

# Cabbagetown NEIGHBOR

Photo by Terrell Clark, terrellclark.com

"Youth is when you're allowed to stay up late on New Year's Eve. Middle age is when you're forced to." ~ Bill Vaughn

## Our Cabbagetown Christmas Crawl 2012



Cabbageheads at Julie Stephens home.

## Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, Jan. 15<sup>th</sup>, 6:45p at the Cabbagetown Community Center. (Note: This is the 3<sup>rd</sup> Tuesday, in order to follow the CI meeting this month).

### Agenda

6:45 to 7p: Networking & Snacks

### 7p: Meeting

1. Welcome & Announcements
  - Valencia Hudson, City of Atlanta Liaison
  - Atlanta Police Department
2. Minutes of Last Meeting
3. Treasurer's Report
4. Committee & Other Reports
  - Hospitality
  - Historic Preservation & Land Use
  - CI Report - CI Connect
  - NPU-N
  - Neighborhood Watch
5. Old Business
6. New Business
7. Public Input

The Community Center is located at 177 Estoria Street. If you have an item to add to the agenda, please email [cnboard@gmail.com](mailto:cnboard@gmail.com).



Your Cabbagetown donation dollars hard at work. Special thanks to "Ride On Auto Repair".

## Introducing "Brussel"

By Joe Ward

Pictured above is Brussel the Cabbagemobile that has been donated to Cabbagetown Security Patrol (CSP) by *Ride On Auto Repair*.

Brussel will be used by the off-duty Atlanta Police Department officers that work for CSP. It is our mission to provide Cabbagetown with an additional highly visible layer of security in order to deter crime.

Thanks to the support of 32 businesses and households, we have raised over \$10,000 since September. We have provided over 240 hours of patrol in that time.

Cabbagetown has seen four gun related violent crimes in the past five months. This is unacceptable. We can create positive change.

Cabbagetown has begun to fight back against crime by organizing a neighborhood watch

and starting a neighborhood patrol. CSP is very close to being a sustainable effort. We need ten more households to sign up to help get us through our first year of service.

With additional dine-outs on the way we can start adding more patrol hours (Next dine-out is at *Six Feet Under* on January 15<sup>th</sup>). \$200 per household gets you a dedicated cell phone number to our security officers and the off-duty APD. Our patrol will escort you home late at night and check on your home when you are away on vacation.

Help make Cabbagetown a safer place by supporting your Cabbagetown Security Patrol. Visit us at [cabbagetownsecuritypatrol.org](http://cabbagetownsecuritypatrol.org)

*Fixing  
Boulevard  
See Pg. 11*

# Cabbagetown NEIGHBOR

*Cabbagetown Neighbor* is a monthly newspaper produced by the Cabbagetown Neighborhood Improvement Association (CNIA), a non-profit organization. This publication is supported by advertisers. Please submit news articles, announcements, and ads to: [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com). Previously published issues are available for download under the CNIA tab at [www.cabbagetown.com](http://www.cabbagetown.com).

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## Newspaper Contributors

Ashley McCartney, Joe Ward, Skyler Minter, Bill Phillips, Rev. Dave DeChant, Korey Meek, Rebecca Burns, Lyn Deardorff, and Kyle F. Bidlack

## Newspaper Distribution

The Cabbagetown Neighbor is distributed the weekend before the CNIA meeting (the second Tuesday) each month to the residents of Cabbagetown. If you have any problems related to Receiving your newspaper please contact the newspaper editor at [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com)

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## KEEP UP WITH THE NEIGHBORHOOD

Join the Cabbagetown online community at  
<http://groups.yahoo.com/group/CNIA>

And the parents' network of Cabbagetown kids at  
<http://groups.yahoo.com/group/cabbagekids>

## ADVERTISE WITH US

Advertising with the *Cabbagetown Neighbor* is an inexpensive way to reach over 650 homes in the Cabbagetown neighborhood including the residences of *The Stacks Lofts*. It is also a great way to support the CNIA and the publication of this newspaper. Visit the CNIA website at [www.cabbagetown.com](http://www.cabbagetown.com) or write the editors at [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com) for more info.

## ADVERTISING RATES

Ad Size	One Month	Three Mos	Six Mos	One Year
1/8 Page 3.75" x 2.25"	\$25	\$70	\$135	\$255
1/4 Page 3.75" x 4.875"	\$50	\$140	\$270	\$510
1/2 Page Horz. 7.5" x 4.875"	\$100	\$280	\$540	\$1,020
1/2 Page Vert. 3.75" x 9.875"	\$100	\$280	\$540	\$1,020
Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

Classified ads are 25¢ a word for non-residents. Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.



# SEABA Update

By Ashley McCartney

Milltown Tavern hosted our Annual Meeting on December 13<sup>th</sup>, 2012. We had fifteen guests attend. Our guests participated in the *Toys for Tots* drive and we even had a Marine visit us!



