



November 2022

MESSENGER

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Thankful for Fall in Candler Park

By Emily Taff, president@candlerpark.org

Well, Fall Fest isn't behind us as I predicted last month but the Fall Ball and Tour of Homes are, which were great events in their own right! I don't know if I should thank Hurricane Ian for leaving Atlanta alone (I was really hoping for rain), but it sure turned out to be a beautiful weekend and recently we've learned we get to have Fall Fest 2 which is certainly something to be thankful for.

We have had a busy October and have much to look forward to in November! The November CPNO Meeting is always our Annual Meeting which means it is the time we vote on next year's Board positions and, typically, a number of other important decisions. Much to everyone's dismay, the November meeting always falls on the Monday before Thanksgiving but, thanks to Zoom, I expect to see you all there!

As for the primary item of business, I want to thank the Nominating Committee for all the hard work

FROM THE PRESIDENT

they put into finding candidates for next year's board, I am going to miss being President and part of the board but I think it will be a very good one. Keep in mind too nominations can always be made from the floor during the November meeting, I don't recall ever having a run-off but it could happen, and yes, you can nominate yourself—in fact, at the time of writing this, the Public Safety Officer position is still open. If you want to know more about this role just shoot me an email.

In our house we always look forward to Thanksgiving so whether your Thanksgiving means lots of family, friends, vacation, or a quiet day at home, I hope it's a good one!

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.

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|---------------------------------|--|
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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 via Zoom.

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

Committee meetings typically take place at The Neighborhood Church, 1561 McLendon Ave., unless otherwise announced. Check online calendar or with committee chair for changes.

Find specific meeting information on page 4 and up-to-date meeting and event information 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

NOVEMBER

- 2** CPNO Zoning Meeting, 7-8 pm, Zoom
- 14** CPNO Board Meeting, 7-8:30 pm, Zoom
- 15** Deadline to submit content for December Messenger!
- 21** CPNO Membership Meeting, 7-9 pm, Zoom
- 24** Thanksgiving

DECEMBER

- 7** CPNO Zoning meeting, 7 pm, Zoom
- 12** CPNO Board meeting, 7 pm, Zoom
- 15** Deadline to submit content for The Messenger!
- 19** CPNO Members Meeting, 7 pm, Zoom
- 25** Christmas

JANUARY

- 15** Deadline to submit content for The Messenger!
- 16** CPNO Membership Meeting, 7-9 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 and watch for membership email notices. All CPNO meetings are open to the public.



OPINION

Neighbors Oppose Star Bar Redevelopment

By Neal Wilson and Nancy Fonti, Candler Park Residents



A group of developers led by the firm Third & Urban hopes to build a 166-unit apartment building and parking garage on 1240 Euclid Avenue, which is currently home to a Montessori school. Their plan includes possibly destroying the 70-year old church -- a historic anchor of Candler Park -- that currently houses the school. The proposal is part of a larger plan that includes demolishing the Star Bar and putting an office building in its place.

Candler Park has been through this before: in 2008, a different development group made a similar proposal for a high-density apartment building on 1240 Euclid Avenue. The surrounding neighbors strongly objected based on safety, traffic and other infrastructure concerns. After much discussion, the 2008 project was adjusted to meet the community's needs and a new plan with townhomes that incorporated the historic church was approved by the Atlanta City Council. You can find that plan here: <https://gis.atlantaga.gov/rezoning/>.

On September 7, Third & Urban gave a "courtesy presentation" to the Candler Park Zoning Committee that many residents found misleading. They opened the presentation with a rendering of the project showing the church intact and touted their background in historic preservation. When pressed on the issue, however, they admitted that they have no intention of preserving the church.

Their plans to demolish the Star Bar have generated much more outrage, as it is a beloved original music and comedy venue, one of very few

remaining in the area. It has been in operation since 1991, and the historic mid-century modern building that houses it dates to the early 1950s. A Change.org petition to preserve it has over 7200 signatures to date. <https://www.change.org/p/save-the-star-bar-atlanta>

Candler Park residents are very concerned about the density of the project. Certainly 166 new households, many described as micro-units, on such a small property will stress the infrastructure of an area already burdened by traffic, awkward intersections and pedestrian safety issues. According to Third & Urban's own press release, parking will be "unbundled from apartment rents so that residents have the option to live without the costs associated with car ownership." In practical terms of course this means new renters will be parking on the streets of Candler Park, as Atlanta is not a city well suited to life without a car. Many current Candler Park residents do not have off-street parking and already compete with L5P tourists for parking. We have also seen historic neighborhoods like Virginia Highlands and Old 4th Ward robbed of their individuality by soulless development and we would like to preserve the unique character of our neighborhood.

If you share these concerns or have concerns of your own, please reach out to our city councilman, Amir R. Farokhi and let him know, as he voiced support for the development in a recent AJC article. His email address is arfarokhi@atlantaga.gov.



Welcome and Thanks!

By Roger Bakeman, membership@candlerpark.org

CPNO welcomes new members:

- Andrew King
- Chelsea Mueller
- Dan Fastner
- Debi Blair (Mariemarie Salon)
- Drew Perlmutter
- Ernest Son
- Gillam Sinharoy
- Jessica Mark Gerstenberger (Star Salon)
- Keefe Justice
- Kim Ruiz (Music Minds)
- Michael Maze
- Paul Katzman (Katzman Sound)

- Sebastian Rodriguez
 - Will Sloane
 - Wood Alter
- ... and 58 others who wished to remain anonymous

CPNO thanks members for their donation:

- Chelsea Mueller
 - Jane and Bradley Smith
 - Keefe Justice
 - Sally and Nigel Rowe
- ... and 14 others who wished to remain anonymous



CONTACT US TODAY

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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 by the 18th of the month prior to publication.

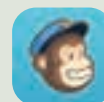
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

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.

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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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Our handle is your handle: twitter.com/CandlerParkATL

About the Artist: *Barbara Robinson*

I am a long time Candler Park resident (along with my husband Art and daughter Isobel). As an artist, I specialize in colored pencil portraiture. I have been an artist since childhood, but the physical manifestation of my politics via yard signs started during the COVID lockdown. If you have walked by my house at 353 Candler Street, you may have seen the political signs that adorn my front yard. I am having such fun drawing and designing these unique and (hopefully) clever additions to the political landscape. Stop by and order a sign!

When I am not registering my outrage a la yard signs, I walk everyday— rain or shine, and I teach and play violin, viola and cello.

Check out some of my other work:
barbararobinsonstudio.com



Each month, the Messenger will feature a neighborhood artist. If you would like to be featured, please e-mail editor@candlerpark.org



BiRacial History Project: Ms. Margaret E. Latimore

One of the First African American Women to play the Candler Park Golf Course

Submitted by Edith Kelman, Candler Park resident & Project Manager, Early Edgewood-Candler Park BiRacial History Project



Ms. Latimore is among the first African American women to play golf on Atlanta's desegregated* public courses in the late 1950s. At that time she was a resident of Edgewood, and played the Candler Park Course with her father, Mr. Joe Latimore, and his senior men friends. Ms. Latimore excelled at the sport, enjoyed playing Atlanta courses, and won the Lincoln (Country Club) Scotch Foursome man-woman team tournament in 1975.

From an early age, Ms. Latimore showed a talent for golf. Her father encouraged her with a six hole course he built in the family's backyard in Edgewood.

