

lost the subdivision which was later purchased by Dave Dermon.<sup>89</sup> This developer used unique sales approaches to sell his houses. One at Trezevant and Vollintine was called a "talking house." At different locations microphones were located which told perspective buyers how the construction was done and how the house could be financed. The talking house attracted many viewers. "Some 15,000 came to see his display."<sup>90</sup> Gilbert Delugach subsequently bought lots on both sides of East from Jackson to Henry and built homes on them in the \$6,000-\$7,000 range.<sup>91</sup>

It was not until 1938 that large scale subdivision planning resumed. That year Colonial Terrace, north of Vollintine between McLean and Barksdale, was begun by C. M. Jacobson. He was called the "Viking Builder," because his parents had come from Norway. Jacobson moved to Memphis in 1919 with the Bemidji Drainage Company. He organized his homebuilding business in 1923 and was joined by Lloyd Lovitt, Jr. after World War II.<sup>92</sup> The company became one of the city's leading home builders.

Jacobson "engaged architect Polk Agee," who today is Tennessee's oldest practicing architect. He both lives and works in one of the houses built in Colonial Terrace, 1874 Rainbow. The first FHA financed home in the city was built on Rainbow Drive by Mr. Jacobson.<sup>93</sup>

When this company started to build in 1938 the whole area was still open fields almost to the Vollintine Golf Course which Mr. Agee considered a "very nice asset."<sup>94</sup> The idea was to try to develop this subdivision with a colonial atmosphere. Today it is still a very attractive section.

The Polk Agees had their choice of lots; his lot was originally 60 feet by 120 feet though he now has 400-foot depth. The houses sold for \$9,000-\$14,000 and contained 1250-1300 square feet. There were brisk sales, and by 1940 the subdivision was sold out.<sup>95</sup>

The first family to move in was the William Reeves family followed by the J. T. McDonalds. The Agees were third. The Rick Thomas home at 1860 Monticello was a model home, "Liberty House," which sold for \$10,000 in 1938.<sup>96</sup> Architect Agee is happy that the neighborhood has held up well with professional type people buying into the area today. Some black families have moved in, and they are of the same professional caliber. D'Army Bailey, attorney and journalist, lives at 1856 Monticello Drive in this subdivision.

Agee commented on the younger families moving into the subdivision today.

I've seen three generations progress through here. For awhile I thought it was going to be an old folks' home, but they (the young) began to come in and brought liveliness to the area.<sup>97</sup>

T. G. Uhlhorn developed the Julia H. Uhlhorn Mignon Terrace Subdivision in 1938. These houses are charming, clapboard Cape Cod cottages.

As the population of the area increased, improvements were made in streets and public transportation serving the neighborhood. By the 1940s Jackson had been widened to four lanes as far west as Watkins. It was extended to connect with the Austin Peay Highway system.<sup>98</sup> A newspaper article called it a "straight as an arrow road" promising to cut off some twenty-three miles on the trip to Nashville.<sup>99</sup>

By the early 1940s the neighborhood had a fairly complete public transportation network. Stories in the Commercial Appeal stated that the Glenview-Faxon line ended at University and Tutwiler, the western edge of the Southwestern campus. A new route would begin there and go south to North Parkway and then out Summer to Graham. The Jackson Lamar trackless trolley line was to be extended to Jackson and the viaduct; additional coaches would be added. Gas bus service would be added east on North Parkway from University.<sup>100</sup>

As building resumed after the depression the Delugach companies returned to the neighborhood where they had enjoyed early success.<sup>101</sup> In 1939 H. Dlugach in connection with Colonel Bill Terry opened Avalon Park Subdivision, which was a part of the original Terry Home Place's twenty acres. The area northeast of the Springdale/Jackson intersection was developed in 1940 by H. Dlugach, Palmer Brothers and the Dave Dermon Company. Manny Delugach, son of Harry, opened the First Addition to University Terrace in 1941. In 1946 Ben Dlugach filed a plat for Avalon View on Avalon north of Vollintine. The Vollintine Hills Subdivision was developed on the Terry's Vollintine Golf Course in 1946 by Herman Gruber.<sup>102</sup>

After the completion of numerous smaller subdivisions in the 1940s, the VECA neighborhood was essentially developed. The majority of the subdivisions were settled, and most of the streets were located and named as they are today. A few minor developments, composed of three to fourteen lots, remained for the 1960s.

