

November 2006

Elections are here –
volunteer with CPNO!

The Messenger

News for Candler Park

Your Intown Hometown

MEETINGS AND EVENTS

CPNO Meeting: Nov. 20th @ 7PM

The Candler Park Neighborhood Organization meetings are open to all. We meet the third Monday of each month at Epworth United Methodist Church at 1561 McLendon Ave. in the Fellowship Hall. Please use the Mell Avenue (west lower-level) entrance.

November Meeting Agenda:

- Welcoming Remarks
- Approval of Agenda
- Vote on October Minutes
- Officer and Committee Reports
- Land Use Matters
- Annual CPNO Officer Elections
- Historical Presentation
- New Business
- Announcements
- Open Forum

To submit agenda items, contact any CPNO officer. The November agenda deadline is October 26, 2006.

OCTOBER EVENTS CALENDAR

Wednesday, November 1st, 2006 @ 7pm

CPNO Zoning Committee Meeting
Epworth United Methodist Church, 3rd Floor Open to all

Monday, November 13th, 2006 @ 7 pm

CPNO Board of Directors Meeting
Epworth United Methodist Church, 3rd Floor Open to all

Monday, November 20th, 2006 @ 7pm

CPNO Regular Meeting
Epworth United Methodist Church
Fellowship Hall (Mell Ave. entrance)

Thursday, November 23rd, 2006 @ 7pm

NPU-N Meeting
L5P Community Center
Corner of Euclid Ave. and Austin Ave.



2007 CPNO Officers to be elected in November

With the successful conclusion of Fall Fest, CPNO's 2006 officers and members together reached another milestone. With our heartfelt congratulations to everyone who participated or contributed to the event, annual elections are now in order. New leadership is key to our neighborhood organization, as the energy of volunteers and officers helps CPNO focus and respond to new priorities of our changing intown residential community.

Many of those living in Candler Park also volunteer time in helping with their church, school or other non-profit interest's activities. By making time for their neighborhood, CPNO's volunteers also reap an additional reward - beyond the obvious benefits to quality of life and property values - their sense of community involvement, and wider perspective on what it means to live in intown Atlanta, with its entailed opportunities and challenges.

Some pioneers in Candler Park's renaissance remember the threat of massive highway projects and deteriorating relations with city leaders in the '80s and early '90s. They can attest to the vital need to organize our community around common values. Chief to stability and momentum in improving our neighborhoods profile has been the flexibility of our neighborhood leadership, meeting and advising peers and local government officials regarding core priorities and issues.

Of course, CPNO's power can only come from the willingness of many, diverse participants who vigorously and consistently promote new ways

in which our neighborhood can become more livable and secure. Our neighborhood isn't alone, and it's certainly not standing still - more than ever, we need those with diverse, constructive voices that recognize opportunities in new investments many are making in Candler Park, while sharing ideas to help solve some problems ourselves.

Should we falter - by failing to give enough time to our neighborhood's infrastructure, planning or politics - we risk much of what's vitally important to conserving our area's historic culture and environment, wasting the legacy of those who led much of Atlanta's intown rebirth.

Candler Park needs those who care deeply about its progress and relevance today to again come forward, adding their vision to our neighborhood's tradition of leaders. Officers are needed in key positions like Environment, Membership and Safety. A new President and Vice-President, committed to building on successes of this year's officers, could leverage our resources even further, helping our committees and affiliated groups like Freedom Park Conservancy; CP Golf Association; Peavine Watershed Alliance; CP Pool Association; Olmstead Linear Parks Association and NPU-N retain experienced volunteers who can continue serving our neighborhood.

All of us can provide vital support to our nominees by offering ideas and opinions. Please attend on Nov. 20th and help CPNO choose new officers who can lead us still further in 2007.

- Walt Weimar

The Messenger

The Messenger is published monthly by the Candler Park Neighborhood Organization, Inc. Deadline for articles is the 26th of the month prior to publication. Submit all articles to: cpmessenger@candlerpark.org. Articles must be signed and do not necessarily reflect the opinions of CPNO or The Messenger staff.

Ad Rates, Specifications, Payment

Classified Ads \$4 per line
One line = approximately 35 characters / spaces. First line is bold and capitalized.

Display Ads \$14 per column inch
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Deadline = 26th of month prior to publ.
Ads should be received via e-mail by the 26th of each month for publication in the following month's edition, and include name and phone number. Upon receipt of confirmation of your order, please send ad payments to CPNO, Attn: Messenger, P.O. Box 5418, Atlanta GA 31107, or for more information, contact cpmessenger@candlerpark.org.

CPNO Officers 2006

President

Walt Weimar 4/377-1411
walt.t.weimar@sprint.com

Vice-President

(Unfilled) (not applicable)
(not applicable)

Recording Secretary/NPU-N Rep

Amy Stout 4/371-0505
akstout@emory.edu

Environment

Stewart Alford 4/525/1841
stewalford@hotmail.com

Treasurer

Alonzo Church 4/577-5617
alonzoiii@earthlink.net

Public Safety

David "Wing" Bruce 4/658-9494
rowdyvates@mindspring.com

Membership Secretary

Amy Alford 4/525-1841
alford.amy@gmail.com

Special Projects

Mark Clement 4/688-6275
688mark@bellsouth.net

Zoning

Randy Pimsler 4/522-5046
randy@pimslerhoss.com

Fall Fest Memories – Another Spectacular Year

With this year's Candler Park Fall Fest a very recent memory, we can all take a moment to reflect. This year's festival was picture-perfect - clear blue skies, peak foliage, many friends and neighbors enjoying arts, cuisine and entertainment the entire weekend. The festival drew its biggest crowd ever, and the Fall Fest 5K, Tour of Homes, Kids Area and Canine Cotillion were especially well-attended.

As event chair, my impression is that our neighborhood is of two schools of thought when it comes to envisioning a successful Fall Fest. One group wants a real "neighborhood" festival, while the other believes in "show me the money." I believe both groups have valid points, so I've tried to split the difference by attempting to keep it "neighborhoody" while working carefully to earn enough money to justify CPNO keeping the event alive. Although our final financial numbers are not yet available (as of publication deadline), I think it's undisputable that the event was a good time for all, drawing our neighborhood closer and making us proud the entire weekend.

