

VOLLINTINE EVERGREEN

N E W S

A Neighborhood Publication Sponsored by VECA, the Vollintine-Evergreen Community Association

Volume XXII, Number 3

MAY 1996

WE'VE MOVED!

VECA and VECA CDC have moved into new office space at 1680 Jackson. We purchased the building several months ago from Loeb Industries and have nearly completed its renovation. We plan to hold most of our meetings at the office and provide a work space for neighborhood volunteers who need computer time, etc. This is our permanent home. We would like to thank Merle Richardson and the Memphis Public Library for giving us lots of beautiful surplus furniture. We also have all new phone numbers:

VECA 276-1782 VECA CDC 276-1783 FAX 276-1784

Regular hours are 8:30am-5:00pm Monday-Friday. Stop by and visit!

FROM THE THIRD ISSUE OF "THE EVERGREEN NEWS"

*A Neighborhood Newspaper Sponsored by
Vollintine-Evergreen Community Action Association
(March 5, 1971)*

— *Approximately 45 family memberships have been issued at \$2.50 apiece...*

— *Vollentine sixth grade will visit Cypress Junior High on Thursday, March 11, to be shown in advance what their new school will be like.*

— *FOR SALE Brick duplex. Hardwood floors. Has rented at \$75 a month per side.*

— *From the evolution of the name Valentine to Volentine to Vollentine to Völlintine, ... the only scientific explanation that can be furnished is spelling incompetence on the part of draftsmen or sign painters or both. Unless, of course, it was done in jest.*

VECA's collection of old issues of the Evergreen News is far from complete. Old issues that you could donate, or loan and let us photocopy, would be very much appreciated. Other VECA memorabilia is welcome too. Call the VECA office (276-1782). Thanks to Jean and George Bradfute for their recent donation of many early issues of the paper that hadn't been seen for years.

UPCOMING MEETINGS



GENERAL MEMBERSHIP MEETING

Thursday, May 16, 7pm
at the new VECA office (1680 Jackson)

Your input is welcome on a proposal for a possible VECA neighborhood Community Center. A joint VECA/Rhodes group is considering such a project as the centerpiece of a major grant to be submitted later this year. This meeting will also be a great excuse to visit the new office!

OTHER UPCOMING MEETINGS

Unless otherwise marked, all of these meetings are at the VECA office at 1680 Jackson. To be certain, you might call first at 276-1782. All are open to everyone.

VECA General Membership	May 16, 7pm
VECA Board	May 6, 7pm
VECA CDC Board	May 4, 10am
<i>(a change from usual 9am on second Saturday)</i>	

Historic Designation Committee	May 17, 6pm
<i>(RECEPTION)</i>	

Housing Committee	May 4, 9am
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Do Not Place In Mailboxes

DO YOU RECOGNIZE THIS PHOTO?

Can you identify any of these early VECA settlers?
 Can you date this Little Flower photo?



NEW HISTORIC DESIGNATION PLAQUE

Here's the design selected by most VECA residents for the Historic Designation plaques. Once we are officially notified of Historic Designation, the plaques will be available.

COMMUNITY DEVELOPMENT CORPORATION REPORT

VECA CDC is happy to welcome Robert Drain to its staff as Housing Specialist. With his able assistance the CDC will be able to more efficiently acquire, renovate and sell houses. The CDC currently owns 14 properties in various stages of repair: 1403, 1433, and 1811 Faxon Avenue; 1659 Jackson; 1082, 1093, 1099, 1105, 1111, 1117, 1123, 1127, 1131, and 1135 North Watkins Street. Sale prices range from \$48,000-\$75,000 and help with financing may be available. Call the CDC (276-1783) for more information.

The VECA CDC has recently been informed of the Shelby County Weatherization Program, which is free to qualified low income homeowners and renters and may pay as much as \$1,200 to insulate, install storm windows, and repair exterior doors and windows. Income limits by household size are \$9337 for 1, \$12,637 for 2, \$15,937 for 3, \$19,237 for 4, \$22,537 for 5, and \$25,837 for 6. Call Elaine Geater or Betty Neal at 278-3893 or visit them at 1192 Lamar. Let us know at the CDC (276-1783) if you have taken advantage of this program.

VECA CDC is also pleased to announce that SEEDCO, a non-profit organization headquartered in New York, has awarded the CDC a \$145,000 low interest loan to be used over the next two years. Thanks go to Liz Wills who helped us arrange this loan.

Finally, the State of Tennessee has chosen the VECA neighborhood to receive THDA HOUSE funds. These building grant funds will be used in part to make low interest loans to help very low income VECA home owners do major repairs on their houses. We plan to focus on roofs and other severe problems that threaten houses. Very low income households range from \$13,100 for a single person to \$21,700 for a family of six. We expect these funds to be available starting in the fall of 1996. If you own a house in VECA and think you may qualify, call us at 276-1783 to get on an applicants list.

A CDC PLAN OF ACTION

The following resolution has been discussed by both the VECA and VECA CDC Boards.

