

# NewsLetter

FALL 2013

## Kroger Planned Midtown Store Will Be “Unique to Nation”

*By Joe Bell, The Kroger Co., Manager of Marketing and Public Affairs, Kroger Delta Division*



*“Unique to nation.”*

**K**roger Corporation is pleased to update Central Garden residents on the progress of the new Midtown Kroger, planned for the corner of Union Avenue and Lemaster Street where the Belvedere Apartments now stand. The grocery store will be roughly the size of the Kroger at Mendenhall and Sanderlin in East Memphis. The similarities, however, will end there. This will be a unique supermarket, not just to Memphis, but unique to Kroger nationally. It will feature:

- Merchandise chosen exclusively for this location. If there is a product you would like in stock, Kroger wants to know about it.
- An outdoor eating area on Union Avenue. There are plans to make this bistro a Midtown destination.
- A pedestrian friendly setting. The building is adjacent to Union with plenty of views into the store along a wide sidewalk. Pedestrians are separated from traffic by a landscaped boundary and street trees. There will be ample bicycle parking adjacent to the outdoor seats, as well as a pet drinking station.
- A 30-foot high window framing a view of Idlewild Church across the street.
- An underground support area. This will house the truck docks, food preparation, storage, employee parking, trash and recycling. The rear of the store will be architecturally consistent with the rest of the building.
- And—of particular concern to those of us who patronize the existing Union store—a well-organized, efficient parking lot.



Kroger and their design team, Pickering Firm Inc. and Ritchie Smith Associates, have presented plans to neighborhood groups three times over the past year. They have also met separately with numerous individual homeowners. This input has, without a doubt, substantially improved the design. Last month Kroger received approval from the zoning board of adjustment. Not only will this project revitalize the entire block, but we hope it will become a template for Union Avenue’s continued redevelopment.

Check out our NEW WEBSITE: [www.centralgardens.org](http://www.centralgardens.org).

# 37th Annual Home & Garden Tour An Incredible Success!

**D**espite being the hottest weekend of the year, nearly 1,400 people came out and enjoyed this year's Home and Garden Tour on Sunday, Sept. 8 featuring seven homes on or near Central Avenue. The tour included cottages on Rosemary Lane and Rozelle Street, the Beverly Hall estate, several homes that were previously multi-family dwellings and a recently constructed home.

This year's tour had something for everyone, and highlighted the diversity that the Central Gardens neighborhood has to offer. Home tour attendees were also treated to a performance by Opera Memphis, as part of their "30 Days of Opera" series sponsored by Evolve Bank & Trust. Visit our website at [centralgardens.org](http://centralgardens.org) for more information about each home and to view photos from the event.

Proceeds generated from the Home and Garden Tour fund a variety of community projects, which preserve and enhance the Central Gardens neighborhood. Central Gardens wishes to thank the homeowners who graciously opened their homes for this year's tour, as well as our 2013 Home and Garden Tour sponsors: **Eclectic Eye, Hobson Realtors, Lexus of Memphis, Loeb Properties, Methodist Healthcare, Dr. Allison Stiles and Southern Airways Express.** Thanks also to the following florists who designed the beautiful floral arrangements for each home: **LeFleur, Rachel's Flower Shop, Garden District, Holliday Flowers & Events, L&Jay Productions, Millstone Market & Nursery and Kacie Cooper Floral Design.** And finally, the tour would not be possible each year without the hundreds of volunteers—friends and neighbors of Central Gardens—who worked tirelessly to make this event a success.

## Thank you to the Home Tour Volunteers

There are hundreds of volunteers who help with this event—committed neighbors of Central Gardens. Below is a list of the organizing volunteers for key aspects of the event. The association is very grateful for all of their hard work and congratulates each of them for a very successful event.

