

The EVERGREEN NEWS

A Neighborhood Newspaper Sponsored by Vollintine-Evergreen Community Action Association



Heinsites

by Jennifer Pritchard

One of the sections of the Vollintine/Evergreen community that has been successful in maintaining its character is Hein Park. The very name evokes images of beautiful, older homes, spacious lawns, graceful shade trees, and meandering streets. To drive through Hein Park is to be immediately impressed with the rich variety and unmistakable quality of the homes. Houses range in style from castle-like grand to cottage-quaint. Many are trimmed with ivy and have generous grounds enhanced by flowering trees and shrubs. Each has its own unique personality.

Though the streets bear unassuming names (East, West, North, Center, Cypress), it is an area that might give the appearance of being exclusive—a bastion of the well-to-do, established homeowner. It is, then, perhaps surprising to learn that Hein Park is, increasingly in recent months, becoming the choice of many young couples, some with young children, when they buy a home. Everyone I talked with was in their late twenties or early thirties. And, despite a realtor's recent newspaper advertisement which listed a Hein Park house as having "snob appeal," the residents there displayed anything but snobbishness. Indeed, almost everyone mentioned the neighborliness of the area. Encouraging that spirit is the annual Hein Park picnic, a garden club, and even a neighborhood newsletter—"Heinsight."

Other attractions most frequently mentioned by pleased new homeowners were the quiet, the large lots and mature trees, the proximity to downtown and the medical center, and the gracious people. (In fact, the only negative remark made

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concerned the amount of traffic on West Drive.) The five households interviewed below are perhaps representative of the newcomers to Hein Park.

RUDY and RANDY JOHNSON, residents of Hein Park since August of 1976, moved to Memphis from San Francisco. Randy spent only one day looking at homes in East Memphis before deciding that it was the personality of the houses in the midtown area which most appealed to her. After looking in the Central Gardens area, she and Rudy purchased the house at 761 Center Drive. Their house is fifty years old, and the Johnsons are only its third owners. Dr. Johnson is a mere five minutes from the medical center, where he is on the UT faculty. (His specialty is infectious diseases.) Randy speaks of the "neighborhood feeling" and the number of small children she sees on her walks with six-month-old JEFFREY. A favorite pastime of the Johnsons is sailing.

Before BILL and MADALINE SEABROOK moved to 684 East Drive in November of 1976, the house had remained unoccupied for fifteen years—except for the raccoons in the attic, that is! The owners of the house had inherited it and retained it through the years although they lived in New York. The structure gradually fell into disrepair and eventually was condemned. At that point the owners made some repairs, but subsequently decided to sell the property. Finding the house to be structurally sound, Bill, who is manager of the Park Avenue brand of NBC, and Madaline, a realtor, fresh from the extensive redecorating of their house on South Prescott, decided to tackle this new project. Ousting the attic tenants was followed by long hours of stripping all the rooms of their gray wallpaper. The house is now furnished with the antiques and reproductions which the Seabrooks collect—predominantly English and Country French. Bill, who enjoys playing tennis, and Madaline, who enjoys riding her horse, have met the majority of their neighbors and compare living in Hein Park to living in a small town.

D.J. (Tene) ALISSANDRATOS and his wife JANE spent three years looking for just the house they wanted in the midtown area. When they found it, it was in Hein Park. In January of this year they moved from their duplex in Parkway Village to 694 Center Drive, becoming the fourth owners of that house. Before moving, the Alissandratos family was favorably influenced by the tranquility and the trees; since moving they have been especially impressed by their extremely gracious neighbors. For them, a most definite advantage of Hein Park is that it is close to downtown and the medical center, since Tene is a City Court Judge. (Yes, he's the one who makes you wish you'd paid that parking ticket!) Jane is in medical school. When not sitting on the bench, Tene, together with Jane, enjoys working in the yard, as well as outdoor sports such as swimming and canoeing.

Almost two years ago, SAM and SUE VICKERS moved to



Meetings

No general VECAA meeting is scheduled for April. Watch the News for notice of the next meeting.

