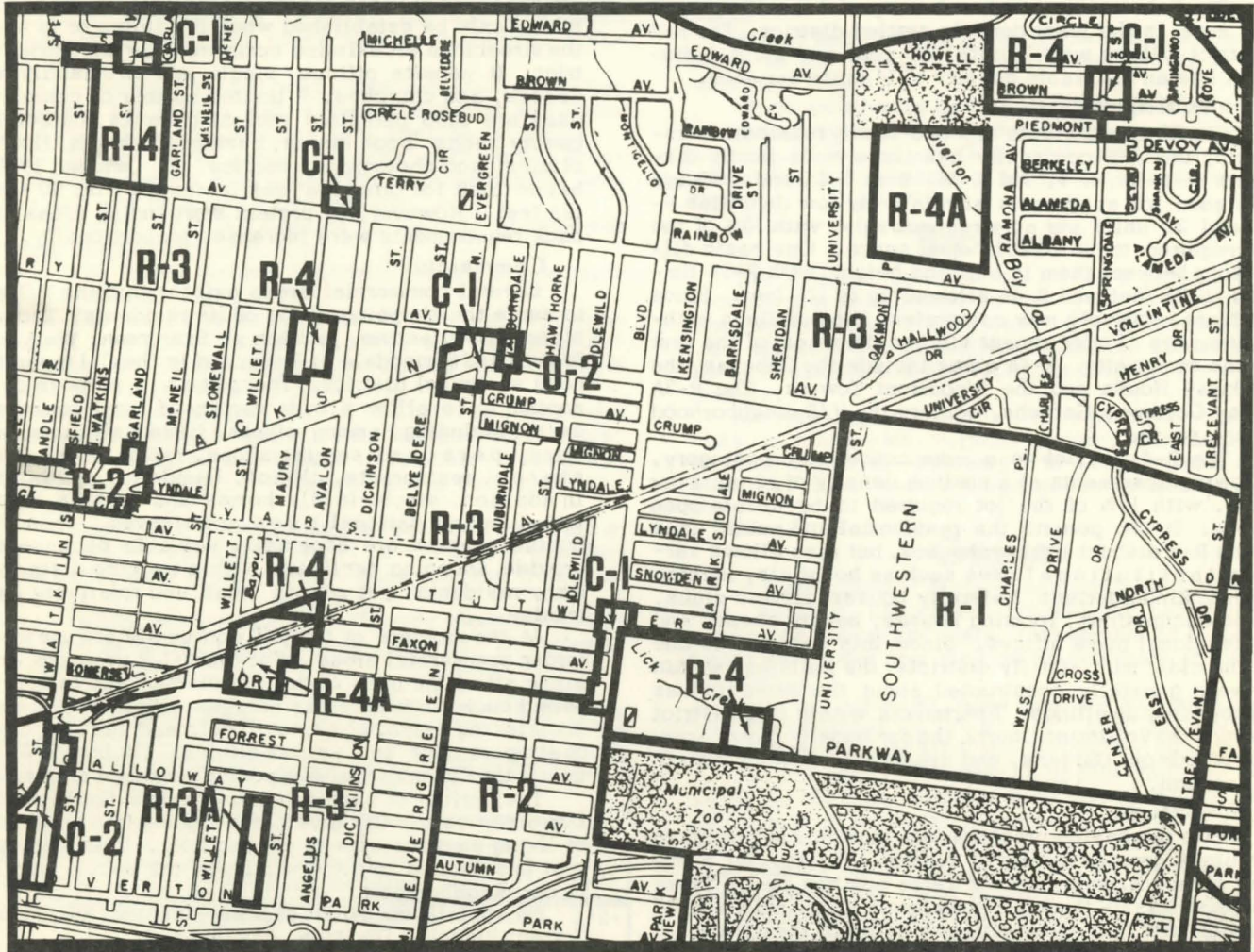


# The EVERGREEN NEWS

A Neighborhood Newspaper Sponsored by Vollintine-Evergreen Community Action Association



## HOMES, APARTMENTS & STORES

by Nancy Lowe

If you think an "R-3" is a code number for a misdemeanor, you may watch too much television. "R-3" is a code number for a type of residential zoning, the type in fact, that most likely applies to your home.