Before moving to Edgewood in the 1930s, four generations of the Latimore family lived in the early Candler Park neighborhood. In 1893, Ms. Latimore's great-grandfather, Mr. James Latimore, Sr, bought property and built a home on land that was later claimed for this park in 1942.

City of Atlanta public golf courses were desegregated in December, 1955, following the November 7 unanimous Supreme Court decision that banned segregation in public parks, playgrounds, and golf courses.

Porch & Block Parties are Back!

By Michael & Callan Falkenstein, Membership Committee

Remember those porch and block parties from the pre-COVID era? Well Atlanta is showing off its beloved Fall weather and we think it's time to bring them back.

The rules are simple. CPNO will reimburse your porch party expenses up to \$50, and any block party expenses up to \$250. Application is easy, too. Just submit a proposal to Membership Committee member, Michael Falkenstein (membership@candlerpark.org). Tell us what you have in mind, the expense you'd like reimbursed, and the dates for your party. Oh, and invite your neighbors!

To avoid any delays, please submit your plan in sufficient time so that it can be announced at the monthly member meeting.

See y'all out there!

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What's happening at the Poolhouse and Bathrooms?

Submitted/Compiled by Kim Awbrey

The Candler Park Conservancy collaborated with City Councilman Amir Farokhi's Candler Park Decides investment as well as the Department of Parks and Recreation, providing matching funds for repairs and renovations in order to get the restrooms at the Poolhouse back in business. They are now open to serve all who enjoy the park, to everyone's literal relief.

Another effort resulting from this partnership has recently been completed. The poolhouse received some love and care to its worn façade, providing a fresh exterior featuring mural wallscapes designed specifically for Candler Park.

Mural art at this site was a popular community-supported choice by the participatory Candler Park Decides investment project, proposed with matching funds by CPC. This work, in tandem with the bathroom renovation, greatly enhances the function and feeling of the building.

The design concept was based on CPC's broad initial request for "joyful art that represents play in nature." After meeting onsite, they agreed that the building would be greatly improved if it were completely pressure washed, primed and painted. They spoke of the possibility of the art work being spread throughout the pool building instead of centered on one wall, seeing an opportunity to



create a design that would be compatible with the building's mid-century modern architecture.

The Loss Prevention worked with Erin Hall, graphic designer and creative director of Hall & Co., to help their ideas take shape. Erin gravitates toward modern design and immediately offered visual examples of how the concepts could coalesce into imagery. For the next few months the team worked together to include the input and ideas of several of the Candler Park community's stakeholders.

Maggie White of TLP: "Like most Atlantans, we love the local treasure that is Candler Park. We were honored to be asked to contribute to its revitalization. The Conservancy put a lot of passion and many hours into achieving a design they felt truly represented the Park's core values

and mission—nature and play. As community members ourselves, we hope the neighbors—especially the kids—and greater community feel the artwork reflects this. The design was intended to represent the natural surroundings of the park, while celebrating the playfulness of the kids who spend time here. While the palette includes colors found in nature, something that was important to the Committee, we focused on the bright and bold ones that complement the graphic shapes of the modern design. This allowed the mural to pop and contrast with the landscape—as well as highlight the clean lines of the Candler Park Pool building itself."



Rain Garden in Freedom Park: Before and After

Our New Rain Garden In Freedom Park

By Scott Jacobs

Dilemma: How can you capture rain water and prevent the rapid release of excess stormwater into Atlanta’s overloaded water systems, and at the same create beauty and a habitat for birds and butterflies?

You can see one answer in Freedom Park – the newly constructed rain garden on the south side of the Candler Park trail near Moreland Avenue.

According to a City of Atlanta Department of Watershed Management (DWM) spokesperson, this rain garden will drain the water from about five acres of the southern edge of park, along Druid Place NE & Candler Street. The hills in this area of the park were holding stormwater and causing residential flooding, probably a result of the disrupted rainwater drainage since the construction of Freedom Park.

The bioretention “rain garden” is a green infrastructure method that receives stormwater, and filters the water of pollutants using plant material and engineered soil before infiltrating into the ground below. DWM decided to use this approach because it can reduce, through soil infiltration, captured stormwater volume from downstream pipes, which in turn creates more volume in the pipes for flooding conditions in other low elevation areas.

How does it work?

The “bioretention basin” has 36 inches of highly porous engineered soil mix which will hold water below the surface until it can be infiltrated into the existing soil below. Accumulated volume on the surface will be 12 inches deep before being

diverted into multiple overflow devices.

The bioretention basin is designed to infiltrate into the ground below a certain designed volume. A small amount of water, usually 12 inches deep, is permitted to stand on the surface while it awaits an opportunity to infiltrate into the ground below (24 – 48 hours). Any water above the 12-inch depth will be directed into the pipe system via constructed overflow devices.

The rain garden is designed to drain in less than 24 to 48 hours – not enough time to create a mosquito breeding environment. If it works as planned, it will not be a pond, but a temporary holding pool.

What plants are growing in the rain garden?

Today, you can see mostly Georgia native species, some woody stem materials for winter structure, and some perennials and grasses for quick establishment and filtration abilities. Some of the plants already in place include *Panicum virgatum* ‘Heavy Metal’, Switchgrass; *Thelypteris normalis*, Southern Shield Fern; and *Callicarpa Americana*, and American Beautyberry. The trees installed at the edge of the basin are *Taxodium distichum* ‘Sofine’ (Autumn Gold Bald Cypress), a great species for these conditions while drinking a lot of the available water.

The plants will evolve as they mature. As the plants become acclimated to the unique conditions, some species will become more dominant than others. As the overhead canopy

matures and changes the conditions on the ground, a continued evolution of dominate species will emerge to fill the basin with color and texture. Based on the plant materials selected, there will be multiple different flowering blooms during the spring and summer, a rich variety of fall colors, and some standing stems during the winter months.

Engineering challenges

Engineers ran into several problems in building this rain garden. The basin is located in a former roadway built for the historical neighborhood that stood on the site, which created multiple challenges. Many abandoned underground utilities were discovered when digging for the basin, some requiring historical archive research to determine which utility it was. The former roadway was heavily compacted, so additional efforts were performed to the subgrade to ensure the basin would have the proper infiltration rates necessary for green infrastructure installations. As with most projects in Atlanta, being sensitive to surrounding tree impacts is always a challenge that required modification to the design and installation.

Neighbors overlooking the rain garden are pleased with the design and aesthetics of the new rain garden. Over the next year, the engineering design of the rain garden will be tested by the torrential rainfalls that are inevitable in Atlanta, and its appearance will change with the seasons as the plants mature. This rain garden is, in effect, a living experiment in our local ecosystem.

Fall Ball: A New Tradition

By Logan Ritchie

Envious of Inman Park's Butterfly Ball, Brittany Schwartzwald founded and chaired the Inaugural Candler Park Fall Ball on Sept. 30.

"I wanted an equally fun event for our neighborhood," Brittany said. "I hope all the attendees had a great time. I know I did!"

While the threat of a hurricane delayed Fall Fest on Saturday and Sunday, Fall Ball (sponsored by Cynthia Baer) brought 250 neighbors out to party. The event raised over \$14,000 for the Candler Park playground and CPNO. Held at Hudson Grill, the night opened with a brass band. The rest of the night, party goers enjoyed drinks, food, DJ Dookie Platters (who really knew his audience!), drag queens and a photo booth.

