



July 2022

# MESSENGER

## *Baby Goats at Mulberry Fields*



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# Sponsors Help Make Fall Fest Great

By Emily Taff, [president@candlerpark.org](mailto:president@candlerpark.org)

Fall Fest planning is well underway for a spectacular event. The Fall Fest Committee is working hard to make this year's Fall Fest one for the books! They have lined up musicians, food and drinks, are planning out Kidlandia and the artists market (it will be huge!), and lining up volunteers. We are excited about the large footprint for the festival including blocking off McLendon which was a big hit in recent years past!

To make all this happen the Committee has been soliciting bids, crunching numbers, tightening their belts, and asking for community sponsorships.

Contributions from businesses and organizations are what makes a great festival possible. The bands cost money, the permits, signage and security cost money, stage and tent rentals cost money... Sponsorships help CPNO make this annual event happen and create a memorable weekend for festival goers, but they also provide a great publicity opportunity! Sponsor names and logos will be on banners, social media and signage. People appreciate brands that support local festivals and live events, which leads to positive associations along with brand recognition—a big win for Fall Fest sponsors.

This year's Fall Fest Committee is also launching new fundraising and sponsorship event opportunities! One new fundraising project is a **Fall Ball** on the Friday night before the festival (September 30). This will be an opportunity for everyone who purchases a ticket to have a fun night out with their neighbors in support of our favorite neighborhood festival.

Another opportunity is the **Candler Park Tour**

## FROM THE PRESIDENT

**of Homes and Gardens**, which the Committee is working to bring back this year. The tour is a sponsorship opportunity which has proved very successful in the past. I don't know about you but I'll happily tour ANYONE'S home, from the never-been-updated to a new renovation, to new construction. Seeing how someone else designed their kitchen cabinets, children's rooms, or the historic tile in someone's bathroom is inspiring! So if your home has any of these OR a yard or garden you're quietly proud of, please consider being on the Tour of Homes and Gardens, it's just Sunday afternoon from 12 to 6pm and volunteer docents will be on hand to keep an eye on your home and help tell visitors its stories.

With all the exciting Fall Fest events this year, there are plenty of ways to get involved. Please consider donating your money and your time. With rising prices and budgets tightening it's more important now than ever for those that can give, to give.

Keep in mind that Fall Fest proceeds always go toward funding neighborhood projects and initiatives such as infrastructure projects that enhance our neighborhood and other important efforts. Indeed, this year, Fall Fest bonus profits will go toward the Candler Park Conservancy's playground and hillside restoration project!

So join us at Fall Fest 2022 and bring your brand with you! Check out the Fall Fest website [fallfest.candlerpark.org](http://fallfest.candlerpark.org) for sponsorship information and to contact the Fall Fest Committee.

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

<b>PRESIDENT</b>	<b>Emily Taff</b> <a href="mailto:president@candlerpark.org">president@candlerpark.org</a>
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<b>EXTERNAL AFFAIRS OFFICER</b>	<b>Amy Stout</b> <a href="mailto:externalaffairs@candlerpark.org">externalaffairs@candlerpark.org</a>

Find a complete list of CPNO committee chairs, representatives and other contacts at [www.candlerpark.org](http://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 4 and a complete list of CPNO meetings at [www.candlerpark.org](http://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](http://www.candlerpark.org) or mail name, address, and email to

**CPNO Membership**  
**PO Box 5418, Atlanta, GA 31107**

## DATES TO REMEMBER

### JULY

- 6** CPNO Zoning meeting, 7 pm, Neighborhood Church
- 11** CPNO Board meeting, 7 pm, Location TBD
- 15** Deadline to submit content for The Messenger!
- 18** CPNO Members Meeting, 7 pm, Zoom
- 26** Historic Designation Community Meeting, 7-9 pm, Zoom
- 28** NPU-N Meeting, 7pm, Zoom

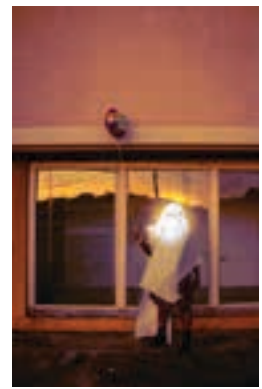
### AUGUST

- 3** CPNO Zoning meeting, 7 pm, Neighborhood Church
- 7** Historic Designation Community Meeting, 3-5 pm, Zoom
- 8** CPNO Members Meeting, 7 pm, Zoom
- 15** Deadline to submit content for The Messenger!  
CPNO Members Meeting, 7 pm, Zoom
- 25** NPU-N Meeting, 7pm, Zoom

### SEPTEMBER

- 5** Labor Day
- 7** CPNO Zoning meeting, 7 pm, Neighborhood Church
- 12** CPNO Board meeting, 7 pm, Location tbd
- 15** Deadline to submit content for The Messenger!
- 19** CPNO Members Meeting, 7 pm, Zoom
- 22** NPU-N Meeting, 7 pm, Zoom

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](http://candlerpark.org) and watch for membership email notices. All CPNO meetings are open to the public.



Winners from the 2021 Halloween Photo Walk: submissions by (l to r) Jennifer Bennett, Carla Moore, and Mia Gant.

