

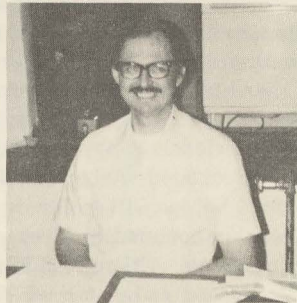
The EVERGREEN NEWS

A Neighborhood Newspaper Sponsored by Vollintine-Evergreen Community Action Association

New VECAA Officers

About 20% of the VECAA membership returned ballots for the election on 1977 officers. The proposition to change the organizational structure to include president, three vice-presidents and a treasurer was unanimously endorsed. There were no negative votes cast for the five nominees on the slate.

The incumbent president MIKE KIRBY was re-elected to that office. A resident of 683 N. Idlewild, Mike is a political science professor at Southwestern. He has an interest in local government, especially as it affects neighborhoods. Mike also heads up the school's Policy Research Institute which provides agencies with policy analysis expertise. Mike and his family moved to the neighborhood from Wisconsin in 1970. His wife JAN is a former teacher; they have a boy, TOMMY, who attends Snowden and a preschooler, CHRIS.



Mike Kirby

Among Mike's major concerns for the coming year are real estate speculation in the area, financing for VECAA, housing preservation and litter problems. After a year of hard work and many successes as 1976 president, Mike commented, "VECAA has to be more active than ever. There are many people in the neighborhood who have benefited from the organization and it's time to get them more involved."

One of the three vice-presidents elected for 1977 is MARCIA HEITZMANN of 745 N. Hawthorne. Although Marcia is primarily a housewife (most often seen strolling two-year-old COLIN) she is finding time to complete a Master's degree in special education at Memphis State. The Heitzmanns, who previously lived on Belvedere, came to Memphis two years ago from Texas. DENNIS is the counselor at Southwestern College. Marcia has been active in VECAA since moving here and cites as her major concern the maintenance of

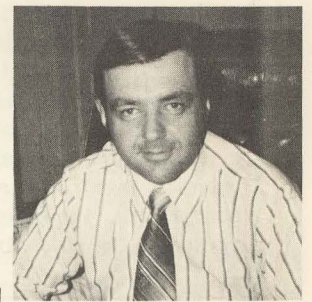


Marcia Heitzmann

the residential character of the area. She stated, "I like the neighborhood and feel we should all be concerned about preserving it. I want to help in any way possible."

Also elected as a vice-president is CARL HOLMES of 695 Dickinson. Carl is the service manager for an aviation ser-

vice company, a trade he learned during a ten-year tour with the Navy. Carl has a wife, CAMILLE, and two children—BILLY (11) and DANIEL (9)—both of whom attend Little Flower School. The Holmes moved to the neighborhood three years ago from West Palm Beach. Carl has been active of VECAA for the past couple of years.



Carl Holmes

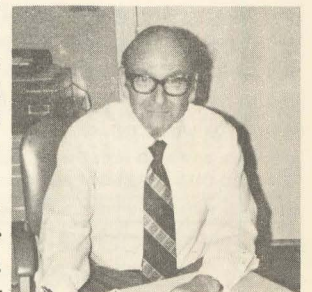
He sees the major problems as housing condition and blockbusting. He stated, "I like the neighborhood and want to keep it the way it is. This is the way neighborhoods used to be...and one of the friendliest I've ever lived in."

The third vice-president is JEAN SCRUGGS of 984 N. Idlewild. Although technically a "housewife", her friends kid her about being a "professional volunteer", because of her involvement with various boards and committees. Originally from Louisville, the Scruggs came to Memphis in 1972 after ten years in California. Her husband, CHUCK, is general manager of WDIA Radio and was recently described as one of the most influential Blacks in the city. Jean is active in cultural exchange programs and last Fall visited China. Her concerns for the coming year focus on education, the elderly and the arts. After five years here she states, "There is more communication than when we moved here, more people seem to be caring for each other."



Jean Scruggs

The 1977 treasurer, IRV SACHRITZ of 899 Sheridan, is also an incumbent. Irv has served as VECAA chairman and co-chairman and is a long-time member of the Steering Committee. He is a sales representative with New York Life Insurance and has lived in the neighborhood for 25 years. His wife DOTTIE is a social worker with the Board of Education. Irv sees the need for increased cooperation with other community organizations and feels that the V/E area has a vested interest in the revitalization of down-



Irv Sachritz



Meetings

A general VECAA meeting is scheduled for Sunday, March 27. It will be held at 3 p.m. at McLean Baptist Church. In view of the concern in the area over renewed real estate speculation, speakers are scheduled from the local real estate industry and from the State licensing agency.

