

# Cabbagetown

## NEIGHBOR

Cabbagetown Neighborhood Improvement Association  
Volume Twenty-six • Issue Number Six • June 2017

"I'm fixing a hole where the rain gets in" ~ McCartney and Lennon

### Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, June 13<sup>th</sup>, 7p at the Cabbagetown Community Center.

**6:45p Welcome and Snacks**

**7:00p Meeting begins**

**Welcome & Announcements**

Review and approval of May minutes

**Valencia Hudson - City of Atlanta**

**Atlanta Police Department**

**Financial Report - Dan Thompson**

**Committee Reports:**

**NPU - John Dirga**

**Historic Preservation and**

**Land Use Committee - Nicole Seekely**

Type II Certificate of Appropriateness:

Deck alterations at 719 Mollie St.

Type III Certificate of Appropriateness:

Two new homes at 205 Berean Ave.

PatchWorks request for rezoning support - Jake & Nina Elsas.

**Public Safety/Neighborhood Watch -**

**Peyton Stinson**

**Transportation - Shaun Houlihan**

**Cabbagetown Initiative - Chris McCain**

**Hospitality - Laura Bellinger**

**Imagine Memorial - Greg Giuffrida**

**Old Business:**

CNIA Board Communications Chair nomination: Caitlin Reade Keenan.

At Large CNIA Board Position - nominee for volunteer coordination, Chelsea Arkin.

Boulevard Tunnel Initiative -

Donnell Woodson

**New Business:**

Stacks landscaping project

Property Tax Q & A - Andy Goldstein

**8:30p Adjourn!**

Final May minutes will be adopted at the June meeting.

The Community Center is located at 177 Estoria Street.

## The Hole Patrol

By Lisa Myers

**Ever walk by a missing water meter cover and think, "that sure would hurt to fall into."**

Or even worse, fall into a broken one, have it impale your shin with a razor sharp, rusted rim before swallowing your leg into two feet of mucky brown water?

Damaged water meter covers should be called into 311 or logged at [atl311.com](http://atl311.com) (Click: Report a problem-->Utilities-->Water services). Anyone can report, you don't have to be the property owner. A 311 customer service agent will ask for the physical address, nearby intersection and

any additional details to help a technician locate the damaged cover.

To better ensure the safety of our sidewalks, a second line of defense has been created... **The Cabbagetown Hole Patrol**. Staffed by the same folks that brings you the Cabbagetown Neighbor newspaper. The delivery team will also be noting dangerous meter covers while they walk our streets every month. Their report will then be complied, tracked, reported and checked-up on to ensure safer sidewalks. Round of applause for all the Cabbagetown Neighbor deliverers! Thank you for all you do.

If you would like to become a member of The Cabbagetown Hole Patrol, please email



Water meter covers on Carroll Street.

How about tripping on a crooked one without warning that results in your falling to the sidewalk cracking two front teeth? Sadly, these are a couple true accounts of what has already happened to our neighbors.

[ctowndelivery@gmail.com](mailto:ctowndelivery@gmail.com).

We welcome anyone and everyone who is willing to help solve this ongoing problem.

**Rough Waters**  
See Page 8

# Cabbagetown NEIGHBOR

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

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Nicole Seekely, Duncan Cottrell, Mary Caldwell, Jake Elsas,

Arielle Kass, Brandon Sutton, 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](mailto:ctowndelivery@gmail.com)

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Illegal Dumping	404.330.6333
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Potholes	404.330.6281
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Atlanta Job Hotline	404.658.9675
Drinking Water Call Center	404.658.6500
Sewer Operations Call Center	404.624.0753
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## KEEP UP WITH THE NEIGHBORHOOD

Join the Cabbagetown online community at

[groups.yahoo.com/group/CNIA](http://groups.yahoo.com/group/CNIA)

and [cabbagetown.nextdoor.com](http://cabbagetown.nextdoor.com)

And the parents' network of Cabbagetown kids at

[groups.yahoo.com/group/cabbagekids](http://groups.yahoo.com/group/cabbagekids)

## ADVERTISE WITH US

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

## ADVERTISING RATES

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

Classified ads are 25¢ a word for non-residents.