## L5P Photo Contest and Photo Walk

By Jim Stringer

The annual L5PBA Halloween Festival and Parade, presented by the L5P Business Association, is one of the top Halloween events in the country. Each season the event comes to life and the community buzzes with ghouls, goblins and creatures that roam the streets and bring the spooky spirits to life. Over the years there have been many wonderful additions to the Halloween Holiday roster including Monster Hunts, Halloween Balls, and the Halloween Photo Contest.

Each year we encourage photographers to take their spookiest pictures and submit them for the Halloween Photo Contest. This is a spooktacular event that celebrates the creatures and creativity of the community in a spooky visual spectacle. We encourage anyone with a camera to take their best Halloween themed pictures and submit them for judging. The entries are carefully judged by community creatives and winners are chosen each season with a selection of entries chosen to be printed and displayed for the annual L5P Photo Walk!

During the Photo Walk, for the entire month of October, you can see all the contest-winning photos displayed in the storefront windows of L5P merchants. Want to do a photo crawl? There will be info for a self-guided tour online and you can also view a gallery of the winners online.

So get those cameras out and capture some of those spooky ghouls, goblins and other bumps in the night! The community spirit, the visual appeal of people gathered to see and support fun art in a great community continue on in 2022!

Full contest rules and description here: [www.l5phalloween.com](http://www.l5phalloween.com)

*The Little 5 Points Business Association (L5PBA) is a non-profit organization committed to supporting L5P small businesses and making improvements in the Little 5 Points Business District. L5PBA is hosting our annual Little 5 Halloween Festival, along with a variety of other events this October 2022.*

## Candler Park Decides Ribbon Cutting



Friday morning, June 17, Candler Park Conservancy members and residents met Councilperson Amir Farohki to celebrate the completion of the Candler Park Decides projects including (pictured) one of four painted electrical boxes, this one by tattoo artist Andrew Blooms, and fresh public bathrooms at the Candler Park pool house.



## Gandler Park Messenger:



**Get involved...The Messenger needs an Editor!!**  
**CONTACT: [candlerpark.org/volunteers](http://candlerpark.org/volunteers)**

## THE MESSENGER

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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](mailto: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](mailto: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](mailto: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](http://candlerpark.org).

## Welcome and Thanks!

By Roger Bakeman, [membership@candlerpark.org](mailto:membership@candlerpark.org)

### CPNO welcomes six new members:

... who wished to remain anonymous

### CPNO thanks members for their donation:

- The Galifianakis Family

- The Forge-Fontana family
- Alex and Paul Curtis
- Mike Martinez
- ... and two others who wished to remain anonymous



## CONTACT US TODAY

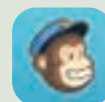
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To receive informative email blasts, sign up online to become a CPNO member. We don't spam!

### MESSAGES & CRIME ON NEXTDOOR



Join the Candler Park group at [candlerpark.nextdoor.com](http://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](https://facebook.com/CandlerPark).

### FOLLOW US ON TWITTER



Our handle is your handle: [twitter.com/CandlerParkATL](https://twitter.com/CandlerParkATL)



Recent renderings of the proposed playground design by Perkins + Will. Project incorporates the current playground space and hillside leading up to the tennis courts.

## DONATE TODAY!

### Giving Levels

Donor recognition is available on a limited number of the following items that will be integrated into the playground project. These bricks or plaques will be created as part of the final design once the fundraising phase is completed.

#### Donor Sidewalk

Personal Brick (4x8 inch) — \$250

Business Brick (4x8 inch) — \$750

Personal Brick (8x8 inch) — \$1,500

Business Brick (8x8 inch) — \$3,000

#### Personal Stepping Stones

Personal Plaque (12x4 inch) — \$4,000

Business Plaque (12x4 inch) — \$6,000

#### Commemorative Bench Plaque

\$7,500

Any amount is appreciated and we are counting on your help. Your donation to the Candler Park Conservancy 501(c)3 is tax deductible. Donate today at: [candlerparkconservancy.org/playscape](http://candlerparkconservancy.org/playscape).

## Help Make Candler Park's New Playground a Reality

*By Van Jensen, Candler Park Resident and CPC Playground Committee Member*

More than 20 years ago, Candler Park's playground received new equipment. Since then it has given joy to the countless children who have played there, but all of that time and play has left the playground in rough shape.

Now, the Candler Park Conservancy—the nonprofit organization tasked with improving the park—is poised to begin an overhaul that will see stunning new play structures and other enhancements to the playground, making it one of the best in Atlanta.

The project includes:

- Towering climbing structures and slides
- Play spaces for all ages
- Massive slides running the length of the hill at the east edge of the playground
- Improvements to manage and repair significant erosion
- New hardscaping

The Conservancy hired Perkins + Will to design the new playscape. Seen here are our most recent renderings of the proposed playground design which utilizes the current playground space and creates a new hillside slide for the hill leading up to the tennis courts. The hillside feature doubles as erosion control to help protect the hillside

from further erosion. The existing swings will be re-used and repainted.

The entire project will cost \$750,000, and already much progress has been made to reach that goal: Park Pride has generously awarded the project a \$250,000 Legacy grant to kick off the fundraising, and the Waterfall Foundation has contributed \$50,000 for the project, among other donations already secured.

The remaining funds will be raised from a variety of sources: Atlanta Parks Department, additional foundations, local business sponsorships, corporate giving, fundraising from the neighborhood, Conservancy fundraising, and participation from the users of the park.

