

Cabbagetown

NEIGHBOR

Three
Big Plans
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Cabbagetown Neighborhood Improvement Association
Volume Twenty-eight • Issue Number Eight • August 2019

"Be honest, be nice, be a flower not a weed." ~ Aaron Neville

Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, Aug. 13th, 6:45p at Brother Moto.

AGENDA

1. **Welcome and Announcements**
2. Review, approval of the July minutes
3. **Atlanta Police Department**
4. City of Atlanta: Valencia Hudson
5. **Financial Report: Sandra Rueppel**
6. Committee Reports
 - a. **NPU: John Dirga, Cabbagetown Representative**
 - b. Historic Preservation and Land Use Committee: Nicole Seekely, Chair
- i. **712 Kirkwood - Type III - Rear Addition**
- ii. 650 Gaskill - Type III - Subdivision, Exterior Alterations to Existing Structure, New Construction
- iii. **Hulsey Yard Update**
- c. C'town-R'town Transportation Committee: Shaun Houlihan
- d. **Cabbagetown Technology Committee: Nathaniel Compton**
- e. Cabbagetown Initiative: Kendall Rawls, CI President
7. **Old Business**
 - a. Cabbagetown Tour of Homes: (9/14)
Looking for HOMES & VOLUNTEERS
 - b. **Forward Warrior!!: (9/14) - Looking for VOLUNTEERS**
8. New Business

Final July minutes will be adopted at the August meeting.

Brother Moto is located at 670 Memorial Drive SE.

Hey Pals! Keep Cabbagetown Friendly: Be nice to your neighbors. Say hello! Talk to a neighbor before you report them for something!

Sowing the Seeds of Love



What makes Cabbagetown a magical little village? Good question. Here's one little thing. Two wonderful, soulful neighbors, take it upon themselves to plant a small forest of sunflowers in an empty lot. They sprinkle in a great big handful of plants, then tend to the flora and fauna on hot summer days. Weeding. Watering. Planning. And what sprouts is not only Mother Nature's finest, but an impromptu park that attracts folks to congregate, talk, mingle, take photos. And it's all ours to enjoy. The Cabbagetown Neighbor says thanks to those two neighbors. **Magical.**

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 advertisements to: newsletter@cabbagetown.com.

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Alicia Forsee, Katherine Kennedy, James "Slim Chance" Kelly Daniel Bogdan, Brandon Sutton, Anna Pfeffer, Shaun Houlihan John Dirga, Jeremy Turley, Morgan Felts, 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 delivery problems let us know at: ctowndelivery@gmail.com

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KEEP UP WITH THE NEIGHBORHOOD

Join the Cabbagetown online community at

groups.yahoo.com/group/CNIA
and cabbagetown.nextdoor.com

And the parents' network of Cabbagetown kids at

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 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
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.

CNIA Vice President's Letter



**ALICIA
FORSEE**

This is your friendly neighborhood CNIA VP here to share with you the perfect Cabbagetown day. That day is September 14th. We will have walls to paint, actors to act, gardens to party in, and homes to show.

I have already imagined that day and this is how it goes... first, caffeine. Maybe a *Little's* Grande Coffee, *Brother Moto's* Chocwork Orange, or *Petit Chou's* PERC Coffee. I take that fix for a stroll up

Berean making sure to check in on the Neighborhood Garden. It is amazing to see what can be grown in a 4' x 8' plot by your neighbors.

As I continue up Berean, I notice people hanging out in small productive groups at the end of the street. I decide to see what is going on in Esther Peachy Lefevre Park and discover my first adult beverage of the day and shopping. I have stumbled upon *Forward Warrior!!*

411 on Forward Warrior!!:

- It is a live painting performance event that brings together artists and communities to create large scale murals during a one-day event.
- The event will last from 11a-8p, with cold drinks by *Pabst* and *Orpheus*, and *Georgia Vintage Goods* market in Esther Peachy Lefevre Park.
- They need a few fun, happy people to pull taps, sell shirts, and assist with artist hospitality. Volunteers can send email to ForwardWarriorAtlanta@gmail.com or call 404.222.0644.
- All artist inquiries are appointment only at *Facet Gallery* in Old Fourth Ward, please.
- Wylie Street will be closed between Powell and Tye to cars from 11a to 5p.

I peruse the start of the new wall art along Wylie street followed by a stop in *97 Estoria* for some snacks and music. While there, I think

"wouldn't it be nice to see into a few of my neighbors' homes?" Well, it's my lucky day. CNIA is hosting *Cabbagetown Tour of Homes*.

411 on Cabbagetown Tour of homes:

- This is a CNIA fundraiser and tickets will cost \$10 per person.
- The tour will run from 12-4p.
- Not only will you get to see behind your neighbors curtains they are also selling arts and crafts from Cabbagetown locals.
- We are still signing up homes and folks interested in selling arts or crafts. If you are one of those people, please contact stephie2cool@gmail.com.

I finish the tour with an overwhelming sense of pride in my hood and, of course, house envy. I realize I need a treat from Sweet Cheats and to sit the heck down for a spell... maybe to hear a great story. Cabbagetown Park is just the place. The Patch Works Art & History Center is producing the play *Cabbagetown: 3 Women* at the Joyce Brookshire Amphitheater and I am copping a squat.

411 on Cabbagetown: 3 Women

- *Cabbagetown: 3 Women* is an oral history play with music adapted by R. Cary Bynum with music by the late Joyce Brookshire and it will return to the stage after 41 years!
- More dates for the play in case you need to reschedule: September 13th, 14th, 15th AND September 21st, 22nd, 23rd.
- Please contact *The Patch Works* for question and more info at info@thepatchworks.org

As the play ends, I am beyond proud of my little hood. I am also a bit hungry. Is it going to be *Carroll Street* Thai Beef or *Agave's* Chicken Enchiladas? Mulling over dinner I think of all the heart that goes into our little 2 by 7 blocks of Cabbagetown and it astounds me. I don't want the day to end so off to *Milltown Arms* to get Clay to make me a Martini. **Thank you Cabbagetown for another perfect day!**

Editor's Note: Congrats to Alicia for setting a new record for including more businesses, endeavours, and neighbors than any article in the history of The Cabbagetown Neighbor.