737 West Drive, ending their five-year search for a house in Hein Park. Purchasing it was complicated, however, by the fact that it was tied up in a guardianship in Probate Court. The Vickers found themselves hiring an attorney to cope with the legal details involved. Sam, a hairstylist with King's Den at Poplar and Avalon, has an unusual hobby: he collects old barber equipment. A favorite piece is a wooden barber chair—150 years old—which came from England. There is a workshop in the garage where Sam also does woodworking. Sue finds that working as a registered nurse at Baptist Hospital and being a mother to NICOLE (4) and HEATHER (2) keep her quite busy. The Vickers have been pleasantly surprised at the number of young couples in Hein Park.

BILL TURNER and his wife BETTY (PHILLIPS) did not have far to move when they selected 741 Center drive, having previously lived on Mignon. Nor did it take them long to make their decision. Their realtor contacted them on the first day the listing appeared, they inspected the house, liked what they saw, and made an offer—all in the same day! The layout of house and grounds was a plus factor with them and, as they noted, there would be room for a garden. They found their house to be in good structural condition, requiring only some redecorating. This certainly should present no problem to Bill, who, while formerly with the Health Department, is currently in the construction and remodeling business. Betty is employed by the State Department of Human Services. Bill, whose hobbies are fishing and basketball, and Betty, for whom cooking is a pleasant pastime, not just a necessity, moved into their home in March of this year making them the newest of the newcomers interviewed.

First Lutheran Minister



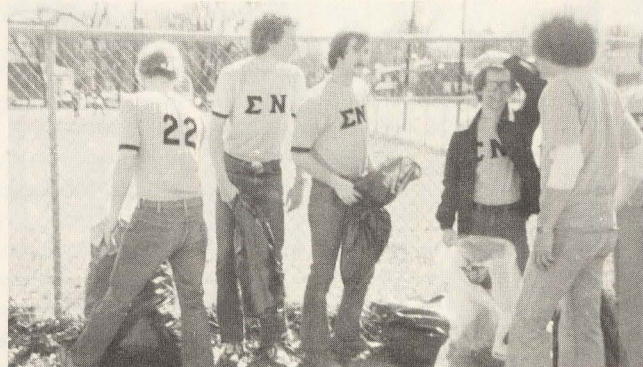
The First United Lutheran Church at 1542 Jackson Avenue has a new pastor -- the Reverend E. L. Epting. Rev. Epting is originally from Savannah, Georgia; he received his education from Newberry College in South Carolina and from the Lutheran Theological Seminary in Columbia. His wife, CLARISE, also attended Newberry and holds a Masters of Education degree.

The Eptings have three children, a son and two daughters. Their youngest daughter, HELEN, remained in Georgia with her mother to finish out her senior year in high school.

Rev. Epting counts hunting and fishing among his hobbies, although his work has prevented him from pursuing them very vigorously during the past few years. He describes himself as a duffer golfer and hopes to take advantage of Overton Park's proximity.

In regard to his new pastorate, Rev. Epting, having only been installed in mid-March, said it was too early to talk of any concrete plans. He feels that the Church has been somewhat dormant for several years and he hopes to change that. He stated that First United Lutheran's appeal has been too narrow and that it must seek to serve communicants from all over the city.

Frat Clean-Up



Another Southwestern campus organization has generously responded to the needs of the V/E community. Pictured here are members of Sigma Nu fraternity who participated in a day-long clean-up of all of the neighborhood's commercial areas. About a dozen pledges took part in the clean-up as part of their pledge program. STEVE DuPONT was the student who organized this activity that took place on March 6.

Festival

Southwestern has announced the dates for the school's fourth annual Renaissance Festival. This year the event is scheduled for May 5-8. Offerings will include drama, music and entertainment from the Renaissance Age. Plays, minstrel singing, jugglers, magicians, jousters, gypsies and many other diversions will be provided. A visit from Robin Hood and his merry men is expected and, as always, there will be booths wherein craftsmen display their many wares. Admission is free and the entire community is invited.

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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

House Notes

VECAA officers recently met with a representative of the Federal National Mortgage Association (FNMA—also called "Fanny Mae"). Fanny Mae provides money to local lending institutions for housing loans. In the past the criteria set up by Fanny Mae have been such that conventional loans could not be made in central city neighborhoods such as ours.

This has resulted in ineligible neighborhoods being "red-lined." Redlining means that some financial institutions will not provide conventional mortgage money in selected

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older neighborhoods. It can also mean that a higher down-payment is necessary, a shorter payback period is required, or that more difficulty will be involved in procuring the loan.