Construction can begin as soon as this fall, but we as a neighborhood need to step up to bring this vision into reality. You can do just that by donating today at [candlerparkconservancy.org/playscape](http://candlerparkconservancy.org/playscape).

Let's all pitch in together to create a playground we can all be proud of!

If you would like to be involved with making this happen, please contact [info@candlerparkconservancy.org](mailto:info@candlerparkconservancy.org) our committee needs your help to see this through.



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# Goats and Bees Arrive at Mulberry Fields

*By Logan Ritchie, Candler Park Resident*

Summer is in full effect at Wylde Center at Mulberry Fields. Garden plots are bursting with tomatoes, beans, zucchini, eggplant and herbs. Stop by and marvel at the local produce our urban farmers are growing.

Save the date for September 17, when the neighborhood comes out for an annual celebration called Mulberry Fields Gone Wylde. Show your support by joining the host committee or become a business sponsor. Last year 50 families stepped up to become members of the host committee and Friends of Mulberry Fields would love to see that number increase to 100. Contact Ferrin Tinter, Development and Event Coordinator at [ferrin@wyldecenter.org](mailto:ferrin@wyldecenter.org).

Snow White twin goats Fiona and Finnegan were born on June 1. Mama Cybele is healthy and nursing the babies. If you want to catch a glimpse of these playful kids, the best viewing time is morning and evening when it is cooler. Don't see them out and about? They're probably tucked up in a shady spot, taking a nap.



Bee hives have arrived at Mulberry Fields thanks to Brandon Tai of Honey Next Door. The hives are located to the left of the chicken house, behind the fence. Look for future educational opportunities involving bees from the Wylde Center at Mulberry Fields.

Shout out to our volunteers Joe Alcober, Matt Jensen and Jule Davis who spent a day cutting up a fallen Mulberry tree. The tree is now being used as a play scape for the baby goats.

## Want to Host an Event at the Garden?

If you would like to hold a private event (graduation party, birthday party, a dinner, or any other formalized gathering where people are being invited) at Mulberry Fields contact [events@wyldecenter.org](mailto:events@wyldecenter.org) first to make arrangements.

Visit the website [www.wyldecenter.org/general-rentals/](http://www.wyldecenter.org/general-rentals/) for pricing. The Wylde Center properties require reservations through the Event Rental system.

What about a playdate with a friend or two or five? We hope you will meet up with your friends to enjoy Mulberry Fields and everything it has to offer. We are open to the community every day. However, if your playdate is actually a party or formalized gathering, first reserve the space by contacting [events@wyldecenter.org](mailto:events@wyldecenter.org).







# SUPPORT YOUR SPONSORS

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# Historic Designation Committee Update *Engagement Survey Observations And Summary*

*By the Historic Designation Committee*

In the spring, the Historic Designation Committee published a survey to the neighborhood to gather input and feedback on a potential historic district for Candler Park. The questions were intentionally open-ended short answer questions that were intended to find out if there is support for some type of historic district and, if so, how it might look for our neighborhood. There were more than 170 responses.

Below are the survey questions and a summary of observations (in bold) and Aaron Fortner's comments (in italics) addressing these observations, edited by the Historic Designation Committee. A more detailed analysis available online at [historiccandlerpark.org/survey](http://historiccandlerpark.org/survey)

## Survey Questions:

- What are some of the defining characteristics of homes in Candler Park that you think contribute to the character of the neighborhood?
- Are there examples of the construction of houses or renovations of houses in the neighborhood that you think do not fit into the character of Candler Park?
- Do you want existing historic homes to be preserved?
- Do you want future renovations or additions to historic homes to be required to match and fit into the established community character?
- Do you want newly built homes in Candler Park to be required to match and fit into the established community character?
- FINISH THIS STATEMENT: I would support a new historic district for Candler Park if \_\_\_\_\_?

## **From the responses we learned that many people like the architectural variety in the neighborhood but want to ensure that new homes built are not overwhelming or out of scale.**

A historic district can be created that allows new construction to retain design flexibility and diversity. For example, the Poncey Highland Historic District allows new construction to be designed in either a "Historic Architectural Style" existing in the district, or a "Contextual Architectural Style" which is more stylistically neutral but ensures that overall characteristics of the home are in keeping with the neighborhood character (such as scale, setback, height, and, perhaps, front porches).

A historic district can establish new controls for front, side, and rear yard setbacks and allowable lot coverage to better conform with existing houses in the neighborhood, and to prohibit overwhelming building types.

## **Many respondents want to be sure the ability to easily repair, renovate and make additions to existing homes is not hampered.**

Historic Districts do not require a permit or approval for ordinary repairs and maintenance or for anything that does not normally require a building permit. Paint color is not regulated in Atlanta. For projects that do require a building permit the review is done by Historic Preservation staff or the Urban Design Commission (UDC), depending on the nature of the repair or constructions. Typically city staff can approve permits for alterations, renovations, rear additions, new accessory structures, fences, walls, decks, driveways and/or elements that cannot be seen from the street and the turn-around time is only 14 days (rather than months of review time in the planning department).

The neighborhood also decides on the use of materials, and more and more frequently are electing to allow the use of materials that are similar but not the same for features including siding and windows.