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



# The Mighty Stacks Loft Crawl

By Kyle F. Bidlack

*If you are relatively new to Cabbagetown, you may not know about The Stacks lofts+Artists Tour.* It was an awesome December event that had a seven year run. It consisted of about fifteen loft owners opening the doors to their homes and not only inviting everyone in, but also hosting a local artist who hung their works on the big loft walls and sold their wares to an admiring public.

Well, a handful of Stackians remember it fondly and wanted to recreate it, but on a more quaint scale. Stephanie Lawniczek and Nancy Lehrer were the driving forces behind the reincarnation, but they had a lot of help from a few key neighbors, namely Dan Laurie, Virginia Harris, Andre Els and Sirmantha Ellison. And this humble, dedicated, caring, little group pulled it off, despite challenging weather.

On Saturday, May 20<sup>th</sup>, they gathered folks together beneath The Stacks water tower, and embarked on the Crawl, which started at 6p sharp. There were only about twenty folks at the commencement, but before long, the ranks had swelled to nearly seventy!

Together, they toured eleven loft homes, socialized, enjoyed food and drink, admired decor, views, art, and music.

*"It was a very rewarding night for the Stacks Events Committee to see so many of our great neighbors getting to know each other and enjoying each other's company." Said Stephanie. "A special thanks again to the loft owners who opened their doors to all of us and to all of the residents who joined in on the fun. We look forward to doing it again next year!"*

Marion Yoder's loft in the old Machine Shop Bldg was a big hit, as was Connie & Bruce Veates home in Mill Bldg <sup>Nº2</sup>, and Laura Morton's loft in Mill Bldg <sup>Nº1</sup> with her expansive view of the CSX train yard. of course, Brandon Sutton's spacious tower loft was the talk of the Crawl.

The event "officially" ended around 10p, but Marion's loft was the place to be for the "unofficial" post-crawl party. Cabbageheads have always been known to throw a good party. And the tradition continues. We can't wait to see what Stephanie and Nancy have in store for 2018.

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MIKESHA MARSHALL  
"INFUSION... THE BLENDING OF ART"**



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# Cabbagetown Neighborhood Improvement Association: General Meeting

*Tuesday, May 9<sup>th</sup>, 2017, 7p at Cabbagetown Community Center, 177 Estoria Street. Meeting conducted by Katie Butler. Minutes recorded by Karyn Corell.*

## **Announcements:**

Motion passed to approve March and April 2017 meeting minutes.

## **City of Atl - Natalyn Archibong**

Trash cans approved and will be installed in six weeks (early June) on Krog Street and Dekalb Avenue, Carroll Street, and Boulevard Tunnel. Requests for lighting on Wylie Street and Tennell Street.

The **Renew Atlanta** plans are underway. May 11<sup>th</sup> budget meeting – public hearing on the budget which reflects priorities. Requests from the meeting include: Remove down tree limbs on Tye St. and on the corner of Gaskill St and Iswald St. Repaint 'no parking' lines on Carroll Street – an opportune time to repaint is June 3<sup>rd</sup> during the Cabbagetown Reunion.

## **Atlanta Police Department – Sargent Hines**

There has been an increase in police patrols to prevent car break-ins, no major crimes in Cabbagetown in April. Package theft in Reynoldstown and Cabbagetown is still occurring.

## **Financial Report- Dan Thompson**

Bank balance \$14,729. There was an April deposit of \$5,400. \$5000 is earmarked for security and \$400 for Cabbagetown Neighbor ads. March CNIA pizza (\$59.25). Catering expenses for April new neighbor party (\$140.00 paid to Milltown Tavern). In May, we deposited \$1,120 from Cabbagetown Neighbor ads. Paid \$66.84 for the new neighbor party. \$448.20 payment to the newspaper printer yet to be deposited.

