



WOODLAND HEIGHTS

2018 HOME TOUR

Fresh Traditions
plus
Teardown Turnarounds

Eight revitalized historic homes in
our "Hometown Near Downtown"

March 24-25 – Saturday & Sunday
Noon to 6 p.m.

www.whcahometour.org
www.woodland-heights.org



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We'd like to wish the Woodland Heights 2018 Home Tour Committee tremendous success!

We know the time and effort put forth is huge and the neighborhood is immensely grateful to you all.



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WOODLAND HEIGHTS

Welcome to the “Fresh Traditions” tour showcasing eight original homes dating from 1908 to 1938. Each house celebrates its connections to the past with updates that work today. From 1,200 to 6,600 square feet, the homes vary in size, architectural styles and interior décor. Three are original houses by William A. Wilson, the neighborhood’s founder, including the grand home he built for himself. Three are recent “teardown turnarounds,” long-neglected houses in rough shape until the homeowners brought them back to life. One house was elevated with a new a first floor built beneath. Which will be your favorite?

The biannual home tour is the major fundraiser for the Woodland Heights neighborhood – a “hometown near downtown” since 1907 – supporting preservation, beautification and related activities.

Woodland Heights was born in 1907 on 106 acres of high ground (for Houston!) just north of downtown and White Oak Bayou. Developers were attracted to the neighborhood by nearby Woodland Park, a popular 30-acre spot with a lake and other amenities that drew visitors from across the city. Today 63 subdivisions – some as small as a few houses, others of several hundred – make up Woodland Heights, an area bounded by I-10 to the south, 11th St. to the north, I-45 to the east and Studewood to the west.

From the start, Woodland Heights was envisioned as a modern neighborhood serving a growing middle class and offering easy access to downtown jobs and shopping. Streetcars ran through the neighborhood until bus service was introduced in 1939.

Despite incursions by developers, many historic structures built between 1907 and 1925 remain, and portions of the area are now city-designated historic districts. The homes primarily reflect the First Colonial Revival, Arts and Crafts, and Craftsman styles popular at the time. House types are predominately bungalows, cottages and foursquares, with most featuring the generous front porches so important to the social conventions of the era and personal comfort in Houston’s pre-air-conditioning climate.

After falling out of popularity, the neighborhood has experienced a revival in recent decades, led by a few intrepid visionaries and spurred once again by its proximity to downtown as well as its welcoming small town feel. Enjoy the tour!



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HISTORICAL ARCHITECTURE 101

Love old houses, but find yourself confused about the difference between Craftsman and Arts and Crafts? Or between bungalows and cottages? This useful primer can help you appreciate the main styles and types of homes found in the Woodland Heights. As most of the homes were built by developers (typically without an architect), they tend to incorporate a variety of architectural influences.

HOUSE TYPES

House “types” are a form, arrangement or function of the structure. A type of structure may have different styles.

Bungalow Often confused with a style, this is a type of structure. In the early days of the term, bungalow simply meant a modest 1- to 2-story house, usually a vacation or resort type of low horizontal lines or modern look. It became a popular term with architects and builders to indicate that one’s house designs were very modern. Used historically, bungalow usually refers to a 1- or 1½-story house with a wide porch or veranda along the front and often the sides. Emphasis is placed on the rooflines, which are usually low and wide with wide overhangs (all of which are derived from the original *bangla* – “of Bengal” – referring to a typical house type of Bengal, India). Bungalows were very popular in warmer areas similar in climate to Bengal. Most bungalows were done in a Craftsman or Arts and Crafts style, and are almost synonymous with the style. The term bungalow style is used occasionally, but is not significantly different in meaning than Craftsman.

Cottage A term with many definitions, a cottage was originally a small farm dwelling. Although there are other options, it usually means a small house of quaint or modest design. Especially as used in the 19th century, it meant a dwelling without social pretension although it did not rule out artistic pretension. Usually of 1- or 1½-story construction, there are few requirements for this type of house other than a lack of pretension. The only feature regularly seen in cottages is an informal massing or arrangement. Casement windows, prominent chimneys, front porches and trellises are all typical features.

Foursquare Almost always a 2-story structure, this is a plan arrangement of 4 rooms in a simple square layout. Rooms do not need to be all the same size and often are not. Typical arrangement was stair hall, living, dining and kitchen on first floor with 3 bedrooms and bath upstairs. Incidental small rooms were often included (butler’s pantry, half bath), but all fit within major structural wall layout which is usually the same on both floors.

