



TM

July 2017

MESSENGER

A Vision for Candler Park Unveiled!

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A Mid-Year Review and Evaluation

By Zaid Duwayri, president@candlerpark.org

We transitioned into the second half of the 2017 and our momentum is still strong here at CPNO.

It has been this board's mission to spread awareness among neighbors about the role that CPNO plays in our neighborhood. Thus far in 2017, we have been actively working with the city and neighbors to repair our sidewalks, working with governmental and non-governmental



Heavy rains combined with late afternoon bright sunlight created many rainbows in Candler Park on June 14. Photo credit: Susan Rose

groups to help improve the future of Little Five Points, and we revived our financial grants supporting local programs and schools.

If the attendance at our membership meetings is any indication, the interest in CPNO is at its highest levels in recent years. In addition, our membership has grown to over 500 members. Considering that our bylaws require members to actively renew their memberships annually, this is an impressive level of

PRESIDENTIAL BRIEFING

engagement, and a strong belief in what CPNO has to offer to our neighborhood. This has also resulted in a financial boost to our budget. While our membership remains free for Candler Park residents and business owners, donations have been increasing and are providing our organization with a strong source of income.

The pace of activities picks up considerably late summer and into the fall and we have several items on our agenda for the second half of year. Most importantly, we will be working to prepare for our biggest event of the year – Fall Fest, which comes after highly successful Fall Fest in 2016. Right after the festival we will be working to prepare for our 2018 CPNO board's nominations and elections. In addition, we are looking to start a neighborhood beautification program that will help promote our neighborhood pride. The general premise of this program is that our neighborhood would benefit from art-based projects that will adorn the main entry points into our neighborhood and/or at the Candler Park Village.

These are just a few of the things that CPNO will be working on the remainder of this year. We are continuously in need of volunteers who would like to take an active role in our organization and will help us lead new initiatives to improve the neighborhood. If you have a passion for neighborhood planning and improvement, we would love to welcome you to join us. If you are new to this neighborhood, this is an excellent way to meet more neighbors and to learn about what makes Candler Park the best place to call home.

The mission of the **Candler Park Neighborhood Organization** is to promote the common good and general welfare in the neighborhood known as Candler Park in the city of Atlanta.

BOARD of DIRECTORS

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fundraising@candlerpark.org

EXTERNAL AFFAIRS OFFICER Lindy Kerr
externalaffairs@candlerpark.org

Find a complete list of CPNO committee chairs, representatives and other contacts at www.candlerpark.org.

MEETINGS

CPNO Members Meetings are held every third Monday at First Existentialist Congregation, 470 Candler Park Drive.

Committee meetings take place at Epworth United Methodist Church, 1561 McLendon Ave., unless otherwise announced (enter from the street level door and ring the bell if you're late).

All are welcome. Only registered members are eligible to vote at monthly meetings. Membership applications must be received by Membership Officer by the first day of the month of meeting.

Find specific meeting information on page 1 and a complete list of CPNO meetings at www.candlerpark.org.

MEMBERSHIP

CPNO membership is free to Candler Park residents, property owners and businesses. Membership must be renewed annually.

Sign up at www.candlerpark.org or mail name, address, and email to

CPNO membership,
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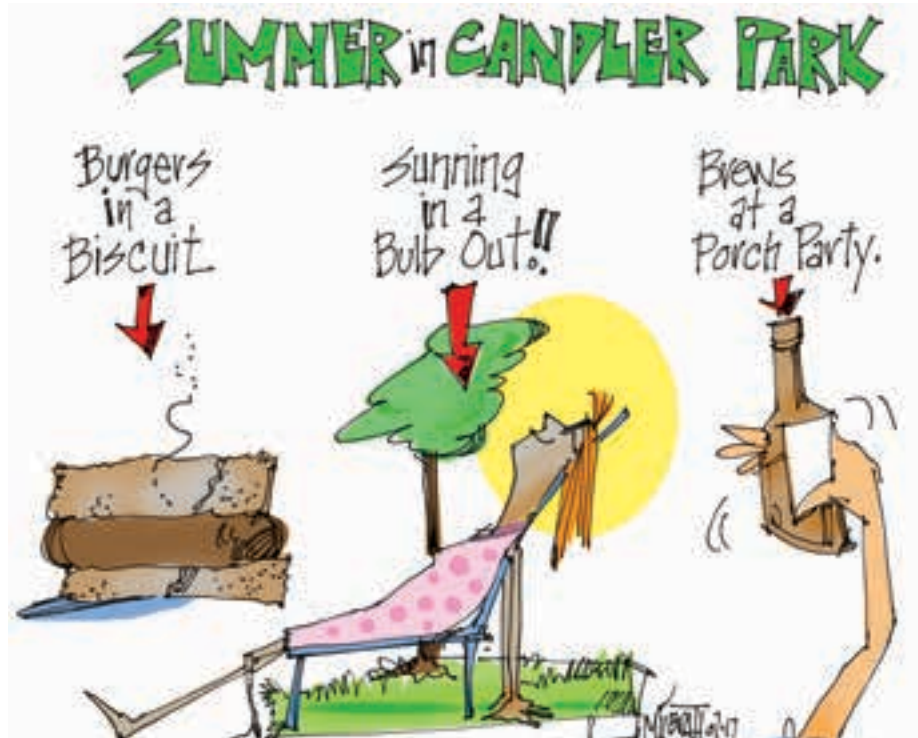
"The process of selling and buying a house is daunting and extremely stressful. Working with Cynthia made that process easy and enjoyable. She was wonderful to work with and walked us through the process step-by-step. Her knowledge was extensive, particularly in how to market our home to the perfect buyers. She always made us feel like we were her number one priority. I would tell anyone looking to sell their house to give her a call!"

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Thanks to Brewhouse Cafe!

Thanks to Brewhouse Café for sponsoring the June CPNO membership meeting with a variety of pizza! Located in the heart of Little Five Points, the Brewhouse Café calls itself “Atlanta’s premiere soccer bar” and shows all Atlanta UTD soccer games. As an independent, locally-owned business since 1997, the Brewhouse serves traditional breakfast for early morning matches and stays open until 2 am serving starters, sandwiches, burgers, wings and pizza. Go to the Brewhouse Café and enjoy soccer “with Atlanta’s most passionate soccer fans!”