## **People noted they would not support the creation of a historic district that is onerous or that adds significant cost or time to the construction of new homes and additions.**

Many were, not surprisingly, concerned about the process for getting a permit when in a historic district. The good news is that in many ways, being in a historic district could be easier and faster than the current permit process, especially if a project would normally require a variance. First of all, work that does not currently need a building permit will also not be subject to review. Some alterations will only be subject to a staff review. City staff is required to review permits within 14 days of a completed application submittal.

It is typical in Atlanta for new structures and home additions that are visible from the street to require the approval of the UDC. The UDC meets twice a month, providing frequent approval opportunities for the applicant. The current variance process requires hearing at the neighborhood level, NPU level and the BZA (Board of Zoning Adjustment) which meets once a month.

## **Some respondents would like to see additional residential density in the neighborhood while others would like to see the single-family homes preserved as single-family.**

Conversations regarding a potential historic district in Candler Park have focused on desired changes to style, form, and massing and not on change to permitted uses. Based on feedback received to date, a historic district here would be an overlay type district that is layered on top of existing zoning of the neighborhood without making any changes to the current zoning allowances for use and density.

For example: the number of residential units allowed on a property would be determined by the underlying zoning and not the historic district regulations which would only relate to the appearance of the building. It should be noted that in instances where the historic district regulations conflict with the zoning regulations (for example, potentially building height), the overlay historic district regulations are used.

While the overwhelming majority of neighbors definitely support preserving existing homes (88%!), there are a number of opinions on how and how much we want future additions and new construction in the neighborhood to match and fit into the established community character. What is the established community character you ask? That too will take defining but answers include, front porches, Craftsman/bungalows and also historic architectural diversity, yards, trees, and modest house sizes.

As we move forward with considering what a potential Candler Park Historic District could look like this is exactly what we will be discussing! While there are clearly some folks who do not want a historic district, there are also a number of folks whose concerns about a potential historic district can and should be addressed in the way regulations for a potential district are written.

Help us create a district that protects what we love about Candler Park without impeding the necessary growth and change. If we were to become a historic district, we can have a say in what our neighborhood will look like in the future.

Because this is our neighborhood.



## COMMUNITY MEETINGS: What would a Candler Park Historic District look like??

Join the discussion and ask questions  
at one of TWO Community Meetings:

**Tuesday, July 26, 7-9pm**  
Zoom Meeting

and

**Sunday, August 7, 3-5pm**  
Zoom Meeting

Zoom link info: [candlerpark.org/events](https://candlerpark.org/events)

All neighborhood residents and property owners  
are encouraged to attend at least one of these meetings!



Find out more at the  
Historic Designation Committee website:

***HistoricCandlerPark.org***

## McLendon Avenue 'Safer Street' Planning Update

*By the Infrastructure Committee*

### CPNO Infrastructure Committee Update

The CPNO Infrastructure Committee has been hard at work raising funds to complete a community planning process this Fall and has raised \$18,000 toward a minimum goal of \$19,000 (total goal is \$25,000 to cover all costs) required to sign a



contract with LAS to perform planning tasks and provide deliverables agreed to by the Committee. We encourage anyone interested in a safer McLendon for bikes, pedestrians, children, the elderly, handicapped, and in greater levels of non-vehicular travel, to consider donating to the campaign and participating in upcoming planning events to be announced in late July and August 2022.

### Planning Process

To create a new Safer Street Plan for McLendon, a series of community engagement sessions with stakeholders including ABC, City Design, CPNO, Candler Park Conservancy, Lake Claire, L5P Alliance, Atlanta DOT, local supporting businesses, and others, are planned for this Fall with completion of the plan expected in early 2023. With a new plan adopted by the Atlanta City Council showing specific interventions over the entire corridor, both creative and technical, the committee will then seek funding from the City to make changes over time as funds are available. Many improvements can be done using current City program funds including new signage and crosswalk improvements. Other improvements may require additional City funding as well as community and business fundraising efforts. Either way, the plan is essential to succeed in bringing attention and funding to this important corridor.

### How to Donate

To close our immediate funding gap of \$1,000 and to help us achieve our total goal of \$25,000, please consider donating directly to the CPNO Infrastructure Committee's Safer Street initiative at: <http://candlerpark.org/safestreet>.

## Current List of Donors

<b>The Neighborhood Church</b>	<b>\$5,000</b>
<b>Councilmember Lilliana Bakhtiari</b>	<b>\$5,000</b>
<b>Candler Park Market</b>	<b>\$1,000</b>
<b>CPNO</b>	<b>\$1,000</b>
<b>Lake Claire Neighbors</b>	<b>\$500</b>
<b>Sean's Candler Park</b>	<b>\$500</b>
<b>Candler Park Conservancy</b>	<b>\$5,000</b>

**Total Raised as of June 2022**

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# Help Us Remember the Rose Hill Community: *Sponsor a Historic Family Homestead from 100 Years Ago in the Park*

*Submitted by Edi/th Kelman, Project Manager  
Early Edgewood-Candler Park BiRacial History Project*

In 2022, the Candler Park neighborhood is celebrating the Centennial of our treasured public park. The Early Edgewood-Candler Park BiRacial History Project's extensive research documents that for fifty years, 1892–1942, residents of the African American Rose Hill Community owned and lived on the land where today we enjoy the Candler Park ballfields near the southwest corner of the park. Our extensive research and stories from descendant Black families have given us a deeper understanding of Rose Hill. The Park's centennial year is a timely opportunity to bring more awareness and share the stories of this community of post-Civil War African American homeowners and residents who lived here 100 years ago.

