

# The EVERGREEN NEWS

A Neighborhood Newspaper Sponsored by Vollintine - Evergreen Community Association

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## BOSI'S NEW DELI



After months of waiting, VECA residents long familiar with Bosi's savory meats and other tasty foods found a new setting for their favorite treats. This summer Bosi's Grocery at 1701 Jackson expanded its business into the building next door and welcomed old and new customers on June 24 for 7-day-a-week service from 10 a.m. til 8 p.m.

Gene Bosi, rightfully proud of this newest undertaking of the family business, says that it was a response to community needs as well as growing pains at the old butcher shop that prompted the opening of the richly fragrant deli. The lunchtime sandwich business had been overflowing its bounds, and Bosi's also had wanted to offer more variety, including hot foods, to the MLGW crews, South Central Bell employees, and other neighborhood workers who regularly chose Bosi's for their mid-day meal away from home. Seating for six is another benefit of the new shop, and plans include a window counter for even more sit-down diners in the previously take-out-only establishment.

But concern for seating and decor definitely takes a back seat to menu preparation at Bosi's. Gene stresses that everything is first-rate, from the ravioli (made to order and stuffed with beef, chicken, pork, and spinach) to the highest quality Angel Food ice cream cream—no soft-serve here. Even the fountain cokes are the most expensive kind, pre-carbonated for better taste, but not easily found these days. Perhaps the best surprise in Bosi's product quality is that the price is not a victim of the high standards. Gene says that Bosi's 1/4-pound scoop of ice cream, for example, which sells for 47¢, can be found around town for as much as 73¢.

Current menu favorites among the Bosi crowd include fried chicken, gizzards, livers, hamburgers, and tamales. The butcher shop sandwiches are soon to be transferred in expanded form from the grocery to the deli; also arriving will be chili, "weather permitting," and spaghetti. The coming feature that makes Gene's eyes sparkle in anticipation, though, is pizza. Restaurant veteran Becky Jones and her trainee, Teretha Henderson, might take credit for other items, but Gene's enthusiasm insures that pizza is going to be his special domain. Also Bosi's traditional party trays will eventually be made in the deli, and catering will be available for picnics, steak dinners, weddings, "just about everything."

Public response to Bosi's new deli has been

altogether favorable. Local merchants, shoppers, and workers have been quick with praise. Gene Bosi beams over the praise, but he is equally receptive to suggestions for improvement. His changing menu will be dictated by market demand, so don't be afraid to express your steam table favorites. And don't forget to thank the Bosis for continuing to serve our community.

By Debbie Monroe



## SWAILING! SWAILING!

Pete is originally from Pennsylvania; Charlotte is originally from Oklahoma. But for the past twelve years, the Swailes have been from midtown Memphis, Tennessee. Their most recent address (for two years) is North Auburndale — the only house and yard they could find to accommodate all their potted plants, greenery and outdoor projects! To look at their yard today is a lesson in geometry.

The periphery of their front yard is flocked with rows of crepe myrtle, nandine and creeping variegated eunonymus. This is highlighted by an anti-que split rail fence. (Pete found the wood thought to be approximately 200 years old on a farm in Middle Tennessee.)

The driveway on the south property line has been uniquely designed by Pete into saw-toothed parking which allows for cars to park and also back in and out without the need to move any cars out of the way. This seemed to be an absolute necessity to accommodate the varying schedules of the entire Swailes' family. (Cindy is 22, Michial is 20 and Cheryl is 18, not to mention the many friends who therefore visit on a continual basis!) Further down the drive are ten fast growing hybrid poplars (planted last year and already grown several feet; indeed a perfect spot for the hammock strategically placed below!)

Their house, built in 1924 and freshly painted in shades of "historic tan", sits to the left of the drive. Layers of monkey grass, shrubbery and salvia cactus which Charlotte brought from Oklahoma add depth, height and texture around the porch. Pete and Charlotte have recently laid porch extension footings to double its size which will add yet another dimension.

To the back of the house, Pete has added a tri-level, wraparound deck enclosing a five-foot hot tub. Nine golden eunonymus in individual pots have been placed around the deck's perimeter. Several

(Continued on last page)



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## HOW SWEET IT IS!



Midtown Memphis couldn't be prouder than to have Carl and Marie Koppeis, owners of Carl's Bakery on Jackson Avenue, a part of their business community. Store hours are from 5:30 a.m. until 6:00 p.m. daily except Monday.

To prepare for the morning requests of donuts, sweet rolls, coffee cakes and pastries, baking actually begins at 3:00 a.m. Please note: every item is a specialty item simply because everything is made from a secret formula which includes only natural ingredients without any chemicals or additives. On top of the list of honors is the "tuxedo," a mocha cake which on the basis of being a best seller tells it all. High also on the list are the wide assortment of rolls and breads (which are also baked in salt-free fashion for those who have dietary restrictions.) Customers boast that Carl's is a complete bakery with "the best stuff in town." It's nearly impossible, however, to enter the store without adding at least an inch to your waistline!

Carl's ideas and baking success stem from his apprenticeship as a baker under the direction of his father who was a master baker born and raised in Germany. For years Carl has been planning to exhibit and display in the store a pictorial account of his family's baking history. But as he says, "The road to Hell is paved with good intentions." Certainly Midtown loves nostalgia and will patiently wait.

As Carl, Marie and their twenty employees begin their 10th year in the business, we thank them for their tremendous community support and look forward to their next 10 years of fine culinary delights.