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THE MESSENGER

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678.905.4842

The Messenger is the monthly newsletter of the Candler Park Neighborhood Organization. Articles reflect the opinions of authors, and not necessarily those of CPNO, the CPNO Board of Directors, the Messenger or the editor.

Articles must be signed and submitted via email to editor@candlerpark.org by the 18th of the month prior to publication.

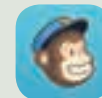
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

If you live in CP or own a business in CP, and aren't receiving the Messenger by mail, be sure to notify us! Send your name and address to editor@candlerpark.org. Place the words “Messenger Delivery” in the subject line.

CP ONLINE

For the most up-to-date information on Candler Park events and news, check us out on the Web at candlerpark.org.

JOIN CPNO TO GET EMAIL BLASTS



To receive informative email blasts, sign up online to become a CPNO member. We don't spam!

MESSAGES & CRIME ON NEXTDOOR



Join the Candler Park group at candlerpark.nextdoor.com to keep up on crime reports and other messages.

LIKE US ON FACEBOOK



You'll get the latest news and will be able to interact with 500 of your neighbors at facebook.com/CandlerPark.

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Our handle is your handle: twitter.com/CandlerParkATL

DATES TO REMEMBER

JULY

- 5** CPNO Zoning Meeting, 7 pm, The Neighborhood Church
- 10** CPNO Board Meeting, 7 pm, The Neighborhood Church
- 15** Mulberry Fields Gone Wylde Party, 6 - 9 pm, Mulberry Fields
- 17** CPNO Members Meeting, 7 pm, 1st Existentialist Church
- 19** Candler Park Conservancy Meeting, 7 pm, Rush Center Annex

In case of cancellations or changes, check CPNO's online Events at candlerpark.org. For meetings at Epworth, knock on door at street level to get in. All CPNO meetings are open to the public.



Welcome New Members and Thank You Contributors

CPNO welcomes new members:

- Blair McKarnin
- Stacie Burmeister
- Heather Bonham
- Gigi Hoang
- Dan and Emily Barnhart
- Eric and Lauren Slater
- Pavan Iyer
- Laura Edwards and Lane Coursey

CPNO thanks members for their contributions:

The Farrell Family
Rebecca Bunnell and Jonathan Mermin

Frances Forte
John Banning
Kristen Stevens
Tina Russo
Gary and Rui Freed
Hallie Meushaw
Angela Luckett
James & Jamaica Bryant
Elizabeth Strickler and Alex Taylor
Russell and Kate Wood
David Bergartt and Liza Gellerstedt
...and others who wished to remain anonymous

UPCOMING EVENTS

AUG 1 APS First Day of School	SEP 9 Candler Park Movie Night, featuring Star Wars: The Force Awakens	OCT 21 L5P Halloween Parade (4 - 6 pm) and Festival (12 - 10 pm)
AUG 5 Candler Park Movie Night, featuring Sing	SEP 30 - OCT 11 Candler Park Fall Fest	NOV 20 - NOV 24 APS Thanksgiving Break
AUG 19 Candler Park Movie Night, featuring The Jungle Book (2016)	OCT 9 - OCT 13 APS Fall Break	DEC 25 - JAN 5 APS Holiday Break

If you have a Candler Park event that you would like added to this list, email editor@candlerpark.org

Tour of Homes Exhibits Candler Park's Originality

By Lexa King, safety@candlerpark.org

Calling all residents of Candler Park! On October 1, 2017 we shall hold another Tour of Homes in conjunction with the Candler Park Fall Fest. Our efforts have been extremely successful the past few years and we have raised significant funds for projects in the neighborhood. In 2014, we added several gardens to the Tour. In 2015, we featured tree houses. In 2016, we had several chicken coops as an interesting addition. This year we have something special planned, but we are not quite ready to reveal our surprise!

So far, we have 4 confirmed residences for the Tour. Wouldn't you love to part of this fun project? Let's face it, our neighborhood is unique. Call it quirky, or off beat or different or special. To know us is to love us. Our goal every year is to expose people to the styles and choices that separate us from every other neighborhood. To do that, we try hard to present a variety of living styles that reflect our diversity. We do not want all brand new, 2 story, magazine-layout perfect homes. We want bungalows, ranches, contemporaries, large, small and everything in between representations. Old, new, original, renovated, single family, Air B&B, duplexes and condos. We want them all.

Not sure if we want you? Assume we do. Call and schedule a conversation to explore the possibility of participation. The past few years we have not had anyone regret their decision. Almost unanimously they say it was way more fun than they expected. Call this week. The more homes we have, the easier it will be to sell sponsorships and tickets (the way we make our money).

By the way, if you know a company or individual who would be a good fit for sponsorship, contact us as well. Call Lexa at 404-452-9898 or email at lexaking@gmail.com. Thanks in advance for your help.



Photo credit: Lexa King

Mulberry Fields Gone Wylde!



July 15th
6-9pm

Members: FREE
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Inman Middle School Begins School Year With New Administration

Note: This content was sourced directly from an Inman Middle School email communication sent on June 11, 2017 to subscribers of the Inman email blasts.



Dr. Kevin Maxwell, new principal at Inman Middle School

Dr. Kevin Maxwell, Principal

Dr. Kevin Maxwell is excited to begin his first year as Inman Middle School principal after 20 years of service with the Lafayette School Corporation. His career began at Lafayette Jefferson High School as a social studies teacher and head baseball coach. He was later named director of student services and served as assistant principal, including two years as the freshmen principal. For the past five years he has served as principal of Lafayette Sunnyside Intermediate School.

Dr. Maxwell is a native Hoosier who grew up in Muncie, Indiana. After graduating from Muncie Southside High School, he received an athletic scholarship to Ball State University, where he graduated with a double major in history and secondary education in social studies. He received his master's degree in educational leadership at Purdue University. He earned his educational specialist and doctor of education degrees at Ball State.

