

NewsLetter

WINTER 2013

CGA Seeks Best Outcome for New Kroger Expansion on Union

By Christina Hall, Chair Landmarks, Zoning and Compliance Committee

Kroger purchased the block of Union Avenue between Lemaster and Idlewild with plans of expansion. The Landmarks, Zoning and Compliance Committee of CGA reached out to Josh Whitehead, planning director of the Memphis and Shelby County Office of Planning and Development, who connected us with Kroger officials who agreed to a neighborhood meeting to discuss the expansion project.

Representatives from surrounding neighborhoods who attended the meeting included: Land Use Control, Memphis Regional Design Center, Memphis Action Coalition and the Midtown Community Development Corp.

Kroger officials and their architects listened to area resident ideas and concerns. Kroger officials said if they don't build what residents want, people will shop elsewhere. They added they don't intend to build another generic retail outlet. Instead, the grocery representatives said this store is different from a typical Kroger grocery store and added they are ready to build the best possible design. Their architect, Brad Schmiedicke of Pickering also a midtowner, said he has a big stake in this as well. Kroger officials gave him the freedom to innovate, and he plans not to disappoint his neighbors.

Among the many concerns by area representatives and residents who attended the meeting included: parking, noise, sustainability, landscaping, street frontage, pedestrian friendliness, zoning/board adjustments, product selection and incorporation of local foods. Kroger officials responded to the various comments and concerns by saying:

- ¥ They are looking into keeping the garage under the Belvedere Towers for customer or employee parking.

- ¥ Noise is a concern for the residents to the south and will be Kroger's challenge.

- ¥ They are concerned about sustainability and energy savings. In the past few years they have cut energy costs by 50-60 percent.

- ¥ Concerning street frontage, they intend to incorporate areas for people to ride bikes and walk. The goal is to make it pedestrian friendly and safe.

- ¥ There is not enough room for a gas station.

- ¥ Belvedere Tower will not be empty until May, 2013 so neighbors won't see much site work occurring for at least the first part of this year. Kroger will allow Memphis Heritage to salvage anything from the existing properties.

- ¥ Currently they incorporate local foods and intend to bring in more. If you have a product you would like to have, let know them at the store.

Please visit our website: www.centralgardens.org

Kroger officials said the plan to keep area residents informed through the process so there are no surprises. Kroger officials will likely meet with neighborhood leaders in February and March to show some design concepts.



*"A cold wind was blowing
from the north, and it
made the trees rustle
like living things."*

— George R.R. Martin,
A Game of Thrones

Volunteers Create Holiday Spirit

By Brent Kernodle, Chairman, Beautification Committee

This year, I had the pleasure of coordinating the Christmas wreath hanging for Central Gardens. On Friday, Nov. 16, a festive group of 15 met at Mike and Elise Frick's for a wreath and bow replacement party. Twenty-five new wreaths had been purchased to replace damaged and missing ones. New bows for our 257 wreaths were attached and fluffed. Special thanks to the attendees from other neighborhoods: John Tackett, Betty Alsup, Toni



Brent Kernodle scales ladder to hang CGA wreaths.



The whole operation could not have been done without the work of Mike and Elise Frick who wrote the book on wreath storage and distribution.

Cerrito, Sherry Prewitt and Chris Davis. After our work was completed Elise treated us to a delicious dinner of pasta bolognese.

At 9 o'clock sharp the following morning, a band of 31 volunteers gathered to hang wreaths on our old-fashioned light poles. The neighborhood is divided into 11 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 reversed the first Saturday in January.

New recruits this year included Rachel Kennedy, Randle Witherington and John Garza, Tom and Joe Prestigiaco. We are lucky to have several Central Gardens residents who work almost every year on the wreath hanging. They include: Stinson and Patty Liles, Darrel McGee, Richard Vining, Karen Anderson and Jennifer Marchetti. Also thanks to our Central

100 Years and Growing, Central Gardens Trees

By Greg Touliatos, resident

As our Central Gardens neighborhood hits 100 years of age (and beyond), changes are taking place in our largest trees. Urban trees, even when well-tended, generally have a maximum life span of 80-100 years. So, the original trees planted by early homeowners are beginning to decline and will ultimately die.