The History Project has garnered support from ten local community organizations (including CPNO members and CPC) plus the

City Parks Department to create an interactive public history day experience inside the park this autumn.

Our plan is to trace outlines of the 1922 Rose Hill homesteads on the ground where they once stood—lines that represent to-scale footprints of the African American homes and Lodge that are depicted on the 1924 Sanborn Map and the 1928–30 City Map of the area. We will enhance the footprints on the ground with information about the people who lived there.

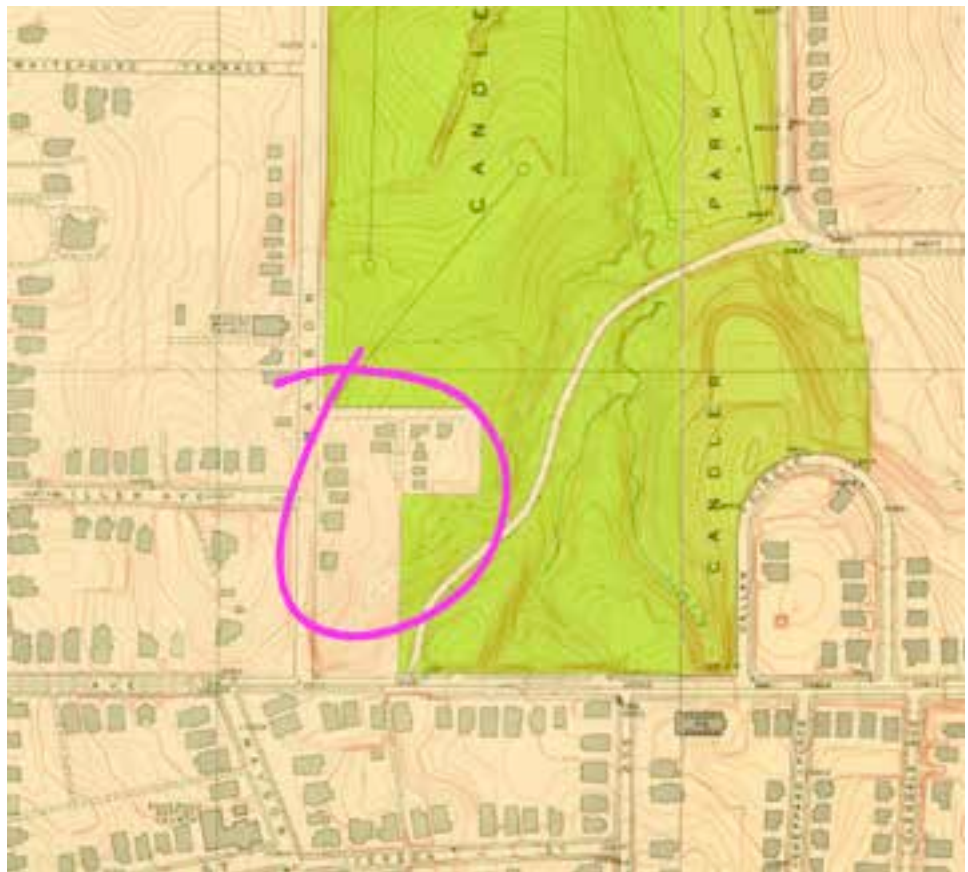
There is an echo here of the Freedom Park Dwelling project, for which the BiRacial History Project was a consultant. The Rose Hill Project's approach adds robust stakeholder and community hands-on participation, as we respectfully acknowledge these Black citizens and homeowners who co-created the Candler Park neighborhood.

## WE INVITE YOU TO JOIN US!

The BiRacial History Project is looking for neighbors and families interested in helping us reflect back to 1922 by sponsoring one of the Rose Hill Community homesteads.

In taking stewardship of a homestead, Sponsors will get to learn the history and stories of that particular building and its inhabitants, and help us share that with others. On the day of the event, in the morning Sponsors will trace their building footprint on the ground (the footprints already mapped and measured out in rope) and set up information stations for that building. In the afternoon, Sponsors will serve as docents, sharing with park visitors the stories of the African American families who called this land 'Home' 100 years ago.

If you, your family or group would like to know more about Sponsoring a Rose Hill Footprint, please email: [info@biracialhistoryproject.org](mailto:info@biracialhistoryproject.org)



1930©City of Atlanta Topography Map with Rose Hill Community homes' footprints circled in red informs "ReMembering the African American Rose Hill Community (1892-1942): A Living History Day Experience." These homes and the hillside itself were removed and the owners and residents displaced by the City of Atlanta.





From left to right. Then-Councilperson Kwanza Hall, Sandra Hall, Mark Clement, Francine Reed, and Lola Gully pose at the Candler Park pool house.

## Fall Fest Memory Tribute to Musician Lola Gully

By Mark Clement, Candler Park resident

On March 30 of this year Atlanta lost R&B singer, Fall Fest performer, one of “Atlanta’s Queen of Blues,” and friend Lola Gully.

