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MEMPHIS HERITAGE

KEYSTONE

September - October 2014 | Vol. 17. Issue 4

The Richards House

Earlier this year we introduced you to the property at 975 Peabody and known as "The Richards House". A wonderful example of well-preserved Queen Ann architecture from the late nineteenth century. The house is from 1893 in what was known as the Estival Park Section of Memphis, near downtown. (See the entire article in our March-April, 2014 issue of The Keystone). The structure is sound and though it is in need of major repairs throughout, still maintains an innate elegance that is no longer incorporated into homes.

MHI is happy to announce that the Richards property is the first in what we hope will be many more opportunities for MHI to aid in the restoration of local, historic properties through a process known as receivership. In this instance the MHI will work with a sponsoring organization, Rising Phoenix, a company that is directly involved in restoration/rehabilitation of historic properties in blighted areas. MHI's role will be in the fundraising/marketing of the project.

This opportunity was made possible by the enactment in Ten-

nessee of the Neighborhood Preservation Act (TPA) in 2007. Under its terms, properties in blighted areas of Tennessee cities are eligible for special treatment if the owner of the property does not maintain it in habitable condition or, alternatively, have the offending structure(s) torn down at their expense. The Richards property is located in an area that qualifies it for NPA action. The owner was issued earlier this year and was unable or unwilling to address the shortcomings listed in the suit. Subsequently, the Shelby County Environmental Court appointed MHI as the receiver of the property with a charge to rehabilitate it to its original condition.

Since MHI's mission does not include acquiring or restoring real estate, Rising Phoenix will undertake to restore the house and grounds to the satisfaction of the Court and then in conjunction with the receiver put it up for public auction. At that time the owner has a second chance to buy back the property at a price that includes funds expended by the receiver plus a 10% supplemental fee. If the owner fails to do so, the receiver may sell the



house at the auction or, if there are no bidders for it, take title to it as the sole bidder.

Rising Phoenix's CEO/owner, Varanese Pryor, will contract for restoration of the house and if it does not go back to its owner or sell at auction, will take title through the receiver (MHI) and locate her company in it. This process has not been tried before by MHI so this is a vital test case to see how it goes. MHI's June West thinks it is well worth the effort, especially since the house is sturdy and has historic significance.

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Read more at:
www.memphisheritage.org

Memphis Heritage Annual Adapt-A-Door Auction

Memphis Heritage is happy to announce its sixth annual Adapt-A-Door Auction and Party on Saturday, November 8, from 7-10 PM. This year's host committee are Alison and Taylor Berger, Anna and Tod Holtzclaw, Tommy Pacello, Carol DeForest and Barron Boyd, Suzanne Henley and Jim Cole and Kathy Manning Loeb.

Our 2014 event lead sponsor is DELTA DOOR AND HARDWARE COMPANY. The auction and party is open to the public. The admission price includes food by The Slider Inn, Tart and Bardog Tavern, along with beer and wine. Get a bid number and you too can bid on one of the fabulous adapted door. Tickets are \$35 for MHI members; \$50 for non-members. If you are not already a member of MHI, you may join and purchase at the member price online at www.memphisheritage.org, or by calling 901-272-2727. Advance ticket purchase is suggested. Tickets purchased the night of the event will be \$50 for members and non members.

About our Lead Sponsor

Delta Door and Hardware is focused on serving our local area and has been involved in the construction of many of the buildings that dot the Memphis skyline including AutoZone World Headquarters, The Westin Hotel, Baptist Women's Hospital, AutoZone Park, St. Francis Hospital, Lenox Park, Memphis Central Library and various FedEx projects to name a few. We are very grateful to have Delta Door and Hardware as the lead and a new sponsor for 2014.

We also want to thank our other sponsors as well (a list will be published in the November/ December Keystone. Without all of their support we would not be able to host this annual event.

The Event

For those who are unaware of this unique event, MHI salvages doors and windows of all sorts from Memphis properties that are abandoned or set to be demolished. We also receive doors and other pieces of old buildings as gifts from time to time. Each year, in April we select representative doors from our archives and allow the public, including

many interested parties who are artists, architects, designers, etc. to adopt one or more doors and create any thing they wish out of their door or window. Then in the fall we have the Adapt-A-Door Auction Party where the finished products are displayed and up for bid.