Milltown provided scrumptious food including snacks and a delicious pot of chili to warm our bellies and, as always, the staff was super!

I provided an overview of our accomplishments from 2012, including an increase in our membership from 18 to 32. I welcomed our two newest board members, Chris Balch and Ron Fisher. We look forward to their contributions for 2013. I also called on guests and members to provide me with any input for SEABA moving forward, especially ideas on how to best accomplish our mission-supporting business and community development in South East Atlanta.



Our first Business Luncheon of 2013 will take place on January 17<sup>th</sup>, 2013 from 11:30a until 1:15p at **Zoo Atlanta** in the Ford Conference Center. Rick Hudson will provide a presentation of updates on the Beltline project, including the potential impact of the Glenwood development we have all been paying attention to.

Development of and on the Beltline is of great importance to our members and we want to keep everyone updated and informed. The cost to attend the luncheon is \$12. Please RSVP via email to [ashmccartney@gmail.com](mailto:ashmccartney@gmail.com) or on our Facebook page. Space is limited.

Good things are on the 2013 horizon for SEABA. Please check out our new SEABA website at [seabaga.org](http://seabaga.org) for information about our new membership guidelines, leaders, membership benefits, and tactical and strategic plans for 2013. If you would like to be on our mailing list or know more about our organization just send an email to [ashmccartney@gmail.com](mailto:ashmccartney@gmail.com) and we'll get back to you. We are also now on Facebook.

SEABA (South East Atlanta Business Association) was created through the merger of the Reynoldstown/Cabbagetown Business Association and the Grant Park Merchants Association in 2006. Our most important goals are to strengthen and grow the business community and enhance the quality of life for all residents. SEABA is a 501(c)(6) non-profit corporation operated by volunteers.

## YEAR IN 2012 REVIEW

★ ★ ★

**\$14,000**  
Raised for Charities. Including 4 Big Bags of Toys!

**36,069**  
Guests Walked thru our door!

**18**  
Average Number of Cars Valet Parked per Night

**4,281**  
To-Go Orders

**12,000**  
Jager Shots

**5,029**  
Fireball Shots

**2,294**  
Zifty Orders

**79,749**  
Pints o' Beer Consumed

**4,179**  
Website Visits

**18,112**  
Chicken Wings

**5,619**  
Burgers Served!

**1,153**  
Chicken Rolls

### All Thanks to You!

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# Cabbagetown Neighborhood Improvement Association: General Meeting

December 11<sup>th</sup>, 2012 – Cabbagetown Hall (Community Center)  
By Ashley McCartney

## 1. Meeting called to order by Vice President John Dirga at 7:07p

## 2. Welcome and Announcements

- Valencia - send locations of dark areas and missing or cracked sewer tops to her.
- APD - there has been a spike in crime in zone 6 primarily due to the combining of certain high crime areas in zone 5 that are now part of zone 6. Situational awareness and keeping things out of your car is key. Officer Schaeffer is the new beat officer in 606 (secretary's note: he also attended the Christmas Crawl).

## 3. Minutes-motion for approval of November minutes, properly seconded and approved

## 4. Treasurer's Report-beginning balance of \$4161.23, ad revenue of \$970, checks for printing \$569.16, Garden\*Hood for a tree, ending balance of \$4505.48.

## 5. Committee and Other Reports

- CI Connect - \$169,140 current balance, CI is going to put some away for savings and perhaps do some new projects. We will want neighborhood input. Update on Robert Wood payments: We are going to try to get the payments sent directly to CI instead of to the court, which costs fees that we lose out on.
- NPU-N - no report
- Historic Preservation
  - Application for Type III Certificate of Appropriateness for 214 Powell Street. The application is to replace her back porch with a screen porch. HP voted unanimously to approve with the changes suggested by the UDC staff report. Lynne presented drawings. Motion to approve with suggested changes from staff report, properly seconded, motion passes unanimously.
  - At the HP meeting, there was some discussion regarding concerns by neighbors on Savannah about the Savannah Street house, its condition, use and whether they are complying with the Historic Land use regulations. The zoning folks will be writing them a letter. A committee member from Church Women United, who owns the property, and the new tenant were in attendance. They claimed they had no knowledge that they had to comply or what they had to comply with. They asked to speak with Jared personally.
- Neighborhood Watch
  - Awarded a \$3,000 grant plus a neighborhood coach who will be available for a few months to help us get started. Very close to having all of our block captains, but there are still some needed on Powell, Berean, Picket and Carroll Streets.

## 6. Old Business-N/A

## 7. New Business-Christmas Crawl is this Saturday!!! Come, bring something, donate your time! Have fun!

## 8. Public Input

- Cabbagetown Security Patrol is having a meet and greet directly after this meeting. The new patrol car is on display out front.