The raffle was chaired by Logan Ritchie, with the help of Lauren Chekanow, Lauren Roll and Holly Goldberg. Carla and Jason Key won the bike donated by Outback Bikes, Katie and Steve Cardwell won the Yacht Rock package donated by Peter Olson, and Shari Golla won the gift card from Candler Park Market.

Everyone is already talking about next year's Fall Ball! Thank you to Brittany for planning a wildly successful event.

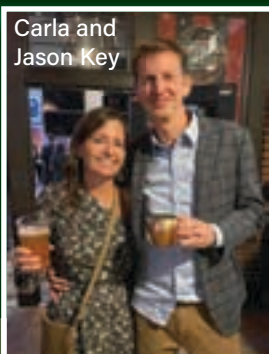
RAFFLE WINNERS



Katie and
Steve Cardwell



Shari Golla



Carla and
Jason Key



Photo Credit Logan Ritchie



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Fall Fest Rescheduled!

New Date: November 12-13

You read that right! Fall Fest is back on with the artist market, live music, and Kidlandia. As you may recall, the Fall Fest Committee had to make the very tough call to cancel the event on the original date, October 1-2, due to Hurricane Ian. When it turned out that October 1 and 2 were the most beautiful days this fall, a lot of neighbors had questions (and complaints!) about the cancellation. The following is an excerpt from the NextDoor post written by Matt Hanson, the Chair of the Fall Fest Committee, explaining 1) everything that went into the decision, and 2) the incredible amount of work that goes into planning Fall Fest every year. It is published here to provide the neighborhood with answers to the questions everyone was asking last month. Again, Fall Fest is back on! The Committee worked incredibly hard to make it happen, and it's going to be a blast!



From the NextDoor app:

**Hi - My name is
Matt Hanson, and I
am the Chair of the
Candler Park Fall Fest Committee.**

I wanted to provide some details and clarity as to why I will open by saying that no one in this neighborhood is more disappointed about the partial Fall Fest cancellation than the Fall Fest Committee. This group has worked diligently for 10 months to plan an amazing event for the neighborhood, and to be in this position after all the hard work is literally gut wrenching. To put in this amount of time and energy and creativity and collaboration to then have to cancel last minute is unbelievably sad for all of us. And I know the neighborhood is incredibly disappointed too. I hope that I can provide enough facts so that everyone can understand how we ended up here, and hopefully we can focus positive energy towards supporting our neighborhood in the components of Fall Fest that are not canceled.

Of course, curating an outdoor weekend experience that involves the best local artists, the most fantastic live bands around, plenty of Sweetwater beer and the best food trucks in the city are also a huge part of what the committee

focuses on. But I want to focus on the decisions that got us to this point, and these decisions were 100% driven by concern for safety and fiscal responsibility.

Our first priority for Fall Fest has always been, and always will be safety.

The second priority for Fall Fest is to make money.

It may not be fun to talk about, but Fall Fest is a fundraiser. Over its history, Fall Fest has brought in many hundreds of thousands of dollars to help make neighborhood improvements. Fall Fest is also not a bake sale – it costs a tremendous amount of money to put on and execute, and because of the hard work of a rotating group of very dedicated neighborhood volunteers, we have been very successful in the past driving significant contributions for the improvement of our neighborhood.

On Tuesday night this week (9/27), the Fall Fest Committee had a meeting to discuss our plan for Hurricane Ian. At that point, all projections had very bad weather coming our way on Friday – Saturday evening and into Sunday. Additionally, several hours prior to our discussion, the Governor officially declared a state of emergency in Georgia. Based on the information that we had at the time, including both the declaration by the governor and the recommendations from other industry experts that help us organize Fall Fest, the committee voted overwhelmingly (and with extreme sadness) to cancel the Festival portion of Fall Fest, and to focus on the Fall Ball event and the Tour of Homes, both of which are indoor events.

Canceling the Festival portion of the event when we did allowed us to save many tens of thousands of dollars in security, production and infrastructure costs in what would essentially mount to setting up festival with a big tall stage, closing roads that are vital to emergency vehicles getting through the city, setting up dozens of dangerous tents, and installing large inflatables in the park during what every news source indicated would be a tropical storm with severe weather, rain and high winds. You could run this simulation again with the same variables and timelines, and this committee would have reached the same decision 100 out of 100 times. It was the responsible decision, and it had to be made when we made it.

Why didn't you just shorten the festival to Sunday only? We explored that option. Given the projected rain for Saturday, Even if the rain rolled out Sunday, the fields in the park would have been totally soaked, and anyone who has been in the park after a rain storm knows hosting an event the day after a significant rain would have destroyed the field, the east lawn, and the area by the stage. More importantly, shortening the event to one day versus two would cut our revenue in half while keeping our costs effectively the same – it didn't make sense financially.

Why didn't you just wait a few days to make a decision about the weather? It is impossible to succinctly describe how much work and planning it takes to execute Fall Fest, especially in the 7 days leading up to the event weekend, but I will say that we made our decision in the final hour it would have been reasonable to do so. Our decision was finalized on Wednesday, less than 24 hours before load in and set up begins. To cancel any later would have involved forfeiting significant deposits, and burning bridges with longstanding vendors, the City's police, fire and EMS crews as well as the artists, vendors and sponsors that support our festival.

Why don't you just "un-cancel"? Trust me – we TRIED! Long into the evening on Wednesday night into Thursday morning, discussions started about how we can try to reboot the Festival. The amount of energy and creativity that poured out of the Fall Fest Committee in that 12ish hour period is just a testament to how lucky we are to have such an incredible team of neighborhood volunteers. The reality is that on Thursday morning, we couldn't reassemble the necessary safety and security provisions to comply with the City's permit as our Fire, Ambulance, and Police resources that we had locked down for months took other gigs and were no longer available.

I can't reiterate enough the fact that NO ONE involved with Fall Fest wanted to cancel. There is no one that wanted this festival to happen more than us! We are your actual neighbors, and we love Fall Fest too... so much so that we bone-headedly agree to volunteer many hours of our time to make sure that Fall Fest is awesome every year. SO here we are.

Thank you, Matt Hanson, and all of the Fall Fest Committee members who are working so hard to give us Fall Fest 2.0!



FF2 Lineup

By Matt Clement

Hey Fall Fest Fans! We are back. Due to budget constraints, this year's festival will be cozier. What Fall Fest 2.0 also means for music this year is that everyone performing for us this year will be performing at no cost to us. That means Complimentary, for nothing, for love, free of charge, on the house, gratuitous, gratis, or buckshee. That means FREE. This will go a long way to get our festival back in the black. We need you all to come down to the park November 12 and 13 grab a beverage and a snack and enjoy the best Candler Park has to offer. So let's give a shout out to the Seed and Feed Marching Abominables, Mystery Cassette, The New Teardowns, The Deja Bluegrass Band, The Bea Authurs, The Olsens, The New Kevins, LinaPalooza and our very own Irish Dancers.





Candler Park Historic Designation Committee Seeks CPNO Membership 'OK' to Move Forward

By the Candler Park Historic Designation Committee

The Candler Park neighborhood is changing. The land beneath our homes is valuable, and developers routinely find it economically feasible to tear down houses. As a result, the streetscape and character of the neighborhood are evolving based on one-off decisions by people who profit from our neighborhood, but often do not live within or next door to the dwellings they build. A group of Candler Park residents came together a year ago to address this concern. Eventually becoming the Candler Park Historic Designation Committee, the group began researching how Candler Park neighbors can achieve the goals of having more say in avoiding teardowns of historic homes and ensuring that new construction is what neighbors want for the neighborhood. After due diligence into a variety of zoning options, the committee learned that gaining local historic district status is the best tool for achieving these goals. At the November 21 CPNO meeting, the committee is requesting the CPNO membership to provide a Vote of Confidence

to move forward with drafting regulations for a potential Candler Park Historic District based on further community discussion and input from Candler Park neighbors. No regulations have been written for Candler Park yet.