(continued on page 7)



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HOUSE STYLES

First Colonial Revival (also Free Colonial Revival) Inspired by the Centennial (1900!), this is a transitional style between the more eclectic medieval styles of the late 19th century (specifically Queen Anne) and the more authentic Colonial Revival of the early 20th century. Very popular with builders from about 1890 to 1915, First Colonial Revival usually consists of the asymmetrical house shapes of the earlier Queen Anne houses ornamented with elaborate, eclectic Georgian and Classical details. Often mistaken for Queen Anne, it can be recognized by its use of classical style columns, more authentic entablatures and moldings, and classically inspired ornament (usually garlands, urns and modillions). Historical research and publication of actual Georgian structures caused the style to transition eventually into the more authentic Colonial Revival of the 1920s and 1930s.

Arts and Crafts A style more popular in England than America, it grew out of the work of William Morris (of chair and wallpaper fame). Based on the idea of a return to honest expression of design through craft, it was the predecessor of both the Modern design movement and the Craftsman style although through different channels. Generally medieval in character, it preferred simple forms, cohesive ornament, well-crafted and often complex construction, and soft muted palettes. Ornament was usually medieval in character or sometimes a result of a simple craft technique. More typical of furniture and artwork and rarely found outside residential construction, the goal was to create a unified, pleasant domestic environment. The Arts and Crafts style rarely appears as a full-fledged approach in America and more often is seen as an influence in a more conventional structure's shape or arrangement.

Craftsman An outgrowth of Arts and Crafts, Craftsman focused on simplified construction, often omitting any ornament or carving. Primarily a style of architecture, shapes are usually boxy or rectilinear with only occasional curving or angling. Emphasis is usually on a large low-pitch roof and ample front porch. The style was influenced both by Japanese wood construction techniques and by the late 19th century rustic styles popular at retreats and camps. It features porch columns, usually massive and tapered, of wood, rough brick, stone or combinations. Pergolas as façade features were also popular and the exposed rafter tail is used extensively. Wood is usually dark-stained and the preferred colors were "arty" (or muddy as we would now term them) and taken from the natural world. Interiors were usually shadowy or dark although often with large banks of windows. Fireplaces were considered the symbolic heart of the home and hence often the focal point of the living area. Very popular with bungalow builders due to its simplicity, the Craftsman style persisted into the '30s in a debased way.



205 BAYLAND

Built by Woodland Heights founder William Wilson for his own family, this 6,600-square-foot Prairie School-influenced home has been lovingly restored as a neighborhood show-place. The most recent update, completed in 2017, refreshed the interior with a modern aesthetic.

The home had fallen on hard times, eventually serving as an assisted living facility for indigent patients, before the current owner fell in love with it. He brought it back to life, restoring the façade's shallow symmetrical bays as well as the offset porch supported by large piers with their original cast-stone caps and ringed with replicated Colonial Revival balusters patterned after the original railings. The Prairie-style hip-roofed dormers are emphasized by characteristically wide soffits. The owner also replicated the unusual original multi-pane windows, beveled cypress siding and pyramidal-ended brackets.

Inside, the home is made for entertaining with public spaces decked out white-on-white. A dramatic staircase sweeps visitors up to the second-floor bedrooms where the old brick kitchen flue can still be seen in the master closet. Check out the cozy library made for work or enjoying a good book.

French doors open to a wide back porch and the detached garage often serves as a staging place for party caterers. Lucky guests also may have a chance to experience the host's generous entertainment in the basement wine room/dining space.

Home Sponsor: *Grogan Building Supply Co. and
JELD-WEN Windows & Doors*

Year Built: 1910

Floral Sponsor: *J.A. Polito, III and Scherry Lindley*



3302 BEAUCHAMP

One of the early William Wilson homes, this beauty once housed rental units in the attic. The story-and-a-half Arts and Crafts-influenced Craftsman bungalow – the “half” now housing children’s bedrooms, hangout space and study area – still includes many traditional style details.

From the front, note the Classical style columns and unusual upper sashes with square-in-diamond muntins and a similar pattern on the porch rail as well as the side balcony. This type of home was often referred to as an English-style bungalow in the builder marketing materials of the time. The original center dormer houses a Queen Anne-style attic light. The new adjacent dormers feature relocated attic gable lights.