All proceeds benefit MHI to continue its non profit work. This event also recognizes the creators/artists who enhance the doors into creative projects. Without their generous participation this event would not be possible. Past creations have included a headboard, a chaise lounge, desk, bars, tables, an electric guitar and case and other interesting items.



"Pinot Door" by Door Artist Dan McRitchie

Some of this year's Door artists include: ANF Architects, Valerie Berlin, brg3s Architects, Karen Capps, Richard Carr, Billy Flowers, Haizlip Studio, Suzy Hendrix, Lisa Tribo, Suzanne Henley, Will McGown, Dan McRitchie, Greely Myatt, Mary Norman, Rachel Sejas & Tim McCullough, Cindy Sharpe and Dolph Smith.



"Adapted Doors" Lounger by brg3s architects



MEMPHIS HERITAGE
KEYSTONE

The Keystone is a publication of Memphis Heritage, Inc. Memphis Heritage's mission is to stimulate an appreciation for our heritage and preserve historic places. Our offices are at 2282 Madison Avenue. You can write to us or call us at 901-272-2727. Or visit our website at www.memphisheritage.org.

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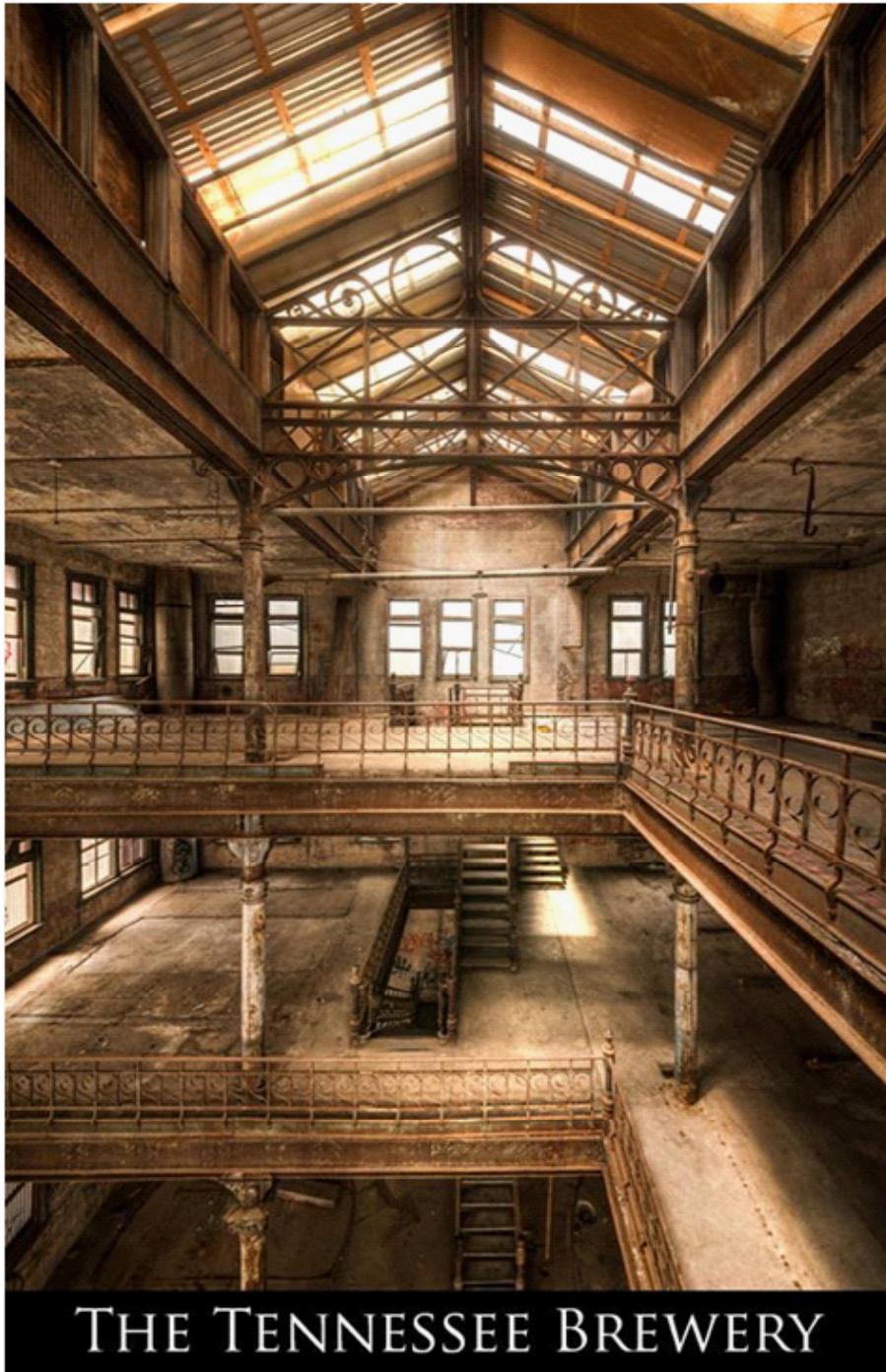
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Noted North Carolina Photographer to Join This Years Riverfest