Home Tour Committee Chairs:  
**Stephany Goodnight, Katie Savage**

Chair-Elect: **Katie Savage**

Advertising and Sponsorships:  
**Leigh Martin, Lila Beth Burke**

Historic Research:  
**Marsha Hays, Judith Johnson**

Cashiers: **Diane Youree**

Florals: **Mary Simon**

Docent Coordinator: **Liz Willis**

Homeowners Party: **Susan Rush**

Printing: **Nancy Willis**

Publicity: **Sandy Atkins**

Tickets: **Deborah Craddock**

Treasurer: **Holly Hagan**

Set-up/Clean-Up: **Stephanie Riggs**

Head Docents: **Kerriann Axt, Courtney Brown, Kristen Duncan, Shelly Rainwater, Barrie Simpson, Dawn Taylor, Becky Tuttle**

Bikers: **Hutton Easley, Mike Lauderdale, Danny Washburn, Norman Wilkes**

Central Gardens President:  
**Susie Jabbour**

Artist's Renderings: **Terry DeWitt**

Photography:  
**Brian Johnson Photography**

Design: **Kathy Kelley, K Design**

Merchandizing:  
**Stephanie Zimmerman**

### Special Thanks to:

- **Premier Transportation Services and Grace-St. Luke's Episcopal School** for providing the shuttle service for the Home Tour.
- **The University Club** for parking and facility provisions, shuttle service location and beverage service.
- **The Cathedral of the Immaculate Conception** for allowing the use of their restrooms.
- **Boy Scout Troop 34** from Grace-St. Luke's Episcopal Church, celebrating their 93rd year of continuous operation, for setting up and managing the refreshment areas.
- **Kristen and Richard Vining** for hosting the Homeowners Party.
- **Deborah and Bob Craddock, Sharon and Reggi Burch, Joe's Wines & Liquors and Dr. Christopher Cooley,** for support of the Homeowners Party.
- **The Central Gardeners' Club** for providing flowers for the cashier's tables.
- **Deborah and Bob Craddock** for the hanging floral baskets at each home.
- **Opera Memphis** for their musical contributions as part of "30 Days of Opera" presented by Evolve Bank & Trust.
- The many **Central Gardens volunteers** who contributed to the success of this event.

## “Name That Style” Contest Winners

Each year the CGA Landmarks Committee holds a contest at the Home Tour and awards two \$25 gift cards from Home Depot. The “style” refers the different types of designs of architecture for the homes in our neighborhood. For a good description of the styles, go to our website and look under “Architectural Guidelines” to learn about each.

This year’s winners are **Lauren Harkins Wiuff** who is new to the neighborhood and **Gisela Bunch** from East Memphis. Congratulations for naming that style!



*Left: Docents give guests information about each room in the tour homes.*

*Below: Opera Memphis performers provided musical contributions, such as this one at Beverly Hall, during the home tour.*



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of the  
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## President's Report

As I worked at Command Central for this year's Home and Garden Tour, I was fortunate to speak to many Central Gardens neighbors. I was often asked about how funds raised from this event support the Central Gardens Association and our mission.



*Susie Jabbour  
CGA President*

Our neighborhood association's Home Tour is our only annual fundraiser and, along with paid memberships, funds everything we do for the year. Special events include Springfest, the Fourth of July Parade, and the holiday wreath hanging. We produce and mail a quarterly newsletter to everyone in the neighborhood and email an electronic newsletter every month to subscribers. We maintain the Central Gardens website. We pay for the upkeep of the medians on Belvedere.

We maintain a level III Arboretum as well as offer a tree replacement program. We provide and maintain the signage that marks our neighborhood's boundaries. We hold an annual neighborhood meeting in May where all residents are invited to enjoy dinner and to hear about the neighborhood achievements and accomplishments for the year.

Our board members and many neighbors participate tirelessly to make all of these events and necessary activities succeed. I thank everyone for all that they willingly do to help make Central Gardens a premier historic neighborhood—that's our mission!

## Have a Question for the CGA Board?

Feel free to contact your representative board member by visiting the website and clicking on the "About Us" tab. From there, scroll down to find the CGA Board of Directors page. On this page you will find each board member listed, by district, with contact information. We will do our very best to answer your questions or address your concerns.

