

WOODLAND HEIGHTS

A HOME TOWN NEAR DOWNTOWN SINCE 1907

WHCA NEWSLETTER: A PUBLICATION OF THE WOODLAND HEIGHTS CIVIC ASSOCIATION

FEBRUARY 2020

CALENDAR

- 3/3: WHCA Board Meeting
- 3/10: WHCA General Meeting
- 3/12: Trash & recycling pickup
- 3/17: St Patrick's Day
- 3/19: Trash pickup
- 3/26: Trash & recycling pickup
- 3/27: WHCA Home Tour Preview
- 3/28: Best Tasting Lemonade Contest
- 3/28: WHCA Home Tour
- 3/29: WHCA Home Tour
- 4/2: Trash pickup
- 4/4: Vision 2020 Home Tour Party
- 5/2-3: Lemonade Day!
- 5/12: WHCA General Meeting



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'Past Meets Present' - Woodland Heights Home Tour Showcases 8 Historic Homes



Eight beautiful homes will be open to the public during the 2020 Woodland Heights Home Tour Saturday and Sunday, March 28 and 29, from 12 to 6 p.m. "Past Meets Present," will feature historic homes that range in size and style. The following homes will be included in the tour:

❶ **619 Bayland:** A two-story home built in 1914, it was converted into a duplex early in the last century, then back into single-family home in the 1980s. It has been completely updated for today's living while preserving its historic character and period design.

❷ **505 Byrne:** This charming bungalow was given a facelift in 2019 that opened up the interior and added a second bath. The décor features soft gray blues, rose and grays – beautiful and welcoming.

❸ **3324 Morrison:** Modernized and expanded in a 2015 remodel, this home features 11-foot ceilings and original woodwork. Note the dark shiplap ceiling in the original dining room which then leads to the large modern kitchen/living space at the back of the home.

❹ **628 Omar:** Built in 1910, most of the original features of this home have been retained, with a back addition that includes an amazing bar area for entertaining. The homeowners' eclectic antiques and art bring further drama to the home.

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2020
WOODLAND HEIGHTS
HOME TOUR



...continued from front page.

📍 **3524 Pineridge:** A charming 1920s bungalow, expanded on a single floor, features original flooring, walls and trim throughout much of the home and a spacious, light-filled kitchen surrounded by windows looking out onto a lovely courtyard.

📍 **715 Ridge:** This cozy 1920s bungalow, seemingly destined to be a teardown, was carefully rescued and restored by the owner with original and reclaimed materials to preserve the home's historic design.

📍 **1611 Sage:** A home was listed at this address as far back as 1915, but at some point, the home was replaced by a glass factory and artist studio. The building was converted back into living space in 2000 and recently remodeled in the style of an industrial loft. New to the home is a second-floor media room featuring iron beams from the original structure and reclaimed wood on the walls.

📍 **621 Wendel:** This 1,400-square-foot bungalow retains the home's original footprint with a small addition to add a second bath. The empty-nester homeowners purchased the home to downsize, adding vibrant paint out and welcoming décor inside.

Home Tour Tickets

Advance tour tickets are \$25 through March 26 and can be ordered at www.whcahometour.org or purchased at area merchants, including August Antiques, Boulevard Realty, Buchanan's Native Plants, C and D Hardware, Davis Hardware, Eclectic Home, Joshua's Native Plants & Garden, Jubilee and Kaboom Books.

Tickets are available after March 26 for \$30 at area merchants. On tour days tickets also may be purchased at Travis Elementary, 3311 Beauchamp. Tickets for individual homes are \$10 each.

Preview Events

For the second time, the event includes a special Friday night Preview Home Tour Happy Hour, allowing tour goers to enjoy the homes without waiting in line, and partake of wine and cheese at each stop. Tickets are \$50, and only available online or Friday evening from 4:30 to 6 p.m. at Travis Elementary. Preview Tour hours are Friday from 5 to 8 p.m. Happy hour tickets are good for all weekend as well.

Calling all fun-loving neighbors!

