehabilitation project retained this layout. Cabinetry is a mix of original and non-historic and modern appliances are installed. The home's original wood floors were recently uncovered below black and white vinyl flooring and restored. From the kitchen, a door leads to a bathroom. Changes to the bathroom occurred periodically between 1980 and 2020, with the most recent remodel moving the door slightly to the right, installing a new tub, sink, and toilet, and replacing the non-historic vinyl flooring replaced with tile over the original wood floor. A door on the kitchen's west wall opens to a hallway and 1 BR/1BA plus laundry addition completed in June 2020. The original bedroom is on the south side of the house. Its west wall opens to, what was once, an enclosed screen porch and now used as a closet. The house has a centrally located brick chimney for stove exhaust, visible within a closet but enclosed in sheetrock in 2020

Integrity

1217 and 1219 Tulane Street retain good historic and architectural integrity that communicate its era of construction. Modest in size and design, the nominated buildings retain the historic one-bedroom bungalow plan with gable front porch and interior rooms configured for efficiency. Each exhibit Craftsman traits in intersecting front gable roof and porch form with modest details that include exposed rafter tails, knee braces at the roof-wall juncture, and porch supports with battered columns on rock-faced concrete block piers. The limited ornament, economical building materials, and scale of the houses reflect the intersection of popular architecture and affordability in 1920s home ownership. In 2020, the property owner restored many original materials—wood floors, cabinetry, hardware, and doors—and rehabilitated the bungalows for rental housing. Additions at the rear elevations increased the square footage of the historically modest sized homes. Sensitively designed, the additions impact to integrity was minimized by the strategic use of setbacks, compatible scale, and like-historic exterior materials. Alterations, including additions, replaced some original materials but the preponderance of historic materials are intact and reflect the good workmanship of its builders. Two new garage apartments at the west end of the property adversely impacted the property's integrity of setting. However, efforts to minimize the visual impact were successful and the new construction is secondary to the historic bungalows. The Houses at 1217 and 1219 Tulane Street are at the original location in the historic Houston Heights neighborhood in a locally designated district, which maintains the overall historic setting through design regulations. In 2020, the property owners rehabilitated the property through the Federal Rehabilitation Tax Credit program with oversight from the NPS Technical Preservation Services and Texas SHPO staff. Previously, years of deferred maintenance adversely affected the condition of the almost century-old residences. Now completed, the bungalows will continue to function as rental property for future tenants.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Statement of Significance

The houses at 1217 and 1219 Tulane Street are small-scale working-class Craftsman bungalows built for Cora Canfield Mettler, the original homeowner, in the Houston Heights suburb of Houston, Texas in 1922. The 1983 *Historic Resources of Houston Heights* MRA identified the houses as belonging to a property type important to the development of the neighborhood. Due to their modest size and appearance, however, the buildings were less likely to be nominated under the multiple property form. Originally started in the 1890s as a middle-class suburb, Houston Heights underwent intense development in the 1920s as hundreds of houses were built in empty lots across the neighborhood, and its demographics broadened to include working-class Houstonians. The nominated houses represent a modest type of bungalow built for working-class individuals that are important to understanding the economic diversity of Houston Heights during the historic period. In 1922, Cora Canfield moved to Houston and built two, small bungalows on the property. Nearly identical in design, Canfield (later Mettler) lived in one house and rented the other to working-class Houstonians until she sold the property in 1946. The two properties are nominated to the National Register of Historic Places under *Historic Resources of Houston Heights* MRA and are eligible for listing under Criterion C in the area of Architecture at the local level of significance as both houses embody the distinctive characteristics of 1920s Craftsman bungalow design. The houses feature gable-front porches with battered columns on rock-faced concrete block piers, exposed rafter tails, and decorative brackets. The bungalow interiors have straightforward bungalow layouts with living, sleeping, service areas that are connected to front and rear elevation porches. 1217 and 1219 Tulane Street are important as intact examples of small-scale working-class homes that are becoming increasingly rare in the rapidly changing Houston Heights neighborhood. The period of significance is 1922, the year the houses were built.

Multiple Resource Listing - Houston Heights³

The multiple resource listing for Houston Heights (NR 1983) represents the residential neighborhood northwest of downtown Houston in the area roughly bounded by Interstate 610 (north); Durham and Herkimer Streets (west); Buffalo Bayou and Washington Ave (south); Oxford and Yale Streets (east).⁴ Included under the original submittal were 105 properties, and, to date, there are 120 resources listed in the National Register of Historic Places under *Historic Resources of Houston Heights*.⁵ Individually-listed buildings were constructed between 1890 and 1932 (the 50-year threshold for National Register eligibility when the nomination was written), and are vernacular and high-style examples of domestic, ecclesiastical, institutional, and commercial architecture. Thirty-seven years after its submission to the NPS, the impetus for undertaking the 1983 multiple property submission and succeeding individual nominations is the same: “the Historic Resources of Houston Heights are significant as elements of a largely intact turn-of-the-century neighborhood in a city of subsequent and current rapid growth and physical change.”⁶

“In 1891, O.M. Carter and his company, the Omaha and South Texas Land Company, began purchasing about 1,750 acres of what was to become Houston Heights. Following the completion of more than \$500,000 worth of improvements, the company began offering lots for sale in 1892.”⁷ Carter envisioned Houston Heights as a, “totally planned community in which to live and work,” with a designated industrial area, commercial zone, and large residential area featuring a grand central esplanade called Heights Boulevard.⁸ Carter wanted his development to

³ The section is adapted from and quotes [National Register of Historic Places, Historic Resources of Houston Heights MRA, Houston, Harris County, Texas, National Register #64000847](#).

⁴ *Historic Resources of Houston Heights MRA*, 10-1.

⁵ National Register forms for each property are available on the Texas Historical Commission website: <https://atlas.thc.state.tx.us/AdvancedSearch/MPS?mpsid=62> (accessed October 1, 2019).

⁶ Houston’s population is expected to exceed 7.1 million in 2020 compared to 1.5 million in 1980. *Historic Resources of Houston Heights*, 8-1.

⁷ Ibid.

⁸ G. Randle Pace and Deborah Markey, *Houston Heights 1891-1991: A Historical Portrait and Contemporary Perspective*

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

provide people of different socio-economic levels the opportunity for home ownership. In varying the sizes of lots from block to block (and thus their prices), “the planners established areas for both the monied and for the more impecunious. In this way, social and economic segregation was easily accomplished with the wealthier residents on major streets such as Heights Boulevard, Harvard, or Allston, and the poorer families on less conspicuous streets, such as Waverly or Oxford.”⁹ Blocks west of Rutland, including Tulane (first called Portland Street), and in the industrial and commercial areas north of 16th Street, had the smallest lot sizes.

The MRA documented several stages of architectural development that characterized Houston Heights. The first stage (1892-1900) reflected the period of initial settlement by which the suburb’s investors and other professionals built fine, finely crafted Queen Anne style houses as community showpieces along Heights Boulevard and on large, adjacent corner lots. Concurrently, “many not-so-wealthy people were building smaller, but equally ornate, cottages. They were primarily white-collar workers or skilled craftsmen who sought a comfortable suburb away from the city for their families.”¹⁰

The neighborhood’s second and third periods of development, as documented in the MRA, (1900-1910, 1911-1932) corresponded with a city-wide economic growth that expanded the labor market. Following the discovery of oil at the Spindletop oilfield in 1901, Houston’s economy dramatically changed as new companies associated with the burgeoning petroleum industry established headquarters in the city. “Carter planned a portion of the Heights to attract some of that industry. Cotton mills, textile factories, electronics plants, and oil refineries appeared in the area during the initial years of development.”¹¹ Professional opportunities in white collar and blue-collar work increased, and the broadening job market grew Houston’s population 210% from 44,633 to 138,276 between 1900 and 1920, and another 110% by 1930.