There have always been apartments in VECA interspersed among the single family residences. The first apartment units appeared in the area in the late 1920s. Mrs. Nell Aspero remembers that the first apartments were built "on Tutwiler during the Southwestern development . . . There were three big apartment buildings on the corner of Tutwiler and McLean, and then there were some nice apartments built on North Parkway between Hawthorne and McLean."<sup>103</sup> Between 1926 and 1928 four apartment buildings were built in the 1400 block of Jackson. Among other apartments built at the same time were four in the 600 block of University and five in the 800 block of Maury.<sup>104</sup> In some instances, the owner occupied one unit and rented the others.<sup>105</sup> After World War II builders developed large multi-family units in the city under Section 608 of FHA. William B. Clark, Sr., one of the founders of Clark and Fay Building Supply (now Fay Builders Supply Inc.), purchased land from H. Delugach at the corner of Vollintine and Watkins and built two apartment projects. One was called Vollintine Courts, and the other across Watkins, East Vollintine Courts. These cost approximately one and half million dollars; they were occupied by whites.<sup>106</sup>

In the 1960s there was a large tract of land on the northeast corner of Vollintine and University still available for development. Formerly the Briggs dairy, Southwestern inherited it from the estate of Thomas W. Briggs, founder of Welcome Wagon International. Southwestern sold the property for \$350,000 to Jake Green, who subsequently sold it to John Smith and Dan Turley in 1965, and used the money to build the T. W. Briggs Student Center on campus which was dedicated May 2, 1966.<sup>107</sup> Even though the neighbors fought the rezoning of the property, Smith and Turley built the University Cabanas, a 496-unit apartment project. All apartments face an interior quadrangle. There are two swimming pools, two tennis courts, a badminton court, a putting green and a launderette.<sup>108</sup> In January 1975 John Smith bought out the Turley interests. His son, Keith Smith, has managed the apartments since that time. In September 1979 there were no vacancies in the project which houses nearly one thousand occupants, many of whom attend Southwestern and the University of Tennessee medical and dental schools. Rates are \$155 for one bedroom up to \$165 for two bedrooms.<sup>109</sup> The project appears to be well managed and is nicely buffered from the neighborhood by townhouses developed by Jake Green and R. C. Gill. Smith and Turley themselves began Vollintine Park Subdivision on the lots around the apartments in September 1964.<sup>110</sup>

Parkway House containing 132 luxury apartments was built by Harry Bloomfield at 1960 North Parkway in 1962 for an estimated cost of \$3.9 million; he purchased the property from Southwestern. Robert Hall, architect, designed the fourteen story building. In 1971 Fogelman Properties purchased the apartments for \$2.1 million and three years later sold the project to Dutch multi-millionaire, Baron de von Steinwijk, for over \$2.4 million.<sup>111</sup> In 1977 it was converted to condominiums with one bedroom units selling for \$23,000 and two bedroom units for \$39,000.<sup>112</sup>

Further west on Parkway the Fogelmans bought a fine mansion in 1963 from Ceylon Blackwell for \$125,000. It had previously been the home of Dr. and Mrs. Walter Pistole. (See picture) Southern Builders, Harry Bloomfield's company, was the contractor for the project called Parkway Towers in its planning stage. Later the developers changed

the name of the apartment to Woodmont Towers. In 1979 the apartments rent from \$254.50 to \$390.00 monthly. The Fogelmans built Woodmont Gardens on Avalon on the former site of the Smith Lumber Company.<sup>113</sup>