Celebrate spring and a successful home tour, Saturday, April 4, from 7 to 10 p.m. The Vision 2020 Wrap Party – "Vision for the Future, Reflections on the Past" – will feature exciting live music, delicious food from neighboring eateries, wine and beer – and lots of neighborhood camaraderie.

Wear your zaniest spectacles to peer forward and back. Get your photo taken through the huge 2020 lenses. Dance till the cows come home* (or 10 p.m., whichever comes first). Bid on exciting raffle items.

Tickets are \$75 in advance, online only, or at the home out ticket book and include admission to the home tour the previous weekend as well as the happy hour preview, Friday, March 27.



Volunteers

The home tour is one of the neighborhood's biggest fundraisers, but it depends on a cadre of volunteers to pull it off. If you are interested in working with one of the committees on planning and preparation, or able to serve as a docent on home tour weekend, please send an email to limoss@comcast.net. It's a lot of fun and a great way to get to know your neighbors!

Visit www.whcahometour.org for more information, or to purchase tickets.

A Home Tour Highlight: 3524 Pineridge



Clair Hedgcoxe purchased 3524 Pineridge in 2010 – her first home. Several years in, with several high-dollar projects popping up for the 1923 house, she weighed the various alternatives and decided to renovate.

"I love my location," she said, "and I knew I wanted to add a master suite to my home. The cost of purchasing a home with those specs in my area were out of my budget. So, I instead got to build my 'dream bungalow.' Having lived in the house for six years prior to reno made it very easy to know how I lived in the home and how I wanted to expand the space."

For cooking and entertaining, she created a bigger kitchen by incorporating an unused third bedroom and added access to a small courtyard.

"The kitchen is now my favorite room!" Clair says.

Why renovate vs. build a new home?

For me, it is very important to protect the city's historic character and architectural heritage. Living in Woodland Heights provides so many examples of beautiful historic homes, and I wanted my home to represent both the past and the future of this neighborhood. Renovating allowed an opportunity to keep the integrity of the traditional craftsman-style "bones" of the home, while adding spaces the modern homeowner requires today. I hope the end result inspires others.

What was your experience?

Just like any renovation, there are always surprises when opening old walls. Behind the sheetrock in the living room revealed wallpaper from a day gone by! I did my best to keep as many original items as possible. Seventeen of the windows are original! Some concessions had to be

made in the overall design to accommodate the attributes of an older home, such as lower ceiling heights, asymmetrical windows, and smaller room sizes, to name a few.

Who did you hire to do the renovation?

[Lucas Craftsmanship](#). The whole team at Lucas was very easy to work with and great communicators. The key word is in the name – Craftsmanship! They built custom cabinetry to maximize space and keep the design aesthetic cohesive. I wanted to keep the original long-leaf yellow pine flooring throughout the home and Lucas found a source for reclaimed flooring that matched the existing flooring. It's wonderful to work with a contractor willing to take the extra time and energy needed when renovating a 100-year-old home.

Did you use an interior designer?

[Hallie Henley Design](#). Owner and Heights resident, Hallie Sims, is a wonderful talent and very thoughtful designer. Having a professional eye for just the right placement of light fixtures and space planning is crucial. Hallie seamlessly blends antiques with new pieces in every space she touches!

Would you do it again?

Absolutely! I enjoyed the entire process -- from working with [Morningside Architects](#) on the architectural design, to spending time with the carpenter creating custom cabinetry designs. Seeing the space transform was incredibly rewarding and I feel more connected to the house because of it. The home will always have some extra character. The floors creak. The windows rattle during big thunderstorms. The doors contract and expand. The house breathes, as if it's just as alive as the inhabitants. And that seems fitting for a house that has seen 100 years of life in Woodland Heights!



Home Tour Schedule and Tickets

Home Tour, March 28-29, noon to 6 p.m.

\$25 through March 26 at www.whcahometour.org or area merchants listed below

\$30 tour weekend, at area merchants or ticket booth at Travis, Saturday and Sunday

Preview of Homes: March 27, 5:00 to 8:00 p.m.