Dr. Maxwell believes it is critical to value and capitalize on the talent and influence of every individual on the team, including students, staff, parents, and community partners. His philosophy of leadership is predicated on the belief that leaders must model expectations and treat everyone with dignity and respect all the time, every day. He believes in the transformational power of public schools to open the door of opportunity to all children through effective instruction, high expectations, and collective, continuous, student-centered effort.

He is married to Trish Maxwell, and together they have six children and three grandchildren. Trish was born in Atlanta and has a rich family history in the city.

Dr. GERALYN HARPER, Assistant Principal

Dr. GERALYN HARPER comes to Inman Middle School with a background in leadership and counseling. Prior to joining the Eagle family, Dr. Harper worked as an assistant principal for the past five years in Atlanta Public Schools. Before serving as assistant principal, she was a counselor for 14 years, served as counseling department chair with Fulton County Schools for 10 of those years and has experience teaching private school. She has been committed to education for more than 19 years.

Dr. Harper grew up in Atlanta and is a product of Atlanta Public Schools. She received a bachelor's degree from Florida Agricultural and Mechanical University, earned a master's degree from Georgia Southern University, a specialist degree from University of West Georgia and a doctorate from Walden University.

An avid learner herself, Dr. Harper believes in preparing students for the demands of the 21st century by focusing on the whole child while promoting the long-term development and success of all children.

Mr. Jason Patterson, Assistant Principal

Jason Patterson, a native of Atlanta, matriculated through the DeKalb County School System from Kindergarten through 12th grade. Upon graduating from Lithonia High School, he attended Morehouse College in downtown Atlanta, where he was a scholarship athlete and graduated with a dual degree in math and education with a minor in psychology. He received his master's degree from Central Michigan University in educational leadership in 2012, and is currently enrolled in the educational leadership doctoral program at Georgia State University.

Jason has taught in the DeKalb County School System as an algebra I/math I teacher and in Atlanta Public Schools, teaching coordinate algebra and accelerated geometry/advanced algebra at Grady High School. He spent two years working for an education transformational company, spending time training school and district leadership on Common Core shifts in English/language arts and mathematics, developing teacher leaders and instructional coaches, and supporting teachers on the elementary, middle and high school levels — to name a few of his responsibilities. Most recently, Jason supported the elementary and middle schools within the Grady and Washington clusters, as well as all the high schools in the area of mathematics as a content specialist with Atlanta Public Schools.

Mr. Frank Walker, Assistant Principal

Frank Walker, a devoted father, is a proud product of Atlanta Public Schools and has just completed his fifth year as assistant principal at Inman Middle School. He has had a love and dedication to educating students in Atlanta for the last 28 years. Mr. Walker began his career teaching mathematics and coaching at the high school level. He was a head football coach at South Atlanta High and also coached basketball and track. He has been working as an administrator in Atlanta for the last 15 years including stints at Perkerson Elementary, South Atlanta High, North Atlanta High and Therrell High School of Health, where he was principal. He has never lost the passion for helping both students and teachers realize the greatness within them.

Sponsors Help Make 2017 Fall Fest a Huge Success!

By Chris Fitzgerald, fundraising@candlerpark.org

It's that time of the year...efforts are well underway for the 2017 Candler Park Fall Fest which takes place Sat 9/30 and Sun 10/1. As many of you know, we had our biggest festival last year thanks to tremendous efforts by the Fall Fest Committee members and Mother Nature's cooperation. For the first time, we expanded the festival to include a stretch of McLendon Ave. from Candler Park Drive to Callan Circle which allowed us to add approximately 70 artist booths. This year, we are expanding the festival further to include Candler Park Drive which means even more booths featuring the best of Atlanta's creative community. And...we will have a 47' Ferris Wheel as our main attraction!

We have already reached out to last year's sponsors plus many new ones that seem like a good fit for our neighborhood celebration, and we are now asking for grassroots help. Do you know a business that would like to be a part of Atlanta's favorite Fall Festival? Our sponsor levels start as low as \$350 and go up to \$10,000 with many options in between. This could be the salon where you get your hair cut, your kids' preschool, your dentist - we'll take any suggestions you have, particularly if you have a contact name and phone number you can share (although that is not required). By joining our list of supporters, a business will enjoy a unique opportunity to reach a targeted in-town audience



while supporting CPNO. If you can think of any business that may be interested, please email fundraising@candlerpark.org.

Thanks for your help in making the 2017 Fall Fest the best one yet!

An advertisement for Heirloom Design Build. The top half shows a house with a gabled roof and brick walls. The bottom half is a blue banner with white text. The text reads: "HEIRLOOM DESIGN BUILD", "CANDLER PARK'S LOCAL CHOICE FOR: NEW HOMES • DESIGNS • RENOVATIONS", "CONTACT US FOR A FREE CONSULTATION (404) 537-1827", "WWW.HEIRLOOMDESIGNBUILD.COM", and "AS SEEN ON HGTV".

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AS SEEN ON
HGTV

An advertisement for Keller Williams Realty Buckhead. The top half has text about a neighborhood agent. The bottom half features a large tree with roots and the Keller Williams logo. The text reads: "Your Neighborhood Agent Candler Park Resident Intown specialist", "Patter Byrne", "patterbyrne@gmail.com", "404-825-0880", "I am all about Intown Living!", "Having spent the majority of my life right here in Candler Park, I know what it takes to get the house you want and how to get top dollar for the house you want to sell. Call me for a home evaluation!", "KELLER WILLIAMS BUCKHEAD", "Keller Williams Realty Buckhead 404-604-3800".

Your Neighborhood Agent
Candler Park Resident Intown specialist
Patter Byrne
patterbyrne@gmail.com
404-825-0880

I am all about Intown Living!
Having spent the majority of my life right here in Candler Park, I know what it takes to get the house you want and how to get top dollar for the house you want to sell. Call me for a home evaluation!

KELLER WILLIAMS BUCKHEAD

Keller Williams Realty Buckhead 404-604-3800



Circa 1978, this historic photo shows Phoenix Unitarian Fellowship and BOND Community Day Care digging out the earthen basement at the Old Stone Church in preparation for creating a childcare business space. (unknown photographer) Photo source: BiRacial History Project

Help Meet the Early Edgewood – Candler Park BiRacial History Project Challenge

By Edith Kelman, History Project Manager, EE-CP BiRacial History Project

Candler Park Historic Walking and Bike Tours, maintenance of the African American Legacy Markers, the Memorial Scholarship for a young Atlanta woman in law school in New York, the Local History Collection at Mary Lin School, and the development of a new Legacy Marker in the neighborhood.... the BiRacial History Project's office is the hub for all these activities.

