

# WOODLAND HEIGHTS

A HOME TOWN NEAR DOWNTOWN SINCE 1907

WHCA NEWSLETTER: A PUBLICATION OF THE WOODLAND HEIGHTS CIVIC ASSOCIATION

FEB/MAR 2018

## CALENDAR

- 3/1: Trash & recycling pickup
- 3/8: Trash pickup
- 3/15: Trash & recycling pickup
- 3/17: St Patrick's Day
- 3/20: WHCA General Meeting
- 3/22: Trash pickup
- 3/23: WHCA Home Tour Party
- 3/24: Heights-Norhill Little League Season Opener & Parade
- 3/24-25: WHCA Home Tour
- 3/27: NTMP Public Meeting
- 3/29: Trash & recycling pickup
- 4/5: Trash pickup

## MEMBERSHIP

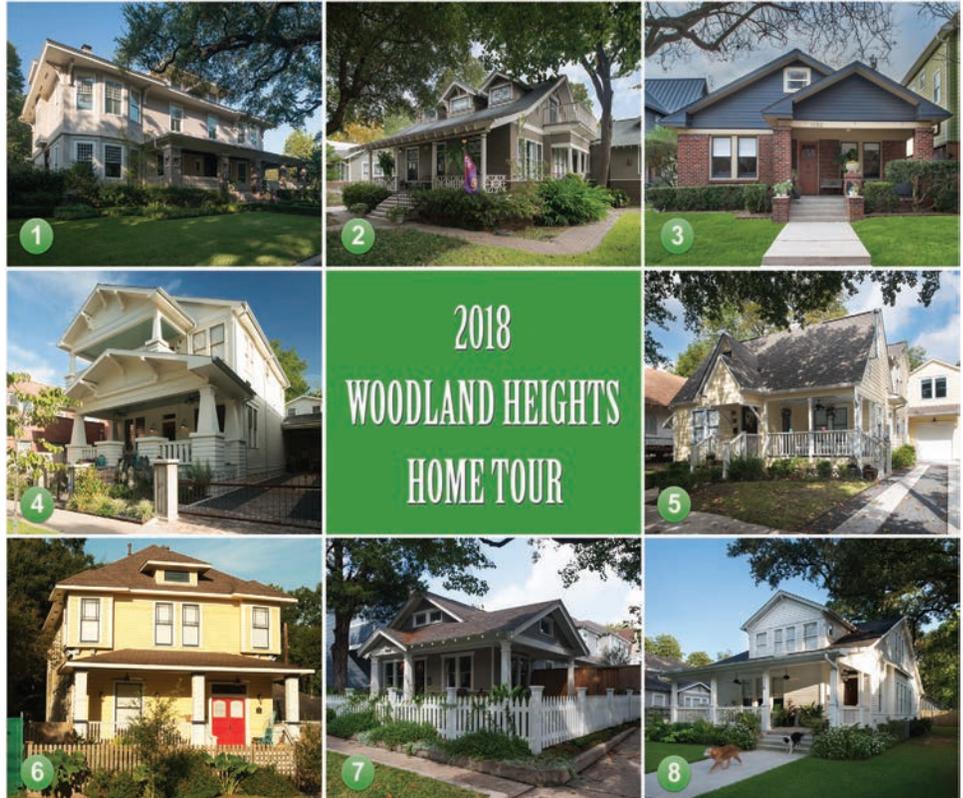
WHCA memberships run April 1, 2018 to March 31, 2019. Residents are encouraged to join or renew online at [www.woodland-heights.org](http://www.woodland-heights.org) or by mailing the form included in this issue.



## CONSTABLE PATROL

The new year of the WHCA Constable Patrol Program starts April 1st. The program goal is to provide enhanced local patrols using two Precinct One Deputies.

## 2018 Woodland Heights Home Tour



The neighborhood's largest fundraiser, its biannual home tour, will be held March 23-25. This year, a total of eight historic homes, including three "teardown turnaround" specials, will open their doors to visitors.

❶ **205 Bayland:** Built by Woodland Heights founder William Wilson for his own family, this 6,363-square-foot prairie style home has been lovingly restored as a neighborhood showplace. The most recent update, completed in 2017, refreshed the interior with a modern aesthetic.