We all notice the dramatic loss of large, old trees during weather events like Hurricane Elvis and the Ice Storm but the worst culprit is a tree's maximum life span. The loss of one here and one there adds up to numbers vastly larger than even the worst weather event! Often the first sign of this unavoidable decline is the general die-back of the upper canopy. However, the appearance of mushrooms and fungi on the base of the trunk or on large roots are also indications of imminent future problems.

The CGA board identified this problem several years ago and created a budget, administered by the Beautification Committee, for the program to help reforest/re-tree our beautiful neighborhood. The Tree Replacement Program is a terrific neighborhood perk. To participate, all you do is ask for the free tree that must be placed the front portion of your property plus be a paid member of the CGA. Each tree replacement costs approximately \$190, so taking advantage of the tree replacement program is quite a bargain as a general CGA membership is only \$25. At the same time, there is the opportunity to enrich our environment by growing a tree through our Tree Replacement Program.

Greg Touliatos & Associates, Inc., was selected by the CGA board to conduct the homeowner property evaluation and perform the tree installation. Each applicant's front garden is carefully evaluated for soil, sun and aesthetics. We then recommend an appropriate tree selection for your home. Trees which fit our Arboretum guidelines are selected whenever possible.

Historic Guidelines at a Glance

By Lori Roper, member Landmarks, Zoning and Compliance Committee

Guideline: Minimize the visual impact of site lighting. Traditionally, lighting within a site was subdued. An occasional garden light was seen, but porch lights were usually the only exterior illumination. But what about safety, security and visual appeal? Porch lights remain the ideal for lighting porch steps, identifying visitors at the door and providing a sense of welcome. Fortunately, today we have a range of light fixtures, sources and controls to help us maintain the historic lighting look of our neighborhood, keeping in mind that less is often better than more.

Guideline: Decorative light fixtures should be in character and scale of the structure: There are many fixtures available now. It is best if you can keep the light fixtures shielded with frosted glass, frosted bulbs, or low wattage so they do not glare. Also according to our guidelines, gas lights and multi-globe posts are not appropriate for the neighborhood. Adding a motion sensor to a porch light provides several benefits, such as saving energy and serving as a visual doorbell. Additionally, during summer months, fewer moths and other insects gather around porch lights and slip inside when the door is opened.

Guideline: Lighting should be dim and shielded: The best light sources are shielded and hidden from the normal line of sight. A glare bomb shining in your face is not welcoming to anyone and provides poor security because it blinds those facing it, including returning home owner who can't see who is in their driveway. Overlit areas cause the human iris to constrict, creating deep shadows in areas such as backyards and alleyways. As such, brighter is rarely better. Aim directional lights at night, mindful of potential glare effects within your neighbors' and your own bedrooms. Subtle landscape

Central Gardens Home Sale Information

	ADDRESS	SPECS	STYLE	AGE	SALE PRICE	\$ PER SF
OCTOBER	1522 Goodbar	4 BR, 3.5 BA	Traditional	c. 1910	\$631,000	\$145
	1417 Harbert	4BR, 3.5 BA	Bungalow	c. 1909	\$615,000	\$131
	1493 Eastmoreland	4 BR, 3 BA	Bungalow	c. 1923	\$370,000	\$151
	259 S. McLean	3 BR, 3.5 BA	Traditional	c. 2002	\$215,000	\$96
	1886 Harbert	4 BR, 1.5 BA	Traditional	c. 1927	\$164,435	\$81
	1763 Eastmoreland	3 BR, 1 BA	Bungalow	c. 1920	\$152,500	\$88
	1895 Vinton	4 BR, 3 BA	Traditional	c. 1917	\$133,000	\$35
	1920 Cowden	2 BR, 1 BA	Traditional	c. 1931	\$118,000	\$79
	1969 Linden	3 BR, 3 BA	Bungalow	c. 1940	\$109,109	\$55
NOVEMBER	1570 Harbert	4 BR, 3.5 BA	Traditional	c. 1910	\$450,000	\$123
	1565 Vinton	4 BR, 2 BA	Traditional	c. 1910	\$185,000	\$55
	1863 Peabody	3 BR, 1 BA	Traditional	c. 1914	\$164,900	\$90
	208 S. Idlewild	2 BR, 1 BA	Bungalow	c. 1939	\$97,400	\$93
	1794 Linden	2 BR, 2 BA	Traditional	c. 1910	\$110,000	\$67
	1924 Cowden	2 BR, 1 BA	Bungalow	c. 1902	\$66,500	\$40
DECEMBER	1863 Cowden	5 BR, 4.5 BA	Traditional	c. 1911	\$590,000	\$139
	1912 Peabody	4 BR, 2 BA	Bungalow	c. 1922	\$168,000	\$64
	1486 Eastmoreland	4 BR, 2.5 BA	Bungalow	c. 1925	\$200,000	\$83
	246 Pine	3 BR, 2.5 BA	Traditional	c. 1910	\$191,500	\$98
	1640 Linden	3 BR, 2 BA	Bungalow	c. 1922	\$187,000	\$105
	1573 Vance	3 BR, 1.5 BA	Bungalow	c. 1922	\$174,000	\$112
	1590 Vance	3 BR, 2 BA	Bungalow	c. 1927	\$177,800	\$127
1956 Harbert	3 BR, 1 BA	Bungalow	c. 1922	\$143,000	\$114	