Zoning in the United States began in the early 1900s in New York City as a device to protect residential areas from commercial and industrial intrusions. The scope and sophistication of zoning ordinances has since been enlarged and refined. However, the basic purpose of physical separation and protection of 'incompatible' land uses still underlies most zoning ordinances, including those of Memphis.

The Zoning Ordinance of the City of Memphis contains five basic land use divisions--residential (12 districts), office (2), commercial (5), industrial (4), and agricultural (1). The Vollintine/Evergreen area has dis-

tricts within three of these divisions--residential, office, and commercial.

The regulations of all districts apply primarily to new lots and structures created after the date of the current ordinance--March 6, 1956. All districts prohibit new nonconforming uses, except by special approval of the Board of Adjustment or by the City Council after recommendation by the Planning Commission. Non-conforming uses existing at the date of the ordinance may continue provided there are no major structural alterations. Since most of the V/E area was developed prior to 1956, nonconformances do exist. These are primarily multi-family buildings within the R-3 district.

### Residential

Residential land in the V/E area is primarily within the R-3 (two-family dwelling) district. However, the Hein Park-Southwestern-Evergreen Presbyterian-Snowden School area is zoned R-1 (single-family dwelling) district. In addition, the area along North Parkway between Evergreen and McLean is in the R-2 (single-family dwel-

The next VECAA meeting will take place Monday, March 20, 8:00 p.m., Fellowship Hall, McLean Baptist Church. John Griesbaum, Director of Memphis and Shelby County Planning Commission, will discuss the future of our neighborhood.



Memphis, Tennessee

3 March 1972

Volume II, No. 3

Circulation: 5500

**HOMES continued**

ling) district. The major regulations of these districts concern use and lot size requirements. Building height, parking, and setback regulations are also specified.

All three residential districts permit essentially the same uses--single-family houses, parks, schools, libraries, museums, country clubs, churches, home gardens, and accessory buildings. The R-3 district also permits two-family houses.

The R-1 district, with a density of 4 dwelling units per acre, is the least densely settled district. The R-2 district follows with 7 units per acre and the R-3 district has an allowable density of 14 units per acre.

**Multi-family**

In addition to single and two-family residential districts, the V/E community has three multi-family districts -- R-3A, R-4, and R-4A. Both R-3A and R-4A are designed for apartments at relatively low densities -- 17 and 22 units per acre respectively, with 10% of the lot required to be usable open space. One basic difference between them is building height, with R-3A limited to 35 feet and R-4A allowed up to 125 feet. Since both are relatively new categories, the buildings within them are of more recent vintage than most of the rest of the community. R-4A areas include the Cabanas, the Parkway House and the Woodmont Towers. The R-3A area, Galloway Gardens, borders the V/E neighborhood to the south.

The R-4 district is a more concentrated category, allowing apartments at a medium density of 36 units per acre, with 10% of the lot required to be usable open space. It too permits the residential and public uses of the R-3 district and townhouses, but also allows various institutional uses such as hospitals, nursing homes, kindergartens, fraternity houses, private clubs, home occupations, rooming houses, beauty shops, and professional home offices. Since this category is one of the older multi-family districts, the buildings within it were generally constructed about the same time as surrounding dwellings. Apartments within this district include the Vollintine Courts, the Springdale-Brown area, the Woodmont Gardens, and apartments on Maury north of Jackson.

**Townhouse**

With increasing urbanization, Memphis has begun to acquire a greater variety of zoning districts. As a result of recent rezoning the V/E area now has one of these new districts -- the R-TH (townhouse dwelling) district. This district is a suburbanized version of the traditional row houses found from Baltimore to Boston on the east coast. It is designed as a composite single and multi-family district, attempting to provide the advantages of both. With a density of about 12 1/2 units per acre it is comparable to the allowed density of the R-3 district. 30% of the total lot of the R-TH district is required to be usable open space, 20% more than required in other multi-family districts. The uses permitted are townhouses and any use allowed in the R-1 district. The new dis-

trict is located at the western border of the area near Watkins at North Parkway and McNeil.

