

WOODLAND HEIGHTS

A HOMETOWN NEAR DOWNTOWN SINCE 1907

MARCH 2024

EVENT CALENDAR

- 3/7: Trash & recycling pickup
- 3/14: Trash pickup
- 3/20: Tree waste
- 3/21: Trash & recycling pickup
- 3/22: WHCA Home Tour Preview
- 3/23: WHCA Home Tour
- 3/24: WHCA Home Tour
- 3/28: Trash pickup
- 4/4: Trash & recycling pickup
- 4/11: Trash pickup
- 4/17: Heavy trash
- 4/18: Trash & recycling pickup
- 5/14: WHCA General Meeting and Board Elections
- 8/13: WHCA Member Meeting
- 11/12: WHCA Member Meeting



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2024 Woodland Heights Home Tour 'Homes with Heart' - March 22-24

8 Homes Showcase Neighborhood's Historic Charm



Seven amazing Woodland Heights homes and one "special feature" will fling wide their doors to welcome visitors March 22-24.

"Each home is unique and very special," says Louise Moss, home tour co-chair. "Our goal was to showcase how historic homes can preserve their charm while welcoming today's families – 'Homes with Heart!'"

From a 1,400-square-foot bungalow to original homes made larger with tasteful first and second floor additions, decorating styles range from streamlined minimalism to modern takes on traditional styles.

"These houses are great inspiration for anyone looking to redo or refresh their own home," says co-chair Pat Schaper. "I know I so enjoy seeing how others bring their homes to life and I always walk away with something I'd love to try myself."

📍 501 Byrne

A second story was added to this original 2-1 bungalow, with an east side upstairs balcony perfect for morning coffee. The shiplap walls were restored and preserved in the kitchen, and the original attic was converted to a children's playroom that was built around the chimney and accessed via a secret door from one of the bedrooms.

...continues next page

② 611 Euclid

This home features tall ceilings downstairs with rolling library ladders providing access to upper cabinets in the gourmet kitchen for this family of cooks. A corner fireplace in the living room, preserved shiplap and a new second story for family bedrooms makes a charming and livable home. The side patio includes access to an unusual-for-Houston tucked-away cellar.

③ 411 Highland

This William Wilson house retains many original features including wood trim, staircase, fireplace and floors. It was refreshed in 2021 with the addition of a new kitchen and a sunny breakfast room overlooking the new pool and gardens. Many aspects of prior renovations were retained for charm, including Bradbury & Bradbury historic wallpapers, while new design details and collections reflect the colorful and eclectic personality of the current owners.

④ 3513 Michaux

Originally a duplex, the renovation company converted it to a single-family home, reconfiguring the front door on a wide and welcoming porch. A matching pair of white brick fireplaces face each other across a central hall. A hallway of windows opens onto a courtyard area, leading to the bedrooms added to the back, keeping the home to a single story.

⑤ 931 Ridge

In adding a second story, the homeowners kept the original footprint downstairs and replicated the exterior brick on the second story addition. Thanks to careful brick staining, the differences are almost impossible to spot. A previously enclosed front porch is now a playroom, and the bright open kitchen features long, narrow windows along the west wall between counter and cabinets to add even more light.

⑥ 1003 Woodland

Expanded back and up, the home features a primary suite on first floor with a large, original bathtub. Along the east side of the house, three matching sets of French doors provide access to the side porch from the family, dining and mud rooms. Other special touches are the shiplap ceilings, a two-sided fireplace warming both the office and family room. An area at top of the stairs functions as a playroom.

⑦ 1046 Usener

The homeowner lived in the house for a number of years before tackling the renovation, which added about 250 square feet and reconfigured the back of the house for better functionality. The traditional fireplace, bookcase and window set-up in the living room is complimented by modern lights that are art in themselves. A wall of shiplap is preserved in the dining room, which opens into an updated kitchen and from there to the inviting deck and backyard.

⑧ Special Feature: 312 Teetshorn

The owners were determined to preserve as much of the original grocery storefront as possible and incorporate it into the home. Read more about it in the Special Feature section on page 4.

Get Your Home Tour Tickets

Advance tickets are \$30 through March 21 to tour the eight homes Saturday and Sunday, March 23-24, from noon to 5:30 p.m. Tickets can be purchased online at www.whcahometour.org or via these area merchants: Another Place in Time, Asch Building, August Antiques, bespoke by GJCD, Buchanan's Native Plants, C and D Hardware, and Jubilee.



