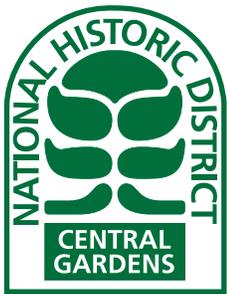


NewsLetter

WINTER 2014

Development Requires Groups to Unite for a Better Midtown

From the desk of the Editor and Sam Goff of Midtown Memphis Development Corporation



*“Progress occurs
when courageous,
skillful leaders seize
the opportunity to
change things for
the better.”*

—Harry S. Truman

What a great year it was to be a Midtowner and Central Gardens resident! Almost daily we opened our newspapers or logged onto social media sites and heard news of a new retail establishment, grocery store or restaurant coming to our wonderful corner of the world. In 2013, we learned news of Fresh Market planning to occupy the existing Ike’s location, Muddy’s Bake Shop planning to open in Cooper-Young, plus Chef Kelly English’s new offering, the Second Line, opened on Monroe. Of course, we cannot fail to mention the redevelopment of Overton Square, the purchase and redevelopment of the French Quarter Inn and our soon-to-be-fabulous Midtown Kroger store.

While all of this development is certainly exciting and much overdue, history tells us that it is critical that the voices of those living in and around these projects be heard. That is where the Midtown Memphis Development Corporation (MMDC) plays a crucial role. Working closely with neighborhood associations, like the Central Gardens Association (specifically the CGA Landmarks Committee), MMDC serves as the unifying force for neighborhoods, businesses, and other community groups to implement policies and encourage development designed to make Midtown a better place to live, work and recreate.

At the top of the list of MMDC successes was the creation and implementation of the Midtown Overlay. The Overlay provides an added layer of protection for the community against undesirable development. The Overlay helped prevent unwanted development plans for Overton Square from happening, and, ultimately, helped Loeb Properties put together the dynamic plan for the district that is presently unfolding before our eyes.

MMDC has also worked to preserve Midtown’s historic structures: the building façade of the Christian Bookstore, The United Methodist Church and the 19th Century Club among them. Not all efforts have been successful but valuable lessons were learned along the way.

Those lessons helped ensure a design for the new Kroger on Union Avenue that meets with broad community approval. There are many examples of where “gentle nudges” have steered developers toward a more pleasing design or inclusion of design aspects that better meet the needs of our community.

United with Midtown neighborhood associations, like the CGA, Midtown Memphis Development Corporation is positioned to amplify each association’s voice. The goal is to unify individual group concerns into concerns for all neighborhoods, giving added strength to all positions. With each neighborhood participating, collective goals can be reached,

creating a more livable, beautiful, economically viable, and desirable Midtown for all of us now and into the future. For more information about the MMDC, visit their website at <http://www.midtownmemphis.org>. For more information about the Central Gardens Landmarks Committee, visit our website or contact Christina Hall at chall1566@gmail.com.



*Revitalized Overton Square
retail space facing Trimble Place.*

Happy New Year! It is going to be an exciting year for Central Gardens and our surrounding Midtown area with so much new development and growth, adding value and convenience to living in this part of Memphis! Our



*Susie Jabbour
CGA President*

neighborhood is in the center of all of the growth and we have an opportunity to showcase why Central Gardens is such an awesome place to live. Why not make it a New Year's resolution to join our neighborhood association and actively participate by serving on a committee to help promote ways to improve our neighborhood?

Check with your neighbors on your street and encourage them to join as well. With more members we can accomplish more goals, have a bigger presence when promoting projects or rallying against concerns that arise, and demonstrate to the community our love for Central Gardens. To join or renew your membership, please visit www.centralgardens.org and click the Join/Renew button.

We Need Your Help For Springfest!

Help welcome spring to Central Gardens by volunteering for this year's Springfest. Held on an April afternoon in the Grace-St. Luke's parking lot at the southeast corner of Peabody and Belvedere, this event consists of children's play areas, live music, and concessions. The intent of the festival is to bring the people of Central Gardens together: young, old, single, married, all families and residents get to know one another and become a neighborhood community. Springfest provides the perfect opportunity to promote a small-town environment in the middle of the city.

The date of this year's Springfest will be announced in our next eAlert and posted on our website. If you would like to volunteer, please contact Stephanie Zimmerman at stephaniekayzimmerman@gmail.com.

Recent Board Actions

- The Landmarks committee, led by **Christina Hall**, has been very busy representing neighbors' concerns regarding the development of 'The Truck Stop



*Sarah Pospisil
New CGA Board Member*

restaurant. Committee members have participated in meetings, written letters to appropriate organizations and developed a working relationship with the developers.

