



April 2021

MESSENGER

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Springing Forward with Hope

By Jerry Tillery, editor@candlerpark.org

Happy April and welcome to Spring! The weather is getting nicer by the day, so I hope you all have the opportunity to enjoy our parks and green spaces. I've already been out through Candler Park, Olmstead, Deepdene, Lake Claire Park, and Freedom Park. I hope to see some of you while I'm out over the next few months.

One of the things I love about Candler Park are all of our local businesses. While we are still under social distancing due to Covid-19, I hope everyone still takes the time to visit our local merchants. These businesses are an important part of the neighborhood and can use our support.

There have been huge strides in getting the Covid-19 vaccine out to people, and hopefully, we will see a shift in gatherings in the future. We are still watching the guidance of the City, State, and CDC to determine when we can resume our monthly meetings in person. I look forward to meeting more of our members face to face.

The Fall Fest committee has already begun planning for this year. It is our hope that we will be able to have an amazing festival this year. The

FROM THE PRESIDENT

committee is working on getting the dates figured out and the website updated.

Candler Park Decides! This is a participatory budget item from the city of Atlanta's annual budget. On April 1st the District 2 office launched Candler Park Decides!, this is a \$45000 program to focus on parks & greenspace as well as arts & culture. Throughout April, neighbors can submit ideas on how to spend the money. Then, the District 2 office will filter the submissions down to a single ballot. The ballot will be posted online for the month of July, and anyone that lives or works in Candler Park will be allowed to vote.

I've talked with several residents that weren't aware of a temporary change to solid waste services. Beginning March 1st and for at least 90 days, recycling and yard trimmings will be collected every other week. Trash services will remain in place every week. You can find more information on Atl311.com

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

PRESIDENT president@candlerpark.org	Jerry Tillery
MEMBERSHIP OFFICER membership@candlerpark.org	Roger Bakeman
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EXTERNAL AFFAIRS OFFICER externalaffairs@candlerpark.org	Amy Stout

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 The Neighborhood 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 6 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
PO Box 5418, Atlanta, GA 31107

DATES TO REMEMBER

Although usual meeting places are listed, COVID-19 pandemic may require meetings to be held by video to abide by social distancing protocols. In case of cancellations or changes, check CPNO's Upcoming Events list at candlerpark.org and watch for membership email notices. All CPNO meetings are open to the public.

APRIL

- 7** CPNO Zoning meeting, 7 pm, The Neighborhood Church, 2nd floor
- 12** CPNO Board meeting, 7 pm, The Neighborhood Church, 2nd floor
- 15** Deadline to submit content for May Messenger!
- 19** CPNO Members Meeting, 7 pm, 1st Existentialist Church

MAY

- 5** CPNO Zoning meeting, 7 pm, The Neighborhood Church, 2nd floor
- 10** CPNO Board meeting, 7 pm, The Neighborhood Church, 2nd floor
- 15** Deadline to submit content for June Messenger!
- 17** CPNO Members Meeting, 7 pm, 1st Existentialist Church



Messenger Seeks New Editor

By Susan Rose, editor@candlerpark.org

Having served more than four and a half years as editor of the Candler Park Messenger, I have decided to step down from this volunteer position and open this opportunity to another Candler Park neighbor. It has been a fun and satisfying experience over the past four years working with different CPNO board members, volunteers, neighbors and business owners. I've enjoyed putting together the content and images featuring all things about Candler Park and our area of Atlanta – CPNO activities, neighborhood events, issues, interests, businesses, people, places, parks and animals. It is somewhat sad for me to close this chapter, but I need to free up time, space and energy for new pursuits. I know that a new editor can provide fresh energy and ideas to the monthly neighborhood magazine which serves as a primary communication channel for the Candler Park Neighborhood Organization.

Here are the broad tasks of this volunteer role:

- Plan and collect the content and

images for each monthly issue of the Messenger.

- Proofread and edit all article submissions for grammar, punctuation, and appropriateness.
- Provide basic layout to graphic designer at KDA & Tlehs, the publisher.
- Submit all content and images to publisher and meet prescribed publishing deadlines.
- Work with graphic designer to review and revise proofs and provide final signoffs.
- Attend monthly CPNO board meetings and monthly CPNO member meetings. (Not required but very helpful for staying in tune with CPNO and neighborhood news.)

If this opportunity interests you and/or you would like more information, please contact me at editor@candlerpark.org.

If you had \$45,000 to improve Candler Park, what would you do?

I'm excited to launch "Candler Park Decides!" - a participatory budgeting ("PB") initiative that asks that very question.

I've set aside \$45,000 funds for Candler Park residents to decide how to invest in arts- and/or greenspace-based improvements to the neighborhood. The decision on how to spend it is up to you!

Throughout the month of April, you'll have the opportunity to submit your ideas on how these funds should be spent. The only restriction is that the proposals come in under budget and improve Candler Park's arts or greenspace footprint. Candlerparkdecides.com will launch on April 1st as an online portal for these submissions. A few months later, a ballot of eligible proposals will go live and you can vote for one or more winners.