“The development of the Heights paralleled advances of business and industry in Houston. The new commercial opportunities allowed more people the prosperity to own homes...and residents of Houston Heights belonged to the new middle class...Homes in the neighborhood are types of buildings found in the popular publications of that era: bungalows, two-story [American Foursquare], etc.” To be sure, the multiple property submission’s definition of “new middle class” encompassed a mix of working and lower-middle class whites in skilled and semi-skilled blue collar and white collar jobs: “The first occupants of such houses were often bookkeepers, drillers of oil wells, teachers, or operators of small businesses. For these persons, it was extremely important to be a part of a community such as the Heights. The green, open spaces in which children could play, the schools, the churches, and civic clubs were all necessary elements.”¹²

By 1915, Houston Heights population was 9,000, and newspapers in the mid-to-late 1920s reported an increase to 35,000-45,000. The significant population boom resulted in the almost complete build-out of the neighborhood. A comparison between the 1919 and 1925 Sanborn maps that show the nominated property reflect, on a small scale, the neighborhood-wide residential building trend. Empty lots characterized most blocks on the 1919 Sanborn map with some, including Block 182 on which the nominated houses stand, only half improved. In 1924, by contrast, most blocks are full, with small homes occupying 50x132 lots. A 1995 neighborhood survey confirmed that the 1920s were the most productive building period in the Heights history, and the housing stock built in that period reflected the economic diversity of neighborhood that started to include more working-class Houstonians.¹³

(Houston: Tribune Publishing Company, 1991) 2.

⁹ *Historic Resources of Houston Heights*, 7-1.

¹⁰ *Ibid.*, 7-2.

¹¹ *Ibid.*, 8-4.

¹² *Ibid.*, 8-5.

¹³ According to a 1995 Texas Historical Commission survey of the neighborhood, approximately 1,900 residences (mostly residences) were built in the Heights between 1920 and 1930. Compared with the preceding period, 1895-1919, wherein

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

The City of Houston annexed Houston Heights in 1918, and its infrastructure and public institutions benefitted from the city's broad tax base. Quality schools, active social and fraternal organizations, commercial entertainment, city parks, and an efficient public transportation system helped make Houston Heights a desirable suburb. In the late-1910s, construction for owner-occupied houses in the Heights outpaced the demand for rental housing. The *Houston Post* noted "in no other suburb does a like condition prevail," where the majority of cottages, bungalows, and "the more costly two-story residences," are to be occupied by the owners rather than for lease.¹⁴

Although it was a popular suburb, Houston Heights competed for prospective homebuyers with adjacent working and middle-class neighborhoods, like Norhill, to fill its many empty lots. In the 1920s, the Houston Heights Office, which financed the sale of improved and empty lots in the neighborhood, advertised:

The purchase of Houston Heights lots on our easy payment plan is a safe and sane method of accumulating wealth. It also provides for a home of your own in Houston's most delightful residential district where prices are lower than in any other portion of the city. After you have paid for the lot, any responsible builder will plan and build a home for you to be paid for like rent.¹⁵

Lots like the nominated property were advertised at \$750 dollars, a price that was affordable to blue and white collar Houstonians. Relaxed enforcement of deed restrictions that followed the suburb's annexation resulted in these individuals building of small-scale cottages and bungalows next to large houses. Duplexes and apartments, heretofore not seen in the traditionally single-family house neighborhood, were also an outgrowth of a building boom that following the post-World War I national housing shortage.¹⁶ New multi-family dwellings and an increased number of rental properties diversified the Heights community with more working-class and lower-middle-class whites who could afford to rent or build a home in the popular neighborhood. By 1929, a *Houston Chronicle* article about Houston Heights boasted a population boom at 45,000 residents, rising property values, and fine institutional buildings, adding there were an "abundance of pretty homes ranging from 'palatial' to 'comfortable.'"¹⁷

"Eventually, as happened in many inner-city neighborhoods, more commercial and industrial interests began to creep into the area after World War II. In a city without zoning, it has been doubly challenging for communities such as Houston Heights to remain intact. As long-term residents moved away or died, the land was often developed by interests that are insensitive to the community into which they are moving."¹⁸ From the 1950s-2010s, demolition, deferred maintenance, and insensitive alterations to historic houses characterized the Heights. Community-led preservation efforts started in the late 1970s and led to a historic resource survey and the 1983 MRA. Preservation efforts in the 21st century were aimed at recognizing "the diversity of development," particularly the modest early 20th century bungalows that have been most at risk for demolition.¹⁹

approximately 875 were built and the decade after with approximately 545, the 1920s was the highest period of development in Houston Heights. Survey on file at the Texas Historical Commission.

¹⁴ "Demand for Rent Houses in Heights," *The Houston Post*, December 16, 1917.

¹⁵ Advertisement, *Houston Post*, March 15, 1921.

¹⁶ For further reading on the post-World War I housing shortage and suburbanization in the 1920s, please see Gwendolyn Wright, "Planned Residential Communities," in *Building the Dream: A Social History of Housing in America* (Cambridge: MIT Press, 1981): 193-219.

¹⁷ "Unless Legal Obstacles Exist Houston May Annex Heights," *Houston Post*, February 6, 1913.

¹⁸ *Historic Resources of Houston Heights*, 8-11.

¹⁹ City of Houston, "Houston Heights Historic District West," Historic District Designation Report, 3 and 10.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Houses at 1217 and 1219 Tulane

The houses at 1217 and 1219 Tulane Street were built in 1922 by Cora (née Wilder) Canfield (1875-1953).²⁰ Cora J. Wilder was born in Brule County, South Dakota on January 19, 1875 to William M. and Melissa Boise Wilder. One of seven Wilder children, she helped her parents manage their home and farm. In 1895, at 20, Cora married Andrew Shortell from Illinois. The 1900 census recorded the couple moved to Fort Worth's Third Ward where Andrew first worked for the Texas and Pacific Railway and later ran a grocery store and saloon two doors down from their home on Morgan Street. The Shortell's rented rooms in their house to lodgers for extra income.

In April 1921, Cora filed for divorce from Andrew citing "cruel and harsh treatment," which she said characterized ten years of their 26-year-long marriage. She claimed he abused her, accused her of theft, and that he refused "to contribute any substantial sum to her support." Cora also complained that he forced her to live in an "undesirable" neighborhood "among negroes," who owned and rented adjacent homes.²¹ Andrew did not attend the judgement wherein the judge granted Cora's divorce. Cora won the couple's house, her personal savings, and \$500. Within a year, she moved to Houston with her new husband, Frank E. Canfield, a photographer from New York whom she met in Fort Worth.²²

Cora used the money she made from the sale of her Fort Worth house to buy property in Houston Heights. Doubtless the suburb's racial homogeneity, tidy homes, landscaped public parks, and fine institutions was, for Cora, an improvement from Fort Worth's Third Ward. She bought two lots, 11 & 12 of Block 182, on Tulane Street by way of Deed of Trust from Heights founder O.M. Carter for \$750 in 1922, which she paid off in monthly installments until 1927.²³

She hired a builder to construct two modest-sized homes, one on each lot, for herself and one to lease.²⁴ Having never been formally employed, the rental property ensured Cora a steady income independent of her then-husband. As an investment property in a respectable neighborhood, it gave Cora the opportunity for upward mobility. She chose complimentary bungalow designs from one of the many popular home catalogs of the day. In March 1922, she filed the permit for the first (1219 Tulane), a "five-room cottage" that cost \$2500.²⁵ The permit for the second house (1217 Tulane) for a four-room built at a cost of \$1250 was approved in May and advertised for lease the following October.²⁶ The property accommodated an automobile with a garage in the back of the property (demolished) and a shared driveway between the houses.

²⁰ Year: 1900; Census Place: Fort Worth Ward 3, Tarrant, Texas; Page: 4; Enumeration District: 0096; FHL microfilm: 1241671; Year: 1910; Census Place: Fort Worth Ward 3, Tarrant, Texas; Roll: T624_1590; Page: 3B; Enumeration District: 0107; FHL microfilm: 1375603; Year: 1920; Census Place: Fort Worth Ward 3, Tarrant, Texas; Roll: T625_1849; Page: 1B; Enumeration District: 104; Year: 1940; Census Place: Bellaire, Harris, Texas; Roll: m-t0627-04052; Page: 5B; Enumeration District: 101-1; Ancestry.com. Texas, Death Certificates, 1903-1982 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013; Fort Worth City Directories (various years) 1909-1934; Houston City Directories (various years) 1920-1956.

²¹ Tarrant County, Texas, District Clerk Files, Cause No. 56287, Cora Shortell v. A.M. Shortell, "Action for Divorce," File Docket 171, Page 277, April 20, 1921.

