

Cabbagetown

NEIGHBOR

Cabbagetown Neighborhood Improvement Association
Volume Twenty • Issue Number Nine • September 2012

“Even if you’re on the right track, you’ll get run over if you just sit there.” – Will Rogers

Chomp and Stomp 2011



Photo by Lindsay, thequickanddirty.com

Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, Sept. 11th, 6:30p at the Cabbagetown Community Center.

Agenda

6:30 to 7p: Networking & Snacks

7p: Meeting

1. Welcome & Announcements
-Valencia Hudson, City Liaison
-APD & Public Safety

2. Minutes of Last Meeting
-Ashley McCartney

3. Treasurer's Report
-Karin Kane

4. Committee Reports
-CI Report
-Hospitality
-Public Safety & Neighborhood Watch
-NPU-N
-Historic Preservation

3. Old Business
-3 Points Park Proposal

4. New Business
-CNIA Website Proposal

5. Public Input

The Community Center is located at 177 Estoria Street. If you have an item to add to the agenda, please email cniaboard@gmail.com.



Chomp and Stomp 2011. Photo by Ginger Snaps

Chomping at the bit

By Alicia Thompson

Hey Cabbagetown! I just wanted to let you know that right now is Chomp and Stomp prep time. Mark those calendars for Saturday, November 3rd.

Chomp and Stomp planning is in full swing. We have some new folks in the hood so I'd like to educate you on why there is a Chomp & Stomp.

Cabbagetown Beginnings: Cabbagetown exists as it is today because of the Appalachian folks who came down out of the mountains for jobs at The Fulton Bag and the Cotton Mill (what we know today as The Stacks and Cotton Mill Lofts).

They were a close knit group that kept to their porches where they shared their stories and rich folk music. Unfortunately things changed with

the closing of the mill in 1978. Our little Milltown began to show signs of poverty and crime in the late 1970s and early 80s.

But you can't keep a good 'hood down. There was an abundance of housing with affordable rent which attracted both artist and musician alike. They appreciated Cabbagetown for its cheap rent, quiet streets, and simple shot-gun homes.

They revived this community and kept alive a bit of that Appalachian culture by sticking to their porches for entertainment and built a tight knit neighborhood.

Continued on page 6

**The
Peachy
Park Project
See Pg. 10**

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. Previously published issues are available for download under the CNIA tab at www.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

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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 or write the editors at 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
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Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

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Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.

Real estate rebound

By Ross McLaughlin, 11Alive.com

Things are looking brighter for the economy today. Real estate prices in Atlanta are increasing and that's cause for hope. Intown market research by Adams Realtors shows some inner city neighborhoods are seeing price increases.

Home prices in Cabbagetown and Edgewood have increased 8 percent over a year ago and midtown prices are up 4 percent.

"I have seen some prices going up," Devon Johnson said as he was touring another open house in Inman Park.

He's also seen inventory going down which explains some of the new home construction going on down the street on North



Lynne Splinter Realty sold this 3 bedroom, 2.5 bathroom Carroll Street house for \$300,000

Highland Avenue where 57 new townhouses are being built along the belt line.

Two blocks away 18 new townhomes have been built, all but two are sold.

Last week the nation's two largest mortgage

backers announced positive results. Fannie Mae's quarterly earnings doubled from the previous quarter and Freddie Mac showed a 4.8 percent increase home prices across the country, the largest quarterly rise in 8 years.

"It's great, it's great," said local real estate agent Ann Morris. But she emphasized the improvement is still neighborhood by neighborhood and in the inner city areas. Although she pointed out that Decatur home prices are up 9 percent over a year ago too.

Runner attacked

By Péralte Paul

The Atlanta Police Department is looking for a man who accosted a female runner near Grant Park in the early morning hours of August 27th. The incident took place just before 6:30a near Confederate Ave. SE and Boulevard.

The victim, 38, told police she was jogging north along Boulevard and was near Confederate Ave. when the suspect came up behind her and pinched her buttocks.

She screamed, resisted and escaped. Her attacker ran south on Boulevard and most likely into Grant Park.

The suspect is described as being black male, approximately 6 feet tall, with a low haircut and a dark complexion. He was last seen wearing a dark-colored, long-sleeve shirt, a dark-colored pair of warm-up pants and carrying a dark-colored bag.

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Cabbagetown Neighborhood Improvement Association: General Meeting

August 14th, 2012 – Cabbagetown Hall (Community Center)