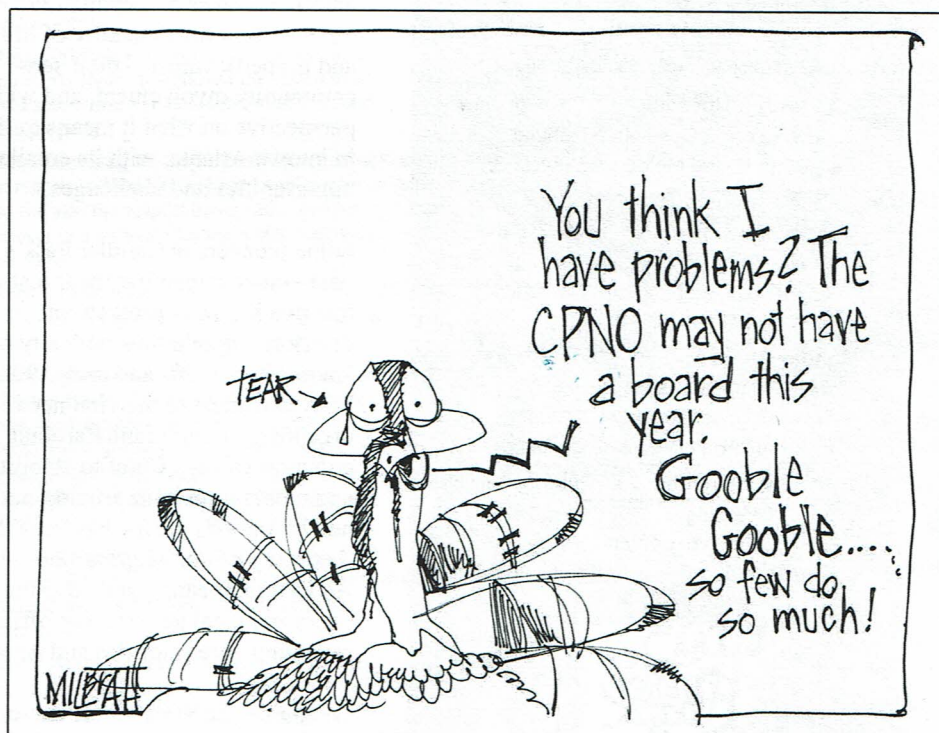
The festival, a very large undertaking, would be impossible without the help of many volunteers who generously

donate their time. **Thanks to all our volunteers who helped make the 6th Annual Candler Park Fall Festival a success!** Special thanks goes out to our Fall Fest Committee: Mike Brandt, Curt Flaherty, Amy Alford and Bjorn Roche. I also want to thank our Fall Fest sponsors (see opposite page) - local businesses that support us and our community - I encourage all of us to return the favor as their patrons.

Being a lifelong Candler Park resident, I was surprised to learn recently from a Mary Lin student that Candler Park has an official cheer - another thing that makes Candler Park one really cool neighborhood! It consists of two claps and a WOO! I challenge anyone to attempt this without smiling!

The highlight of the festival for me? When the music was coming to a close on Sunday, someone asked me to make an announcement, reminding everyone to kindly help pick up trash around them as they departed. After the crowds left, not a single piece of litter remained to be picked up within ear shot of the announcement. We really do live in a cool neighborhood. Hope to see you all next year.

- Mark Clement



Laughter in the Park

by Deb Milbrath

Thanks to our Sponsors, Artists and Volunteers!



FALL Fest!

Candler Park



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SPECIAL THANKS TO:

CPNO's 2006 Fall Fest Committee:

Mark (Amy, Jack and Addie) Clement
 Mike and Regina Brandt
 Amy (and Stewart) Alford
 Curt (and Heather) Flaherty
 Bjorn Roche
 Holly Mull and Mary Ford Schwartz
 Bert (Robin and Michael) Bellinson

*and so many others who participated,
 including: Randy Pimsler; Amy Stout;
 Ted Pettus; Alonzo Church; all of our
 booth vendors; the Mary Lin PTA
 (childrens' area); Epworth Methodist
 Church; our Tour of Home hosts; and
 countless 5K, Tour and Event volunteers!*

Unveiling the History of the Old Stone Church Neighborhood

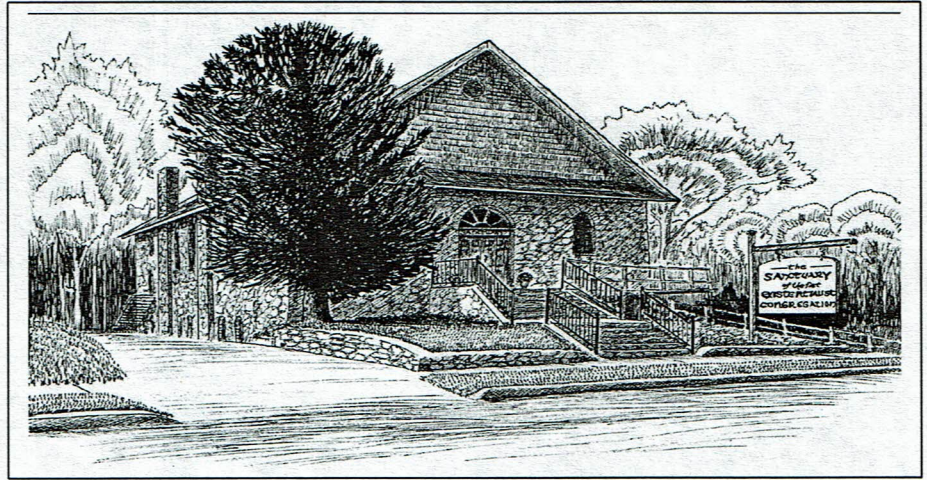
"The Old Stone Church" at 470 Candler Park Drive, currently home to First Existentialist Congregation of Atlanta, has quite a story to tell. A fixture in the neighborhood for nearly 85 years, the Old Stone Church was a vital cornerstone to a vibrant, pioneer African-American community here from the 1870s through 1940s.

This small community expanded in 1893 when Fannie Mayson, a white married woman, subdivided 9.5 acres of property that she owned at the corner of McLendon and what is now Candler Park Drive to create the "Mayson Subdivision," a.k.a. Rose Hill. The subdivision plots were sold to several working, middle-class African-American families, some of whom were members and leaders of Antioch Baptist Church. Antioch Baptist Church began in this neighborhood circa 1873, and later became known as Antioch East Baptist Church.

Around 1890, Antioch Baptist built a wooden church for religious and educational purposes and purchased the property at what is now 420 Oakdale Road. That building burned to the ground in 1916, leaving only granite foundation stones.