Seeking New Transportation Committee Chair

By Shaun Houlihan

Do issues such as sidewalk improvements, traffic management, bike lanes, parking, and MARTA get you fired up? Are you committed to making our neighborhood a safe and enjoyable place to get around?

Then you might make a good candidate for Transportation Chair. In conjunction with Reynoldstown we have started or completed a number of projects such as parking markers, a transportation survey, temporary bike lanes, and neighborhood traffic calming measures... and there are several more projects in the works.

After two years as chair I think it would be good to pass the torch on to someone else, but rest assured there are plenty of passionate and engaged neighbors to support you.

Ideally you would take the reigns officially this fall. Contact me directly and I'd be happy to discuss the position in more detail: shaunhoulihan@gmail.com

Cabbagetown Initiative: June Meeting



MORGAN FELTS

Minutes for Monday June 3rd, 2019 Regular Meeting

I. In attendance: Chelsea Arkin, Evan Willis, Kendall Rawls, Morgan Felts, Brad Cunard, Alexa Mosley, Nathaniel Compton, Ashley McCartney, Andrew Byczko, Fred Perry and Jessica Stewart (CICDC Bookkeeper)

Regrets from: Joe Farr

II. Call to Order. the President called the meeting to order at 7:08p.

III. Approval of the Agenda. Alexa made a motion to approve the agenda. The motion was properly seconded and unanimously approved.

IV. Approval of the Minutes. May 2019 minutes were previously approved via email.

V. Officer's Reports

a. President's Report. No report.

b. Treasurer's Report. Alexa reminded the board that CI voted to implement a discretionary spending freeze for one month due to alleged mold issue in community center. Alexa moved that discretionary spending freeze be extended for an additional month pending further information and development of the potential mold issue in the community center. The motion was properly seconded and approved unanimously.

VI. Committee Reports

a. Chomp & Stomp. Fred met with Oakland Foundation (OF) and reported that the meeting was very productive. Fred provided OF with a number of documents that will help OF begin prepping for **Chomp**. Next steps: surveying previous year committee chairs for feedback and then doing a walk through regarding festival placement. Also looking to finalize the Chomp expansion to Carroll Street. Nathaniel will be revisiting the Chomp website in preparation for 2019

b. Governance. Joe Farr regrettably resigned from the Board. Therefore CI will be seeking interested individuals to fill the remaining portion of his term.

c. Parks. Evan reported that, due to the spending freeze, **Brightview** is not mulching as normal and some areas are in need of mulch. The board discussed potential solutions. Brightview did perform the aeration of the park. Evan provided an update from **Park Pride** regarding the stage. Andrew provided an update on continued water leakage in the park. Andrew also provided an update on the Paul Meyer Memorial and hoping to secure approval from the city next week. Ashley mentioned that a tree limb fell near the Community Center and will need to be removed. Evan mentioned that Brightview should be able to remove it.

d. Community Center. Bagsters are due to be picked up this week. Kendall and Alexa reported that the city was contacted multiple times for additional information regarding the alleged mold issue and remediation. The City has not been forthcoming with a response. Morgan, Fred and Brad will be getting together to formulate the beginning of a strategic plan for the future of the Community Center (Nathaniel will help with online presence).

e. Community Garden. Nathaniel that dues were collected and improvements are underway (refurbishing beds, getting rid of bamboo, adding furniture). They're also selling jars of honey through the website.

f. Finance. Creating an earmarked account for the Brookshire stage in coordination with **Patchworks**.

VII. Old Business

a. None

VIII. New Business

a. None

IX. Adjourn. The President adjourned the meeting at 8:24p.



RESISTANCE ISN'T FREE

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cabbagetown.com/SQUARES

Unveiled: Three Hulsey Plans

By Sean Keenan

Neighbors of Hulsey Yard know what they want the colossal, deserted train depot to become in the future, generally speaking.

The 70-acre rail yard, stretching through parts of Old Fourth Ward, Inman Park, Cabbagetown, and Reynoldstown, was deactivated by owner **CSX Transportation** in May, prompting neighbors to launch a proactive, grassroots effort to craft a plan for its potential redevelopment.

Now, after weeks of community engagement events – and years of neighbors dreaming about the property's potential – local architecture firm **Lord Aeck Sargent** is getting close to creating a masterplan for Hulsey Yard, a document the Atlanta City Council could adopt and use to guide future construction. (Bear in mind, however, that Hulsey Yard is still not for sale.)

Input from hundreds of locals has enabled Lord Aeck Sargent, which the **Hulsey Yard Study Committee** has enlisted to help create a vision, to narrow down tentative development wishlists to three choices: “The Green Ribbon,” “Hulsey Squares,” and “The Roundhouse.”

The Green Ribbon plan would entail creating a “ribbon” of green space from the east side of Hulsey Yard to the west side—the entire length of what some neighbors are calling the “new neighborhood.”

Hulsey Squares would include pocket parks peppered throughout.

And the Roundhouse – named for the former rail car turntable that once operated on the property – would feature one large park just south of DeKalb Avenue between Inman Park and Reynoldstown.

All of the above options would incorporate a mix of varying levels of density, and they would each include the same amount of green space.

“The point we were really trying to drive home is there’s not one plan; there’s not one way to do this,” said Lord Aeck Sargent urban designer Matt Cherry. *“There’s probably 100 ways to do it.”*

Cherry said the three plans presented to neighbors during an open house held Saturday in Reynoldstown would, in theory, provide the framework for a “regulating plan” – something the city could urge developers to abide by if CSX decides to sell.

