

The EVERGREEN NEWS

A Neighborhood Newspaper Working With Vollintine - Evergreen Community Association

Memphis, Tennessee

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February 1984



Chris and Krissie Heuer, Julie Roberts

NEW BEGINNING

The Evergreen News begins its 13th year stronger and better than ever, and with the knowledge that the community supports it wholeheartedly. Last month the paper appealed for volunteers to fill empty staff positions which were essential to the continuation of the newspaper. Staff members received several phone calls from persons wanting to help and the paper had an excellent turnout at its January meeting.

All positions have been filled, with the exception of writers and carriers, who are still needed.

Chris and Krissie Heuer are our new advertising manager and assistant advertising manager, respectively. The young couple have been Hein Park residents for almost seven years, living on Cypress Drive.

Chris is an affiliate broker with The Hobson Co. Realtors and Krissie works in the parts distribution center of International Harvester. While Chris' parents and grandparents have all been natives of Memphis, Chris was born in South Africa where his father was associated with International Harvester. After living in Chicago for some time, Chris and his parents moved back to Memphis in the late 1960s. Chris attended Memphis State University. Krissie was born in North Carolina and lived in Little Rock before moving to Memphis. She and Chris have been married for 10 years.

Julie Roberts is our new business manager. Advertisers will notice Julie's voice is definitely not Southern. She was born and raised in England and has lived in this country for only six years. She is married to Ray Roberts, talk show host on WWEE-AM radio and a teacher with the Memphis Schools. They have two children, Charlotte, two, and Danny, seven months. Julie, a resident of Kensington Place, joins our staff after working as a bookkeeper for four years with the Holiday Golf Club.

RAILROAD SURVEY RESULTS SHOW GREENBELT FAVORED OPTION

Results of a survey taken last spring of residents along the L&N Railroad corridor in the Vollintine-Evergreen community showed most homeowners preferred to turn the abandoned land into a greenbelt.

The survey results were released to the VECA executive committee in January by Dr. Michael P. Kirby, political science professor at Southwestern, who supervised the survey. The VECA general membership was scheduled to act on Kirby's recommendation to turn the abandoned right-of-way into a greenbelt at its Jan. 23 meeting. *The Evergreen News'* press time could not accommodate the meeting results in the February issue, but a full report will be given in March.

Eighty-six survey questionnaires were fully completed by residents living along the western, middle and eastern sections of the right-of-way. Respondents were given six options as to what might be done with the abandoned property. They were asked to rate each one in terms of excellent, good, average, not so good, or poor.

The survey found homeowners over 50 years old who have lived in the area for more than a year, most preferred a greenbelt, while their least preferred option was to do nothing at all.

"On the other hand," states Kirby in his conclusions, "residents who were under 30 years of age who rented their homes and had lived in the area for less than a year preferred the option of letting anyone purchase the land. Their least favorite option was to allow developers to purchase the land."

Response was mixed on allowing Memphis Light Gas and Water to purchase the land. But the option of allowing developers to purchase large tracts of the land for housing, including duplexes and multi-family units, was one which 49 percent of the respondents felt was a poor idea.

Sixty-one percent of the respondents felt turning the area into a greenbelt which would be owned either by the city or VECA was an excellent or good choice. Fifty-one percent felt the same about building a non-motorized bike path through the VECA area to the downtown area, connecting with the river promenade. Sixty-nine percent said they would be willing to pay a small fee to maintain the area.

In conclusion, Kirby states, "A greenbelt would make the neighborhood more attractive and would be the easiest option of all involved. A small yearly maintenance fee could be charged with little disagreement. It would be worthwhile to look into hiring a security patrol team to insure protection of the area, or form a neighborhood watch program."

