

NewsLetter

SUMMER 2013

37th Annual Home & Garden Tour Sunday, September 8 from 1-6 p.m.

Featuring Diverse Homes on and near Central Avenue

By Stephany Goodnight, Chair of Home and Garden Tour

Have you ever wanted to see inside some of the grand houses up and down Central Avenue? One of the most well-known and traveled streets of Central Gardens, Central Avenue boasts a diverse collection of unique and interesting homes. This year's tour homes are an ideal representation of all that Central Gardens has to offer!

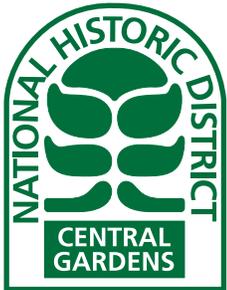
Concentrated along a one-mile stretch of Central Avenue, you will have the opportunity to tour seven incredible homes: two cottages just off Central Avenue on Rosemary Lane and Rozelle Street, four homes along Central and the Beverly Hall estate at Central and Willett.

Our tour begins at the west end of Central Avenue, at the University Club. Come in and relax with a drink and catch the complimentary shuttle if you like. Enjoy a performance by Opera Memphis' *30 Days of Opera* series.

From there you will head east along Central toward McLean Boulevard. Immerse yourself in the interesting histories of each home. You may likely be familiar with Beverly Hall, featured last summer in *Memphis* magazine. But did you happen to see the recent May issue of *RSVP* magazine? If you did, then you saw a sneak peek inside the kitchen of another one of this year's featured homes.

We hope you will join us for this year's Home & Garden Tour. See page 3 to find out how and where you can purchase tickets for this timeless Central Gardens event. Central Gardens Association wishes to thank the homeowners who have graciously opened their homes for this year's tour, as well as our 2013 Home & Garden Tour sponsors: Eclectic Eye, Hobson Realtors, Lexus of Memphis, Loeb Properties, Methodist Healthcare, Dr. Allison Stiles and Southern Airways Express.

To see full color photos of the seven homes on tour, visit our new website at www.centralgardens.org.



*“All gardening
is landscape
painting.”*

—William Kent



Beverly Hall is on this year's tour.

The Seven Tour Homes are:

1481 Rosemary Lane

Tucked away on a winding path connecting Central Avenue with Melrose Street is a group of cottages built on the site of the former Goodbar estate.

Rosemary Lane is described as one of the first higher density infill developments in the city. This home was built in 1940 and was featured in *At Home Tennessee* magazine in July 2007, and is also featured in the book *Central Gardens – Stories of a Neighborhood* by Barbara B. Viser. Just off the main tour route, you don't want to miss this charming home and amazing landscaping.



1521 Central Avenue

Located just east of the University Club, this home was built in 1913 and has experienced various alterations and renovations over the years, dating back to the 1920s. The current owners purchased it in 2003, and have continued the tradition. You may note many modern features in this historic home, including a 4-car garage and media room. Every room in this beautiful home has a name...you won't want to miss the history behind each one.



1560 Central Avenue

Arguably one of the greatest Memphis homes built before World War II that still survives today, Beverly



Hall is always a crowd favorite on the Home and Garden Tour. Representing the majestic side of Central Gardens, this house was built by architect William J. Dodd in 1905-1906. Beverly Hall is lovingly maintained by current owner Benton M. Wheeler as profiled in the May 2012 edition of *Memphis* magazine. Attendees will be treated to a tour of the entire home, including the fountains and landscaping in the back lawn.

1565 Central Avenue

Built in 1926, this home was converted to a triplex and housed multiple families for many years. A previous owner returned the home to a single-family dwelling before the current owners purchased it in 1997. With the help of designer John Griffin and construction by Garland Sullivan, further modifications were made in 2002. Memphis Heritage, a non-profit historic preservation group, recognized those alterations in 2003 with their Compatible Addition Award, which honors the best compatible addition to a historic building.



1625 Central Avenue

A relative newcomer to the Central Gardens neighborhood, this home was built in 1996. Designed by Jeff Blackledge, it won the 1997 President's Award from Memphis Heritage for best new residential structure constructed in a Memphis historic district. The unique kitchen was recently featured in the May issue of *RSVP* magazine. In addition to touring the main level of the home, tour attendees will experience the beautiful landscaping



and gardens, including several trees that are part of the Central Gardens Arboretum.

667 Rozelle Street

The second of two cottages featured in this year's tour, this home was built in 1926 and is located on Rozelle just



north of Central and south of Goodbar Avenue. The two-bedroom, two-bathroom home was purchased by the current owners in 2006. They have worked diligently to preserve the original character of the home, while also evoking a Creole feel based on their love of New Orleans. The home features beautiful old pin oak trees in the front yard, a driveway gate dating back to 1860 and a bricked-in courtyard and European Border Garden in the back of the home.