THE TENNESSEE BREWERY

Walter Arnold whose photographic work is well-known and respected in diverse art circles and whose unique pictures of several local Memphis historic buildings, will be on display at the 2014 River Arts Fest in October. He will bring many of his other studies to the event to display and will also have work for sale at the two-day festival on the 25th and 26th of October in the vicinity of the South Main Arts District. Among Arnold's outstanding

Memphis photographs are ones he took of Ashlar Hall, Clayborn Temple, and the old Tennessee Brewery (shown above).

Only 33 years old, Walter is a self-taught fine art photographer who makes his home in the mountains of North Carolina. He began his career when he picked up a digital SLR camera in 2006 and began experimenting with it for fun. In 2009 he captured pictures of an abandoned airplane graveyard in Florida and

his interest in photography was cemented into his persona. He uses a technique called "High Dynamic Range" that produces multiple exposures of the same subject to obtain a higher range of light than just one exposure would produce. Using that process he has created a number of surreal and non-traditional images. He has accompanied the light image enhancement with his own choice of subject matter, something he refers to as "the art of abandonment" wherein he emphasizes scenes/buildings that portray human neglect, deterioration, and a wistful sadness in their appearance.

His portfolio of photographic studies is extensive. He has shot all over the country and has received awards and positive mention for many of his contributions to the world of modern photography. Arnold's work is currently on display at Woolworth Walk Gallery in Asheville, North Carolina.

Special MHI Membership Contest at 27th Annual Cooper- Young Festival (Sept 13)

MHI will once again have a booth at the annual, one-day Cooper-Young Street Festival on September 13. The event begins at 9 and ends at 7pm that Saturday. The rain date is Sunday September 14. Our booth will be on Cooper St. to the right of the front of the Beauty Shop Restaurant, just south of Young Avenue. Our usual fare will be available for purchase (ball caps, T-shirts, posters and books). (cont p4.)

Thank you
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saving our past
for generations
to come!

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For those that join Memphis Heritage at the festival your name will be entered into a drawing and at the end of the day one name will be drawn and win an amazing photograph of the Historic TN Brewery taken by nationally respected photographer Walter Arnold. This print on metal is valued at \$375.00. New members will also get their 2015 annual calendar free. Do not miss this very popular International fall event. If you'd like to volunteer to help in our booth at Cooper-Young event, email us at: cstetler@memphisheritage.org or call 901-272-2727.

Volunteers Needed for Cooper-Young Festival Saturday Sept 13, 2014

Hi Wonderful Volunteers! We need several volunteers to man the MHI tent at the Cooper-Young Festival on Saturday Sept. 13. It's pretty simple. We have to set up a tent with information and talk to wandering pedestrians about Memphis Heritage.

Official Responsibilities: Have fun!!! We need help setting up and tearing down the tent, meeting and greeting visitors, selling MHI merchandise (t-Shirts, caps, note cards, calendars, posters, bumper stickers, etc. and MHI memberships.)

The Memphis Heritage Booth is #C- 37 and is in front of the Beauty Shop on Cooper. We have a white tent that will be set up with a green Memphis Heritage banner in front. It is going to be a great event!

The Shift times are:

- 7:30am til 9:00am - Set up Crew
- 9:00am til 10:30am
- 10:30am til 12:00pm
- 12:00pm til 1:30pm
- 1:30pm til 3:00pm
- 3:00pm til 4:30pm
- 4:30pm til 6:00pm
- 6:00pm til 7:30pm - Tear Down

Please let us know soon if you would like to sign up for a shift! Come enjoy the sights and the beautiful Midtown weather and help Memphis Heritage in this annual event. Send an email to cstetler@memphisheritage.org for more info or to let us know when you are available. If you cannot work a full shift that is okay - just tell us how much time you can give.