(Continued on page 3)

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Wednesday Fellowship Dinner
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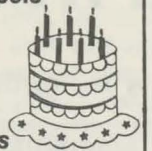
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SOUTHWESTERN'S EVENTS CALENDAR

FEBRUARY

- 1-17 **Art Exhibit** featuring paintings and drawings by Sue Miller, Clough-Hanson Gallery, 9 a.m. - 5 p.m., weekdays; Noon - 5 p.m., Saturdays.
- 2-5 **Theatre production** "You Can't Take It With You," directed by Betty Ruffin, 8 p.m. all evenings plus Sunday matinees the 5th and 12th. McCoy Theatre.
- 9-12 **Dilemma '84**, student sponsored symposium. This year's theme: "American Capitalism: A Time for New Ideas."
- 2-4 **Sale of prints** by Marson Galleries, East Lounge, 10 a.m.
- 7 **McCoy Visiting Artists Program**, featuring pianist Paul Badura-Skoda, 8 p.m., Hardie Auditorium. Tickets initially available only to Southwestern Community. If seats remain, tickets will be sold to public. Ticket price to be announced.
- 8 **Men's Basketball**, Southwestern vs. Fisk University, Mallory Gymnasium, 7:30 p.m., Admission: \$3 Adults, \$1 Children.
- 9-12 **Images Foreign Film Series** presents "Dersu Uzala," directed by Akira Kurosawa. In Japanese with English subtitles. Frazier Jelke - Room B, 8 p.m. Admission: \$2.50 general public.
- 10 **Reading by author Shelby Foote**, East Lounge, 4 p.m.
- 11 **Women's Basketball**, Southwestern vs. University of the South, Mallory Gymnasium, 5:30 p.m. FREE
Men's Basketball, Southwestern vs. University of the South, Mallory Gymnasium, 7:30 p.m. Admission \$3 Adults, \$1 Children.
- 17-18 **Southwestern Invitational: Women's Basketball**, Mallory Gymnasium, 5:30 p.m. Southwestern, Millsaps, Principia, Harding. FREE
- 21 **Faculty Flute Recital** featuring Andrea Loewy, Shirley M. Payne Recital Hall in Hassell Hall. 8 p.m. FREE
- 27 **Southern Circuit Films** presents "Valley Town", directed by Willard Van Dyke. Frazier Jelke - Room B, 7:30 p.m. (reception following) FREE
CALL 274-1800, EXT. 385 TO CONFIRM

**COMMUNITY BABYSITTING CO-OP
SEEKS MORE MEMBERS**

By B. J. Connor

The Vollintine-Evergreen community's babysitting co-op has gotten off the ground. Now it would like more aboard.

The fledgling group, started in October, has five active members, for a total of 10 children. The idea is simple: you take care of my kids occasionally, and I'll take care of yours.

Members "pay" each other with paper credit slips, not money, based on the number of children and hours. The group includes employed and stay-at-home parents, so sitting is available both days and evenings.

Youngsters make new friends and look forward to going to each other's homes. Parents have the peace of mind of knowing their children are with conscientious adults familiar with such factors as medical emergencies. The co-op eliminates the frustration of calling numerous teen sitters who all have dates.

Although the co-op is a means of saving money, there is a price in terms of time for monthly meetings, taking turns handling bookwork, and vigilance during the actual babysitting. The time spent is well worthwhile, according to those involved.

Boundaries for membership are the VECA boundaries (Cypress Creek, North; North Parkway, South; Trezevant/Springdale, East; and North Watkins, West). The group welcomes new participants. For more information, please call B.J. Connor at 324-8508.

A few volunteers' names were accidentally left off the list of *Evergreen News* carriers which ran in the paper last month. They are Bobby Hill and Gladys Hampton, who take care of both sides of McNeil from Henry to Vollintine and Shelly Fingerette who delivers along University and Vollintine and University and Edwards.

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Pastor 323-6400

Railroad Survey (Continued)

Results of the survey and VECA's recommendations will be released to city and state government officials who will have to answer three questions before any action can be taken on the greenbelt issue. Those questions are: Who legally owns the land? What price should be put on the land? Who will maintain the land until something is done with it?

The railroad survey results are available for public viewing at the VECA office in Lindsay Memorial Presbyterian Church, 1663 Tutwiler or at any VECA meeting.