Fanny Mae met with VECAA to determine if ours was the type of stable, concerned central city neighborhood in which the Association would like to see its money loaned. Though no commitment was made during the meeting, it appeared to all concerned that Fanny Mae would allow its money to be used for conventional mortgages in the V/E area.

In short, this means that people wanting to purchase homes in the V/E area will have more opportunity to procure loans. It may also mean that considerably lower downpayment will be required and that the number of years to pay back the loan will be extended.

* * *

Section 518(d) of the National Housing Act authorizes the Department of Housing and Urban Development to reimburse owners for the correction of major defects in some homes purchased between Jan. 1, 1973 and Aug. 3, 1976, if the mortgages are insured by HUD (FHA).

For the home to be eligible, it must have been more than a year old at the time of purchase, must consist of less than four dwelling units, and have a defect that is dangerous and existed, undiscovered, at the time of the purchase. Examples of defects which may be eligible for assistance are

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FOR SALE. Cartop carrier, \$10. 274-8709.

FOR SALE. Commodore adding machine, \$25; Bell & Howell straight 8mm movie projector, \$25. See between 9 and 1 at 1542 Jackson or call 274-3677.

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defective plumbing, worn out roof and rotted siding, porches and steps. Paint conditions that constitute a health hazard are also eligible. Certain minor problems are not eligible for reimbursement.

Residents who have a HUD-insured home and would like to seek reimbursement for corrections must HUD by Aug. 3, 1977. Simply write HUD, Washington 20410.

Around The Neighborhood

The first general VECAA meeting of 1977 was held on March 27 at McLean Baptist Church. Over fifty neighborhood residents showed up to hear a discussion of the newly-emerged problem of blockbusting in the area. Representatives of the real estate industry present were IRVING LIPMAN, Chairman of the Professional Standards Committee for the Memphis Board of Realtors, and JIM BAILEY, of the Tennessee Real Estate Commission. Both presented their views on the problem and described the regulations and penalties of the respective organizations with regard to blockbusting. They reaffirmed their willingness to cooperate but stated that any action must be based on "documented" evidence from residents.

Springdale United Methodist Church (721 N. Trezevant) has recently started a children's choir and invites all neighborhood children to participate. The program, for children six to twelve, is set up to provide training in the Orff method and in music reading. Practices are Wednesday nights from 6:45 to 7:30; the choir performs in Sunday morning and Wednesday night services. The director is Mrs. MARILYN ECKERT who is also on the Southwestern music faculty. For further information call 324-5812.

The Evergreen News received another bit of recognition when it was mentioned in the February issue of City of Memphis magazine. The News was described as the "best" of the neighborhood newsletters. Unfortunately the paper was

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McLEAN BAPTIST CHURCH

referred to as the "VECA Newsletter." Oh, well, we appreciate the attention anyway.

* * *

Congratulations are due several V/E residents who have recently been recognized for their achievements. MARTHA HEINEMANN of 669 N. Belvedere has recently been voted a full membership in the Sigma Xi Scientific Research Society. The society recognizes achievement in a variety of research fields. Martha is a research chemist in endocrinology at the Veterans Administration Hospital. She has been very active in VECAA since its establishment... HAROLD LLOYD of 696 N. Belvedere received the Silver Beaver Award from Boy Scouts for his service to scouting. Mr. Lloyd is also very active at Trinity United Methodist Church, presently serving as a board member and secretary-treasurer for the church school. . . DRUE BAUER of 700 N. Belvedere was named Zookeeper of the Year at Overton Park Zoo. Ms. Bauer has worked there for four years and for her efforts received a certificate and a savings bond from the Zoo Action Program. . . JULIA COOPER of 883 N. Watkins has been named Legal Secretary of the Year for 1977 by the Memphis Legal Secretaries Association. Ms. Cooper retired with 15 years in the Association. She is a 20-year neighborhood resident. . . MARGARET DITCHEL of 893 Oakmont was recently chosen as executive director of Family Service of Memphis. Ms. Ditchel has served the agency for 23 years as counselor, educator, administrator and public relations director. Margaret also served as chairman of VECAA for the first two years of its existence and has been termed by many as the organization's guiding spirit.

Vollintine-Evergreen Community Action Association

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