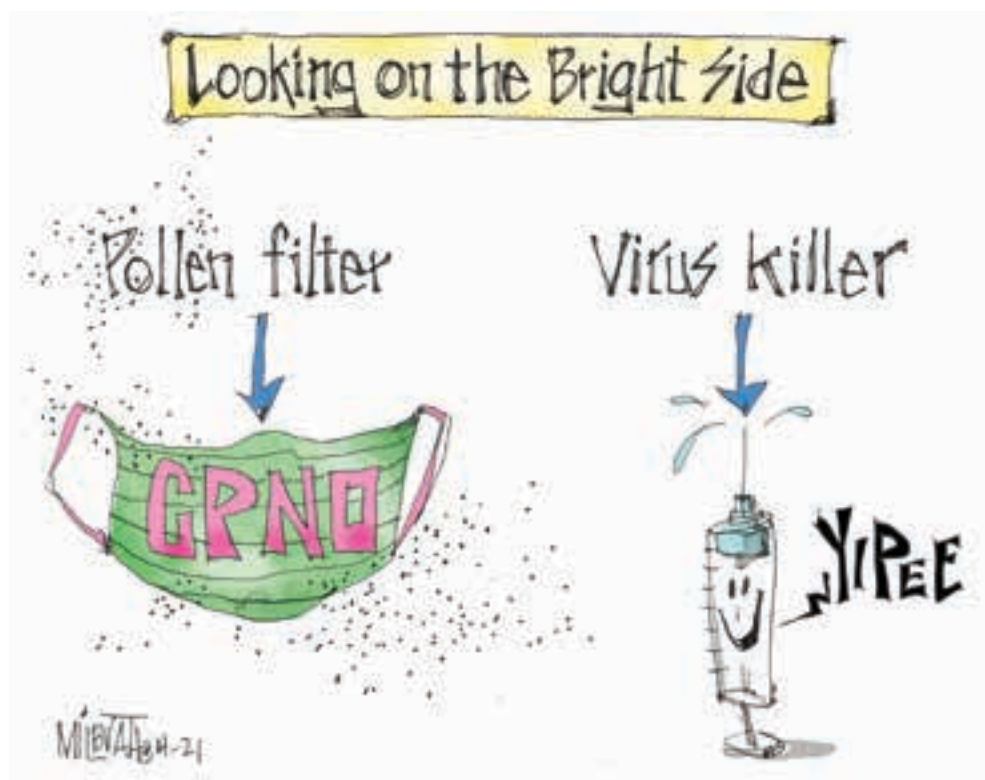
I hope you'll take part in this exciting undertaking! It's a fun way to have your say on how tax dollars are spent, get engaged with your neighbors and local government and make Candler Park an even better place to live!



If you have any questions, you can reach me at arfarokhi@atlantaga.gov.

Sincerely,

Amir



Welcome and Thanks!

By Roger Bakeman, membership@candlerpark.org

CPNO welcomes new members

Nick Evert and Jill Giornelli
Scott and Rachel Thorpe and their children, Ella and Will
Steven Scott
Whitney Logsdon
Dent Family, Jared, Beth & Perry
... and others who wished to remain anonymous

CPNO thanks members for their donation:

Linda Green
Larry Keating
Jennifer Hogan
Whitney Logsdon
Pat & Terry Moy
Dagmar and Chip Epsten
Mary Alice Bray
Lambert family

Robert & Jane Fratesi
The Barnes Family
Shari Obrentz
Bartow and Trixie
...and others who wished to remain anonymous



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THE MESSENGER

EDITOR

Susan Rose

editor@candlerpark.org

ADVERTISING

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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.

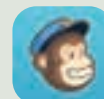
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

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.

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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

Guidance on COVID-19 Vaccines and How to Get One

By Peter Hicks, MA, MPH, CSM and Karin Mack, PHD, Candler Park Neighbors

Last month, the Centers for Disease Control and Prevention (CDC) issued its first set of recommendations on activities that people who are fully vaccinated against COVID-19 can safely resume.

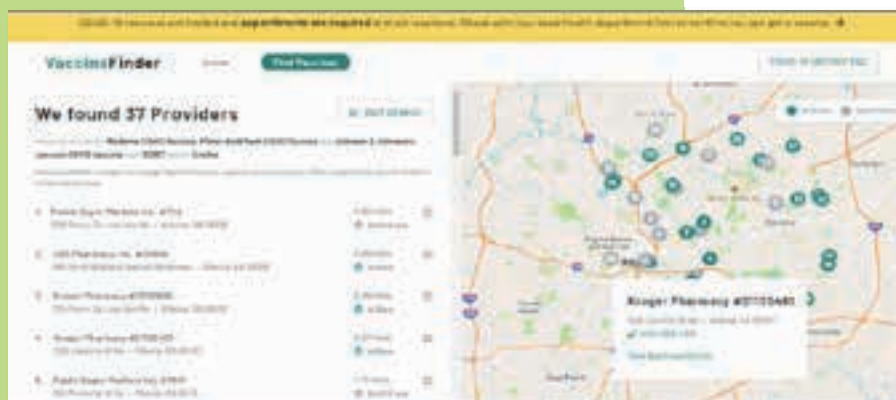
The new guidance—(<https://www.cdc.gov/media/releases/2021/p0308-vaccinated-guidelines.html>) which is based on the latest science — includes recommendations for how and when a fully vaccinated individual can visit with other people who are fully vaccinated and with other people who are not vaccinated. This guidance represents a first step toward returning to everyday activities in our communities. CDC will update these recommendations as more people are vaccinated, rates of COVID-19 in the community change, and additional scientific evidence becomes available.

- Visit with other fully vaccinated people indoors without wearing masks or staying 6 feet apart.
- Visit with unvaccinated people from one other household indoors without wearing masks or staying 6 feet apart if everyone in the other household is at low risk for severe disease.
- Refrain from quarantine and testing if they do not have symptoms of COVID-19 after contact with someone who has COVID-19.

Where to receive a vaccination? Vaccine Finder <https://vaccinefinder.org/> is a recently released tool to find the closest commercial (CVS, Publix, and Walgreens, etc) locations. As of the writing of this summary, there were 37 locations offering 3 types vaccinations. In general, you will need to make an appointment in advance.

Fulton County is also distributing vaccinations for select groups; schedule an appointment here: <https://fultoncountyboh.jotform.com/210075657162049>.

The Georgia Department of Public Health has a locator as well: <https://dph.georgia.gov/covid-vaccine>



The Newest Shop On the Block

By Shannon Coppage,
Candler Park Resident & Owner of The Studio at Candler Park

Just next door to the beloved Candler Park Flower Mart you will find a brand new storefront: The Studio at Candler Park — a creative workspace and art gallery where everyone is welcome and always in for a delightful surprise. You'll find original art, vintage finds, and, generally, a rotating curation of all things pretty (and all for sale!). The light-filled space will also serve as a gathering place for our neighborhood, including an option to rent it out for photo shoots or private events.