Starting Friday, March 22, tickets are \$35.

Tour weekend, a **ticket booth** at Travis Elementary, 3311 Beauchamp, basketball court, provides another option. Tickets may be purchased there Friday, 4:30 to 6:30 p.m. (including preview happy hour tickets) and again Saturday and Sunday from 11:30 a.m. to 5 p.m.

Note: If you purchase your tickets online, please visit the ticket booth with your receipt to pick up your tickets. (Your name will also be on a list, but best to bring your receipt for confirmation.)

Buy Early for Best Price

Weekend tour tickets are:

- \$30 in advance (\$35 starting Friday, March 22)
- \$50 for preview happy hour
- \$10 for a single house
- \$15 for those wishing to visit just the "special feature" home

Preview Happy Hour: Back by popular demand!

The home tour again is kicking off with the popular "preview happy hour," Friday, March 22, from 5 to 7:30 p.m. Your \$50 ticket get you a self-guided sneak peak at the homes, with wine and cheese at each stop. If you don't make all the homes Friday, the ticket is good all weekend. Tickets may be purchased online (not available at merchants) or at the Travis ticket booth Friday, March 22 from 4:30 to 6:30 p.m.

Selfie Station: New this year!

The budding artists in Kati Ozanic's Hogg Middle School class have created a masterpiece that will be on view next to the ticket booth at Travis. It is the perfect backdrop for selfies – yourself, friends and family. Submit your best photos for possible posting on the tour's social media and/or WHCA's website/newsletter.

More Docents Needed!

Volunteers are the lifeblood of the event and a great way to get to know more of your neighbors. A three-hour stint as docent gets you a **free** home tour ticket. There are still a few slots available. Sign up at www.whcahometour.org.



A Home Tour Highlight: Coming Home



Roxanne Goren knows the Woodland Heights well, having spent her early childhood in one of the early 20th century bungalows that have defined its character for more than a century.

She also has experience as a working mom looking at raising a family in a two-bedroom, 900-square-foot home with a lone bathroom – another trait long associated with the neighborhood.

She, her husband, Adrian, and their 6-year-old son found a way to remain in the community they love with a careful expansion project. They turned their circa 1920 home at 501 Byrne into a contemporary two-story with four bedrooms and four baths. The project, completed last summer, nearly tripled their living space.

A framed painting shows the house as it looked before the renovation. The front façade is unchanged today, as the second story is not immediately obvious from the street or sidewalk.

“This house has really good bones,” Roxanne says. “Knock on wood, she’s been good.”

Visitors walk into a classic Craftsman-style living area, with pine floors and original glass panes in most of the refurbished windows. One wall has exposed shiplap. To the right, a bedroom has been converted into an office and a homeschooling area for their son.

Passing from the living room through a squared archway, visitors should note cabinetry and a coffee station with a small sink under a window. The same butcherblock countertop here can also be found on the large island in the refurbished kitchen.

The house features artwork the couple collected during international trips to places as far-flung as Argentina, Japan and Turkey.

A half-turn staircase with wooden banisters and balusters carved with Craftsman-style touches leads to the upper story. Here is a primary bedroom with walk-in closets. A door inside their son’s

bedroom leads into a playroom in what used to be the attic. The dominant feature of this hideaway is the top half of the home’s original brick chimney. The lower section of the chimney can be seen in the kitchen below.

The second floor boasts an eastward-facing balcony shaded by a large oak tree. The pine floors, the choice of tile in the bathrooms, and the Craftsman-style window trim give this new addition the look and feel of what has endeared the Woodland Heights to Houstonians.

Roxanne and Adrian, both 47, bought the house in 2007 after starting their married life in Spring.

“We thought that is what we needed to do, move to the suburbs and get a Costco card,” Roxanne laughs.

But the call of her old neighborhood was strong. In addition to this house, they wound up buying her childhood home from her grandfather, then remodeled and sold it. After their son came along in 2017, the couple purchased a bigger house on Beauchamp and lived there while renting out the home on Byrne for two years.

“We had always wanted to do something with the house, but we never pulled the trigger,” she says.