❷ **3302 Beauchamp:** One of the early William Wilson homes, this beauty once housed rental units in the attic. Current owners have undertaken two renovations. The latest expanded the kitchen and created a new master suite. The backyard now houses a beautiful pool area with its own kitchen, laundry and bath facilities.

❸ **1132 East 7th Street:** This charming brick bungalow packs a lot into 1,200 square feet, plus attic conversion, to function well for a family of five. The 1935 house welcomes visitors with white shiplap walls and stained ceilings, original doors converted to sliders, bold wallpaper and eclectic antiques.

...continues next page.

# Fresh Traditions: 8 Marvelous Homes on Tour March 23-25

...continued from front page.

④ **500 Teetshorn:** Rather than building up, this home's restorer raised the original single-story house and built a first floor beneath. The resulting home is true to its historic roots and features many period-perfect touches on both floors along with an open kitchen-family room space, high ceilings and transoms.

⑤ **711 Woodland:** This historic district home features a thoughtful second-story addition accessed by an open, airy stairwell with a beautiful window on the landing. Custom touches include a screened in porch off the second floor back, stained glass windows in the master and concrete floors in the mudroom/laundry area.

## Teardown Turnarounds:

⑥ **3005 Houston:** Another original William Wilson home, this large two-story had been carved up into multiple rental spaces. Drawing upon their renovation expertise, the owners saved what they could and sourced period materials for windows, doors, floors, fixtures and stairwell. Enjoy the eclectic antique collections showcased throughout the home.

⑦ **601 Woodland:** Originally 1,200 square feet, this home had been much neglected before new owners saw its potential, restoring the home, adding a two-story space to the back and creating an inviting landscape for outdoor living. Making creative use of space, custom touches include a dedicated pet room for dog rescues and a wine room tucked under the stairs.

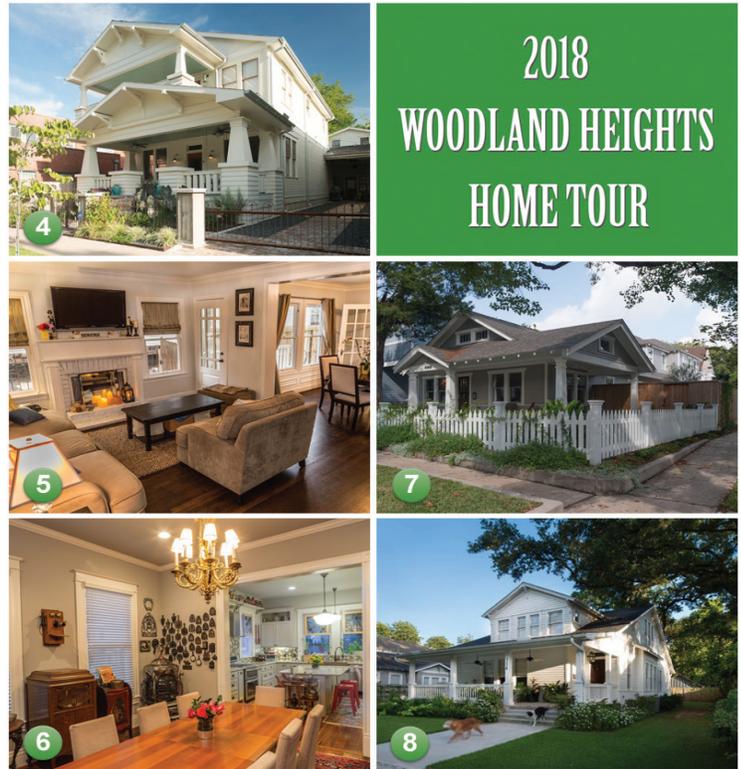
⑧ **714 Woodland:** Another potential teardown, the owners loved the home's history and wide front porch, working to bring it back to life and restore it to single-family living. Check out the Brazilian antique doors guarding kitchen recesses and the original multi-paned windows throughout.

## Preview Party

"Can we fix it?" Bob asks. His helpers reply, "Yes, we can!"

In salute to our teardown turnaround homes saved from the bulldozers, this year's home tour preview party features a "Bob the Builder" theme ([https://en.wikipedia.org/wiki/Bob\\_the\\_Builder](https://en.wikipedia.org/wiki/Bob_the_Builder)). Don your best construction apparel (sequined tool belts, anyone?) and party at Janeen Cook's historic William Wilson home at 530 Byrne on Friday night, March 23.