## Recent Board Actions

- The Central Gardens Association has been influential in several important, newsworthy events in recent months: our Landmarks Committee has been very involved in the discussions surrounding the new Kroger grocery store, the 19th Century Club and the First Congregational Church building on Watkins. Many board members have actively served our neighborhood by attending meetings and voicing concerns.
- We have welcomed two neighbors to board meetings to voice issues and have worked to help them find ways to solve the problems.
- Several board members attended a Midtown Memphis Development Corporation meeting, along with representatives from all of the Midtown area neighborhoods. We will work together to keep the Uniform Development Code in place to protect the unique nature of our community.

## Running Or Walking When It's Dark? Be Safe!

*By Ashley Harper, CG resident, runner, and driver*

- Don't assume drivers will see you with just the reflective stripes on clothing or shoes.
- Wear bright clothing, a reflective vest and clip-on lights or a headlamp.
- If you run with music, use only one ear bud so you can hear approaching cars.
- Always run on the left side of the road, against traffic.
- In case of emergency, carry identification. Velcro Road ID bracelets and anklets are an inexpensive solution.
- If possible, run with others.



Give us your email address and help us reduce the amount of paper we use. With your email address, we can continue to inform you about events and happening in our neighborhood and update you when any urgent news arises. It's easy to go green. Simply visit us at [www.centralgardens.org](http://www.centralgardens.org) and fill-in your email address in the box provided.



*“Yard of the Month” at 1488 Vinton has also been named “Alley of the Month.”*

## Alley Rally

*By Melanie White, resident*

I was sitting on my porch enjoying a glass of wine when I noticed that one of my neighbors had been awarded “Yard of the Month.” I had to smile as I realized that their property is the only one in Central Gardens to receive both “Yard of the Month” and “Alley of the Month.” Yes, there once was an “Alley of the Month.” You see, about ten years ago the members of our block noticed that our alleyways were being neglected and had fallen into a horrible state of disrepair. It appeared as though we spent considerable amounts of time beautifying our front yards, but we had ignored the strips of land behind our fences. Knowing that a clean alley deters crime and a dirty alley attracts rodents, my neighbors and I went to work and decided to have a big alley clean-up weekend.

An award for the “Alley of the Month” was given to the neighbors who had the best results and the most gorgeous alley. Our block really became engrossed in the project, not only cleaning up the alley but also adding our own touches of plantings and decor. The judges met and the “Alley of the Month” sign appeared in the yard of 1488 Vinton. To date, this honor has never been bestowed again. Looking at the current condition of the alleys in Central Gardens, is it time to bring the idea back?

## Fashionably Green: Color Central Gardens Beautiful Landscape Workshop

*By Cindy McBrayer, Co-chair of the Beautification Committee*

CGA held its first landscape workshop recently for all residents of Central Gardens at Grace-St. Luke’s Episcopal Church. During the program, four very experienced gardeners—Suzy Askew, Greg Touliatos, Diane Meucci and Carol Reese—shared their wealth of gardening knowledge with the 43 participants.

The workshop would not have been possible without the following generous support: Memphis City Beautiful for partially funding this workshop; funding from Sharon Burch, Bena Cates, Martin Edwards, Libby Pritchard and Julia Smythe; Chick-fil-A, 1980 Union Avenue, for providing biscuits; X-Prints Custom Printing for providing T-shirts; Charles Lawing for binding our booklets and providing audio visual staff for the workshop; and Barbara Sysak for creating the workbook and web materials.

Finally, I want to thank our hard working Beautification Committee and especially Elizabeth Byrd who lead the grant process with Memphis City Beautiful. Committee members include: Sharon Burch, JDe DeHart, Matthew Domas, Susie Jabbour, Brent Kernodle, Chuck Kerwin and Libby Pritchard.

For those who were not able to attend the workshop, the information will be available on our website at [www.centralgardens.org](http://www.centralgardens.org).



*Workshop committee members, Cindy McBrayer, Elizabeth Byrd, Libby Pritchard and Brent Kernodle*

## Scoop the Poop

You may have noticed billboards about town promoting the City of Memphis’ Scoop the Poop campaign. While the headline may be clever, the campaign is serious business. Poop left behind by a pet not only leaves incredible odors (attracting rodents and insects) but also presents other serious health hazards for our residents. Waste left behind eventually washes into the street, down the gutter and into the storm drain, which leads straight to waterways. With no filtration system, the bacteria from a pet’s waste can contaminate our water supply.