As the owner, this is my working studio, where I paint (primarily abstract art on raw linen, though I'm always exploring new media and ideas) as well as run digital marketing for small businesses (my day job). I'm lucky to share the space with Reed Knauth, the talented artist behind Rosebud Studios. Inspired by her love of nature, Reed uses watercolors, gouache, and oil pastel on paper to create

vibrant botanical paintings. We have some really fun events we'll be hosting as soon as it is safe to gather indoors — think flower arranging workshops, cocktail how-tos, and pop-up shops where we will spotlight

local fashion and design talent.

Perhaps most importantly, the studio is a place where you can find inspiration. A place to be surrounded by beautiful things. A place to have a chat. A place to pick up a one-of-a-kind gift for a friend (or for yourself). My vision is for the studio to be a true destination for intown folks who crave an artful retreat.

Opening this space is the realization of a longtime dream of mine. Since my days studying industrial design at Georgia Tech just over a decade ago, I have loved strolling through Candler Park and soaking up its whimsy and communal atmosphere. My college sweetheart bought our house down the street six years ago, and I moved in last April when we got married. Now, as a Candler Park resident, I could not be more excited to create a space that allows me to share my lifelong passion for art & design with the neighborhood I've always admired.

The Studio is open weekdays from 10 to 5 or by appointment. Please stop by — we always have the doors wide open. Can't wait to see you!

View photoshoot booking details, upcoming pop-up shops, and more at www.thestudioatcandlerpark.com. You can also stay up-to-date on happenings at The Studio on Instagram: @thestudioatcandlerpark.



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A Hooper Street Herstory:

Mrs. Sophie Lillian Green Carey's Reflections on Her 101 Years

As I peered out of the picture window of my home, my thoughts went back to my 1920s porch on Hooper Street; I imagined my future would be bright. As a young girl, I yearned to live a purpose-filled life with the love of God as my anchor. My most enjoyable view from my porch would be my friends playing and skating in the street, with smiles on their faces as bright as the sun. I would hurriedly complete my schoolwork, so that I could join in with them. I knew my Daddy would give his approval to join in, once he knew my work was done. Skating was a reward for me, and I loved it.

I enjoyed being outside. I was often joined by one or all my siblings. Oh, what fun I had being the second oldest of four children! My siblings included James Emmett, Evelyn Elizabeth and Margaret Virginia. In fact, they teased me forever about finding me digging under rocks for snakes. I was just that fascinated by snakes. I also enjoyed watching my grandmother and mother as they prepared meals and showed care for the family. They set the example for me and my siblings to love and take care of each other. On Hooper Street, we learned, lived, and laughed often during a time when there were several distractions that could have negatively impacted our childhood experiences. I thank God for life being as good as it was in the Candler Park-Edgewood Community. It was more than a blessing for me and my family.

Segregation was the law of the land, when I was a young girl in the 1920s. Among the many memories that stuck in my mind, is time and again while walking a couple of miles to school, I would find myself dodging to make room on the sidewalk for the white man or woman. It was my responsibility to stay out of their way.

During the 1930s the early Edgewood-Candler Park community changed significantly. Before the community shifted, my neighbors were predominantly Black.

My memories of my younger days also filled with fun and freedom, although the communities were segregated. I attended Wesley Avenue Elementary School. My friends Jessie Mae and Geneva would often walk with me down Oakdale and Whiteford Avenues. Boy did we enjoy those walks and talks each day! I vividly remember my first grade teacher was Ms. Catalog who was not only a stern disciplinarian, she was also one who taught her students about how to dress and conduct themselves appropriately.

My most precious childhood experience was attending Antioch East Baptist Church, known as The Stone Church, which is still located in the Candler Park community. It was at the Stone Church where I found refuge and never felt as though I was separated



Born on Hooper Street, Mrs. Sophie Lillian Green Carey at age 100

from others. This church could be described as a "pillow in the community." I attended church with my family during the week and especially on Sundays. I spent multiple hours at church singing in the choir and participating in various youth programs. In reflecting on my days as a youth in the church, Ms. Phoebe Crockett comes to mind. She was determined to make sure that all Black youth in the community attended Bible Classes, BTU, and learned about Christianity. I was a spirited part of her effort. Every week I would walk up those high steps of the Stone Church as the bell tolled reminding the community that it was time for Sunday school. My mom, Henrietta Greene, and my aunt Maud, sang in the Senior Choir while my dad, Emmett Greene, served as a Deacon. So many others in the Community served in various auxiliaries at Antioch which helped in building a strong church.

At the tender age of 12, I joined Antioch East Baptist Church on Mayson Avenue. I can remember it like it was yesterday when Rev. Charlie Patterson baptized me in the church pool. At the conclusion of baptism ceremony, the word of God was preached by Rev. W.W. Thomas. What a time we had celebrating and worshipping God as a church family. Rev. Charlie Patterson's lineage is still present at Antioch East Baptist Church today. His grandson, Deacon Inos Patterson, is currently the eldest Deacon at Antioch and a teacher in the Sunday school. There are truly some precious gems in the Antioch East Baptist Church family tree stemming back over a century to 1874. Antioch served as an anchor to mobilize families in the community. I was blessed to experience freedom, knowledge, and most of all gain an understanding of the Word of God on which the foundation I still stand today.

While attending David T. Howard and Booker T. Washington High School, during my middle and high school years I fell in love with my childhood sweetheart, Alonzo George Carey, Sr., who walked slow and talked very low. Although his voice was low, he was a man of valor. Thomas Butts and Robert Phillips tried to challenge him, but no one could compare to my true love. While at Washington High, Alonzo and I dated and were later married in 1939 just a year after I graduated. Although I was only 17, I was mature in knowing the fundamentals of raising a family. From this union we enjoyed 56 years of marriage. We were blessed with four wonderful children, Alonzo Jr., James Charles, Robert Emmett, and Yvonne Elizabeth. From those four children, I am blessed to have 10 grandchildren, 4 great-grandchildren, 3 great-grandchildren. Shortly after Alonzo and I married, we moved to John Egan Homes and from there to Verbena Street in Northwest Atlanta, where I currently reside. Although we were miles away from Antioch (located at the time on Mayson Avenue, today Candler Park Drive), I was determined to make sure my children were raised in the admiration of the Lord. My family would ride the bus to church each Sunday making our way to Antioch.