By Karin Kane

1. **Meeting called to order by President Lyn Deardorff at 7:04p.**
2. **Valencia Hudson**, Councilwoman Natalyn Archibong's Public Safety Liaison addressed the neighborhood. The City replaced many streetlights. No public complaints.
3. **APD Officers** are allowed to log up to four extra hours for increased patrols, which basically doubles police presence. All the suspects in the Estoria Home invasion were caught after the first suspect was turned in by his parents. Beware of door-to-door detergent salesmen.
4. **Neighborhood Watch** meeting next Tuesday at Community Center at 7p.
5. **Public Safety Officer** –several incidents of theft around July 24th,25th,26th. Watch out for carpet cleaners or others you allow in your house. Make sure you have your phone if you attempt to chase a thief. No major developments lately. See something, say something. Be vigilant.
6. **Minutes from July meeting approved unanimously**
7. **Treasurer reports** \$7281.00 ending balance with expenses for printing and food.
8. **CI Connect/CI Update.** Remember that most income comes from Chomp and Stomp. One of the things we have been doing is maintaining Cabbagetown Park and the community center. Last month, we had a contractor replace the siding and paint on the community center, which cost \$15,270. Last year, we put a new roof on the community center. We also have cleaned up Whisper Park recently including removing the dead tree, fixing and staining the fence. We are planning a memorial tree to be placed in Whisper Park in honor of Bill Bendetto.
9. **Chomp and Stomp committee update.** Planning in full swing. We are going to continue with the compostable cups thanks to a generous contribution by Milltown Tavern. Please check chompandstomp.com to sign up to volunteer. This year it will be held November 3rd. Next meeting for Chomp is August 26th. In September, we are meeting every other Sunday at 4:30p and every Sunday in October. Please attend. We want your input.
10. **CI update.** Originally, we got a \$100,000 grant from City of Atlanta to redo the playground in EPL. The neighbors came out and concluded that the park needs an overhaul. *Park Pride* matched the original grant with \$100,000, so we can begin Phase 1 of the Master plan. For the next six weeks, we will be working on permitting and bidding. We will wait until after

Chomp to begin construction. Then it should take 3-6 months. The balance as of August 8th, 2012 is \$86,651.87.

11. **Hospitality.** Next roll call on September 28th at Lynne Splinter's house. Keep a watch out for new neighbors and let Karen Russian know of any new developments.
12. **NPU.** No report.
13. **HP 120** Estoria Street is renovating their front porch. They came before HP. Chair presents copy of drawings and proposal. Motion carries to support the plan as is.
14. **Old Business.** Three Points Park, CNIA and CI board met on site to discuss. CI voted to approve up to \$1500 for the landscape plan presented to the Board. There will be a notice in Cabbagetown Neighbor and we will vote in September at the CNIA meeting.
15. **New business.** Senior Connection is an organization that aid those over 62 years of age (with a few other stipulations) who are in need of repair to their home.
16. **Meeting adjourned by President Lyn Deardorff at 7:44p.**

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CI Notes

By Dana Habeeb

The Cabbagetown Initiative CDC met at 7p on Monday, August 13th, 2012 at The Cabbagetown Community Center. In attendance were: Barb Harper, Katherine Dirga, Karin Kane, Edward Lindahl, Lyn Deardorff, Cheri Snyder, Tova Baruch, Julie Stephens, Ashley McCartney, Alicia Thompson, Michael McPherson, Odessa Huff, Doris Jones, Eva Bryant, Claudette Ramey with Church Women United; Eddie Willis with Cross Connect Church.

Here are the minutes:

1. Triangle Discussion: Made a site visit to discuss options for the triangle. Landscaping plans were presented by *Garden Hood*. George Berry and Amy Foster and Butch with *Garden Hood* were present.

• **Motion for triangle was made:** \$1500 for landscaping the triangle as per *Garden Hood's* design which will include material and equipment rental (no labor). Motion was voted on and approved. The discussion for a bench was tabled for later discussion.

2. Esther Peachey Lefever Park Renovation

Pat Katz, City of Atlanta Dept of Parks and Edward Lindahl

• Pat presented photos of park furniture (bench, fountain, bollard, bike rack, trash can). She recommended sending out bids to see how much can get done for the amount that we have. Pat will send out bids to all of these contractors. She will have a pre-construction meeting at the park, and will let Tova, Katherine, and Ed know when.

• List of potential contractors: *Lewis Construction & Consultants, Triscapes, Premier Landscapes Services, Lewallen Construction, Asque's Construction, Southern Landscape Design, Hamilton Land Services, Astra, Valleycrest, Reverend Carter.*

• 1st phrase (\$200,000) of the park renovations will not include the climbing structure, picnic pavilion, and new lights (they will be subbed out). Ed is looking for other funding opportunities to be able to finish the entire project.

• How long to complete the renovations? Permitting will take between 6-8 weeks. Pat expects to get the bids out and back in about 2 months. Then there will be a 3-6 months process after start of construction

• Don't want to start any major work on the park until after *Chomp*. Need to finish the project for the Park Pride grant by November 2013.

3. Officer Reports

a. President – Wallkeepers update: *Living walls* artists did not like the locations selected in the neighborhood, so we will not have a living walls mural this year. Sam is working on a proposal for another mural.

• Cabbagetown mural is going on as schedule. It will be located to the left of the Krog tunnel entrance. It is scheduled to start on Wednesday

b. Treasurer (Katherine – Lynne is out of town).

• Balance sheet as of Aug 8th, 2012 was passed around. \$86,651.87 was the balance.

c. Secretary – Adopt July minutes. July minutes were voted on and approved.

D. Chomp and Stomp

1) Alicia re: Overall Board involvement in Event – We need more involvement and participation in general Chomp planning. Specifically we still need a team responsible for chili voting.

2) Michael McPherson re: Board Sponsorship role – Michael will be sending out a Google doc this week with potential sponsors listing board members responsible for contacting businesses for fundraising.

4. New Business – Possible damage at the garden

Windows may be getting damaged from lawn cutting. We will reach out to the immediate neighbors as well as to Jim Pribble to inquire more about the problem.

5. Old Business

a. CI Connect Update – Give a presentation at the CNIA meetings to showcase what is going on with CI, such as Chomp updates, community center renovations, and park design.

