

The Evergreen News

A Neighborhood Newspaper Sponsored by VECA, Vollintine - Evergreen Community Association
DO NOT PUT IN MAILBOXES

1663 Tutwiler

Memphis, TN 38107

Volume XIV, Number 3, May, 1988

VECA is a neighborhood organization made up of volunteers and paying members. The Evergreen News is the way in which VECA communicates with its residents. The Evergreen News contains information about VECA, neighborhood residents, businesses, and government policies. VECA is bounded by Watkins on the west, Cypress Creek on the north, Trezevant on the east, and North Parkway on the south.

VECA MEETING NOTICE

MAY 23, 1988 7:30 p.m.

Lindsay Memorial Presbyterian Church
1663 Tutwiler

Dianne Bean will present a program on wildflowers and the Margaret Dichtel Award will be presented.

CARL'S BAKERY

Carl's Bakery, a VECA institution, is re-opening on May 16. The bakery will be open from Sunday through Friday, 6 a.m. to 6 p.m. The smell of fresh donuts will be in the early morning breeze again. Carl Koppeis himself will be around, making sure that the new owners, Linda Joffre and Arthur Young, know how the neighborhood's favorite recipes should taste.

The new Carl's will have everything the old Carl's had--plus some. The cakes, pies, cookies, donuts, Danish pastries and sweet rolls will be available again. The new owners have added rye, pumpernickel and marble rye, along with several other types of bread. Salt-free bread will be available upon request. Carl's will be willing to consider other breads and baked goods if there is sufficient interest.

SUMMER ENTERTAINMENT

By Annice Jennings

Pack your picnic hamper, hop in your car, walk, jog, or do whatever it takes to get over to Overton Park for another fun-filled season at the Shell this summer.

EVERGREEN NEWS CARRIERS NEEDED
Any problems in delivery call Julie Borys:
272-2672

The Overton Park Shell opened its 1988 season with Sunrise Services on Easter Sunday. The Mid-South's oldest outdoor theatre is located in Overton Park between the Memphis College of Art and the Memphis Brooks Museum of Art and has a seating capacity of 4000.

Our community is fortunate to be located near this historical center of entertainment. The Overton Park Orchestra Shell, renamed the Raoul Wallenberg Shell in 1982, was constructed in 1936, and dedication ceremonies were attended by 6000 people on September 13th of that year. The dedication program's "pledge to the future of music in Memphis" was not an empty promise. Over the years, our citizens have gained an appreciation for opera, the symphony, drama, jazz, ballet, modern dance, blues, and bluegrass from the performances brought to them in this theatre.

Some of you may remember that Memphis almost lost this performing arts center when a lack of support for its programs, coupled with many needed repairs of the facility, resulted in a silent season in 1985. But the dream of the late John Vincent Hanrahan, and of other supporters who had waged a campaign to preserve the Shell prevailed. On the day after Mr. Hanrahan's funeral, friends and relatives met in Overton Park to begin repairs on the Shell.

Today, Save Our Shell, Inc., acts as a support group in cooperation with the Memphis Park Commission to coordinate and schedule per-

performances. This group continues to be dependent on volunteer workers and donations. If you are interested in becoming a member, their address is: Save Our Shell Committee, c/o Omnibus Arts Gallery, 2075 Madison Avenue, Memphis, TN 38104, Telephone (901) 725 6664.

Jackson and Hawthorne.

Residents were alarmed by the application because office and commercial rezonings spread like wild fire and dramatically change the character of Memphis neighborhoods, whether they are in Midtown or in East Memphis. In the face of VECA's strong and persistent opposition, MacAteer and the Lunatis withdrew their their application the day before the hearing.

Julie Borys was our fearless leader. She called neighbors, put up signs, gave interviews to the media, negotiated with McAteer, met with VECA technical staff and gave stirring renditions of the rezoning campaign spee

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JACKSON AT HAWTHORNE REZONING

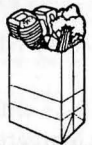
By Mike Kirby

The Evergreen News is late, but VECA has been busy battling a proposed rezoning application.

- Two hundred "No Rezoning" signs on neighborhood lawns.
 - A caravan to city hall.
 - Legal and land use research conducted by dozens of residents.
 - Money raised for a legal defense fund.
 - Meetings with city councilmen, county commissioners and legislators.
 - Newspaper, television and radio interviews with neighborhood residents
 - Hundreds of phone calls, door-to-door contacts and rumor control missions.
 - A tense Thursday night meeting with neighbors and opponents
 - A special edition of the Evergreen News
- All of these activities took place or were planned within a two week period.

These events reflect the latest VECA success. The neighborhood has never been more united and committed in dealing with people who want to change the nature of our neighborhood. It started with a rezoning application by E.E. McAteer and the Lunati family to put an office into a residential area at the corner of

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HOW DID VECA WIN?