For some time after, the Antioch congregation held services at the Edgewood Evening Star Lodge, another cornerstone of the early neighborhood. The Lodge was chartered by DeKalb County Superior Court in 1892 for "social and moral improvement, as well as for charity." The Lodge was located in the Mayson Subdivision/ Rose Hill, at the juncture of Miller Ave. and today's Candler Park Drive. Close to the street, it was inside the vital African-American Rose Hill neighborhood, an area we know today as the southwest corner of Candler Park City Park of Atlanta. In 1918, Antioch East purchased a land lot across from the Lodge on what is now Candler Park Drive, then Mayson Ave. This time Antioch built their church out of a much less flammable material – stone. The hand-built structure was completed in 4 years, and the Old Stone Church has stood here ever since.

Antioch East worshipped in the Stone Church until 1951, when they were obliged to move south of the railroad tracks. The building came under the control of the Candler Park Improvement Corporation, a.k.a. Candler Park Civic Club, which turned the stone



church into their clubhouse. By the time the Club sold the property to Phoenix Unitarian Church in 1977, they had added four contiguous lots to the original parcel.

In 1980, First Existentialist Congregation assumed the mortgage from Phoenix Unitarian. As current stewards of this remarkable historic structure, First E is honored to collaborate with Antioch East Baptist Church, now located at 1223 Hardee Street, and involved neighbors to bring the discoveries of our early Edgewood/ Candler Park research to public light.

Currently, Antioch East and First Existentialist are planning historic and cultural activities to welcome Antioch elders and their descendants back into

the Sanctuary they built and filled with song and spirit for some 30 years. A span of 55 years has passed since Antioch East members last stepped inside the Old Stone Church. For some former homeowners and residents of the early bi-racial Edgewood/Candler Park neighborhoods of Rose Hill, Hooperville, Mayson Ave./Candler Park Drive, and Whiteford/Oakdale Ave. even more time has elapsed since this area was a viable place to raise their families. Together, we hope our heart-felt efforts in research and fellowship move us forward on a path toward truth and respectful appreciation of our inter-dependent histories.

- Amy Meyer Burns and Edith Kelman

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FYI – UPDATED: Additional 2006 Building and Demolition Permits in Candler Park

Building Permits Issued for Candler Park Addresses since August 2006

Address	Date	Scope	Cost	Owner	Contractor
1325 McLendon	8/24	Repair MFR	\$2,500	Brian Bishop	Owner/Builder
552 Oakdale	9/1	Erect a SFR	\$310,000	Catherine Stedina	Eisenhard Constr Management
1484 Iverson	9/8	Repair to a SFR	\$19,000	Jolinda Giraudo	Village Works LLC
1328 Dekalb	9/12	Erect Business	\$1,000,000	4 Spine	Standard Building Co Inc
1590 Dekalb	9/12	Repair Garage	\$2,500	David Gilman	James H Brown
1236 Mansfield	9/12	Repair to a SFR	\$4,500	W Scott MacDowell	James H Brown
1304 North	9/18	Repair to a SFR	\$20,000	Elaine Tatum	Sawyer Constr Inc
500 Candler Park	9/25	Add to a SFR	\$161,000	Drew Buchter	MSC Constr
546 Candler Park	10/5	Erect a SFR	\$295,000	Darby Constr Inc	Darby Constr Inc
521 Terrace	10/13	Add to a SFR	\$45,000	Jason Nettles	Owner/Builder

SFR = Single Family Residence; MFR = Multi-Family Residence

NOTE: re-roofings, fences, walls, and driveway work not included

NOTE: data obtained from City of Atlanta website October 23rd, 2006

Demolition Permits Issued for Candler Park Addresses since August 2006

Address	Date	Cost	Owner	Contractor
546 Candler Park	9/1	\$5,500	Darby Constr	Darby Constr

SFR = Single Family Residence

data obtained from City of Atlanta website on October 23rd, 2006

- compiled for CPNO Zoning Committee and *The Messenger* by Amy Stout, NPU-N Representative

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Flying Biscuit to Host Fundraiser Wed. Dec. 6th to Benefit Candler Park Pool Association



On Wednesday, December 6, The Flying Biscuit will host a fundraiser to benefit the Candler Park Pool. In what has become an annual tradition, The Flying Biscuit dedicates one evening a year to a community cause.

The Biscuit donates a three-course meal, complete with wine at each course, for up to 40 diners. The cost

of the dinner is \$50 per person, and included in your ticket is childcare provided by Banzai Fun Space Kids Studio and After School Program.

All proceeds from this year's event will go to the Candler Park Pool Association to support its efforts to not only run the pool, but to improve the physical structure and the pool experience. Exciting things are happening at the pool, with the city renovating the pool house, the pool and the deck.

In addition, we are hopeful that the City will be able to add a spray feature for young kids and a shade area. More

importantly, the Pool Association is focused on improving the management of the pool to ensure that all users enjoy a pleasant experience whenever they visit. After all, nothing is more enjoyable than a great pool experience that you can walk to from your home. Learn more at www.candlerparkpool.com.

To purchase a seat at the dinner, call The Flying Biscuit at 404-687-8888. Seating is limited – and the event is always enjoyable – so call now. We look forward to seeing you at the Flying Biscuit on December 6 – and at the pool next summer.

- George Dusenbury

Moreland Corridor Implementation Task Force Update

A half-day work session by a dozen volunteers seeking to implement key projects identified in the Moreland Corridor and Dekalb Avenue LCI (Livable Centers Initiative) Studies, approved by the City of Atlanta as part of its Comprehensive Development Plan in August 2005, was held Nov. 11th at LSP Community Center.

Candler Park resident Walter Brown, along with Candler Park neighbors Don Bender; architect David Green; and Walt Weimar joined Jay Varner of Reynoldstown; Megan Holder of Inman Park; Edgewood representative and NPU-O chair Garry Long; Conne Ward-Cameron of Atkins Park and NPU-F; Jim McMahon of Poncey Highland; City of Atlanta Planning officials Heather Alhadeff and Flor Velarde; and Jay Tribby of Council Member Kwanza Hall's office to review funding priorities, identify

potential future funding resources, link with other agencies (MARTA, Georgia DOT, Atlanta Regional Commission) and to consider the optimal sequence of projects affecting the Moreland Corridor.

While some projects identified in the studies are now underway, including the work at Moreland Avenue and Freedom Parkway, the group understands that its involvement can help land use planners to better coordinate the city, state and regional infrastructure improvements on which intown neighborhoods depend to support ever-increasing residential and commercial development pressure and density.

More information on the Moreland and Dekalb corridor studies is available at http://www.atlantaga.gov/government/planning/ponce_moreland_home.aspx

- Walt Weimar

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Candler Park Neighborhood Organization - a 2006 Officer's Retrospective

As we conclude an eventful 2006 with another great Fall Fest and our 2007 CPNO officer elections in November, I've felt I should offer some personal observations on how I've performed, and what our organization needs to be more successful in the coming year.