**Office**

The V/E area, again through rezoning, has recently acquired a second new zoning district. An O-2 (office) district has been established at Jackson and Auburndale. This district was specifically designed to provide transitional uses between commercial and residential areas. It may only be established when it adjoins or is across the street from an existing commercial or industrial district. It permits offices, single and two-family residences, and churches. A limited number of commercial uses are also permitted including banks, barber and beauty shops, book stores, business schools, florists, clinics, and photography studios. In October 1971 the height limit for this area was increased from 50 feet to 125 feet. However, to protect surrounding areas, setback requirements were increased proportionally.

**Commercial**

Several commercial areas exist within the V/E area to serve the shopping needs of its residents. Those on McLean, Vollentine, Jackson at Evergreen, Watkins at Brown, and Springdale at Brown are in the C-1 (neighborhood shopping) district. The primary purpose of C-1 zoning is to allow a wide variety of local commercial uses, including, among others, filling stations, bakeries, personal service shops, repair shops, retail stores, restaurants, clinics, laundries, and offices. In addition, single-family homes and various institutional and educational uses are allowed. These C-1 business areas are especially valuable because they provide shopping facilities within walking distance of many residents, yet remain small and relatively unobtrusive.

At the borders of the V/E community are several larger commercial areas. They are C-2 districts which allow all of the uses of the C-1 district and in addition permit such businesses as garages, printers, plumbers, undertaking establishments, hotels and motels, broadcasting studios and animal clinics. Of the C-2 districts, the Crosstown area is perhaps the most significant.

The variety of zoning districts within the Vollintine/Evergreen community gives area residents a wide range of living environments to choose from. This choice in turn is reflected in the diversity of the people who live in our neighborhood.

For specific questions call the Planning Commission, Current Planning Division, 534-9631.

**Southwestern Exhibit**

February 25 was opening night at the Clough-Hanson Gallery at Southwestern College for an exhibit of recent works by Lawrence Anthony, Biff Elrod, and Mary Sims. Mr. Anthony is displaying many of his latest sculptures while Mr. Elrod and Miss Sims are showing recent paintings. The exhibit will last through March 31. Hours are 9:00 a.m. to 5:00 p.m. Monday through Friday.

<b>B</b>	<b>I</b>	<b>N</b>	<b>G</b>	<b>O</b>
8 P.M. EVERY MONDAY				
3 Games For \$5				
14 Games For \$2				
<b>March 6 Jackpot - \$875</b>				
Bonus Jackpot - \$250				
Jackpot Consolation - \$150				
BARON HIRSCH LADIES AUXILIARY				
-- VOLLINTINE AT EVERGREEN --				
<b>B</b>	<b>I</b>	<b>N</b>	<b>G</b>	<b>O</b>

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MARCH

# Happenings

- 5-6-----Religious Art Festival to be held at Evergreen Presbyterian Church. The festival, which has the purpose of "encouraging contemporary artists to express their faith in some art form," will be highlighted by an artists' reception Sunday afternoon and speakers on religious art.
- 10-11-----Dilemma '72. Seminars, workshops, lectures, theater at Southwestern. Heading the list of featured speakers is Dean Rusk, former Secretary of State. Tickets are \$3.
- 12-17-----Special evangelical crusade at Open Door Bible Church. Joe Talley, well-known evangelist and musician, will lead the services each evening at 7:30.
- 13-----Spring sports program begins at Evergreen Presbyterian featuring such activities as table games, ladies golf and basketball tournaments.
- 14-----Monthly P.T.A. meeting to be held at Snowden Junior High School at 2 p.m.
- 20-----The Bishop College Band will perform at Northside High School at 8:45 a.m.
- 20-----The last Baron Hirsch Concert of the season to be held at 8:30 p.m. The performer will be Robert deGaetano, a 25-year-old pianist making his first major tour. Admission is \$4 at the door.
- 20-23-----Jackson Avenue Church of Christ to co-sponsor program at Harding Academy. This "training for service" session will have the theme: "The Bible--Yesterday, Today and Tomorrow." Classes begin each night at 7 p.m.
- 31-----Community-wide Ecumenical Service to be held at Evergreen Presbyterian. Most of the area's churches will participate in this Good Friday service from noon to 3 p.m.
- Lenten services to be held every Wednesday during Lent at Little Flower Catholic Church. The program begins at 7 p.m.