To see all the work the group has done to date, plus transcripts and recordings of all previous community meetings, please visit HistoricCandlerPark.org.

Community engagement is critical

Through a neighborhood survey and a series of community and CPNO meetings, the committee has heard concerns about lot coverage, tree preservation and the need to make our homes greener through solar panels and other innovations. Neighbors have brought forward concerns about historic district regulations affecting home renovations and additions, home maintenance at a reasonable cost, neighborhood density changes and the inclusion of affordability. Issues such as these

can be addressed in the regulations that Candler Park neighbors write for a potential Candler Park Historic District.

There have been misunderstandings about what a historic district means and requires. An article in the October Messenger made clear that the committee has more work to do to inform and educate neighbors. Each Historic District in Atlanta writes its own regulations. All Historic Districts in Atlanta restrict the demolition of historic structures. Beyond that, each Historic District can be vastly different from one another. Druid Hills and Cabbagetown are the most restrictive and longest-established districts in the city. More recent districts, like Poncey-Highland, have created regulations that allow homeowners significantly greater flexibility for additions, new construction and material replacement. In fact, Poncey-Highland is referred to as “Historic District Lite.”

Candler Park neighbors can define what a Candler Park-specific historic district could be—what would

be acceptable and what would not—in the next phase of the process. Together, neighbors can draft potential regulations that address issues important to Candler Park. For example, normalizing setbacks to conform to existing structures eliminates the need for variance requests.

An important vote at the Nov. 21 CPNO meeting

Again, a Vote of Confidence to move forward with continuing this process by drafting regulations unique to Candler Park for a potential Candler Park Historic District is scheduled for November 21. The committee estimates that there is another 6 to 9 months of community engagement as potential regulations are developed. After the neighborhood has drafted regulations for a potential district, the CPNO membership will vote on whether to submit the Candler Park Historic District nomination to the City (Phase 3). The phases are illustrated in the graphic below.

Please make sure your CPNO membership is up to date, and join the CPNO members meeting on November 21 to vote on how Candler Park neighbors can evolve our neighborhood together.



Correcting Some Misinformation:

- The 2013 Master Plan does not impose any mandates or regulations.
- Local historic district regulations address certain exterior changes only (you can do what you want inside).
- Regulations are not imposed by the city but are written by the neighborhood which means that we can allow for window replacement, wheel chair ramps, solar panels, and other things.
- Regulations are upheld on our behalf by the Urban Design Commission (UDC), meetings of which are always open to public comment.
- The only "core regulation" of a historic district is the restriction on demolition of contributing (historic) buildings unless there are extenuating circumstances.
- Historic districts do tend to have fewer or even no variance requests because the need to request typical variances, such as due to a nonconforming setback, is eliminated. Currently, when a neighbor seeks a variance, it goes through an input process which allows the neighborhood to make a recommendation which may or may not be upheld by the City Board of Zoning Adjustment or the City Council.
- A historic district does not have to regulate density or use. In an overlay district, the underlying zoning can be changed, for example, to allow greater density (with the normal due process of public input and votes by the NPU, ZRB and City Council)
- Historic District regulations can be updated at future dates by the neighborhood.



More detailed Steps can be found at HistoricCandlerPark.org

Kinder-Parent-Party a Success, Despite Snags

By Shari Golla, MLEF Board Member

The Mary Lin Education Foundation (MLEF) held its first Kinder-Parent-Party since before Covid on October 6, 2022. Despite a last minute venue change the event was well-attended.

On Tuesday afternoon, October 4, the Board was alerted via Instagram by a Kinder-parent that the original venue suddenly shut down. The Board met that evening and managed to pull together a fantastic party.

Board Member Kelly Downs, of Inman Park, volunteered her husband's beautiful Beltline loft-office space, Tube. The rest of the Board Members pulled together and arranged food and cocktails on a shoestring budget at the very last minute.

Approximately 60 kinder-parents came out to socialize, meet the MLEF Board Members, and meet Principal Sharyn Briscoe, who also happens to be a Candler Park resident. The new location was perfect for a quick meet-up before enjoying the beautiful weather and dinner on the Beltline.

Many thanks to all who attended, and to Tube for hosting! Tube is a post-production boutique specializing in creative editorial, broadcast design, motion graphics, and sound.



Candler Park resident and MLEF Board Member Jeannie Beckett tends the bar at the Kinder-Parent Party at Tube.



From left to right: Mary Lin teacher Emily Fuller, Mary Lin Principal Sharyn Briscoe, Kindergarten parent Natalie Williams, and MLEF Board Member Stacey White at the KPP at Tube.

Mary Lin Movie Night

The Mary Lin PTA hosted families for a viewing of *Hotel Transylvania* on Friday night, October 21. It got chilly! Before the movie, families enjoyed Sweet Auburn BBQ and King of Pops, and the kids had fun playing with glow sticks and flashlights on the playground after the sun went down.



Photo by April Jaffe



Photo by Melanie Levs



Dine Out, Support School. Easy!

Please support our Mary Lin PTA and these generous local restaurants.

Guac Y Margys

(www.guacymargys.com)

Mon Nov 7 (4 - 10 pm)

Get together with family & friends the night before Election Day and enjoy dinner & drinks at Guac Y Margys at the midtown location (502 Amsterdam Ave NE). Includes take-out and dine-in - 10% of all their revenue from the night will come back to Mary Lin's PTA, so be sure to spread the word!

Wahoo Grill

(www.wahoogrilldecatur.com)

Wed Nov 16 -

Dine-in or take-out at Wahoo Grill in Decatur and 15% of your food order will come back to Mary Lin. Wed night is also 1/2 off many of their wines. Be sure to mention Mary Lin.

Naan Stop

Tues Dec 7

Order (<https://naanstop-mary-lin-pta-fundraiser-102771.square.site/>) by 8pm on 12/6 and pick up on Arizona in Lake Claire between 4:45-5:45pm. 20% will come back to Mary Lin thanks to Naan Stop & Joan Arkins Realty.

Speakcheesy

Tues-Thurs Dec 13-15

Swing by their ghost kitchen in Neighborhood Church for tasty, melty grilled cheese sandwiches, tomato basil bisque, and more! Speakcheesy is generously donating 25% of your order back to the Mary Lin PTA. To order, go to www.eatspeakcheesy.com, select "Order from Our Ghost Kitchen", then select FoodBooking.com. Be sure to enter in the secret password "Grill the Love" in the Add Details section when you check out.

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2myPlace is a 501(c)(3)/non-profit, dedicated to "bridging education with opportunity." Our goal is to reach and teach teens and young adults by offering coaching in life and social skills, keeping them strong, safe and confident. Our audio workshops are led by teens. We introduce the dangers of Human trafficking, bullying, lack of confidence, anger and stress, and anything else they want to address.

Real Beginnings is our program dedicated to helping women (who've been sex-trafficked, abused, or addicted) ready to re-establish their lives, following a recovery program. We offer the services necessary to thrive, such as: housing, transportation, psychological services, food, clothing, and medical and dental.