We can't do these events without you!! THANKS!

The 2015 MHI Calendar Sponsor is

.....

Every year Memphis Heritage prints a calendar for an annual fundraiser and as a gift to our members. The last several years we have featured Historic properties where films have been made in Memphis, Schwab's on Beale and the Orpheum Theatre. We are pleased to announce that this year's sponsor is (not just yet....) You will need to watch our November December Keystone for all the details!. So much to celebrate with this group.

38th Annual Central Gardens Historic District Home & Garden Tour

The annual tour of homes through Central Gardens will be held from 1-6 PM on Sunday, September 7, 2014. This year

there are five homes on the tour and a bonus event at Grace Saint Luke's Episcopal Church at Peabody and Belvedere The church will showcase seven Tiffany stained-glass windows that date back to 1889. Opera Memphis will be on hand to entertain during the home tour.

Advance tickets are available from several locations for \$12; tickets may also be purchased on the day of the event from any of the homes on the tour for \$15. Visit "Central Gardens" website for details of each home on the tour, its location and significance. New this year is an APP for iOS/Android devices to help you navigate through the day. It is a free download also to be found at "Central Gardens".

Memphis Heritage Yard Sale Saturday September 27

We have finally settled on Saturday September 27 for our Yard Sale this year. Anything and everything imaginable will be displayed and sold on the grounds of MHI's Howard Hall 2282 Madison (C throughout the day, beginning At 9 in the morning. (no early birds) and close at 4pm. If you have anything you want to contribute to this fundraiser there is still time, please bring it to Howard Hall and drop it at the front door. Please leave your name and address so that we can

Memphis Properties in Limbo:

1. Justine's Restaurant Building
2. OldMarine Hospital on The River
3. Sterick Building
4. Ashlar Hall (see ADDENDUM UPDATE)
5. State Office Building on Mall (downtown)

send you a thank you note and receipt. Donations are tax deductible. Everything from White Elephants to collectible treasures can be yours. If you have any questions call us at 901-272-2727 or check our website: www.memphisheritage.org. We will try and post photos on our Facebook page before the event. Support Memphis Heritage by donating to and buying at our Sept 27th yard sale.

Advocacy Update Potpourri

A number of properties remain in the news, some without full details in place and others with positive progress toward a dedicated purpose. MHI continues to follow and to give as much information on them as possible. There is a lot going on all over Memphis. Work on the old CHISCA HOTEL ON South Main St. downtown continues as the cherished landmark is converted into apartments. Long-abandoned, this property will add sparkle to the ORPHEUM THEATRE/BEALE STREET area.

(cont p6)

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Suzanne Henley • Cindy Sharpe • Greely Myatt
Halzip Studios • Valerie Berlin • Carol Sams
Dolph Smith • Askew Nixon Ferguson Architects
Will McGown • Tom Gettlefinger • Billy Flowers
Tim McCullough • Dan Ritchie • Richard Carr
Suzy Hendrix and many others.

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All financing is in place and demolition of unusable portions of the 1,000,000 plus square feet of the SEARS CROSSTOWN property has begun. This is a work of years but promises to offer a diverse showcase of private and public tenants. THE CHURCH HEALTH CENTER along with a number of other organizations have committed to take space there as soon as re-construction is completed. This building has been vacant for decades and it is a real coup for Midtown Memphis that it is heading toward new vibrancy. In addition to the glittering array of new restaurants and theatres (HATTILOO THEATRE being the most recent to join them) Overton Square's FRENCH QUARTER INN shows signs of new interest as roof work continues. No official sale or plan is publically known but the chances of a boutique hotel on those premises seems likely. Rumor has it that an Asian couple in town to purchase another piece of real estate saw the long-closed Inn and decided to purchase it instead. THE NINETEENTH CENTURY CLUB on Union Avenue may yet avoid demolition. The appeal by club members to keep the building from being torn down has ended in light of the fact that no buyer has been found to assume ownership. MHI notes that little preventative maintenance has been done to keep the property safe from vandals and weather but a recent article in the Commercial Appeal states that the owners have had a change of heart and plan to re-develop the property into an upscale Asian