As a responsible pet owner, always take a plastic bag with you when you walk your dog. Pick up your dog’s waste and throw it in your trash bin. Please don’t leave it on or near items left out by homeowners to be picked up by the city. It’s unsightly, easily missed and, as mentioned, unhealthy.

And, if you witness poop being left behind, you can call the Storm Water Hotline at (901) 576-6721 to report the incident. After all, it is against the law.



## Immaculate Conception Cathedral School Grows Elementary Spanish Program

By June LaPorta, Director of Advancement and Communications



*Students at Immaculate Conception Cathedral School are participating in a daily Spanish immersion class with teacher Paola Bernard.*

Immaculate Conception Cathedral School's preschool through third-grade students are getting a jump-start on a second language through daily Spanish immersion classes. ICCS began offering the classes in 2010 in the preschool and each school year has expanded the classes to include the next grade.

"The preschoolers made amazing progress that first year," Principal Karen Gephart said. "We want to continue to build on their foreign language skills every year. By 2015, all preschool through fifth-grade students will attend daily Spanish immersion classes," she said.

Native Spanish speaker Paola Bernard leads the classes and incorporates traditional subjects, such as language arts, math, science and social studies, into the

lessons. Spanish videos and follow-up activities further increase students' comprehension of the language.

For more information on ICCS's preschool and elementary programs, call (901) 435-5344.

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## Historic Miss Lee's Preschool at Grace-St. Luke's School Earns NAEYC Re-accreditation

By Marci Woodmansee, GSL School Director of Communications

Preparing for the launch of a brand new two-year-old program was just one reason for excitement this summer at Miss Lee's Preschool; teachers also were delighted to learn the Preschool had received NAEYC re-accreditation. NAEYC accreditation is an extremely rigorous process in which programs must prove their adherence to 10 NAEYC early childhood standards, which encompass some 450-plus different criteria for excellence in operations. Miss Lee's has been accredited since 1998, and every five years, a NAEYC assessor returns to spend a full day at Miss Lee's evaluating the program. We are thrilled to have this important seal of approval from our governing organization," says Jennifer Vest, head of preschool at Miss Lee's.

Miss Lee's was founded in Memphis in 1924 and became part of Grace-St. Luke's Episcopal School in 1987. Boasting a record enrollment this year of 125 students, Miss Lee opened three new "Little Lukers" classrooms for two-year-old students in August and continues to serve three- and four-year-olds in pre-kindergarten and junior kindergarten. To learn more about the Grace-St. Luke's preschool program at Miss Lee's, visit [www.gslschool.org](http://www.gslschool.org) or email [enroll@gslschool.org](mailto:enroll@gslschool.org).

