

The Evergreen News

A Neighborhood Newspaper Sponsored by VECA, Vollintine-Evergreen Community Association

DO NOT PUT IN MAILBOXES

P.O. Box 12011

Memphis, TN 38182-0011

Volume XVI, Number 2, March 1990

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. Contact VECA by writing to P.O. Box 12011, Memphis, TN 38107.

VECA Membership Meeting

Come celebrate St. Patrick's Day with the Greening of VECA and Evergreen Historic District

**Saturday, March 17, 1990 10:00 a.m.
at Little Flower/Susanna Center Cafeteria**

Talk and demonstration on the planting of trees
Speaker: Jim Crowder of Four Fives Nursery

Free Trees Available to VECA Residents

(If you want a tree but cannot plant it come to the meeting and a volunteer will help you!)

The Greening Of VECA By Julie Baker

I asked ten people what life would be like without trees. They all agreed that life would be less beautiful. Green trees screen tree green dumpsters from view; glossy leaves and sweet, white blossoms of our Southern Magnolias add imposing charm to our landscapes that our northern neighbors envy; we would all, certainly, miss the sound of leaves rustling in the wind; Spring would lack its zing without our dogwoods, and rebuds, and other showy Spring dressers.

Yes, our trees are beloved by all - yet, they are also a most important, multi-purpose natural resource - Nature's quality control experts.

According to Holly Kuusinen of the Department of Natural Resources, trees play an especially important role in regulating the urban environment. Trees reduce our heating costs up to 50% by deflecting icy winter winds; they produce shade, which can reduce air conditioning costs 20 to 50%; they breathe in carbon dioxide and tons of man-made airborne pollutants and "exhale" oxygen, which people like to breathe; they are excellent noise buffers (especially the evergreens); their roots hold soil, reducing runoff

and allowing the ground to absorb rainfall to recharge aquifers; they are natural humidifiers; they control erosion; they filter pollutants like oil, herbicides and lawn chemicals that would otherwise leach into groundwater. Pretty impressive don't you think?

Also of significant importance is the effect trees have on global warming and the greenhouse effect we read so much about these days. The facts of the global issue are simple: There's too much carbon dioxide in the atmosphere. It's there because we are burning excessive quantities of carbon based fuels, like coal, gasoline, and wood. Under normal conditions, when the sun's rays hit the earth they bounce back to the atmosphere as longer-wave heat, and the heat dissipates into space. With heavy concentrations of carbon dioxide in the air, the heat is trapped and reflected back toward the earth. In Cities, asphalt and concrete soak up even more heat and create "heat islands".

Higher global temperatures could turn fertile lands into deserts, and cause oceans to rise, flooding coastal cities and contaminating our drinking water with salt water.

Is all of this making you uncomfortable? Hot? Good! The public needs to be aware of the dangers we are facing. Legislation has required steps to reduce pollution, but each of us, each individual, must make a decision to make a difference to our environment.

James Bartelt, in The Wisconsin Natural Resources Magazine, says to "think globally, plant locally". Trees help temper the temperature by CONVERTING carbon dioxide into oxygen, and providing shade to cool cooking cities.

We can take action by planting trees in our urban areas. Shade trees can reduce the "heat island" effect by as much as 10 degrees. We need to tree line our streets and sidewalks, our homes, and parking lots. Our efforts now will affect the lives of everyone on the planet. Our efforts must persist for decades - forever.

Plan Now - Dig Later. You'll need to do some homework before you dig, to avoid disappointment later. Talk to a local arborist about the site you have in mind for planting, and the species you have in mind, before you buy.

Tom Oswalt of our local County Extension Service, suggested Water, Willow or Pin Oaks as hardy, hardwood, shade trees. These are slow growing, but

are strong, and will be around for hundreds of years. He suggested that we fertilize them annually to speed up their growth a bit, or combine them with the fast growing Sugar or Silver Maples for shade, and cut down the maples when the oaks get some height. The maples are weak wooded trees and should keep this in mind when planting near your home.