“We’ve been more focused on the ‘what’ than the ‘how,’” Cherry added. *“Big ideas.”*

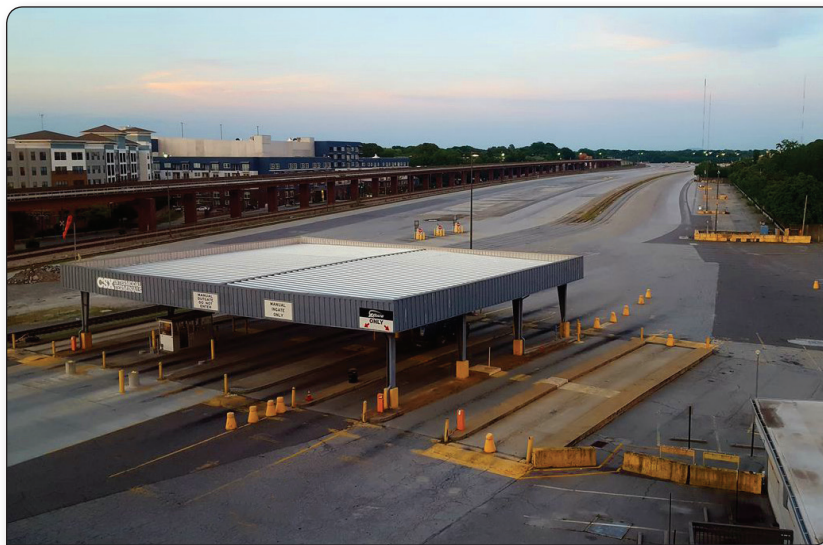
Lord Aeck Sargent has been meeting with officials from the City of Atlanta, **MARTA**, and the **Atlanta Beltline**, in an attempt to communicate neighbors’ wants and needs for Hulsey Yard, Cherry said.

CSX, however, has been playing cards close to the vest, and multiple inquiries from Curbed Atlanta – regarding future plans, the property’s value, and more – have gone unanswered from the freight transportation giant.

The company’s silence hasn’t discouraged the architecture firm or Hulsey Yard neighbors from gearing up for prospective developer interest.

Said Cherry: *“The first question a developer’s going to ask is ‘What kind of density can we do on the site?’”*

He said his firm has been pulling out all the stops in anticipation of such a question and helping neighbors grasp what’s feasible. *“We worked really hard to get people to understand the complexities of development and density and the trade-offs of affordability,”* Cherry said.



Hulsey Yard. Photo by Sean Keenan

Neighbors have made clear they don’t want to see Atlantic Station 2.0 built. They’d prefer new green space, better connectivity for pedestrians and cyclists, a new MARTA train station, and “aggressive parking maximums,” according to previous community input.

Another component of the dream blueprint neighbors are piecing together is a light rail line to accompany the **Beltline’s Eastside Trail** section that snakes beside Hulsey Yard.

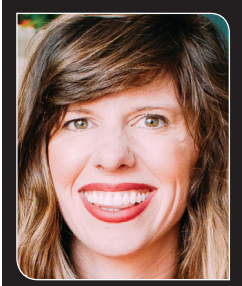
Beltline leaders are looking at updating the subarea masterplan for that area so it would gel with ideas cooked up by the community, Cherry said.

Another goal of the three devised plans is to relieve high-traffic corridors like the Krog Street Tunnel and Carroll Street of congestion, said Cabbagetown resident Kyle F. Bidlack in a **Facebook** post on the neighborhood page.

If the plans are realized, he wrote, there could be new channels to cross the still-active CSX rail lines at Pearl and Chester streets.

Cherry said the plans should be more fleshed out on the Hulsey Yard Study Committee’s website later this week, and a first draft of the “masterplan summary book” should be available in August.

Cabbagetown Neighborhood Improvement Association: General Meeting



KATHERINE KENNEDY

Tuesday, July 11th, 2019, 7p.
Esther Peachey Park. Meeting Conducted
by Chelsea Arkin. Minutes recorded by
Katherine Kennedy.

- I. Meeting called to order at 7:11p
- II. June meeting minutes approved
- III. Atlanta Police Department report, Sargeant Smith

- A. New zone Six police Major: Major Ricardo Vazquez
- B. Our 606 beat is one of the better beats

in Zone Six

C. Major crime is vehicle larceny: people are still breaking into cars.

- 1. Other common crime is stealing bikes.

D. Highly encourage you to get a Ring-type doorbell, they can be very helpful to solving crimes.

IV. Financial Report: Sandra Rueppel

- A. \$4500 on Hulsey Donations

V. NPU-N report:

- A. Please use 3-1-1 app to help report municipal problems
- B. Trash
 - 1. 20 bags of yard waste is bulk waste and have to call
 - 2. When there are holidays, trash pickup is Saturday
- C. Candler Park MARTA on south side will closed for up to three years to build parking deck
- D. Scooter parking issues: please call 3-1-1 if you see an improperly parked scooter
- E. Entered into contract for "Cabbagetown" t-shirt design (with two smoke stacks) for one year

- 1. Kevin also retain rights to shirt to sell at Patch Works, Littles, etc

VI. Historic Preservation: Nicole Seekley

- A. 126 Gaskill Street
 - 1. Build second level without changing roof line
 - 2. Exterior: new screen porch where there is existing open deck
 - a) CNIA would like to keep two doors
 - 3. Approved with 2 doors remaining and skylight shifted
- B. 650 Gaskill
 - 1. Church will become single family house and add two shotgun houses on lots
 - a) Shotgun houses will face Powell and replicate the houses that were originally there. Will include off street parking.
- C. Come to HP meeting to weigh in on 650 Gaskill or other home construction/renovation: Monday, July 15th at **The Patch Works**
- D. Community Meeting about Hulsey Yards. Will show where streets could be placed: 9a-2p on July 13th at Lang Carson Park

VII. Community Garden: Nathaniel Compton

- A. End of summer garden party needs volunteers

VIII. Announcements

- A. Volunteer for Chomp committee: First planning meeting on Tuesday July 16th
- B. Community Center mold remediation project is ongoing, email president@cabbagetown.com if you have any questions
- C. Forward Warrior!! landscaping to preserve original pieces
 - 1. Hire signpainter to give original titles and credit
 - 2. Cut back holly bushes to prevent tagging
- D. Cabbagetown Tour of Homes: Sept 14th
- E. Cabbagetown: 3 Women opens Sept 13th

Meeting adjourned 8:20p

Best Burger in Atlanta? Go to Little's!