## Editor's note

The Cabbagetown Neighbor owes a tremendous apology to Mr. Joseph "Joe" Farr. For quite some time, Joe has been part of the delivery team with The Cabbagetown Neighbor, yet we omitted his name from the monthly list of those who graciously serve in that capacity.

Joe is married to Christina, raising two beautiful little girls and is building his own business. Much like you, he is extremely busy but finds the time each month to deliver The Cabbagetown Neighbor to your doorstep. A thousand thanks Joe.

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## Golf champions

By Kyle F. Bidlack

Cabbagetown and *Milltown Tavern* recently crowned the 2012 Milltown Golf Championship and National Champions of Ireland winners. Pictured below are Justin Marlett, "Upstairs" David, Donald Kjorlien, and Mike Bodnar.



The foursome carded a three under par, 69 and beat the team of Kevin Otts, Adam Meehan, Brian and Chris McGinness, by one stroke.

Five other foursomes competed in the annual autumn tourney, held at Browns Mill Golf Course. If you missed it, don't fret. Word on the street is Milltown is already planning their annual Spring Zer Gesundheit Golf Championship. Tentative plans call for a early April tee time. Right around the time another "little" tournament is going on over in Augusta.

# The value of eighty-eight keys

By Bill Phillips, *Cabbagehead from The Stacks*

I am always interested in a good deal. Unfortunately, I am unable to identify one. This is why I own a piano.

Pianos are beautiful furniture, wonderful pieces of craftsmanship. I grew up with a piano around, and took lessons throughout elementary. Like a lot else from childhood, it started off as something I enjoyed, turned into something I resented, and now has acquired the patina of nostalgia.

Apart from that afterglow, pianos are totally worthless. Your average piano is a better friend to the flame than to the family now. Get a nice weighted keyboard instead, it will be cheaper and more versatile. It saddens me that this is so, it worries me. It also completely failed to prevent me from acquiring one of my own earlier this year.

Since then, I have been plinking away at the thing. Every morning before work, every afternoon afterwards. I taught myself to play my last musical instrument by just noodling around. In the interest of variety, this time I figured I'd learn to play from sheet music instead. I love Bach, so I ordered a book of Bach preludes and fugues off of Amazon.

Now, this stuff is not easy. As a result, my neighbors in *The Stacks* have been listening to me play the same three incomplete pieces for over six months now. Over. And over again. Sometimes with a metronome. I can finally get through two of those pieces now, but no impartial observer could say it's due to talent. I could also knock a hole in a brick wall with my head given a few months, but I don't have any special gift for it.

I'd expect this to cause some consternation with the neighbors. This isn't the first time I've played music in the condo, after all. I am also a competent electric guitarist. I'll let you guess how much my neighbors enjoyed that. (Observant readers may note the connection here with "just noodling around" earlier on.)

Apparently six straight months of amateur interpretations of *Book One Prelude One of the Well Tempered Clavier* are sheer listening delight, though. The neighbors have said the nicest things. The whole situation makes me feel like a civilizing influence. Which must mean that I've successfully misrepresented myself.

So if people like to listen to these things, then why doesn't anybody want them? I couldn't tell you, because I don't know. I certainly won't be able to sell mine for what I paid for it in a few years. Oh well - I may not have got my money's worth, but I got something, at least.



# Christmas time in Cabbagetown

A pictorial by Kyle F. Bidlack. The Cabbagetown Christmas Crawl. December 16<sup>th</sup>, 2012. For more details, see page 10.





# Loving echoes

By Kyle F. Bidlack

Wedding bells are echoing throughout the land. The staff at Cabbagetown Neighbor are thrilled to share matrimonial news with you in this first issue of 2013.



This past month, Craig Fanti asked for Zoé Chamberlain's hand in marriage. He pretended to leave for a work trip but never actually departed.

Instead, Craig surprised

Zoé at home with ten dozen roses! Zoé and Craig will tie the knot in October of 2013 and plan to move back to where it all began; Cabbagetown USA.

Elizabeth Savage and Landon Bixler met on April 25<sup>th</sup> of this year through mutual friends. They hit it off from the get-go and this was solidified on their first trip to NYC, in May of this year.



7<sup>1/2</sup> months of jet-setting and travelling later, Landon decided to propose in front of the lake at Callaway Gardens.

Landon got one of the employees to act like he was taking

their picture in front of the lights, and actually videotape Landon getting on one knee and proposing. He was so nervous he almost fell over, but regained his composure enough to tell her that he knew from the moment they met that she was the one for him.

She said yes and the rest is history! Tentative date and setting for the big day is October 12<sup>th</sup>, 2013 in Central Park, New York City.

Everyone in Cabbagetown wishes the two couples all the peace, love and happiness that the heavens will allow.