Evergreens are good choices as city trees. They are never completely dormant, and continue their air-cleaning/refurbishing year round. Loblolly, Virginia and Japanese Black Pines are all excellent choices. Mr. Oswalt cautioned that White Pines are sold at the local nurseries, but they are not suited to our hot summers.

Magnolias are pretty undemanding. Consider one of the cold hardy selections of the Southern or Cucumber (to 100+ ft.), or Big Leaf (40-50 ft.) for wide open areas, or Sweet Bay (10-15 ft.) for foundation planting. Holly trees such as the American Holly are also perfect for ornamental purposes, and for limited space areas.

Jerry and Marie Wood planted a pollution tolerant Ginkgo 4 or 5 years ago in their front lawn on N. Evergreen, and we have enjoyed seeing it grow to a lovely thing, putting on a bright yellow show in the fall. Joe Pieraccini, a back-yard expert on anything that grows, favors fruit trees - he has told me many times that if you can't eat from it, you shouldn't plant it. Regardless of your preference, plan to give your city-tree some loving care to help it endure the abuse it will experience in our polluted atmosphere.

Early spring and fall are fine times for planting new trees, so do your homework now, and do your part to make life a little greener, more healthful, and more energy efficient. Join us at the VECA meeting March 17th. Jim Crowder of the Four Fives nursery and co-host WMC 79's Sunday afternoon lawn and garden show will be our guest speaker. The Evergreen Historic Association will share in the program and the distribution of trees. Meeting is at 10:00 A.M. There will be a special drawing for some trees donated by Trees by Toulitotus. This will be a special treat be there.

Springdale United Methodist Church By Annice Jennings

A church whose motto is "A fellowship with open doors in worship and service" issues a warm welcome to you. This church whose original sanctuary is on the National Historical Registry is located at 751 North Trezevant at North Street.

In addition to opportunities for nurture and worship, there are various activities offered such as senior citizens gatherings, family dinners and programs, United Methodist Women, short term Bible studies, and many other activities through the year. Springdale also provides space for the Lamplighter Montessori

School's Pre-School and Toddler Stimulation program (323-2128), Dr. Ron McDonald's Pastoral Counseling Services (324-5848), and the Literacy Council's "Each One Teach One" program which presently has 16 students and 10 teachers.

Springdale Church is a part of the North Memphis Urban Parish, a cooperative ministry with four other Methodist Churches in the North Memphis area seeking to respond to the needs of our community. Community needs prompted the congregation of this church to a renewed focus on the community as a whole. New and exciting projects are underway as a result of this missionary outreach activity.

Springdale entered the New Year by becoming a joint partner with Calvary Episcopal Church in providing basic necessities for homeless women and children when housing is found for them. Fourteen "Starter Kits" with basic necessities for housekeeping have been provided since January on this ecumenical ministry to the homeless.

The enthusiastic members of this lively congregation are continuously looking for ways to serve the needs of the overall community and invite you to come and share your concerns with us. And, if you do not have a church home we invite you to become part of their family.

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For Sale By Owner

(continued from last issue)

By Jennifer A. Jenson and Richard D. Cartwright

Once you do receive an offer you must have a written contract with the buyer in order to start the closing process. While preprinted contracts are available, it is advisable to obtain legal advice from an attorney about drawing up a contract prior to marketing your home. All lending institutions will refuse to process a buyer's loan application without a legally binding written contract. An attorney can draft an agreement that meets any special needs you may have. Remember, any written agreement signed by both seller and buyer will bind both you, the seller, as well as the buyer. Oral agreements usually will not be enforced by a court. Until the agreement is in writing, nothing a prospective buyer promises you about buying the house is enforceable later if the buyer finds

a better deal elsewhere. A real estate agent will have the necessary contract papers ready for signature upon the making of an offer. The value of this service has to be considered when deciding just how much your "FSBO" will in fact save you.