Antioch East Baptist Church was known for having doors that would "swing open on welcoming hinges" every Sunday. It was not only because of my childhood experiences at the Old Stone Church, but also the opportunities that I was provided with to serve at Antioch. In 1951 I became the Superintendent of the Sunday school and served for over fifty years in a role that was truly an honor. In 1957, I became a member of the Mother's Ministry where I still serve today. I was blessed to sing praises in the Senior Choir from 1955 to 2008, teach the Women Bible Class from 1975 to 1980, serve on the Matron's Ministry from 1960 to 1980, and lead Vacation Bible School as the Superintendent from 1981 to 1991.

My community activism includes coordinating the March of Dimes fundraising efforts in 1989, and serving on the polls of Fulton County Voting Precinct from 1990 to 1992. All the church auxiliaries and community efforts that I was able to serve were done without expectation of recognition or accolades over the years. I did it because all of my life, for one-hundred-one years, I've been blessed to have God's hand on me as He had purposed me to live a life dedicated to the God I serve.

As told by Mrs. Sophie Green Carey to and humbly submitted by her Granddaughter, Rev. James Carey Beauford



Time For Kindness

By Lexa King, Candler Park Resident and Founder of Candler Park Forever

Einstein was asked once to explain the Theory of Relativity. He said it was very easy. If a pretty woman is sitting on your lap, twenty minutes goes very quickly. If you spend that same twenty minutes in the dentist's chair, it feels like an eternity. That is relativity.

The same applies when we are in anticipation of a future event. When there is an appointment we dread in our future, it seems to arrive with tremendous speed. But remember how long the last few weeks before Christmas felt as a child? It felt like it would NEVER get here!

My ex-husband's sister shared a story with me decades ago. Tom was a few years older, so when he was in college, she was still in high school. The summer before senior year, she couldn't wait for September and the start of the school year. That August their father died suddenly. All of sudden it seemed like a good idea to "turn back time" as Cher would say. Are we never satisfied?

I am going to suggest that the only way to be really happy is to be in the only moment that actually exists somewhere other than in our memories or our future dreams. The present. Being in a conversation and actually giving the other person our attention. Listening to what they are saying. Not planning our response. Being present. It actually is a present. To those around you, but also to yourself.

We have been through an incredible year. In some ways it has been difficult in ways we never could have guessed. But as with any challenges in life, there were worthwhile lessons to learn. When I visited my grandchildren in March 2020 I did not realize that I would not see them for over 12 months. I'm not really sure I

sucked every ounce of enjoyment from that visit at the time. I felt that in a couple of months I would drive up the highway to Savannah and see them again. Hug them again. Smooth their hair or stroke their cheeks. As human beings we take a lot for granted. There will be another time. Another opportunity. There isn't always. At some point we lose the ability to have another conversation with a loved one. They leave this plane of existence. What comfort there is when it is known with certainty that your last words to each other were kind and loving. Perhaps they were even, "I love you".

Perhaps the greatest lesson of the past year has been to be kind. It costs nothing. It is not particularly difficult. It doesn't even take much time. Usually not more time than being cruel or even indifferent. I belong to a group on FB who frequent a particular grocery store. They have begun a practice of purchasing flowers and giving them to elderly customers. There are reports of tears and gratitude way out of proportion with the \$4 investments. Small gestures. Take in your neighbor's trash can. Smile and wave when you see them. Check when you are going to the store to see if they need anything. Look them in the eye when you speak to them. You may be their only human interaction that day. And it is proven that one way to feel better is to get attention off of yourself and do something for someone else. These are ways to make your time more enjoyable. It's a win-win!!

Join Candler Park Forever for our weekly Zoom gathering. Currently on Wednesdays at 7, in April we will be switching to Thursdays, same time. Interested in getting on our list? Reach out to cpforever@cpno.org.

What's Growing in Mulberry Fields?

By Heather B.P. Wallace for the Wylde Center

Spring seems to have arrived in Atlanta and definitely in Mulberry Fields. Local Candler Park area gardeners are out refreshing the soil with compost and manure while turning over the earth as they plant their seeds and transplant their seedlings.

If you have ever looked at the garden plots located at Mulberry Fields and wondered, "what are these early shoots sprouting in Spring" or if you are new to gardening and wondered what grows well in our area in Springtime then our gardeners have the answers for you.

We surveyed the Mulberry Fields gardeners with the following questions and heard back with some ideas that other Candler Park residents might like to try.



Kohlrabi

What's growing right now in your garden?

Gardeners responded with cabbage, broccoli, kale, tatsoi, bok choy, lettuce, mustard greens, spring onions, garlic, herbs, and just starting the potatoes. The most unique vegetable mentioned was the Kohlrabi. We recommend googling it if you've never seen one before.

What will you plant for the Summer garden?

Sun Gold and Better Boy tomatoes were trending as the best types of tomatoes to grow in our area. Eggplants, cucumbers and peppers were a common pick as well as a few folks suggesting asparagus, green beans, cherry tomatoes, sunburst squash (Patty Pan) and okra.

What do you do to amend the soil for spring planting?

The Wylde Center's Executive Director, Stephanie Van Parys, said, "I add a 2" layer of compost, then cover with wheat straw/leaf mulch. When planting I add a dash of granular fertilizer to the planting hole." While other gardeners suggested steer manure and mushroom compost to replenish the nutrients in the soil.

A few tried-and-true tips the gardeners shared, in particular for urban gardening, included, mulching to lock in moisture and deterring squirrels, spreading hot pepper flakes to keep the rodents at bay, and planting native flowering plants to attract the bees and other pollinators.

Thanks to Linda, Melanie, Nancy, Tom, Stephanie and Jesse for their suggestions and tips. If you are interested in learning more about gardening, we recommend connecting with the Wylde Center staff who are in the midst of their spring plant sale or stop by and ask one of the gardeners at Mulberry Fields.