### Pets

Two sealpoint Siamese kittens free to good home. Call mornings, 274-7926.

FOUND: Golden German Shepherd pup, about six months old. Call 278-73116.

### Music

MUSIC LESSONS: piano, woodwinds, and folk-guitar. Bachelor of Music. Southwestern area .Phone 274-8509.

ANTIQUe white upright piano. Bargain, \$125.00. 272-1446.

### Business

HOW TO EARN at home addressing envelopes. Rush self-addressed stamped envelope. George T. Sisler, 1827 Tutwiler Ave., Memphis, Tenn. 38107.

## VECAA News

### REAL ESTATE COMMITTEE REPORT

Caesar was told "to beware the Ides of March." VECAA residents are likewise cautioned to beware the spring-time solicitation tactics of real estate salesmen who appear to be popping out all over the community like the early spring flowers.

During the past month, the real estate committee received complaints from several residents about the activities of two real estate agents soliciting for business in the community. Both have been notified that

VECAA continued

VECAA disapproves of their selecting our neighborhood for their solicitation and will prosecute if violations of open-housing statutes are uncovered. State and local real estate officials as well as federal authorities have been informed of the situations reported.

Phyllis Worthy of Bill McTighe Realty Company, realtor, placed letters in the mail boxes in the University Street area relating she had buyers and needed listings.

Robert Baird of Bair's Realty has been asking residents in the vicinity of Garland and Maury to let him sell their homes.

Warm weather is certain to bring out more door-to-door harassment of our residents. Please report all such activity to Joe Hough (274-5551), and the real estate committee will investigate for illegal or unethical practices.

## Brothers

The Men's Club of Baron Hirsch Synagogue was sponsor of a Brotherhood Dinner at the synagogue February 23. Speakers were Rabbi Chaim Sieger and Mr. Curt Curtis. Guests included Council Chairman Fred Davis, Police Chief Bill Price, and many other civic leaders.

McLean Baptist Church joined with four other Baptist churches--Mt. Vernon, Middle, Friendship, and Prescott Memorial--February 13 in an observance of Race Relations Day. Reverend Ben Hooks delivered the sermon.

## Gossip


At a reception at McLean Baptist Church February 20 Mrs. Jamah P. Kelley was honored for her 19 years of service as church secretary. On February 23 Mrs. Kelley began work at her new position as secretary at the Naval Air Station.

Congratulations to Donna Lynn and Michael LeVerett, who were married February 14. Mrs. LeVerett is the daughter of Mr. and Mrs. Ben McWhirter of 1824 Faxon.


Mr. and Mrs. G.A. Dorman of 1004 Sheridan Avenue announce the engagement of their son Ed to Doris Dehne. Dr. Dorman is an assistant professor of physics at Western Kentucky State University and Miss Dehne is a graduate student in German at Vanderbilt University. The wedding will take place in early spring.

Louis and Frances Silver of 2071 Cabana Circle South are leaving soon for Annandale, Virginia. Mr. Silver begins work March 13 on the news desk of U.S. News & World Report at its Washington headquarters. The Silvers have been supporters of the Evergreen News from its early days, helping with both the writing and circulation. Mr. Silver has been with the Commercial Appeal for 22 years. He currently is real estate editor and writes the column "Mid-South Business."

In response to the January Meet the Neighbors column featuring Mr. Herman Lazarov of Lazarov Bros. Tin Compress Co., several Jewish people have called or written, assuring us VECAA has their full support and they have no intention of leaving the neighborhood. Mr. Lazarov and also Mr. Sam Margolin of the National Mortgage Co. dispelled the rumor that Baron Hirsch Synagogue was up for sale. Some residents may be interested in knowing that 327 households who are bona fide members of the Baron Hirsch Synagogue still live in the V/E neighborhood.

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## Meet The Neighbors

...like Showbusiness

by John Bruhwiler

On each of our three local television news programs there are reporters featuring human interest stories. They are competent, or charming, or both, but none is quite as skilled in focusing the viewer's attention on his subject as is Jack Hollahan of Channel 3. Mr. Hollahan's technique of remaining in the shadows, his simple yet incisive questions, and his matter-of-fact conclusions have gained him more followers than the local CBS news program might otherwise deserve.