NEWS BRIEFS

"Archaic Chinese Bronzes from the Morse Collection/Ancient Chinese Ceramics from Memphis Collections" will be available for public viewing at Brooks Museum of Art through March 4. These priceless examples of ancient Chinese bronzes and ceramics will provide museum visitors an in-depth view of the rituals, artistry, and sophistication of ancient Chinese dynasties.

EVERGREEN NEWS' FINANCIAL REPORT

(The following information was submitted by Jenny Land, 1983's business manager for *The Evergreen News* and covers Jan. 1, 1983 thru Dec. 31, 1983.)

Income from advertising and donations amounted to \$3,115.45. Expenses for printing were \$2,998.31 and stamps and supplies cost \$58.21 for total expenses of \$3,056.52. *The Evergreen News* showed a profit of \$58.93 which will be carried over to 1984 and be used for stamps and supplies or to supplement printing costs when advertising does not suffice.

FINANCIAL REPORT

by Martha Heinemann, VECA Treasurer

Since the officers of the Vollintine Evergreen Community Association are elected in March, the fiscal year is April 1 through March 31. This report covers the period April 1 through October 31, 1983.

The funds of VECA are deposited in two accounts: United Cash Management Open Account, a money-market mutual fund, and a non-interest-bearing checking account at Union Planters National Bank. There are no service charges on the checking account.

The balance in the UCM account on April 1 was \$1,661.33. On October 31, it was \$1,744.76, the total increase being interest earned. We made no deposits or withdrawals.

On April 1, the balance at Union Planters was \$980.91. On October 31, it was \$742.41. Receipts and expenses are itemized below:

RECEIPTS	
dues, new and renewal	\$ 67.50
reimbursement from Trophy Co.	26.60
sale of bumper stickers & posters	11.00
Total	\$105.10

EXPENSES	
dues, Mid-Town Council	\$25.00
gift for retiring officer	42.21
postage	52.50
office supplies, photocopies	64.14
contribution to Lindsay Memorial Presbyterian Church for use of facilities	50.00
contribution to Crimestoppers	100.00
miscellaneous	14.75
ads for VECA yard sale	23.40
Total	\$372.00

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 - Qt. Buttermilk
 - Qt. Bulgarian Style Buttermilk
 - Qt. Chocolate Milk
 - Pt. Half & Half Cream
 - Qt. Half & Half Cream
 - 1/2 Pt. XX Whipping Cream
- 6 1/2 Oz. Can Whip Topping
 - 8 Oz. Sour Cream
 - 8 Oz. Chip Dip (French Onion)
 - 12 Oz. Cottage Cheese
 - 24 Oz. Cottage Cheese
 - 8 Oz. Yogurt
 - 1 Lb. Creamery Butter
 - 1 Lb. Margarine Quarters
 - 1 Dz. Extra Large Eggs
 - 1/2 Gal. Vanilla Ice Milk Mix
 - Gal. Pure Orange Juice
 - 1/2 Gal. Pure Orange Juice
 - 1/2 Gal. Tropicana Orange Juice
 - Qt. Tropicana Orange Juice
- Qt. Tropicana Grapefruit Juice
 - 1/2 Gal. Pure Lemonade
 - Qt. Fruit Drink
 - 1/2 Gal. Fruit Drink
 - Gal. Fruit Drink
 - 10 Lb. Low Suds Detergent
 - 25 Lb. Low Suds Detergent



5195 Raleigh-LaGrange Road, Memphis, TN 38134

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Call 274-1794 for Details or to Enroll

(Editor's Note: Does dilapidated housing on your street bring you to a slow boil? The following article was written by the city official who usually takes the heat about decaying housing in Memphis. The Evergreen News invited R.G. Holladay, Jr., deputy director of Housing and Community Development to author an article concerning this common neighborhood problem. What he submitted (many more months ago than The Evergreen News cares to admit) is an insightful look at his department, the balancing of human needs and human hardships and his belief in housing as a precious asset. We appreciate Holladay's article and his patience in seeing it printed.)