VECA and VECA CDC expects the renovation of housing in the neighborhood to do more than simply fix up dilapidated houses. We plan to use this physical revitalization to help build and strengthen community. This is what we expect of ourselves when we get involved with rebuilding a house or houses in VECA:

- Notify the neighbors within a reasonable distance of our plans for the house.
- Call a block meeting to invite community input.
- Encourage the formation of a block club.
- Start by doing a physical clean-up and inviting neighbors to pitch in.
- Encourage neighbors to assist in keeping an eye on the house while it is under renovation as well as helping to find a buyer when the work is completed.
- Meet with residents again to get suggestions as to what we can do better next time.
- Report progress in the VOLLINTINE Evergreen News.
- Conduct home ownership classes to increase the chance of new home buyers succeeding as home owners.

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MLS


Carol Chumney State Representative-District 89

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327-8528

Staying In Touch!

**St. Therese
Little Flower Catholic Community
Jackson at Belvedere**

Sunday Eucharists
8:00 a.m., 10:30 a.m.
Saturday Vigil Mass - 4:30 p.m.
Tues. - Fri. Mass - 5:30 p.m.
Saturday Confession - 3:45 - 4:50
Fr. Bob Ewing, Pastor
276-1412



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UPDATE ON THE L&N RAILROAD BED

About 50 adults and children braved the rain on March 18 to attend an open meeting at the new VECA office (still under renovation at the time!). The children enjoyed pizza. Meanwhile, the adults heard about a proposal from VECA's Greenways Committee to acquire and beautify the 1.7 miles of the old L&N railroad bed that runs through the neighborhood. The discussion was at time lively, and the meeting was informative.

MACRO: LENDING PARTNERSHIPS WITH BANKS FOR BETTER NEIGHBORHOODS

VECA and VECA CDC joined MACRO (the Memphis Area Community Reinvestment Organization) in June of 1994 as one of its founding members. MACRO has recently completed a study of area banks and has participated in board training. This was done to strengthen business partnerships between neighborhoods and lending institutions.

Older communities are often undervalued in our society, with its "new growth is better" mode of thinking. Those of us in VECA know that older homes often need reinvestment of time and money. We take pride in our older historic homes and many of us enjoy restoring them to their glory. But financing in older communities is not always easy. Banks left the VECA area as early as 1970. Currently First Tennessee is our largest lender, with Community Mortgage, First Trust, and Union Planters next. Owner financing is the second-largest form of financing in the VECA community. VECA board members felt a commitment to join in this city-wide MACRO reinvestment effort. Community reinvestment affects all neighborhoods, from the mansion in Central Gardens to the bungalow in VECA to the historic shotguns of Greenlaw. Banks make money in older neighborhoods — it just requires knowing the market. MACRO wants to help bring that market to the banks.

MACRO recently completed the Memphis Lending Study, which includes "The State of Lending In Memphis", bank profiles, neighborhood profiles, and a market study of MACRO neighborhoods. The Memphis Lending Study is a snapshot of mortgage lending activity in the Memphis metropolitan area, based on data from 1993 and 1994. The study has been prepared in order to establish a baseline of lending information from a community perspective, against which future progress can be measured. The reports are in the VECA office, available for residents to review.

ANGELS SHINE ON WEST FAXON

by Gloria Singleton

Under the leadership of Debbie Cochran, Michelle Green, and Molly Miller, residents of West Faxon met recently at St. John Orthodox Church on the corner of Tutwiler and Dickinson to discuss organizing a block club on Faxon. This meeting seemed to have an advantage over others because St. John Orthodox has such beautiful iconography in the main sanctuary, so it was easy to feel that God had bestowed wisdom and blessing on residents of Faxon Street.

These residents want to formally organize themselves. However, they had already organized themselves enough to ask the VECA CDC to purchase the run-down house on the corner of Faxon and Watkins. And they had put on gloves and work-clothes to clean inside and outside. This truly reflects the pride and care they have for their street and community.

CDC Executive Director Steve Lockwood was at the meeting to give out information on housing. He strongly suggests that all VECA residents be aware of abandoned houses and the condition they're in.

May God's blessing and goodness forever shine upon the neighbors on West Faxon.

*School's Out.
Do you know where
Your kids are?*

EVERGREEN'S AFTERSCHOOL PROGRAM could be the answer you've been looking for. We've increased our staff of trained adult supervisors to provide recreation and tutoring in age-specific groups for children in kindergarten through 9th grade. Monday-Friday, 2:15-6:00 p.m. Call Natban Carrel at 278-8919 for details!

EVERGREEN PRESBYTERIAN CHURCH
613 UNIVERSITY AVENUE (ACROSS FROM RHODES COLLEGE)

Everyone in VECA knows
Agent Pitts ... call 761-1622



Mary Frances Vookles Pitts
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5100 Poplar Ave., 116, Memphis, TN 38137

FRONT YARD PARKING

These are pictures of front lawns in the VECA neighborhood that are being sacrificed to the mighty automobile. Front yard parking is an increasing phenomenon in the VECA area. This practice is inconsiderate of neighbors, hurts everyone's property values, and violates local laws. If you have a concern you may call the Mayor's Citizen Service Center at 576-6500. Violations on city streets can be called in to your police precinct and a ticket will be issued to the owner of the offending vehicle. The more specific a caller is, the better.