In 2017 the Early Edgewood-Candler Park BiRacial History Project received a significant support grant of \$500 from the Candler Park Neighborhood Organization. We are grateful for this recognition as a local, relevant grassroots effort that echoes elements of the Candler Park Master Plan. We are using these funds as seed money for a matching challenge to the community.

We invite your fully tax-deductible donations to help us meet the annual \$1200 operating expense of office rent. The office is the center of operations that holds our research archives, enables us to share our findings directly with interested members of the community, and anchors our public activities.

Please support Early Edgewood-Candler Park BiRacial History!

**** Your monetary gifts are fully tax-deductible ****

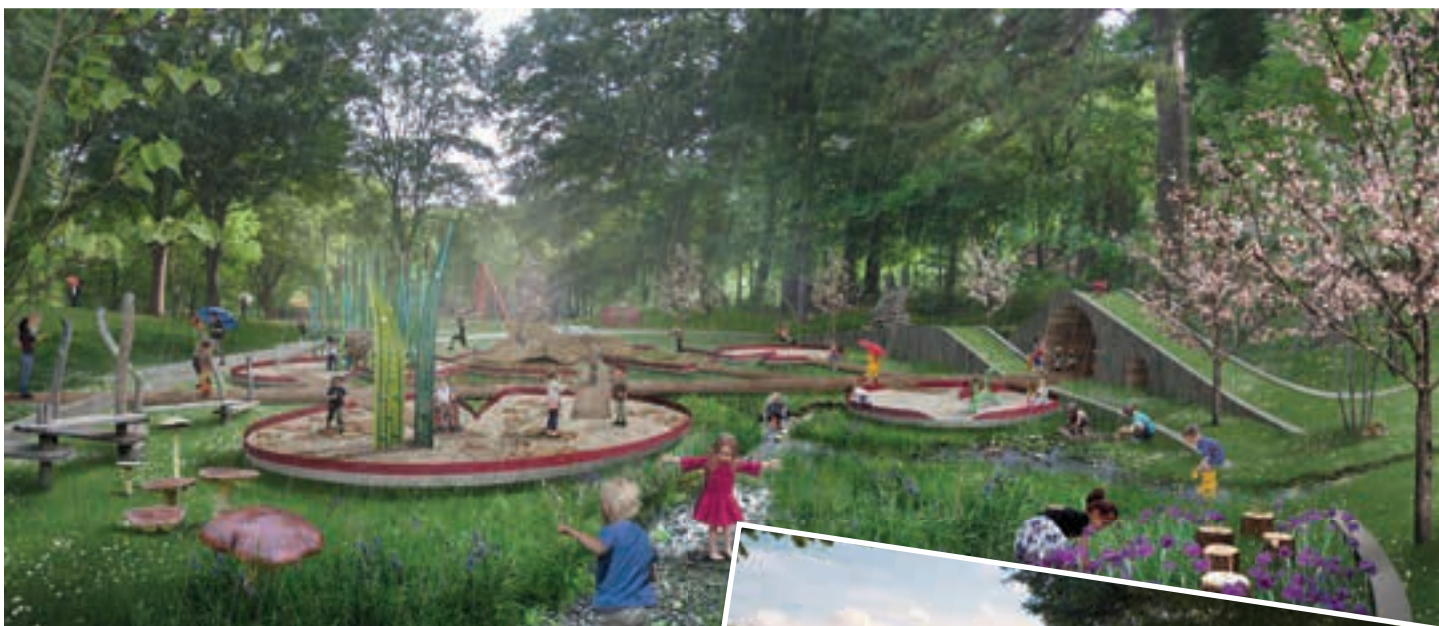
**** Donations of all sizes greatly appreciated ****

Please write your check to:

BiRacial History Project

PO Box 5567, Atlanta GA 31107

With Grateful Thanks.... ek



The Candler Park Vision Plan enhancing existing park features, with a playful, naturalistic twist. Image by Perkins + Will

Introducing the Award-Winning Candler Park Vision Plan

Learn More at the July 17 CPNO Members Meeting

By Ken Edelstein, Board Member, Candler Park Conservancy

The Candler Park Conservancy Board is proud to unveil a vision plan for the park long-awaited by neighboring residents.

We're also thrilled to announce that our pro bono team from Perkins + Will has earned a prestigious landscape architecture award for the plan. They've given countless hours on behalf of our neighborhood, and the award is well-deserved!

As part of our ongoing efforts to move community discussion forward, Conservancy board members will discuss the Vision Plan at the July 17 CPNO members meeting. You also can get much more information about the plan and can offer feedback at the Conservancy's website: candlerparkconservancy.org.

We need your support for this major effort to improve the number one asset in our community.

You may recall that the Conservancy was formed in 2015 in response to the long list of park-related recommendations that appeared in the neighborhood master plan that CPNO funded. More than 20 neighborhood master plan recommendations centered on the park — including the proposal to form a conservancy.

Once the Conservancy was established, the new group's board set about cataloguing the community's wish lists, getting more input, and seeking professional guidance. In October 2015, we held a half-day charrette at the Old Stone Church, where potential projects were discussed and many of the neighborhood master plan recommendations were affirmed.

Then, last year, fortune befell us. Conservancy Board Member John Skach wrangled a commitment from his architectural firm, Perkins + Will, to shepherd the ideas collected at various forums into a vision plan for the park. The results are stunning. We urge you to go to candlerparkconservancy.com to see for yourself!

The team's hard work received recognition last month when the American Society of Landscape Architects (Southeast Region) gave them a Merit Award in the Analysis and Planning Category. Congratulations to Lauren Fraley, Micha Lipscomb and Chelsi Rome. We can't thank you enough for your help in bringing us this far!