\$50, online only or day-of, Travis Elementary, 3311 Beauchamp

Vision 2020 Wrap Party: Saturday, April 4, from 7 to 10 p.m.

Woodland Park Community Center, 212 Parkview Drive
\$75 in advance, online or at Home Tour ticket booth March 28-29.

Home tour tickets purchased online will be available for pickup at the Travis ticket booth 11:30 to 5:00 both days; preview tickets at Travis Elementary, 3311 Beauchamp, beginning at 4:30 p.m.

Tickets are available at the following area merchants:

August Antiques - 803 1/2 Heights Blvd

Boulevard Realty - 927 Studewood, Suite 200

Buchanan's Native Plants - 611 East 11th Street

C and D Hardware - 314 East 11th Street

Davis Hardware - 1028 Studewood Street

Eclectic Home - 345 West 19th Street

Joshua's Native Plants & Garden - 502 West 18th Street

Jubilee - 325 West 19th Street

Kaboom Books - 3116 Houston Avenue

Do You Have The Right Stuff To Help Guide Woodland Heights In The Coming Year?

Have you ever watched some situation occurring in the neighborhood and thought to yourself, "someone should do something about that?" Maybe *you* could be that someone who makes a difference right here where you live!

The WHCA board has recently cast a nominating committee in preparation for the board elections that will occur at the Annual General Meeting on Tuesday, May 12th.

In the past, the entire board was elected anew each year. In the interest of continuity, the 2019 revision to the [WHCA bylaws](#) stipulates each position is now a two-year term. About half the positions are offset a year, so only half of the board is elected each year.

In 2020, the nominating committee is tasked with finding candidates interested in running for the following positions:

- President
- Director of Security
- Director of Beautification
- Director of Communications
- Director of Deed Restrictions

If you have any interest in stepping up to help guide the WHCA, please reach out to the nominating committee, which is chaired by current WHCA Secretary [Alaina Hebert](#). Committee members can provide insight into the work of the organization and descriptions of the responsibilities of the various positions.

There's no more direct way to impact the neighborhood than serving on the team that represents Woodlands Heights to other organizations.

- Michael Graves, Director of Communications, WHCA

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Homes with History The 100+ Club

We bought our Woodland Heights bungalow in 1980. We are the 4th family to occupy this 1920 bungalow and we have met the original owners. Since our purchase, we have remodeled and fixed the old girl up. The asbestos siding is gone, the old garage that was falling down has been replaced, and we have put blood, sweat, tears, and some money into making this house a home. We decided that since our home on Omar is now 100 years old, we need to celebrate this auspicious anniversary along with the other venerable homes in Woodland Heights.

One of the things we knew right away when we moved here was that we wanted to part of a community and we needed to support the neighborhood. We joined the WHCA right away and have never missed a year of membership. We have had great neighbors on our block and through the WHCA we have extended our relationships with other neighbors who live here as well.

As part of our celebration of 2020, the Woodland Heights Civic Association has created the 100+ Club to honor our homes with history and encourage the growth of the WHCA membership. Our older homes bring value to our neighborhood and deserve recognition. WHCA is offering a special sign to further assist homeowners in distinguishing our older homes. To receive a 100+ sign for your yard, you must own a home of that is 100 years old and you need to be a current member of WHCA.

For current active WHCA members with qualifying homes there are two options:

Option 1 - Pay \$15.

Option 2 - Renew Membership with the auto-renew option and get a sign for free! The new auto-renewal anniversary will coincide with the purchase of the auto-renewal membership, not your old anniversary date.

To renew your membership or join the Woodland Heights Civic Association, follow this link: <https://www.woodland-heights.org/membership>

If you choose option 2, email a copy of your e-receipt to debhall945@gmail.com and I will deliver your free sign within a few days. Please include your address in your message.

If you choose option 1, email me (as above) so we can arrange to meet. I will bring your sign and pick up a check for \$15 made out to WHCA.

