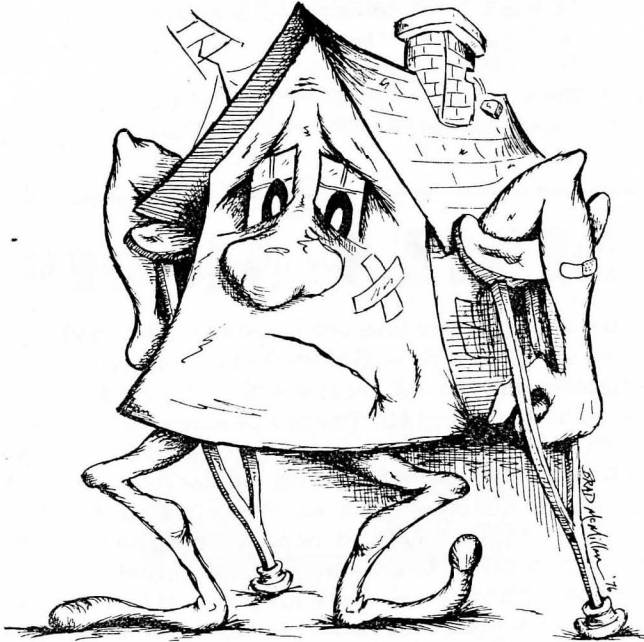


The EVERGREEN NEWS

A Neighborhood Newspaper Sponsored by Vollintine - Evergreen Community Action Association

House Notes

by Mike Kirby



During the summer VECAA undertook a survey of HOUSING CONDITIONS in the neighborhood. WILLIAM BOOKER, the Southwestern work-study student, identified the problem houses in the neighborhood by using a standard rating form.

The survey was undertaken for the following reasons:

- (1) VECAA has been receiving numerous complaints from residents concerning various properties,
- (2) a visual inspection indicated there were some housing problems,
- (3) some houses have seemed to be perpetual problems throughout the years,
- (4) acting on individual complaints was a piecemeal and ineffectual way of improving the area's housing.

Before discussing the results of the survey, some points should be made concerning the City's housing code and VECAA housing standards.

(1) The housing code is based on "political acceptance, minimal legal problems and capacity to be easily administered."

(2) The housing code is based on the health and safety of a unit; VECAA is more interested in external appearance.

(3) The City housing code is interested in minimal standards; VECAA is interested in maintaining an attractive, desirable neighborhood.

(4) The City housing code is administered by a small number of inspectors who have a responsibility for an entire city. They cannot give constant attention to one neighborhood such as VECAA.

(5) This leads to the inevitable conclusion that VECAA must use its resources to work directly with offending owners if it wants a more desirable neighborhood. Only where the condition is especially bad will the City be a factor.

The housing survey found that 101 dwelling units in the neighborhood were characterized by a minor problem, a major problem or deterioration. The following chart summarizes the extent of the problem for single-family dwellings and duplexes.

Type of Unit	Number of Units		
	Minor	Major	Deteriorated
Single-family	35	21	1
Duplex	26	18	0

Before analyzing these figures it should be noted that there are about 5200 housing units in the neighborhood. Approximately 17% of these are multi-family, 17% are duplexes and 66% are single-family.

The figures indicate the following:

- * 56% of the problem units were single-family dwellings. This constitutes a lower percentage than the total single-family units in the neighborhood and indicates that this type of housing is the best maintained.
- * 44% of the duplexes have some type of problem. This constitutes a higher percentage than the total duplexes in the neighborhood indicating that most of the area's problems relate to this type of unit.
- * units with problems constitute less than two percent of the total dwelling units in the neighborhood.
- * there is only one truly deteriorated property in the neighborhood.
- * of the identified units, 61% have minor problems and 39% have major ones.
- * since Vollintine Courts improved its appearance, there are no multi-family units displaying significant problems.

To determine the geographical distribution of these houses, the neighborhood was roughly divided into four quadrants with Jackson Avenue and Evergreen as the east-west and north-south axes. Most of the problem units were in the western half of the neighborhood with virtually none located in the east. Most of those in the eastern half were concentrated in the northwest quadrant; virtually all of the major problems were found here. At this time we still do not know



Meetings

A general VECAA meeting will be held on Sunday, December 12, at First United Lutheran Church (1542 Jackson). This opportunity will be used to discuss the victories (and defeats) of your neighborhood organization during 1976, as well as problems to be faced and activities planned for 1977. Come and bring a neighbor. The meeting is planned for 3 p. m.

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the proportion of the problem units that are rental as opposed to owner-occupied.

What are the implications of this housing survey for the Vollintine/Evergreen community? The problem units constitute a small percentage of the total units. However, their high visibility requires immediate action to bring these houses in compliance with neighborhood standards. Because they constitute a small percentage of the total units, dealing with this problem is manageable.