²² Tarrant County, Texas, District Clerk Files, Cause No. 56287, Cora Shortell v. A.M. Shortell, "Action for Divorce," File Docket 171, Page 277, April 20, 1921.

²³ Carter transferred the Deed of Trust to Nellie Milroy, widow of his deceased partner John Milroy, sometime between 1922 and 1927. When Cora paid off her property loan in 1927, she secured title from Nellie Milroy. John A. Milroy Collection and the McKinney Papers. MSS 169. Houston Metropolitan Research Center, Houston Public Library.

²⁴ Cora's third husband, William Mettler, and Redding Celby Harriss, the first tenant at 1217 Tulane, were both carpenters by trade. It is thought that Harriss, a building contractor, built many small homes in Houston Heights, but there is no evidence to show that he nor Mettler built the nominated houses. Interestingly, male tenants at 1217 Tulane between 1923-1928 were all carpenters.

²⁵ "Building Permits This Month Aggregate \$66,200," *The Houston Post*, March 8, 1922.

²⁶ "Active Program of Building Features Early Days of May," *The Houston Chronicle*, May 7, 1922; Classifieds, *The Houston Chronicle*, October 15, 1922, 46.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Cora married a third time in August 1924 to William Mettler after Frank’s sudden passing on May 3, 1923. Mettler, a carpenter, moved in with Cora into 1219 Tulane Street where they lived until 1927, at which time they rented the house to her niece Cora “Marie” (née Wilder) Turner and her husband. The Mettler’s moved to Bellaire, a suburb six miles south of Houston, where they lived until her death on November 26, 1953 at 78 years old.

The Mettler’s held 1217 and 1219 Tulane Street as rental houses until Cora sold the property in 1946. Over the years, the modest 600 and 700-square-foot bungalows, small by today’s standards, accommodated couples and young families. Most tenants stayed for one or two years. In the 1930s, rent for each cost \$25/month, but the price fell by 1940 to \$23 (1219) and \$18 (1217). It is likely the decrease was a consequence of the national economic depression of the 1930s. Census records indicate rental costs for the nominated property were on par with those on the same block. Tenants of 1217 and 1219 Tulane Street worked in the building, retail, trade, oil, educational, and medical industries, and reflected the employment demographics of the Heights at that time. The following table is a selected representation of occupants for the period 1922-1940 taken from city directories and census records:

Directory Year	Name	Profession
1920		
1217	no listing	
1219	no listing	
1922		
1217	no listing	
1219	Frank E and Cora Canfield	photographer
1923		
1217	Redding C., Annie, and Levisa Harriss	contactor and nurse (Annie)
1219	Cora Canfield	widow
1925		
1217	Harriss Family	carpenter/contractor and nurse
1219	William and Cora Mettler	carpenter
1930		
1217	John, Meda, Clarence, and Annie Bland	telephone installation and teacher (Meda)
1219	U.S. Census: Mark M Danner and Pearl (rented for \$25)	department store salesman
1219	City Directory: Edward O. and Hallie Harrell	oil industry worker
1935		
1217	Wilson W. and Ethel Dismukes	manager, Railway Express Agency
1219	Drew E. and Lottie Read	tailor, Sackowitz Bros.
1940		
1217	Samuel J., Delphia, and Edwin Little	city park maintenance worker (Samuel) and waiter (Edwin)
1219	William H., Dorothy, and Patricia Howard with Mildred Thompson	salesman and in-home nurse (Mildred)

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Architectural Significance

*The Bungalow in American Residential Design*²⁷

The bungalow house form proliferated nationwide in the first decades of the 20th century, reaching its peak in the 1920s and 1930s. Its development coincided with a burgeoning urban (and suburban) population and economic expansion that resulted in the need for relatively inexpensive and appropriately designed, single-family housing. Often described as “practical” and “economic,” bungalows were usually one-story houses with flexible plans that could accommodate 20th century middle-class standards for functional arrangement, comfort, and privacy.²⁸ Bungalows also varied greatly—in size, materials, and style—and plans were sold in popular magazines and builder’s catalogs. Thus, well-planned, and well-made bungalows were affordable and accessible to Americans of differing means.

Although bungalows could be any of the eclectic revival styles, many showed characteristics of Craftsman style in exterior ornament and form:

Bungalows were one-story residential structures with a low-pitched, complex roof configuration and a veranda and/or multiple porches.... Stylistic elements included patterned drop siding, decoratively cut and detailed rafter ends and gable rakes, wide overhangs with exposed rafter ends and deck, simple knee braces, and complex brackets supporting roof projections at gable ends. They displayed battered, or at least articulated, building skirts, articulated (and often battered) porch supports, exterior chimneys, and wood windows and doors.²⁹

Architectural ornament and complexity of house plan varied depending on the cost of bungalow design. The more modest bungalows had simple, rectangular-shaped footprints with an added or partial inset porch. Minimum ornament might include battered porch supports, plain rafter tails, and applied brackets. Additionally, builders sometimes used economical materials to replicate counterparts used in high-style Craftsman design. For example, the piers that support the porches on the nominated buildings are rock-faced concrete block, a cheaper alternative to stone.³⁰

Bungalow interiors were casual and well-ordered with straight-forward layouts whereby rooms opened directly to one another. Advertisements, classifieds, and permit lists described bungalows by the number of interior rooms. Four-rooms indicated a living room, dining room, single bedroom, and kitchen; bathrooms were not enumerated but there was typically one no matter how many bedrooms were present.

Interiors included three distinct functional units: living rooms, sleeping quarters, and the service area. Bungalows also integrated indoor and outdoor living with porches on the front and rear of the home. Living rooms typically opened directly onto a spacious veranda or porch and connected to a dining room. Bedrooms, separated by hallways in larger bungalows, ranged from two to five in number; single bedroom bungalows were less common. The service area included the kitchen and bathroom:

²⁷ Adapted in part from National Register of Historic Places, Bungalow Colony Historic District, Kelly Air Force Base, San Antonio, Bexar County, Texas, National Register #03000627, 37-39.

²⁸ For more information about the social function of bungalow house plans versus Victoria-era predecessors, see Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge: MIT Press, 1986): 25-29.

²⁹ National Register of Historic Places, Bungalow Colony Historic District, 38.

³⁰ For more on rock-faced concrete block, see Pamela Simpson, “Stone for the Masses: Concrete Block in the Early Twentieth Century,” in *Cheap, Quick, and Easy: Imitative Architectural Materials, 1870-1930* (Knoxville: University of Tennessee Press, 1999).

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

the former of which was situated so that cooking odors would not flood the other rooms in the house. The kitchen, which averaged 8 feet by 12 feet, was simply furnished with a sink, range, table, and cupboards, and was convenient to the dining room. The bathroom, of which there was usually only one no matter how many bedrooms were present, had an average measurement of 15 feet by 7 feet and held three fixtures: a lavatory, tub, and water closet. The bathroom often was located between the sleeping and living room zones of the house, and its one door opened onto a neutral zone such as a hallway.³¹

People of many income levels could afford a bungalow in an era when home ownership was a public symbol of social advancement and respectability. Sometimes differentiated by the term “cottage,” small bungalows were promoted in popular plan books and magazines as an economical and practical choice that were as capable of illustrating achievement and good character as a more pretentious house. In 1920s Houston, bungalows were a popular home choice among the middle and working classes. A 1921 article the *Houston Post* emphasized the widespread desire of home ownership among all classes of people when it reported on the city’s housing boom in the Houston Heights vicinity: “In the West End...homes for the family of limited means are springing up on all sides because of the desire of the families building them to own their own homes. An excellent example of this type of building is a four-room bungalow now being erected...in the 5200 block of Center Street.³² Proponents of single-family dwellings often compared the social benefits of owning small homes against renting multi-family units:

If it is small and inexpensive enough, [the modest house] gives an opportunity for the “apartment exiled,” business people, the school teacher, even the newlyweds to have the privilege of a real home; not merely a place to eat, sleep, and listen to the neighbors’ phonographs. Costing less than a larger house makes it possible for anyone with the necessary few thousand dollars, or credit for monthly payments, to become not only “property owners” but a vital asset to the community.³³

Thus, regardless of size, the “real home” was a free-standing building and, preferably, in a respectable and homogenous suburb. Builder’s catalogs also used these popular talking points to sell house plans. The 1922 Southern Architectural Bureau catalog, which features plans strikingly-similar to the nominated houses (**Figures 1-2**), sold designs for small and medium dwellings, telling readers to “Plan Homes—Not Just Houses.” It marketed practical and economical buildings plans as a dignified choice: “Our home stands before the eyes of the community as a monument to our achievement and as an illustration of our character.”³⁴

Many bungalows in Houston Heights were selected from popular architectural pattern books, while other residences resemble kit and ready-cut designs.³⁵ The *Houston Heights MRA* noted that during this period, “smaller, more modest cottages also were built by resident-carpenters and other members of the building trade. The popular L-shaped cottage was the most common in the early years. After about 1910, the trend shifted to twentieth-century styles, with several varieties of bungalows.”³⁶ Houses on the 1200 block of Tulane Street were built between 1910 and 1925. The oldest homes were L-shaped Folk Victorian. In the 1920s, Craftsman bungalows of varying size and levels of ornament were

³¹ National Register of Historic Places, Bungalow Colony Historic District, 38.