The event will feature delicious hors d'oeuvres donated by local restaurants, wine and beer, and dancing to Zenteno Spirit's Latin jazz. All ticket holders are eligible for the door prize drawing, a wine tasting for 10 generously donated by Kagan Cellars. Raffle items include Astros tickets, a weekend getaway, "Raid the Cellar" (remaining wine and beer) and many more prizes. Space is limited so get your tickets early!



Party-goers also get an advance peak at the tour homes, 5:30 to 7:30 p.m. Friday, with wine and cheese at each stop. Home tour tickets are valid all weekend.

## Avoid the Lines!

New this year is a Friday night preview home tour-only ticket for \$50. This allows you to tour and enjoy wine and cheese at each of the eight homes, but doesn't include the party. Great for busy schedules! Note that while homeowners may be present at some of the homes, the Friday night preview is designed for viewing at your own pace without docents on hand to share insights as you go.

## Volunteers Needed

Volunteers are still needed to serve as docents for the homes and cashiers at the ticket booth. A three-hour shift gets you a free home tour ticket! Plus it is a great way to meet new neighbors. To volunteer, please email [limoss@comcast.net](mailto:limoss@comcast.net). Please indicate if you have a preference for time slot and/or area (particular home or cashier), and we will try and accommodate.

## Thanks to our Sponsors

The home tour committee is proud to report record-setting sponsor support for this year's home tour and hopes to set a ticket-sales record as well, with our extra homes on offer. Many thanks to the generous neighborhood businesses – a full list will be posted in next month's newsletter, on the website and in the home tour brochure – who are underwriting this year's tour and preview party.

## Coming Back Full Circle – A Teardown Turnaround

*With so many historic homes being leveled by bulldozers across Woodland Heights, this year the home tour commemorates and celebrates the historic homes that make our neighborhood special. Yes, it can be cheaper and quicker to tear down and build new, but you can't replicate the materials, craftsmanship and charm of our original homes.*

*All 2018 tour homes are originals reimagined for today's living – "Fresh Traditions." Three of them, in particular, were in very rough shape before a homeowner's vision bring them back to life as a labor of love. The following article tells the tale of one of them.*



We stepped into 3005 Houston Ave. and knew immediately it was going to be our home. With the two sets of pocket doors, original windows with hardware still intact, original hardwood floors and the corner fireplace in the living room – it was love at first sight! And that's really what is essential to endure and enjoy the journey of a historic home restoration – love, vision and the indescribable sense of "this is our home."

The house had really been put through the wringer by the time we purchased it. Built in 1908, and likely one of the first houses on Houston Avenue in the then-new development of Woodland Heights, the two-story, single-family, four-square design bungalow had become a duplex, a triplex and then part of a six-unit apartment complex before we took it back to its roots.

Research revealed that the original layout of the house resembled "The Chelsea" – a nine-room Sears kit home. Prior to the restoration, we stripped the house of its multi-family "jigsaw puzzle" – removing numerous bathrooms, kitchens, walls and poor add-ons. Then, we reinstated the same four-square, nine-room layout and added a small footprint – a kitchen and mudroom at the back of the house, with the master-bedroom suite above it.

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.

Our passion for restoration has today turned into a full-time job – we are FW Heritage, LLC and we respectfully restore old homes and build

new ones (that look historic) to in-fill vacant lots. We focus mainly in First Ward, where the need for restoration is critical due to overly aggressive gentrification.

For our own home and the others we restore, we regularly scour antique stores, buy salvage rights to homes that are about to be torn down (by builders) and keep an eye on what our historic home neighbors throw out to source historic elements for re-use.

We often see elements of old designs return in modern trends – for example, in tiles, faucets and cabinet hardware. We recommend using the modern version of these traditional elements in the restoration – especially in bathrooms and kitchens – usually where a large chunk of the budget is spent. Avoiding ultra-modern styles and, instead, keeping things classic allows for design longevity of any space and nods respectfully to what once was.

Interested in your own restoration? Belonging to local preservation groups, such as Preservation Houston and The Heritage Society has been beneficial for us – offering a support group of other like-minded folks, as well as a resource for design ideas and restoration tips. As much fun as we have restoring and building for others, there was something magical in doing it for the home we plan to grow old in.