She was crowned as one of the Atlanta Queens of the Blues along Francine Reed and Sandra Hall by the Atlanta City Council at the 2013 Candler Park Fall Fest. Getting the most influential female blues singers on the same stage at the same time was no small feat. It took a great deal of planning to get the band and other issues just right. There was a lot of anticipation for this set. Lola was to lead off for two of the most larger-than-life blues pros. We had the set all planned out. The shadows were warming up the crowd. At the last minute before I brought her up she asked me to have the band stand down and the stage cleared. She wanted to play the piano and sing by herself. I asked her if she was sure she wanted to do this. Confidently she said yes. So we quickly made the change. I brought her up and she quietly sat at the piano and played a few very engaging soulful blues songs. It occurred to me that Lola knew exactly what she was doing. Sandra and Francine were known as powerhouse singers that played to the back row. Lola went the other way. She masterfully brought the audience into her world in a way I have seen few performers do. It was a powerful performance.

Lola was always generous with her time and willing to help others. Her yearly Toys for Tots drive and Animal Rescue fundraisers were always fabulously successful and she could be counted on to perform at countless other fundraisers, like the fundraiser for the Epworth Church handicap ramp construction here in Candler Park. She recently won a Lifetime Artist Award from the Jus’ Blues Foundation and was an integral part of the Women in Blues movement. A true legend, she will be sorely missed and the Atlanta Blues scene will never be quite the same.



## Tres Leches Cake

Recipe from Martha Stewart. Submitted by Kerry Dobson.

Tres Leches Cake is a delicious and super easy dessert. It’s a simple sponge cake soaked in three different milks. This recipe adds whipped cream and fresh seasonal fruit like peaches and berries making it the perfect summer dessert.

### INGREDIENTS

- 1/2 cup (1 stick) butter, melted and cooled, plus more for baking dish
- 1 ½ cups all purpose flour
- 1 tsp baking powder
- 1/2 tsp course salt
- 5 large eggs
- 1 cup sugar
- 1 tsp pure vanilla extract
- 1 can (14oz) sweetened condensed milk
- 1 can (12oz) evaporated milk
- 1 cup whole milk
- 2 cups heavy cream
- 5 cups fresh fruit (optional)

### INSTRUCTIONS

Preheat oven to 350 degrees. Lightly butter a 9-by-13-inch baking dish. In a medium bowl, whisk together flour, baking powder, and salt. In a large bowl, using an electric mixer, beat eggs and 3/4 cup sugar on high until pale and thick, about 4 minutes. Add vanilla and beat to combine. With mixer on low, gradually add flour mixture and beat to combine. With a rubber spatula, fold in melted butter until incorporated. Transfer batter to dish and bake until top is golden brown and a toothpick inserted in center comes out clean, 30 to 35 minutes, rotating dish halfway through.

In a medium bowl, whisk together sweetened condensed milk, evaporated milk and whole milk. Poke warm cake all over with a wooden skewer or toothpick, then pour milk mixture over top and let cool to room temperature, about 1 hour.

Whip cream and 1/4 cup sugar until forms medium stiff peaks. Spread whipped cream evenly over cooled cake. Top with fruit if desired.



# Spice It Up!

By Gail Turner-Cooper,  
Candler Park Resident and Certified Health Coach

One of the biggest myths about eating natural foods is that they are bland. They do not have to be! All the salt and the artificial flavor in processed foods are so strong that it alters the perception of your taste buds. Clients often remark how their taste for healthy foods changes once they adopt a healthy lifestyle.

Many pre-packaged spice blends are full of chemical preservatives and unnecessary ingredients, so there is no need to buy them. Making your own seasoning is so easy. These are better for your body and your wallet. Below is a list of some fantastic seasonings we use in our home. These can be made in batches and stored in airtight glass containers.

## Chili Seasoning

- 1 Tbsp chili powder
- 1 tsp garlic powder
- 1 tsp onion powder
- 1 tsp cumin
- ½ tsp turmeric
- ½ tsp ground thyme
- ¼ tsp ground cayenne pepper

## Salmon Seasoning

- 1 tsp turmeric
- ½ tsp cumin
- ½ tsp ground fenugreek
- ½ tsp ground ginger
- ½ tsp salt

## Hearty Indian Inspired Seasoning

- 1 tsp turmeric
- ½ tsp cumin
- ½ tsp coriander
- ½ tsp ground fenugreek (optional)
- ½ tsp salt
- ¼ tsp ground allspice
- Pinch of crushed red pepper

## Jambalaya Seasoning

- 1 Tbsp Chili powder (Ancho is great if you like it spicy)
- 1 tsp cumin
- 1 tsp coriander
- 1 tsp garlic
- 1 tsp paprika (smoked is fine but not necessary)
- 1 tsp ground thyme
- 1 tsp ground oregano
- ¼ tsp cayenne pepper
- 2 tsp salt
- 1 tsp ground pepper

## Simple Chicken Seasoning

- 1 tsp turmeric
- 1 tsp garlic
- ½ tsp ground basil
- ½ tsp salt
- ½ tsp ground pepper

## Italian Seasoning

- 1 Tbsp garlic powder
- 1 Tbsp dried basil
- 1 tsp dried oregano
- 1 tsp salt
- ½ tsp ground pepper
- 1 pinch crushed red pepper

## Pork Spice Blend

- 1 tsp chili powder
- 1 tsp garlic powder
- 1 tsp ground ginger
- ¼ tsp cayenne pepper
- 1 tsp salt
- ½ tsp ground pepper