1751 Central Avenue

Built in 1917, this home functioned as a duplex for many years until it was converted back into a single-family home in



2007, just prior to the current owner's purchase. The home features many unique architectural and ornamental details, including hand-carved millwork in the living room and foyer, original 12-pane French windows through the home and original art by Paul Edelstein and Tom Clifton. Recent additions to the home include a covered back patio and fountain in the back courtyard.

Get Your Tour Tickets Today!

Tour tickets are available via several convenient options. Tickets are \$12 in advance and \$15 the day of the tour.

- **Become a Patron CGA member.** Join the Central Gardens Association for 2013-14 at the Patron level (\$175) and receive two free tickets to the home tour. Join or renew your membership online at www.centralgardens.org or mail your check payable to Central Gardens Association to P.O. Box 41382, Memphis, Tenn., 38174-1382.
- **Buy online.** Purchase your tickets online at the newly designed Central Gardens website, www.centralgardens.org.
- **Visit an advance sale location.** Tickets are now available at the following convenient locations:
 - 1910 Frame Works, 2029 Union Avenue
 - Babcock Gifts, 4626 Poplar Avenue
 - Burke's Book Store, 936 S. Cooper Street
 - Kroger*, 1761 Union Avenue
 - *Only on Saturday, Sept. 7 from 10 a.m. to 4 p.m.
 - Las Savell Jewelry, 61 S. McLean Boulevard
 - Market Central, 2215 Central Avenue
 - Miss Cordelia's Grocery, 737 Harbor Bend Rd.
 - Otherlands Coffee Bar & Exotic Gifts 641 S. Cooper Street
 - Palladio Antiques & Art, 2169 Central Avenue
 - The Booksellers at Laurelwood, 387 Perkins Rd. Ext.
 - Wiles-Smith Drug Store, 1635 Union Avenue
 - Woman's Exchange, 88 Racine Street
- **Purchase on the day of the tour.** Tickets may be purchased for \$15 at any of the tour homes or at the University Club on Sunday, September 8.

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of the
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Home Tour

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Grace-St. Luke's Announces Fall Calendar

- Admissions Open Houses
at Grace-St. Luke's Episcopal School
- *For Lower and Middle School:*
Tuesday, Nov. 5, 8:30-10 a.m.,
Anchor Center, 250 Lemaster
- *For Preschool:* Saturday, Nov. 9, 9-10:30 a.m.
at Miss Lee's, 1760 Peabody
- Tour the school and learn more about our exceptional
program and excellent outcomes!
Co-ed. Episcopal. Age 2 - Grade 8
RSVP: enroll@gslschool.org
- Special Fall Events for 2- and 3-year-olds
 - Gardening with Jennifer Vest at Miss Lee's. Monday,
Sept. 30 at 9 a.m. Free and open to the public.
RSVP: enroll@gslschool.org
 - Halloween Storytime in the Anchor Center Library.
Thursday, Oct. 31 at 9 a.m.
Free and open to the public.
RSVP: enroll@gslschool.org
 - Holiday Storytime in the Anchor Center Library.
Wednesday, December 11 at 9 am.
Free and open to the public.
RSVP: enroll@gslschool.org



**Immaculate Conception
Campus Begins Capital
Improvements**

First Phase of 'Faith In Our Future' Campaign

The new modern heating and air conditioning system was funded through early contributions to the \$1.5 million *Faith in Our Future* campaign. Other improvements made to the campus over the summer were energy-efficient windows in the high school, new roof and paint for the middle school buildings and a remodeled classroom of the future in the elementary school. Below, campus leaders inspect the new HVAC wiring in the high school building. Pictured from left: Dick Smith, facilities director; Fr. Val Handwerker, rector; Victor Bennett, project manager; and Deacon Frank Williams, parish administrator.



Message from Incoming CGA President, Susie Jabbour

In the words of my dear friend Barbara Viser and author of the booklet *Central Gardens: Stories of a Neighborhood*, “our lovely neighborhood is a magnet for families and individuals looking for a sense of community in fine old spaces with real people.” I am fortunate to know many of our amazing neighbors and even more fortunate to serve as your association president for the coming year. An extraordinary group of our neighbors serve with me on our board and I feel honored to work with them and to call them my friends. I hope that during my term you will feel free to share ideas and concerns with me and I will appreciate your support as well.



Susie Jabbour
CGA President

Goals that the board and I have set for this year include: launching our new CGA website—an exciting window into all that is our neighborhood; conducting a door-to-door campaign to meet all of our neighbors and encourage both association membership and participation in Central Gardens Patrol operated by Phelps Security service; and providing new opportunities for neighbors to learn about yard beautification techniques and safety. I also hope that we will continue to grow as a community with the common goal of preserving Central Gardens homes, landmarks and trees.