The number of signs we have is limited. You can see the signs at the WHCA general meetings. We also plan on having a table at the home tour on March 28th and 29th.

- Debbie Hall, Historic Home Committee Chair

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Don't Let Our Constable Patrol Die on the Vine!



When the time comes and you need the Constable Patrol, think of this. Our Woodland Heights neighborhood has nearly 2,250 residences. The Constable Patrol is funded by just over 400 residences. To interject some ugly facts, last year Constable Patrol subscriptions fell significantly short of covering the cost of our two-shift patrol and, without better participation from the Neighborhood, will likely be the same this year. For these two years, the WHCA has made up the difference from its general funds. Without an increase in subscriptions, it is likely the Board will be forced to reduce costs by cutting the current two-shift patrol to a one-shift patrol. How is that making our neighborhood safer?



Now for the good news. There is no doubt, the more the merrier. The cost for the two-shift patrol is spread among the subscribers. If subscriptions increase sufficiently, the per household cost will go down. At the current cost of the Constable Patrol, it would take an additional 150 subscriptions to reduce the cost by \$50 or about 260 additional subscriptions to reduce it by \$100. That's just 660 residences out of 2,250! In round numbers, 30 percent of the Neighborhood! I think that is an achievable goal.

Again, 2,250 residences and only 400 current participants. It's crazy! How can that be? I have given the matter some thought and I think there are four main reasons for the weak rate of participation:

1. Financial necessity
2. Ignorance
3. Inattentiveness
4. Coattails

Let me address all four.

1. Financial Necessity

Fair enough. If you can't afford the \$350 per year, you can't afford the \$350 per year. There is no shame in that, and I can completely understand the numerous situations falling in this category. I feel safe in stating, those of us who are in the position to support the Constable Patrol are more than happy to support our neighbors who may be struggling. No worries.

2. Ignorance

That's our bad. By "our", I mean the Board of Directors of the Woodland Heights Civic Association. If you do not know of the good work the Constable Patrol does for our neighborhood, we are not getting the word out effectively.

3. Inattentiveness

Rephrased as, "I just keep forgetting to enroll." We, the WHCA Board, will have to take a modicum responsibility for insufficient or ineffective reminders. However, we are all adults and responsible for our actions. Please go to <https://www.woodland-heights.org/store> and enroll. There are numerous options for payment, including good old-fashioned mail, by sending a check to Woodland Heights Civic Association, P.O. Box 7754, Houston, Texas, 77270-7754.

4. Coattails

I am hopeful this is not an elective position taken by members of our Neighborhood. In reflecting on the folks I know residing in the Woodland Heights, I can't think of any who would consciously take the position of "I can get the use of the Constable Patrol without shouldering my share." I am optimistic the rest of the neighborhood is the same.

Let's band together to make this Constable Patrol work for us all. Please participate. Again, go to <https://www.woodland-heights.org/store> or send a check to Woodland Heights Civic Association, P.O. Box 7754, Houston, Texas, 77270-7754. Enrollment is \$350. If you choose the online option, you can opt for auto-renewal and forget the hassle of annual renewals.

- Harry McMahon, President, WHCA

Karen Stowers with

Martha Turner

Sotheby's INTERNATIONAL REALTY

The blob on the right is a QR code. Point your smart phone camera at it to jump right to the web page mentioned above. On some phones you may need to load a QR reader app.



Yard-of-the-Month: 1116 Euclid St.

Jeanette and Dannie Davis have been making things bloom in the Heights nearly all their lives. Jeanette grew up only a couple blocks away, and they are the second family in their home at 1116 Euclid. When they moved to their forever-home in 1976, they were the young ones on the block; now they nurture the neighborhood through all the changes.

Their massive water oak is center stage, and was planted the year their first child was born, more than 35 years ago. Seeing it now, their home looks tiny under its mighty limbs. Their second child was, and is, all about the out-of-doors, and was taking care of their yard and neighbors' yards beginning in elementary school. By high school it was a full job. Today he still keeps his parents' yard beautiful, plus many more in the Heights, and throughout Houston, with White Oak Groundskeeping. He takes after his dad who is always out tidying up neighbors' yards and clearing storm drains.