Once you have a legally binding contract to sell your house, count of spending time obtaining the documents and satisfying the requirements necessary to "close" or actually transfer the ownership of the house to the buyer. The contract alone does not do that, it is only an agreement that the sale will take place. Another invaluable task performed by real estate agents is the behind-the-scenes work done to expedite the closing. Although the buyer usually has more such work to be done, the seller also has some crucial tasks to be accomplished. Two of the most important jobs can be costly if handled incorrectly. The first is the timely ordering of the termite inspection on the property to be sold (this task will also include ensuring that any damage disclosed will be repaired prior to the closing). The second is communicating with the mortgage holder on the property to give notice of intent to pay off the loan. For example, the FHA generally requires that thirty (30) day notice be given before the pay-off date. Many mortgages may have similar requirements, so be sure to check on this early! Other essential jobs include ordering an early appraisal (which may have been done when you were setting your asking price), supervising any structural repairs required by the buyer's mortgage company, and assisting the closing attorney in getting any documents signed that are required to close the loan.

Does this sound easy? No, and it is truly not. Substantial investment of time, effort, and attention to detail, it is possible to have a successful "FSBO" sale. Realize however, that a successful sale means that you basically have had to both learn and perform the job of a real estate agent. Consider also that in many cases you will be learning and performing the job of selling your home while at the same time looking for a new home. Unless you have the time and inclination to acquire the knowledge, you should consider using an agent. The expertise and guidance of a good real estate agent are invaluable if you want your home sale to be as quick and painless, and in most cases, as profitable as possible. Carefully consider all the costs before you decide to "save" money by selling your house yourself.

A Day In The Life Of The Housing Committee

The most active of the VECA committees are the Evergreen News, the Executive Committee and the Housing Committee. This issue will profile a typical meeting of the Housing Committee which was held on February 10.

First, there are reports from a number of members who take on continuing assignments. These include four members who do visual code inspections of the entire neighborhood every two months. In addition, members are assigned to call offending properties, look up property records, review complaints from the VECA hotline and write articles for the Evergreen News.

Then, the special assignments are reviewed at the meetings. These include work on rehabilitation loans for neighborhood properties, work on the area east of Cypress School, continued work on the Kinard property, a study of real estate values to show the appreciation of neighborhood houses, and working with a bank which has done a bad job as a landlord of a neighborhood property.

There are also other pending items. The committee is grappling with a way to solve some of the litter problems in a section of the neighborhood and is attempting to control the incessant yard sales in the 1400 block of Jackson. There are 12 properties in the neighborhood which have been turned over to the city for formal legal action. Steve Schular, Director of the Mayor's Action Center will be working with the Committee on the following week to clean up an area adjacent to the VECA neighborhood.

There are still other projects. The committee has started discussion of what to do about FHA foreclosures that produce blighted properties and a company that appears to be working out of a residential property.

Yes, this is a busy and productive committee. You as a VECA resident can show support for these projects by paying membership dues which help sustain the activities of this committee.

The committee has scheduled meetings on March 24 and April 28 at 10:00 a.m. at 840 Dickinson. Please attend if you would like to join this active committee. Complaints about housing problems can be made directly to the VECA Hotline at 276-0016.

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Gardening Corner

Spring is approaching. So this and the next issues will address correct planting and follow-up maintenance for our area. These are the two variables which

govern how successful a landscape is.

Different geographic locations require different methods of installation to account for differences in soils, temperature, rainfall, etc.

The mid-south is characterized by poorly drained loessal and alluvial soils, mild (zone 6,7,8) winters, and hot humid summers with little nighttime temperature relief. These characteristics determine what and how an individual should plant in their garden. The most important of these characteristics for planting technique in Memphis is "our soils don't drain well".

Planting involves digging a sufficient hole, incorporating organic material, application of a slow release fertilizer, mulching, and staking.