Announcing Central Gardens' New Website!

- View photos of you and your neighbors at the 2013 Fourth of July Parade
- View homes of the 2013 Central Gardens Home and Garden Tour
- Look for new home sales right from the Central Gardens site
- Join Central Gardens Association
- And MORE!

Check it out at www.centralgardens.org.
Tell us what you think!

2013 Annual Meeting Recap

Approximately 200 neighbors attended the 2013 Central Gardens Association Annual Meeting held at Grace-St. Luke's Anchor Hall. Jim Strickland, vice chair of the Memphis City Council, spoke to our group. As chair of the budget committee for the city council, he was well prepared to answer all questions related to fiscal issues for the city. As usual, the Q&A was quite lively! 2012 President Nancy Willis introduced Susie Jabbour, CGA's new president. This was a fun and informative meeting where neighbors heard about CGA's accomplishments of the past year. You can see photos of the event and read the PowerPoint presentation at www.centralgardens.org. But most importantly, we want to thank many folks who made this event possible. Holly Hagan chaired the Annual Meeting Committee. She and her committee did a great job organizing the event.

For in-kind donations, door prizes and refreshments, thanks go out to these neighborhood vendors. You can show your thanks by supporting their business:

- Grace-St. Luke's
- Joe's Wine & Liquor
- The Central Gardeners
- Holiday Deli & Ham
- Cortona Contemporary Italian Restaurant
- Celtic Crossing
- Bar Louie
- Bhan Thai Restaurant
- Slider Inn
- Peria Shoes
- InsideOut Gym
- Playhouse on the Square
- Liz Brown art work
- Soul Fish Café

Neighborhood appreciation awards were given to the following:

- Memphis Botanical Gardens for their significant support of our arboretum.
- Patrick Tamburrino for his long-time technical support of our website and e-news.
- Elise and Mike Frick for their continued wreath hanging initiative and July 4th support.
- Yvonne and Lawrence Madlock for their continued July 4th Parade support.
- Dan Conaway and Stinson Liles for their assistance with website development and the membership campaign.

As American as Apple Pie

By Amanda Meredith, Parade Chair 2013



As a native Central Gardener the Annual July 4th parade is a treasured memory from my childhood. Our wonderful neighborhood tradition continued this year and was a huge success! The weather was perfect with mild temperatures, the food was fabulous and the friends many. Led by Grace-St. Luke's Cub Scout Pack 34, the parade included plenty of patriotic spirit. The display of creativity shown by the children and their families through costumes, vehicle adornments and pets made this year's parade another enjoyable one. The Memphis Police Department's Crump Station mounted unit followed the procession with their bike unit. The crew from Fire Station No. 11 brought out their trucks and even turned on the hoses for the celebration!

Susie Jabbour, the 2013-14 Central Gardens Association president, welcomed the crowd and read a poem written by a fellow resident and veteran. Judge Karen Williams, accompanied by Renee Kemper on piano, sang the national anthem and

other patriotic songs. Our scouts lead us in the Pledge of Allegiance and Mike Synk, the veteran emcee, kept the crowd entertained.

Many volunteers young and old were fundamental in this long-lived tradition. Students from Grace- St. Luke's assisted at the ever-popular snow cone station. Meg and Mike McCord tallied all of the votes from contest judges Susie Jabbour, John Viser, Diane Youree, Casey Malone and Lisa Sloan. All of the contestants were amazing, giving the judges a challenging task in choosing winners for all of the nine categories.

Best Costumed Group

- 1st – Freedom Fighters
- 2nd (tie) – Julia Comes, Madeliene Hays and Georgia Brown / Jack Apperson and John Henley

Best Decorated Stroller

- 1st – Hannah Horwitz
- 2nd – Charlie Dudek
- 3rd – Seth Cowan

Best Decorated Bike/Trike (7 and under)

- 1st – Gabriella Graves

- 2nd – Lucia Cochrane
- 3rd (tie) – Winston Wilford / Everett Weber

Best Decorated Bike/Trike (8 and older)

- 1st – Evie Grace Goode
- 2nd – Madeleine Hays
- 3rd – Sally Inman

Best Decorated Other Vehicle

- 1st – Charlie and Millie Savage
- 2nd – Joshua Inman
- 3rd – Chandler Brown

Best Patriotic Costume (7 and under)

- 1st – Max Graves
- 2nd – Katherine Morgan
- 3rd – Lucia Cochrane

Best Decorated Pet

- 1st – Molly Brown
- 2nd – Maisey and Max Willis
- 3rd (tie) – Cottonball Soleki / Buddy Fleming

The Most Patriotic

- 1st – Hannah Horwitz
- 2nd (tie) – Winston Wilford / Ainsley Shaw, Hailey McLaughlin and Isabella Shaw