The current owners have undertaken two renovations about a decade apart. The wide front porch leads you directly into the living room with a study to the right. The front half of the house preserves much of the original layout and architectural features. Note the horizontal six-panel doors leading into the dining room.

The new back addition, completed in 2016, features a large modern kitchen open to family living space, and a luxurious master suite overlooks the new pool and outdoor entertainment area. The large 1930 carriage house now serves as garage and apartment upstairs with the first floor remodeled to include laundry as well as kitchen and bath facilities for outdoor parties. Both the bench under the back window and the outdoor metal sconces were made by local artists.

Home Sponsor: *Lucas Craftsmanship, Inc.*

Year Built: 1910

Floral Sponsor: *Picked Flower Co.*



1132 EAST 7TH

This charming bungalow packs a lot into 1,200 square feet, plus attic conversion, to function well for a family of five. The house welcomes visitors with exposed shiplap, white on walls and stained on ceilings; original doors converted to sliders; original wood floors; bold wallpaper and eclectic furnishings.

The exterior sports variegated striated brick with beveled board soffits and porch ceiling – where you still can see the intake for the attic fan. The main three-light Craftsman entry door features a dentil-bracketed shelf, scrolled handle and garlanded shield escutcheon. The front bedroom has a similar exterior door to the porch – fairly common for this time period. Theories of their use vary from serving the bedroom housing either an adult son (who can't afford to move out) or a renter to an entry for clients into a home office.

The living spaces have been opened up, with living room flowing through dining room to kitchen and then outdoors. Note the original brick flue with tile pipe for heater and stove connections still visible in the kitchen as well as the rare antique stove and rarer hood. A modern industrial kitchen island provides storage and preparation space. Family heirlooms, acquired antiques and mid-century modern touches bring the rooms to life.

The original back sleeping porch has been converted to a master bedroom; the most recent renovation added toilet, shower and sinks to the room to make the house function better for a modern family. An "office area" is tucked under the open staircase leading to a children's bedroom/playroom.

Home Sponsor: *Yvonne Meyer, Karen Stowers,
Martha Turner Sothebys International
Realty, and Renovative Thinking*

Year Built: 1935

Floral Sponsor: *Nuvo Builders*



3005 HOUSTON

Another original William Wilson home, this two-story Arts and Crafts-influenced First Colonial Revival foursquare had been carved up into multiple rental spaces. Falling in love with the “teardown turnaround,” the owners first undertook a major demolition. Removing decades of renovations, reconfigurations and add-ons, they restored much of the original room layout – somewhat similar to the Sears nine-room kit house “The Chelsea,” but more probably based on the West Coast architectural plans that influenced much of Mr. Wilson’s designs. The owners then added mudroom and kitchen below and master suite above at the back.

Drawing upon their renovation expertise, the owners saved what they could and sourced period materials for windows, doors, floors and fixtures. The exterior features the original unusual corner oriels and nine-square margined windows and retains much of the original bevel-face ashlar board siding designed to imitate stone and often coated with paint containing sand to heighten the effect. The antique double doors, although more elaborate than the originals, are compatible.

Entering into the spacious foyer with its restored dramatic stairwell, note the Colonial Revival balusters (some original, some replaced) and the two sets of pocket doors in the living room. An original cast-iron Classical Revival fireplace surround with its new matching antique mantelpiece sits in the corner. Enjoy the homeowners’ eclectic antique collections showcased throughout the home.

The home is now a city of Houston Protected Landmark – the Oscar C. Jersig House.

House Sponsor: *Mary Wassef, Circa Real Estate LLC and FW Heritage, LLC*

Year Built: 1908

Floral Sponsor: *Kroger on Studemont*

BRINGING THE PAST TO LIFE

Much of the charm of the Woodland Heights neighborhood comes from its historic homes, many dating back a century or more. A bit of a hodgepodge architecturally, built by a variety of developers over several decades, our homes have weathered time and melded together into the quirky, welcoming neighborhood we now call home.

While tearing down and building new can be less expensive, something is lost with each bulldozed home. The process of restoring, renovating and – often – adding on to a historic house can be a wonderful adventure and deliver lasting benefits for the homeowner and for our community. The craftsmanship, the old growth lumber, the period details – much cannot be replicated today.

If you are excited by the challenge of bringing an older home back to life, there are many resources to get you inspired and provide help and advice.