These five simple steps are fraught with confusion!

1. Digging a sufficient hole

The planting hole is wider than it is deep. It has been found that in our soils you should plant high. This means that 10-25% of the root ball will protrude up out of the soil. A tree with an 18-inch (height) root ball would only need a hole about 12-15 inches deep. Research has proven that there is NO benefit from digging the hole deeper and that "over digging" is bad, because of settling and compaction.

Conversely, digging the hole wider gives superior results. For example, if the root ball was 20 inches wide, the correct width of the planting hole would be about 30 inches or 33% larger than the width of the root ball. This additional space on the sides of the root ball allows for better root growth and penetration.

2. Incorporating organic material

The use of organic material in the hole is good. It has been found that our soils benefit from the addition of some organic matter as a soil conditioner. The confusion comes from what material should be used, peat moss, pine bark, cow manure, etc. Current research points in favor of finely ground pine bark mulch and against peat moss. The most current research states that plants should be amended with what they were grown in. An example of this would be an azalea grown in pine bark mulch should be amended with pine bark, while an azalea grown in peat moss should be amended with peat moss.

The next issue will continue with staking, mulching and fertilizing.

Provided by Trees by Touliatos, 346-8065

Town Hall Seidman Lectures April 5, 1990

"Evolutions and Revolutions: The World in Change
They are free and open to the public
8:00 p.m. in Hardie Auditorium Rhodes Campus
Presentation by Gaston Sigur, a professor and
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Saturday Vigil Mass - 4:30 p.m.

Fr. Bob Ewing, Pastor

276-1412



"All Are Welcome"

VECA Neighborhood History

The present VECA neighborhood had its start just after the beginning of this century. Thirty subdivisions were developed in the next sixty years. We will look at some of the major subdivisions and the reasons for some of the street names, which reflect some of the area's early history.

Much of what is now Jackson Avenue was originally the Old Raleigh Road. The downtown portion was always called Jackson Avenue, named for Andrew Jackson, one of the founders of Memphis. The entire road became Jackson Avenue in 1907. The Parkways encircled Overton Park. They were completed in about 1921 and marked the city boundaries. In 1902 what became the VECA portion of North Parkway was known as both Summer and the Speedway. It may have been the first "drag strip", where horsemen were allowed to race their buggies with no speed limits. In 1910 a 20 mph speed limit was set.

Many streets have retained their original names. However, some were changed. May Street became University when Southwestern Presbyterian University (now Rhodes) moved to Memphis. Maxwell became Dickinson (after an early developer). Springdale is a reversal of Dale Springs. Snowden, Faxon, Crump and Dickinson all reflect names of families who owned the land and or developed some of the early subdivisions. By the 1940's the VECA neighborhood was essentially completed. The majority of subdivisions were settled, and most of the streets were located

and named as they are today.

The Evergreen subdivision was built just east of what is now the VECA area. It's success along with the development of the land, the parkway system and transportation services made the area very attractive. Judge F.M. Guthrie, Will and Claude Crump and F.E.P. Daniel established the first three subdivisions in this area adjacent to the Evergreen subdivision. Large homes were built between Evergreen and McLean, on or near Summer Avenue (Speedway).

Finlay Faxon was one of several organizers of another company, the Speedway Land Company which opened in 1905. They bought 300 acres of adjoining property, the largest investment in subdivision property on record at that time. The boundaries were Mhoon Avenue (Bellevue Blvd.), old Raleigh Road (Jackson), Autumn, Galloway, and Faxon Avenues. Lots sold for \$30 to \$50, and in the Speedway subdivision building was limited to \$5000!

Major new construction occurred between 1920 and 1930. H. M. Hall became one of the major builders, opening up areas north of Jackson. Other major developers were the Delugach (Dlugach) families. Harry Dlugach migrated from Poland in 1891, bought land from the Brinkleys and build his first house in 1908 near the present site of St Jude Children's Hospital. His sons joined the business. In 1970 it was the "oldest, active home building firm in the city". They built over 2000 homes in the area north of Jackson and east of Crosstown.