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# December days

By Kyle F. Bidlack

December came in like a lamb. Cabbagetown witnessed a fairly mild final month of the year, with a couple weekend days seeing temperatures in the low 70s. The long-term January forecast does



not look as tropical.

Pictured to the left are Brooke, Clay and Ann who took advantage of the warmth to break out their summer threads and spread some

holiday cheer at *Milltown Tavern*. As far as we know, there are no wedding bells amid Brooke, Clay and Ann.

*Milltown Tavern* also collected four huge Santa bags of toys for Atlanta's less fortunate children during the month of December, doubling the collection of 2012. Well done Cabbagetown and *Milltown Tavern*!



# Fifty years of “The Connector”

By Kyle F. Bidlack. Photos courtesy of Atlantatimemachine.com and Georgia State University

The olden days aren't always as simple as our memories make them out to be. But in the case of Atlanta's famous “Connector”, it would seem that fifty years ago *really was* a much simpler, less stressful (and less congested) time.

The photos below were taken from the 14<sup>th</sup> Street bridge. The photo on the left was taken in 1953. The photo on the right was taken during rush hour in 2004. Funny, rush hour just eight years ago doesn't look so bad, does it?



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# Are you a politically correct racist?

By Rev. David DeChant

Are you sure you are taking advantage of all the Cabbagetown area has to offer? You have tried all the local food spots and you have ventured into Grant Park and East Atlanta and you think you are relatively knowledgeable of everything in between, but I'm going to tell you about two restaurants you never ate in that you can walk to from Cabbagetown.

*So that you don't think this is a regular critique of food establishments or a paid plug by these places, I'm going to insult you a little as I guide you through them because the reason you haven't heard of one of these restaurants is because you are racist, and the reason you haven't heard of the other is because political correctness has erased its location, and you are a racist.*

But before I do I want you to know I consider myself a real Cabbagetown patriot. The owners of each of the restaurants IN Cabbagetown know who I am because I am a loyal patron to them all and I support them all altruistically and selfishly because I want them all to thrive.

If you are like me, you only leave the neighborhood for provisions or for emergencies, and I only eat elsewhere from time to time to appease both circumstances. Note, I consider *Homegrown* a neighborhood restaurant even though it is locationally challenged, and *Mi Barrio* as well, but as a matter of course the following restaurants are each within fifty yards of our neighborhood which makes them Cabbagetown by proxy.



So go to the Southeasternmost corner of the hood at Pearl and Memorial and point diagonally across the street to 809 Memorial and you will be facing *Chop Chop* Restaurant.

You see that sign every day and you see people going in and

out but you haven't gone in because you are a racist, or at least an elitist, because the bars on the place just look too ghetto for you. Well that's your loss (*jive turkey*) because inside is a treasure where the calorie-to-penny ratio is one of the highest in the city.

The unfortunate exterior decor harkens back to rougher times, but once inside it is bright and happy. Five and a half dollars at *Chop Chop* buys you about three pounds of great food, easily two meals. Three dollars will buy you breakfast. They have a rotating menu. They accommodate vegetarians. Everything is good and heaped and gravied and comes with cornbread and you are such

a jerk for not knowing this already. Family owned, Mr. and Mrs. Yi celebrate 25 years of feeding our village (and Reynoldstown, our bastard step-child neighbor, which actually claims *Chop Chop*).

The other place I'm highlighting is Tacotown's *Dawa*, which is the Mandarin word for "moon" and has Chinese food (*and wings and fries*) available for pick up or free delivery and lies on Berean just up the hill from Memorial in what used to be *Thunder Alley*,



Sammy Bellew's convenience store and grocery. In fact, the sign still reads *Thunder Alley* even though the Cheng family has owned it for six years now.

The proprietor is named *Windy* and she makes great food and is very friendly. They have been filling

Cabbagetown with menus but when I suggest to people they order *Dawa* instead of cooking, they don't know what I'm talking about. Perhaps it is because *Tacotown* evaporated recently and ceased to exist.

*You didn't hear?* Fact. Now they call it a magical new name, one that sounds less racist than *Tacotown* -- a name clearly aimed to besmirch the Latino inhabitants, a new name to describe the people that bought out the Latinos: *East Grant Park* (because *Crackertown* was wordy?). When it was Latino, *Grant Park* disassociated with it and called it *Tacotown*, and now it is mostly white and suddenly it became *Grant Park East*.

Maybe you people don't go to *Dawa* because it is the shell of the old institution of *Sammy's Place*, a visual representation of old *Tacotown* in gentrified and improved *Grant Park East*? You swine. Embrace the current situation and eat some *Dawa*. It is good and they bring it to you. You will be glad you did, especially if you order the Chinese donuts. Call them at 404.230.8900.

Eating at *Chop Chop* and *Dawa* makes you more eligible for Cabbagetown status and less racist, plus the food is great in both so it's a win-win for white people and everyone else too. Tell them I sent you so they feel obligated to give me free stuff.