The Vision Plan creates a new narrative for Candler Park as "Atlanta's Natural Place to Play." It lays out a comprehensive framework for enhancing existing uses. It also proposes to create better entry points into the park and better connectivity within the park.

It's important to remember that the Vision Plan is a living document. The images and descriptions are conceptual. They give us an idea of what that particular feature might look like. Now, it's up to us to work together as we refine the designs, prioritize the projects, raise the necessary funds, and collectively roll up our sleeves to improve Candler Park.

Please go to candlerparkconservancy.com today, join our organization and follow the links to review the Vision Plan and to offer your feedback.



Katrell Christie, owner of Dr. Bombay's, with scholars in Darjeeling, India. Photo Courtesy of The Learning Tea.

Changing The Lives Of 11 Women From A Candler Park Tea Shop

By Isabela Espadas Barros Leal, Creative Writing Intern, The Learning Tea

When strolling down McLendon Avenue, walking past our neighborhood staples from Candler Park to Fellini's, you will find a nestled tea shop by the whimsical name of Dr. Bombay's Underwater Tea Party. While many in our community have heard of or even visited Dr. Bombay's for a cup of the famous Masala Chai Latte, most are surprised to learn about the scholarship program that exists within the shop, The Learning Tea.

The Learning Tea's mission is simple, but effective and powerful: provide life scholarships for 11 women scholars in

Darjeeling, India to pursue education and construct meaningful lives. The woman who started this mission, Katrell Christie, had opened Dr. Bombay's several years before her first trip to India, but it took only one visit to Darjeeling, the small town where she sourced her tea on the foothills of the Himalayas, to make it clear that she needed to take action.

When asked about her experiences, Katrell remains humble but determined. She is unapologetic about her mission; despite the many challenges she has faced in providing these women



Dr. Bombay's Underwater Tea Party in the heart of Candler Park Village. Photo Courtesy of The Learning Tea.



Image Courtesy of The Learning Tea.

with a place to call home. In her memoir, *Tiger Heart*, Katrell reveals such challenges and ultimately expresses how she and her scholars both grew from them. One such tale explores an occasion in which her Indian landlord suddenly decided to raise the rent prices to unreasonable amounts, and Katrell and her scholars quickly had to find a new place to live.

When discussing the origins of her program, Katrell recalls a particular interaction she had with a group of girls at an orphanage during her first trip to India: "The girls were ages 3-16 there, and as a typical American I asked these questions you ask every kid when you meet them. 'What's your name? What's your favorite color? What's your favorite animal?' They all had answers until I asked, 'What do you want to be when you grow up?' Not one of the 56 girls at the orphanage had an answer. Not one of them had ever been given the ability to dream. Not one girl had ever thought that they could be something other than nothing."

It was then that she knew she had to do something, and she attributes the generosity of the Candler Park community as a major contributor to her ability to keep the program running. Of her neighbors she says, "I cannot say enough good things about the residents of Candler Park, a caring and generous community that goes out of their way to do kind things and support ideas of humanity."

Katrell returns to India twice a year to visit her scholars, and of them she speaks with the love of a mother, supporting them in every step of the way. "It's been years and The Learning Tea has 11 girls enrolled in college. They all live in the center that we rent, they all have pink sparkly bed spreads with ruffled pillows,

eat well balanced meals, and drink clean water. They take music classes, do their volunteer work, and are excelling in school. They are not going to let anything get in their way."

The Learning Tea continues its mission with grit and humility. On the last Monday of every month, their fundraising dinner draws in the countless individuals who have supported their mission along the way, and also gives those unfamiliar with the program the chance to learn about the scholars. Most recently, they've taken on partnering with local artists and poets in order to set up open-mic nights and movie screenings. Year-round, Dr. Bombay's accepts books as donations that they will resell for 100% of profits to be donated to The Learning Tea.

All of these efforts exist because of a small but dedicated team. It is because of this community that Dr. Bombay's and The Learning Tea have continued to support the 11 women in Darjeeling who are now able to look past circumstances which they cannot control, and move forward with their lives. It is because of this community that now, when asked what they want to be when they grow up, 11 women can confidently and energetically respond with their genuine hopes and dreams.

For more information on how to help The Learning Tea, visit Dr. Bombay's Underwater Tea Party or go to www.TheLearningTea.com.

Facebook: The Learning Tea

Instagram: @thelearningtea

Twitter: @thelearningtea

FOOD + DRINKS *for* LUNCH + DINNER + LATE NIGHT + BRUNCH



HAMPTON + HUDSON
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Hampton + Hudson is your local neighborhood community bar and restaurant. Husband and wife team, Bill + Jenn Streck created a neighborhood place where people can gather for all occasions. Executive Chef Savannah Sasser's food complements the neighborhood with items that include fresh ingredients from local farmers. Located in the courtyard of Inman Quarter building.

Upcoming Events

Weekday Specials

MON - BILLYBURGER + CRAFT BEER \$10 (changes weekly)
TUES - TRIVIA 8PM
WED - 1/2 OFF CARAFES OF WINE ON DRAFT
THURS - \$5 CRAFT BEER + \$5 COCKTAIL (changes weekly)

July 4th

FOURTH OF JULY

BRUNCH 10am-1pm. Bring your Peachtree Road Race # in and get a meal on us up to \$15 + Old 6th Distillery Lawn Dart Lemonade Specials All Day

July 23rd

BOOKS + BRUNCH - 1PM

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What It Means To Be A Local Historic District

By Emily Taff, Candler Park Resident

Editor's Note: The topic of the historic designation of Candler Park remains a matter of discussion and exploration. CPNO has not adopted a position in this matter and will continue to provide a forum for neighbors, who are in favor of the designation and those who are opposed, to present their opinion. CPNO is exploring forming a committee to further investigate this matter and determine possible next steps. Unless otherwise noted, articles that appear in the Messenger represent the opinions of the authors and not that of the CPNO or the CPNO board.

On June 21, 2017, Doug Young, Director of the Atlanta Urban Design Commission (AUDC) in the City of Atlanta Department of Planning, gave a Presentation and Q&A on what it would mean to be a Local Historic District in Atlanta. A previous presentation and Q&A was also given at the May 15 Candler Park Neighborhood Organization member meeting by Urban Planner Matt Adams. The following notes are from the June 21 meeting, and have been paraphrased for the sake of length. More extensive notes can be found at whyhistoricdistrict.com.