Memphis, Tennessee
Volume V, Number 3

Circulation: 5000
5 March, 1977

NOT TO BE PLACED IN MAILBOXES

Housing Board

V/E residents are urged to report housing-related problems they identify in the neighborhood to VECAA's Housing Complaint Board. The Board can deal with violations of the city's building codes such as structural disrepair, weeds, litter etc., as well as other deviations from neighborhood standards. Action will also be taken in the area of tenant landlord relations when they relate to neighborhood goals. The Board is especially interested in hearing about "undesirable activities", real estate whether legal or illegal, in our community. All complaints, inquiries or comments should be directed to Board chairman JOE SOHM at 278-6962

town. "What is good for one part of Memphis is good for the whole city. We need to coordinate our efforts with other groups seeking to improve the urban environment."

The new officers have already held an organizational meeting and discussed plans for the year. Attention centered on the problems of housing deterioration and blockbusting. Discussion also focussed on alternatives for financing VECAA's activities.

A Tenant Replies...

Although an editor of the News I have never written an "editorial" for the paper. But our lead article last month on slum landlords seemed to demand that I flex fledgling wings and present an opposing view. The author, Mike Kirby, was quite eloquent in listing the injustices endured by the tenants of landlords who are either slow to make repairs or fail altogether to maintain their property.

Nowhere in this rather militant presentation did he mention destructive tenants. Even the most considerate landlords grow weary and hardened after their property has been abused repeatedly. They cannot be blamed if at times they take the attitude of "Why fix it?". "They will only break it again."

The greatest fault of the article was its failure to acknowledge that there are good landlords. I would like to mention just two—Mr. and Mrs. J.R. BOGAN. The Bogans own several peices of rental property in our neighborhood. Our family, in fact, lived in one of their duplexes at 1607 Jackson. In the six years we lived there they never once failed to respond to our requests for repairs. During the summer they hired a man to cut the grass and trim the shrubs on all of the units in our neighborhood. They painted the exteriors and installed storm windows and were cordial at all times. But

bear in mind that we also were good tenants. Any minor repairs we could make we made ourselves.

Renting property from someone does not relieve the tenant of all obligation to the property. Thoughtful tenants, it has been my experience, receive due consideration from their landlords. Admittedly, there are negligent landlords whose lack of interest has created some of the worst pockets in our neighborhood. For these, all of Mr. Kirby's suggestions are valid and should be put into force. Any zeal for correcting the ills of some of our landlords, however, should be tempered with praise for those who have done all that they should.

So may I suggest, just as those with complaints are getting together, that we hear from those who have good landlords so that these might receive attention.

—Karen Tynes

Population Update

In 1975 the R. L. Polk Company in cooperation with the City's Policy Planning and Analysis Office conducted a survey of population characteristics in Memphis and several other cities across the country. This survey, called "Profiles of Change", was designed to measure the changes that had taken place in Memphis and each of its census tracts since the 1970 census. Based on an 85% sample of households and presumed to be accurate within 5%, the survey uncovered some interesting demographic patterns.

Although the V/E community's boundaries do not coincide strictly with census tract boundaries, there is enough correspondence to draw some conclusions about changes in our neighborhood during this five-year period. The figures provided below will refer to census tracts 16 and 17, an area roughly bounded by Trezevant, North Parkway, Watkins and Vollintine. Although current V/E boundaries extend north of Vollintine and south of North Parkway, the enclosed area accounts for approximately 75% of the neighborhood's blocks. Since the area north of Vollintine (census tract 7) is of special interest to V/E residents, mention of it will also be made in this article.

The population count for this area in 1975 was 6,819 but this does not include approximately 650 dormitory students. This total of 7,469 represents a decrease of 9% since 1970. The number of housing units decreased at a lesser rate (2%) to 3,267 and, therefore, does not account for the population decline. The survey also indicated that the average persons per household had declined from 2.34 to 2.21. Although this decrease is in keeping with local and national trends, it is surprising that the V/E area has experienced in view of the replacement of many older households with younger ones. This may be explained by the fact that the 1975 survey found

OPEN DOOR BIBLE CHURCH
1792 N. Parkway

Sunday School - 9:30 a.m.
Morning Service - 10:45 a.m.
Evening Service - 7:00 p.m.