By Kyle F. Bidlack

Looking to chow down on one of the best burgers in all of Atlanta? Me too. And according to *Atlanta Eater*, one of the top fifteen burgers in all the land can be found at **Little's Food Store!**

Says the Eater "A throwback to the lunch counter burgers of yore, Little's in Cabbagetown keeps it simple and classic with its half-pound, double-stack topped with grilled onions, lettuce, tomato, and American cheese. The burger is also now available for delivery via Uber Eats."

And when you pop into Little's, be sure to check out the "Specials" board near the cozy little counter. On any given day, you'll find a tasty alternative in case you're not in the mood for a burger.

Other local joints to make the list include:

- | | |
|--|-----------------------------|
| Holeman and Finch Public House | The General Muir |
| Miller Union | Bocado |
| Cypress Street Pint & Plate | The Pinewood |
| The Vortex | Wrecking Bar Brewpub |
| One Eared Stag | |

While all these alternatives are noteworthy and napkin-worthy, NONE of them offer what Little's offers... Random musical performances out front al fresco, occasional bonfires, homespun decor (thanks Tad), a staff that remembers your favourite dishes (thanks Nina), owners and staff that live in the 'hood, history that dates back more decades than most of us have been alive, and soundtracks that constantly surprise and delight. **Oh, and did we mention that Little's is the epicenter of our magical little village?**

JenChan's!

By Kyle F. Bidlack

It didn't take long for someone to grab the former Mouth of the South (and former Cabbage Pie, and former Village Pizza) space on Carroll Street.



Jen Chan and Emily Chan with son Mik

Jen and Emily Chan might look familiar to you... they've been hangin' out with us here in Cabbagetown for years. And now they are planning to transform 186 Carroll St into **JenChan's!**

Soon, you'll be able to pop in and order up some summer rolls stuffed with shrimp, vegetables, and mango, Chinese fried chicken wings, black bean spare ribs, potstickers, ricotta meatballs, and lasagna.

Emily Chan recently told *Eater Atlanta*, "We hope to bring something familiar and inclusive and relaxed and groovy and really damn tasty to everyone. We will be more than a home base for our delivery service."

The Chan's gained momentum and a strong following by popping up occasionally down the street from their future home base at **Little's Food Store** for dumplings, spare ribs, rolls, and wings.



A beautiful tree on Tennelle Street.

This Month's Events

Your Neighborhood Meetings & Events
Calendar for August 2019

Monday, August 5th, 7p
Cabbagetown Initiative Meeting

Tuesday, August 13th, 7p
CNIA Meeting, Brother Moto

Monday, August 19th, 7p
Historic Preservation Committee Meeting, The Patch Works

Thursday, August 15th, 6:30p
Transportation Committee Meeting, 97 Estoria

Thursday, August 22nd, 7p
NPU-N meeting, Little 5 Points Community Center

September 13th-23rd
Cabbagetown: 3 Women at Joyce Brookshire Amphitheatre

Saturday, September 14th
Forward Warrior!!, Wylie Street

Saturday, September 14th
Cabbagetown Tour of Homes



**FREE MEDITATION
IN THE PARK**
CABBAGETOWN PARK

THIRD SATURDAYS
AUG 17, SEP 21, OCT 19
9:30AM - 10:00AM
**KADAMPA MEDITATION
CENTER GEORGIA**

741 Edgewood Ave NE, Inman Park
MeditationInGeorgia.org

Wylie Street Landscaping Update

By John Dirga

In preparation for Forward Warrior!! 2019, some portions of the CSX wall will be enhanced to re-focus attention on the 1986-7 Seaberg-Lefever mosaics commissioned by the City Bureau of Cultural Affairs. As part of its MOU with the railyard, Cabbagetown Initiative 501c3 Community Development Corporation will concentrate on revealing obscured sections of the historical art, add their original titles, reframe with new murals, and prototype motion-sensor, low-watt, solar-powered, miniature lighting design.

In response to some neighbor concern about landscaping, the Wallkeeper's Committee is revising partial holly shrub removal plans along sections near Tye and Short Streets to keep more

plants intact, in a reasonable manner adjusted to fit the Master Plan. Soil mitigation and pruning will rejuvenate some of the healthier plants, while others will be replaced with better curated "oasis" plantings designed to improve the pedestrian experience. Safety lighting and other measures as proposed in earlier grants will continue in tandem.

Interested parties should attend the August CNIA meeting for more information, or email CabbageChat@gmail.com with questions or concerns. More volunteers and fundraising than originally anticipated will be needed to complete the vision with initial preparations in late August, through phase three re-plantings scheduled for January 2021.

pittosporum



nandina



hellebore



liriope



sample PLANTING palette

mondo grass



autumn fern



japanese holly



Better Drivers

Want to be a better driver?

Of course you do. Remember these simple things.

- 1. Stay to the right.** The left lanes are for passing. Traffic will flow better and we'll all be safer.
- 2. Use your blinker when turning or changing lanes.** This is a great form of communication. Let other drivers know your intentions and avoid crashes.
- 3. Hauling stuff in an open bed truck?** Tie it down TIGHT! Don't let ANYTHING fly out of your truck and become a flying projectile of death. **KEEP YOUR EYES ON THE ROAD!**



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Our Secret Gem



**ANNA
PFEFFER**

That's Cabbagetown. Our secret little gem on the outskirts of the bustling, busy city of Atlanta. Our roads may not cater to two lanes of traffic on every street, but it's better than driving on five lanes of 75 or 85. Our sweet, comfy Cabbagetown.

I don't know of any other place like it. It reminds me of how special each island is in the Bahamas. Did you know there are 365 islands in the Bahamas? One

for each day of the year! But there's one special island, a gem amongst the others, called Cat Island... with similar roads to our Cabbagetown.