6. Community Members – Odessa, Doris, Claudette, and Eva from Church Women United expressed a desire to become more involved with the community in the future. Church Women United are still very open to future prospects for the Savannah Street House. A meeting will be set to discuss the Savannah Street House in more detail. The most recent bid was around \$80,000 to renovate the house in order to get the building up to code.

7. Adjourned at 8: 40p

From the President

By Lyn Deardorff, CNIA President

Hi Everyone,

We have two important proposals that will require a vote of the CNIA membership at our next meeting. The first is about the triangle known as 3 Points Park (3 Points Triangle) located at the corner of Fulton Terrace and Gaskill. George Berry and his committee have been working on this plan for quite some time. He has managed to get the multiple guy wires moved by all the involved utilities – no easy feat!

This property is owned by Cabbagetown and managed (like our other parks) by Cabbagetown Initiative. A proposal will be presented to do landscaping improvements to this site, to visually enhance an entrance into our neighborhood. Two of our resident landscape designers, Amy Foster and Butch Teal, Jr. have prepared an extensive plan that includes drought tolerant, year-around appeal plantings for free for us – and they will manage the installation. This includes a tree and possibly a bench. A new Cabbagetown sign may be added in the future.

The proposed cost for this project, to be funded through Chomp funds and approved by CI, is not to exceed \$1500. By the way, we'll be looking for volunteers to work with Butch and Amy to help with the installation (keeping our costs down), to be done sometime in the Fall.

The second proposal is to improve the CNIA website – the basic site was put in place over a year ago. This will expand its usefulness with an improved calendar, menu options (such as Public Safety, Neighborhood Watch, Historic Preservation, Land Use, Meeting Minutes, Treasurer's reports and others), and current blogs about events and happenings. The proposal for this, to be implemented by one of our residents, Justin Von Hanna of thejustinvisible.com, is budgeted at \$1000.00.

And Matt Wise, our new Neighborhood Watch Coordinator, will be on hand to share with you the efforts to date of the very active, very committed planning committee.

Come join us and learn about these exciting proposals and all the other goings-on in your Neighborhood.

Lyn Deardorff, CNIA President

Community

"I know there is strength in the differences between us. I know there is comfort, where we overlap."

- Ani DiFranco

Chomping at the bit

Continued from the front page

Why we have Chomp and Stomp: In the process of growing Cabbagetown, a few good souls (*won't list the names because I will forget someone important but you know who you are*), built a beautiful park for our neighborhood.

In honor of the Mill workers rich culture, the artist's vision, musicians talent, and to raise funds to maintain our park and community, Cabbagetown now throws a big party every year. We have a Romp (5k run), Chomp (Chili cook-off), Stomp (best folk music that John Dirga can buy), and an ever expanding Artist Market.



Chomp and Stomp 2011. Photo by Ginger Snaps.

Chomp Basics: Let's talk about this year's plan. Not too much is changing from last year (We are adding wine to the menu!).

Here is what we have so far:

Chomp and Stomp: Saturday, November 3rd, 2012

- 8a: Romp begins. Easiest 5k in Cabbagetown
- 9a: Early Bird gets the beer. We will make sure to tap some kegs for those thirsty 5k runners
- 9:15-10:30a: Load-in for our chili cooks, vendors, artist and restaurants. Avoid the streets of Cabbagetown, Dekalb Avenue, and Krog tunnel! Just sit in the park and watch the fun. It is sure to entertain. Or you can volunteer and be part of the action. It really is a blast.

- 11a: The Festival officially begins with Music, Food Vendors, Artist Market, and Beer.
- 12:30p: Chili tasting begins ... be there or be hungry.
- 6p: We try to shoe you guys out of the park so we can go to bed!

The website: www.CHOMPANDSTOMP.com is now open for applications for Artists, Vendors, Chili Cookers, and Restaurants.



Rolling Nowhere at Chomp and Stomp 2011.

More FYI:

The Fur Bus shuttle and Bike Coalition Bike Valet were such a big hit last year that we will have a repeat performance. Tell your OTP and OTC friends!

Esther Peachy Lefevre Park will again have a stage. We are still working out the details but there will be fun for ages at Esther Peachy Lefevre.

Street closures will be the same as last year.

- Wylie Street from Estoria Street to Tennelle Street (no parking)
- Powell Street from Tennelle to Gaskill Street (no parking)
- Estoria Street from Wylie Street to Gaskill Street (no parking)
- Short Street (no parking)
- Tye Street from Wylie Street to Gaskill Street (no parking)
- Kirkwood Avenue from Pearl Street to Powell Street (no parking)
- Gaskill Street from Powell Street to Fulton Terrace
- Mollie street (no parking)

If you have any questions please feel free to send an email to: chompandstomp@gmail.com

Thanks for reading!

Alicia Thompson, Chomp and Stomp Committee Chair
chompandstomp@gmail.com



Local local

By All Cabbageheads

Welcome to a new column for the Cabbagetown Neighbor newspaper. Everyday, interesting little "local local" things happen in Cabbagetown. These occurrences don't make the news, and weren't always reported on within our humble pages. This column seeks to change that. We hope you enjoy it.

Bill Mickler at *Wilderness Works* just concluded another great summer program for his kids. The camping trip to North Carolina was a big hit. He also tasked his charges with fixing up some homes for the elderly. Good stuff!