By Julie Borys

VECA won because of its people. There is character and commitment in this neighborhood. VECA displayed that stubborn American spirit when confronted with a crisis. VECA knew that the American system of democracy gave the people the advantage in the preservation of their neighborhood.

Who are these people? It is you, the VECA neighbors who rallied, put up signs, made plans to attend the meeting, called your elected representatives and members of the rezoning board, and contributed money for legal fees. We cannot even begin to mention everyone who was involved.

The concept for the signs came from John Galis, the design from Teresa Bullock, the

stakes from Mark Lindstrom, stapling by Horst Dinkelacker and the painting by Bill Bullock.

The technical work and considerable research at City Hall was done by Mike Kirby, Mark Lindstrom, Jim Williamson, and Craig Cardwell. Advice on real estate issues came from real estate professionals Joe Hough and Joe Sohm. Rhodes College students did the legal research on this issue. Jim Martin researched the probate issue. This issue demonstrates that the neighborhood has an impressive array of skilled professionals to call upon for technical analysis.

Lois and Shelley Fingerett provided photographs. Cynthia Strong prepared a videotape on the neighborhood which was to be shown at the hearing. Three-year old Charles Fox was the star of the film with his line "no rezoning".

Advice and assistance came from our elected officials. We owe a special thanks to City Councilman Jack Sammons, and County Commissioners Julian Bolton and Walter Bailey for their advice and assistance. Political leaders D'Army Bailey and Herman Morris provided legal and political advice and willingness to speak before the Board. Few neighborhoods have such an impressive group of political figures.

Radio station WLYX was going to broadcast reports from the City Council chambers. There was broad support or assistance at Rhodes from faculty and staff, including Tom Kepple, Karen Luvaas, Mac McWhirter, Steve Gadbois and Margaret Cardwell. Jodie's was able to print a copy of the Evergreen News in several hours so that information on this issue could be distributed in one day.

Numerous residents helped in sign distribution and publicity: Michael Johnson, Helen Dunn, Julie Roberts, Julie Sohm, Steve Gadbois and Jan Waide. Ray Roberts of WHBQ radio helped publicize the issue. Connie Schneider let us use her yard for the Channel 3 filming of the "ghostbuster" sign report. Mike and Laura Crase and Michael and Ponti Schell

helped with sign distribution on Hawthorne. David Sowell helped with signs on Auburndale and provided technical assistance. Ted and Renate Rosenthal, Ann Billings, Chuck Fox and Bennie Howie all encouraged signs on their rental property.

Neighborhood businesses were supportive, including Rudy and Rita Cerrito of Giovanni's restaurant, Dino's, Bosi's and Townsend's. University Park Cleaners allowed VECA to use their billboard.

There was support from other neighborhood groups including Janis Foster of the Evergreen Historic District, Council of Midtown Neighborhood Associations (which voted unanimously to support and speak in behalf of VECA), Kevin McDonell and Phillip Brooks of Hein Park, James and Jackie Williamson of Rhodes View, John Baker of Central Gardens and Art Gaines of Annesdale-Snowden. A special thanks goes to our wonderful friends, Helen Evans and her Neighborhood Watch group.

Caravan drivers included Dolley Pierantoni, Sylvio Bosi, Sally Bruhwiler, Joe Robertson, Don Wylie, Edward Vick, Carol Bowden and Shirley Bowker. Letters to the board were organized by Jackie Williamson, Susan Penn, Leah Abbot, Jan Rochester, John and Ann Galis, Sandra Schwanke and numerous neighbors on Avalon, Dickinson and Belvedere.

Sally Dewing worked with the churches. There were impressive letters of support or commitments to speak from Evergreen Presbyterian, Good Shepherd, St. John's Orthodox and McLean Baptist.

A thanks to Troy Mashburn for his profound comments at the meeting at the house and his willingness to speak at the hearing and to Rich Olcott for his careful record keeping. A special thanks to Martha Heinemann for record keeping on the contributions. The neighbors who contributed to the legal fund are too numerous to mention, but they deserve a special thanks.

The lawyer was Hunter Lane, a good friend of this neighborhood, who remarked with great admiration: "I think governments have been overthrown with less effort". He wrote: "Let me take this opportunity to tell you how much I enjoyed working with members of your neighborhood. It was a pleasant experience to work with a group of people who were both reasonable and resourceful. You really should put together a manual for the use by other neighborhoods who want to oppose rezoning."

We recognize all the residents of Hawthorne, Auburndale, Idlewild, Jackson, McLean and Crump who worked together and deepened their neighborhood commitment. And we thank all those who contributed funds, called and wrote letters of support and who asked for signs. Personally, I found the neighborhood response an overwhelming and gratifying experience.

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FACTS ON THE REZONING
By Mike Kirby

Rezoning is the changing of the use of a property from one use to some other use such as from residential to office or commercial. Historically, a single instance of rezoning in Memphis often leads to an entire street changing its residential character.