My foremost priority at the outset of 2006? Helping the Candler Park Brook steering committee to guide Park Pride, City of Atlanta and US EPA officials to successfully realize its 3-year dream of naturalizing the streams in Candler Park. While landscaping remains in process, and long-term goals of improved water quality and habitat restoration require further study, I believe this project has already benefited not just Candler Park, but our downstream neighbors and all those who can learn from our efforts.

My greatest satisfaction? The leadership of other CPNO officers and reps, like Randy Pimsler, who built our inaugural zoning committee, and Lauren Norton's infill development committee; Amy Alford, who helped welcome members, rebuilding our finances and reputation while successfully organizing our Tour of Homes; Mark Clement, indefatigable Special Projects officer, whose spirit and passion made Fall Fest, the 5K and Dog Jog into CPNO's best brands; Alonzo Church, whose wisdom and integrity has steadily encouraged us to measure our financial health in practical terms of operations as well as a vision of truly

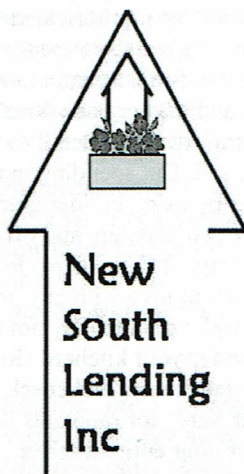
the community's conscience, and serving as an excellent interim newsletter editor; Amy Stout, an incisive record keeper, respected NPU-N delegate, officer and APAB representative, as well as a key zoning committee member; and David Bruce and Stewart Alford, both helping as needed in Safety and Environment.

Regrets? Controversy over membership, neighborhood boundaries, land use and editorial policy, but Candler Park can and should be proud of the service our committed volunteers have rendered, and celebrate their achievements with your own ideas and initiative within CPNO.

What I've learned as an officer? We can all do more good by learning what not to fear in what others are doing - respecting another's good intentions.

Some recommendations for next year? Review our bylaws on dues and open membership. Give safety, sidewalks, tree protection & historic preservation greater attention through committees; conserve our financial health with a real budget and 501(c) status, but spend on priorities; and leverage more volunteers doing fewer tasks to train and diversify new leadership.

- Walt Weimar



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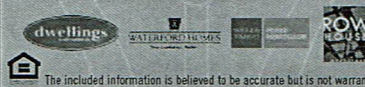
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The included information is believed to be accurate but is not warranted.

Taking the Plunge – Improving the Value of Your Home

Like a pool with no water, home improvement is not the sort of thing you want to just jump into. This is your crash course in home renovation.

The first, and most important, step in improving the value of your home is to organize a plan, a schedule and a budget. It is not uncommon for the planning stage to take as long as the construction itself, as every aspect should be taken into consideration. Your plans should encompass the entire property: the exterior architecture, the interior design and decoration, and the landscaping. The time spent on the planning stage will reduce headache and unnecessary expense on down the line.

Also, keep your motivations in mind. Do you intend to stay in the property long term? Do you intend to sell the property upon its completion or within a few years? If you are building your dream house, maybe money is not an object and the sky is the limit. Make the property perfect for you and your lifestyle. Consider heating elements under the tile in the master bath, or a warming drawer in the master bath for towels on chilly mornings. Think about an integrated electrical system. Modern technology allows relatively easy installment of home theater equipment and seemingly-sophisticated lighting options. Maybe you simply want to renovate and sell for profit. In this case, go for the bare minimum. But remember, if you are converting your home for investment, try not to become overly emotionally invested in the home.

As far as investment property goes, don't forget that you are part of the home "market." Any renovations made on your

part will affect the resale value of your home. Meet with a realtor to determine your neighborhood's price range and to discuss the market in your area. In order to sell you investment quickly, it is important to realize the selling points buyers look for in a home. These often include an open floor plan, a master suite (sitting room, master, master bath with double vanity, shower and whirlpool bath), a modern kitchen with upscale appliances, and a great backyard (water feature or fire pit, patio or deck). Today's savvy homebuyer WILL be looking for these features. Keep them in mind when renovating.

Where can you save money when renovating an investment property? Consider options like prefabricated cabinetry. Don't inflate the expense with high end windows. Spend money in the kitchen and master bath. You'll recoup the extra expense when it comes time to sell. Cut spending in the auxiliary baths by using builder grade fixtures, lower end counters and off-the-shelf cabinetry. Try to keep a level head and not fall in love with any one item. For example: granite may not be the best choice for your kitchen! Go to a few counter fabricators and check out their "bone yard" for remnants that will suffice for your entire kitchen. Don't be afraid of installing a different counter on an island or bar than what you have on the rest of the counters. This will add visual interest while allowing you to save money by using two different "bone yard" remnants. Offering to buy all of your appliances and plumbing fixtures from one source will allow you to negotiate heavily

between competitors. Most vendors will match each other's pricing if you prefer one salesperson or contract terms over another.

Do your homework when choosing a designer. You WILL save money by doing the basics on your own. Start an organized

- (continued on next page)

Sappy Thanksgiving



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The Value of Home Improvements *(continued)*

file with photos, articles, and notes for each room or area you intend to improve. Understanding your own taste will save a lot of money, and allow you to describe yourself and your wants to your designer. Decide what it is you need from a designer. Are you looking for someone to place your ideas onto paper and serve only as a draftsman? Are you looking for someone to pull all of your ideas together into one cohesive fabric or do you want someone to take the entire process out of your hands and present you with their own ideas? Finding a like-minded designer early on will save you much frustration, not to mention MONEY. Explain to your designer the vision you have of the finished project. A good designer will work with you to make your vision manifest.

Once you have the finished plans, you will begin the bidding process. Thoroughly investigate the individuals who will be bidding on your project. Take a look at their work. Don't rely solely on photos: have them give you a tour. Call their references and ask specific questions regarding budget, schedule, cleanliness, supervision, responsiveness and quality. Ask the contractors about their methods and how they view the process of renovation. How do they supervise? How do they get paid? How and when can they be contacted? Renovation often involves a lot of money and can be an extremely

lot of money and can be an extremely emotional experience. Make sure you choose the right contractor for you. This is your home, after all.

Once your project has been given a realistic price tag, practicality and a reasonable timeframe should be determined. A conscientious designer will be forthcoming with pricing as the project progresses. Without frequent budget and expense updates, the homeowner might find themselves in over their head and left holding the bag on a half-finished project. Assuming the budget is acceptable, one must determine a timeline of completion. "All at once" is the fastest, and often the least expensive way to go, but not always the most practical. Keep your budget in mind. Don't compromise your master plan because you cannot afford to implement the entire scope all at once. Stretch it out, if need be.