## Steak Marinade

- 2 Tbsp Apple cider vinegar
- 2 Tbsp Coconut aminos or soy sauce
- 1 Tbsp Olive Oil
- 1 tsp dried sage
- 1 tsp dried thyme
- 1 tsp garlic powder
- ½ tsp cayenne pepper (optional)

## Salad Dressing

- 2 Tbsp olive oil
- 1 Tbsp mustard – I prefer Dijon or spicy brown
- 1 Tbsp red wine vinegar
- 2 Tbsp chopped herbs. Mint or Basil would be delightful.
- Pinch of salt and pepper

*Gail Turner-Cooper is a certified health coach and founder of Align Health Coaching based in Atlanta. You can learn more about her and Align Health at [www.alignhealthcoaching.com](http://www.alignhealthcoaching.com)*





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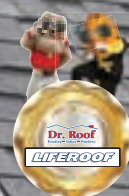
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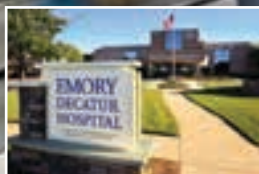
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# February 20 CPNO Members Meeting (Virtual) – Draft Minutes

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

The meeting was called to order at 7:01 pm by Emily Taff, President. The motion to adopt the agenda passed. The motion to approve the May minutes passed.

## Guest Speakers:

- No representative from APD Zone 6 was present
- Michelle Schreiner - candidate for Georgia House District 90 spoke for 3 minutes
- Saira Draper - candidate for Georgia House District 90 spoke for 3 minutes
- Kelly Stocks, Little 5 Points Business Association President, presented:
  - Findley Plaza was to hold a jam sessions for Make Music Day on June 21st from 7pm-9pm
  - The L5PBA Block Party will be September 4th. This will likely only include sidewalk sales as there is no permit to close Euclid Ave at the moment.
  - The Halloween MonsterFest and Parade will return this year. MonsterFest will be on Saturday, October 22nd and the Parade will be Sunday, October 23rd at 2pm.
  - Working on a list of blackout dates and operating requirements for future events held by outside groups in Little 5 Points.
- Doug Wetzel, Candler Park Conservancy Representative, presented an update on the current status of the playground project. They have currently raised \$450,000 of the \$750,000 needed for the project, and expect to complete fundraising by the end of the summer. Multiple methods of donating are available to interested parties: <https://candlerparkconservancy.org/play>

## Announcements

- Amy Wheeler, as a Fall Fest Committee Representative, presented updates on this year's Fall Fest. The Tour of Homes and Gardens is back, and running on Sunday, October 2nd from noon to 6pm. Anyone interested in participating can reach out to [fallfest@candlerpark.org](mailto:fallfest@candlerpark.org).

- Also, Amy announced the inaugural Fall Ball, to be held Friday September 30th at Hudson Grille in Little 5 Points. Tickets can be purchased at <https://fallfest.candlerpark.org/fallball>
- Emily Taff shared the opportunity from the City of Atlanta for residents to participate in the city's LGBTQ+ Historic Context Statement. More information can be found at their website: [www.ATLFuturePlaces.com/LGBTQ-grant](http://www.ATLFuturePlaces.com/LGBTQ-grant)
- Emily Taff reiterated the need for a new Messenger editor. Anyone interested should reach out to [president@candlerpark.org](mailto:president@candlerpark.org).

## Historic Designation Committee Update

Emily Taff shared initial results from the Historic Designation Committee's survey as Mary Shaltis was unable to attend. Results can be seen on the Historic Candler Park website: <https://www.historiccandlerpark.org/home/june-06th-2022>

Larry Compton, HDC Representative, shared two upcoming meeting dates that will be used for additional feedback: July 26th with the City of Atlanta, and August 7th with a representative from Poncey-Highlands to understand their experience with a similar process. Dates are subject to change, but will be kept up on the website: <https://www.historiccandlerpark.org/>

## Treasurer's Report

Amy Wheeler, Treasurer, shared the financials for May 2022, and the full year to date.

## External Affairs

Amy Stout, External Affairs officer, requested the membership to approve the NPU-N bylaws for 2022. The motion "to affirm the NPU-N bylaws for 2022" passed with 18 votes in favor, none opposed, and 5 abstentions.

Amy also shared information on the new BeltLine Subarea-4 Master Plan: <https://beltline.org/wp-content/uploads/2022/04/Subarea4-Master-Plan-Report-Spreads-04.14.pdf>

*The meeting was adjourned at 8:02 pm. Submitted by Ryan Anderson, as temporary Secretary*

# CPNO Officer and Committee Report for June 20

## Education-Shari Golla

The Education Committee reports that the K-5 recommendation went to the school board with very little changes. The Board will vote on the proposal in August. The current recommendation would take Inman Park out of Mary Lin. The Committee does not want to lose Inman Park as part of the elementary community.

Mary Lin scored at the top of APS elementary schools in MAP (measure of academic performance) testing this year in both reading and math.

## External Affairs-Amy Stout

There were four voting items on the agenda for the May 2022 NPU-N meeting that were relevant to Candler Park.

Under Special Events Applications, a revised application for the L5P Art & Vegan Festival was considered. In November, 2021, the NPU-N board recommended approval (with a number of conditions – including that all vendor booths be removed from Euclid Avenue and the street reopened by 7 pm each night) for this event to be held May 28-29, 2022. However, at this May meeting, the NPU-N board voted not to support the amended application (submitted the week of the event) that increased the number of vendors from 50 to 100. The L5PBA representative indicated that the permit had already been issued by the City though.