Although we never saw a feline friend on Cat Island, we made a lot of friends with the locals. Cat Island is so small and connected, each hotel talks to the others to see how many visitors they have on any given night. Depending on that, the closest house opens their home and bar to cook dinner and entertain you for that night. It's kind of like the Cabbagetown Tour of Homes!

We arrived on a Friday, delighted to hear we didn't even need to think about our evening plans after a couple flights to get to this special little place. *Arthur's Town Airport* is adorable, and the smallest airport I've ever seen. The owner of the hotel (*Shannas Cove Resort*) even picked us up at the airport – talk about southern hospitality...and they were German!

We dropped our bags in the room, took a dip in the ocean, and watched the sunset while sipping on a Kalik. After sunset, we met at the front building/restaurant to find out the plans for dinner. We hopped in the back of Frank's truck and we were off through pot holes and gravel roads to the local dinner spot chosen for us on the island that night.

We show up at someone's house to be welcomed to an open bar and Mama in the back cooking up some local fare. It smelled delicious! Dinner was served about thirty minutes later and we ate to our hearts content... And then the music started on the front porch. Is this Chomp & Stomp?!

A big bonfire was starting up in the backyard and we jammed with the locals. They even let us behind the bar to learn how to make local drinks! I think this entire evening cost us about \$20 each. Quite the bargain!

We were excited to see more of the island the next day. Frank set us up with a local friend, Tara, that drove us up and back down the island. We visited *The Hermitage* and hiked up to see that. We stopped at *Derek's Conch Shack* and *Seafood Emporium*. More of a shack on the side of the road but you gotta love the marketing! Tara even took us to see her Mom who welcomed us into her home and made us local drinks. The people on Cat Island are extremely warm and hospitable. It's like Cabbagetown... with a beach!



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Top of the Charts

By Kyle F. Bidlack

What music is Cabbagetown listening to? Good question. Here's this month's hottest songs on the *97 Estoria* juke box.

- | | |
|--|---|
| 1 SHAWN MENDES
THERE'S NOTHING HOLDIN' ME... | 9 RED FANG
PREHISTORIC DOG |
| 2 LIZZO
TRUTH HURTS | 10 TOADIES
POSSUM KINGDOM |
| 3 TAKING BACK SUNDAY
CUTE WITHOUT THE E | 11 SUGAR RAY
EVERY MORNING |
| 4 RAMONES
BABY, I LOVE YOU | 12 WHAM!
WAKE ME UP BEFORE YOU GO GO |
| 5 BLACK SABBATH
WAR PIGS | 13 OL' DIRTY BASTARD
SHIMMY SHIMMY YA |
| 6 GREEN DAY
BASKET CASE | 14 RAMONES
I WANT TO BE SEDATED |
| 7 GREEN DAY
WHEN I COME AROUND | 15 TEARS FOR FEARS
HEAD OVER HEELS |
| 8 WHEATUS
TEENAGE DIRTBAG | |

Slim's Pickin's: Almost



Too hot. Nothing much to say, except the *Cabbagetown Chronicles Music History* CD is done with principal recording, and has secured rights to all but one song. Look for an October release party, and availability at Chomp. Until then, enjoy some of these sweet Summer sounds.

Fri. & Sat. Aug. 2/3 Tedeschi Trucks Band, Blackberry Smoke, and Shovels & Rope @ the Fox – A solid revue of blues, southern rock, and Americana can't go wrong. Over

two nights, you can jam out to the great sounds of Susan Tedeschi and her husband Derek Trucks, Atlanta's own Blackberry Smoke, who carry the torch of the *Allmans*, *Skynyrd* and most of Macon's finest Capricorn artists, and the duo *Shovels & Rope*, who mix the delta blues with some twang.

Sun. Aug 4 Great Southeast Music Hall Reunion @ Smith's Olde Bar – A bit of nostalgia for the old folks (as *Zappa* would say). Back in the 70's the *Southeast Music Hall* was THE place to play, and everyone from *Tom Waits* to the *Sex Pistols* graced (or disgraced?) the stage. This event features the crazy sounds of the very esoteric *Thermos Greenwood* and *Darryl Rhodes*, both of whom were big deals in the Atlanta scene back in the day. Oh, and there will be lots of gray ponytails in the crowd.

Thur. Aug 8 Black Joe Lewis @ Terminal West – Deep soul music is not hard to find these days as the resurgence of the genre has been plentiful. Near the top of the heap is Black Joe Lewis, who's commanding voice and killer band owe as much to *James Brown* as they do to *Sam Cooke*, albeit in a very contemporary groove. Shake dat azz!

Fri. Aug 9 Ray Wylie Hubbard @ Center Stage – Best known for "Up Against The Wall, Redneck Mother", Hubbard is the quintessential Texas singer-songwriter, with a slew of killer tunes and the most wicked sense of humor you may ever hear. He is a true road warrior, and his performances are the stuff of legend. Let's hope he does "Snake Farm – just sounds nasty...".

Sat. Aug 10 Lyle Lovett @ Symphony Hall – There are few things in life as wonderful as a Lyle Lovett concert. His deadpan

commentary will captivate you, and the diversity of styles throughout the evening will blow your mind. Lovett's crew can do simple acoustic ballads, rocking Western Swing, emotive string quartets, and shouting blues all in the span of a couple of hours. You won't want to miss a note.

Wed. Aug 14 Bad Religion @ Masquerade – Most of the old punks I knew have settled in the suburbs and live *Leave It To Beaver* lives, they still love to get together every now and then and slam dance, at least for a couple of minutes until the lumbago or sciatica starts acting up. Bands like *Bad Religion*, who have been doing this forever, provide that opportunity. But be careful in the mosh pit, you will regret it in the morning.

Thur. Aug 15 Bryan Ferry @ Tabernacle – The former front man of *Roxy Music* has been a consistent innovator, in both music and

fashion. He continues to celebrate the glam rock jams of *Roxy*, while maintaining a dapper charm and charisma with his more romantic balladeering from his solo work. No bad for an old dude, who still thrills the ladies. And a few of the gentlemen.