By Susan Helms

## VECA PROPERTY VALUES UPDATE

Property values in the V/E area have continued to increase rapidly since the last report was published in *The Evergreen News* in the October - November 1980 issue. The following are some of the sales prices of homes sold in the V/E area since then. Most are single family, but a few are duplexes. Block numbers, rather than specific addresses are used for the sake of the owner's privacy, although this information is a matter of public record.

Block	Street	Price
400	Angelus	\$ 43,500.00
1700	Autumn	81,500.00
1800	Autumn	118,000.00
400	Avalon	60,000.00
900	Avalon	38,000.00
900	Barksdale	54,000.00
1000	Barksdale	40,500.00
700	Belvedere	44,000.00
900	Belvedere	38,000.00
800	Charles Place	49,000.00
1900	Edward	39,000.00
600	Evergreen	42,500.00
800	Evergreen	39,182.00
1400	Faxon	44,000.00
1800	Faxon	39,900.00
1500	Forrest	52,000.00
1600	Forrest	77,500.00
800	Garland	32,500.00
200	Hallwood	85,000.00
1000	Hawthorne	56,000.00
600	Idlewild	50,000.00
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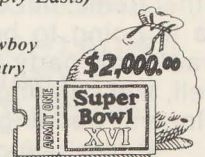
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700	McLean	47,000.00
800	McLean	53,000.00
800	McNeil	31,243.00
900	Oakmont	52,000.00
800	Sheridan	50,000.00
900	Sheridan	52,500.00
1400	Snowden	33,500.00
1000	Springdale	30,000.00
500	Stonewall	75,000.00
600	Stonewall	43,306.00
1000	Stonewall	35,500.00
700	Trezevant	85,000.00
800	Trezevant	75,000.00
1400	Tutwiler	40,000.00
1700	Tutwiler	63,000.00
1800	Tutwiler	51,500.00
800	University	50,000.00
1000	University	39,437.00
900	Watkins	40,000.00
600	Willett	39,500.00
800	Willett	53,766.00
1000	Willett	35,700.00

By Frank Moore

### A TRIP BACK IN TIME: THE NATIONAL REGISTER PROGRAM

The Vollintine-Evergreen area is primarily made up of older homes. Most of these homes, built in the 20's and 30's, retain many of their original characteristics. The National Register program is designed to preserve old buildings like the ones in our neighborhood.

The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. Placement on the Register protects a building in certain ways. A National Register property cannot be torn down by any government

authority without the consent of the owner. The facade of the building has to conform as closely as possible with the original appearance of the building. Tax incentives are available to owners of commercial properties placed on the Register. Owner's consent must be secured before any property can be placed on the Register. Being on the National Register does not mean the building has to be open to the public. Also, the owner of the property retains the right to alter the building in any way or even to tear it down without penalty. It is simply taken off the Register.

The criteria for evaluating a possible National Register property are simple. The building must be over 50 years old. It must also prove to be uniquely significant in an area of history, architecture, archaeology, or culture. Ordinarily cemeteries, properties owned by religious institutions or structures that have been moved from their original locations are **not** eligible for the National Register. Exceptions have been made if the property is of outstanding significance.

The procedure for nominating a building to the National Register is also fairly simple. A standard form is filled out and photographs must be taken of the building's exterior. Historical research must be done, as well as an architectural evaluation. Once the nomination form is filled out it is sent to the Tennessee Historical Commission in Nashville. There it is reviewed, checked for errors and sent on to Washington. In Washington, the Keeper of the Register (under the Dept. of the Interior) decides if the property goes on the National Register or not.

If you would like more info on the Register you can call the Memphis Landmark's Commission at 528-2515 or write for the booklet "How to Complete National Register Forms", Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

By Karen M. Lorenz

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**SWAILING!**

*(Continued from First Page)*

tall banana plants and fourteen brown turkey fig trees reside near the deck. Charlotte estimates the fig trees have produced eight gallons for the birds.

The back yard is enclosed by cedar lopsiding eight feet in height in natural gray finish. Five loblolly pine trees line one side. To one corner a large spruce tree thought to be 50 years old provides significant shade and a spot for many hanging plants. Beside the spruce is a waterfall complete with tiny tributaries weaving around the yard. It seemed to be a natural conservation project to provide for water drainage and to save the topsoil. White hosta, azaleas and monkey grass define the area nearby.

In another corner lies a Shinto Shrine complete with a Chinese bridge, stone lantern and torii gate (constructed by Pete without nails.) The next project for Pete under blueprint is an Oriental teahouse. Not far from this point is "Pete's Mountain" which is presently under construction. Charlotte explains this is due in part to Pete's urge to build and construct ditches, channels and so forth. Bonsai bushes

will highlight the area and tie in the Oriental theme.

Another corner houses a circular fire pit-ideal for that October weiner roast. Not far from there is a greenhouse with a myriad of hanging and flowering plants.

The most amazing feature of the entire back yard is that every path and seating area is outlined in brick - handplaced by Charlotte - all 12,000. The walks are illuminated with 1½-volt area lights and multicolored spot lights carefully placed throughout the yard for effect.

Also underway is the building of a two-story, barn-styled garage complete with mow door to open with extended beam with block and tackle to facilitate hoisting furniture into the workshop area upstairs. Charlotte enjoys caning and refinishing furniture.

All things considered, one must wonder just when the Swailes have time to enjoy their special yard. One thing for sure is that their Midtown neighbors certainly do!

By Susan Helms

**NEWS BRIEFS**

Burger King is offering a guest card to all persons 60 years of age or older good towards a 10% discount of the total food bill. The wallet size card can be obtained at either the 319 Cleveland restaurant or the one on Perkins, preferably between the hours of 2:00 and 5:00 p.m. The offer begins the latter part of this month and has no expiration date.

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