Remember, some things are worth waiting for. Keep a clear head and follow these suggestions. A finished project that is free of regret will make the payoff well worth the wait.

- Frank Wickstead

Wickstead, Inc. is headquartered in Decatur, GA. For more information on the company, please visit www.wickstead.biz or contact Frank Wickstead at 404.315.1995.

"Wickstead Wisdom"

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2. **CHECK REFERENCES.** You aren't willing to put thousands of dollars, and the safety of you and your family, in the hands of someone just because they put an ad in the yellow pages are you? Play detective and get the scoop on your contractor.
3. **KITCHEN.** Updating the kitchen is an investment that will be a safe bet on recouping the cost. When house-hunting, the one who spends the most time in the kitchen often makes the final buying decision.
4. **BATHROOMS.** Renovating or adding a bathroom (even a half-bath) is rarely a bad investment. Don't forget to give the master bath special attention. The king deserves a worthy throne in their castle, right?
5. **CUT CORNERS (but discreetly).** Prefab cabinetry is completely acceptable. Don't be afraid of scratch-and-dent sales, this WILL save you thousands. Also, buy appliances from one source. This will increase your ability to negotiate a lower price on the deal as a package when buying multiple big-ticket items.

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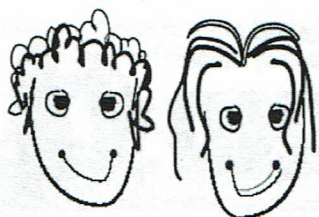
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Atlanta Tree Conservation Committee – Ordinance Amendment Recommendations

On Tuesday October 17th, Atlanta Tree Conservation Commission members met to review proposed changes to the City's Tree Protection Ordinance.

Chief among concerns to Candler Park residents were proposals to limit rights of appeal to property owners within 300 feet of an applicants' property, and further, to reduce the time for filing an appeal from 15 to 5 days, despite only providing limited public notice of its decisions, through signage posted on an applicant's property.

In consultation with a City of Atlanta Law Department representative, Commission members including Dan White of Lake Claire, agreed to recommend that only minor changes to the ordinance (affecting parking lot replanting; board member compensation; and term definitions).

Commission members also heard from citizens in attendance, including Lake Claire representative Kathy Evans; Walt Weimar of Candler Park; and former Tree Commission member Sheldon Schlegman, who emphasized that limiting public input

was unnecessary, and might weaken the minimal effectiveness of the ordinance at encouraging responsible redevelopment within Atlanta's rapidly-changing intown neighborhoods.

Bureau of Buildings - Arborist Division staff will now make recommendations to City Council on the proposed ordinance revision, to be followed by full Council deliberations and eventual voting before possible approval by Mayor Franklin.

- Walt Weimar

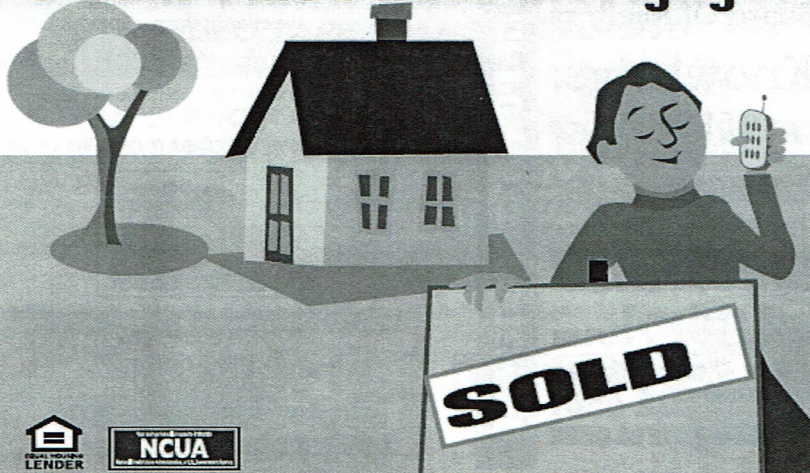

Web Volunteer Needed

CPNO's longtime webmistress, Issel Carson, has announced she is stepping down to take on new duties as website administrator for Mary Lin PTA. For CPNO's board and hundreds of registered CP website users, Issel has been invaluable in maintaining and growing our website, facilitating its advertisers and helping neighbors communicate in important ways. Her contributions will be sorely missed.

CPNO needs an experienced website volunteer to help take over this key position, maintaining the superb standards that Issel's hard work (and her predecessor Roger Johnson's) have established. If interested, please contact a CPNO officer to learn how you can help manage the medium that presents Candler Park to the world.

- Walt Weimar

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CPNO General Meeting Minutes – October 2006

The following are selected highlights from the minutes of the October 16th, 2006 meeting of the Candler Park Neighborhood Organization.

The complete minutes are available on the Candler Park website or by contacting the recording secretary.

Note: On this rainy evening, the day after a busy Fall Fest weekend, attendance was low, and a quorum of members was not present.

Fall Fest: Special Project Officer Mark Clement did not yet have any numbers to report regarding the festival's profitability, but he thanked all the many volunteers who helped, and also acknowledged each and every sponsor.

Variances: The primary business of the meeting related to votes on land use matters. The Zoning Committee Chair Randy Pimsler noted that one of the three variance applications on the agenda (506 Page Ave) was being deferred at the applicant's request.

Brandon Forde received unanimous approval for a variance to reduce the side yard setback at 1233 McLendon Avenue to allow construction of a 14' by 14' roof deck above an existing kitchen and

construction of a back deck at ground level. Elena Lasker received approval to reduce the half depth front yard setback to allow addition of a second story to the single family residence at 536 Page Avenue despite two votes in opposition from Page Avenue neighbors.

Mr. Pimsler noted that the zoning committee unanimously recommended approval for this project and that the applicant had the support of the two immediate neighbors.

Resolutions: The group discussed potential changes to the Tree Protection Ordinance being considered by the City of Atlanta.

One proposed change would reduce the amount of time for filing an appeal from 14 days to 5 days, and another would limit appeals only to those residents within 300 ft of the property in question.

A motion to oppose any changes to the Tree Protection Ordinance that would reduce the number of people who can file an appeal or reduce the time period for an appeal was unanimously approved.

Crime: Officer Ruby Naylor reported to the group on recent crime statistics.

There have been many residential burglaries lately; and in 6 of 22 cases, the burglar entered through an unsecured door or window. In many other instances, the burglar simply smashed a window, often a bathroom window, in order to gain access.

Most of these crimes have been occurring during the day. Car break-ins have also been common, and one in five of the fifty cars broken into zone-wide were Hondas.