Sun. Aug 25 Mavericks @ Atlanta Botanical Gardens in Gainesville – Celebrating their 30th year as an active band, The Mavericks have seen some ups and downs, particularly in the cruel and shallow mainstream country music world. The best decision they ever made was to shirk the Music City biz model and do their own thing. Combining their Cuban roots with traditional country and jazz influences,

the Mavs are a sight to behold. On a personal note, members have sat in with *The Convicts* at *The Star Bar* and *Tootsie's* in Nashville, and a splendid time was had. Note-this is the Gainesville ABC, not midtown. But it will be worth the drive.

Fri. Aug 30 Grandmaster Flash @ Variety Playhouse – There is a lot of debate about the roots of Rap, some say *The Lost Poets* kicked it off in the early 70's, but it really hit the mainstream in the early 80's with *Grandmaster Flash and the Furious Five*. Still kicking after all these years, Flash spins and raps like a young man. It's a jungle sometimes...



Sun. Aug 25: Mavericks @ Atlanta Botanical Gardens in Gainesville

Back in the Day: Part Two



**DANIEL R.
BOGDAN**

Last month I wrote about the rise and fall of the Fulton Cooperative Village, Inc. and its ill-fated efforts to put a dent in the growing inventory of abandoned and decrepit housing stock during the 1980s.

Concurrent with its activity, another group that focused on housing in the neighborhood was *The Cabbagetown Restoration and Future Trust* aka “CRAFT,” which was a direct outgrowth of the years-long involvement in the community

by Ms. Esther LeFevre and her project known as “*The Patch*.” It was among the earliest of groups that formed to tackle the housing issue and arguably, the longest-lived among them. Its efforts, however, resulted in a mixed bag of positive and negative effects for the community.

Officially incorporated in 1988, the group was comprised of a number of people from within and outside of the neighborhood. Their stated goal was to preserve a place for the old-time residents, and to provide low and moderate-income for the unique demographics that had dominated the community for decades. The devil, as they say, is in the details.

From the early 1980s through the mid 1990s, houses were literally falling down around us. There seemed little to stand in the way of large swathes of lots being empty or piled high with rubble. Headed by Ms. Peggy Williams, CRAFT was determined that these buildings would be renovated and priority given to the old-time residents, to occupy them. While many people agreed in principle with the goal of not displacing long time residents, the method through which CRAFT sought to achieve these ends was often met with skepticism or outright hostility from newer residents who saw their individual efforts being discounted or swept aside in favor of low income housing achieved by ignoring the essential rules of real estate. Similarly, older residents had seen one group after another come into the community with big promises, only to see them dissolve with nothing to show for it. CRAFT faced a daunting set of challenges, to be sure.

Among the names associated with CRAFT: Peggy Williams (Project Coordinator), Bill Benedetto (Board Member), Joyce Brookshire (Board Member), and Leon Little (Board Member). Though it had the ear of city officials, it struggled to make progress in a visible way, which added to the distrust. It often came across as secretive, and often found itself in a double bind of being distrusted by old and new resident alike. Many in City Hall considered it “the only game in town,” and while large amounts of attention and funding were steered its way, there was very little transparency about where the funds were being spent. In hindsight, it appears that CRAFT got the lion’s share of the money from the now-infamous “Piggyback Fund,” but suffered from a lack of public relations. The biggest complaint that detractors had with CRAFT, however, was its business model. Though they solicited support

and collaboration from mostly lower to middle income long-time residents, CRAFT seemed to have a paternalistic attitude toward them when it came to home ownership.

Instead of fixing up a house and selling it outright to qualified candidates, they kept title to the actual property, and structured the “mortgage” as essentially a 99-year lease. This was to prevent people from profiting from rising home prices, we were told.

However, it doesn’t take much research to discover that most of the people who were “buying” homes from CRAFT did not have the financial education, stability or history that would make them good candidates for “traditional” mortgage loans. Many had worked at the mill for generations, living hand to mouth, depending on the Mill for everything that they needed.

Little or no money was set aside, and banks were reticent to make loans to people with little to no credit. CRAFT was accused by many of having “the soft bigotry of low expectations” when it came to their clientele. They thought enough of them to ensure that they had a place to live, and acted as their proxy to obtain mortgages (often times second mortgages to cover construction costs) in their names. But they didn’t think enough of them, apparently, to sell them the property en toto, keeping title to the land that the house sat on.

In many people’s minds, CRAFT was in the business of offering special housing arrangements to their clientele that others in the community were not entitled to. If a mortgagee failed to pay their “mortgage,” for example, the banks didn’t foreclose on them as they would any other default loan holder. CRAFT would simply make up the difference and maintain control of the property. If they chose to evict the residents for nonpayment, that was their choice. In many people’s minds, CRAFT had simply replaced one bad “slumlord” with their management practice that really wasn’t all that different.

They did achieve modest success through the 1990s, despite misgivings from some neighborhood residents. The early days of CNIA found us locking horns with CRAFT, as our vision for the future of housing seemed vastly different than the vision that CRAFT put forth. While many of us agreed in principle with CRAFT’s efforts to keep housing prices stable, we were flummoxed by their lack of transparency and apparent willingness to bend the rules of real estate in artificial ways to the detriment of long-term community development.

What was needed to break the conflict in approaches was the development of the Mill site itself, we reckoned. So, despite our individual and group interest in stabilizing the housing stock, we set off to conquer “the big kahuna” and get the mill redeveloped.

This became our laser focus by 1992, and while we kept a wary eye on CRAFT (and many wished them success), we were determined to make grand leaps forward, instead of the incremental and agonizing steps that we were experiencing. Like the legendary Don Quixote, we set our sights on the Mill, and charged forward in what seemed like an impossible quest for an elusive success.

Atlanta Sells It's Soul to Devilritaville

By Jeremy Turley, *The Atlanta Journal-Constitution*

Before Dolly, Cash, Hank, and even Jimmie Rodgers, Fiddlin' John Carson sat in a downtown Atlanta loft and sang an old tune into a flared horn.