*"If it's the Bible you want,
you want the Bible Church"*

Sills & Joists Replaced Floors Leveled

BILL HART'S
HOME REPAIR & FLOOR SERVICE

Phone 726-4489 24 Hr. Answering Service

Episcopal
Church of the
Good Shepherd

1971 Jackson (at University)

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

CLOSED MONDAYS

FINE BAKERY GOODS

John's Bakery

1688 Jackson 276-8431

NEW YORK LIFE

IRVIN SACHRITZ

761-1810 or 276-6216

NEW YORK LIFE
INSURANCE COMPANY

899 Sheridan

WRECKER SERVICE
MECHANIC ON DUTY

ED CISSOM'S
EXXON

585 N. McLean

274-1881

COUPON **Fred's** COUPON

Barber Style Shop

1697 JACKSON at EVERGREEN

With This Coupon

WOMEN & GIRL'S HAIRCUTS - \$2.00

Arts, Crafts & Frames

"A Creative Frame Shop"
Shadow Box Framing
Custom Needle Art Framing

1378 Overton Park Avenue
Ronald O. James

272-7640

a much higher proportion of one - person households than in 1975.

In 1975, 6% of the area's heads-of-household were unemployed compared to less than 4% in 1970. This, however, is in keeping with national trends. Although exact income figures were not compiled in the 1975 survey, relative data are available for comparison with the city as a whole. In 1975 the portion of the V/E community under discussion had an income level 8% lower than the city as a whole. This compares to a 1970 income level approximately 23% higher than the city average. This change no doubt reflects shifting age structures among the neighborhoods households. The occupational structure remained pretty much the same with professional/technical, managerial and clerical jobs being most common. The survey also indicated that 31% of the dwelling units were rental compared to 41% in 1970.

Census tract 7 is difficult to deal with as the southern half (Cypress Creek - Springdale - Vollintine - Watkins) is included within V/E boundaries but the northern half is not. Some general comments can be made, however. The population in the total tract decreased 10% during the five-year period while the number of housing units decreased 4%. In this tract the number of persons per household is higher with fewer one-person households being evident. There are fewer female heads-of-household than in the rest of the community but these female heads are more likely to have children present. There are fewer retired heads-of-household here but the unemployment rate is significantly higher. Over one-third (38%) of the households are rental. This area also had nearly twice the proportion of children (under 18) than did tracts 16 and 17.

The results of the survey, while somewhat sketchy, do provide some idea of the changes the V/E community is undergoing. The changing family structure is probably the most obvious transformation, reflecting population loss and a decrease in household size. Although relative income is lower, the occupational makeup seems much the same (Unfortunately information on racial distribution was not obtained in this study.) All in all it appears that preservation efforts have been fairly successful and that newcomers have tended to revitalize rather than detract from the community.

For Your
Gift Needs
**Jackpot
Treasure
Chest**

Silver, Crystal, Tableware,
Pottery, Clothes, Nic-Nacs,
and much, much more...

643 N. McLean
272-3718

The Chaffee's
& The Tate's



BILL & JIM'S

TIRE SHOP

NEW HUNTER FRONT-END
ALIGNMENT EQUIPMENT
Mechanic—Les Taylor

1712 JACKSON

278-5022

For the Total Child

PLANNED CURRICULUM
HOT LUNCHES

Daily and Weekly Rates

7 A.M. - 6 P.M. MONDAY-FRIDAY

AGES 2-6

274-9440

McLEAN BAPTIST CHURCH

Fund-Raising

In the past VECAA has not needed many financial resources since it limited itself to those activities that required only volunteers. But today, simply put, VECAA needs money.

The use of Southwestern work/study students has proven to be a boon to the organization and is inexpensive. This does require, however, that more funds be available. Mailing meeting announcements to members, sending the Evergreen News to community decision-makers, and the normal costs of operating any organization have been a drain on the treasury.

There are other activities that VECAA needs to be involved in but cannot attempt because of a lack of funds. These include the printing of a neighborhood plan, preparing and printing a brochure for prospective home buyers, sending the Evergreen News to landlords and real estate agents, purchasing trash receptacles for the neighborhood, etc.

VECAA is trying to rectify its financial problem with a membership drive currently in progress. Although off to a good start, the membership drive will not provide all the financial resources needed. Thus, VECAA is considering other collateral activities. The Steering Committee of VECAA has proposed the sponsorship of a Bingo game for the neighborhood on a night that does not conflict with already established games. If you have any ideas on possible funding sources or if you have an opinion, pro or con, on VECAA's idea for a Bingo game, please contact VECAA president MIKE KIRBY or any of the new officers.