Section 48-211 of the City of Memphis Code of Ordinances states that:

(A) No person shall park, store, or leave or permit the parking, or storing or leaving of any vehicle which is in a rusted, wrecked, junked, partially dismantled, inoperable, or abandoned condition upon any property ... for a period in excess of ten days unless such vehicle is completely enclosed within a building.

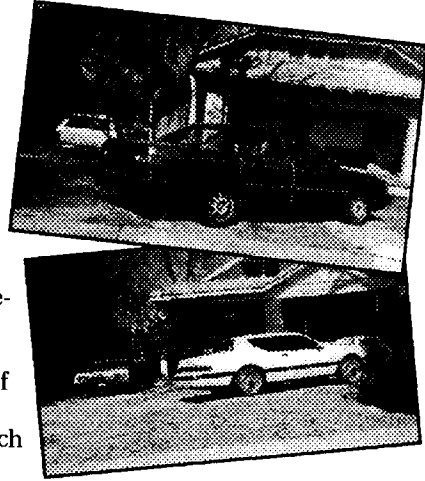
(B) No person shall park ... more than one boat or boat trailer and no more than one camping trailer ... per dwelling. No such parking ... shall be in the front yard.

(C) All vehicles parked or stored ... shall be parked or stored on asphalt, concrete or other hard surface of dustless materials as approved by the city or be enclosed within a building.

(D) It shall be unlawful for any person to park or store any nonmotorized vehicle or equipment ... on any residential street.

(E) In single family residential and duplex zoning the number of vehicles parked ... shall not exceed four ... for more than ten days unless completely enclosed within a building.

Our cars are important to us, but our neighborhood and homes are more important. Parking on the front lawn can ruin the yard, depreciate the value of the home, affect the value of the homes surrounding the offending homeowner, and create an atmosphere that makes the community seem devalued and unsafe. We should all have consideration for each other and consider our actions and how they affect others. Take care of yourself and your community.



Historic District Volunteer Reception — May 17th

6:00 at the VECA Office
We'll have champagne and unveil the National Historic District plaque.
Special thanks to all the volunteers.

VOLLINTINE ↔ EVERGREEN
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1680 JACKSON AVE • MEMPHIS, TN 38107

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VECA HOTLINE: 276-1782

To Friends, Neighbors, Children and Grandchildren, the VECA Board, and the VECA CDC Board:

There have been many unsung heroes in our neighborhood over the years. To all, we would like to say thank you for the help that has been given to make VECA a stable and thriving area. And thank you for the opportunity to pay tribute to a man who contributed to the cause of the railroad cleanup long before any of us even dreamed of gardens, quiet walks, bike trails, fields trips, and Easter egg hunts.

Delmo Bramuchi lived at the intersection of Varsity and Hawthorne. He tilled the soil and seeded the north side of the railroad bed directly in front of his house. In response to the question, "Do you own the section that you maintain across the street?", he said no but explained that he enjoyed the view.

But years later, in 1986, the weeds near Auburndale had reached about seven feet. Wet concrete, broken furniture, old clothing, and other trash were being dumped there regularly. After calling numerous public agencies to no avail, we worked three days, raking, mowing, picking up, and hauling to the dump. Over the years, it has remained an intense project. Trees have been planted — oak, ash, pine, plum, dogwood, redbud, cedar, sweet gum, black walnut, cherry, fig. There are also crepe myrtles, iris, daylilies, jonquils, and various evergreen shrubs. Ten years and six lawn mowers later, we have cultivated many relationships and met many neighbors during our labor of love for our neighborhood and family. Plus the exercise is great.

What better way can we leave a little piece of history for future generations than to recognize the one person who started it all — Delmo Bramuchi!

Sincerely,

Pete and Charlotte Swailes

VECA NEEDS MEMBERS

Name _____
 Telephone Day: _____ Telephone Evening: _____
 Address _____ Zip _____


I'M INTERESTED IN:		MEMBERSHIP DUES ARE \$10 PER YEAR	PLEASE SEND TO:
<input type="checkbox"/> Youth & Recreation <input type="checkbox"/> Housing & Code Enforcement <input type="checkbox"/> Home Tours <input type="checkbox"/> Newsletter Delivery <input type="checkbox"/> Volunteer General	<input type="checkbox"/> Block Clubs <input type="checkbox"/> Greenway <input type="checkbox"/> Business Association <input type="checkbox"/> Newsletter Articles <input type="checkbox"/> VECA Office		VECA Treasurer 705 N. Belvedere Memphis, TN 38107

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VECA

VOLLINTINE-EVERGREEN COMMUNITY ASSOCIATION

VECA is a neighborhood organization made up of volunteers and paying members. The Vollintine-Evergreen News is the way in which VECA communicates with its residents. The Vollintine-Evergreen News contains information about VECA, neighborhood residents, business 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 1680 Jackson Ave., Memphis, TN 38107 or call 276-1782.