³² “Magnificent Dwellings as Well as Modest Ones Under Construction,” *The Houston Post*, April 17, 1921.

³³ “Smaller House Always Will be the True Home: Modest Dwelling Lures More Potently, Says Specialist,” *The Houston Post*, July 8, 1923.

³⁴ 2-3

³⁵ For more information about Texas residential architecture and builder’s catalogs, kit homes, and ready-cut designs, see: Margaret Culbertson, *Texas Houses Built by the Book: The Use of Published Designs, 1850-1925* (College Station, TX: Texas A&M University Press, 1999); Culbertson, “Some Assembly Required,” Cite 54 (Summer 2002): 18-21; and Culbertson, “From Mail House to Your House,” Cite 24 (Spring 1990): 22-23.

³⁶ *Houston Heights MRA*, 8-5.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

built on the block. By 1930, there were two bungalow duplexes and a two-story Tudor Revival apartment across the street from the nominated building.

Significance of the Houses at 1217 and 1219 Tulane Street

The houses at 1217 and 1219 Tulane are intact examples of small-scale Craftsman bungalows that are becoming increasingly rare in the rapidly changing Houston Heights neighborhood. The 1983 Houston Heights MRA, associated surveys, and recent local historic district designations identified the nominated houses as belonging to a property type, bungalow/cottage, that proliferated Houston Heights in the early 20th century and that were vulnerable to demolition. Most of the individual properties originally designated under the 1983 MRA were high-style examples of architectural styles or houses of notable individuals important to the Heights development. Modest working-class homes were less likely to be nominated under the multiple property form, and those small-scale vernacular homes that were nominated represented earlier periods of Houston Heights development.³⁷

In recent years, the City of Houston designated three local historic districts in Houston Heights, and the nominated buildings are contributing resources to Houston Heights West. A survey of the 485 resources for the local district found 85 contributing, 261 potentially contributing (historic-age residences with alterations and/or poor integrity), and 139 non-contributing resources. The dominant residential building types found in the inventory of properties are cottages and bungalows built in 1910-1930, but the low percentage of contributing buildings demonstrates the high rate of demolition and frequency of additions and alterations to these historic-age homes. The houses at 1217 and 1219 Tulane display the highest level of integrity and are good local examples of small-scale bungalows that characterized the development of Houston Heights in the 1920s.

Conclusion

Built in 1922 for Cora Wilder Canfield (later Mettler), the houses at 1217 and 1219 Tulane Street embody the distinctive characteristics of 1920s bungalow design with modest Craftsman style. In working-class houses such as those found in Houston Heights, ornamentation is simplified if present at all. The nominated houses feature low pitched roofs and gable-front porches with battered porch supports on rock-faced concrete block piers. Stylistic elements also include plain gable rakes, exposed rafter tails, and drop siding. The house at 1217 is further distinguished by decorative roof brackets that punctuate the gable rakes. Despite being modest in scale, at 600 and 700 square feet each, the houses reflect basic standards for functional accommodations typical in 1920s residences. The bungalow interiors have straightforward layouts with living, sleeping, service areas that are connected to front and rear elevation porches. The houses at 1217 and 1219 Tulane are good local examples of 1920s Craftsman bungalow design that represent the economic diversity of Houston Heights. Both were built at the beginning of a local housing boom when lots in the neighborhood became affordable to blue collar and white collar workers. The houses are nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance. The period of significance is 1922, the year the houses were built.

³⁷ Individual nominations for properties listed to-date under the Houston Heights MRA are on the THC website: <https://atlas.thc.state.tx.us/AdvancedSearch/MPS?mpsid=62>.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Bibliography

- Agatha, Sister M. *The History of Houston Heights: 1891-1918*. Houston: Premier Printing Company, 1956.
- Culbertson, Margaret. *Texas Houses Built by the Book: The Use of Published Designs, 1850-1925*. College Station, TX: Texas A&M University Press, 1999.
- _____. "Some Assembly Required." *Cite 54* (Summer 2002): 18-21. http://offcite.org/wp-content/uploads/sites/3/2010/03/SomeAssemblyRequired_Culbertson_Cite54.pdf
- City of Houston Planning and Development Department. "About Houston Heights West, East and South. Historic Preservation Manual." https://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic_districts/heights.html
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge: MIT Press, 1986.
- Houston Heights Historic District Development Guidelines, City of Houston, Texas, Council Review Draft: July 2018. https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf
- Houston Heights Association. "History." <http://www.houstonheights.org/about/history/>.
- Lancaster, Clay. *The American Bungalow: 1880-1930*. New York: Dover Publications, Inc., 1985.
- McComb, David G. *Houston: A History*. Austin: University of Texas Press, 1981.
- Milroy, John A. Collection and the McKinney Papers. MSS 169. Houston Metropolitan Research Center, Houston Public Library.
- National Register of Historic Places, Historic Resources of Houston Heights MRA, Houston, Harris County, Texas, National Register #64000847.
- Pace, G. Randle and Deborah Markey. *Houston Heights, 1891-1991: A Historical Portrait and Contemporary Perspective*. Houston: Tribune Publishing Company, 1991.
- Sanborn Map Company. Houston 1919 Vol. 2 Sheet 97, map, 1919; New York. <http://legacy.lib.utexas.edu/maps/sanborn/h.html> accessed Aug 23, 2019, University of Texas Libraries, Perry-Castaneda Library Map Collection.
- Sloan, Anne and the Houston Heights Association. *Houston Heights* (Images of America series). Charleston: Arcadia Publishing, 2009.
- Southern Architectural Bureau. *One Hundred Plans Showing the Manner in Which Beauty, Comfort, Hospitality, Distinction are Combined with Economy in Homes of the South: Adaptable for Construction Anywhere*. Shreveport, LA: Southern Architectural Bureau, 1922. <https://archive.org/details/100PlansOfSouthernHomes/page/n1>.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Texas State Historical Association, Handbook of Texas History.

David G. McComb, "HOUSTON, TX," accessed October 30, 2019,
<http://www.tshaonline.org/handbook/online/articles/hdh03>.

Diana J. Kleiner, "HOUSTON HEIGHTS, TX," accessed October 30, 2019,
<http://www.tshaonline.org/handbook/online/articles/hvhab>.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MA: MIT Press, 1981.