Edging into spring, the Davises' yard is alive with ligularia gigantea, gardenia, Japanese fern, hydrangeas, Swiss chard, encore azaleas, dwarf hamelin, Malaysian orchid tree, artichoke, geraniums, cyclamen, verigated ivy, and begonias. The flower pots have a calibrachoa cabaret mix.



Their seasonal yard changes with every holiday, so while these pictures reflect February love, by the time this prints it will surely be lucky green.

- Stephanie Riceman, Director of Beautification, WHCA



Creature Feature: 192 Bird Species & Counting!

In November 2013, a Bald Eagle flew just overhead as Megan Freemantle and I walked our dogs Freckles and Hope along the hike/ bike trail in White Oak Park. I became a birder that day, watching the eagle eat a fish it snatched from the bank of the bayou and remembering how eagles had almost gone extinct in the 1960s.

It may surprise folks to know that the Woodland Heights is a very birdy place, with 192 species reported in the neighborhood, White Oak Park, and Woodland Park during the past ten years. Bald Eagles are spotted periodically, with one having hung out along the bayou for two weeks in March 2018 to the delight of hundreds of people who watched for it.

The first photo shows an Eagle who was working White Oak Park on February 9, 2020. The second photo shows the similar but much more common Osprey, which will continue to fish the bayou through April. You can find additional photos of eagles and osprey at White Oak Park and Stude Park at [the WHCA website](http://www.whca.org).

What to learn more about the birds of the 'hood? Join Jason Bonilla and neighbors for the monthly Houston Audubon bird survey of Woodland Park. The surveys are free, with the next one scheduled for Saturday, March 14 at 7:30AM. You can also go to the website of the White Oak Bayou Association (<http://WhiteOakBayou.org/resources-and-zines>) and download the kid-friendly Bayou City Birding guides that feature birds of the Inner Loop. Now, who wants to go find species #193?

- Wendy Wright







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Why Should You Join Woodland Heights Civic Association?

Did you know?

You can now join the Woodland Heights civic association at any time during the year. In the past, memberships were always a fixed-term from April 1 to March 31. Recent improvements in how we handle payments allow us more flexibility. Now, your WHCA membership is one year from the date you last paid your dues.

We've also brought back the **auto renewal option**. You will receive a notice annually before you are charged each year. This is a great way to go.

Your civic association dues pay for special events, such as the home and garden tour, Lights in the Heights, maintenance of the Watson and Norhill esplanades and enforcement of deed restrictions. It also pays for the Woodland-Heights website and newsletters.

Membership also ensures your ability to vote at association meetings. Homeowners only please. Each household gets one vote.

If you have any questions or would like to know if your membership is current, please contact me at membership@woodland-heights.org
- Kelly Hare, Director of Membership, WHCA

About WHCA

WHCA General Meetings are held the second Tuesday of every other month at 7:00 p.m. (January, March, May, July, September, and November). Unless otherwise noted, meetings are held at Travis Elementary School, 3311 Beauchamp Street.

WHCA
P.O. Box 7754
Houston, TX 77270-7754

Please visit our website (www.woodland-heights.org) to sign up for our monthly digital newsletter. The website also contains additional news updates, volunteer opportunities, and so much more.

Postscript: This is the end, my only friend, the end. Seriously, my second second term on the WHCA board is coming to an end. This could be my last printed newsletter as editor. Thanks to everyone who has contributed these past few years.

I still believe that occasional printed newsletters are an important way to reach out to the entire neighborhood, including those who are not necessarily active online. Peace out! - MJG



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*Don't get me started about those cows! Out until all hours and come home smelling of brandy milk punch. Up to no good. Udder nonsense. And the chickens! There are so many chickens hereabouts. They're everywhere and they drive @eldogojulie nuts. Bunnies, too. But I like the bunnies that live on Highland. They're very sweet. Like Peter Rabbit. We love this place.