The largest percentage of units are located in the northwest quadrant. Neighbors from this area must volunteer to work with housing chairman JOE SOHM in directly contacting the owners of these problem houses. A combination of legal action by the city and direct contact by the neighborhood is necessary if this housing problem is to be solved.

The survey also found that only 47 houses (less than one percent) in the neighborhood are for sale. This is not an unusual figure for a neighborhood such as ours.

PLEASE, IF YOU ARE WILLING TO HELP CONTACT THE OWNERS, CONTACT JOE SOHM TO VOLUNTEER YOUR SERVICES.

Holiday Calendar



December

- 8 — Williamsburg Christmas Party at McLean Baptist Church at 7 p.m. This is a banquet supper during which all of the church choirs, dresses in Colonial attire, will present an informal Christmas program.
- 12 — Candlelight Carol Service at Trinity Methodist Church at 7 p.m.
 - Graded Children's Choirs present musical Christmas program at McLean Baptist Church at 7 p.m.
- 19 — "Amahl and the Night Visitors" by Gian-Carlo Menotti will be performed at Trinity Methodist. The Chancel Choir will present the musical at 7 p.m. using a special stage constructed in the sanctuary.
 - Special Christmas Service by the choir at Springdale United Methodist Church at 7 p.m.
 - "So Great a Gift" will be performed by the Chancel Choir of Lindsay Memorial Presbyterian Church at 11 a.m.
 - The Christmas cantata "Night of Miracles" by J.W. Peterson to be presented at Open Door Bible Church

- at 6 p.m.
 - The McLean Baptist Sanctuary Choir will present a Christmas cantata at 7 p.m.
- 22 — Festival of Lessons and Carols at Church of the Good Shepherd at 7:30 p.m.
- 24 — Christmas Eve Service at McLean Baptist at 7 p.m.
 - Candlelight Service at Evergreen Presbyterian Church at 7:30 p.m.
 - Service of Carols (11 p.m.) followed by the Celebration of the Nativity with choral eucharist and sermon at Church of the Good Shepherd.
 - Christmas Eve Service at First United Lutheran Church at 7:30 p.m.
 - Midnight Mass followed by traditional breakfast at St. Theresa (Little Flower) Catholic Church. Children's Mass will be held at 6 p.m.
- 25 — Mass at 8 a.m. and 10:30 p.m. at Little Flower.
 - Choral Eucharist and Sermon at Church of the Good Shepherd.

MMIA Meets

The Mid-Memphis Improvement Association (MMIA), the community organization directly to the south and partially overlapping the VECAA area, elected officers at its annual meeting on November 14. The new president is Mrs. WANDA GOODMAN of 247 Stonewall. Vice-president is JAMES ALLISON of 438 Stonewall. Also in the election, Mrs. LYNN PIZZIRUSSO of 1753 Autumn was voted in as secretary and Mrs. KAY PORTMAN of 1741 North Parkway as treasurer. Miss AGNES BOWE is the immediate past president.

MMIA's planning committee presented a general recommendation concerning the residential zoning of the neighborhood. The recommendation, subject to refinement, calls for most areas to be zoned in accordance with current predominant usage. Two areas were recommended for rezoning for single-family dwellings, one of which is now zoned duplex and the other for apartments.

The area presently zoned for duplexes is bounded by approximately Evergreen, Garland, Poplar and North Parkway. The area zoned for apartments is generally along Poplar Avenue. Both of these areas have been primarily single-family for over 50 years. Since no change is seen in the near future for development in accordance with the current zoning, MMIA believes that rezoning to a single-family category offers encouragement to homeowners wishing to maintain and improve their property. (A similar rezoning proposal was developed last spring by VECAA.)

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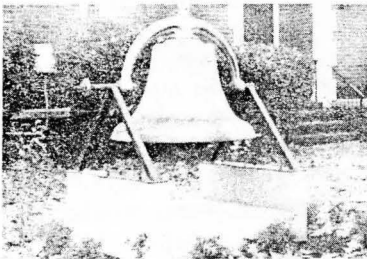
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Shepherd's Bell

by Marty Thomas

One of the area's most interesting antiques rests in the yard of one of the neighborhood's churches. The Church of the Good Shepherd, Episcopal, displays a large bell which, although undated, is presumed to be over a century old. The cast-iron bell was moved to the 1941 Jackson site when the church moved there from its original location at Fourth and Mills Streets in North Memphis.

When the move was made, the original plans called for the erection of a bell tower but this idea was eventually dropped. However, with the help of parishioners and interested neighborhood residents, the bell was placed in its pre-



sent location and landscaping provided. Future plans call for the bell to be the focal point of a prayer garden.