For those who are thinking of taking on a restoration project, don't underestimate what can be accomplished as a labor of love!

For a more detailed write-up on 3005 Houston Ave, go to [www.houstonhouseandhome.net/0117\\_webupdate/feature3-Good-Brick-Winner.html](http://www.houstonhouseandhome.net/0117_webupdate/feature3-Good-Brick-Winner.html).

- Lin Chong and Dominic Yap

## Home Tour Schedule and Tickets

Home Tour, March 24-25, noon to 6 p.m.

\$25 through March 22 at [www.whcahometour.org](http://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 23, 5:30 to 7:30 p.m.**  
\$50, online only or day-of, 530 Byrne

**Preview Party: March 23, 7 to 10:30 p.m.**  
\$100 in advance, online only; \$125 day-of, 530 Byrne

Home tour tickets purchased online will be available for pickup at the Travis ticket booth 11:30 to 5:30 both days; preview tickets in front of 530 Byrne, Friday beginning at 5 p.m.

**Tickets are available at the following area merchants:**

**August Antiques**  
803 1/2 Heights Blvd, Houston, TX 77007

**bespoke by GJCD**  
238 W 19th St, Houston, TX 77008

**Boulevard Realty**  
833 Studewood

**Buchanan's Native Plants**  
611 E 11th St, Houston, TX 77008

**C and D Hardware**  
314 E 11th St, Houston, TX 77008

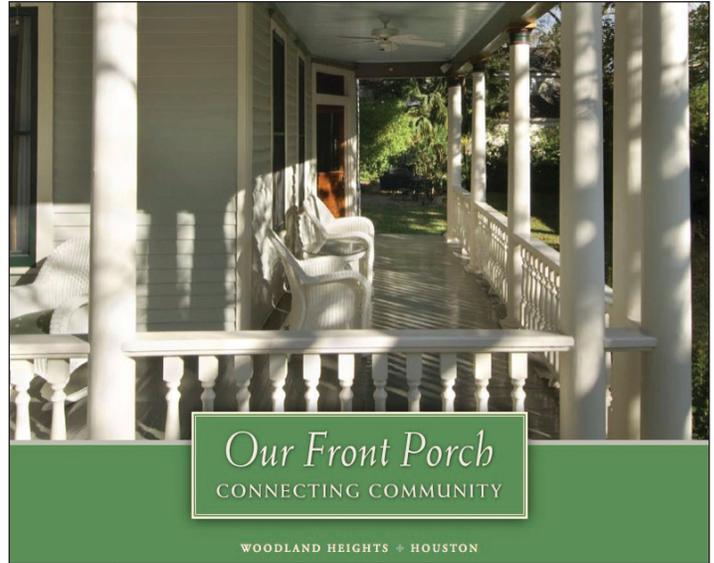
**Dacapo's Pastry Cafe**  
1141 E 11th St, Houston, TX 77009

**Davis Hardware**  
1028 Studewood St, Houston, TX 77008

**Eclectic Home**  
345 W 19th St, Houston, TX 77008

**Jubilee**  
325 W 19th St, Houston, TX 77008

**Kaboom Books**  
3116 Houston Avenue, Houston, TX 77009



## Our Front Porch: Connecting Community

Old-timers, newcomers and visitors alike often enthuse about Woodland Heights' small-town feel. And a key component connecting us is the wide, welcoming front porches that grace many of our homes – both historic and newer versions.

As part of its centennial celebration, the Woodland Heights Civic Association and a group of dedicated volunteers – photographers, writers and coordinators extraordinaire – came together to commemorate and celebrate our porches and our neighborhood. The result was a beautiful coffee table book, *Our Front Porch: Connecting Community*.

If you haven't yet had an opportunity to purchase a book – or want another to share with family and friends—we are having a spring sale in conjunction with the home tour.

Visit [www.woodland-heights.org/store](http://www.woodland-heights.org/store) to purchase a hardcover for the discounted price of \$35 or the softcover for \$15, or add it to your membership form. All proceeds go to support preservation efforts in the neighborhood. Delivery is free in the local area and sale prices are good through May 31.



