

1217 Tulane Street Lot 12

1217 Tulane Street is one of a complementary pair of Craftsman houses built in 1922 by Cora Canfield Mettler with land purchased from Heights founder OM Carter.

It is one of only 100 National Register of Historic Places houses in the Heights, and the first Heights house added to the National Register in almost two decades.

It was completely restored to its 1922 glory, enlarged and show cased in the [Heights Leader](#) in 2020, winning a prestigious Gold Brick Award from Preservation Houston for its historic restoration and design, and one of 6 houses in Houston that are certified historic structures by the Texas Historical Commission, restored to the National Park Service Standards.

The restoration included all new systems: electrical, water, HVAC, roof, foundation, all historic materials carefully retained, rehabilitated, including each antique wooden window completely rebuilt and rehung with its own original counter weights.

The remodeled house is approximately 2,000 square feet, with 4 bedrooms and 3 baths, including 2 bedrooms and 2 baths in the 1922 house and complementary modern master suite addition, and two bedrooms and one bath in the separated alley facing over-garage apartment with a full kitchen. The design was made to create a mini community between 1217 and its sister 1219, preserve yard space, and allow a family to use the full, or rent out a garage apartment, much the way Ms. Canfield did when she lived in one and rented the other, keeping Canaries in the backyard.

It is in the heart of the Houston Heights, on one of the best streets in the Heights, and walking distance to the Milroy and XX parks, Heights Library and shopping.

Every modern design feature was chosen to complement 1920s period styling. The master suite has vaulted ceilings, walk-in master closet, Jeldwen wood windows, antique accent wall, and stunning reclaimed 100 year old pine floors with period tile in the master bath. Find unique touches like original French doors, longleaf pine floors with custom wax finish, antique medicine cabinets, clawfoot tubs, 1920s period tile styling, and a kitchen restored and modernized with custom solid pine built in cabinets, stainless steel appliances, and a custom built glass breakfront in passthrough.

The restoration retains its historic Craftsman flow with living and dining rooms in the front, and bedrooms in the rear. Relax on the front porch or private back yard. Extra storage in the garage.

The house is all electric, with modern efficient appliances and making it one of the most climate friendly houses in Houston. Both the garage apartment and house have a full kitchen and washer and dryer.

Find more [history of the property in the National Register records](#)