Or check out The Wylde Center and Mulberry Fields online:

<https://www.wyldecenter.org/>

<https://www.wyldecenter.org/mulberry-fields-3/>

Birding in Candler Park

*By Amit Kamma and Phillip Salzinger,
Paideia School Students*

As the chatter of noisy Pine Siskins rattles through the air, we stroll along the edge of the overflowing pond, checking the pines for nuthatches. Nearing the main trail, someone abruptly yells, “Baltimore Oriole, eleven o’clock!” It’s quite an uncommon bird, especially considering the season. We quickly turn to search for this neotropical gem, which is certainly buried somewhere in the shrubbery lining the edge of the field. A few of us struggle to find it, until it flies out of the bushes, flashing its fiery orange belly and giving us a brief but magical view of its distinct profile. This experience may sound like something only to be had in a rural nature preserve, far from the affairs of city life. But in fact, it’s a moment from one of the frequent Paideia School group bird walks, right here in Candler Park.

Candler Park is one of our neighborhood’s most cherished institutions, with its tennis court, public pool, playground, and golf course serving as an important gathering place for the community. But peel back the surface just a bit, and one can discover an equally important facet of the park: its birds. Atlanta—the “city of trees”—features an unusually lush urban environment, and Candler Park is one of many parks that exemplifies this component of the city’s character. One of the most accessible yet unique ways to experience the nature of Candler Park is to observe its wide diversity of birds. Birdwatching is perfect for anyone who wants to better attune themselves with the rhythm of the natural world, city parks being some of the best places to do so. We like to think of birding as similar to hiking, but with a purpose! Candler Park is a particularly important and populous habitat for Atlanta’s birds as, over the past decade, at least 116 unique bird species have been identified within the park’s confines, including 97 during 2020 alone. Some of our recent favorites include a migrating Bald Eagle, a Common Nighthawk, two Prairie Warblers, and over 2000 Common Grackles flocking across the golf course in a single morning.

Nonetheless, we write this piece certainly not expecting that every reader will join the race to find a dozen more rare species at Candler Park. This is not where the true joy of birdwatching lies. Instead, we suggest that everyone take part in the most simple of activities of birdwatching. That might be casually watching the effortlessly regal Northern Cardinal bounce among the oak branches that frame McLendon Ave. Or, you might notice a lone Turkey Vulture soaring across the cloudless sky over Candler Golf Course. Whether in Candler Park or not, birding is always as much an act of meditation as it is an act of pursuit. It allows you a chance to escape the stress of human life and reflect upon the natural world. Even in the comfort of your home, you always can take a moment to decompress and search for a feathered friend in your yard. Especially in a neighborhood as lush and bird-friendly as Candler Park, if you remember to keep an eye out around you, you simply never know what you may find.

Amit Kamma and Phillip Salzinger are two young birders who each got their start at the Paideia School Bird Club. They birdwatch frequently at Candler Park, where they record every bird they observe. These records can be accessed at ebird.org. You can check the Georgia Audubon Field Trip Calendar to join one of their free bird walks. They are also always open to hosting bird walks for your family, company, or organization. Contact at kamma.amit@paideiaschool.org or salzinger.phillip@paideiaschool.org.



Amit and Phillip birding in Candler Park



Wood duck in Candler Park



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Gardening with Herbs

By Emily Taff, Candler Park Resident and CPNO Zoning Officer

Although the herbs in my garden serve a primarily culinary purpose, herbs in general have a variety of uses. Some ornamental varieties, such as variegated thyme and creeping rosemary, are unique and beautiful additions to a garden, and pollinators love the tiny blooms of these culinary and medicinal plants! On a happy rosemary shrub, you have likely noticed the delicate purple flowers loved by bees. Bee balm, a medicinal herb, is usually grown primarily for its attractiveness to pollinators, and my oregano has a terrifying amount of bees on it in late summer. Below are some tips for growing them.

What do herbs need?

As with most gardening, soil preparation is key but herbs are very different from one another and have a range of needs. I am always skeptical of those cute windowsill herb planters treating oregano, thyme, basil and parsley all the same. The plants in those adorable kits, however, can always be relocated!

Most herbs do not grow very large, and I've found that a warm sheltered corner of a garden bed or large pot is where most prefer to be. A few herbs do naturalize well in the Southern garden including Rosemary, as a bush, Oregano, and, of course Mint, which is downright invasive.

The benefit of growing in pots is that you have more control over the environment by being able to move my herbs around as needed to adjust the amount of sun, heat and water they receive. However, because the soil environment is smaller you do need to keep a close eye on your container plantings. Bigger pots will help your plants retain moisture but if you do have some containers on the smaller end, you can help keep them cool and damp by pushing them close together or partially burying them in mulch.

PERENNIALS

(RETURN YEAR AFTER YEAR)

ROSEMARY

Rosemary is one of the hardiest herbs we can grow here. It likes a good amount of sun, so if it is spindly there's a good chance it's just not getting enough. With rosemary and other woody perennials, try to replicate that dry, sunny environment with not-overly-fertile soil that they come from—think Italy or California! Plant this one directly in the ground of your yard.

THYME

Thyme is also a woody plant that likes more rugged conditions but it is a smaller than rosemary and for this reason I like putting thyme in a pot either alone or with other drought-tolerant plants. I have found culinary thyme tricky to keep longer than 3 years but Walter Reeves says that most growers restart their Thyme

Garlic chives



every 3 to 4 years with cuttings from the old plant which should root easily. For general culinary use, you want English or French thyme, other varieties are better limited to garden interest.

SAGE

The gray-green leaves and purple flower spires of sage add excellent visual interest to the garden. Sage can also be a long-lived woody plant, with good drought tolerance if planted in the ground. My sage, in large pots, gets watered only when it is very dry and the leaves start to droop. Although it can get leggy some leaves are available for use year-round which is particularly handy in the winter! Pruning

Sage



back the stems will encourage new growth.