Your Heights neighbor for 20 years, Lucas Craftsmanship offers custom renovation and construction.  
[www.lucascraftsmanship.com](http://www.lucascraftsmanship.com), 713.864.2510.

## Four Dragons Institute Yoga



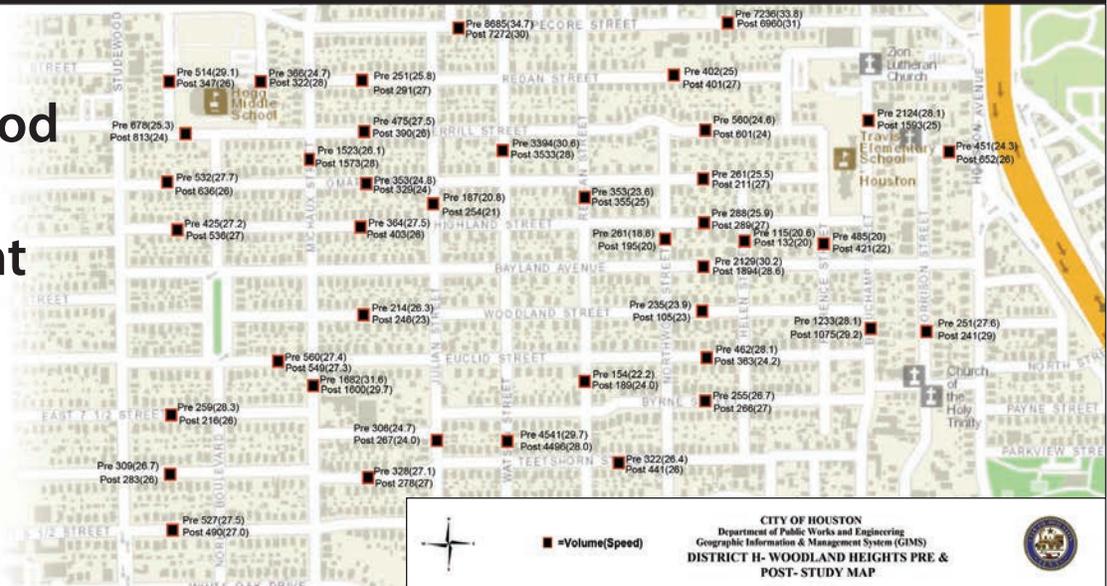
Yoga helps you explore the balance of life.  
Maybe 2018 is the perfect time to begin.

For our class schedule visit [www.fourdragonsinstitute.com](http://www.fourdragonsinstitute.com)

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# Neighborhood Traffic Management Program Update

By Matt Johnson  
WHCA VP-Infrastructure



As VP of Infrastructure for the WHCA, I want to share some information with you. I've been the neighborhood's contact with the City of Houston during the installation of speed cushions and subsequent traffic studies and meetings.

First, a public meeting on traffic management will be held on **March 27th at 7 pm**, location TBD. This meeting is open to all residents of the neighborhood.

Second, I also wanted to inform you of the results of a Neighborhood Traffic Committee meeting held on Tuesday, January 30th. What follows is my attempt to give a clear picture of the information conveyed at that meeting by COH traffic engineers Gary Drabek and Khang Nguyen.

## City of Houston Traffic Safety Goals

The City of Houston implements these programs with public safety as their primary concern. COH engineer Gary Drabek said that the goal is to get all traffic in a residential neighborhood traveling under 30 mph, and ideally between 20-25 mph. As he said, and CM Karla Cisneros also cited, the risk of fatality goes up exponentially every mph above 30 if hit by a car. The traffic calming program has generally seemed to reduce both speeds and volumes across the neighborhood, with some points of increase.

## Post-Installation Speed & Volumes

The post-installation study done by COH Public Works shows that most tested locations (about 70%) saw a **reduction in both speed and traffic volume**. At a total of 41 locations after speed cushion installation, 28 showed reduced speed (15 by more than 1.5 mph) 7 locations had a speed increase of greater than 1.5mph, but per the COH engineers these tended to be lower-volume streets with already-low speeds to begin with.

As the COH engineers said at the meeting, a 2 mph increase on a street with a base 20 mph speed (to 22 mph) is not as significant as a 2 mph increase on a street with a base 29 mph speed (to 31 mph.) The former is within the acceptable range in terms of safety. The latter is edging into unsafe territory. A speed increase on a low volume street (+/- 200 cars per day) is also not as significant as an increase on a high volume street (1000+ cars a day) according to COH Public Works.