Announcements: Deneta Howland noted the opening of her new Intown Pediatric and Adolescent Medicine practice in Grant Park.

A nominating committee consisting of Walt Weimar, David Bruce, Alonzo Church, Randy Pimsler, and Amy Stout will bring forth a slate of officers for possible election at next month's meeting, and volunteers for office are being sought.

Correction: In this space in last month's Messenger, I mistakenly noted that no changes were made to the CPNO bylaws at the September meeting. I should have reported that the body did vote to change the official neighborhood boundary with Lake Claire to the center line of Clifton Road.

- Amy Stout, CPNO Recording Secretary

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Neighborhood Planning Unit (NPU) "N" -- Report of Meeting for October 2006

The following items from the October 26, 2006 meeting of NPU-N are the items most likely to be of interest to Candler Park residents.

We learned that applicant Brad Garner has **withdrawn** his application for a **variance** and a special exception related to his plans for redeveloping the property at 1654 & 1660 Dekalb Avenue, the current site of the **car wash at the corner of Clifton and Dekalb** (the applicant was seeking a variance from zoning regulations to reduce the transitional rear yard setback from the required 20' to 8' and seeking a special exception to reduce the number of on-site parking spaces from the required 42 to 29 in order to construct a two-story mixed-use building). Presumably the applicant has not given up his plans to develop the site, but notations on the City of Atlanta website suggest **revised plans** have been submitted (see <http://apps.atlantaga.gov/ebuilding/permit/summary.asp?permitID=333606>).

The NPU-N executive board unanimously approved Brandon Forde's request for a **variance** to reduce the west side yard setback to allow for the addition of two decks to

the single family residence at **1233 McLendon Avenue**, consistent with the earlier approval by CPNO.

The board also approved Elena Lasker's request for a **variance** to reduce the half-depth front yard setback at **536 Page Avenue** to allow for an addition to the single family residence. Again, this vote (8-0-1) was consistent with CPNO's approval. (See minutes from CPNO October meeting for more details.)

We learned that the applicant requesting a variance on behalf of the owners of **506 Page Avenue** had also **withdrawn** his application. The variance requested a reduction in the side and rear yard setbacks in order to build a carport.

Our agenda also included a **variance** application for **1325 McLendon Avenue** to reduce the half-depth front yard setback from 17.5' to 14.5' to allow for addition of a deck to an existing non-conforming use multi-family residence. I moved for a **deferral** since the applicant had not yet presented to CPNO or to its zoning committee.

The NPU-N board voted to award **Kathy Evans** of Lake Claire the NPU-N **Neighborhood Award** to be presented at next month's APAB Awards Banquet.

Kathy was recognized for her outstanding efforts on the Watershed Mural project on Dekalb Avenue.

Reminder: The Atlanta City Council will host a **special public hearing to receive community input on the 2007-2008 City Budget** BEFORE they adopt it. The meeting will be held at the Atlanta Civic Center on Tuesday, November 14 from 6 pm to 9 pm.

- Amy Stout, NPU Representative

Clifton Sanctuary Ministry Comes Home To Lake Claire

Clifton Sanctuary Ministry, whose Night Hospitality program was forced to relocate last year to Epworth United Methodist Church following a fire at its original home at 369 Connecticut, held an Open House on Saturday November 12th to celebrate its return to Lake Claire.

Michael Thurmond, President of the Ministry Board of Directors, praised

the support of countless volunteers and neighboring communities who helped to replace appliances, furniture, equipment and supplies over the past 15 months.

More frequently-updated news, announcements and general information on the program can be found by visiting www.cliftonsanctuary.com.

- Michael Thurmond, Clifton Sanctuary

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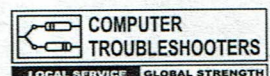
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Freedom Park Conservancy, Georgia Tech "Team Buzz" Volunteers Help Beautify Park

Demonstrating renewed commitment to more actively focusing on environmental quality and improving the appearance of its most public spaces, board members of Freedom Park Conservancy led a large group of dedicated volunteers from Georgia Tech's "Team Buzz" to clear a central but neglected section of the park from litter and heavy overgrowth during a workday on Saturday October 21st.



The "grove" along the north side of Freedom Parkway in Poncey Highland was transformed in a matter of hours. At the same time, other volunteers were busy helping improve the Butterfly Garden section of Freedom Park, near the intersection of North Avenue and Candler Park Drive in Candler Park.



FPC Board Chair Cathi Barlow, Park Improvement Committee chair Chris Martin; neighborhood representatives Dennis Mobley (Inman Park); Jack White (Virginia-Highland); David Aguiar (Poncey Highland); and Chip Miller (Candler Park) noticed immediate



benefits to travelers and enhanced safety for park patrons achieved through these projects. The popular Butterfly Garden near Mary Lin Elementary, and the heavily-traveled Freedom Parkway and PATH route between Moreland and Highland Avenues, will require further work, but everyone was encouraged at such tremendous progress in reducing both litter and non-native vegetation.



Conservancy board members, with Parks officials support, will continue working to attract new volunteers and private donations to help sustain and realize their vision of a world-class linear park to serve our intown neighborhoods.