- **Sarah Pospisil** was elected to the CGA board. Sarah graduated from the University of Arkansas in 2006 with a BA in

Journalism and an emphasis in Advertising and Public Relations, and a minor in Marketing. Shortly after relocating to Memphis, Sarah began working at Rhodes College where she held various roles over the course of six years. Living and working in Midtown, it didn't take long for her to fall in love with the community and all it has to offer. Sarah is currently an Operations Analyst at AutoZone. In her spare time Sarah enjoys running, traveling, spending time with friends and family and Memphis barbecue.

- **Dan Reid** and **Tracy Wiswall** are the new Safety Committee co chairs. Their committee will work with neighbors and Phelps Security to assist with safety issues and concerns.

- **Ellen Whitten** is the new Membership chair. She and her committee are working to coordinate a membership drive, improve membership dues remittance and develop training in using the membership component of our new Central Gardens website.

- The Home Tour Committee, chaired by **Katie Savage**, is starting work on the exciting annual tour of several of our neighborhood homes scheduled for Sept. 7. If you are interested in serving on this committee or helping on the day of the tour, please go to www.centralgardens.org and volunteer!

Central Gardens Patrol, Operated by Phelps Security, Enhances Operations

You may remember hearing about an incident that occurred in the early hours of a cold November morning last year. Our Central Gardens Patrol officer, provided by Phelps, witnessed several youths surrounding a car in our neighborhood. As he drove past, the young men dove under the car, in an attempt to hide from the officer. The Memphis Police Department was called and confirmed, that in fact, there had been a rash of tire thefts on that block in recent days. Central Gardens' residents who subscribe to Phelps are grateful for this service, which helps to deter crime in our neighborhood and in some instances (like this one) actually prevents a crime from occurring.

The neighborhood patrol, operated by Phelps, continually meets with the Central Gardens Safety Committee and listens to neighbors so that they stay abreast of security concerns. It is because of this close interaction with CGA and Phelps members that the security detail has enhanced some of its offerings.

Security officers were recently given Smart Phones so that they can respond more quickly to Phelps subscribers and offer more personalized service. These Smart Phones give the drivers the ability to identify customers more quickly and to locate the caller's home expeditiously. While patrol cars have been outfitted with GPS previously, the GPS was not linked to the caller. Now, the security patrol can quickly identify the caller and locate the caller's home, even if the physical, numerical address is poorly marked or not posted at all.

Phelps Security will also be implementing a new reporting and information gathering system, which will eliminate paper reports and give officers electronic reminders of "tasks" (customers having parties, going on vacation or other events). The electronic reporting will provide more sophisticated security data, which will allow the CGA Safety Committee to identify problem areas more specifically and report on the most common types of incidents that occur. If you are not a member of Central Gardens Patrol, please consider joining your neighbors who subscribe. You can reach



Jennifer Phelps at 365-9728. Or, if you have any questions about the service, you may also contact the chair of the CGA Safety Committee, Dan Reid, at dreid@renasant.com.

(Above) Phelps Security Officer Moore responds to a call using new mobile device.

2013 Central Gardens Wreath Hanging

By *Cindy McBrayer*
Chairman, Beautification Committee

This year I was the coordinator for the project of Hanging Wreaths in our neighborhood of Central Gardens. On Saturday, Nov. 23, at 9 a.m. a group of approximately 30 volunteers gathered at Mike and Elise Frick's home on Carr to pick up their assigned wreaths to hang on our old-fashioned light poles within the neighborhood.

Central Gardens is divided into eleven sections and each section takes at least two people with a truck and ladder, not to mention the ability to carry the ladder down the street and climb it about 25 times! The process was then reversed on Saturday, Jan. 4 as it was time to take the wreaths down and store them at the Fricks for next year.

We are very lucky to have several Central Gardens



Matthew Domas secures a wreath on one of our neighborhood's beautiful light poles.

residents who work almost every year on the wreath-hanging project. We were also lucky to have some "new recruits" to add to our list of seasoned wreath hangers. The whole operation of the wreath hanging would not be possible without the work of Mike and Elise Frick who provide free storage of about 250 wreaths for the neighborhood for the entire year. Although it was a chilly day for both the putting up and taking down of the wreaths, fun was had by all! Come and join us next year!

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Central Gardens Celebrates Newspaper Carrier's Nearly 50 Years of Service

In January, residents joined together to thank Jeff Cain, our newspaper carrier, for serving the Central Gardens and Annesdale neighborhoods for close to 50 years.

Jeff Cain has provided newspapers to our neighborhoods since 1965. In the wee morning hours while many of us sleep, he throws *The Commercial Appeal*, *The Wall Street Journal* and *The New York Times*.