When that time arrived, they enlisted the architecture firm Four Square Design Studios, while Roxanne utilized her own design skills to help with the interior. The family signed with builder Lucas Craftsmanship in September 2021, and demolition began the following March. When they moved back in during summer 2023, their home measured 2,613 square feet.

“This is it,” Roxanne says. “This is our retirement home, and this is Antonio’s inheritance. So, check, check, and check.”

She adds, “I really love our neighborhood. I wanted to be part of it.”

Special Feature: 312 Teetshorn



The long-shuttered Barabash Grocery at Teetshorn and Sabine, with its red-brick exterior and faded advertisements for nickel Coca Cola, was a touchstone for its Woodland Heights neighbors. Many hoped it would be repurposed as a coffee or ice cream shop or, really, anything that would save the distinctive storefront.

So, there was much concern when the alert went out it had been sold. Would a developer tear down the cute landmark? What might be crowded onto the lot? What's the world coming to, anyway?

The parents of a Woodland Heights resident purchased the property in 2020 with the intention from the outset to preserve the façade. With the help of Houston-based architect and builder Unicus Developments, they created a showstopper of a house that incorporates the beloved exterior into a sleek and elegant overall design. The residence also owes a huge debt to one of the couple's daughters, an artist and interior architect and designer. It is her keen eye for details that cumulatively have you saying, "Wow," over and over.

The "grocery store" home was completed last July 4 after a year-and-a-half permitting and building process that included the removal of dead trees across the property. Preserving the store's façade added a considerable amount of work, as the roof had to be removed, the walls reinforced, and matching bricks procured and carefully installed. Note that the brick – more modern versions thereof – is echoed in other areas of the home.

The storefront now anchors the house's northwestern corner; its footprint includes a small interior courtyard and a home gym. The interior had long been gutted of store remnants, instead serving as a studio for Edward Ralph Kienholz and his artistic partner and fifth wife, Nancy Reddin Kienholz. The current owners also preserved the metal overhead door along the north wall that the artists used to get their monumental works in and out.

Home tour visitors will enter through a door facing Sabine Street. The store-turned-gym/garden is at the end of the hall to the left, and before you reach it is a half-bath with a view of a small, enclosed garden. The bathroom sink, fashioned from a piece of stone, could well become the most talked-about feature on the tour. The heavy chains that separate the wash area from the toilet will also bring smiles.

Straight ahead beyond the entrance foyer is a large living area with

floor-to-ceiling windows, decorated with artwork from Mexico, Africa, and the imagination and flair of the owners' artist daughter. She looked to Ukraine for design inspiration, in tribute to the Barabash family's heritage. The table in the adjoining dining area is lighted by three large, curved fixtures overhead and, in the kitchen just beyond, a collection of fanciful green garden pots from Mexico is on display.

Both downstairs bedrooms, one of which is being used as an office, take full advantage of natural light. Note the light fixture – really a work of art – at the end of the hallway with its wall of windows overlooking the small infinity pool. A vestibule with backyard views, a huge walk-in closet and elegant bath complete the primary suite.

The second story, which will not be part of the tour, includes two other bedrooms and another large living area.

A Piece of Neighborhood History

Ukrainian immigrants Paul Barabash and his wife Josephine started Barabash Grocery in 1935 in a building that dates to 1910. The store was one of the only places in the neighborhood to buy beer, and it housed a pool table and a ready supply of candy for neighborhood kids.

The grocery store is across from what was once Balaban's Grocery, a building now owned by a local church. The two families were related, and there was a third Ukrainian family that lived behind Barabash's.

While most of Houston's Ukrainian population immigrated to the city after World War II, these three families came earlier. Records

are limited but what exists shows approximately 150 Ukrainian families arriving in Houston in 1907. Active Woodland Heights residents, Josephine was president of the Woodland Heights Garden Club in the 1950s, and the couple kept the store running until 1969.

Artists Edward Kienholz and Nancy Reddin Kienholz bought the store in 1991 for a Houston studio. Ed was a noted American installation artist and assemblage sculptor whose work was highly critical of aspects of modern life; Nancy was his fifth wife and artistic collaborator. After he died in 1994, she kept the building as a studio until the sale of the property in 2020.

Home Tour Schedule and Tickets

Home Tour, March 23-24, noon to 5:30 p.m.