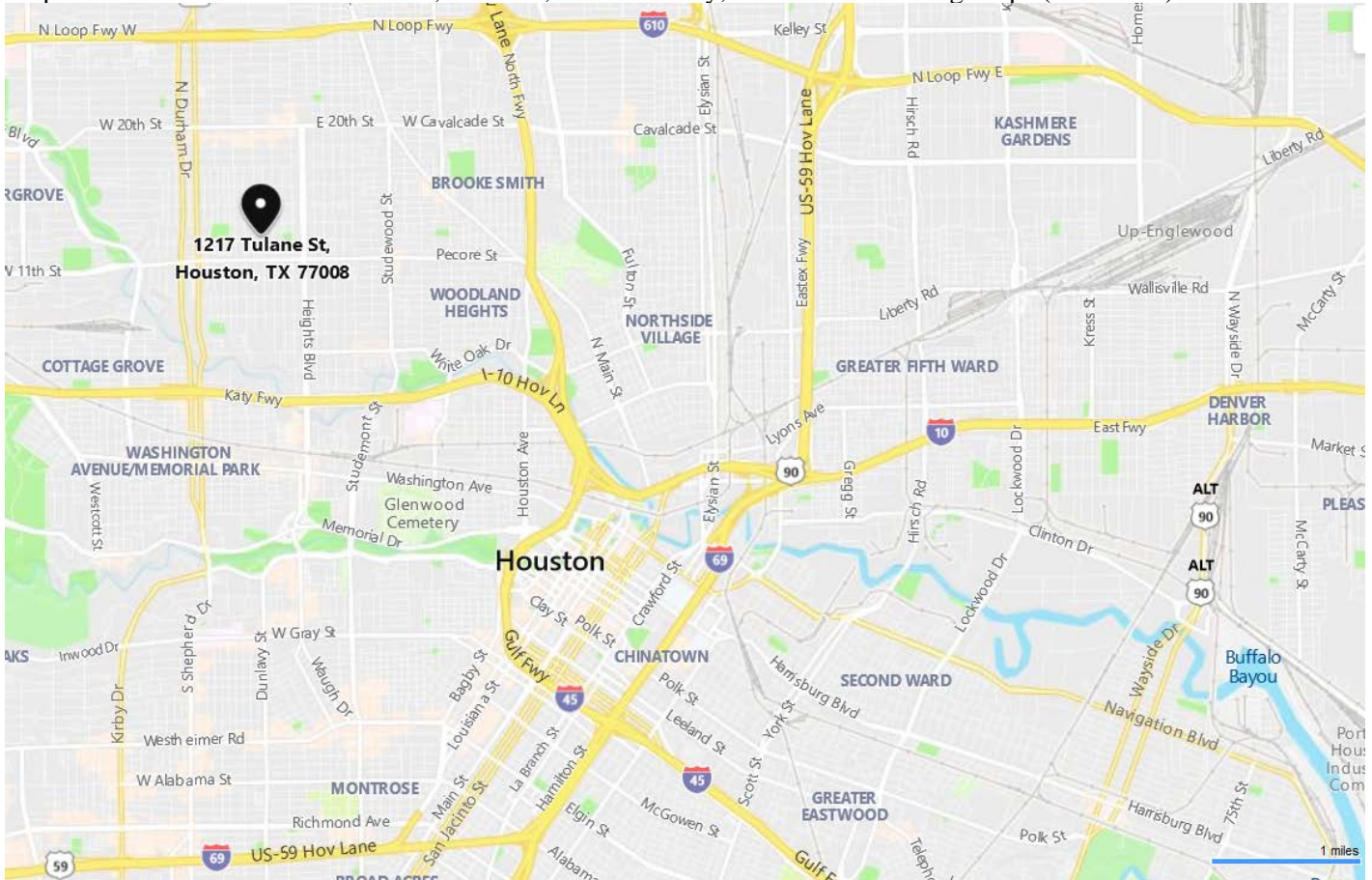
Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Maps

Map 1 – Harris County, Texas

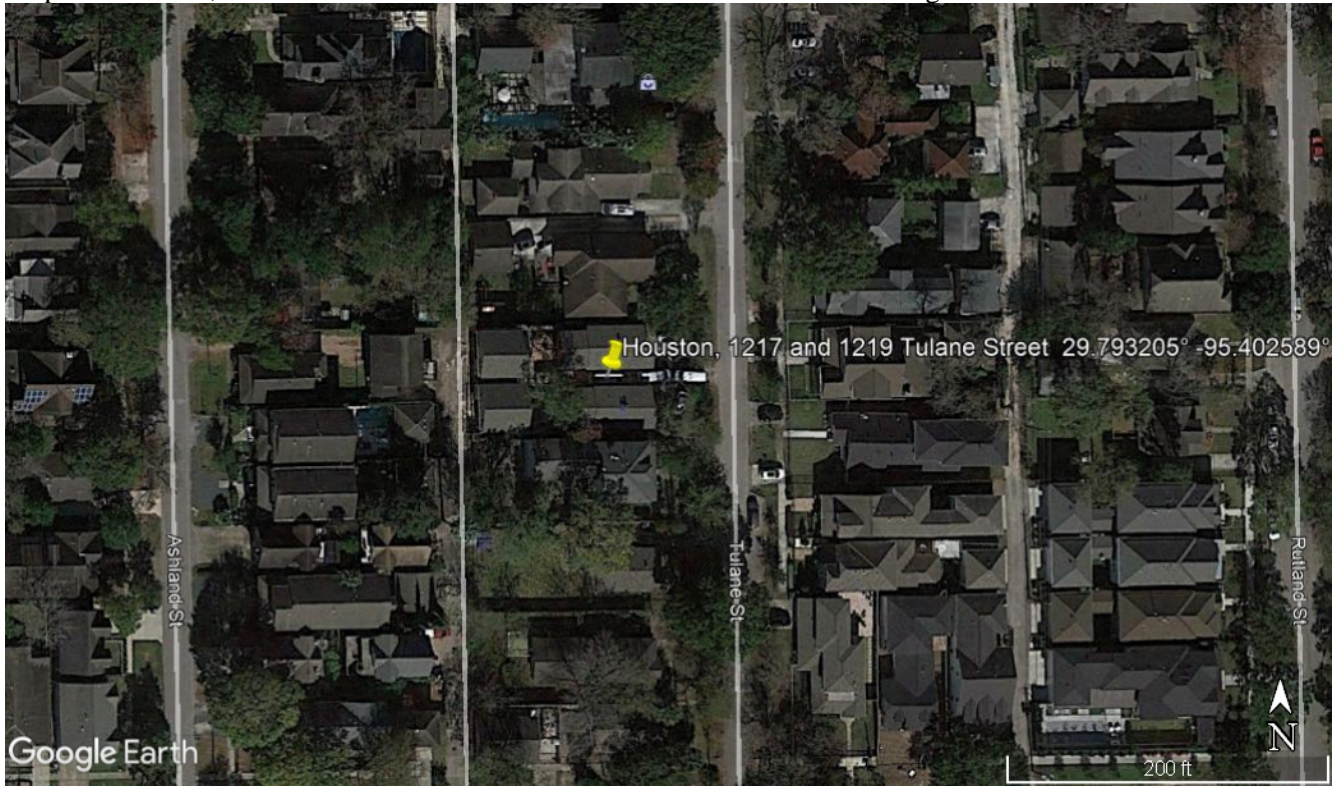


Map 2 – 1217 and 1219 Tulane Street, Houston, Harris County, Texas. Source: Bing Maps (10/4/2019)

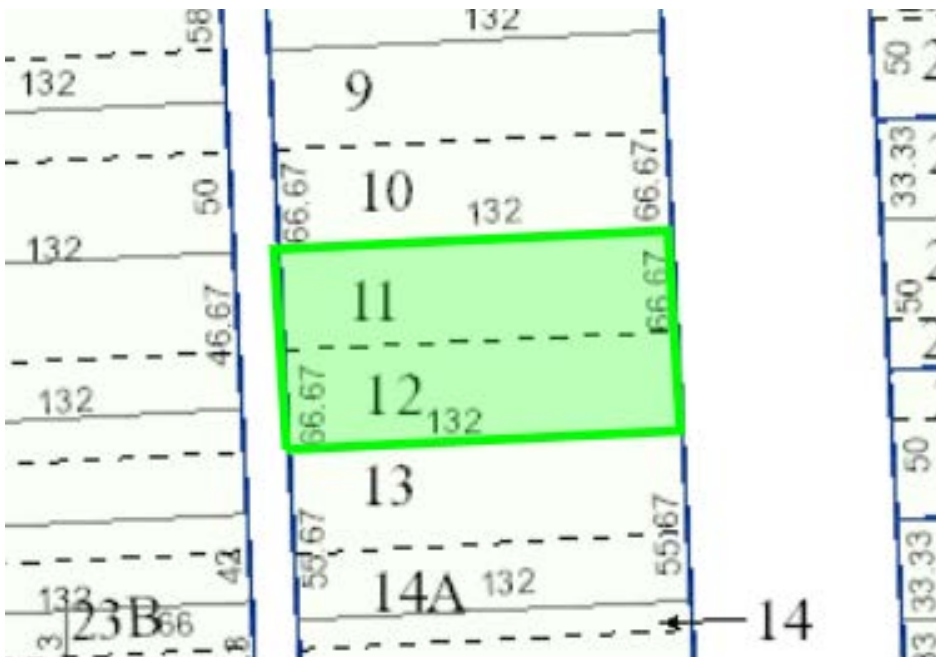


Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Map 3 – Houston, 1217 and 1219 Tulane Street 29.793205° -95.402589°. Google Earth 9/23/2020