COH Public Works has provided the map (shown above,) which details the following:

- 15 locations had a speed reduction greater than 1.5 mph
- 13 had a speed reduction less than 1.5 mph
- 6 either remained the same or had a slight speed increase.
- 7 had a speed increase of 1.5 mph or greater (which tended to be lower-volume streets)

As COH engineer Khang Nguyen noted, "The most heavily travelled streets in Woodland Heights are Pecore, Watson, Michaux, Bayland, and Beauchamp. Most of them saw a decrease in speeds, which is a positive impact. The most desirable outcome is to have all vehicles travel below 30 mph in a residential area. The speed reduction on Watson, for example, means 50 cars travelling above 30 mph instead of 500 cars. A much less likelihood for a crash. I'm less concerned with a low volume street, because the variation in daily volumes is greater and an increase in speed does not necessarily mean more vehicles travelling above 30 mph."

## Changes to the Current Plan

We will have one final meeting with Public Works where they will present the results of the installation to the general neighborhood, scheduled for March 27 at 7 pm (Location TBD.) This will be followed by a comment period for the traffic plan. The plan is still able to be changed. The COH has three options moving forward: a) keep the speed cushions already installed as is, b) add more speed cushions, or c) take cushions away.

After the coming public meeting, COH Public Works will ask the neighborhood for comments in determining how to move forward. Such comments are effectively polling, not a binding vote. It's simply a way for the city to gauge the level of public support within the neighborhood. After the next comment round, Public Works will make a recommendation to the City Council, who will have a final vote on our speed cushions.

The City implements these programs with safety and quality of life in mind. They operate in good faith and are responsive to our community's wishes. If we want to add speed cushions, they will help us; if we want them removed, they will help us.

- Respectfully, Matt



## WHCA Works For You - Join Today!

Your WHCA membership dues support Your community, in a myriad of ways:

**EVENT PROMOTION** – They underwrite costs associated with Lights in the Heights, the Spring Home & Garden Tour, the Fourth of July Parade, National Night Out, Firefly Field and other neighborhood events.

**MAINTENANCE** – They support continued maintenance and beautification of the entrance and common spaces in Your community, including mowing, pruning, edging, clean-up, sprinkler systems, seasonal plantings and mulching.

**DEED RESTRICTION & OTHER ENFORCEMENT** – They support enforcement of applicable deed and other restrictions, including the costs associated with keeping the database updated, monitoring and providing notice of potential violations, responding to Your questions and covering necessary legal expenses.

**INFRASTRUCTURE** – Your WHCA dues support continued awareness of city, state and federal projects which affect Your community, including TX Dot's planned expansion of I-45 and re-routing of the Main Street entrance and exit, the planned redevelopment of the White Oak and Houston Avenue intersection, and other Public Works projects impacting Your quality of life.

**COMMUNITY PROJECTS & AWARENESS** - Your WHCA dues support your community's management of the Constable program, liaising with the City of Houston historic and other commissions and departments, and monitoring of and coordinating with other

community organizations and projects, including the I-45 Coalition, Friends of Woodland Park, and the Lights in the Heights and Home Tour Committees, as well as partnering with the Heights High PTA, Hogg PTA and Learn Local, and the Travis PTA and Foundation, local Boy and Girl Scout troops, and other projects and organizations which contribute to our health, safety and welfare.

**COMMUNICATIONS** - Your WHCA dues support the WHCA's monthly newsletter, which highlights neighborhood events and issues, reports on crime patterns and activity, and the state of the civic association. It's delivered monthly to your inbox and on the WHCA web site. Three times a year printed editions (like this one!) are hand-delivered to your front door, thanks to your friendly block captain coordinator, Andrea Gorney and Your block captain.

**COMMUNITY FORUM** - Your WHCA dues support the WHCA and other community meetings, including facilitating City of Houston-led communications, providing a forum for community discussion and distributing information.

**JOIN THE WHCA** - For only \$4.16 per month (\$50 per year), Your dues support, protect and beautify Your community. Dues are only \$50 per year for homeowners and renters, and \$20 for seniors (65+). Support YOUR community! Support OUR community! Support the WHCA, and have Your voice heard!