WANTED. Housewife with social science background for part-time work. Experience in academic setting and knowledge of statistics helpful. Call Mike Kirby at 274-1800.

WINDOW AIR CONDITIONERS CLEANED. \$18.50 per unit; \$16 per unit for two or more. Call Ed Wingfield at 274-3840.

WANTED. Individual to clean house approximately once a week. Prefer neighborhood resident. Call 274-3423.

Little Flower School

NOW REGISTERING
FOR 1977-78 SCHOOL YEAR
Grades 1-8
1644 Jackson Avenue



Original Artwork and Limited
Edition Prints by
BRAD McMILLAN

Satiric and Comic Views of
Doctors, Lawyers, Cat Lovers,
Dog Lovers, Plant Lovers,
Burkle's and the P & H Cafe.

Commissioned Artwork • Custom Framing
At Studio: 1906 Mignon 272-2120



Quality Foods Supplements

Biodegradable Household Products

Fine Cosmetics

9:30-4:00 p.m. Except Mondays

Nutrition Lectures

Mondays - 7:30 p.m.

1852 Tutwiler

274-8951

House Notes

February has been a busy and challenging month for the VECAA Housing Committee. In a Feb. 27 interview with the Commercial Appeal and later with WMC-TV News VECAA president MIKE KIRBY charged that real estate firms were blockbusting in the Vollintine/Evergreen community. Kirby stated that one firm, Germantown Investment, Inc., had distributed flyers to about 2500 households in the area offering cash for homes within 24 hours.

ROY LOVELACE, whose name was printed on the circular, stated that he was not selling real estate, but only purchasing homes for rental purposes. Kirby claimed that this statement was not true, as Germantown Investment is currently listing a home for sale on Snowden.

VECAA is submitting a formal complaint to the Tennessee Real Estate Commission charging that Lovelace is selling real estate without a license. The Commission is also being asked to determine if the distribution of these circulars constitutes blockbusting.

If a realtor comes to your door attempting to obtain a listing please call VECAA president Mike Kirby or Housing Committee chairman JOE SOHM at once. Obtain as much information from the realtor as possible. If he makes representations of a racial nature or talks about the neighborhood "going down", make a note of his exact words.

* * *

Last summer VECAA did a survey of housing conditions in the neighborhood. In examining the 101 housing units that had problems at that time, it has been found that approximately 40% of these dwellings have been improved. Some of these were upgraded voluntarily, but many were fixed up in response to VECAA pressure either directly or in conjunction with City of Memphis code enforcement officials.

VECAA has set a deadline of June 1 for improvement of

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

the other 60% of the units. Housing Committee members will be directly contacting homeowners, renters and landlords, in a spirit of cooperation and conciliation. Failure to cooperate with VECAA will result in City code enforcement action and/or legal action by the organization. WE WILL NOT TOLERATE PROPERTIES WHICH DO NOT MEET NEIGHBORHOOD STANDARDS.

* * *

Good news, neighbors! A corporation headed by attorney RUSSELL SUGARMON has purchased the duplexes on Brown Avenue at Hawthorne. These duplexes, called a "blight on the neighborhood" by VECAA officials, have long been a concern of area residents. Sugarmon has assured VECAA that all of the units will be rehabilitated. Only properly screened tenants will be allowed to occupy the units, according to the attorney.

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:
1977 NEW AND RENEWAL MEMBERSHIP 1977

NAME _____

ADDRESS _____

Membership \$2.50 - Individual, Family, Business.
Make checks payable to VECAA.
Send to: Mr. Irvin Sachritz
899 Sheridan Street
Memphis, TN 38107.



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

BORG PHARMACY
50th Anniversary Sale
COUPON
 1977 St. Joseph Calendar
 FREE with this Coupon
BORG PHARMACY

1703 JACKSON 274-1281

ITALIAN & AMERICAN FOOD
 PLATE LUNCHES
DINO'S Southwestern Grill
 645 N. McLean Blvd. 276-9288

B I N G O
 8 P.M. EVERY MONDAY
16 GAMES - \$100 PRIZES
 \$2 Per Card—4 Cards \$5
Jackpot
 \$1500 - 50 Numbers or Less
 \$1000 Min.—51 Numbers and Up
 \$200 Consolation
 Baron Hirsch Ladies Auxiliary
 Vollintine at Evergreen
B I N G O