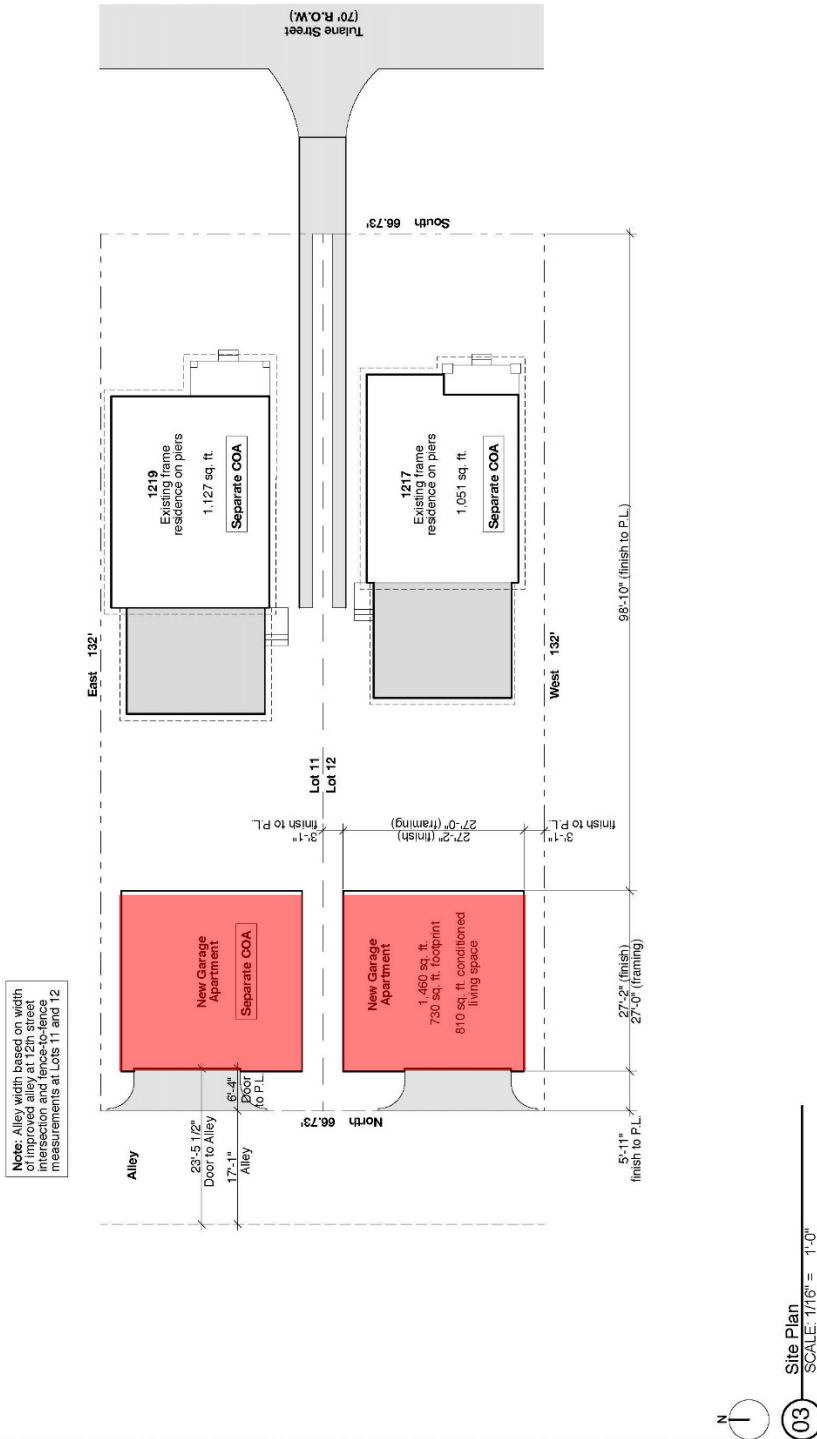
Map 4 – The nominated boundary is the legal parcel: LTS 11 & 12 BLK 182 HOUSTON HEIGHTS.
Source: Harris County Appraisal District Interactive Map (10/4/2019)



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figures

Figure 1: Current Site Plan. Source: Grayform Architecture. The nominated boundary has four total resources 1217 and 1219 Tulane Street bungalows (contributing) and the two garage apartments (highlighted red) are non-contributing.



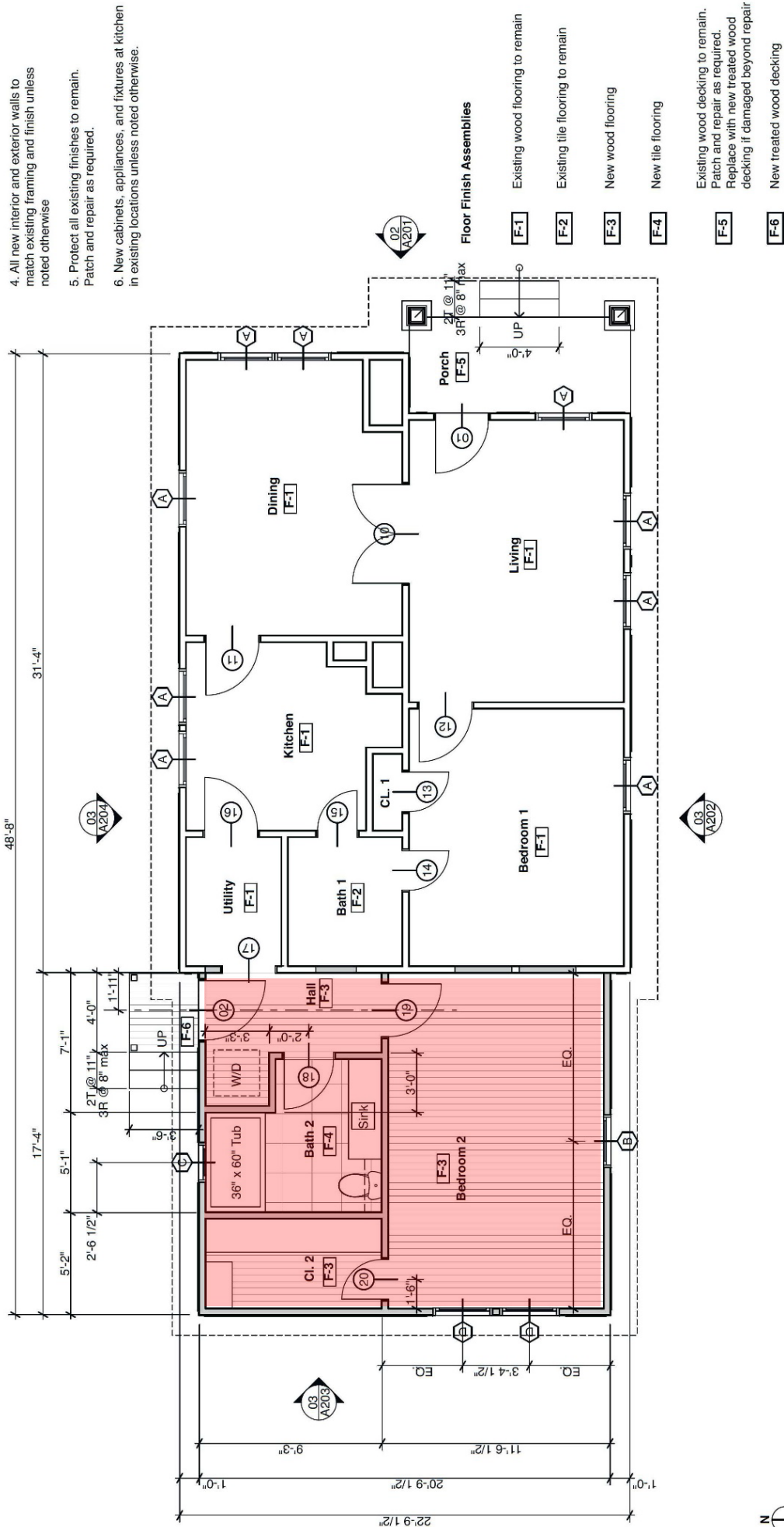
Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figure 2: Current 1217 Tulane Floorplan. The addition is shaded red.