**Please help by making a tax-deductible donation
at www.2myPlace.org**

If you can volunteer services- please get in touch!
Cindee Sapoznik~Founder/CEO
770-815-6044

Join Us at the L5P Alliance Annual Meeting – Nov 15

Contributed by Lauren Welsh

On November 15 at 7 pm, the Little 5 Points Alliance will be holding our Annual Meeting at the Little 5 Points Center for Arts and Community to introduce new board members as well as share what we've been working on in 2022 and what we hope to accomplish in 2023.

As a reminder, the L5P Alliance is a coalition of four different organizations – the L5P Business Association (representing business owners), the L5P Community Improvement District (representing commercial property owners), Inman Park Neighborhood Association, and Candler Park Neighborhood Organization. Each organization has 2 representatives on the board, and together we share ideas and resources around L5P district improvements.

The L5P Alliance has 3 committees, and we are always looking for more volunteers:

Mobility & Placemaking – Improving the way people get to and around Little 5 Points is a high priority for the Alliance. This committee is responsible for implementing the Little 5 Mobility Study completed in 2021 – both short-term and long-term projects. In addition, this committee seeks out opportunities for creative placemaking including signage, beautification, parklets, or other ideas supported by the membership.

Public Safety – This committee recently developed a comprehensive safety plan that focuses on strengthening relationships with APD; working with partners to serve those suffering from homelessness, mental illness, and drug abuse; developing a supplemental security patrol program; and encouraging business and property owners to be an active part of keeping the area clean and safe.

Arts & Culture – With multiple public spaces, two theaters, two music venues, many unique independent businesses, and several creative murals, Little 5 Points considers itself an arts and culture district. This committee is developing a public arts plan that will engage local businesses, instill community pride, and draw visitors to the community.

What: L5P Alliance Annual Meeting

When: November 15 at 7 pm

Where: Little 5 Points Center for Arts & Community, Dooley Suite

Why: To meet new board members, hear what we've accomplished in 2022, and discuss what's to come in 2023.



5 Ways to Check In with Your Body Before Beginning a Weight Loss Effort

By Gail Turner-Cooper, Candler Park Resident

Losing weight can seem intimidating, but it's healthiest and most sustainable when you approach it mindfully and holistically. That's why it's so crucial to check in with your body in several ways before starting any new weight loss efforts. Here's a few steps to take before beginning any new lifestyle changes:

Make sure you're drinking enough water

For your body to fully understand when it's hungry or full, hydration is key. You'll also need to be well-hydrated to stay alert of other signals our bodies send that could be confused with hunger, such as irritability, bloating, or headaches.

Work on getting enough sleep

A lack of sleep (or even, too much sleep) can disrupt our bodies' natural signals, and our abilities to properly metabolize our food. Make sure you're practicing the best sleep hygiene possible.

Switch up your grocery habits

When it comes to the foods you buy and stock your home with, try and opt for organic as often as possible. This will help your body avoid toxins, which can block your body's abilities to process nutrients and metabolize your food.

Plan for foods that support detox

When beginning any weight loss effort, you'll want to shift your body towards detoxification. Some great foods to incorporate for detox include organic green tea, fresh cilantro and parsley, cruciferous vegetables and alliums. It is also a great idea to eat green leafy vegetables at least once a day. Get creative with your greens, they don't all have to be salads.

Prioritize your mental health

Taking on new lifestyle changes can be daunting, which is why it's more important than ever to check in with your mental well-being before you start. Make sure you're approaching all your new efforts from a place of self-love and care, and that you keep that love front and center as you start making healthier choices.

What's Happening at the Land Trust This Month? (And What Would You Like to See Next Month?)

By Stephen Wing

Well, we finally took a deep breath and announced that the Lake Claire Community Land Trust had a contract position to fill – our long awaited “Programming Coordinator,” responsible for lining up classes, workshops, and other community-oriented events and getting out the word to neighbors and our wider community. What made Amber Corbett our #1 choice was her deep roots in the neighborhood.

“I was born and raised on Adolphus Street,” she told us, “and grew up riding bikes in the Arizona Avenue cul-de-sac and playing at the Land Trust. I was involved with Clifton Sanctuary Ministries on Connecticut Avenue my entire young life. I attended Mary Lin Elementary, Inman Middle and Grady (now Midtown) High School.” Her parents were members of Clifton Presbyterian Church and played an instrumental role in transforming it into Clifton Sanctuary Ministries. Their influence helped to form her passion for social justice, human rights, environmental awareness, and reproductive and LGBTQIA rights.

Since graduating from Warren Wilson College with a major in Religious and Women’s Studies, Amber has worked in sales, customer service and management as senior manager of two FedEx store locations. She has volunteered with organizations as diverse as Big Brothers/Big Sisters, Open Hand, School of the Americas Watch, and the Atlanta Food Bank.

As Programming Coordinator at the Land Trust, she intends to approach the position with a mindset of inclusivity. To start with, she is excited about bringing us a regular poetry/spoken word “open mic” and classes in acrobatics and circus arts. But she is open to suggestions from our neighbors and extended community about the programming they would like to see.



New Programming Coordinator at the Land Trust, Amber Corbett

“I am so honored that the LCCLT selected me for this role,” she says. “I’m working on collaborations with other neighborhood organizations like Clifton and the Frazer Center, as well as engaging more neighbors to participate in and/or lead classes to teach us what they’re passionate about. The ultimate goal is to grow participation in the Land Trust without losing the integrity of an intentional community green space that the founders sought when the nonprofit was founded in 1983.”

Since Amber’s contract began Oct. 1, she has been busy. Our calendar for November includes classes in African drumming, Qi Gong, fruit and flower wine-making, hula hooping for kids, family yoga and seed saving. She is also launching that “open mic,” welcoming not just spoken word but acoustic music, juggling, etc., which we

hope will become a monthly staple in the spring. Another exciting development is a walking club with participants in the Frazer Center’s program for adults with disabilities, which will be ongoing every other Tuesday. You’ll find the details at LCCLT.org, under “Upcoming Events.” Thanks to Amber’s social media skills, you can also check us out on Facebook, Instagram and NextDoor. Amber’s initial 9-month contract began Oct. 1 and pays her \$25 per hour for just 20 hours a month. If all goes well, next July 1 we will renew the contract and add at least a few more hours. But that depends partly on you. To ensure we can dependably fulfill our end of the bargain, we need more Land Trust Sustainers – LCCLT supporters who sign up for a recurring donation of any amount, giving us a monthly income we can count on. Please visit LCCLT.org and click “Donate” at the bottom of any page. And if you have expertise or knowledge you’d like to share through an outdoor class or workshop, get in touch! You can reach Amber at info@LCCLT.org or through any of our social media sites.



Maria Nagy of Palacsinta Hungarian Bakery

Palacsinta Update

By Shari Golla

You may have noticed that Palacsinta, the Hungarian bakery stand on the corner of McLendon and Oakdale, hasn’t been open for a while. Proprietor Maria Nagy was recently diagnosed with Stage IV liver cancer. Her family held a combination fundraiser/celebration on October 16 to raise money for her treatment costs and to celebrate the completion of the first half of her cancer treatments. Maria’s ex-husband, Tamas, was there making crepes, and he reports that many people came out to support Maria and wish her well.