HOME SALE INFORMATION

ADDRESS	SPECS	STYLE	AGE	SALE PRICE	\$ PER SF
April					
1475 Goodbar	3 BR, 2.1 BA	Traditional	c. 1917	\$425,000.00	\$126.00
556 S. McLean	5 BR, 3 BA	Traditional	c. 1915	\$320,000.00	\$109.00
1958 Peabody	3 BR, 2.5 BA	Traditional	c. 1922	\$319,900.00	\$119.00
1643 Carr	3 BR, 1 BA	Traditional	c. 1924	\$199,900.00	\$66.00
1604 Linden	3 BR, 1 BA	Traditional	c. 1910	\$179,900.00	\$97.00
May					
651 Belvedere	6 BR, 6 BA	Traditional	c. 1912	\$932,500.00	\$120.00
1619 Goodbar	4 BR, 2.5 BA	Bungalow	c. 1921	\$420,000.00	\$129.00
1530 Harbert	4 BR, 2.5 BA	Traditional	c. 1915	\$415,000.00	\$142.00
1797 Carr	3 BR, 2.5 BA	Traditional	c. 1916	\$354,650.00	\$149.00
1969 Higbee	4 BR, 2.5 BA	Traditional	c. 1910	\$275,000.00	\$126.00
286 S. Watkins	3 BR, 2 BA	Bungalow	c. 1929	\$205,000.00	\$111.00
1489 Rosemary Lane	3 BR, 1.5 BA	Traditional	c. 1945	\$168,500.00	\$105.00
763 Rozelle	4 BR, 2.5 BA	Traditional	c. 1964	\$155,000.00	\$60.00
1978 Vinton Ave.	3 BR, 1 BA	Bungalow	c. 1985	\$149,900.00	\$102.00
1776 Vinton Ave.	3 BR, 3 BA	Traditional	c. 1916	\$138,000.00	\$58.00
June					
1597 Peabody	5 BR, 5 BA	Traditional	c. 1910	\$650,000.00	\$128.00
1741 Glenwood Place	4 BR, 5 BA	Traditional	c. 1910	\$640,000.00	\$134.00
1594 Vinton	4 BR, 2.5 BA	Traditional	c. 1907	\$415,000.00	\$119.00
1561 Vinton	4 BR, 3.5 BA	Traditional	c. 1907	\$410,000.00	\$132.00
1901 Harbert	3 BR, 2.5 BA	Bungalow	c. 1909	\$350,000.00	\$138.00
255 Rembert	4 BR, 3.5 BA	Traditional	c. 2005	\$342,000.00	\$103.00
1912 Vinton	4 BR, 2 BA	Traditional	c. 1945	\$259,000.00	\$108.00
1971 Harbert	3 BR, 3 BA	Bungalow	c. 1912	\$193,500.00	\$69.00
1905 Central	4 BR, 3 BA	Bungalow	c. 1922	\$198,000.00	\$66.00
1476 Central	4 BR, 3.5 BA	Traditional	c. 1941	\$178,000.00	\$84.00
1723 York	3 BR, 2 BA	English	c. 1922	\$187,000.00	\$113.00
1975 Vinton	2 BR, 1 BA	Bungalow	c. 1923	\$123,000.00	\$102.00
1396 Vance	2 BR, 2 BA	Traditional	c. 1930	\$108,624.00	\$53.00

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: Porches

By Elizabeth Byrd, committee member of Landmarks, Zoning and Compliance

Broad, open, front porches are welcoming arms of Central Gardens homes. Porches are the single architectural feature most characteristic of our homes, complementary to the majority of historic styles in this district. In contrast to the popular modern deck, these porches provide a semi-private extension to the home and offer a covered outdoor living space, which is enjoyed by family and passersby alike. Most porches are decorated for comfortable, relaxing reading, entertaining and impromptu conversations with neighbors and casual walkers. As such, new home construction in Central Gardens is strongly encouraged to include a front (or side) porch.

Guidelines: the porch should be covered and built relative to the style, size and scale of the house utilizing materials consistent with the home's construction (wood, brick, stucco or stone). Porches should be functional as outdoor living space and be at least eight feet deep. Balustrades and porch supports should also be appropriate to the home's style and to the traditional design in the overall neighborhood.

Fashionably Green: Color Central Gardens Beautiful

The Central Gardens Association
and the Memphis City Beautiful Commission
cordially invite all Central Gardens residents
to this FREE gardening and landscaping workshop.

Saturday, Oct. 26, 2013

Grace-St. Luke's Church in Trezevant Hall

8:30 a.m.: Sign in and breakfast

9 a.m. - Noon: Four landscaping experts will each speak
on a topic relevant to creating beautiful Central Gardens

Pre-registration is required by Oct. 19.

For more information and to pre-register,
visit www.centralgardens.org/events
or call Elizabeth Byrd at (901) 274-1868.



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