OREGANO

My oregano has completely naturalized in a corner of the yard. It creeps into the garden beds every now and then but is not a vigorous spreader like mint. Like the other woody perennials, oregano's leaves are available year-round and upkeep requires nothing more than cutting back all the flower stalks sometime in late winter – if you like.

CHIVES AND GARLIC CHIVES

Chives are a very satisfying herb to grow, they produce brilliant tufted pink/purple flowers and,

since they are an allium that grow from small bulbs they do die back in the winter but return year after year and the clumps can be easily divided. Garlic chives have bigger flatter leaves which are more substantial for cooking with, use them in stir fry or anywhere kind of like scallions.

MINT

Hate it and love it! Fresh peppermint is essential in our house but it HAS taken over part of my garden. Mint requires moisture and can tolerate partial shade but it is also the most invasive of herbs and must be checked by barriers that extend

Gardening with Herbs Continued

10-12 inches into the soil to contain the roots. I'd go for a BIG pot that is clear all around so the mint won't easily sneak out into your garden. I've found chocolate mint to be even more invasive but it sure does smell good!

ANNUALS

BASILS

Basil is easily direct-seeded or planted from seedlings. It needs full sun and moisture to grow well, but beware the heat of the summer will make it go to seed in a heartbeat! To maintain your basil plants all season, continually trim it for use by cutting back to just above a set of tiny new leaves or just pinch off the top two leaves as the flower buds start to form. I also plant my basil either in a big pot so I can move it around or in a part of a garden bed that will get more shade in the heat of summer, such as on east or north side of some tomatoes which will provide shade at the right time of summer. Wide leaf sweet basil types are what we consider the standard Italian basil here but I would

also highly recommend planting an alternate type of basil. Thai and Holy Basil have spires of purple flowers so even if you don't use them much to cook (you really should) they will provide garden interest that the pollinators will fight over.

PARSLEY

Whether you're planting curly or flat-leaved, parsley can take two to three weeks to germinate from seed and needs to have moisture for continuous growth. Parsley will only grow a foot or so before it goes to seed so don't wait too long to use it!

CILANTRO (CORIANDER AS SEEDS)

I love cilantro and wish I could make one of those Pinterest hacks for a "continuous cilantro harvest!" work for me, but the truth is, Cilantro always goes to seed very quickly for me. Successive plantings of seeds may help with this along with a location sheltered from the heat of summer. Note that Cilantro does NOT like its roots disturbed, so direct seeding is preferred and be extra gentle if you do transplant plants. Once the plant produces

a seed stalk, harvest the leaves you want and let the seed heads develop and dry out – harvest the dried coriander seeds for you spice cabinet!

DILL

I have never had much luck with dill which requires full sun and drier soils, for continued use throughout the season, "Herbs in Southern Gardens" recommends re-planting from seed every month or so.

RECOMMENDED READING:

The Georgia Fruit and Vegetable Book by Walter Reeves and Felder Rushing

Herbs in Southern Gardens, UGA Extension Service, pdf available through <https://extension.uga.edu>

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Demolition-infill development returns to Candler Park

By Tom Painter, Candler Park resident and CPNO member

A growing appreciation for attractive, walkable in-town neighborhoods with easy access to amenities, such as parks and good schools, has made Candler Park, with many original homes dating from the 1920's, a particularly desirable place to live. Several additional factors, including an increasingly tight Atlanta housing market, low interest rates, very few if any vacant lots available for new projects, and increasing land values, have shaped the neighborhood's housing stock and the lives of Candler Park residents several times since the 2000s.

During the mid-2000s housing boom, for example, renovations of older, typically one-story homes, increasingly gave way to demolition and replacement of existing homes with larger, more expensive single family homes. During 2006-2007, nearly twenty 1920s-vintage homes in Candler Park sold for the \$200,000s and were replaced by larger (2-story) homes, selling for four times as much. This was particularly true of homes on wider streets such as Iverson between Candler and Oakdale Streets and Candler Park Drive north of McLendon.

The pace of demolition-infill development slowed after 2008 because of the nationwide housing bust and the Great Recession, but these development pressures appear to be building once again. Now, however, single family homes, ranging from craftsman bungalows to ranch style homes, are being demolished and replaced by outsized structures containing two connected homes on the same lot.

During 2019-2021, five single family homes south of McLendon on Candler Street (2 homes), Iverson (2 homes), and Ferguson Streets (1 home) - areas where R-5 zoning regulations permit the construction of two-family homes - existing houses were demolished and replaced by two much larger homes on each of the five lots. Several of these new duplex homes have three stories. Two examples from these recent development projects are illustrative.

Candler Street - A 1921 single story craftsman bungalow on a 50' x 156' lot with 1642 square feet of living space sold for \$500,000 in February 2019, was demolished, and replaced in 2020 by two 2528 square foot homes (each with 3 stories, 4 bedrooms, 5 baths, and a 2-car garage) on the same lot. The new 3 story duplex homes are on the market for nearly \$900,000 each, an asking price that Zillow estimates to be nearly 60% above the median value of Candler Park homes.

Ferguson Street - A 1910 home with 1540 square feet of living space on a 46' x 189' lot was sold in 2019 for nearly \$500,000 and replaced by two 2800 square

foot homes. Zillow describes each home as having 4 bedrooms, 5 baths, and a 2-car garage. One of these homes sold for \$860,000 in 2020. The same developer who implemented the Candler and Ferguson Street projects recently demolished a third home and is building a much larger replacement structure on Iverson Street near Mell Avenue. The two unfinished units were recently listed for \$1,100,000 each.

These demolition-infill projects are of a size and mass that are unprecedented in Candler Park. Developers are leveraging current R-5 zoning regulations as never before to build duplex homes that some consider to be massive relative to many surrounding homes. These kinds of projects are possible due to an absence of neighborhood control over the demolition of existing homes, such as that provided by a Historic District Designation, or City zoning regulations that can limit the overall size and mass of new homes. Given the absence of available vacant lots in Candler Park, developers looking for building sites create vacant lots by demolishing existing homes.