**EDITOR'S NOTE:** Before you flood our offices with letters stating that you were offended by this article, please note that the writer wrote with tongue firmly pressed in cheek. The eclectic Reverend is a good man. So eat and be merry.

# The Cabbagetown Christmas Crawl

By Ashley McCartney

What a great and spirited Cabbagetown Christmas Crawl we had this year! Here's the breakdown:

• 57 Neighbors donated items and that does not include last minute donors. I guess my annoying emails paid off!



• **Milltown Tavern** and **Agave** sponsored the Crawl through their generous donations. We are so lucky to have such great businesses in the hood who continue to

support our neighborhood year after year. A HUGE cheers to them!

• A HUGE thanks to **Preserving Now**, **Sweet Cheats**, **Milltown Tavern**, **Tom Deardorff** and **Garden\*Hood** for donating items for the raffle! Again, Cabbagetown has the best businesses in Atlanta! I admire their continued commitment to our community.

• Todd Kane of **Cayrum** not only donated several bottles of his delicious spiced rum for us to enjoy, he also donated his time and vehicle to tote our beer keg and liquor from stop to stop. We couldn't have done it without him!

• I couldn't guess how many neighbors attended, but I do know that there were a lot of us!

• The net profit for the Crawl was just under \$1,000! We will have the exact number for the January CNIA meeting. All in all, this was a very successful Crawl.

On the Crawl spreadsheet that has been passed down for who knows how many years, there is a mission statement that reads as follows: *"The mission of the crawl is to raise money for CNIA, and provide the opportunity for neighbors to socialize with other neighbors in a comfortable setting (not too crowded). It also shows off homes in the neighborhood and allows local businesses to participate by donating to the raffle or offering services."*

I think we definitely accomplished that mission this year. I thank all of you who donated, participated and attended. I thank our businesses who participated and I thank Alicia Thompson for all of her help. See y'all around the hood!

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# It's your time to get active Cabbagetown

By Korey Meek

Looking for a fun way to get active this winter? **Atlanta Sport and Social Club's** adult leagues are a great way to meet people, socialize with friends, and even get in a little exercise too. Whether you are looking for a little competition, some new friends to share a drink with, or something fun to do with your neighbors, look no further than **Atlanta Sport and Social Club.**



Registration is currently open for 2013 Winter Coed Basketball, Flag Football, Soccer, Dodgeball, and Volleyball seasons.

We are also offering Men's Basketball and Flag Football. All games (except flag football) will be played in-town and include 7 weeks of officiated games, a single elimination playoff tournament, a team-t-shirt, exclusive discounts at league sponsor bars, and an incredible social experience.

To register, please visit: [atlantasportandsocialclub.com](http://atlantasportandsocialclub.com). We welcome both team registration as well as individual registrations. If you have any questions, please contact Korey Meek: [korey@atlantasportandsocialclub.com](mailto:korey@atlantasportandsocialclub.com) - 678-869-4690

# A million bucks for Boulevard?

By Rebecca Burns, Atlanta Magazine. With permission from [atlantamagazine.com](http://atlantamagazine.com)

One of the line items in the T-SPLIST project list was improving Boulevard pedestrian safety. While the demise of T-SPLIST put dozens of local projects on hold, the Boulevard improvements – or at least a modified version – could move forward, thanks to a recommendation from the Atlanta Regional Commission that would allocate \$1 million to infrastructure improvement along Boulevard from Ponce de Leon Avenue to Memorial Drive. A matching \$250,000 would be chipped in by the city, for a total \$1.25 million.

The planned improvements include raised medians between John Wesley Dobbs and North Avenue, mid-block crosswalks at strategic locations, and other pedestrian safety measures.

This would be the largest-scale improvement to Boulevard in years, one that's sorely needed. The area sees a lot of foot traffic but is not pedestrian-friendly by any means. Indeed, as someone who lives on Boulevard, and walks a lot – I'd describe it as downright pedestrian-hostile. I frequently pass people maneuvering wheelchairs down multi-lane stretches of Boulevard because the sidewalks are impassible.

The city's planning department, working with councilmember Kwanza Hall's office, submitted the funding request to ARC earlier this year. Over the past months, ARC reviewed this and other pitches in light of the T-SPLIST failure, and last week issued an adjusted set of updates to its long-term transportation plan.

The next step, according to spokesman Jim Jaquish, is for the local governments to review ARC's project descriptions. Then the ARC finalizes the list and adds the projects to its Transportation Improvement Program. After that, the projects should be complete in the next six years. The construction, management, and execution of the projects will be carried out by local governments – in the case of Boulevard by the city's planning and development department.