Under Alcohol License Applications, the application for a change of agent for the Brewhouse Cafe was added to the fast track and approved without discussion by a vote of 9-0, consistent with the prior vote of approval by the CPNO membership.

Under Board of Zoning Adjustment applications, a variance to reduce the rear yard setback for 1304 North Avenue NE (to construct an accessory structure) was approved on the condition that it be built according to the amended site plans date stamped by the City on May 13, 2022 consistent with the prior vote of approval by the CPNO membership and the CPNO zoning committee.

Under Text Amendments – Zoning Ordinance, the board voted 7-0-2 to support Ordinance Z-22-25 that creates definitions of "Commercial Food Preparation" and "Delivery-Based Commercial Kitchen" (aka Ghost Kitchen) and forbids the operation of the latter in I-1 (Light Industrial) zoning districts but allows them in C-1 (Community Business) zoning districts. I voted in favor of the ordinance, consistent with CPNO's vote.

The board also voted for NPU-N to sign BeltLine Rail Now's petition and provide a letter of support.



# May Neighborhood Crime Reports

By Kerry Dobson, [safety@candlerpark.org](mailto:safety@candlerpark.org)

The information for Candler Park for April, extracted from an Atlanta Police Department online file, shows again that the majority of crimes in our neighborhood are larceny from vehicles. Maintain a clean car – leave nothing visible – and remind your visitors to do the same to avoid being a victim of these crimes.

## MAY CRIME REPORT, CANDLER PARK

Date	Day	Time	Location	Description
5/1/22	Sunday	13:45	400 BLOCK MORELAND AVE	LARCENY-NON VEHICLE
5/11/22	Wednesday	12:07	1200 BLOCK DRUID PL	LARCENY-NON VEHICLE
5/15/22	Sunday	21:30	300 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
5/22/22	Sunday	20:27	200 BLOCK ELMIRA PL	LARCENY-FROM VEHICLE
5/22/22	Sunday	20:20	1100 BLOCK MCLENDON AVE	LARCENY-FROM VEHICLE
5/25/22	Wednesday	21:45	300 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
5/29/22	Sunday	21:30	300 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
5/30/22	Monday	19:18	1500 BLOCK MCLENDON AVE	BURGLARY



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<b>Dr. Roof</b> .....	770-552-7663
Earthly Matters Painting and Contracting .....	770-346-0203
Exovations-Roofing .....	770-205-2955
<b>Schools-Private</b>	
McGinnis Woods Country Day School .....	770-664-7764
The Friends School of Atlanta .....	404-373-8746
<b>Security Systems</b>	
Classic Entry Systems .....	678-330-1111
<b>Siding</b>	
Exovations-Siding .....	770-205-2995
<b>Spa</b>	
Med Spa Beni .....	770-864-1122
<b>Tree Service</b>	
The Davey Tree Expert Company .....	770-451-7911
Zamora Tree Service .....	678-338-9509
<b>Water Heaters</b>	
Serv'all Plumbing-Water Heaters .....	770-917-1852
<b>Window Cleaning</b>	
Marietta Window Company .....	678-859-7481
<b>Window Replacement</b>	
Chattahoochee Windows & Doors .....	678-296-3253
Exovations-Window Replacements .....	770-205-2995
Visionaire Windows .....	404-543-9306





**PEST CONTROL**



**MOSQUITOES**



**WILDLIFE**



**TERMITE**

**BREDA eliminates mosquitoes using the industry's safest methods.**

**MOSQUITOES** can become a huge problem around your home or business, making it so you venture outside only when necessary.

**Stop avoiding the outdoors and get professional mosquito control assistance. Guaranteed results, guaranteed effective.**



**\$25 Gift Card**

*Gift Card good for one home for any new service(s).*

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## Your Intown Atlanta Realtor

Born, raised and living in the 30307

With intimate knowledge of Candler Park and other intown neighborhoods, my clients have seen impactful opportunities become their reality. Considering a move? Don't hesitate to reach out.

### Recent Activity in 30307

\$18M+ Sold/Pending in 2022



Represented Buyer  
Druid Hills



Represented Buyer  
Inman Park



Represented Buyer  
Inman Park

COMPASS



David "DJ" Johnson  
M 404.431.5159  
O 404.668.6621  
@discover.atl.homes

**ARA Top Producer 2021 & 2022**

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COMPASS

# What would you do with an additional \$35,000?

## Them

Sold for \$535,000

### Emory Park Townhome

Size: **4 Beds | 3.5 Bath**  
**3,275 Sq Ft**

Days on Market: **3 Days**

Improvements: **Unknown**

List Price: **\$535,000**

**\$535K**

**SOLD**  
2/16/22



**GIPSON**  
GROUP

Sold for \$570,000

### Emory Park Townhome NEXT DOOR

Size: **3 Beds | 3.5 Bath**  
**3,267 Sq Ft**

Days on Market: **5 Days**

Improvements: **\$7,475**  
**(Staging, Carpet, Paint)**

List Price: **\$540,000**

**\$570K**

**SOLD**  
2/18/22

#### GIPSON GROUP ATL

direct 404.405.5363 | main 404.668.6621  
team@gipsongroupatl.com  
@gipsongroupatl f @GipsonGroupATL

#### JULIE BEATY

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