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 13 years. If you need to contact Leigh, please call 901.351.3877 or email her at martlei@aol.com.

*Two-Year-Old Program Launches
at Grace-St. Luke's Episcopal School*

Little Lukers Program to Begin with 2013-14 School Year

Grace-St. Luke's Episcopal School is pleased to announce the addition of a new program for two year-olds and young threes at Miss Lee's Preschool. The Little Lukers program will open in 2013-14; applications are being accepted now. Housed at Miss Lee's Preschool, the Little Lukers program will provide an initial school experience for two's and young three's that is founded in best practices as developed by GSLS, an accrediting body, the National Association for the Education of Young Children.

Children must be two by June 1 to be eligible for the program. GSLS is offering a five-day program with half-day and full-day options as well as early- and after-school care when availability.

The decision to develop this program was based in large part on demand from the community, according to GSLS Head of School Thor Kvande. We knew we could offer outstanding, age-appropriate, play-based program right at GSLS that would support our community, and with continuing requests from both current and prospective families, we decided it was time to launch this initiative, Kvande explained. Miss Lee's has been NAEYC-accredited for many years, giving us a strong background to develop a program reflective of best educational practices for children. For more information, parents should contact Shelly McGuire, GSLS's Director of Enrollment as soon as possible at (901) 278-0200 or enroll@gslschool.org.



Current GSLS preschooler and Central Gardens resident Iris Vining shows her support of the two-year-old program that will begin next August at GSLS!

SAVE THE DATE FOR THIS GSLS EVENT:

¥ **GSLS School Story Time Event: Valentine Mice! Thurs., Feb. 14, 9 to 9:30 a.m.**, Anchor Center Library. For two- and three-year-olds. Free and open to the public. RSVP to [phone number]

Recent Board Actions

- ¥ Communication committee issued RFPs (Requests for Proposal) for redesign and maintenance of our website to make it more dynamic and timely.
- ¥ Landmarks committee assisted neighbor to have abandoned car removed via Code Enforcement*.
- ¥ Landmarks, Legal and Safety committees worked together to advise residents on removal of squatters in a foreclosed home via Housing Enforcement and soliciting additional police patrols*.
- ¥ Landmarks committee investigated removal of four mature trees cut down in front of Sunshine Car Wash on Union; Code Enforcement issued courtesy citation and continues to work on having the trees replaced, as they were part of construction approval plans.
- ¥ Beautification committee organized spraying for weed protection on the medians and three new trees were planted in 2012.

***A Note Regarding Code Enforcement Procedures**

Residents must make contact with Code Enforcement agencies and Law Enforcement agencies and experience problems with getting results before contacting CGA. Agencies require direct input from residents. For information concerning code enforcement, call (901) 576-6500, the Mayor's Action Center or go online at [website]

Each year almost 400 of our approximately 2,100 residents in Central Gardens demonstrate their commitment to preserving and enhancing the neighborhood by financially supporting the CGA through dues. On behalf of the community at large, CGA recognizes these individuals.

The CGA Membership Year is May 1-April 30.