***"A giant 'Wow! is in order," said Hall. "This is the single largest investment in Boulevard in at least a decade—if not longer—and speaks volumes to the power of having a plan that has broad-based input."***

Hall's referring to the overall master plan for the Old Fourth Ward spearheaded by his office and developed with community and expert input back in 2008. One of the plan's key goals is to revitalize the area without pushing out long-time residents, in other words, avoiding the pattern of gentrification and displacement that's taken place in other parts of the city.

Making Boulevard safer for pedestrians and seniors will benefit both low-income residents who don't have cars and newcomers who want transit alternatives. Improved pedestrian safety will also make it easier for Old Fourth Ward residents to get to, and use, the Atlanta Streetcar line.

***"This investment in the Boulevard corridor, especially near the Bedford Pines-area, will show some love to the residents," said Hall. "It shows an investment. It will wake up people who live in the community that they're cared about. It will make the area more attractive to investors. Even people who just drive through will feel like they're in a whole new place."***



## LYNNE SPLINTER PARTNERS WITH CHRISSIE KALLIO

Hello Neighbor:

Well, the time has come to slow down the pace in my life and I am ecstatic that I finally can. Since 1997, Cabbagetown has been my home, my business and my place to play. Now I want a little more time to enjoy just being at home in Cabbagetown — to garden, take yoga or painting classes, go for walks with my dog — and on occasion, sell a house.

With this idea of more time in mind, I am teaming up with Chrissie Kallio. Chrissie is an Associate Broker with Atlanta Fine Homes/Sotheby's International Realty. Along with her membership in the Atlanta Board of Realtors, Chrissie is a Graduate of the Realtor Institute, EcoBroker Certified, a Certified Distressed Property Expert and an EarthCraft Certified Real Estate Professional. (Whew – that's a lot. Now I know why I didn't go after all of those designations!)



Chrissie will take over the *Cabbagetown Chronicles* website and maintain all the current calendars, blogs and information important to Cabbagetown. She and her husband, Chris, are homeowners and residents in Edgewood. She and I have worked across the table on numerous transactions in Cabbagetown, Reynoldstown and Edgewood. Chrissie, like myself, lives, works and plays in our own backyard and she is committed to a client-centric business with expertise in helping sellers and buyers, renovators and long-term investors. We have a very similar dedication to our clients. Chrissie and Chris even run with the Cabbagetown Runners. Along with running the roads and trails of Georgia, Chrissie stays active playing soccer in the Greater Atlanta Women's Soccer Association.

I will work with Chrissie as a consultant on all Cabbagetown properties, providing any knowledge and expertise that I have gained about our treasured little community over the past 15 years. Along with just being a regular citizen and neighbor, I will continue to participate in the Cabbagetown community. And, don't be surprised if you see me dabble in a little real estate here and there. You can also feel free to call me with any and all of your questions regarding your most prized investment — your home! In the meantime, who knows, I may even find time to maintain a blog on the *Cabbagetown Chronicles*!

## Let's Celebrate!

Join your neighbors to celebrate the joint venture and to meet Chrissie Kallio at the next CNIA meet and greet. The meet and greet is on Tuesday, January 8th at 6:00 p.m., just before the CNIA monthly meeting at 7:00 p.m. at the Community Center at 177 Estoria Street. Lynne and Chrissie are excited to be hosting a buffet dinner catered by our own Home Grown Restaurant! Don't miss this get-together!

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# Announcements

World Class Gardens by [wonderfallsofatlanta.com](http://wonderfallsofatlanta.com)  
 We have created on over 30 properties in Cabbagetown  
 Who wants to be next? Friendly neighborhood prices.  
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## Your bucket list

By Skyler Waldrop Minter

### Atlanta Winter Beer Fest

Saturday, January 26<sup>th</sup>, 2p-7p - The Masquerade.  
 Atlanta Beer Festivals presents the 3<sup>rd</sup> Atlanta Winter Beer Fest at Masquerade. Offering 100+ Beers, live music throughout the venue, and additional fun and games. [atlantawinterbeerfest.com](http://atlantawinterbeerfest.com)

### King Holiday March and Rally

Monday, Jan 21<sup>st</sup>, 10a - The Atrium on Sweet Auburn.  
 Held in the Historic Sweet Auburn/Martin Luther King Historical District, this is one of the largest King Holiday Celebrations in the Nation. It takes place on the Street where Martin Luther King Jr., was born, grew up, preached and is now buried. Thousands of people representing hundreds of organizations and nationalities participate in the March. [mlkmarchaar.org](http://mlkmarchaar.org)

### Juan Siddi Flamenco Theatre Company Performance

Sunday, January 13<sup>th</sup>, 5p - Ferst Center for the Arts at Georgia Tech.  
 An array of dancers, singers and musicians from Spain, France and the United States, Juan Sidde Flamenco Theatre Company presents an exciting program of flamenco including the stunning piece "Encuentro." [ferstcenter.gatech.edu](http://ferstcenter.gatech.edu)