During the first week of August, Jon and Kim (from The Stacks) found a Kindle Fire with an airline ticket in it. They located it's owner, Georgia Flemmings, and promptly returned it to a very happy lady.

On August 2nd, Tim Sullivan shared with us that "*Atlanta Intown*" is doing a photo essay on Cabbagetown porches. We look forward to seeing the results.

During the August 2nd evening storm, Sam Gris told us all that a tree fell and blocked the roadway near Peachy Park. We were all able to adjust our morning commutes.

Lisa had a big batch of exotic pond fish and was looking to place them in a loving home. Troy, on Carroll Street, happily snapped them up. We hope things are going swimmingly Troy.

Michael McPherson is heading up this year's *Stacks Lofts+Artist Tour*, which will take place on December 7th and 8th. He is rallying the volunteer team to make this year better than ever. Tip o' the cap to Lyn Deardorff who captained the effort for the prior five years. She hands-off a brilliant event to a brilliant man.

Big thanks to Jim Pribble and his talented and dedicated landscape team for trimming the evergreens and hedges from the north sidewalk on Tennelle Street and Wylie.

Sadly, Muriel "Bamby" Ray passed away on July 28th, 2012. Bamby worked for many years as a historic preservation consultant. At the time of her death she was actively working on City Hall East and had just returned from a vacation in Italy. She is survived by her husband Bill of 55 years; sons Bill Ray and Gus Ray; and a daughter Karen Ray. The family request donations be made to the Atlanta History Center: www.atlantahistorycenter.com

Word on the street is that Owen Wilson was at "Church" on a Tuesday night in the middle of August. He got his butt beat in ping-pong by Church owner, Grant Henry.

Nice to see Karen Tauches on the Aug. 16th cover of Creative Loafing.

We LOVE the new fence around Whisper Park. Looks GREAT!

Ryan Robertson was the victim of a hit and run at the corner of Pickett St. and Savannah on Tuesday, 8/14. Ryan's arm was broken and we all are wishing him a speedy recovery.



New Listing in Cabbagetown! 2 BR/ 1 BA

This charming home is located in the heart of Cabbagetown, just walking distance from everything this cozy neighborhood has to offer. With 2 bedrooms and 1 bath, it has been beautifully renovated with pine floors, an original fireplace in the bedroom and a partial basement for extra storage. The backyard is very large and is adjacent to off-street parking in the rear of the yard. This listing is coming soon and won't be around for long! Call Lynne for more details.

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Preventing window break-ins

By Duncan Cottrell, the Entry Enforcer

While kicking in a door is the most common method of forced entry, windows are also vulnerable, especially when we forget to lock or close them during mild weather. Here are a few things to reinforce them against break-ins.

Typical double-hung windows have a pivoting lock where the two sashes overlap. The window lock is attached only with short screws which pull out easily with a pry bar. An easy solution is window pins—available in a kit from hardware stores—which are inserted into a hole drilled through the wood of both sashes. A special tool, which comes with the kit, is used to pull out the pins to open the window. This product works best on wood windows.

For aluminum or vinyl windows, an alternative is to use dowel rods placed snugly between the sash and the top of the window jamb (the old broom handle in the patio door track, only vertical).

The most effective prevention is fixed metal grilles, or burglar bars. Some people object to the look, but they can be custom designed and painted to match the house to make them nearly invisible. Fire code requires that window bars installed in bedrooms be easy to open for emergency exit. The cheapest is the cheapest: bars that are hollow bend easily.

One of the best products for glass windows and doors is a tough, polyester window security film. It is crystal clear, four mils thick, and is applied from edge-to-edge on the inside of the glass with a super-strong, transparent adhesive. If the glass is broken—like with a brick or baseball bat—the shards won't fall out. They stay in place because they are bonded to the film, which is too tough to cut or tear. By holding the glass shards in place, the film prevents a broken window from being used as an entry to the home. Very thick versions of security films are used on federal buildings to withstand bomb blasts.

Old windows or doors with individual, small panes of glass set between thin wood crosspieces, or mullions, are not good candidates for security film, because the entire small pane can be pushed out and the thin wood mullions will break, but full-light or half-light doors are easily reinforced.

Duncan Cottrell, *The Entry Enforcer*, offers free estimates to make doors kick-proof and window access too difficult to bother with. You'll also get an objective assessment of how your home will look to a burglar, and expert advice on how to make your home safer. Contact him at 404.289.6960 or Duncan@EntryEnforcer.com.

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Eye candy

By Stephanie Dazey, Creative Loafing

A new crop of independently owned bakeries are quietly taking root around Atlanta; a trend that seems to defy popular notions of a tough economy and concerns over sweet-filled diets. The economy be damned, these small boutique bakeries have found a way to make it work. But the question remains: How have these budding businesses managed to make it in notoriously difficult economic times?



Before *Sweet Cheats* owner Shirley Hughes discovered her true calling as a baker, she was a competitive body builder — and she's got a trophy shelf on the wall to prove it. *Sweet Cheats* is

the kind of place you stumble across accidentally while on your way to somewhere else. *Sweet Cheats* focuses on elaborately crafted cupcakes with exotic names like *Southern Seduction* and *Passionate Kiss*. Cruffles — cake pop/truffle hybrids — are also a house specialty. 692 Kirkwood Ave. 404.590.6086. sweetcheatsatlanta.com.