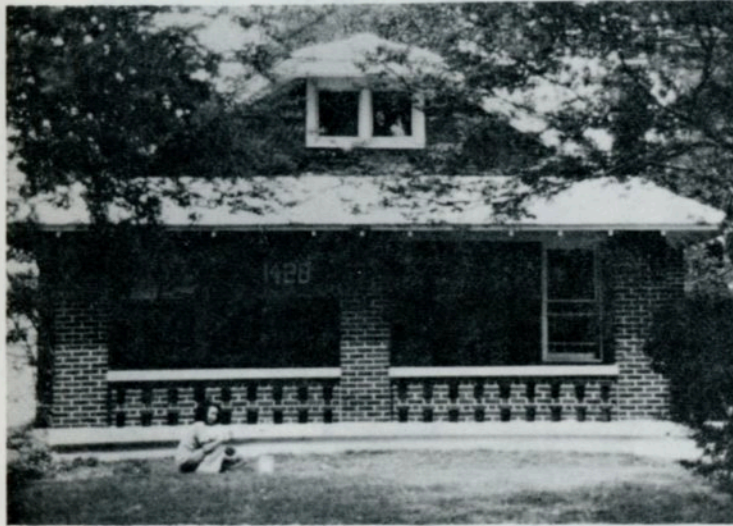
While all these large complexes faced neighborhood opposition when they were built, all, with the exception of present-day Saints' Courts (formerly Vollintine Courts), have been assets to the neighborhood.

Two of the churches were organized when the area was considered far out in the country and have remained at their same locations; the original frame buildings have been replaced by brick structures. These are Springdale United Methodist Church, 551 North Terranova, the oldest congregation meeting at the same site, and McLean Baptist Church, 815 North McLean, which began much later.

In the days of Terrytown, Baptists probably worshipped at the Terrytown Sunday School, sponsored and promoted by the Seventh Street Baptist Church. The first service was held Sunday, June 6, 1909, at the Terrytown school at the northeast corner of Vollintine and Evergreen.<sup>1</sup> Mrs. Faye Lloyd said she

... had a vivid recollection of going with her people in a survey out what is now Parkway, but this was only during the dry summer weather. When the fall rains would come it would be impossible for the survey to make it over muddy Parkway. Most of the time the journey was made over Vollintine.<sup>2</sup>

# Diversity of Housing



Judy Thompson's Bungalow, 1428 Snowden



Mr. Ed Tobey and Mr. W. W. Wharton  
at corner of Brown and Stonewall



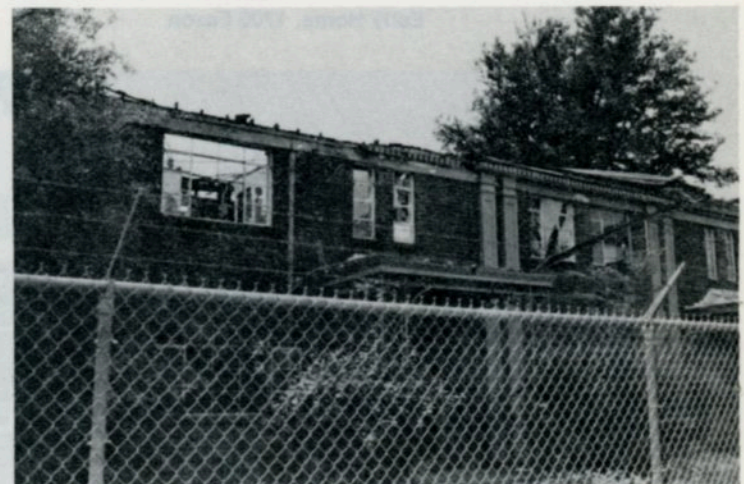
1796 and 1790 Tutwiler



Parkway House



899 Sheridan



Saints' Courts, formerly Vollintine Courts

# Neighborhood Houses, Past and Present



Pistole/Blackwell Home, Present Site of Woodmont Towers

Picture Courtesy of Mrs. Ceylon Blackwell, Sr.



Early Home, 1700 Faxon



Gage Mansion on Trezevant, Burned June 23, 1968.  
Present Site of Faith Temple

Picture courtesy of Faith Temple



Original W. A. Hein Home, Presently Owned by  
Dr. & Mrs. Rodney Feild



1716 N. Parkway, c 1907