HOUSING: A PRECIOUS RESOURCE

by R.G. Holladay, Jr.

Thank you, *Evergreen News*, for the chance to talk to the people of the VECA area about housing. You have a strong neighborhood, with many fine and substantial homes. The notes below will tell you something about what at least one city department does to try to keep it that way.

Almost every neighborhood has a "problem house" or two. The phrases we most frequently hear about them are — "nothing is being done" or "why don't you do something?" Believe me, there are times when I wish I had a giant laser gun so I could just dematerialize the offending structure. But it shouldn't be that easy and it isn't.

The truth is that somewhere between 90 and 95 percent of the housing which will exist in the year 2000 is already out there — it is already standing — it is already in your neighborhood or mine. That means we have to concentrate on preserving what we have and that takes patience.

The City's Housing Code exists for the purpose of protecting public health, safety, and welfare in buildings used for dwelling purposes by establishing minimum standards and by fixing the responsibilities of owners and occupants. Its collateral mission is the conservation and preservation of the city's aging housing stock.

Housing Improvement, a department of the Division of Housing and Community Development, is responsible for housing code inspections in Memphis. Unlike many cities in which housing code inspections are one function of the building inspection department, the City of Memphis has separated the inspection of existing housing from that of new dwellings and other types of buildings.

This separation of functions offers Memphis an advantage that few cities have. Housing code inspections are not subordinated to building code inspections in a department primarily oriented toward improving the quality of new construction. Instead, they are part of overall community development and neighborhood preservation efforts by a department whose primary concern is strengthening the existing community and housing stock.

The Housing Improvement Department conducts two major types of activities: systematic house-by-house inspections of designated geographic areas, and inspections in response to complaints throughout the city. Both interior and exterior inspections are conducted as part of both types of activities. In conducting housing code inspections, the Housing Improvement Department's general approach is to apply the housing code as equitably as possible, using the same standards for

all types of owners and neighborhoods.

In recognition of the physical, financial, and market conditions that affect an owner's ability to afford housing repairs, however, the department attempts to analyze problems on a case-by-case basis. Like most housing codes, the minimum code used in Memphis establishes only general standards that rely in part on the interpretation of individual inspectors.

For example, the code states that "every foundation, exterior wall, roof and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to exclude rodents and other vermin." Phrases such as "workmanlike state maintenance," "safe to use," "safe condition," and "reasonably free from dampness" leave exact interpretation to the inspector. In very few instances does the code specify exact standards.

Consequently, some flexibility exists in the code for inspectors to take into account factors such as the owner's financial capability when determining repair needs. An elderly owner-occupant with limited income might not, for instance, be required to repaint all surfaces covered with lead base paint in a home where no children reside. *Removal of basic health and safety violations is however considered a necessity in all cases.*

The department uses a variety of administrative procedures, in conjunction with monthly reinspections and owner contacts, to encourage the repair of property which is below standard. There are at least five possible resolutions for cases:

- 1) The house is sufficiently repaired and the case is closed.
- 2) The owner or responsible party cannot be located or ownership is disputed. The City Council condemns the property and it is eventually demolished.
- 3) The owner is unable to sell the property; abandons it; and the property is demolished through the Abandoned Structures Program.
- 4) The absentee owner is unwilling or unable to make repairs. The tenant is ordered to move out and the house is closed down. Often vandalism and eventual condemnation follow.
- 5) The owner-occupant is unable to make repairs and applies for and receives exemption as a hardship case. At a later date, certain repairs may be effected on the structure by the department itself under the hardship repair program.

The real truth, of course, is that the department does not have the influence we might wish for it. It cannot manipulate the forces of the marketplace; it cannot dictate an owner's confidence in his neighborhood; it cannot prevent sickness or old age or job loss. After all, a housing problem is always the symptom of a people problem. There is no way on earth the city can make people spend money they don't want to spend or don't have in the first place.