- Walt Weimar

- photos by Michael Schneider, Ga Tech

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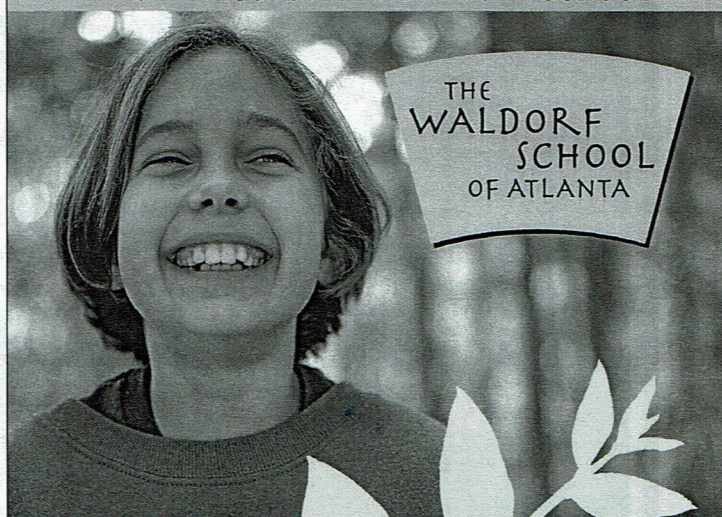
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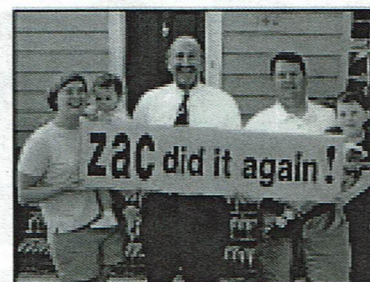
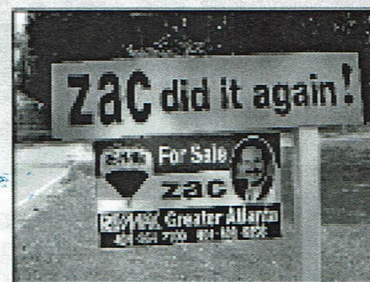
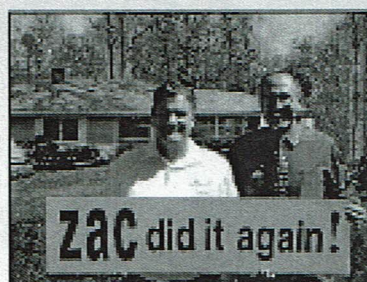
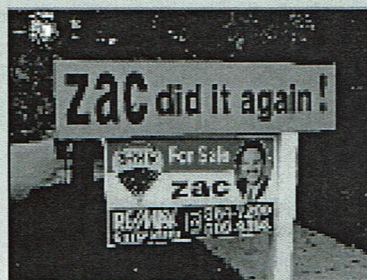
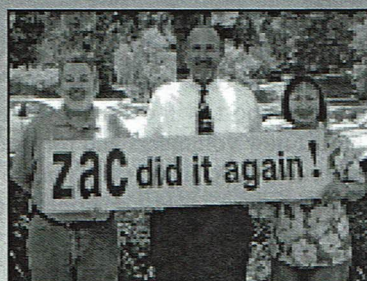
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DeKalb County Taxes – Questions Posed by Residents

Candler Park resident Cliff Mack and others have recently requested assistance from Atlanta City Council Member Anne Fauver's office that may be of interest to Candler Park residents and those in adjoining City of Atlanta – Dekalb County neighborhoods wishing to better understand the proportion of property taxes paid relative to services received from the County. Ebony Barley of Council Member Fauver's office has advised that Dekalb County

Finance officials are available to make a presentation at an upcoming meeting of CPNO to answer your questions related to this issue, or can also be contacted directly at 404-298-3068.

Those who would also like to discuss similar concerns with Cliff Mack may contact him directly at 404-373-6604. To pre-submit questions for Dekalb County officials available to attend a meeting of CPNO, please contact Walt

Weimar at 404-377-1411, or via email to walt.t.weimar@sprint.com.

- Walt Weimar

Join CPNO!

Joining CPNO is an easy way to support your neighborhood. If you haven't joined, please consider supporting your neighborhood in this way.

Amy Alford, Membership Secretary
404-610-5220 / alford.amy@gmail.com

CPNO Membership Application

Name (as you wish it to appear): _____

Address: _____

City: _____ State: _____ ZIP: _____

Home phone: _____ Mobile phone: _____ Email: _____

Minor Children (names and ages) _____

Please indicate what, if any, of the above information you do NOT want published in the CPNO neighborhood directory _____

Business applicants: list name, address and phone number of designated representative above

Name of business: _____

Address of business: _____

Annual Dues

Annual dues are \$15 for each adult 18 years or older, \$5 for each adult age 65 or older. Make checks payable to Candler Park Neighborhood Organization (CPNO). We want to ensure that no one is unable to join due to financial hardship. If unable to contribute dues, please check the appropriate box below or contact the membership secretary to apply for funds to cover your dues.

Please indicate:

☐ New Enrollment (include a one-time \$10 initiation fee per adult in addition to the \$15 dues)

☐ I would like to apply for the financial hardship fund to cover my annual dues

Membership Involvement and Interests

Please check any below that you may be interested in helping with:

☐ New neighbor welcome ☐ Newsletter/Messenger ☐ Historic Preservation

☐ Candler Park/Environment ☐ 5K/Road Races ☐ Land Use / Zoning

☐ Tour of Homes ☐ Flyer Distribution ☐ Fall Fest

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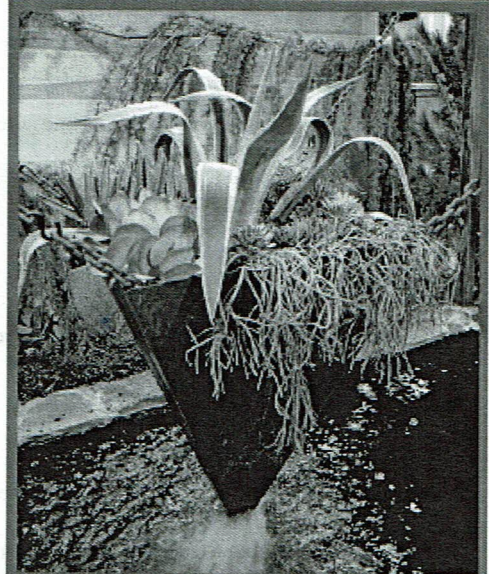
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Crime Report

Zone 6 City of Atlanta Police Dept. records compiled for period from 9-17 to 10-21-2006

Mansfield Ave @ Moreland Ave – Auto Theft - 9/17 Sun Unknown time - Victim stated he parked his vehicle at the intersection and when he came back to the location his vehicle was gone.

400 block Oakdale Rd – Larceny from Auto - 9/18 Mon Day - Victim stated while checking a friends house an unknown suspect entered her auto which she believes was unlocked. Items taken.

1600 block McLendon Ave – Larceny from auto - 9/19 (13:10-13:20) Tue Day - Victim reports someone smashed his passenger side window. Items taken.

200 block Elmira Pl – Burglary - 9/20 Wed Eve - Victim reports someone entered by forcing open a rear window with a shovel. Items taken.

400 block Oakdale Rd – Larceny other - 9/20 Wed Eve - Victim reports someone took her bike from the front porch.

1200 block Dekalb Ave – Larceny from auto - 9/21 Thurs Eve - Witness watched arrestee enter victim's vehicle and removed property. W/M, 55YOA was arrested.

400 block Moreland Ave – Robbery Pedestrian - 9/24 Sun Morn - Victim: W/M, 36YOA, Weapon: Silver revolver. Victim states he observed a white male and a female drive through the parking lot and the white male exited the vehicle and asked him about parking. The vehicle left the scene. As the attendant was walking over to his vehicle the same white male put a pistol to his head and demanded money. The suspect made the victim lay on the ground and fled on foot. Money taken. Suspect: W/M, 6'00, 167lbs. Blue eyes.