Grillin' Up the Love in Candler Park

By Hillery Sawyer

Hello, Candler Park! We are Speakcheesy ATL—a new ghost kitchen located in the basement of Neighborhood Church. Speakcheesy is the home of the sous vide grilled cheese experience and has been running a food truck for the past seven years.

Thank you for the warm welcome to the community. We are grilled cheese nerds with endless creativity. Here's a little about how we started, how we ended up here, and how to support us in this new venture.

FROM INCEPTION TO CANDLER PARK: The Speakcheesy Journey

Grilled cheese has always been my favorite food. I moved away from Georgia just after high school in search of creative freedom and well, freedom in general. When I was 27, I moved back to my hometown. As a broke freelance marketer, I moved in with two of my closest friends from high school who went on similar adventures only to find their way home.

My friends were financially challenged like myself and offered to cook me a fantastic meal with their company in lieu of buying birthday gifts. When asked what I wanted, I immediately blurted out, "I want the best grilled cheese you can make me!" My two best friends curated a beautiful sunset dinner on our porch and lovingly cooked up what we thought was the best grilled cheese.

That experience was the birth of a business. It was at this dinner that the concept for a late night food truck was born. Within two weeks we had the LLC, and within a month we were planning our first pop-up grilled cheesery in Rome, Georgia.

After hosting a few successful pop-ups as the newly-coined Speakcheesy, my friends realized their dreams lay elsewhere, but for me, purchasing and running a gourmet grilled cheese food truck was my immediate goal.

I ran Speakcheesy with help from friends and family for the first couple of years as the sole owner and operator. It was hard and incredibly cheesy.

I reconnected with an old acquaintance from high school, Be(n) Mitchell. A relationship that progressed from the first date to "Can you come take orders on my truck?" after a friend bailed on me for an upcoming event. On the way home from that event, my radiator overheated and we had to pull over and let my Tahoe cool down.

Be wrote up a contract on a napkin: "Four months of free labor for a stake in the business." It seemed like a great deal when I thought about the fact that I couldn't build a consistent business without consistent help and since I couldn't afford it now, maybe I could afford it by bringing in a partner who



was as invested as me. Long story short, we fell in love over those four months.

Be quickly became the backbone of the business and my "grill-friend." Be became the kitchen and grill guru so I could use my marketing and creative background and time to promote and expand Speakcheesy's influence.

We create unique cheese blends, and when an order comes in, we sous vide the cheese—putting the wrapped cheese blend in a hot water bath—while we toast our hearthstone sourdough bread with our clarified garlic butter. Our standing record is four grilled cheeses per minute!

While my favorite grilled cheese of all time is the Pop Eye (think spinach artichoke dip in grilled cheese form), we offer dozens of cheese blends to choose from, and we will eventually have all 36+ grilled cheeses for you to eat to your heart's content!

You can choose from a wide variety already. Whether you want the nostalgic, stretchy grilled cheese you had as a kid or you want to try something adventurous like our seasonal Boneyard Bobber (pinklady apples, bacon crumbles, and cranberries blended into our homemade nutmeg cheddar), there is something for everyone at Speakcheesy!

GOUDA TIMES: Speakcheesy ATL

Eight years after the Speakcheesy food truck started, here we are in Candler Park beginning the next cheesy journey—our ghost/virtual kitchen.

A ghost kitchen is a newer concept that makes it easier for restaurateurs to begin or expand their business by using an existing kitchen that may not see a lot of use. Neighborhood Church opened their arms and doors to us last year, and we began refurbishing the basement kitchen and getting it ready for our grand opening.

We officially opened our doors on October 10th with a lot of support and success thanks to our neighbors here in Candler Park.

Vegan? Gluten free? We have options for you!

Enjoy the Speakcheesy Experience

As a ghost kitchen, we are a virtual-order kitchen. Walk-ins are welcome, but you can also go through one of the many delivery and pickup apps that we are on! Go to www.eatspeakcheesy.com to order online.

We are open Tuesday through Thursday from 11 AM to 11 PM.. If you don't want delivery, you can order online and pick up your orders by going to the right side of Neighborhood Church (Mell Ave) and going down the stairs.

Your first order through FoodBooking.com is 15% off except for days where we have special events or fundraising partnerships. Look out in December's Messenger where we'll be supporting the Mary Lin PTA December 13-15.

We'll be "Grillin' Up the Love" in and around Candler Park for years to come from our ghost kitchen's permanent home in Neighborhood Church. Have a gouda holiday season, and we cannot wait to cheese you!

Rick Diamond



Cunningham Henson Duo

Live Music at First E

Submitted by Chris Moser

Fiddler's Green Coffeehouse presents The Cunningham/Henson Duo and Rick Diamond Saturday, November 19, 8:00 pm, at First Existentialist Congregation of Atlanta, 470 Candler Park Dr. NE. Steve Cunningham and Robert Henson are celebrated, heavily in-demand sidemen and sessions players in Atlanta. They have played and recorded with some of America's top names in rock, jazz, country, bluegrass and classical. As a duo they take a fresh, exciting instrumental approach to familiar melodies and songs from all styles. Rick Diamond has written more than 100 songs about love, politics and whatever is on his mind. He has played venues from New York to Texas and has long been a popular performer on Atlanta's acoustic music scene. Masks and COVID vaccination are encouraged, and other COVID restrictions will be in effect. Presented by Atlanta Area Friends of Folk Music (AAFFM). Admission: Minimum Admission (cash or check): \$10 general, \$8 AAFFM and 1st E. Cong. members; additional contributions appreciated. More information: www.aaffm.org (go to AAFFM Events) or 404-444-2334.

(AAFFM is a non-profit organization.)



Pumpkin Butter Chocolate Chip Blondies

Recipe Submitted by Kerry Dobson adapted from Half Baked Harvest.

Candler Park always looks so beautiful this time of year. The leaves are changing and the temperatures are dropping (finally)! It's my absolute favorite time to post up in the kitchen and bake. Inspired by all of the gorgeous pumpkins I've seen lately, these pumpkin blondies are a new favorite of mine. They are perfect to take to take parties, for your holiday table, or just when you need a treat for yourself!

INGREDIENTS

1 ½ sticks salted butter
½ cup pumpkin butter
1 ¼ cup brown sugar
2 large eggs
1 tbsp vanilla extract
2 ¼ cups flour
1 tsp baking powder
1 tsp cinnamon
½ tsp kosher salt
1 cup semi sweet chocolate chips
¼ cup cinnamon sugar

INSTRUCTIONS

Preheat the oven to 350° F. Line a 9×13 inch baking dish with parchment paper. Add the butter to a medium pot set over medium heat. Allow the butter to brown, until it smells toasted, about 2-3 minutes stirring often. Be careful it can go from browned to burned quickly, so as soon as you see the butter start to brown remove the pot from the heat. Stir in the pumpkin butter and brown sugar. Let cool 5 minutes. Whisk in the eggs and vanilla. Add the flour, baking powder, cinnamon, and salt, mixing until just combined. Stir in the chocolate chips. Spread the dough out into the prepared dish. Evenly sprinkle the cinnamon sugar over the dough (if desired), then add a handful more of chocolate chips. Bake for 25-30 minutes, just until set in the center. Let cool. Cut into bars...snack and enjoy!

October 17, 2022 CPNO Members Meeting – Draft Minutes Virtual

The monthly Members' meeting was called to order at 7:02 pm by Emily Taff, President. The motion to move a statement by Donna Palmer ahead of the Historic Designation Committee passed. The motion to adopt the agenda as amended passed. The motion to approve the amended minutes passed.