Fact sheets which cover this material which were available at the meeting and are also available on the City of Atlanta's website under the "Urban Design Commission."

What is Historic Significance?

Many properties and districts in Atlanta are significant because they are snapshots in time of the city's development. Their architecture and layout is representative of a specific time period. Districts do not have to be unique, or uniform, they represent Atlanta's history and while districts should look generally like they did when they were built they do not have to be frozen in time, and, by designation, they will not be frozen in time either.

The "Candler Park National Register District" was established more than 30 years ago, it includes about half of the Lake Claire neighborhood as well. The developmental history of the area and its historic significance is well-documented in that nomination (find it on whyhistoricdistrict.com).

Historic or Landmark District? Who decides?

The neighborhood decides. Landmark Districts have more stringent regulations (Druid Hills, Cabbagetown) based on their level of historic significance, while Historic Districts have less stringent regulations. The neighborhood works to draft their own regulations tailored to their needs.

Design Review in a Historic District:

Doug provided a chart that shows the different levels of review for different projects such as new construction, additions, and other alterations to a property. The AUDC encourages a focus on staff reviews which is more efficient for both the homeowner and the staff. In Inman Park, for instance, everything is staff reviewed, only additions, new construction, and variance requests are also reviewed by the commission.

In the regulations can you state that certain things do not need review?

In most of the districts, we sign off on the building permit, it gives us a chance to talk to people and make sure the work they are doing is what they are requesting a permit for (ie. re-roofing is just that and not a 2nd floor build out with a couple dormers added). If a project does not already require a building permit, it would not be subject to review.

Is it true that if we became a Historic District the AUDC would take over the review of variance requests?

If the issue is covered by the historic district regulations, then the commission gets to deal with that issue exclusively. For instance, current 7-ft-setback rules in R-4 or R-5 zoning may be eliminated by a historic district regulations that favor staying within the existing side yard setbacks. In Inman Park, if your addition follows the line of the existing house, then you do not need a variance. Also, if you do need a variance, it is handled by the AUDC, which meets twice a month, rather than going through the current variance request process, which can sometimes take months. Although not required to, neighborhoods often set up a committee (like the Zoning Committee) that helps guide applicants through the process and give input to the AUDC for an applicant.

If you have a ranch house in a 1920s bungalow neighborhood, would changes have to be in keeping with the 1950s style or would you have to make it look more like the other houses?

This has come up in several neighborhoods, we want people to reinforce their existing architecture.

Could the regulations be crafted in such a way as to allow new construction that is NOT of the historic architectural style of the neighborhood so that there could be diversity of housing styles within a historic district?

The traditional view of historic preservation in the city of Atlanta has been that "when you build new stuff, it looks like the old stuff." But if you were to really take a step back, and look at the basis for historic preservation including the federal laws that established the whole concept of preservation in the United States, there is discussion about contemporary architecture that is still compatible. Regulations on scale, proportionality, some of the basic features make sure that the structure is compatible with the

neighborhood or streetscape (ie no garage doors on the front). The city is interested in exploring ways to regulate the envelope of a building and within that, architectural style could be whatever you want.

Doug talked about it in terms of two different tracks, a “traditional track” vs. a “contemporary track.” If Candler Park/Lake Claire wanted to go this route, we would be guinea pigs, this would be a first for the City of Atlanta.

Demolition:

In a Historic District, demolition of a non-contributing building is not reviewed by the AUDC, however, there is very extensive review in order to demolish a contributing building—when you demolish a historic building you never get it back.

I thought that part of the reason for even addressing this topic was to keep from having homes that don't reflect our neighborhood style from being built all over the place?

That is a question for the community.

Emily: if we move forward with this and establish a committee, we would first ask WHY do we want to be a historic district, what are the ‘problems’ we want to address and from there we would move forward with solutions. A committee would use public meetings, discussion and polls to gather input and present solutions.

In your time at the AUDC have you noticed or been made aware of any way in which housing prices have been affected by designation?

In my experience over the last 22 years, I can say that this task will not bend that curve one way or the other, Candler Park's home values will still go up. (Meanwhile, Doug noted that he has seen that Historic District designation has tended to stabilize home values and communities that are less than stable.)

Many people may feel threatened that they are not going to be able to expand their house or “go up” to have the room they need.

This is another thing that y'all could work on a good way to address in drafting regulations. It is an issue in other districts as well. Regulations could potentially be written that, based on proportionality and other guidelines, homeowners get what they need but its done in a way that does not destroy the historical and architectural integrity of the property.



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Beans, Good for the Heart

By Emily Taff, Candler Park Resident

Our tight Candler Park lots don't lend themselves to expansive southern vegetable gardens planted in nice rows, but many of us have, for whatever reason, the urge to grow our own food. Though not the only neighborhood master of urban gardening by far, Bill Wood's yard is an amazing example of intensive small space gardening. I took a walk with Bill through his yard last summer to find out more.

Walking around, Bill's "garden" usually appears a little haphazard. He's got beans (and potatoes, peppers, tomatoes, and corn) growing right out of the ground among plenty of midsummer weeds (they're not doing any harm). Some pole beans climb happily around a "bean tower" made of two 8'-tall wire cages while others are trained to the eaves of his house, crowding the sitting room window. Cucumbers hang on his neighbor's fence and potatoes growing underfoot eventually block the path around the side—but it turns out that he does have a system.

With so many vegetables and varieties of beans, it is important to keep track of them. He's careful to note what varieties were planted where at the beginning of the season. Some seeds will re-grow next year and others won't. This initial plan also helps him in rotating the crops each year. Beans fix nitrogen in the soil which is a boon for most garden plants, but beans themselves don't need the additional nitrogen and may do poorly if there is too much in the soil. Since at least half of what he grows are in the legume family, however, some overlap is inevitable. His ultimate philosophy seems to be to let grow what will and he's constantly trying new things so that his garden is constantly evolving over the season and over the year. Even after 29 years of gardening, every plant is not going to produce perfectly, even so, he can pretty much go all summer without paying for produce.

