

The Evergreen News

DO NOT PUT IN MAILBOXES

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

P.O. Box 12011

Memphis, TN 38182-0011

Volume XVII, Number 1, January 1992

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, 38182-0011.

MEET YOUR CORPORATE NEIGHBOR

The next VECA General Membership will be on Monday, January 27, 1992, at Buckman Labs, 1256 McLean. A tour of the plant is tentatively set to begin at 6:30 p.m., with our meeting starting at 7:30 p.m. We will conduct business (including the election of President and Vice President for 1992), get a chance to find out what Buckman does and what chemicals it deals with, and hear about plans developed by Buckman and the fire department to deal with accidents. This is a great opportunity to become better informed.

A SAFE AND COMFORTABLE PLACE

by: Richard Lutey, II, Mgr.- Environmental Affairs

Buckman Laboratories would like to thank the representatives of the various neighborhood associations that met with us recently to explore ways to improve communications between us and our neighbors. A special "thank you" is extended to representatives of the Vollintine-Evergreen, Rainbow Circle, and Douglas/Bungalow, Crump neighborhood groups. Your input will be very beneficial in

our common goal of making this area a safe and comfortable place to live and work.

For many years, Buckman Laboratories, the Buckman family, and our employees have been involved in numerous activities throughout Memphis on Buckman's behalf. We hope this continues, but we also realize the special concerns of those people living close to us. One of our primary goals is to operate our facility in such a manner as to impact only the area around us in a positive manner. The recent incident involving a railcar of one of our raw materials did, however, point out the need for good communications. Should a situation like this ever occur again, the cooperation of area residents will be greatly appreciated while we address the situation. The community residents, the Memphis Fire and Police Departments, as well as our own safety personnel, handled this situation in a very professional manner. We can imagine, though, the apprehension of people in the area seeing all that equipment and flashing lights and not knowing that our place is equipped, just in case, for this type of occurrence.

We apologize for the inconvenience that we must have caused for many of your during this incident. We believe that by staying in close contact with area neighborhood groups, we can share information that you would want to know. A good number of our employees have close ties to the neighborhoods around our plant. We are proud of our company and community and want to do our part in being good stewards of the area that we occupy. One person present at our recent meetings put it quite nicely when he said that we should be looking for things Buckman

continued on page 2

and the community could be doing for each other. Plans are being made for specific activities, but at any time, please feel free to call and talk with us.

A note from the editor: Please remember that one of the purposes of VECA is to act on your behalf regarding neighborhood concerns. Contact one of the officers of VECA of the newsletter and let's work together for the future of our community.

NO SUCH ZONE

by: Julie Borys

Ideally, zoning identifies the kinds of land uses that are complimentary or compatible and encourages land development in a way that protects and benefits the entire community. Zoning is a privilege of land ownership. It is not a right. A land owner is entitled to the value of his/her land but a profit is not guaranteed, especially if she/he seeks to make that profit at the expense of the neighbors.

Among the older neighborhoods of Memphis, the Vollintine Evergreen Community is very lucky to have been developed with thoughtful zoning. Our neighborhood businesses are strategically located at crossroads, each one a reasonable distance for most residents, rather than spread out endlessly in "commercial strips" or plopped down between homes on side streets.

Local Commercial Zones (CL) are located at McLean and Tutwiler, Vollintine and Avalon, Watkins and Brown, and Jackson and Evergreen. Jackson Avenue, between Evergreen and Trezevant, is protected from further commercial development by a Residential Corridor Ordinance. The lot at the northwest corner of Auburndale and Jackson and another at the southeast corner of Watkins and Somerset are the only ones currently zoned for General Office (OG). Given the office vacancies in Midtown, it would be poor zoning to create others. Heavier commercial usage is permitted in the Highway

Commercial Zone at Jackson and Watkins. There is no Industrial Zoning within the VECA boundaries. The rest of VECA is zoned residential.