The Cabbagetown resident's 1923 session yielded two songs, "Little Log Cabin in the Lane" and "The Old Hen Cackled," that would become the first hit record in the musical genre known today as country. The unassuming brick building that briefly served as a recording studio for *Okeh Records* still stands at 152 Nassau Street, across from *Centennial Olympic Park*.

In the coming days, the building could be leveled after a Myrtle Beach-based developer acquired a demolition permit from the city earlier this month. In its place, the developer plans to build a 21-story, "Margaritaville"-themed hotel, timeshare rental and restaurant in a nod to Jimmy Buffett's 1977 hit song.

A change.org petition to save the historic building had garnered more than 8,000 signatures. In a sign that demolition plans are moving forward, though, all of the structure's electrical wiring was recently removed, said Kyle Kessler, an architect and downtown resident who has spearheaded a campaign to preserve the building since 2017.

The building where Fiddlin' John Carson recorded the first country music hit in 1923 still stands at 152 Nassau Street in downtown Atlanta, but developers acquired a permit in July to demolish it.

City Commissioner Tim Keane called the potential demolition "unfortunate," adding that officials asked the developers to preserve and incorporate the building into the new project, but that the developers refused.

J. Patrick Lowe, a senior partner with *Strand Capital Group*, the firm managing the development, told *The Atlanta Journal-Constitution* in May he didn't think the project could move forward without that piece of land.

Kessler hasn't given up hope and said he would stand between the building and the demolition crew if necessary. Last Wednesday, he set up a portable, hand-cranked 1923 Victrola Talking Machine in front of the building and played records produced a few feet away nearly a century ago.

"This is about being a voice for a building that can't speak for itself and telling the tales of the folks who made it historic," said Kessler, arguing it could be incorporated into the new development's motif as a music venue or a gift shop.

Today, Atlanta is widely known as the capital of Southern hip-hop and the birthplace of its most popular derivative, trap music, but even most residents wouldn't guess that the city predated Nashville as the epicenter of the country music industry.

In the summer of 1923, legendary record producer and talent scout Ralph Peer ventured south from New York to record local talent for *Okeh Records*. On the recommendation of an Atlanta music distributor, Peer brought Carson in for a recording session at the Nassau Street building.

At the time, Carson and his fiddle had been known commodities in Atlanta for at least a decade. The one-time cotton mill worker earned a reputation playing for crowds on busy street corners.

Carson was never the best fiddler in town, but he was the most entertaining, Nashville-based music historian Robert Oermann said. He often wove comedic themes into his lyrics and told jokes between songs. The Fannin County native also built up a regional audience with frequent live performances on local radio programs.

His performances also had a darker side. During the infamous Leo Frank trial in 1913, Carson sat outside the courthouse and roused anti-Semitic fervor at the alleged murderer with his ballad "Little Mary Phagan," about the 13-year-old victim, music historian Steve Goodson said. Frank was lynched in 1915 after he was convicted of the crime and had his sentence commuted by the governor. Many historians believe Frank was not guilty.

Peer had very modest expectations for the 1923 record and sent only 500 copies back from the presses in New York. The record eventually sold more than half a million copies nationwide.

The record's success awakened music producers to the enormous marketability of "hillbilly" or "old-time" music, and the country music industry was born. Before he left town, Peer also recorded several black jazz, blues and gospel trailblazers in the Nassau Street building with musicians including Eddie Heywood Sr., Fannie May Goosby and the Morehouse College Quartet.

The music didn't last long. The record company vacated the building about a week after it set up shop. The building later housed many other businesses, including a film production company, a heating system manufacturer and, until about eight months ago, a law firm.

When city planner Keane announced in May 2017 that Atlanta would nominate the building for historic designation, which would prevent its demolition, the developers threatened to sue the city, saying the action would be unfair because they had already begun the application process for the project.

Then, a deal was struck. Under the direction of then-Mayor Kasim Reed, the city would give the developers "a golden ticket" to demolish the building if they built a Wyndham-brand hotel standing at least 10 stories and costing at least \$100 million, according to a 2017 agreement.

"We have a developer and owner that doesn't want to work with the city and doesn't care about the issues the community cares about," Keane said. In recent design plans reviewed by The AJC, the lot occupied by the historic building would be used for the dumpsters and grease traps next to the first-floor Margaritaville restaurant.

"All the grease off those 'Cheeseburgers in Paradise' would end up where this building now stands," Kessler said. "I'm not a songwriter, but that would be saddest blues or country song you could possibly write."

Rumblings from Alaska



**BRANDON
SUTTON**

I'm on a summer trip to Alaska to recharge my soul with beautiful scenery and abundant outdoor recreational opportunities. As I type this, the mild breeze outside beckons me to go out exploring around Anchorage.

I began visiting this beautiful state back in the Fall of 2016, and this is my second time taking an extended trip in the Summer (I came up in Summer 2018, too). I've never been anywhere else

on earth that has pulled me back again and again with such a powerful call. Yet, as with so many other beautiful environments I've visited in recent years, this one is under threat by a relentless upward shift in global temperatures.

If you've been paying attention to weather around the nation (or indeed around the world) lately, you may recall that Alaska broke records back in early July for temperatures that were unheard of until this year. 90 degrees may be no big deal in Cabbagetown, but in Anchorage it's absolutely nuts, and it happened on July 4th, breaking the previous all-time high by a full five degrees Fahrenheit. ***Let that sink in a moment.***

Heat like this is quite troubling and points to uncertain times ahead. Will this kind of heatwave be the norm in the coming years? And if so, what does it mean for the sea ice and permafrost to the north that is critical for not only the ecosystem (and infrastructure) of the region, but for the entire planet? It's hard to ignore this or pretend it's not happening, when it's right in our faces.

I got lucky on this trip: the heat broke before I arrived and the welcome rain we experienced the first few days of my trip helped clear the air that was thick with wildfire smoke only a couple of days before I arrived. The call of the wild expanse of this state beckons me to get out and experience it while I can. Part of me wonders how long it will be this way, which contributes to the impetus to enjoy it now.