A group of Candler Park residents who live in areas zoned R-5 between McLendon Ave. and DeKalb Ave. and between Josephine St. and Clifton Rd. initiated an effort in 2019 with CPNO support to modify current zoning ordinances in order to address issues and concerns raised by neighbors of the new duplex projects, and to avoid their replication elsewhere in the areas proposed for rezoning. These issues included:

- New homes sitting closer to the sidewalk than adjacent dwellings; (photo 1)
- Homes that do not face the street, without walkways connecting front porches to sidewalks; (photo 2)
- Sidewalls of connected duplex dwellings in excess of 40 feet without an off-set;
- Few, small windows in long, high sidewalls; (photo 3)
- What appeared to be excessive lot coverage and floor area ratios;
- Two parking spaces per dwelling (typically provided by two adjoining 2-car garages in the middle of the connected dwellings; (photo 4)
- A zero lot line subdivision option that incentivized developers to divide planned buildings into two separate home ownerships for sale on the



Picture 3



Picture 4



same property, resulting in the outsized duplex structures.

The proposed changes to zoning regulations – termed R-5-Conditional or R-5-C -- were approved by the City (Ordinance Z-20-42) in early October 2020. They do not dictate the style or height of new construction. Maximum height remains 35 feet for single- or two-family buildings in both single-family (R-4) and two-family (R-5) zoned areas of Candler Park.

Additional information on the development of the R-5-C ordinance and final documents with details on how the ordinance aims to address issues such as those listed above can be found at www.candlerpark.org. Search for “R-5-C” posts.

These new zoning regulations are a welcome improvement, but it is too early to know how they will affect the kinds of problematic issues associated with recent duplex home construction in Candler Park. These issues concern mass, size, and affordability of new construction.

As noted earlier, the developers’ strategy appears to be one of maxing out their projects’ dimensions relative to allowable limits. The results are structures that are out of synch with adjacent homes and with much of the neighborhood’s existing housing stock.

Definitions of affordability vary. www.realtor.com estimates the median sales price of Candler Park homes to be \$590,000. This is not cheap, and Candler Park home prices have increased considerably in recent years. However, the asking and actual sales prices of the new duplex homes are considerably higher, ranging from \$760,000 to \$1,100,000.

These issues merit consideration and discussion as do measures, such as the R-5-C zoning changes and other initiatives to address the potentially negative effects of similar development projects on the character of Candler Park and the lives of established and newly arrived neighborhood residents. Whatever happens, making a difference will require more than simply watching these developments happen.

It will entail increased levels of awareness and engagement by multiple actors who effect and are potentially affected by these most recent patterns of demolition-infill development in Candler Park. These actors include, among others:

- Homeowners who sell their homes to developers;
- The developers who buy and demolish existing homes and design and construct the very large new homes, and real estate agents who promote and market them;
- Current Candler Park residents who live next to or near the new mega-

homes, who may not like what they see, but feel powerless to affect current infill-demolition development patterns;

- Prospective buyers, who can reasonably be expected to consider the needs and feelings of established nearby neighbors as well as their own desires when considering the purchase of new homes that are so out of character in design and size compared to adjacent homes;
- Citizens involved at multiple levels of review and approval of proposed development projects – ranging from community members to their representatives at the neighborhood (CPNO) level and in the various City sanctioned zoning and development review bodies.



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March 15 CPNO Members Meeting (Virtual) – Draft Minutes

These minutes are presented for review. They may be amended before being considered for official adoption at the April members meeting.

The meeting was called to order at 7:02 pm by Jerry Tillery, President. The motion to adopt the amended agenda passed. The motion to approve the February minutes passed.

Guest Speakers:

- Atlanta Police Department - No representative was present.
- Little 5 Points Alliance - Christina Hodgen, CPNO representative

Christina requested a vote of support from CPNO membership. The motion to support the Little 5 Points Alliance strategic plan passed.

- Candler Park Conservancy - Ken Edelstein, CPNO representative. An update on the Conservancy was provided: a) The Active Lawn project was put on hold due to the Covid-19

pandemic. \$375,000 has been raised and Park Pride has extended the time to apply for matching funds. b) The Amy Irwin Glade was established as a memorial garden in an unused part of the park. Amy Irwin was a founding board member of the Conservancy. c) There is a need for public restrooms.

Announcements:

- Amy Stout, External Affairs Officer, announced that Candler Park has been granted \$45,000 from the City's Participatory Budget. After a month (April) of proposing projects for green space or the arts, Candler Park residents will vote on proposed projects in July.
- Susan Rose, Editor, announced that she is stepping down as Editor of the Messenger. She explained the Editor's responsibilities. Her last issue will be June 2021.

Treasurer Report: Karin Mack, Treasurer, stated we received \$410 in donations in the past month. She also read a thank you note from Edi Kelman, BiRacial History Project, for our financial grant.

Zoning: Emily Taff, Zoning Officer

- 1341 Euclid Avenue required another setback which requires neighborhood support. All surrounding neighbors had to be notified of the change.
- 1359 McLendon Avenue (V21-061) The motion to support "the application for V21-061 with the condition that the plans are followed as presented and the owners attend the next NPU meeting" passed.

The meeting was adjourned at 7:55 pm.

Submitted by Bonnie Palter, Secretary, March 15, 2021

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CPNO Officer and Committee Report for March

Zoning - Emily Taff

At the regularly scheduled March 3 Zoning Committee meeting, 5 of the 6 committee members were present.

- The committee reviewed the updated variance application for 1241 Euclid Avenue (V-21-010), the City is asking the applicant to also request a variance to reduce the EAST side yard setback from 7ft to 4'7". Zoning Committee agreed to continue support of this nomination on the condition that the applicant update all neighbors within a 300 ft radius of the property before the CPNO meeting.
- 1359 McLendon (V-21-061) - variance request to reduce the required half-depth front yard setback (on the side, corner lot) from 17.5 feet to 15 feet for an addition to an existing dwelling. Plans include an attic addition and a change in the roofline (from a hipped roof to a side-gable) which necessitate the variance request. An open deck on the rear will also be enclosed but this part of the building does not encroach on the setback. No variance request is needed on the east side setback. The committee voted to approve the variance request on the condition that the plans submitted to the city are adhered to and that the applicant finish notifying all neighbors of the application before the CPNO meeting.