You might have seen his tired old red truck—on its very last legs—slowly cruising on your street. His broken down vehicle was making it tough for Jeff to continue his hard-earned living and more difficult to deliver our papers consistently on time.

Residents thanked Jeff by raising funds to help him purchase a well-functioning used SUV and cover other related expenses. Thanks to those who, in keeping with the holiday season, helped a friend in need.



Denise Bollheimer and Jeff Cain listen as neighbors salute the newspaper carrier.

Central Gardens Home Sale Information

	ADDRESS	SPECS	STYLE	AGE	SALE PRICE	\$ PER SF
OCTOBER	653 S. Willett	4 BR, 3.5 BA	Traditional	c.1910	\$820,000.00	\$168.00
	653 S. Mclean	3 BR, 4.5 BA	Traditional	c.1923	\$659,000.00	\$132.00
	1616 Central	5 BR, 4.5 BA	Traditional	c.1853	\$550,000.00	\$80.00
	534 S. Mclean	5 BR, 6.5 BA	Traditional	c.1910	\$540,000.00	\$82.00
	219 S. Mclean	3 BR, 3 BA	Victorian	c.1890	\$348,000.00	\$116.00
	633 Rozell	3 BR., 2.5 BA	Traditional	c.1898	\$285,000.00	\$129.00
	1647 Eastmoreland	4 BR., 2.5 BA	Traditional	c.1912	\$260,000.00	\$88.00
	1748 Eastmoreland	3 BR, 1 BA	Bungalow	c.1919	\$144,000.00	\$111.00
	675 Mansfield	3 BR, 1 BA	Traditional	c.1928	\$126,300.00	\$86.00
NOVEMBER	561 S. Belvedere Blvd.	5 BR, 2.5 BA	English	c.1925	\$675,000.00	\$150.00
	1412 Harbert	4 BR, 3 BA	Traditional	c.1905	\$429,000.00	\$127.00
	321 S. Watkins	3 BR, 2 BA	Traditional	c.1923	\$245,000.00	\$122.00
	1430 Carr	4 BR, 2.5 BA	Traditional	c.1921	\$290,000.00	\$96.00
	1584 Harbert	4 BR, 1.5 BA	Traditional	c.1912	\$215,000.00	\$91.00
	1455 Rosemary Ln.	3 BR, 1.5 BA	Traditional	c.1945	\$192,000.00	\$90.00
DECEMBER	1530 Peabody	4 BR, 3.5 BA	Traditional	c.1924	\$700,000.00	\$141.00
	662 Willett	4 BR, 3.5 BA	Traditional	c.1981	\$655,000.00	\$130.00
	690 Clanlo	4 BR, 2.5 BA	Traditional	c.1985	\$395,000.00	\$131.00
	215 Kimbrough	3 BR, 2.5 BA	Traditional	c.1925	\$395,000.00	\$149.00
	1355 Peabody	3 BR, 3.5 BA	Traditional	c.1902	\$358,500.00	\$105.00
	1789 Linden	4 BR, 3.5 BA	Traditional	c.1917	\$325,000.00	\$95.00

Information deemed reliable but not warranted.

Leigh Martin, Central Gardens resident and a board member of CGA, is 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 14 years. If you need to contact Leigh, please call 901.351.3877 or email her at martlei@aol.com.

Guidelines at a Glance: the Landmarks Committee

By Christina Hall, Chair of the CGA
Landmarks Committee

In addition to assisting homeowners with the review and compliance of our Design Guidelines we also research complaints concerning zoning violations and work to help establish new zoning ordinances. As alluded to in this issue's cover article, The CGA Landmarks Committee is responsible for not only our neighborhood borders but, as the largest historic district in Midtown, we also work with the Office of Planning and Development to maintain city zoning laws known as the Unified Development Code (UDC).

As we are continually voted the best neighborhood, we also strive to make Midtown in general the best place to live, work and play. It's important to us to have the overall infrastructure surrounding us to be just as great as the homes we live in.

The zoning policies along with the Midtown overlay adopted by the City of Memphis is a guide to protect and enhance the unique architectural integrity of the area and avoid turning the area into another suburban sideline. The overall goal is to create architecture that will remain timeless in its nature and something future generations will feel the call to save and enhance just as we do now.