The WHCA is here to represent our community - please join the WHCA, and please participate!

- Melissa Sternfels, VP-Membership  
membership@woodland-heights.org

## Lights-In-The-Heights Toy Drive Revisited

As you may know, this past year the LITH Gala committee added a toy drive to the event, in support of local families impacted by Hurricane Harvey. Everyone attending the sold out gala brought a toy. The toys collected were contributed to the Houston Fire Department's Operation Stocking Stuffer.

Further, event sponsor **Big Blue Whale Toys & Curiosities** on 19th street bested their original offer to match every toy purchased there by people attending the gala, more than doubling-up on the good cheer!

Late in January we received a summary of the results of Operation Stocking Stuffer in 2017. Over forty pages long, it documents everything that went into producing the biggest and most successful toy drive in their history. It includes a specific call-out to the Woodland Heights for the truckload of toys donated as a result of the LITH Gala.



THANK YOU  
WOODLAND  
HEIGHTS  
FOR YOUR  
AMAZING  
EFFORTS!  
THAT'S A  
BUNCH OF  
TOYS!

# WOODLAND HEIGHTS

A HOME TOWN NEAR DOWNTOWN SINCE 1907

DESCRIPTION		AMOUNT
<b>Annual Membership Dues</b> April 2018 – March 2019	<b>General \$50</b>	\$ _____
	<b>Senior (65+) \$20</b>	\$ _____
<b>Constable Patrol Program</b> April 2018 – March 2019	<b>Membership \$330</b>	\$ _____
	<b>Additional Donation</b>	\$ _____
<b>Super Neighbor</b> <i>(an additional donation that helps support the functions of the WHCA, including beautification efforts and community events like the 4th of July parade)</i>		\$ _____
<b>Our Front Porch</b> <i>(beautiful coffee table book featuring Woodland Heights porches, photographed by locals)</i>	<b>Softcover \$20 Sale! \$15</b>	\$ _____
	<b>Hardcover \$45 Sale! \$35</b>	\$ _____
<b>Total</b>		\$ _____

<b>Pay by Check &amp; Mail:</b>	<b>Pay Online by Credit Card:</b>
Please forward this completed form and your dues payable to:  Woodland Heights Civic Association P.O. Box 7754, Houston, TX 77270-7754	<ul style="list-style-type: none"> <li>• Visit <a href="http://www.woodland-heights.org">http://www.woodland-heights.org</a></li> <li>• See <b>Neighbors</b> link on top right of screen</li> <li>• Choose <b>Constable Patrol</b> and/or <b>WHCA Membership</b>.</li> <li>• Click <b>Buy Now</b> link.</li> <li>• Go to <b>WHCA Store</b> for Porch Books.</li> </ul>

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Home Phone:** \_\_\_\_\_

**Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Check One:**       **Homeowner**                       **Non-Homeowner Resident (Renter)**

**THANK YOU! THE WOODLAND HEIGHTS CIVIC ASSOCIATION RELIES ON  
YOUR CONTINUED VOLUNTARY SUPPORT OF OUR NEIGHBORHOOD!**



## Woodland Heights Civic Association Statement of Financial Activity

Revenues	Jan 2018	Apr 2017 - Jan 2018
Memberships	500	22,527
Newsletter Sponsors	300	300
Constable Patrol	1,385	96,685
Home Tour	200	2,200
Lights in the Heights	6,500	21,591
Porch Book Sales	40	463
Misc income	0	500
<b>Total Revenue</b>	<b>8,925</b>	<b>144,266</b>

Expenditures	Jan 2018	Apr 2017 - Jan 2018
Administration	1,148	5,979
Beautification	201	19,657
Lights in the Heights	1,995	32,721
Other Events	0	1,026
Newsletters	0	2,196
Constable Patrol	12,790	127,904
<b>Total Expenditures</b>	<b>16,134</b>	<b>180,483</b>

**Net Revenue (Loss)**                      **(7,209)**                      **(36,217)**

### 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 Hogg Middle School, 1100 Merrill St.

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

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

*The Nomination Committee is still looking for volunteers to run for the WHCA board of Directors. See the web site for details on how to indulge your inner despot!* 😏😏😏



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