To research the history of your home:

- City directories: digital.houstonlibrary.org/cdm/landingpage/collection/citydir
- Texas Room: www2.houstonlibrary.org/hmrc/information.html
- Sanborn insurance maps: legacy.lib.utexas.edu/maps/sanborn/texas.html
- Census: www.archives.gov/research/census

It can require detective work and patience, but the hunt can be fun. Or you can pay a title company to do the background for you.

For ideas, guidelines, resources and information about restoration, preservation, renovation and rehabilitation:

- www.preservationhouston.org
- www.historichouston.org
- www.heritagesociety.org
- www.houstontx.gov/planning/Commissions/HAHC.html

3005 Houston Ave.



See page 14 for the "after."

"Historic homes have withstood the test of time – built with old-growth lumber and skilled craftsmanship. Restoration allows for history to live on – in the structure of the home as well as in the stories and memories of the generations of folks who have lived there. Preserving and restoring these beauties also helps with keeping an old neighborhood cohesive – there's just something really special about historic homes all in a row."

601 Woodland St.

"I've always been charmed by older homes from the 1920s and '30s and having a 'project' to restore. Long neglected, the house at 601 Woodland was hidden from view by years of overgrown vegetation... and covered by some rather ugly faux stone siding that was applied in the '40s! I fell in love with the gabled roof lines and wraparound porch, and could see the home's potential. Although nearly 100 years old, the house felt like it still had plenty of life in it."



See page 20 for the "after."

714 Woodland St.



See page 24 for the "after."

"We love the salvage and renovation process and were attracted to this home needing a total overhaul. We like taking the existing spaces and reconfiguring them for modern living while appreciating the past. Many materials in our home were salvage finds and we love how these elements, original to the home or not, have stood the test of time."



500 FEET SHORN

Rather than building up, this home's restorer raised the original six-room bungalow and built a first floor beneath. The resulting home builds on its historic roots and features many period-inspired touches on both floors along with high ceilings and five-panel wood doors with transoms. Note the wainscoting downstairs – repurposed old doors.

The deep front porch features two seating areas on either end, including an extra deep porch swing that begs for curling up with a good book. The aqua touches carried throughout the home start with the pots and porch décor.

The six-panel beveled light front door with classical urn and palmette lock hardware came from a home in Montrose as did the multi-pane windows. Inside, a sitting room to the right and an office to the left combine eclectic furnishings with the owner's fascinating collection of art and antiquities found during extensive travel. Note the set of antique doors across from the bench and bookshelves tucked below the stairwell with its reclaimed Queen Anne balusters. The hall opens to a large family room/dining room/kitchen space made for entertaining. The back sunroom features English Edwardian doors, reclaimed Italian inlaid cement tile and glass jalousie windows.

Upstairs, a large landing gives access to two kids' bedrooms, each with doors opening to the front balcony, and the master, which has its own private balcony at the back. A luxurious master bath invites pampering.

House Sponsor: *Kay Harnden, Coldwell Banker United, Realtors*

Year Built: 1915

Floral Sponsor: *Gaye Jackson's Flowers in the Heights*



601 WOODLAND

Originally 1,200 square feet, this “teardown turnaround” home had been much neglected before new owners saw its potential. In addition to saving the house, they added a two-story space to the back and created an inviting landscape for outdoor living.

New exterior posts at the front boast Craftsman/Classical trim, and the replicated four-light front door features a label drop shelf and vert muntin. The original four-light attic windows are extant at front and side gables, with the side light relocated from the original back of the house. Many of the one-over-one double hung sash windows are intact and feature First Colonial Revival recessed pulls.

Once inside, note the door curtain – great for managing drafts. The original front door is repurposed as a barn door slider at hall’s end. Single-hung half-lights still bracket the fireplace and the two-panel doors throughout the house echo the originals. Given its condition, all indoor woodwork had to be replicated.

The living room ceiling hosts new Craftsman-style nine-square ceiling beams with drop edges – common to the era although more likely to have been found in more expensive homes. Double French doors lead into a working home office. Making creative use of space, custom touches include a mud-room that quickly converts to a home for rescue dogs and a climate-controlled wine room tucked under the stairs. Check out the framed pieces of the children’s playtime wallpaper originally adorning the old sleeping porch.

House Sponsor: *Melissa Kubala, Boulevard Realty, and The Modern Bungalow Co.*

Year Built: 1930

Floral Sponsor: *Darlene’s Flower and Gift Shop*



711 WOODLAND

This historic district home features a thoughtful second-story addition accessed by an open, airy stairwell with a large beautiful window on the landing. Custom touches include a screened-in porch off the second floor back, the dining room buffet that cleverly doubles as a bar and concrete floors in the mudroom/laundry area, perfect for managing muddy feet.