### Atlanta Mission 5K Race to End Homelessness

Saturday, January 26<sup>th</sup>, 8:30a - Atlanta Mission's Atlanta Urban Garden.  
 This year, Atlanta Mission will celebrate 75 years of ending homelessness with a 5K race through the city. They will depart from the Atlanta Mission with thousands running in the cold for those sleeping in the cold. The city of Atlanta is home to over 8,000 homeless individuals, people who face the perilous conditions of winter without a roof over their heads. [firstgiving.com/atlantamission/2013-atlanta-mission-5k](http://firstgiving.com/atlantamission/2013-atlanta-mission-5k)

### 2013 Run With The Dogs – Frostbite 5K

Saturday, January 12<sup>th</sup>, 4p - Decatur High School, McDonough Street.  
 A chilly run through the City of Decatur with Decatur Bulldog supporters and their four-legged friends. This race is a qualifying run/walk event in the City of Decatur's Grand Slam Fitness Challenge. [rungeorgia.com/runwiththedogs](http://rungeorgia.com/runwiththedogs)

### Ohmpark Fest

Saturday, January 12<sup>th</sup> - The Earl and 529, East Atlanta Village.  
 To celebrate six years of blogging Atlanta's independent music scene, Ohmpark is throwing the first ever Ohmpark Fest. Showcasing some of the city's most compelling musical artists, Ohmpark carefully selected fourteen different acts to share one special night together. The lineup includes: *Book Club, Dark Room, Faun and A Pan Flute, From Exile, Hello Ocho, Jamaican Queens, Life At Sea, Little Tybee, Molly Parden, Nomen Novumv on Holiday, Oryx and Crake, Qurious and The Electric Nature.* [ohmpark.com](http://ohmpark.com)

# Ten years ago in Cabbagetown

By Kyle F. Bidlack

Ten years ago, Cabbagetown was celebrating the re-dedication and rejuvenation of "Peace Park", later re-named "Whisper Park" by some little girls who played there often.

The effort was put forth by CNIA, a bunch of motivated Cabbageheads, CRAFT, Georgia Tech and Project Atlanta.

They worked hard to build the original picket fence (replaced this summer with a new picket fence) and install benches. They also raised \$400 for spring plantings...some of which still bloom each and every spring.

The park was officially dedicated on December 16th, 1994. Cabbageheads gathered in the park for Christmas carols, refreshments and a candlelight parade that strolled up Carroll Street, onto Tennale and Wylie and ending at Peachy Park.

Ironically, it is now Peachy Park's turn for a facelift. Cabbagetown has been working hard for the past year to make Peachy Park even greater than it is today. We have no doubt that ten years from now, future Cabbageheads will be praising your efforts.



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 sat & sun 8am - 3pm

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# Cabbagetown flash back to 2008

By Kyle F. Bidlack

**Hardly seems possible that 2008 was five years ago, does it? It was half a blink of an eye for many of us.**

Here's quick look back on what was going on in our neighborhood in the year the Braves finished fourth with a 72 wins and 90 loss record, The Falcons finished at 11 and 5 and went to the playoffs and The Thrashers (remember them?) went on to a record of 35 and 41.

Cabbagetown mourned the death of our beloved Richard Rowland. Richard was the long-time partner of David Thayer, and as Rev. Dave DeChant said, he was "the king of cool".

The home at 218 Estoria Street sold for \$430,000. And the Waldrop family at 685 Kirkwood won "the spirit of the season award" for their Christmas decorations.

Jason Snyder was our CNIA President, Jason Zyglis was our Vice-President and Julie Stephens was our Treasurer.



Lofts at *The Stacks* were selling for between \$259,000 and \$165,000 and *The Cabbagetown Market* (now known as *Little's Food Store*)

was named "Best Corner Grocer" by *Atlanta Magazine*.

Cliff Bostock, *Creative Loafing* food critic, wrote a rave review on *Agave*, saying "Agave is one of a kind in our city."

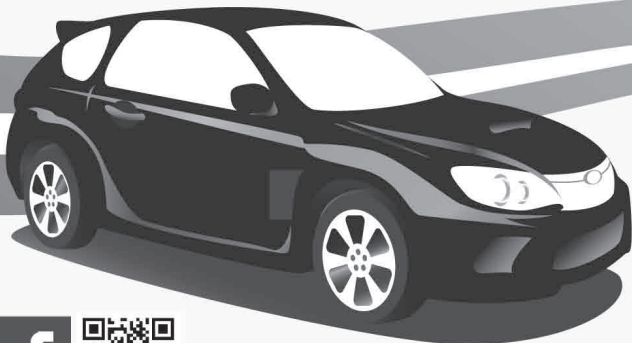
In March of 2008, a brutal tornado struck our neighborhood. And in the aftermath, we banded together, took care of our own and rebuilt even better than before.