Guest Speakers:

Lt. White, Zone 6 Night Watch Commander. of 16 reported crimes 15 were against property. Officers are working with TAD (Diversion Program) to assist people who are homeless.

Brewhouse-(Roberto)- There will be World Cup viewing in the parking lot and on the patio. Check their website for times.

Announcements:

- Halloween House Decorating Contest registration is still open. Tuition for Trees is sponsoring the prizes of a gift card. "Boo Crew" will be neighborhood children who will judge the houses.
- BiRacial History Project/Rose Hill Community 150 year Commemoration is Saturday, October 22. Still need volunteers.
- Code of Conduct-All members of the CPNO Board and Committees have signed the Code Of Conduct.
- Candler Park Conservancy- Amy Stout reported that the Pool House has been repainted.
- Candler Park Art Sale is November 12 from 12pm – 8pm.
- CPNO has 'Block Party' funds still available.
- Little Five Points Halloween is this weekend (October 22-23).
- FallFest Update- Amy Wheeler, FallFest Treasurer, announced that the Festival was rescheduled to November 12-13, 2022 and will include the Artist Market, Kidlandia, and Music. It will be held inside the park and no streets will be blocked.

Treasurer Report-Amy Wheeler, Treasurer

FallFest income was \$33,000; Fall Ball income was \$14,000 with 300 tickets sold; Tour of Homes income was \$10,000. Expenses were Little Five Points Alliance, Mulberry Fields, and the School Cluster (Mary Lin. Inman. Grady)

Nominating Committee

Ken Edelstein reporting for Walter Brown presented the 2023 Slate of Officer Nominations.

- President-Christina Hodgen
- Treasurer- Amy Wheeler
- Secretary-Open (Bonnie Palter willing to serve)
- Membership-Roger Bakeman
- Fund Raising- Hallie Meushew
- Public Safety- Open
- Communications-Open (John Fleming willing to serve)
- External Affairs- DJ Roedger
- Zoning- Jason Key

Historic Designation Committee-- Mary Shaltis

Prior to the Committee report Donna Palmer spoke in opposition to the proposal.

Zoning- DJ Roedger

- 490 Sterling Street- (V22-105)
Motion to call the question passed.
Motion to support V-22-105 on the conditions that the applicant develop the plans as submitted and attend the CPNO and NPU-N meetings passed
- 1240 Euclid Avenue- The Developers are not ready to divulge their plans or attend the Zoning Committee meetings.

The meeting was adjourned at 9:11 pm.

Submitted by Bonnie Palter, Secretary

October 17, 2022

CPNO Membership Application

All who live in Candler Park, or own property or a business in Candler Park, are eligible to join. Mail this application or visit our website to join or renew candlerpark.org

Name: _____

Address: _____

Email: _____ Date: _____

Business applicants

Name of business: _____

Address of business: _____

Name of designated agent: _____

Agent's Email: _____ Date: _____

Optional contributions

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

If sending by mail, please address to:
CPNO Membership
P.O. Box 5418, Atlanta GA 31107

NOVEMBER CRIME REPORT, CANDLER PARK

| Date | Day | Time | Location | Description |
|-----------|-----------|-------|---------------------------|----------------------|
| 9/1/2022 | Thursday | 14:38 | 400 BLOCK MORELAND AVE NE | LARCENY-NON VEHICLE |
| 9/2/2022 | Friday | 16:00 | 400 BLOCK MORELAND AVE NE | LARCENY-NON VEHICLE |
| 8/31/2022 | Wednesday | 18:00 | 1400 BLOCK MILLER AVE NE | LARCENY-FROM VEHICLE |
| 9/13/2022 | Tuesday | 19:00 | 300 BLOCK ELMIRA PL NE | LARCENY-FROM VEHICLE |
| 9/16/2022 | Friday | 15:00 | 1500 BLOCK CLIFTON TER NE | LARCENY-FROM VEHICLE |
| 9/18/2022 | Sunday | 23:20 | 300 BLOCK MORELAND AVE NE | LARCENY-FROM VEHICLE |
| 9/10/2022 | Saturday | 12:00 | 500 BLOCK GOLDSBORO RD NE | AUTO THEFT |
| 9/21/2022 | Wednesday | 23:51 | 300 BLOCK MORELAND AVE NE | LARCENY-FROM VEHICLE |
| 9/22/2022 | Thursday | 4:03 | 400 BLOCK MORELAND AVE NE | BURGLARY |
| 9/23/2022 | Friday | 10:00 | 600 BLOCK PAGE AVE NE | LARCENY-FROM VEHICLE |
| 9/24/2022 | Saturday | 0:15 | 1200 BLOCK EUCLID AVE NE | LARCENY-FROM VEHICLE |
| 9/25/2022 | Sunday | 23:10 | 300 BLOCK MORELAND AVE NE | LARCENY-FROM VEHICLE |

CPNO Officer and Committee Report for October 18, 2022

Freedom Park Conservancy-Mary Cox

Freedom Park Master Plan update: The legislation driving this process was not filed in September as anticipated. It is our understanding that the legislation will be refiled in January 2023, and we would present to both CPNO and NPU-N in February 2023. On November 5, Plantlanta Tree Planting in Freedom Park (District 2). This project in Freedom Park is part of our annual Plantlanta celebration, when we plant trees in all 12 city of Atlanta council districts in one weekend! Plantlanta volunteers all over the city will plant 800 trees in two days! All volunteer spots have been filled. Thank You for your support! There are a few temporary art installations in Freedom Park that you may want to check out. Elevate – City of Atlanta, Mayor’s Office of Cultural Affairs has installed 8 pieces of art near East John Lewis Parkway. The piece will remain for one year. There are historical photography installations by Steve Williams in various locations in the park. These will be in the park through October. The Atlanta Watershed construction in the section of Freedom Park between North Avenue and Druid Place is completed! Keep an eye out for an article in the Messenger about the project. Installation of a sculpture by artist Jaume Plensa will occur around March 2023 but work on the site will begin next week! The site is at the northeast corner of North Highland and John Lewis Freedom Parkway.

Membership- Roger Bakeman

With regard to CPNO membership, last month (September) was unprecedented. There were 126 applications for membership, 77 of them in a three-day period (September 8–10). However, 31 of them were from people who didn’t meet the eligibility requirements stated on the website (residing, owning property, or representing a business in the Candler Park neighborhood) and seven were from people who were eligible but who didn’t activate their membership, even after two email reminders. Typically only a few applications each year don’t meet eligibility requirements and almost always applicants activate their membership or respond to the reminder emails. Additionally, 59 old members renewed their membership. The result for September was 88 new members. Given three new members so far in October (as of the 15th) and additional renewals, CPNO membership is now 670, the highest number since

2010, the earliest year records are available.

External Affairs- Amy Stout

There were two voting items on the agenda for the September 2022 NPU-N meeting that was relevant to Candler Park. Under Matters for Voting: Alcohol License Applications, the motion to support the application for a change of ownership for GiGi’s Italian Kitchen at 1660 McLendon was unanimously approved, consistent with the prior votes of approval by the CPNO membership and the CPNO zoning committee. Under Board of Zoning Adjustment applications, the board again voted to defer consideration of an application for a variance for 490 Sterling St NE (because CPNO still had voted on this application and because the applicant voluntarily agreed to defer another month).