This simplified Fairly Tale Cottage was built in 1938. The style – rare in Houston – was based on illustrations in early 20th century children’s books. The house sports a bracketed hood over a small stoop with what are probably the original bevel-end brackets. A secondary door connects to a porch offset to the east side of the home, and an unusual third exterior door in the living room opens to a small stoop, which was probably built to accommodate after-dinner smoking.

The owners worked with Lucas Craftsmanship to create an open flow to a welcoming kitchen/dining/family space at the back of the house that now also houses the owner’s childhood piano. Glass doors open the area to the back porch.

Upstairs are a large master suite, office and secondary family room. An original three-point, or basket-handle arch, was moved from the dining room to link the master bedroom with sitting room/dressing space. Note the four small stained glass casements in the dressing room, added during an earlier remodel. Next up on the owners’ to-do list is to update the master bath, converted in the 1980s from what was most-likely attic space.

House Sponsor: *Grogan Building Supply Co. and
JELD-WEN Windows & Doors*

Year Built: 1938

Floral Sponsor: *Kroger on Studemont*



714 WOODLAND

This story-and-a-half, Craftsman-style bungalow had served as a school and a duplex over its near century of life. Another potential teardown, the owners loved the home's history and wide front porch (note the white stencils), working to bring it back to life and restore it to single-family living.

The home has its original flared skirt, and the nine-over-one double-hung windows are unusually plentiful and consistent throughout, including the half story which now houses children's bedrooms, playroom and laundry. Much of the original gable and bracket trim have been replicated.

If you look closely, you'll see that the front door transom was replaced with a smaller window at some point in the distant past although the unusual butterfly half-lap hinges on the door are likely original. The homeowners used new Classical Revival-style trim similar to the home's original woodwork and reclaimed wood for the unsalvageable original floors. The two sets of cross-panel pocket doors are likely original – interestingly without evidence of any pull hardware.

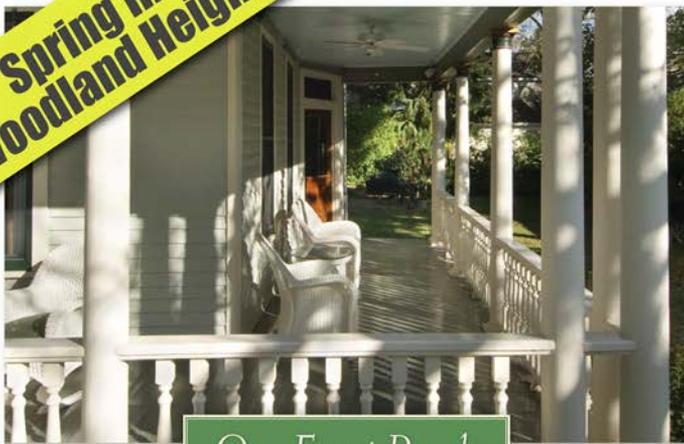
When the home was converted to a duplex early on, stairs – in the current location, but connecting to an outside entry – likely replaced an original fireplace as evidenced by the paned half-lights in the stairwell. The current homeowners rebuilt the stairs and eliminated the door during restoration. Check out the Brazilian antique doors guarding kitchen recesses with their elaborate brass espagnolettes. A Sheraton-revival buffet has been repurposed as a vanity in the downstairs bath.

House Sponsor: *Sara Black Team, Berkshire Hathaway Home Services, Anderson Properties*

Year Built: 1916

Floral Sponsor: *Athas Florist*

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Woodland Park, founded in 1903 as Houston's second city park, became the impetus for the neighborhood.

Our 2007 centennial celebration, fittingly enough, inspired neighbors to come together to revitalize this neglected jewel.

The Friends of Woodland Park's award-winning work includes:

- Creating and implementing a master plan by raising \$2 million (and counting)
- Conducting multiple clean-ups to beautify and make the park more accessible
- Hosting regular birdwatching, family movie nights and other park activities
- Enhancing the playground, including a reproduction trolley car by Paul Carr as a tribute to our early years
- Commissioning *Firefly Field*, a sculpture gateway by third-generation resident Dylan Conner (installation late spring)

Visit www.friendsofwoodlandpark.org to join, donate or get involved.

2018 WOODLAND HEIGHTS HOME TOUR



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