The bell is more than ornamental; it is rung in connection with a variety of church events. The bell rings ten minutes before both of the Sunday morning services, being struck ten to twelve times. Vestrymen must activate the clapper by hand in order to ring the bell. It will also be rung before Midnight Mass during the Christmas Eve Service of Carols.

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SUNDAY SERVICES

7:30 A.M. — Mass

9:30 A.M. — Church School

10:30 A.M. — Choral Communion

WEDNESDAY SERVICE

10:00 A.M. — Mass and Bible Study

THE REVEREND FATHER

CHARLES H. SYKES

RECTOR

Town Meeting '76

Beginning at 9 a.m. on Saturday, December 11, a spend-the-day Town Meeting will be held at the Lewis Center for Senior Citizens at 1188 North Parkway. The meeting is open to all and co-chairmen WALTER TURNER and MARLIN LANDERS hope to have 500 or more in attendance.

Town Meeting '76 is designed to create a new social means of allowing local citizens to effectively participate in the decision-making process of their communities. It also seeks to spur individuals to responsible action and to foster good government by affirming the citizens' role in civic affairs.

Participants leave the Town Meeting with a sense that what is thought, said and done not only matters to fellow citizens but, indeed, determines the future. By the end of the day a 20-50 page document detailing the day's effort will be given to each participant.

Memphis Town Meeting will also host a Children's Town Meeting to be held in conjunction with the full day event at the same location. Trained volunteers will lead children ages 7-12 in a celebration of the Nation's heritage, designed

Circulation

The distribution of the Evergreen News has been taken over by the recently-reactivated VECAA communications committee and various improvements are being made to assure fast and thorough circulation. JOE HOUGH, chairman of this committee, wants anyone who is not receiving the News on a regular basis or who wants to deliver on his street to call him at 274-5551.

staff: editors: rick thomas, karen tynes/news: chris menard, bruce schisler, marty thomas/art: brad mcmillan/photography: george bradfute/typing: sallee bruhwiler/business: shirley johnson/printing: courtesy southwestern at memphis, jim godown.

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to develop within them a fuller sense of patriotic pride and an awareness of the challenges confronting them as citizens of the future. Child care for children under seven will be provide at no extra charge.

Sponsoring organizations working together in this initial effort are: Memphis Jaycees, the Retired Person's Council, the American Association of Retired Persons, J. K. Lewis Center for Senior Citizens, National Alliance of Senior Citizens, International Club of Memphis and McLean Day Care Center.

There is a \$2 registration fee which will be used to help defray expenses of participants' manuals and consultants. Coffee, snacks and lunce will also be provided for all participants.

Around The Neighborhood

The Vollintine-Evergreen community was featured in a recent paper presented at a national conference on urban education. VECAA chairman MIKE KIRBY and News editor RICK THOMAS described Southwestern's involvement in the effort to preserve the surrounding residential area. The conference was held in Milwaukee on November 22-24.

One of the city's most prominent bakers has recently joined the staff of John's Bakery at Jackson and Evergreen. HERMAN BURKLE, former owner of the Memphis landmark Burkle's Bakery in Overton Square, is now plying his trade in the V/E community.

One of the neighborhood's new residents is M. BRUCE SCHISLER of 862 Kensington Place. Bruce, who is originally from St. Louis, has been a resident of Memphis off and on for the past eight years. He is an assistant professor in the philosophy department at Shelby State Community College and has consented to write for the Evergreen News.

About twenty-five neighborhood residents attended the November 14 VECAA meeting on crime prevention. A re-

Address all correspondence to: The Evergreen News, 1906 Mignon Avenue, Memphis, TN 38107.

presentative from the Memphis Police Department presented a film and answered questions from residents concerning crime deterrence. Many of those present discussed their experiences and offered suggestions concerning this annoying problem. Among the points emphasized by the police representative were:

- * Identify callers before opening doors
- * Make sure windows and doors have adequate locks
- * A variety of inexpensive burglar alarm systems are available (dogs are not reliable)
- * Storm windows and doors serve as a deterrent (window guards are dangerous in case of fire)

V/E Membership Drive

Continuing for the next few weeks households in the Vollintine/Evergreen community will be telephoned and the families asked to either become new members of VECAA or to renew their original memberships.

In order for VECAA to be successful this year, we are going to need your help. When you are contacted, please agree to pay the \$2.50 family membership fee. Please mail your payment to the address shown below at your earliest convenience. This money will help pay for services such as mailing, compiling reports, student assistants, etc.

Issues such as zoning, redlining, housing deterioration, and problems of the retired and elderly have been only a few of VECAA's major concerns. Your community organization needs your continued moral and financial support.

Vollintine-Evergreen Community Action Association:
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