In recent weeks, Jack Hollahan's technique has changed. He now speaks to the camera once in a while, and nearly everyone in the tri-state area is familiar with his handsome mug. And it's a good thing, for by the time this sketch about him appears in print, Mr. Hollahan will be in Morgantown, West Virginia, to produce public affairs programs at WWVU TV, a public TV station licensed by the University of West Virginia.

Jack was born in South Memphis, the third youngest of ten children. A sister, Sister Stephanie, is principal of Immaculate Conception School on Central Ave., and a brother, Bill, is a Frayser restaurateur, living at 846 Stonewall. Many of our older residents will remember the sire of the Hollahan tribe, Detective Tom Hollahan, Sr., who served on the Memphis Police Force for thirty years.

Jack became a TV reporter and producer in a roundabout way. After graduation from Catholic High, he was drafted into the army and spent two years in Germany. There, he was a member of the American Rifle Team, touring Europe. After his discharge, he attended the Goethe Institute, nearly perfecting his already respectable German, became a ski bum in Switzerland, and for a while lived in London.

Upon his return to Memphis and Memphis State University in 1961, he considered becoming a German scholar but changed his mind when Channel 10 offered him a job as a staff announcer and audio engineer. A year and a half later, he moved to Channel 13 as "Jumping Jack", straight man to Sivad and his horror movies, and in 1963 lit out for New York. There, he became an actor in the legitimate theater, summer stock, TV soap operas, and at the World's Fair. He also worked as a substitute newscaster with NBC and married Patricia Welting of Memphis, a Metropolitan Opera soprano who at the time starred as Papagena in Mozart's "Magic Flute".

After marriage, Jack gave up acting for full-time broadcasting, starting in Little Rock in 1968, and moving to Memphis the following year. One of his more memo-

## SHOWBUSINESS continued

rable features on Channel 3 he considers an investigative report into the War on Poverty Committee, showing inefficiency. This 1970 Labor Day broadcast resulted in the dissolution of the WOPC and the creation of the Community Action Agency.

Many residents will miss Jack Hollahan's contributions to the Memphis news scene. Many will miss Jack, wife Pat, and daughter Julie. They, in turn, will miss Memphis, and our neighborhood, and it wouldn't surprise me at all if one day they came back.

## Welcome

In August, Mr. JAMES HANSON bought the house at 997 N. Barksdale. He works at Kroger Warehouse and serves on the executive board of the Teamsters Union. He indulges in the expensive and dangerous hobby of building and racing hot rod cars. Mr. Hanson shares his new home with his wife, Anita, their three children, Atina (7 1/2), James II (5), Andrea (4), and the family beagle, Hank.

## Rusk Heads Dilemma

In case you are not familiar with Dilemma, a fantastic program of seminars, workshops, lectures and performances at Southwestern at Memphis, here is a quick run-down of the top attractions.

Friday, March 10:

- 1:00 Workshop — James Whitehead
- 2:00 Seminar — Dean Rusk
- 3:00 Seminar — Walter Fauntroy  
Films produced by students
- 6:00 Performance — "Mabou Mines"
- 7:00 Lecture — Walter Fauntroy
- 8:30 Lecture — Dean Rusk

Saturday, March 11:

- 10:00 Seminar — Allard Lowenstein and Dean Rusk
- 11:00 Workshop — James Whitehead  
Welfare — Legal Services Panel
- 1:00 Performance — Mabou Mines  
Performance — First Generation
- 1:30 Lyster Bass, Classical Guitarist
- 2:00 Seminar — John David Maguire
- 3:00 Play — "The Man Nobody Saw"
- 4:00 Lyster Bass, Classical Guitarist
- 6:00 Performance — Mabou Mines
- 7:30 Lecture — J.D. Maguire
- 9:00 Lecture — Allard Lowenstein

Additional attractions include: Senator Bill Brock's participation with local leaders, among them Maxine Smith, in a seminar on busing at 11 a.m. Saturday, various plays, films and other entertainment provided by students.

Tickets for one or all events are \$3.00. For further information, call 274-1800 and ask about Dilemma '72.

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Address correspondence to George Bradfute, 513 Stonewall, Memphis, Tenn. 38112.

Classified Ads — 50¢ — call 272-2668.