GRAYFORM ARCHITECTURE 6648 Merry Lane Houston, TX 77023	1217 Tulane Residence 1217 Tulane St. Houston, TX 77008		DATE 6-2-17
	ISSUE Review		Main Level Plan - New
			A103

Plan General Notes

1. General Contractor to confirm dimensions on-site. Contact architect if discrepancy is found between plan dimensions and on-site dimensions.
2. Clear/Min. specified dimensions must be maintained for code compliance or fixture requirements.
3. Do not scale dimensions or finish hatches from drawings.
4. All new interior and exterior walls to match existing framing and finish unless noted otherwise.
5. Protect all existing finishes to remain. Patch and repair as required.
6. New cabinets, appliances, and fixtures at kitchen in existing locations unless noted otherwise.



03
 Main Level - New
 SCALE: 3/16" = 1'-0"

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figure 3: Current Floor Plan 1219 Tulane. The addition is shaded red.

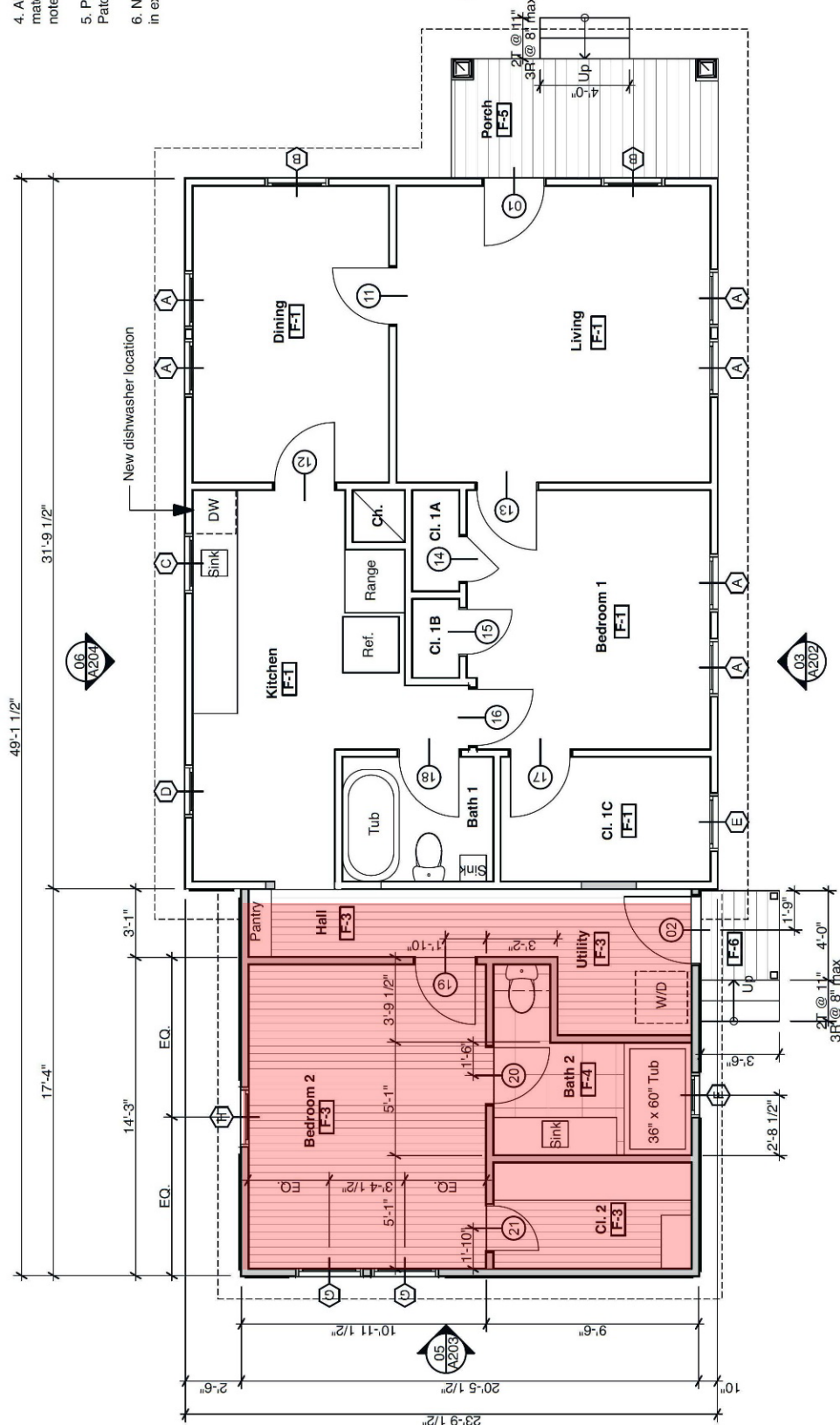
GRAYFORM ARCHITECTURE 6648 Merry Lane Houston, TX 77023	1219 Tulane Residence 1219 Tulane St. Houston, TX 77008	ISSUE Review	DATE 6-2-17	Main Level Plan - New	A103

Plan General Notes

1. General Contractor to confirm dimensions on-site. Contact architect if discrepancy is found between plan dimensions and on-site dimensions.
2. Clear/Min. specified dimensions must be maintained for code compliance or fixture requirements.
3. Do not scale dimensions or finish hatches from drawings.
4. All new interior and exterior walls to match existing framing and finish unless noted otherwise
5. Protect all existing finishes to remain. Patch and repair as required.
6. New cabinets, appliances, and fixtures at kitchen in existing locations unless noted otherwise.

Floor Finish Assemblies

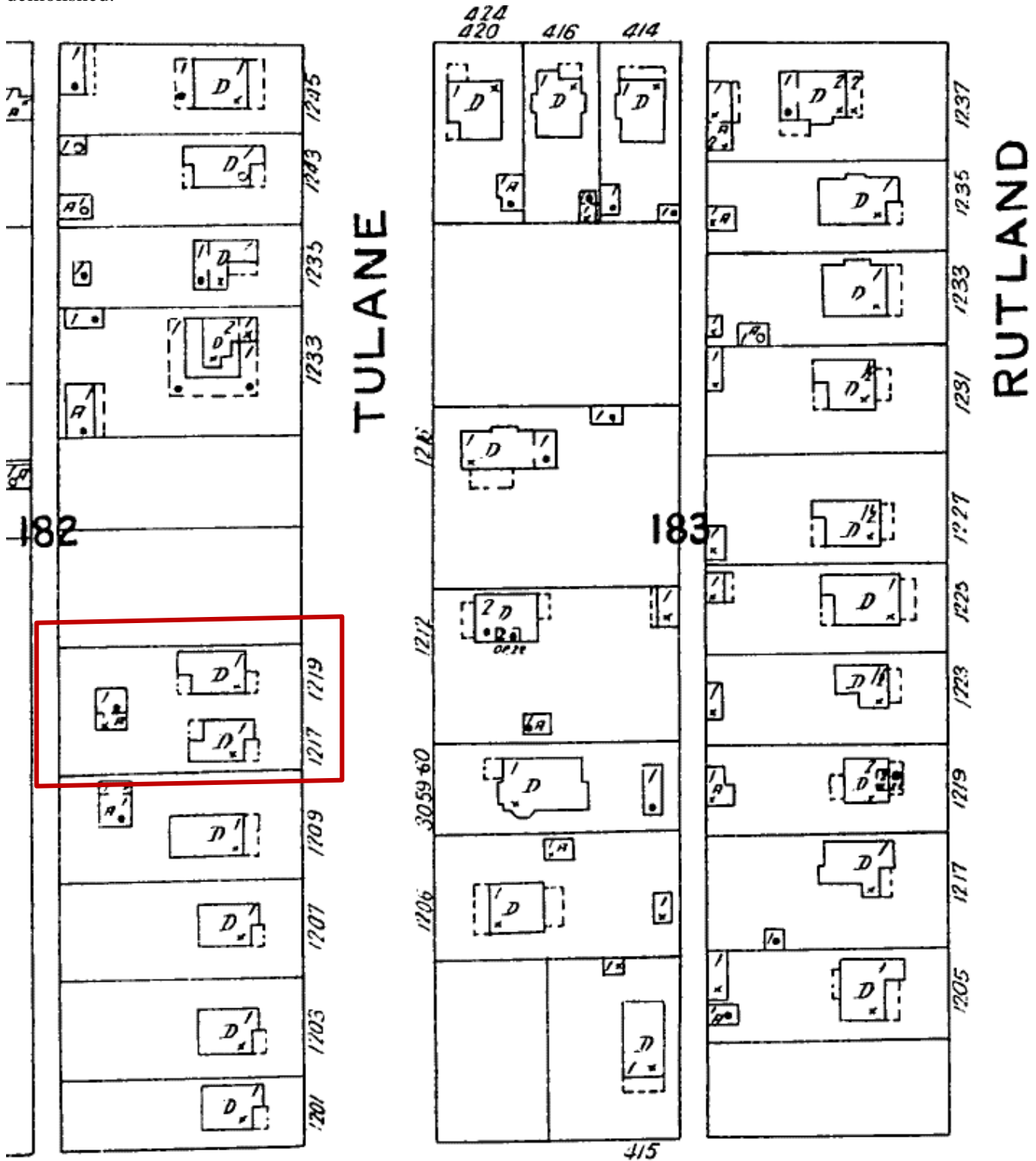
- F-1** Existing wood flooring to remain
- F-2** Existing tile flooring to remain
- F-3** New wood flooring
- F-4** New tile flooring
- F-5** Existing wood decking to remain. Patch and repair as required. Replace with new treated wood decking if damaged beyond repair
- F-6** New treated wood decking