Commercial activities are generally not permitted in residential zones. The guidelines for "cottage industries" are continually being revised, but in general, the business activity must be wholly conducted within an enclosed structure on the lot and must not create any adverse impact on surrounding properties including, but not limited to, traffic, noise, dust and/or odors. You must live on the same residential lot; you may employ only one person other than family members in your home business; you may not store on your property any parts or products for resale, although you can, under certain circumstances, store the materials needed to craft handmade products and the products themselves.

Strictly interpreted, any business that generates customers coming to your home or frequent delivery of materials or packages will not be permitted, but conducting business by mail, phone or fax might be allowed. You could sell your handicrafts by mail or at a commercial location, but not in your home or yard, and you should not use materials or equipment that pose any health hazard to your neighbors.

You cannot repair cars, appliances or other goods for resale or have a garage sale more than three times a year. There are very strict zoning requirements generally prohibiting the operation from a residence of day care services, beauty shops, food services, medical offices, or any like activity that should be supervised for the protection of its customers.

If you have a neighbor who is obviously violating our residential zoning, show him/her this article. Besides making life in the neighborhood less attractive, he/she is devaluing his/her home and yours. As property loses its value, it generates fewer tax dollars. Very often home businesses do not buy business licenses, report income or pay taxes. That is another reason that

governments have and use the power to zone property and why you can depend on the City of Memphis to come to your aid.

To report zoning violations, call the Mayor's Action Center at 576-6500 or the VECA Housing Committee at 276-1066. If you receive a notice from the Board of Adjustment that a neighbor is seeking a variance from zoning, call the VECA HOTLINE at 276-2066, IMMEDIATELY!

Next time: Variances and Special Use Permits.

VECA MEETS ITS NEIGHBORS (Who's Who in Midtown)

by: Julia Baker

Nell Aspero has lived in her home in the Faxon-Evergreen subdivision since 1916, just before starting third grade at Snowden School. Her mother, Maude Sanders, purchased the comfortable bungalow home just down the street from the elementary school, and supported the family by working as a secretary for the City of Memphis, while her sister, Agnes Reeves, kept the house.

I met Nell Aspero last spring. I wanted to interview her for an article on home styles, and Mrs. Aspero kindly invited me to her home one Saturday afternoon.

The walls of Nell's study were filled with mementos and commendations, an oil painting of her as a young woman dominated one wall, and our interview quickly turned to the memories of the challenging and exciting life of a vigorous, intelligent woman.

As we chatted, I tried to picture Jackson Avenue as a gravel road, and young boys setting rabbit traps to capture Sunday dinner in the fields behind their homes on Faxon. Nell recalled how her Aunt Agnes used to give her a grocery order every morning from her kitchen window, and the groceries would be delivered later that day, along with block ice from the ice man.

Ladies in their finest dresses and hats, and gentlemen in their starched white collars attended summer concerts in Overton Park, arriving in their automobiles or horse-drawn carriages. In 20's midtown, couples strolled; in the 90's we pace-walk. It was a quieter time; when BBQs were two for a quarter at Ray's Restaurant at Summer and E. Parkway, and little girls kept ponies in their backyards.

After Nell graduated from Snowden Elementary School, she studied piano at the Bohlmann School of Music, here in Memphis, and later used her talents to help with living and college expenses by giving piano lessons to neighborhood children for 25 cents per lesson. After high school, she attended Southwestern College and received her first degree in English History and Psychology in 1933. She then moved to Boston to further her music study at New England Conservatory and Columbia University in New York City. She spent a year at U.T. Knoxville before returning to Memphis to earn her law degree at the University of Memphis in 1938.

Although she ranked third in the state on the bar exam, Nell found a stone wall in a male-dominated field when she applied for a position with local law firms. The question of whether or not she could take shorthand and type seemed more crucial than whether or not she could represent a client's interests in a courtroom. Rather than accept defeat, Nell opened a law practice out of her home... the same home in which she had been raised. She paid the bills by handling collections for local doctors, and personal injury suits, before she joined a labor law practice in the old Goodwyn Building downtown. It was there that she met her future husband, Anthony Aspero, Sr., who was also an attorney.