As new homes were built, the city extended its transportation services. This in turn attracted further growth, as did Southwestern's opening in 1925. The college's planned move had contributed to the development of Hein Park which was initiated in 1923 and became a highly desirable neighborhood.

The depression almost halted home building by the private sector. It was 1938 before large scale planning resumed. C. M. Jacobson then developed the area north of Vollintine and east of McLean. Some of the older companies also returned to building in the neighborhood. A few apartment buildings had been constructed earlier. But some large units were introduced after World War II.

The excellent condition and the beauty of most of the homes and streets encompassed by VECA reflect the fine planning and construction in our neighborhood.

Membership Update

The Vollintine Evergreen Community Association would like to thank the following folks for joining or renewing their VECA memberships in December and January.

NEW MEMBERS:

Mr. & Mrs. Lee D. Miller, III; Bob & Harriet Schneider; Gloria Jones; Lance & Barbara Andrade; Dorthy Jo Hauser; Evelyn M. King; Oliver J. Johnson; Josephine Bursen; Janis M. Wild; Johnny & Lois Scott; Willie & Rutha Jones; Lydia M. Henegar; Jeffrey Irwin & Kathy Walker; John & Mable McCarter; Julie B. Baker; Jerry Hill; and Annette M. Anderson.

RENEWALS:

Bertha Ching; Mary Davant; David Adams; Ruby & Rita Cerrito; Horst & Christy Dinkelacker; Steve Gadbois; Martha Heinemann; Mr. & Mrs. Michael Johnson; Mike & Jan Kirby; Polly M. Less; Michael & Susan Maybry; Rich & Val Olcott; Mrs. Louis Pierantoni; Ray & Julie Roberts; Tom & Helen-Schrodt; Frances L. Simonton; Rebecca Smith; James & Mary Thomas; and Esther M. Tresan.

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Springdale

United Methodist Church



751 N. Trezevant, Memphis, TN 38112
(901) 324-5812 J. Jeffrey Irwin, Pastor

We invite you to join us for:

Sunday School 9:30 a.m.

Worship 10:50 a.m.

Wed. Potluck Supper and Vespers 6:00 p.m.

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Sat. 9 a.m. - 7 p.m. Sun. noon - 5 p.m.

VECA Membership Meetings - Calendar for 1990

- All meetings will be at Little Flower/Susanna Center Cafeteria, 1666 Jackson.
- **March 17th-** 10:00 a.m. Program: "The Greening of VECA"
 - **May 21st-** 7:30 p.m. Program: "Organizing and revitalizing our neighborhood watch groups"
 - **September 15th-** Fall Festival Celebration, this will be a celebration of the twenty years of VECA as our community organization. VECA is the oldest continuing neighborhood association in Memphis.
 - **November 19th-** Program: To be announced.

Margret Dichtel Award

Margret Dichtel was one of the founding members of VECA and its first President. She strongly believed that neighbors working in a community organization could accomplish together what they as individuals or government could not do. Her faith in the value of neighboring and the importance of grassroots community action is the VECA philosophy.

The Margret Dichtel Award is presented annually to a member of VECA who embodies the principles of neighboring and community action. Each nominee must be nominated by a current VECA member. The nomination should consist of a letter stating the candidates contributions and achievements. To be considered for the award the nominations must be received by April 1, 1990.

The award will be presented at the May VECA meeting. Nominations should be sent to VECA, P.O. Box 10211, Memphis, TN 38112 or call the VECA Hotline at 276-1077.

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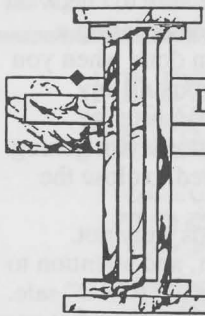
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