Bill is particularly enamored of the many varieties of beans and southern peas, and he probably has more of these than most of us. He subscribes to the notion that beans are the most economical vegetable for the urban gardener. Their vertical growth habit and

prolific season-round production means more veg for less square footage—more bang for your buck.

So I had to ask, does he eat beans every night?? Yes! Typically boiling string beans (pole beans) or sautéing snap beans (bush beans). He's not particular about mixing varieties though. String your beans or snap them, and cook 'em up with a little butter/margarine, chicken stock, throw in some peppers from the garden and you've got half of dinner with leftovers for tomorrow.

However, a burning question remains: are beans really good for your heart? Well, according to eatingwell.com, a study from Brainerd Veterans Administration Clinic found that adding ½ cup of beans to your daily diet can lower your cholesterol levels significantly, improving heart health. As to other results of bean-eating, Eating Well assures us that your GI tract will adjust the more beans you eat. So, be like Bill and eat your beans with every meal!



The final harvest, at least 15 varieties of pole beans are ready to be strung. Photo Credit: Emily Taff



Bill Wood picks Grandma Roberta Purple Beans from an overhead vine. Photo Credit: Emily Taff



Deep in a mass of Blue Marbutt, Hedrick Greasy Cut Short Beans and others. Photo Credit: Emily Taff

Hummingbirds Return to Metro Atlanta

From Atlanta Audubon Society Press Release

Ruby-throated Hummingbirds have returned to Georgia from their wintering grounds in Central America, and Atlanta Audubon Society is encouraging homeowners to put out feeders and plant native flower to help eastern North America's only breeding hummingbird. Feeding hummingbirds is a great way to watch these tiny birds up close.

Weighing less than a penny, Ruby-throated Hummingbirds beat their wings 50 times per second and must consume more than their weight in nectar each day to maintain energy stores. Their tiny hearts can beat as often as 1,260 beat per minute.

Ruby-throated Hummingbirds will readily feed on hummingbird feeders available at local retailers and birding stores, and it is easy to mix up a hummingbird solution at home. Mix one-part white sugar to four-parts water in a pot and bring to a boil. Let it cool before filling your hummingbird feeder. Do not place red food dye in the mixture as the birds don't need it, and it could be harmful. Leftover solution may be stored in the refrigerator for up to two weeks. Hummingbird feeders should be placed at least 15 feet away from windows and near shrubs or bushes. During the hot summer months, it is important to clean and refresh the solution in feeders regularly to prevent molding.

Gardeners can also attract hummingbirds by planting brightly-colored, tube-shaped plants like red honeysuckle, trumpet creeper, cardinal flower, red columbine, rhododendron, jewel weed, and others. For a complete listing of native, bird-friendly plants for your zip code, visit the Plants for Birds website at www.atlantaudubon.org/plants-for-birds.

Adults and children alike will enjoy watching Ruby-throated Hummingbirds at the feeder with their bright, emerald green backs and gray-white underparts. Male Ruby-throated Hummingbirds have a bright red iridescent throat patch that can appear dark in dim light. The aerial acrobats will fly straight and fast, but can stop and hover too, adjusting their position up, down, or backwards with great control. The birds will readily visit

hummingbird feeders and tube-shaped flowers, but they may also eat tiny insects.

May is a busy nesting month for hummingbirds in Georgia. Females are busy nesting and raising their young, while the males are busy guarding their territory. As summer approaches, activity at the feeders will pick up significantly, and males will aggressively guard their favorite feeders. From mid-July through October, the tiny birds are busy adding fat stores in preparation for their migration to Central America.

For more information, visit the Atlanta Audubon website at www.AtlantaAudubon.org. If you have questions about hummingbirds or other birds, send them to ask.chippy@atlantaaudubon.org.

Atlanta Audubon Society is committed to building places where birds and people thrive. We create bird-friendly communities through conservation, education, and advocacy.



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A letter from **LITTLE FIVE ALIVE**

Dear Neighbors,

On behalf of Little Five Alive, I would like to thank you for the support, feedback and ideas that you have provided in the preliminary stages of our Findley Plaza redesign efforts.

We are especially grateful to Smith Dalia Architects, who donated their time and expertise to our organization, working diligently with the community members and collecting valuable input to work toward a design solution that will allow us to better use the public space in Little Five Points.

We're excited to announce that as a result of our combined efforts, the City has provided funding to help make positive change happen in Findley Plaza.

Due to this new development, Little Five Alive and Smith Dalia will be stepping aside to let the L5P CID take the lead on the design process. They will be working within the guidelines of the RenewATL bond infrastructure funding as well as raising private funds to complete a redesign of Findley Plaza.

Little Five Alive is committed to making positive changes in L5P that will ultimately make it safer, cleaner and more family friendly, while still showcasing the creative spirit and honoring the history of our unique neighborhood.

We are very excited about the future of L5P!

We always need more volunteers to get involved with various projects. Please contact us at info@littlefivealive.org to learn more.

Sincerely,



President, Little Five Alive, Inc.



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CPNO Officer and Committee Reports for June

These reports were submitted by officer and committee chairs prior to the June Members Meeting.

Freedom Park Conservancy-Carol Gregory

The Freedom Park Conservancy board of directors met on June 13. In building out the strategic plan, newly developed committees presented their action plans and each committee is ready for new members to join in the work. Park Improvement Committee will begin in the Bird and Butterfly Garden and prune trees with Trees Atlanta. Find us on Facebook and contact Carol Gregory if you are interested in volunteering. carolagreg@gmail.com

Watch Out for Snakes

By Lexa King, safety@candlerpark.org

They are everywhere! Lately it seems that everyone is talking about the increased presence of snakes in our environment. On Facebook, on the news, and on my property!!!

There was a feature story on one of the local news reports yesterday that talked about the increase in snake bites this year. Last year my son-in-law in Savannah was bitten by Copperheads twice! Both times required the administration of an antidote and overnight hospitalization. It was not fun, and would have been horribly expensive without insurance. Probably the best remedy is to not get bitten.