Must try: *Sweet & Sinful Cupcake* (strawberry shortbread cheesecake, strawberry butter cream frosting)

Cabbagetown roll call rolls again

By Debbie Weeks

This serves as a reminder that the Cabbagetown Welcome Roll Call Committee (CRC) is ready to “roll call” again! Our next welcome party will be held on Friday, September 28th at Lynne Splinter’s home located at 214 Powell Street at 7p.

The Cabbagetown Roll Call Committee has been busy over the past few weeks welcoming new neighbors to the neighborhood. We identify many new neighbors by researching home sales through the *First Multiple Listing Service (FMLS)*, but so many of our new neighbors are renters and a lot of our homes for sale are by owner which doesn’t show up in the *FMLS*. We don’t want to miss anyone so if you have not been formally invited by someone from the welcome committee, please don’t be shy. Show up at the party and feel free to give us a call at 404.422.3515 (Karen) or 404.272.1906 (Debbie) or email debiweeks@hotmail.com (please type in the subject line “new neighbor or roll call”) and introduce yourself.

Cabbagetown, to keep the momentum going, we need your help! What does that mean? We would like all existing neighbors to come to the party to welcome our new neighbors. We will have plenty of food to share but if you are an existing neighbor, all we ask is that you bring a bottle of wine, a six pack of beer, or your favorite beverage to share with our new neighbors. New neighbors, please do not bring anything but yourself!



Photo by Virginia Drujon-Kippelen for *The New York Times*

Street art

Indigo, a street artist from Vancouver, British Vancouver, is among the international artists taking part in the *Living Walls* art project in Atlanta. For the complete story, please see page 11.

Pedestrian Robbery

By Kyle F. Bidlack

On August 30th at approx. 12:40a, police were dispatched to Pickett St. in reference to a pedestrian robbery. The victims reported they had just parked their vehicle on Savannah St. near the intersection of Pickett St. and began to walk towards their residence on Pickett St. They were approached by two black males on foot. The female victim immediately interpreted the approach of the subjects as a robbery attempt and laid her purse on the ground.

The victims reported that the suspects approached them with their faces covered by the shirts they were wearing. One suspect was armed with a semi-automatic handgun and said “*don’t do anything stupid. Give me everything.*” An iPhone, wallet, car and house keys were taken. The suspects fled in a late model maroon Chevrolet Impala. Tag number unknown. The suspects fled driving north on Savannah St. towards Wylie St. He described one of the black males as approx. 6’0” in height, slim build, medium complexion, low hair cut, wearing a gray t-shirt and khaki shorts. The second suspect as approx. 6’0”, average build, short hair, wearing a dark shirt. He estimated both suspects to be late 20s in age.

Park Pride awards \$100k for Peachy Park

By Edward Lindahl

Last month, Park Pride awarded the Cabbagetown Initiative CDC (CI) a \$100,000 grant to go towards the neighborhood's renovation of Esther Peachy Lefevre Park.



The grant is part of Park Pride's annual Community Grant program and was awarded to match an existing \$100,000 that had previously been awarded to Cabbagetown as part of the

Community Block Development Grant (CBDG) program, the purpose of which is to replace the park's aging playground equipment.

These two grants will go a long ways towards implementing the vision of creating a unique, multi-purpose, and event-friendly park laid out by Cabbagetown residents over the course of 2011 in a series of design meetings that were facilitated by Pat Katz, Landscape Architect with the City of Atlanta's Department of Parks, Recreation, and Cultural Affairs.

Rather than echo what was done with Cabbagetown Park's design, neighbors decided to create a unique space that will complement the larger park. A "Pathways for Play" concept was settled on, which consists of a trail winding around the park's perimeter, connecting small nodes of activity such as play areas for children, a picnic pavilion, and a climbing structure. Moving the active areas to the perimeter of the park frees up a large swath of lawn in the center and makes for a more efficient use of the space overall.

The long-term master plan for Esther Peachy Lefevre Park calls for: the complete demolition of the existing playground, picnic area, walls, fences, and driveways; landscaping and development of a new site; and installation of new play areas, sidewalk, picnic area, stone walls, and plantings. The centerpiece will be a climbing structure that will provide scenic views of downtown Atlanta.

The Park Pride and CBDG funds will finance the initial phase of the master plan. The Park Pride contribution would go primarily towards: project site preparation and development, to include tree removal and temporary construction measures, the park sidewalk, steps, handrails, and a bike plaza; plantings, to include sod, soil amendments, and trees; the park perimeter, to include a granite rubble wall and iron barrier fence; and other items, such as benches, a picnic table, and a grill.

The matching Community Development Block Grant and CI funds will go towards some site demolition and preparation measures, grading, water service elements, and the swings and a tot lot play area. Funds for the full picnic pavilion and climbing structure have yet to be raised.

CI believes the plan for Esther Peachy Lefevre Park will ultimately create a space that is just as loved and utilized by residents of both the neighborhood and all of in-town Atlanta as Cabbagetown Park is. Ground-breaking on phase one is expected to start in late Fall or early Winter and construction should take four to six months.