In the interest of addressing the glaring dissonance I experience with knowing CO2 emissions are accelerating global warming, yet choosing to still travel via air, I can just say that it's a torturous choice. I do my best to reduce my carbon footprint in other ways so that when long-distance air travel is the only viable option, I'm slightly less guilt-ridden. I also make it a point to share the stories of these places when I do visit, including how climate change is impacting them here and now. It's not enough though, and I know it.

The 49th state offers untold beauty, adventure, exploration, and recreation for those who seek its wonder. It also offers a stark warning to our species: wake up to the impacts we're having on the planet before it's too late. If you've never been, I highly recommend a visit. ***Just be prepared to want to come back again and again if you take the leap northward.***



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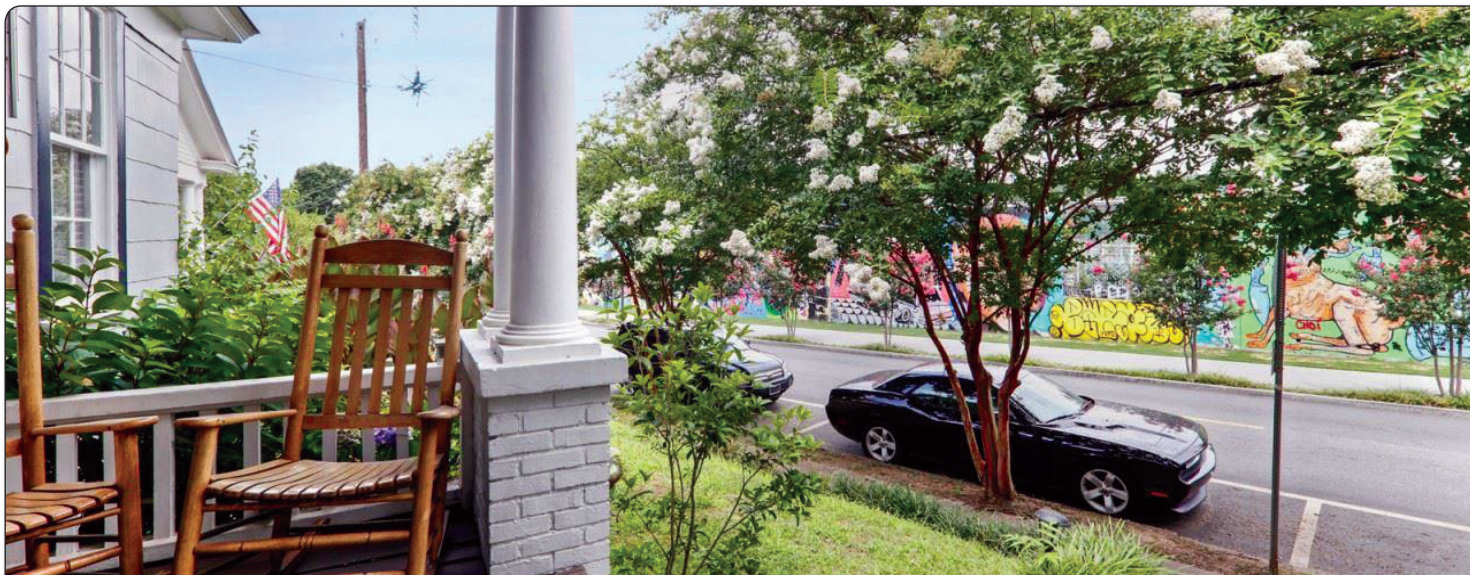
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Living in Cabbagetown

The Real Estate Report

This information is provided by Chrissie Kallio 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: Chrissie Kallio at 404.295.2068 • Lynne Splinter at 404.582.0006 • Debbie Weeks at 404.272.1906

We wish you happy house hunting!



HOUSES

For Sale	Price
133 Tye St. 2 BD/2 BA	\$675,000
125 Estoria St. 3 BD/2 BA	\$634,900
174 Estoria St. 3 BD/3.5 BA	\$594,900
751 Wylie St. 2 BD/1 BA	\$495,000
189 Savannah St. 3 BD/2 BA	\$469,000
154 Savannah St. 2 BD/2 BA	\$425,000
834 Harold Ave. 2 BD/1 BA	\$250,000
620 Memorial Dr. 2 BD/1 BA	\$239,000

MULTI-FAMILY

For Sale	Price
None this month.	

HOUSES

Pending	Price
171 Powell St. 3 BD/2 BA	\$565,000
180 Pearl St. 3 BD/3 BA	\$528,500
809 Harold St. 2 BD/2 BA	\$525,000
185 Savannah St. 3 BD/2 BA	\$499,995
Conditional	Price
140 Estoria St. 4 BD/2.5 BA	\$803,000
263 Pearl St. 4 BD/3.5 BA	\$660,000
804 Fulton Terr. 3 BD/2 BA	\$482,000

CONDOS & LOFTS

For Sale	Price
The Stacks Loft E316 2 BD/2 BA	170 Blvd \$525,000
Loft E219 2 BD/2 BA	\$524,900
Loft H118 1 BD/1 BA	\$350,000
Loft F101 1 BD/1 BA	\$289,900

LOTS

For Sale	Price
726 Gaskill St. .07 Acres	\$215,000

PENDING CONDOS & LOFTS

Pending	
The Stacks LoftH528 2 BD/2 BA	170 Blvd \$550,000
Loft E427 1 BD/1 BA	\$339,000
Loft E101 1 BD/1 BA	\$320,000
Loft H424 1 BD/1 BA	\$315,000
Loft H213 1 BD/1 BA	\$289,000
Loft F109 1 BD/1 BA	\$279,000
Loft E004 1 BD/1 BA	\$225,000
Conditional	
The Stacks Loft H424 2 BD/2 BA	170 Blvd \$500,000
Loft H324 1 BD/1 BA	\$325,000
Loft H309 1 BD/1 BA	\$323,000
LoftH201 1 BD/1 BA	\$274,900

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