PATRON

- Rex & Johnnie Amonette
- Jennafer Marchetti & Karen Anderson
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- Nicholas Aiello
- Harriett Alperin
- Jose Andrade
- Carl & Pan Awsumb
- Warren & Jimpie Ayres

Safety Committee Update

A SPECIAL THANK YOU

Written to the Safety Committee from Colonel Russell Houston, Memphis Police Department, Crump Station: *From the donations to the Fallen Officer Memorial, to the Thanksgiving and Christmas goodies, to the compliments you frequently share about our officers and supervisors, we would like to thank you and your neighbors for being so supportive of our officers throughout the year.*

We sincerely appreciate each of you and it is our pleasure to do whatever we can to improve our neighborhoods. Please relay our thanks to all your neighbors for everything you have done to support us. We look forward to working with each of you whenever the opportunity arises.

Please feel free to visit our new Crump Station location when the director announces our grand opening sometime soon. Thank you again.

? Central Gardens Patrol Officer Goes Above and Beyond

By Matt Domas, Chair Safety Committee

On Dec. 27, officer Charles Moore of the Central Gardens Patrol, operated by Phelps Security, spotted a fire in bags of construction debris on the side of a house on Cowden Avenue in close proximity to a subscriber's home. According to the officer, the fire was close enough to the home to catch it on fire. He immediately called the fire department that arrived to extinguish the fire before any damage to the home could occur.

This incident stands as an excellent example of the benefits of the patrol in our neighborhood. Also, this year subscribers donated a holiday bonus totaling \$530 to thank officers for their daily vigilance to protect subscribers' homes during the year. If you are not a subscriber to this service, please

Gary Backaus & Margot McNeely
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CGA Creates Communication and Style Guide

The Central Gardens logo speaks volumes about our neighborhood. A well-defined and consistent brand is crucial to achieving the highest possible awareness and relationship with our community and potential new homebuyers. Led by Gayle Christensen, CGA board member and recently retired from FEDEX where she was responsible for shaping and protecting FEDEX's brand, the communication committee of CGA created a communication and style guide that will strengthen and support the Central Gardens brand as well.

Susie Jabbour
 Brett Doty & Linda Jarmulowicz
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CGA Supports 2012 St. Jude Marathon

What better way to showcase our neighborhood than to support thousands of St. Jude marathoners?

As described in the race course website, during miles 14 through 17.5, runners are treated to Linden and then Peabody, a beautiful, tree-lined street in the historic Central Garden neighborhood.

This is the first year that the CGA decided to formally set up a race station on Peabody to support the runners.

Board members Gayle Christensen and Leah Roen organized the event. With lots of volunteers, we offered water, bananas and loads of cheers to runners as they passed. The bananas were a big hit as no other group on the route offered this energy fortifier. Many neighbors also came out to support the association's efforts.

Special thanks goes to Breakaway Athletics for their generous support of \$200 used to purchase refreshments. The vision of CGA is to be the premier historic residential neighborhood in the Mid-South. On Saturday Dec. 1, runners from all over the country were introduced to our



J.D. Huber volunteers to support St. Jude marathoners.



Alexandra Touliatos, Grace Herburger and Hannah Chancellor cheering on Grace's dad in the St. Jude Marathon.



Above: Nancy Willis, Isabella and Patrick Tamburrino pass out much needed hydration.

Below: CGA volunteers stand at the ready for the St. Jude Marathon.



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Save the Date For these CGA Events

- ¥ See GSL open to the public dates on page 4.
- ¥ CGA Annual Meeting: May 20 at Grace-St. Luke's.
- ¥ Springfest, the neighborhood's annual family funfest, Date TBD. Watch for eblasts and signage at GSL park.
- ¥ Fourth of July Parade: July 4



We Love Midtown!
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**Drs. Amy and
 John Huber**

**Memphis Dermatology
 Clinic, PA**
 1455 Union Avenue
 Memphis, TN 38104



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The Central Gardens Association Newsletter is published quarterly. Please visit our website: www.centralgardens.org. Neighborhood events or articles of interest may be submitted for consideration in the newsletter to barbsysak@gmail.com. To contact Central Gardens Association: Admin@centralgardens.org or call (901)343-6CGA (6342).

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