\$30 through March 21 at www.whcahometour.org or area merchants listed below

\$35 tour weekend at area merchants, online or Travis Elementary (3311 Beauchamp) ticket booth.

Online purchasers: Bring confirmation of purchase to ticket booth tour weekend.

Happy Hour Preview: March 22, 5 to 7:30 p.m.

\$50 online or at ticket booth day-of (ticket good all weekend)
Online purchasers: Bring confirmation with you; tickets provided at ticket booth or at homes.

Tickets are available at the following area merchants:

Another Place In Time - 421 West 11th Street

Asch Building - 825 Studewood

August Antiques - 803 1/2 Heights Blvd

bespoke by GJCD - 501 West 11th Street

Buchanan's Native Plants - 611 East 11th Street

C and D Hardware - 314 East 11th Street

Jubilee - 325 West 19th Street

Help Make a Difference! Volunteer for the WHCA Board

We're seeking dedicated neighbors to join the WHCA board. These roles are more than just titles; they're opportunities to enact real change in Woodland Heights.

The upcoming positions include:

President: Lead the WHCA, oversee events, and advocate for the community. Avg Monthly Hours: 12

Director – Communications: Manage the association's communications. Ideal for those with PR, communications, technology, or marketing experience. Avg Monthly Hours: 5

Consider volunteering to shape our community's future. If you are interested in one of these positions, or simply volunteering to help a certain board member/position, please contact the Woodland Heights Civic Association at board@woodland-heights.org.

Board elections will be held at the May 14 WHCA general meeting. Come make your voice heard!



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January 2024 WHCA Financial Statement

Constable Patrol Income	\$25,550.00
Membership Income	\$2,090.00
Home Tour Income	\$580.00
Newsletter Sponsorship	\$2,700.00
Stripe/Paypal Transfers (Hits Checking Next Month)	\$10,461.51
TOTAL INCOME (TO CHECKING ACCOUNT)	\$41,381.51
Constable Patrol Expenses	-\$15,520.00
Membership Expenses	\$0.00
LITH Expenses	-\$2,800.89
Trees for Houston Expense	-\$1,000.00
Admin Expense (Website, Mailchimp, Tax Filing)	-\$727.94
Admin Expense (Esplanade Electric Bill/ Groundkeeping)	-\$112.58
Admin Expense (Storage Unit)	-\$397.00
TOTAL EXPENSES	-\$20,558.41
Net Income WHCA General Fund	-\$ 20,823.10

WHCA General Fund Balance on 1/31/2024 **\$ 89,350.84**

Please forward all questions to Doug Carroll at
treasurer@woodland-heights.org

About WHCA

WHCA General Meetings are held the second Tuesday of every third month at 6:00 p.m. (February, May, August and November). Unless otherwise noted, meetings are held at Norhill Esplanade at the intersection of Norhill and Euclid Street.

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

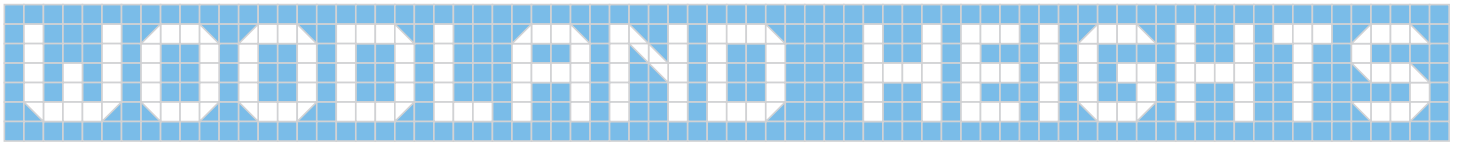
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A HOMETOWN NEAR DOWNTOWN SINCE 1907

DESCRIPTION		AMOUNT
Annual Membership Dues	General \$50	\$ _____
	Senior (65+) \$20	\$ _____
Constable Patrol Program	Membership \$350	\$ _____
	Additional Donation	\$ _____
Super Neighbor <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>		\$ _____
Our Front Porch <i>(beautiful coffee table book featuring Woodland Heights porches, photographed by locals)</i>	Softcover \$20 Sale! \$15	\$ _____
	Hardcover \$45 Sale! \$35	\$ _____
Total		\$ _____

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