I would not be as alarmed if I hadn't observed 2 snakes on my property in the past few weeks. In 33 years of living in my house, these were the first snakes I have seen. The initial one was at a corner of the house by my patio. I pass that location every time I go to my car which is parked in the rear alley behind the house. In size, it really was probably more like a large worm. My natural instincts took over and since I had a shovel in hand, I killed it. The second one, about a week later, was in the same general location. It was quite a bit larger than the first, but I had no shovel and it escaped.

Don't bother asking me their identity. Frankly, I am terrified of them and was definitely not present enough to notice coloration or markings. The "expert" on TV insisted that the reason we are seeing more of them is due to us killing the good snakes which actually help keep the population of bad snakes under control. I'm not sure that I buy that, but it is the opinion of a "professional".

Anyway, this seems like a safety issue to me. Raising awareness if the first step in damage control. Please be careful. Clean up any standing debris - leaves, weeds, stones, rocks around your house. Wear protective covering when doing yard work. Heavy work gloves and long pants may have protected my son-in-law (he was bitten on the calf once and on the hand the other time). The piece on the news suggested running a lawn mower or weed wacker over areas where you are going to work in the garden in advance. The noise and or activity may scare them away.

Be careful out there. Humans are not the only danger present in our environment!



June 19 CPNO Members Meeting – draft minutes

These draft minutes are presented for review. They may be amended before being considered for official adoption at the July 17 CPNO Members Meeting.

The meeting was called to order at 7:10 pm by Zaid Duwayri, President. Motion to adopt the agenda passed. Thank you to Brewhouse for providing dinner.

Guest Speaker:

Major Timothy Peek, Night Watch Commander Zone 6, reported a 7% decrease in overall crime. He also announced the initiation of an Early Diversion Program (Fulton County only) for the mentally ill, homeless people that are in Little Five Points, Findley Plaza.

Announcements:

- Historic Designation Presentation, June 21, 7 pm at New Atlanta Church
- The large limb that has come down near the BiRacial Historic Marker will be removed as soon as possible.
- Freedom Park Conservancy is searching for an Executive Director. Please forward name(s) of any candidates to any member on the Freedom Park Conservancy Board. (Sarah Clark)

Discussion:

- CPNO Website: It is time to use a professional hosting company. The start-up cost will be \$1,000 to \$2,000. Monthly cost, thereafter, will be \$50 to \$75. Roger Bakeman and Zaid Duwayri have consulted with two local companies- New Tricks and Evermore. A vote will be taken at the July members' meeting.
- Bylaw Revision: There is a need to change the attendance requirement for nomination of an Officer on the CPNO Board of Directors. The suggested change is two membership meetings and at least one committee meeting (Infrastructure, Education, Zoning, Membership, Safety, etc.) in prior 12 months.

Treasurer's Report: Rohini Kukreja

Membership renewal boosted contributions (\$1900) in the month of May. FallFest has received \$7300 in sponsorship money. Checks for Candler Park Lake Claire Patrol, Lake Claire Neighborhood Association, Little Five Points Precinct, and NPU N rent were issued and distributed.

Motion to approve the May minutes as printed in the Messenger passed.

The meeting was adjourned at 8:10 pm.

Submitted by

Bonnie Palter, Secretary

June 19, 2017

CPNO Membership Application

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Membership in CPNO is free, but we welcome optional contributions. To contribute, please visit our website www.candlerpark.org/contribute or mail a check with this application. Typical contributions range from \$10 to \$100.

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Millennials Go House Hunting, and Here's What They Crave

By News USA

Millennials -- the older ones at least. That's right, contrary to popular perception, not all of the 18- to 35-year-old generation is so wracked with college debt that they're living in their parents' basements while working for peanuts as baristas. In fact, the National Association of Realtors just officially crowned them the largest segment of the homebuyer market at 35 percent -- up from 32 percent in 2014 -- in its most recent 2016 "Home Buyer and Seller Generational Trends Study."

And that trend only looks to accelerate.

"The coming years of housing demand will be Millennial-driven and will support the single-family sector," Dennis Lockhart, president and CEO of the Federal Reserve Bank of Atlanta, has said.

Given that new reality, here are four things experts say Millennials crave most in a house, which Boomers and even Gen-Xers need to know before trying to sell to them. (Warning: Be prepared to have some of your most cherished beliefs upended.)

- Open floor plans. Okay, so you're probably not going to tear down your interior walls to create more of a loft feeling -- or are you? -- but at least know that Millennials entertain differently than their elders and that something like a formal dining room just doesn't impress them.

"In essence, the kitchen is the new living room," one realtor told Bankrate.com. "They want people to flow through the home during gatherings, rather than be sectioned off in rooms."

What does impress them? A home office, given that 9-to-5 jobs are so passé. Immediately point out that your FDR can easily be converted into one.

- Technological efficiency and healthy living. Those built-in bookcases you're so proud of?

Hah!

Don't you know Millennials read everything off a screen? And that they're just as likely to go around counting outlets to plug all their tech toys into as they are to ask if you've installed programmable LED lighting and motion sensors?

"Low-VOC paints and appliances like steam ovens also rank high," Realtor magazine declared.

- The right "look." They've seen all these great houses on Pinterest and HGTV, which means Millennials might not even stick around long enough to gush over your steam oven if the first thing they spot from the street is a shabby roof.

Yes, this is one of the few things they definitely have in common with older generations.

"Unsightly roofs are huge turn-offs and make buyers predisposed to find even more things they don't like," warned Patsy O'Neill, a sales associate with Sotheby's in Montclair, New Jersey.

Since Millennials love what the Washington Post calls "modern, sleek lines" -- as well as "rustic looks" -- if your roof does need replacing you might want to consider the very affordable Sienna line of diamond-shaped shingles from GAF (gaf.com), North America's largest roofing manufacturer, whose products are often showcased on HGTV.

"They pick up on key Millennial style trends of natural, clean materials, clean lines, and the integration of artistic elements," says Leslie Franklin, executive director of residential marketing at GAF.

- Low maintenance. Your definition of what qualifies as "high" and "low" may differ from theirs. Your shag carpeting, for instance? High. Hardwood floors, which they favor? Low.

Hmmm, maybe that also explains why they often like smaller houses, although that could also have to do with Millennial buyers' medium income of \$77,400.



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