Park Pride is an Atlanta 501(c)(3) non-profit organization whose mission is to improve the city's parks and greenspaces through the provision of grant funding, programming, advocacy, and guidance to neighborhood groups such as CI and the Cabbagetown Neighborhood Improvement Association. In 2010, Park Pride issued over \$380,000 in tree-planting grants, micro-grants, and community grants to neighborhood associations and other public interest groups all over Atlanta. More information about Park Pride can be found at parkpride.org.

CI is a 501(c)(3) non-profit organization whose mission is to enhance the quality of life in Cabbagetown by empowering neighbors to act collectively for community development. It was formed in 1999 for the initial purpose of overseeing the creation of Cabbagetown Park. Since then, CI has engaged in several other neighborhood development projects, including partnering with Park Pride in the creation of our community garden on Berean Avenue, the first such garden in Atlanta that was not built on existing city park space. More information about CI can be found at cabbagetowninitiative.org.

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V²IP (Volunteering Very Important People)

By Kyle F. Bidlack

Word on the street is the volunteer coordinators of Chomp and Stomp, are cooking up a new way to say thank you to their “Volunteering Very Important People (V2IP)”. This year marks the 10th anniversary of the best chili and bluegrass festival in the galaxy, and they are going to need YOU to make sure it is all that it can be.

They’ll need more volunteers this year! Lots more. Please pass the word along to your responsible-yet-fun-loving friends! They also have some new cool jobs: Wine tents and additional beer tents to staff, and they are asking for help with coordinating music, art, and chili. If you’re interested, make sure to let them know about any special skills you bring to the volunteering table.

BIG NEWS: This year, they are planning to set up a sort of VIP area, called the *Workers’ Village*, where volunteers, bands, judges, etc.,

can gather for beer and food without the lines. They’ll comp you some tasty good stuff in the workers’ village.

If you have any questions, please email Katie at: chompvolunteers@gmail.com, and she’ll get back to you as soon as she can. The new Chomp and Stomp website is up, running and looking great! Check it out at: chompandstomp.com



Putting a good face on street art

By Robbie Brown, *New York Times*

Molly Rose Freeman gasped at the size of her wall: 180 feet long, 20 feet tall, a street artist’s dream. When she arrived in Atlanta, the subway underpass was blank concrete, speckled with dirt, spiderwebs and weeds. Ms. Freeman, a 25-year-old Memphis muralist, has turned it into her latest artwork: a lattice of blue and pink shapes, brightening a once-dull roadway.

She joins an assault on blight in Atlanta. Here in a city with one of the nation’s highest foreclosure rates, a project called *Living Walls* commissions artists to spruce up recession-hit neighborhoods.

While traditional graffiti may often be seen as a sign of urban decay, these murals — sprawling, brightly colored portraits and designs — aim to instill some optimism. The Atlanta-based project, gives 28 artists their own spaces: sides of buildings, foreclosed houses and subway underpasses. All paintings are done with owners’ permission and city permits, in neighborhoods like the Edgewood district, not far from where the Rev. Dr. Martin Luther King Jr. grew up.

“Painting a mural is not just saving money for the wall owner,” said Monica Campana, who helped found the project in 2010. *“It’s giving a new look to a block, and it may be helping the neighborhood economically.”*

This year, its third, *Living Walls* has invited only female muralists. The goal is to showcase the creations, in aerosol and latex paint, of women from around the world, including Argentina, Brazil, Canada, Italy and Spain.

The city has also redoubled efforts to rub out a different form of street art: illegal graffiti. Two years ago, the mayor created a graffiti task force and the Atlanta police dedicated a full-time officer to track down the most prolific offenders. Last October, the city arrested seven men between 19 and 29 who they said

were responsible for 800 acts of graffiti vandalism. They received fines and probation.

One of those arrested, Josh Feigert, 28, sees a double standard in the city’s embrace of projects like *Living Walls*, while it cracks down on graffiti. *“It seems hypocritical,”* he said. *“I would hope people would learn a little more about graffiti, and that it is an art form, as well.”*

But a police spokesman, Carlos Campos, said it was not the department’s job to determine the line between art and graffiti. *“If someone spray-paints on a piece of property that doesn’t belong to them, without permission, that is a crime,”* he said. *“It doesn’t matter how beautiful or artistic it is.”*

R. J. Rushmore, a blogger who created a popular site called *Vandalog* about street art, said the form was so dominated by men that he had mistakenly assumed that some new, anonymous artists were men. *“This really bucks the trend of it being a boy’s club,”* he said.

Shanda Rogers is a makeup artist at a salon in the East Atlanta neighborhood where one of the murals was painted. A formerly drab wall is now covered with the bright zigzags and the smiling faces of three Jamaican children. *“It just makes me want to dance,”* Ms. Rogers said. *“This whole neighborhood feels different.”*

Even once-skeptical neighbors have embraced the murals. Rodney Bowman, a carpenter, had grown so frustrated by illegal graffiti artists that he spent a night in a tree waiting to catch the vandals who struck at a nearby church. But he found a mural by *Living Walls* to his liking.

“Graffiti is just some scrawl,” he said. *“But this is beautiful. This is art.”*



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Why Cabbagetown works so well

By Scott Doyon, Placemakers

I'm big on local. Not because I hate Walmart and 3,000 mile Caesar salad bars but because, as I see it, communities built on interdependent systems are better suited to taking on the challenges and opportunities presented by time.

That's why, when it comes to the decisions that most directly impact day-to-day quality of life, I tend to advocate for smaller, more local, more responsive increments of control. Things like neighborhoods, NPUs, districts, and towns.