Rezonings can be accomplished in two different ways: through the Land Use Control Board with an ultimate decision by the City Council and through a small body called the Board of Adjustment, which is not checked by the City Council. Mr. McAteer and the Lunatis chose to use the Board of Adjustment. The only appeal

from the Board of Adjustment is through the courts.

Legal and technical analysis showed the neighborhood that the Board of Adjustment could not legally rezone the property.

There were two reasons why the rezoning was not legally defensible. Jackson is protected by a residential corridor ordinance. A spot rezoning (technically called a variance) is not allowed. Second, in order to rezone in the Board of Adjustment the applicant must show a legal hardship; Mr. McAteer and the Lunatis did not meet the requirements of this legal definition.

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WHERE DO WE GO NOW?
By Bill Bullock, VECA President

VECA will not allow a rezoning of residential properties in this neighborhood. It will oppose rezoning of the property at Hawthorne and Jackson. VECA is prepared with an existing legal defense fund to challenge and litigate.

I sent the following conciliatory statement which appeared in the Commercial Appeal: "We are grateful to Mr. McAteer and to the Lunati Family for deciding to keep that historic mansion for its highest and best use: as a home for a family that can appreciate what our neighborhood has to offer." There have been recent discussions between Mr. McAteer and VECA and he informed VECA that he would no longer pursue the property.

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ROOF PROBLEMS

By Steve Shelton

In the last issue I said that VECA roofs were coming to the end of their useful life because high winds had resulted in roof replacements 18 years ago. Since that article, we have seen work commencing on dozens of roofs in the VECA area.

This month we will cover the basics of identifying a roof problem. The key factor is a roof leak. It is easiest to identify a roof leak after a rain. It will appear as water dripping from the ceiling or as a spotted dark yellow spot on the ceiling. There will be a spot on the roof boards or the floor in the attic. A roof leak must be fixed at once since it causes considerable damage to the roof, plaster and even the floor.

There are some other signs that a roof is about to become a problem. Shingles have a granular surface. When that surface starts to wear, the black asphalt is exposed, and they will soon lose their protective power. Another way of determining a problem is when the shingles start to curl. Or the shingles may be brittle and snap easily in high winds and rain. There are also problems if shingles start to come off in storms. A process called ridding may also begin where sharp edges under the shingles start to cut through the shingles.

All of these problems are easily seen from the ground. The easiest process is to compare your roof to a newly shingled roof. The black fiber and curling will be easily identifiable.

All roof leaks are not a sign of a needed re-

placement. If the leak is near a chimney, it may be a sign that the flashing needs replacement. Flashing is the metal that fits next to the chimney. Ridges are more vulnerable than the roof itself. If there is a leak along the ridge and the shingles look fine, then a competent roofer can repair the ridge at a fraction of the cost.

Flat roofs are a special problem and are not covered by these rules. Flat roofs are more vulnerable and thus leak much sooner; however, they are also easier to patch.

HOUSE PAINTING

BY Troy Mashburn, VECA Housing Committee

It is time to paint those houses that have peeling paint. Your house is your major investment. It will deteriorate quickly in the hot and humid summer climate without a coat of paint. If you would like information on painting a house, send a self-addressed stamped envelope to VECA.

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FLOWER PAINTING

By Mike Kirby

The city is encouraging everyone to paint their yard RED with flowers. The VECA neighborhood should be no exception. One of the best choices for sunny locations is zinnias. Zinnias now come in a variety that grows to a spectacular 3 feet with flowers that are 5 inches in diameter. Zinnias require a minimum of watering.

Areas that are partial shade/sun benefit from geraniums. Red geraniums are more hardy

than other colors. If the old blooms are pulled off the plants, geraniums will be especially prolific.

If you want to try an unusual plant for partial shade/sun areas, Bee Balm (also called Monarda) is an excellent choice. This spectacular plant is a perennial that spreads throughout the garden.

The obvious choice for a shade area is the spectacular impatiens. Though they do not require any care, impatiens require water. Impatiens should be watered every day during the summer. They need only a light watering that will deposit mist on their leaves.

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VECA REPORT

By Executive Committee

At its monthly meeting the Executive Committee has been discussed several complaints about loud music from occasional late night parties at Rhodes College. There was a recent problem on May 7 when music permeated the neighborhood. The committee has met with the Rhodes College on this issue. Rhodes indicates that they are considering a policy limiting noise after a certain hour. The student concern is that contractual obligations with bands mean that the students may not get full value from their band if the playing time is cut short. The VECA Executive Committee would like to hear from any neighbors who share this concern or have ideas concerning a policy.

Work has started on a late summer neighborhood party.

The Executive Committee renewed its long neglected commitment to Vollintine Elementary School. The school is now at 150 percent of capacity, and lack of effective address verification may force contraction of the district. The Executive Committee expressed concern because of the negative effect this would have on the VECA area.

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Four line classified ads in the Evergreen News cost \$10.00.

Business ads are \$20.00 per issue or \$100 for 6 issues.

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