eatery. Earlier suggestions from the owners that preserving and renovating the building would prove to be too expensive seem to have gone away. This is good news for now and MHI is eagerly awaiting the next move. Stay tuned! THE TENNESSEE BREWERY, built in 1890 and closed for over sixty years has attracted a potential purchaser after UNTAPPED, a summer of music, craft beer, and food truck vending that showcased the venue dramatically. Billy Orgel, local entrepreneur whose holdings include a number of downtown residential units and a significant stake in cell phone towers across the U.S. has a contract to buy the property. He has 90 days to perform due diligence but says he sees no roadblock to acquiring the landmark and has begun a process to identify exactly what the best use of the building might be. He plans to meet with architects this month to explore options. Mr. Orgel says he just

wants to save the structure. With an attitude like that this deal sounds very promising. Several other projects remain in limbo or are too tentative to comment on at this time. For instance the city has renewed its proposal (dating BACK TO 2007) to create a TDZ (Tourism Development Zone) at the FAIRGROUNDS, proposing athletic fields, conference center, and a hotel on part of that large acreage. Under ordinary TDZ provisions the state portion of sales taxes generated by the TDZ would be diverted to pay for the public funds used for the project to the possible economic detriment of surrounding attractions such as COOPER-YOUNG and OVERTON SQUARE. And speaking of the FAIRGROUNDS, we have discovered that the disassembled Grand Carousel from the old Fairgrounds Amusement Park and, eventually, used at LIBERTYLAND, is loaded in trucks at the COLISEUM. The building has no utilities and has been subject

to vandalism in the past. MHI is concerned that the priceless merry-go-round is deteriorating or may be in jeopardy of thieves or even souvenir hunters. The carousel deserves the full attention of the city to find it a new home where it can be enjoyed by the children of Memphis once again. Why not in an area outside the Memphis Zoo? Just a thought.



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Fall Event Schedule

Heritage Day with Arts & Crafts
& Antiques
September 27th 9am-4pm

Scarecrows on the Square
On display during the month of
October

Christmas Open House
November 6th, 7th, & 8th

Dickens on the Square
December 13th & 14th

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 And help us give
 our Past a Future!

Memphis Heritage is a private, non-profit 501(c)(3) organization. Our operational dollars come from memberships and private donations. We do not receive any funding from local governments.

YES! I want to join Memphis Heritage and help preserve Memphis and Shelby County!

When you join Memphis Heritage, you will receive *The Keystone*, a free copy of the annual Memphis Heritage calendar and notice of all special events. Members are offered early registration to many of our events, and are also entitled to vote in the annual election of board members and officers.

Donations to Memphis Heritage are tax deductible to the extent the law allows. Please check with your tax advisor.

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HISTORIC PROPERTIES MARKET

Name	Address	Listing Price	Approx ft ²	Year Built	Style	Realtor Contact
Dermon Building	46 N. Third St	\$1,900,000	95,000+	1925	Renaissance Revival	PRESENTLY OFF MARKET
Tennessee Brewery	495 Tennessee St	\$1,200,000	60,000	1890	Romanesque Revival	UNDER CONTRACT
Old Memphis Humane Shelter	463 N. Front St	\$ 950,000	6,771	1936	Art Deco	OFF MARKET - MAY BE AFFECTED BY BASS PRO
SHOP PROJECT AT ADJACENT PYRAMID						
Ashlar Hall	1397 Central	owned by Urban Renaissance Initiative run by Kenny Medlin. Trial period currently running to determine whether this new owner will be have the capacity to restore the property so that it can be repurposed				
Clayborne Temple	294 Hernando St	\$ 600,000	20,000	1891	Romanesque Revival	Sam Mitchell, KW Commercial (901)569-2307
Bradford-Maywell House	648 Poplar Ave	\$ 159,000	3,785	1859	Federal with Italianate details	James Rasberry, Rasberry CRE (901)722-8234

The Memphis Heritage Advocacy Committee is looking forward to working with property owners, agents and buyers. Our goal is to act as liaison with all interested parties in order to prevent inappropriate demolitions and work toward proposals that will be favorable to historic properties. If you would like to promote your historic property for sale via The Keystone, or are interested in a property from our listings, please contact our office at 901.272.2727.