The world around us, whatever form it takes, comes to reflect the priorities of the people setting policy, making rules, and allocating funds. The more those people understand the nuances of context and maintain a shared stake in the outcome, the better things tend to be.

Sort of.

Here's where my belief system gets challenged because, perhaps the smallest, most local form of governance — one that over 60 million Americans routinely submit themselves to — is the home owners association (HOA). And lately, HOAs haven't exactly been getting great press in our collective efforts to build a better world.

Like the whimsy of chalk drawings on the sidewalk? Your HOA doesn't. Want to make a show of patriotism? Take it somewhere else, rabble rouser. Got a hankerin' for fresh veggies or just like to spend some time tending the garden? No can do.

So what happens? Ironically, we end up appealing to higher forms of government, just so we can gain permission to hang the clothes out to dry. The anti-local. That's not the way strong, resilient communities get built.

Neighbors?

HOAs, more than any other form of governance, are comprised of neighbors. Literally. And historically, a neighbor was someone who could help you through tough times. Not foreclose on your house for two missed dues payments.

So what happened? Basic agreements over neighborhood standards aside, why are we so concerned with such minutiae? Tool for evil or tool for good? It depends.

Zoned out

The answer, it seems, is rooted in the legacy of separated-use Euclidian zoning. Originally conceived to move noxious and dangerous activities away from where people live, it's since mutated to now separate all of life's daily activities

Continued on page 13



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Your bucket list

By Skyler Waldrop Minter

Great Atlanta Beer Fest at Turner Field

Saturday, September 8th, 3p-8p – Turner Field
Enjoy over 150 beers, live music with Ocean Street, college football and Braves vs. Mets on the big TVs, fun and games on Scout's Alley, and much more. greatatlantabeerfest.com

Wheelbarrow Festival

Saturday, September 8th – Lang-Carson Park, Reynoldstown
Support our next-door neighbors and the annual Wheelbarrow Festival, boasting some of your favorite bands, food trucks, a great 5K and local artist market. wheelbarrowfestival.com

Art on the Beltline Opening Day Lantern Parade and Tailgating Party

Saturday, September 8th - 7:30p - 10p
This year's Lantern Parade will kick-off with a tailgate party at the intersection of the Eastside Trail and Lake Avenue / Irwin Street at 7:30p. The parade will step-off at 8:30p and will wind along the Eastside Trail and spill into Park Tavern and Piedmont Park for a celebration. beltline.org/events/art-on-the-atlanta-beltline-opening-day

Battle of the Burgers

Saturday, September 8th – 12p - John Howell Park, 869 Virginia Ave
Competing restaurants will support *Embraced* (a 501c3 non-profit), showing the community they care as they show-off their burger making skills in hopes of winning bragging rights for the "Best Burger" in Atlanta. battleoftheburgers.com/embraced

Atlanta Bar-B-Q Festival

Friday, Sept 14th and Saturday, Sept 15th, - Atlantic Station
A two-day celebration of America's biggest backyard pastime which will showcase the South's best BBQ cooking, great food and beverages plus live music and an interactive children's area. atlbbqfest.com

Fall Festival on Ponce

Saturday & Sunday, Sept 15th & 16th – 10a-7p - Olmsted Chain of Parks
Hosting up to 175 (mostly) local artists and crafters in the chain of parks along Ponce de Leon Ave. This is second year the famed Olmsted parks will be feted with art. festivalonponce.com

Music Midtown

Friday, September 21st – 4p-11p - Piedmont Park Meadow
One of Atlanta's favorite music festivals returns! Lineup includes: Foo Fighters, Van Hunt, The Avett Brothers, Pearl Jam, Ludacris, Girl Talk, Florence and The Machine, Civil Twilight, and O'Brother. musicmidtown.com

Summerhill Fall Festival/ Bring Your Own Big Wheel Race

Saturday, September 29th – 11a - 6p - Ami Street
Featuring a music stage, artists' market, doggie zone, food and brew as well as the first ever BYOBW (adult) race in Atlanta. Bring your pooch and relax with some food and brews from our local vendors. summerhillfallfest.com

Working well

Continued from page 12

— living, working, shopping, going to church, and educating our children — no matter how benign. Today, such policies have added up to countless places where two defining characteristics reign: simplicity and predictability. Unfortunately, real life is neither. But, for an HOA, the charge becomes clear:

Maintain that standard.

By reducing our neighborhoods to subdivisions defined by price point, we've created a world where, at the most local levels, decision makers no longer have to contend with complexity. They don't need to balance the needs of the less affluent with those who have more. Or the needs of the old with those of the young. Or single family concerns with those in duplexes and apartment buildings.

Or any of these with the needs of a local business community. As a standalone entity, built out as planned, they need not concern themselves with developing a vision for what they hope to one day become. All they need to do is this: Ensure that things stay as they are. And that's a death knell for viable, resilient local community.

The way back

Communities best positioned to thrive in an ever-changing world are those where governance is an exercise in balancing complexity. In contending with reality. That's because, in the day-to-day life of a traditional city or town, people are forced to acknowledge and contend with others unlike themselves.

It happens two people at a time as ideas are debated and alliances formed. It happens through a process of negotiation where diverse individuals concede their need for one another and explore equitable common ground from which to interact and collectively advance.