Nell and Anthony were married when he returned from service in World War II. They raised their family in the home where Nell had grown up, and they continued to practice law

continued on page 4

Who's Who in Midtown, continued together for many years.

As one of the first female lawyers in Memphis, Nell Aspero helped chip away at barriers against women in the 30's and 40's. Nell still lives in her family home with her son, a freelance photographer, and although slowed down a bit by the years, she remains an active and interesting lady.

CORRIDOR LOTS ARE "HOT"

The park-like lots in the heart of Midtown, originally cleared for Interstate 40 development, are now in Phase One of being offered for sale by the city to those interested in building new homes in an established historic neighborhood. Construction is to be in like quality and complementary style to the surrounding architecture.

Prospective purchasers are expected to provide a \$1,000 downpayment per lot and to close within 60 days. Construction plans must be approved by the Memphis Landmarks Commission and homes must be completed in two

years from the date the lot was purchased. There are still about one third of the Phase One lots available in the \$15,000 to \$24,000 range. The Second Phase should begin by January 1, 1992.

For more information, contact Whitman-Hoffman-Burke Realtors, Inc., 761-1651, or drive by the on-site sales office at Overton Park and Evergreen.

EVERGREEN NEWS RECRUITING NEW EDITOR

The VECA executive committee is asking for names of individuals who would like to work with the Evergreen News team as the editor. VECA puts out the newsletter six times a year. There is a team of seven people who put the newsletter out. The editor is the coordinator. Several writers submit articles to the editor who in turn gives the material to the typist. From the typist, the articles go to the proof readers. Center For Neighborhoods gets the newsletter next and does the layout and the ads. After the newsletter is laid out and camera ready, the editor takes the newsletter to the printer. When the printer is finished the editor takes the newsletter to the distribution volunteer who then gets it to the people who do the street delivery. The Evergreen News editor decides, with the writers and the executive committee, what articles to work on. The current editor has had the job for two years and is moving on to other areas of volunteer work within VECA. There will be a transition training period for the new editor, as the current editor helps the new person learn the system. You do not have to be a writer. Concern for VECA, a good sense of what people in VECA might find interesting, and access to a personal computer are all that are needed.

If you are interested please call Steve Gadbois, 276-1066 or Mary Wilder, 272-2620. Please give this some serious thought. Your help is wanted.

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125 N. Mid-America Mall 576-6500

Housing Improvement - housing problems, trash, junk cars

701 N. Main 576-7300
James Gayhart, Inspector 576-7380

Health Department - trash, rat harborage, weeds on occupied property

814 Jefferson Avenue 576-7600
Al Taylor

Construction Code Enforcement - zoning violations, yard sales, Coke machines

160 N. Mid-America Mall 576-5240
Larry Jenkins, Inspector 385-5199

Board of Adjustment - zoning variances

125 N. Mid-America Mall 576-6632
Anita Forrester

General Services Division - weeds on vacant property

125 N. Mid-America Mall 576-6326
Weed Department 576-6716

Shelby County Property Assessor

160 N. Mid-America Mall 576-4282

Center for Neighborhoods

619 N. Seventh 526-6627
Vernua Hanrahan, Director

City Beautiful Commission

664 Adams Avenue 528-2718

MLG&W - street light poles

245 S. Main 320-1497

Police Department, North Precinct

(North of Jackson)
3633 Allen Road 377-3700

Police Department, West Precinct

(South of Jackson)
1925 Union 274-7012

For drug suspects, ask for "directed patrol" or "mainline"

City Council

125 N. Mid-America Mall 576-6786
Shep Wilbun (District 7, roughly north of Jackson)
Jack Sammons (District 5, roughly south of Jackson)

State House of Representatives

Rep. Carol Chumney (District 89)
1700 One Commerce Square 525-1322

Senator Steve Cohen

349 Kenilworth Place 726-6622

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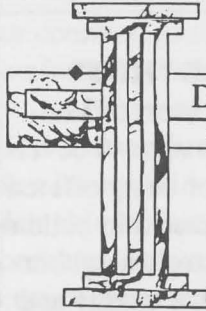
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