*Travel+Leisure Magazine* named Cabbagetown "Atlanta's next big thing" and one of "America's best secret neighborhoods".

2008 was the year Rodney Bowman jumped out of a tree and stopped graffiti vandals from marking our neighborhood.

*Chomp and Stomp* was voted Atlanta's best annual event by *Creative Loafing* and raised around \$45,000 for Cabbagetown Park and The Cabbagetown Community Center.

## Credit Union Auto Loan



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# The Real Estate Report

This information is provided by Lynne Splinter Realtors using the First Multiple Listing records and data from Housing and Urban Development postings. The information is not guaranteed or warranted. Any questions regarding real estate

in the Cabbagetown area can be directed to the following resident agents: Nadia Giordani 404.221.1777 • Lynne Splinter 404.582.0006 • Judy Staples 404.271.7824 • Debbie Weeks 404.272.1906 ...happy house hunting!



## CONDOS & LOFTS

<i>For Sale</i>	<i>Asking</i>
172 Carroll St SE #107 2 BD/2 BA	\$217,000
172 Carroll St SE #3 1 BD/1 BA	\$110,000
<b>The Stacks</b> Unit E417 2 BD/2 BA	<b>170 Blvd</b> \$290,000
Unit E421 2 BD/2 BA	\$239,900
Unit E412 2 BD/2 BA	\$234,900
Unit E320 2 BD/2 BA	\$227,900
Unit E313 2 BD/2 BA	\$224,900
Unit E311 2 BD/2 BA	\$219,900
Unit E007 2 BD/2 BA	\$196,900
Unit H227 1 BD/1 BA	\$170,000
Unit E010 1 BD/1 BA	\$164,900
Unit E408 1 BD/1 BA	\$155,900
<b>Milltown Lofts</b> Unit 1006 3 BD/2 BA	\$219,900
Unit 710 2 BD/2 BA	\$185,000

## CONDOS & LOFTS

<b>Sold</b>	<b>Price</b>
<b>The Stacks</b> Unit E209 2 BD/2 BA	<b>170 Blvd</b> \$209,900
Unit E211 1 BD/1 BA	\$212,900
Unit E212 2 BD/2 BA	\$209,900
Unit E119 2 BD/2 BA	\$202,900
Unit E305 1 BD/1 BA	\$148,400
Unit E309 1 BD/1 BA	\$108,000
<b>Under Contract</b> <b>The Stacks</b> Unit E420 2 BD/2 BA	<b>Price</b> <b>170 Blvd</b> \$229,900
Unit E219 2 BD/2 BA	\$217,900
Unit E224 2 BD/2 BA	\$209,900
Unit E427 1 BD/1 BA	\$159,900
Unit E426 1 BD/1 BA	\$154,900
<b>Milltown Lofts</b> Unit 405 1 BD/1 BA	<b>791 Wylie</b> \$64,900
<b>Pending</b> <b>181 Powell St SE</b> Unit 8 2 BD/1 BA	<b>Price</b> \$79,000
<b>Milltown Lofts</b> Unit 903 2 BD/1 BA	<b>791 Wylie</b> \$78,900

## HOUSES

<i>For Sale</i>	<i>Asking</i>
244 Estoria St. SE 3 BD/3.5 BA	\$279,900
174 Estoria St. 3 BD/3.5 BA	\$345,000
<b>Under Contract</b> 265 Tye St. 2 BD/1 BA	<b>Price</b> \$58,000
<b>Pending</b> 252 Iswald St. SE 1 BD/1 BA	<b>Price</b> \$99,000
<b>Sold</b> 267 Tye St. SE 2 BD/1 BA	<b>Price</b> \$60,000
790 Harold Ave. 2 BD/2 BA	\$260,000



### MULTI-DWELLING

<i>For Sale</i>	<i>Price</i>
228 Powell St. Quadraplex	\$520,000

### DEVELOPED LOT

<i>For Sale</i>	<i>Asking</i>
742 Memorial Dr. .96 Acres	\$440,000



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**Monday, January 14<sup>th</sup>, 2013  
5:30pm – 7:30pm**

**Complimentary Appetizer Buffet  
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Discounted Drinks All Night**

No Reservations required for this event.  
Just show up and hang with  
Cabbagetown's friendly folks, have some  
free food and cheap premium drinks.



*Happy New Year !  
Have a safe, happy and  
prosperous 2013, from  
the entire Agave crew.*

*We look forward to  
serving you all very soon !*

## **AGAVE CNIA JANUARY DEAL**

**Bring this agave newsletter in with you any night between 5:00pm and  
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*not valid with any other agave offers or gift cards / valid for Dine In only, please.*

*state of GA tax & gratuity not included with this offer*

*expires FEBRUARY 13<sup>th</sup>, 2012*