It happens in a million messy ways. But the one way it doesn't happen is on the pleasantly manicured streets of an HOA-regulated single-use subdivision. HOAs pursue consistency in an ever-evolving world, an unsustainable proposition if ever there was one. And it's not because they're evil, or local, or undemocratic, but because, through conventional zoning, they've been given the wrong charge.

Curb HOA madness where you live. Put this most local form of governance in the service of better outcomes by coding your way to a more diverse, walkable, mixed-use city or town.



The redneck home security system

By Duncan Cottrell, the Entry Enforcer

Building on our intrusion prevention experience in the unique milieu of the Deep South, *The Entry Enforcer* is proud to introduce our foolproof, patented, copyrighted, and plagiarized anti-burglary technique, fine-tuned for this locality. We call it:

The Redneck Home Security System

1. Get an old pair of men's size fourteen work boots.
2. Sit 'em on your front porch beside a copy of Guns & Ammo magazine.
3. Put some big, messy dog bowls next to the boots.
4. Tack a note to the door that says:

"Me and Bubba and Bertha and Duke have gone for more ammo and beer. Be right back. Don't mess with the pit bulls; they got to the mailman this morning and messed him up bad. Anyway, I locked all four of 'em in the house. Better wait outside. -- Cooter"

That's The Entry Enforcer – a sure shot for home protection.



EDITOR'S NOTE: This editorial submission is meant as satire. No disrespect towards rednecks, the Deep South, our educational system or pit bulls is intended. The pit bull and the mailman were not harmed during this photo shoot.

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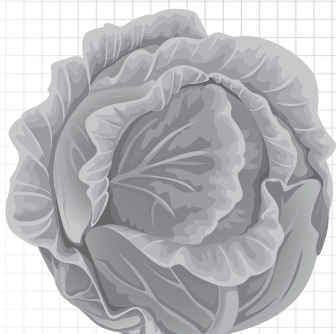
*APR = Annual Percentage Rate. All loans & rates are subject to approval. Please visit our new web site (bondcu.com) or call our Loan Office at 404-525-0619, ext 217, for more info.



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!



MULTI-DWELLING

<i>Pending</i>	<i>Price</i>
209 Carroll St. SE	\$300,000
Duplex	

<i>Sold</i>	<i>Price</i>
222 Powell St. SE	\$178,000
Duplex	

DEVELOPED LOT

<i>For Sale</i>	<i>Asking</i>
742 Memorial Dr.	\$440,000
.96 Acres	
267 Tye St. SE	\$90,000
.30 Acres	

CONDOS & LOFTS

<i>For Sale</i>	<i>Asking</i>
The Stacks	170 Blvd
Unit E417	\$295,000
2 BD/2 BA	
Unit E424	\$250,000
2 BD/2 BA	
Unit H519	\$209,900
2 BD/2 BA	
Unit E117	\$198,900
2 BD/2 BA	
Unit H122	\$175,000
2 BD/2 BA	
Unit E126	\$164,900
1 BD/1 BA	
Unit E117	\$204,900
2 BD/2 BA	
Unit H122	\$199,900
2 BD/2 BA	
Unit E403	\$199,900
2 BD/2 BA	
Unit E126	\$164,900
1 BD/1 BA	
Unit E305	\$149,900
1 BD/1 BA	
Unit H409	\$122,500
1 BD/1 BA	

Milltown Lofts	
Unit 1006	\$229,900
3 BD/2 BA	
Unit 9	\$88,900
2 BD/1 BA	

**SOLD
OR PENDING**

CONDOS & LOFTS

Sold	Price
Milltown Lofts	791 Wylie
Unit 909	\$78,400
1 BD/1 BA	
The Stacks	170 Blvd
Unit H101	\$81,000
1 BD/1 BA	

181 Powell St. SE	
Unit 7	\$73,500
2 BD/1 BA	

Pending	Price
The Stacks	170 Blvd
Unit E219	\$217,900
2 BD/2 BA	

Unit E403	\$186,900
2 BD/2 BA	

Unit E208	\$159,900
1 BD/1 BA	
Unit H309	\$110,000
1 BD/1 BA	

181 Powell St SE	
Unit 8	\$79,000
2 BD/1 BA	

Unit 9	\$49,500
2 BD/1 BA	

Milltown Lofts	791 Wylie
Unit 1009	\$75,000
2 BD/1 BA	

Unit 909	\$79,000
1 BD/1 BA	

Unit 501	\$66,400
1 BD/1 BA	

HOUSES

<i>For Sale</i>	<i>Asking</i>
251 Tye St. SE	\$269,900
3 BD/2 BA	

215 Carroll St. SE	\$199,900
2 BD/1 BA	

267 Tye St. SE	\$90,000
2 BD/1 BA	

<i>Contingent</i>	<i>Price</i>
209 Powell St. SE	\$295,000
3 BD/2 BA	

252 Iswald St. SE	\$100,000
1 BD/1 BA	

<i>Sold</i>	<i>Price</i>
127 Short St. SE	\$275,000
3 BD/2 BA	

822 Kirkwood	\$263,100
3 BD/2 BA	

172 Powell St. SE	\$270,000
3 BD/2 BA	

204 Berean SE	\$250,000
2 BD/2 BA	

137 Tye St. SE	\$226,000
2 BD/1 BA	



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12

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Thanks Cabbagetown...

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