# HOME SALE INFORMATION

ADDRESS	SPECS	STYLE	AGE	SALE PRICE	\$ PER SF
<b>July</b>					
1894 Central	5 BR, 3.5 BA	Traditional	c.1912	\$555,000.00	\$131.00
591 Melrose	4 BR, 3 BA	Traditional	c. 1920	\$400,250.00	\$135.00
1525 Vinton	4 BR, 2 BA	Traditional	c. 1920	\$345,000.00	\$124.00
1938 Peabody	4 BR, 3.5 BA	Traditional	c. 1922	\$272,000.00	\$77.00
692 S Barksdale	3 BR, 2 BA	English	c. 1922	\$264,000.00	\$124.00
1367 Peabody	4 BR, 3 BA	Traditional	c.1902	\$240,000.00	\$82.00
1729 York	3 BR, 2 BA	Bungalow	c.1923	\$197,500.00	\$107.00
<b>August</b>					
767 Velma	3 BR, 2 BA	Traditional	c.1928	\$113,500.00	\$72.00
1655 Vinton	2 BR, 1 BA	Traditional	c.1948	\$144,000.00	\$140.00
1933 Carr	2 BR, 1 BA	Traditional	c.1912	\$146,000.00	\$112.00
1360 Goodbar	3 BR, 2 BA	Traditional	c.1921	\$159,900.00	\$82.00
1972 Cowden	4 BR, 1.5 BA	Traditional	c.1940	\$165,000.00	\$58.00
190 S.Idlewild	4 BR, 2.5 BA	Traditional	c.1921	\$253,000.00	\$95.00
1800 Vinton Ave.	3 BR, 3 BA	Bungalow	c.1925	\$280,000.00	\$115.00
1756 Central	5 BR, 2.5 BA	Traditional	c.1918	\$400,000.00	\$129.00
1366 Carr	3 BR, 2 BA	Traditional	c.1902	\$430,000.00	\$130.00
1531 Vinton	4 BR, 3.5 BA	Traditional	c.1905	\$489,000.00	\$142.00
621 S. Willett	4 BR, 3.5 BA	Traditional	c.1924	\$725,000.00	\$109.00
<b>September</b>					
1801 Vinton	3 BR, 2 BA	Traditional	c.1913	\$305,000.00	\$128.00
563 S. Mclean	4 BR, 2.5 BA	Bungalow	c.1914	\$278,000.00	\$89.00
1373 Peabody	4 BR, 3.5 BA	Traditional	c1912	\$259,000.00	\$78.00
1483 Goodbar	3 BR, 2 BA	Traditional	c.1917	\$251,000.00	\$108.00
1816 Victorian Pl	3 BR, 2.5 BA	Bungalow	c.2000	\$247,000.00	\$114.00
256 Watkins	3 BR, 2 BA	Bungalow	c.1927	\$189,000.00	\$93.00
179 Lemaster	2 BR, 1.5 BA	Bungalow	c.1922	\$110,000.00	\$83.00

Information deemed reliable but not warranted.

Leigh Martin is a Central Gardens resident and a Life Member of the Memphis Area Association of Realtors Multi-Million Dollar Club. Leigh has also been a real estate agent with Sowell and Company for thirteen years. If you need to contact Leigh, please call 901.351.3877 or email her at martlei@aol.com.

## Guidelines at a Glance: Thinking About a New Driveway?

By Gayle Christiansen, committee member of Landmarks, Zoning and Compliance Committee

Whether you're new to Central Gardens or have been in your home for many years, you may look at your driveway one day and realize that it needs to be replaced. The good news is that you have a tool at your fingertips to guide you in determining your next step. Just go to [www.centralgardens.org](http://www.centralgardens.org), click on "About Us" then click on "Architectural Guidelines" and download them. The guidelines represent zoning policies adopted by the City of Memphis as a means to protect the unique architectural character of the neighborhood. They provide a guide for decisions concerning new construction and renovations that affect the appearance of individual properties as well as overall character of the neighborhood.



There are specific parameters for parking and driveways listed on page 42 of the architectural guidelines. The guidelines state:

- a) Driveways should be constructed of paving materials similar to those used traditionally.
- b) Brick, stone or smooth troweled finish concrete are appropriate.
- c) Asphalt washed gravel finish concrete and stamped concrete are not appropriate.

The tradition of straight narrow driveways should be maintained. Driveways should be constructed of traditional materials that contrast with the asphalt paving of the street.

- a) Adjacent driveways should not be combined to create broad expanses of concrete in a front yard.
- b) Additions or alterations to existing driveways, which would increase or change the existing footprint, must conform to these guidelines.

The design guidelines contain virtually everything you need to know before embarking on changes or renovations to your property. If you have questions, consult the guidelines or contact Christina Hall (Landmarks Committee) at [chall1566@gmail.com](mailto:chall1566@gmail.com).



## CGA Spirit Station Supports the St. Jude Memphis Marathon

Join us at the Spirit Station on Dec. 7 at 9 a.m. on the southeast corner of Belvedere and Peabody across from Grace-St Luke's Episcopal Church. We will be cheering on the marathon runners and handing out water and bananas (which is much appreciated by the runners). This is a wonderful way to extend our friendship and energy to potential new neighbors from around the world. Contact Gayle Christensen at [Gayle.christensen28@gmail.com](mailto:Gayle.christensen28@gmail.com) for more details or to volunteer to be there!



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