Fundraising - Matt Hanson

Fall Fest: Things are looking good, but still no guarantee FF2021 will happen. Reached out to Amir's office to get an update from City.

Aimee Nash, Lee Lindsey, Rachel Bowser, Mark Clement - all returning.

Key holes in org chart - Chair and Treasurer. Will likely need to outsource event management/chair

CPNO Merch Fundraising: Digital sales have been very slow the last 3 months. Will participate in "Yardy Art" this month on Iverson and look for other "pop up" opportunities as the weather warms.

Safety - Kerry Dobson

Reached out to CP residents and was able to locate a handful of block captains, all of which want to continue being the Block Captain and participating in the neighborhood watch.

Agreed to be the CP representative for the L5P Alliance Safety Coalition.

Have a meeting with Jammie Tillman, Crime Prevention Inspector, set up for tomorrow afternoon. He is going to go over neighborhood watch program. Attended L5P Strategic Planning Meeting

External Affairs - Amy Stout

There were two items on the agenda for the February 2021 NPU-N meeting that were specific for Candler Park.

Under Special Event Applications, the Candler Park Music and Food Festival was on the agenda again for the fourth time. The applicant has requested another date change to September 10 - 11, 2021. The board voted 8-0-1 not to support the application, consistent with the vote by CPNO at our September, 2020 monthly meeting not support any extensions/reschedulings of festival permits.

Under Board of Zoning Adjustment applications, consideration of a variance for 1241 Euclid Avenue NE was deferred at the request of the applicant.

Under Public Notice, NPU-N board members and members of the public provided feedback on Ordinance 20-O-1656, legislation drafted to provide for the regulation and taxation of short-term rentals within the City of Atlanta. The responses were mostly positive, but there were some concerns. The NPU-N board did not vote on a position in favor or opposed.

Candler Park Conservancy - Ken Edelstein

- Our Active Lawn project is reactivating: Did you know that we've already raised or obtained commitments of more than \$350,000 toward the Conservancy's million-dollar campaign to restore and

improve Candler Park's field? The pandemic forced us to retrench on this ambitious project. But COVID-19 left no doubt about how valuable outdoor recreation is to all of us. Now that we have a better idea of the changed fundraising landscape, we've assembled an enthusiastic task force to lead the effort. If anything, the argument for outdoor active space is stronger than ever. Interested in helping make the Active Lawn a reality? Send an email to development@candlerparkconservancy.org.

- A new space for quiet reflection: Friends and family of Amy Erwin, a founding Conservancy board member whom we lost in 2018, led fundraising efforts to place a memorial in her honor in the park. Their hope was that it would become a site for reflection in the presence of nature -- just the kind of simple refuge that Amy would love. The peaceful spot on the edge of the glade just east of the park entrance has become just that. As spring arrives, more and more park visitors can be seen sitting on the granite monument or the nearby benches for quiet conversations, or simply taking in the natural surroundings. It certainly would have warmed Amy's heart. The Conservancy is proud to have facilitated the effort to turn this underused part of the park into a very special place.
- Zoom into our Annual Meeting March 17: Join us at 7 pm, Wednesday, March 17, on Zoom for the Conservancy's Annual Membership Meeting. You'll learn more about our 2020 successes and our 2021 plans. If you're interested in joining the board or volunteering, this is a perfect opportunity to see how things work and allow us to introduce ourselves. RSVP and find the link on our website: candlerparkconservancy.org.

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Nursery

Autumn Hill Nursery	770-442-3901
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Painting

360 Painting-Brady	770-213-5071
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Verge Painting and Siding	678-331-1102

Pest Control

Legacy Pest Control	770-423-0160
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Physicians

Morrow Family Medicine	770-781-8004
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Plumbing

Bryan Plumbing Services	770-826-5277
Hulsey Environmental Services	770-536-1161
Old School Plumbing	770-557-2065
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880
The Plumbers Guild	404-694-5128

Pre-Schools & Kindergarten

Omega Learning Center-Acworth	770-792-7431
Primrose School of Acworth Bentwater	770-529-3925

Propane Service

Gas Incorporated	770-720-1378
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Real Estate

Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Jennifer and Associates	770-403-5639
Berkshire Hathaway Home Services-Blumer	678-858-4927
Coldwell Banker-Sherry Warner	404-784-8848
Compass Realty-Gipson and Co.	404-405-5363
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
Harry Norman Realtors-Pam Hughes	404-626-3604
Remax Around Atlanta-Falkin	770-330-2374
ReMax-Sarah Terrell	770-928-6525
Russ Robinson Atlanta Communities	770-335-7677
Sever Group Properties/State Farm-Grant	678-849-6884

Remodeling

GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852

Restaurants

Bananas + Beehives	770-213-4526
Luna Maya	770-720-4999

Retaining Walls

Ben Hopkins LLC	770-893-8986
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Retirement Community

Holbrook/Dogwood Forest	404-445-7777
Soleil Laurel Canyon	678-880-3071

Roofing

Aspen Contracting	877-784-7663
Earthly Matters Painting and Contracting	770-346-0203
Exovations-Roofing	770-205-2955
Generation Contracting DBA Generation	770-733-3517
New Image Roofs	404-509-8613

Schools-Private

McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746

Security Systems

Classic Entry Systems	678-330-1111
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Siding

Exovations-Siding	770-205-2995
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Tree Service

The Davey Tree Expert Company	770-451-7911
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Water Heaters

Serv'all Plumbing-Water Heaters	770-917-1852
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Window Replacement

Exovations-Window Replacements	770-205-2995
Insulation and Window Solutions	678-481-8818

Wrought Iron Railing

Mind's Eye Fabrication	770-363-4561
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@gipsongroupatl f @GipsonGroupATL

JULIE BEATY

Vice President & Mortgage Banker

direct 404.456.1725

julie.beaty@amerisbank.com



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