Zoning-DJ Roedger

V-22-105 - 490 STERLING ST NE - Request for variance - Variance sought to reduce the required rear yard setback from 15 feet to 2 feet to convert a detached garage into an ADU. The committee voted to support the variance application on the conditions that the applicant develop the plans as submitted and attend the CPNO and NPU-N meetings.

1240 Euclid Ave NE - The committee discussed contacting the developer to request an update on the status of the project and to invite the developer to attend a zoning committee meeting in the near future to discuss any new developments.

Pubic Safety- Kerry Dobson

Working on gathering holiday wishlist from fire station and zone 6

Historic Designation Committee- Mary Shaltis

The committee arranged for another community meeting scheduled for Thursday Oct. 21 at 7pm to have further discussions about local historic designation and ask any questions before the scheduled vote of confidence on Nov. 21 to move forward to phase 2. We also updated the four page document that outlines the basics of historic districts, spells out the timeline for the process and a sample of the Poncey Highland’s regulations.

Green & Growing

When spring fades, I think, “gee, I’m really going to miss this.” Then I get over it and move on to summer. When fall comes, I’m all like, “I can’t wait to see the new colors and blooms!” There is so much in the landscape to be thankful for this time of year.

How about things blooming now with a nice fragrance? Head to the nursery and scope out these great plants! And some of them will bloom in the spring as well!

TEA OLIVE AND SWEET OLIVE

Tea olive can get very large unless you score a dwarf variety. Either way, just make sure you give it the space it needs. Its delicate, tiny white flowers are unassuming, but their fragrance is definitely noticeable.

CAROLINA JESSAMINE

If happy, this vine will bloom again in the fall after it’s already displayed its small yellow flowers in the spring. Trellis it or tie it up in the direction you want it to go, and it’s a great flowering vine.

SWEET AUTUMN CLEMATIS

This vine can become invasive if not tended too, but boy does it smell great! And later in the year, those flowers turn to seed, which look like small red peppers.

SASANQUA CAMELLIA

This large shrub or medium tree bursts with scented flowers usually in late September through November. It’s evergreen too! Mine here has white flowers, but check out Yule Tide for beautiful red blooms. Japonica variety camellia blooms in late winter/early spring.

TRUMPET HONEYSUCKLE

Another great, but fast-growing, vine. Though the scented red, firecracker-like blooms aren’t seen until spring, this plant sports red berries in fall.

Though mums, pansies and violas don’t have much of a fragrance, they are dependable, low-maintenance flowers for this time of year. Also, cyclamen is an annual flower that is great for containers, and it can tolerate a little bit of cold. To me, its flowers appear to be upside down, and the heart-shaped, variegated leaves are fun! One more - Autumn Joy sedum is different in the landscape with succulent-like leaves and tons of texture. They are perennial, and insects love them. Before the blooms fade, you can cut the stem, and hang them upside down to dry.



Ashley Frasca is host of the radio show *Green and Growing*, heard on 95.5 WSB Radio every Saturday from 6-9:00 a.m. For gardening tips, information, and advice, follow her Facebook page: [Facebook.com/greenandgrowingwsb](https://www.facebook.com/greenandgrowingwsb)

The Home **FIX IT**

Since that time of year is quickly sneaking up on us and we all want to have fun, festive lights outside, here is a guide to help you - PAY ATTENTION!

1. Make sure all outdoor receptacles are protected by a GFCI (Ground Fault Circuit interrupter). The National Electrical Code requires GFCI protection of receptacles located outdoors, and it's for life safety purposes.
2. Make sure that you have smoke detectors in your home and that they are working, as well as at least one fire extinguisher. One fire extinguisher per floor is better. One per floor plus one in your mechanical room and one in your laundry room is even better.
3. Never use indoor lights outside, and don't use indoor extension cords outside.
4. Each year examine your old lights to make sure they are in good working order, and be sure to discard strands that are worn.
5. Drop cords are the number one reason for electrical fires in homes. Never run a drop cord under a rug, especially if there is foot traffic in the area, and never overload a drop cord. Never run drop cords out windows or doors.
6. Don't over load the circuit, which the lights are on. Read the labels on the box of lights for the total wattage. Most outdoor circuits should only be loaded to roughly 1500 watts.

7. The newer mini- lights burn much cooler and therefore are much safer.
8. If small children are in the home consider 12 or 24-volt lights.
9. As a general rule only three strands of lights should be linked together.
10. Keep outdoor electrical connections above ground - out of puddles of water.
11. Unplug strands of lights before replacing bulbs.
12. Only use UL approved lights.
13. When reaching high places be sure and use the correct equipment.
14. Last but not least, never burn an artificial tree in the fireplace. If you do, please see item number two above.

Purchasing & Installation Tips

THIS IS VERY IMPORTANT ESPECIALLY FROM A SPOUSE'S PERSPECTIVE.

Lights are always on sale somewhere, just ask. The best thing to do is to let your significant other go and buy the lights or even better let them know you need their help and shopping expertise and ask them if they would please go with you and help you buy some decorations. After all there is no point in getting the season off to a bad start.

Adhere to all the safety items mentioned.

Don't screw hooks into your home to hold up the lights, they will eventually rust and begin to look bad. Use the new plastic gutter hangers from the store.

Don't drive nails into your roof to mount lights to. Use the new clips that mount under your shingles. However if your roof is old and brittle, don't use the shingle mounts either. In the case of an old brittle roof perhaps you should not put lights on your roof. And maybe get a new roof for Christmas.



APPROXIMATE NUMBER OF LIGHTS NEEDED TO DECORATE YOUR TREE:

3' Tree: 50 - 100 Lights

4' Tree: 100 - 150 Lights

5' Tree: 150 - 200 Lights

6' Tree: 200 - 250 Lights

7' Tree: 300 - 350 Lights

35 - 40 Lights for each foot over 7'

If you need to figure the amperage you are using add up the total wattage of the lighting and divide by 120 (volts). Check the overcurrent device on the circuit you are using and as a rule multiply that number by .8. So a 15-amp circuit should only be loaded to 12 amps and a 20-amp circuit only 16 amps.

Put your lights on a timer so that they go on and off by themselves, making your home beautiful whether you're home or not. Maybe stagger the times each day either on the outdoor and/or on the indoor lights.

As you take down your lights at the end of the season, keep next year in mind. Don't damage the lights as you take them down and repair them as you go so that next year you don't have to repair them as you're putting them up.

End of the holiday season is another great time to buy ahead for next year.

MOST IMPORTANTLY - HAVE A HAPPY HOLIDAY SEASON!



Grab your hammer and join the show! In Atlanta, 404.872.0750 or 1.800.972.8255. Saturday mornings from 9:00 a.m. until 12:00 p.m., Dave Baker is WSB's resident household repair and home improvement expert! He provides a multitude of tips and advice on planning, building and fixing up around the house. Follow Dave on his Facebook page: [Facebook.com/thehomefixitpage](https://www.facebook.com/thehomefixitpage)

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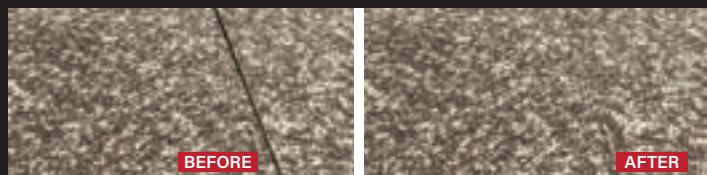


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