1400 block Iverson St – Auto theft recovery - 9/26 Tue Eve - Officer received an abandoned vehicle call, upon his arrival he ran the tag on ACIC and was confirmed stolen from Atlanta.

1600 block Dekalb Ave – Larceny from auto - 9/27 Wed Day - Victim reports someone removed property from his vehicle. The victim was loading equipment and had stepped back inside his business when the theft occurred.

1200 block Euclid Ave – Burglary - 9/27 Wed Eve - Victim reports someone smashed the side window to her residence. Items taken.

1200 block Euclid Ave – Auto theft - 9/28 Thurs Eve - The victim advised police that that unknown subject walked into her home through the rear door and seemed very disoriented. Shortly after making him leave her vehicle was stolen. Suspect 1: B/M 5'07 180lbs. Suspect 2: W/F 5'04 150lbs.

1200 block Euclid Ave – Burglary - 9/28 Thurs Eve - The victim reports someone entered her residence through the side window. Not listed if the window was forced open. Nothing taken.

300 block Ferguson St – Auto theft - 9/29 Sun Morn - Victim reports someone stole her vehicle sometime during the night while it was parked in her driveway.

300 block Glendale Ave – Larceny other - 9/30 Sat Morn - No report.

500 block Oakdale Rd – Auto theft - 10/2 Mon Morn - Victim reports someone stole his vehicle.

400 block Sterling St – Larceny from auto - 10/2 Mon Morn - Victim reports someone smashed her driver side window and removed property.

1400 block Benning Pl – Auto theft - 10/4 Wed Morn - Victim reports someone stole his vehicle.

300 block Elmira Pl – Burglary - 10/4 Wed Unknown time - Someone damaged the lock to her bedroom window, entered the residence and removed property.

1600 block McLendon Ave – Larceny from auto - 10/4 Wed Eve - Victim reports someone smashed his vehicles rear passenger side window and removed property.

300 block Josephine St – Burglary - 10/4 – 10/9 Unknown time - Victims report someone entered their residence through a front window and removed property. Victim reports that until now the window had been painted shut.

200 block Mansfield Ave – Burglary - 10/5 – 10/9 Unknown time - Victim reports she found her rear kitchen door open and items missing. Does not list if the door was forced open or had been left unsecured. Blood was found on the floor, and collected by I.D.

300 block Josephine St – Burglary - 10/6 Fri - Front window unsecured. The victim stated that her home was entered her car keys and vehicle were stolen at the time of the burglary.

500 block Oakdale Rd – Larceny from auto - 10/8 Sun Morn - Victim reports someone entered her vehicle and removed property. The victim found her vehicles door unlocked, but states she locked it. There was no sign of forced entry.

400 block Clifton Rd – Burglary - 10/9 Mon Day - Victim reports someone entered her residence and removed property. The victim had left a window open and found it closed when she returned home.

400 block Candler St – Burglary - 10/10 Tue Day - Victim reports someone entered his residence and removed property. The victim found a window open but it does not list if the window was forced or left unsecured.

1300 block Dekalb Ave – Larceny other - 10/10 Tue Eve - Victim: city of Atlanta. Reporting person stated someone stole her recycling bin after she placed it out on the street.

400 block Oakdale Rd – Burglary - 10/12 Thurs Day - Victim reports someone smashed his rear window and removed property.

500 block Oakdale Rd – Burglary - 10/14 Sat Eve - Victim reports someone removed the screen to an unlocked side window, entered the residence, and removed property.

1300 block Benning Pl – Auto theft - 10/16 Mon Morn - Victim reports he heard his vehicle turning over, looked outside and saw the suspect in his vehicle trying to start it. The suspect fled on foot after the victim called police. Suspect: B/M.

500 block Oakdale Rd – Larceny from auto - 10/16 Mon Eve - The victim reported that the driver's rear vent window was broken and his stereo was stolen.

400 block Oakdale Rd – Robbery Pedestrian - 10/16 Mon Eve - Victim reports the suspect took his vehicle at gunpoint. He states that one suspect pointed a black colored handgun at him while the other suspect jumped in the passenger seat and punched him in the head. The victim was then forced from his vehicle. Suspect: B/M, 5'10, 180lbs. Suspect: B/M, 5'08", 170 lbs.

1300 block Benning Pl – Larceny from auto - 10/19 Thurs Eve - Victim stated she parked her vehicle, when she returned she noticed someone had entered her vehicle and stole items.

400 block Moreland Ave – Assault - 10/21 Sat Eve - Witnesses state the victim was in the bar extremely drunk. The victim began spitting on people until an unknown suspect struck him in the head with an unknown object. The suspect then fled the scene.

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HIGH QUALITY SOFA and OVERSIZED CHAIR for sale. Excellent condition, purchased in 2001. Micro-suede material. \$700 for both, or \$600 for couch and \$200 for chair. 404-614-6005.

Announcements

Inman Park Cooperative Preschool – Nov. Event

Don't miss the chance to compete for getaways, art, food and services during the Inman Park Cooperative Preschool's annual Holiday Sale and Auction, on Saturday, Nov. 19th from 3-7 at Inman Park Trolley Barn at 963 Edgewood. This year's event will have a fall harvest theme, featuring barbeque from Fat Matt's, Bloody Marys from the Brick Store Pub and live bluegrass music from the Native Heart Band. Admission is free. For more information, contact Kelli Ritter, 404-222-9011 or kbritter@bellsouth.net or see the Preschool's website at www.ipcp.org.

Help Bring a FlexCar to Candler Park

Neighbors/Mary Lin parents, if you work from home or use public transportation and only occasionally need a car, you can rent one by the hour. You don't have to pay for gas, maintenance, taxes or insurance, just pay for the car when you use it. You can read more at www.flexcar.com and be sure to use the comparison model <http://www.flexcar.com/default.aspx?tabid=73> to see how much money you could save by not having to own a car that you only use occasionally. We need 25 prospective members using the car at least 5 hours per day. If you think you would use such a service contact Liz Wattenberg, Flexcar – Atlanta, 404-817-3599 or Fax 404-223-2970, liz.wattenberg@flexcar.com.

Horizon Theater presents "The SantaLand Diaries"

Performances of *The Santaland Diaries* will be presented Tuesday through Friday at 8 pm, Saturday 8:30 pm and Sunday at 5 pm., opening Nov. 24th through Dec. 31st. Recommended for ages 16 and up, with performances on Christmas Eve and New Year's Eve. Horizon Theatre Company is located at the corner of Euclid and Austin Avenues in Little Five Points. Tickets are \$20- \$45 plus sales tax. Holiday Gift Certificates are also available. Make reservations by calling 404.584.7450. Call early for best pricing since all shows sold out last year. www.horizontheatre.org