For additional information please access our website www.centralgardens.org for a copy of the Architectural Design Guidelines and Users Guide and for a copy of the Unified Development Code please access <http://shelbycountyttn.gov/index.aspx?NID=924>



Update on Ashlar Hall from Memphis Heritage's June West

Ashlar Hall, located at 1397 Central Ave., has been in Shelby County Environmental Court for years. Finally an order was issued and agreed upon in October that owner, Robert Hodges (Prince Mongo), working through the Court, would donate the property to a non-profit organization or the City of Memphis. In the fall, Memphis Heritage began working with Joe Thordarson, founder of the Memphis Comic and Fantasy Convention (MCFC), on a plan to restore and reuse the landmark building. The use would be a community education and art center as well as the home of MCFC. MCFC has created an amazing nationally-recognized program for students using comic, fantasy and science fiction themes to teach hundreds of kids writing, art and other skills.

Several meetings later, MCFC was able to come up with tremendous community support to make this plan a reality. A Court hearing was scheduled in early January where the Court would hear the plan. A week before this hearing it was learned that, without consulting Judge Potter or the City attorney handling this case, Robert Hodges quit-claimed the property to another individual, Kenny Medlin. Medlin stated that his plan was to create a residence for homeless children with cancer.

There is a local statute that makes this sort of transfer illegal while a property is involved in an open Environment Court case brought by the Memphis Fire Department, which is the case with Ashlar Hall. Judge Potter did not null and void the transfer at the Jan. 13 hearing. He did order, however, that Medlin submit a plan, timeline and financial proof of his ability to effectively restore the building and the grounds. Judge Potter did note the illegal nature of the transfer and left his final decision open. The next hearing was to be held on Monday, Jan. 27. Watch for regular updates on the Save Ashlar Hall Facebook page.

Editor's note: At press-time, Judge Potter had dismissed the deed transfer request after Medlin failed to meet the Jan. 27 deadline to produce a redevelopment plan for Ashlar Hall. We will continue to keep you posted on efforts to save and redevelopment this landmark.

Tom Sauter Named New Head of Lower School at Grace-St. Luke's

By Marci Woodmansee, GSL Director of Communications

Grace-St. Luke's Episcopal School is pleased to announce the appointment of Tom Sauter as the next Head of Lower School. He will replace interim Head of Lower School Linda Niell in July before the start of the 2014-15 school year.

Sauter is currently the Elementary Principal of the Valle Alto Campus of Mexico's Instituto San Roberto. With a career spanning three decades, he holds a B.S. in Elementary Education from Crown College in Minnesota, as well as a Master's in Elementary Education from Minnesota State University and a PK-12 Principal License from the University of Minnesota.

"Tom brings energy, a diverse range of experiences and a commitment to fostering relationships among all the stakeholders here at GSL. He will help us build on our recent accreditation and lead the Lower School as we implement our strategic plan and vision for the future," said Thor Kvande, Head of School.

"I am eager and excited to join the staff of teachers and leaders at GSL," said Sauter. "Quality education is a partnership between the school and home; I believe there is a strong connection and commitment between school and parents at GSL, which helps provide the best environment for success."



ICCS Mindfulness Curriculum Helps Students Develop Concentration

By June LaPorta, Director of Advancement and Communications

ICCS fourth-graders are becoming better focused, more self-aware and are developing longer attention spans, due in great part to the school's Mindfulness Curriculum.

Mindfulness — focusing awareness on the present moment — has been used for 30 years for pain management, sports and business applications and more recently has gained popularity in academic circles. "There is a growing recognition in the field of education of the importance of social emotional learning," said ICCS religion teacher Suzanne Martin, who leads the mindfulness sessions. "In order for a young person to be fully capable and trained as a student, it is essential to teach from a holistic approach, not just academic," she said.

Martin received training in the mindfulness curriculum developed by Mindful Schools in Oakland, Calif., and introduced the curriculum to ICCS in the 2012-13 school year. Classes resumed this year in October and continued for eight weeks. "Many teachers indicate their classroom problems center on attention or concentration and impulse control," Martin said. "Mindfulness teaches children the skills to increase attention and awareness as well as behavior regulation."



(Above) Fourth graders at ICCS participate in Mindfulness Curriculum.



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CGA Go Green Giveaway with Opera Memphis



Help us in our efforts to Go Green and you could win two tickets to Opera Memphis' fall season opener!

This year, Central Gardens will “Go Green” by transitioning from a printed, quarterly newsletter to a monthly newsletter that is sent via email. This allows our organization to not only be environmentally friendly, but it also allows us to communicate with you, our neighbors, in a more timely fashion.

Give us your email address and you will be automatically registered to win. Deadline to enter is noon on Sunday, May 11. The winner will be announced at the Central Gardens Annual Meeting on May 12. If we already have your email address, you are automatically registered. To enter to win, simply visit us at www.centralgardens.org and fill in your email address in the box provided.