What the city can do is what VECA can do — encourage people, give them confidence, make them believe. We can intervene when things are going the wrong way. We can educate. We can remind people, again and again, that housing is both a precious and a wasting asset. We all need to continue to contribute what we can to its future.



(Editor's Note: Barb McKee, a VECA resident, recently bike-treked across Tennessee as a fundraiser for the Suicide and Crisis Intervention Center. Sponsors donated money for each mile she travelled. Barb, who has been a volunteer at the Crisis Center for 2½ years, raised \$2,500.)

CYCLING AT THE EDGE OF SANITY

By Barb McKee

"May I take your order please?"

"Yes'm, I'll have an Egg McMuffin, a buttered biscuit, and a cup of coffee to eat here." Such was the fuel used to begin my week-long biking adventure.

The October morning was dark and foggy and I and another volunteer, Nancy Rue, forgetting the time change, had arisen an hour early only to await daylight at a sleepy McDonald's just north of Kingsport, Tenn.

As we sipped coffee, the black of night gave way to dawn's gray, and we shambled out to a pick-up truck which held my 10-speed bike — the vehicle which would carry me the 560 miles back to Memphis. Nancy Rue and fellow volunteers, Robert and Nancy Williams, would follow me in the truck.

The mist was heavy and the countryside deserted save for silent houses and dogs whose not-so-silent barking pierced the thick air as I prepared to mount my bike.

"I wish my glasses had windshield wipers," I thought as I peddled a few tentative revolutions on the slippery Virginia backroad. "Bicycle across where for what?"

Such was the beginning of what turned out to be an idyllic odyssey through the hilly hinterlands of Tennessee for Memphis' Suicide and Crisis Intervention Service, a telephone hotline for those who are depressed and lonely, under great stress, or simply wanting someone to talk to. Founded in the early 70's, the Crisis Center exists solely from donations and fundraisers such as this bike trek.

In truck and on bike, we journeyed through the rural autumn countryside and discovered the overall volunteer spirit of Tennesseans. They lent hands of support, stared in curious disbelief, and genuine friendliness. Averaging about 80 miles per day, I wheeled into Confederate park on a jubilant Saturday where a crowd of well-wishers welcomed me back to the flatlands.



VECA ELECTIONS RIGHT AROUND THE CORNER

By Kathie Jarmon Kerr

March is an exciting and important month for the Vollintine Evergreen Community Association. VECA's general membership will elect a new president and vice president at its March 26 meeting, 7 p.m. at Lindsay Memorial Presbyterian Church, 1663 Tutwiler. The new officers' terms begin immediately.

The VECA executive committee has appointed a nominating committee of three people to seek out qualified and willing candidates for the positions. They will make their suggestions at the March 26 meeting, at which time nominations also can be made from the floor. Candidates must be members of VECA but may join at any time prior to the meeting.

There has always been a wide selection of qualified applicants, but very few willing ones. People are put off by the time and commitment the jobs call for and are hesitant to tackle issues like the abandoned L&N right-of-way, the fate of the I-40 corridor through Midtown, and the realization of a VECA brochure. But people in this community have never been the kind to back off from tough jobs, and we don't think they'll start now.

Perhaps more than ever before, VECA needs strong leaders who will energize the community association with fresh ideas and convince more of its 220 members to become actively involved. The more people willing to shoulder the work, the more we can get accomplished.

Please help make this election year for VECA a successful one by volunteering your services or by letting one of the following people on the nominating committee know of someone you think would make a good president or vice president. The people to call are Rebecca Smith, at work, 324-7101; Martha Heinemann, at home, 725-7228; and Joe Hough, at home, 274-5551.



EVERGREEN NEWS STAFF

EDITOR: Kathie Jarmon Kerr, 276-5750
 BUSINESS MANAGER: Julie Roberts, 276-6154
 ADVERTISING MANAGER: Chris Heuer, 452-5264 or 761-1622
 ASSISTANT AD MANAGER: Krissie Heuer, 452-5264
 PRODUCTION MANAGER: Grace Wallace, 276-6198
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