03
 Main Level - New
 SCALE: 3/16" = 1'-0"

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figure 4: 1925 Sanborn Fire Map showing residences at 1217 and 1219 Tulane. The rear carport has since been demolished.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figure 5: *Houston Chronicle* classifieds advertising 1217 and 1219 Tulane Street for rent in 1922, 1932, and 1945.

FOR RENT—Heights, 1217 Tulane. new, modern cottage, 4 rooms and bath. Taylor 2170.

Source: *The Houston Chronicle*, October 15, 1922.

HEIGHTS, 1217 Tulane—In nice neighborhood, near schools, churches, stores; modern 4-room home, all newly papered and painted, \$20. L-1973.

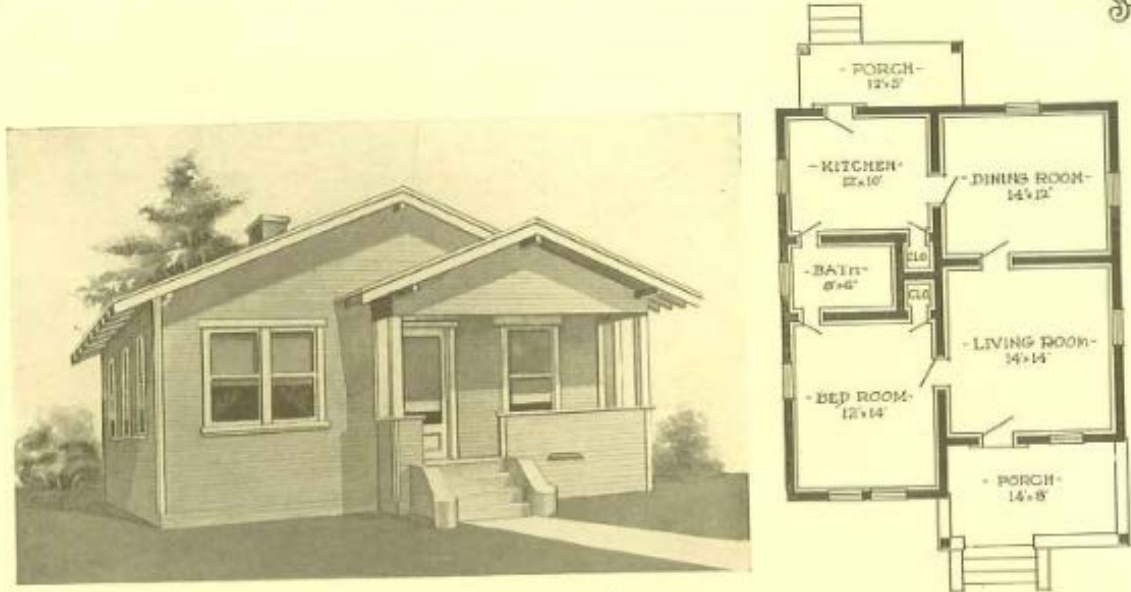
Source: *The Houston Chronicle*, June 27, 1932.

HEIGHTS, 1217, 1219 Tulane—2 4-room houses; all utilities; school; bus; reconditioned; \$25, \$27.50.

Source: *The Houston Chronicle*, December 22, 1945.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas


Figure 6: Design No. 447 is similar to 1217 Tulane Street. Source: Southern Architectural Bureau. *One Hundred Plans...in Homes of the South Adaptable for Construction Anywhere*. Shreveport, LA: Southern Architectural Bureau, 1922. <https://archive.org/details/100PlansOfSouthernHomes/page/n13> (accessed October 1, 2019).



Design No. 447

THE extension of the front porch beyond the front line of the other side of the house, and the partial extension of the roof to cover it, produces, in this plan, attractive appearance without adding to cost.

The interior is spacious and conveniently arranged. Each room is accessible from any other part of the house by more than one passageway, a feature that will be appreciated. Although there is only one bedroom, the living room is amply large for a couch or concealed bed, which would convert it into additional sleeping quarters when necessary. An eight-foot front porch provides comfortable lounging room and good protection for the front entrance in bad weather.



Complete blue prints, details and specifications
of this Southern Home, per set..... **\$5.00**

Additional sets, with original order, each..... **1.25**

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Figure 7: Design No. 581 is similar to 1219 Tulane Street Source: Southern Architectural Bureau. *One Hundred Plans...in Homes of the South Adaptable for Construction Anywhere*. Shreveport, LA: Southern Architectural Bureau, 1922. <https://archive.org/details/100PlansOfSouthernHomes/page/n23> (accessed October 1, 2019).

Southern Homes



Design No. 581

ECONOMY or the simple taste of the builder frequently demands that a proposed house be constructed on straight lines, without hips and valleys in the roof or offsets in the wall. Frequently the builder is capable of doing his own work, if the designs be not too complicated. In such circumstances the desirability of this plan is apparent.

This house is neat and attractive in outside appearance, compact and well arranged inside and of such simple straight line construction that cost may be held very low.

Placing the dining room and kitchen together on the left hand side of the house is a fortunate arrangement, as it leaves all of the right side to be used as living quarters.

The bedroom is especially large and airy, and should be delightful in summer. The whole house is provided with an abundance of ventilation and light, and construction can be carried out most economically.

Complete blue prints, details and specifications of the Southern Home, per set, **\$6.00**



Additional sets, with original order, each **1.50**

27

SOUTHERN ARCHITECTURAL BUREAU - Shreveport, La.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photographs

Houses at 1217 and 1219 Tulane Street
Houston, Harris County, Texas
Photographed by Karen Dikeman
August 11, 2020

Photo 1: Tulane Street, looking southwest.



Photo 2: Houses at 1217 and 1219 Tulane Street, looking west.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 3: East elevation of 1217 Tulane, looking west.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 4: North elevation of 1217 Tulane, looking south.



Photo 5: Rear addition on 1217 Tulane, looking southeast.



Photo 6: West elevation of 1217 Tulane, looking east.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas



Photo 7: South elevation of 1217 Tulane, looking northwest.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 8: Interior room of 1217 Tulane, looking east.



Photo 9: The historic rear porch was remodeled as a butler's pantry. Camera looking west.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 10: Interior living room of 1217 Tulane.



Photo 11: East elevation of 1219 Tulane, looking west.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 12: South elevation of 1219 Tulane, looking north.



Photo 13: West elevation of 1219 Tulane, looking east.



Photo 14: North elevation of 1219 Tulane, looking west.

Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas



Photo 15: South elevation showing rear addition on 1219 Tulane, looking northeast.



Houses at 1217 and 1219 Tulane Street, Houston, Harris County, Texas

Photo 16: Interior living room showing entrance to rear rooms in 1219 Tulane. The interior plan with its characteristic bungalow circulation pattern is intact.



Photo 17: Kitchen at 1219 Tulane, looking east.



~end~