## **Transportation- Shaun Houlihan**

Kate Wilson from **Urban Transportation for America** supporting the neighborhood transportation plan and to send out a survey in early May to identify transportation concerns/issues. On June 7<sup>th</sup> two community workshops will be held at 7:30-9:30a and 6:00-9:00p to learn from and inform the community of prioritized projects and develop a vision statement to bring to city decision makers which will be available mid-July.

Dekalb Ave Complete Streets Project general show of support and then the transportation committee will draft a letter for support. Vote at the June meetings. Committee meetings held 3<sup>rd</sup> Thursday of every month.

## **Public Safety- Peyton Stinson**

For package theft, locked mailboxes can be purchased online and Peyton can help install.

## **NPU- John Dirga**

Fall Fest at Candler Park presented by Corey Anderson (operations director) motion passed to approve the festive. From **Atlanta**

**Watershed Management:** we are currently in a level 2 drought, see their website for trainings and water mgmt. **Streets Alive** nominated for Community Design Awards. Approved the alcohol licensing for **Bar Mercado** on 99 Krog St NE. Court Appointed Special Advocates (gacasa.org) providing classes (5 weeks 3 hr classes) for certification to be advocates for children in foster care. Ordinance by zoning committee to create chapter 16A I-Mix (mixed industrial, commercial and residential use property) presented by Kwanza Hall.

## **HPLU- Nicole Seekely**

Pickett and Berean lot will be presented in June meeting.

## **Cabbagetown Initiative (CI) - Chris McCain (new president)**

Chomp and Stomp is set for Sat Nov 4<sup>th</sup>. To volunteer, contact Whitney Bolster (chair of Chomp and Stomp). 1<sup>st</sup> weekend of July painting mural on CSX wall – **Forward Warrior**. Neighborhood yard sale May 20<sup>th</sup>. CI board elections were held on May 8<sup>th</sup> – motion was approved to re-elect Paul and Chris on CI Board.

## **Hospitality**

Involve The Stacks for the next new neighbor party and suggestion was to have the party on the roof.

## **Imagine Memorial- Greg Giuffrida**

Restriping Memorial from Pearl eastward. Plans to change the reversible lane to a turning lane on Memorial, east of Pearl St. Pedestrian beacon at Berean St and Memorial. Renew Atlanta website has plans and project details for Memorial to Piedmont Park.

## **Old Business**

Laura approved to fill an open seat of one at-large CNIA board member – hospitality. One remaining at-large CNIA board position.

## **New Business**

June 3<sup>rd</sup> Cabbagetown Reunion 11a-5p. Carroll Street will be closed and activities in **Patch Works** museum, **Little's** and **Cabbage Pie**, NPR Story Core kit.

The Stacks Condominium Owners Association approved the painting of murals on their wall on Tennelle and Carroll – focus will be on neighborhood artists with a preference for artists that live in Cabbagetown. Looking to identify a 3<sup>rd</sup> neutral person (outside Cabbagetown) to join the committee to help choose the artists to paint the murals (starts in November 2017).

## **Adjourned.**

# President's Letter



**KATIE  
BUTLER**

*Did y'all make it to the Cabbagetown Reunion this year?* Did you see some old friends and neighbors? Who won a cake? Did you hear some new music? Did you offer a story for *StoryCorps*? (More on those stories soon!)

Your neighbors worked super-hard to set it up, as always. Please say "thanks" to Karen Russian, Celine Bufkin, John Dirga, and Nina & Jake Elsas when you see them!

This month's CNIA meeting (on Tuesday, June 13<sup>th</sup>, 7p, 177 Estoria) will be a good one with tons of info for you. This month, we will have a brief Q & A session on property taxes, led by a local tax attorney, an update on plans for the *Boulevard Tunnel Initiative*, and an update on finding a Cabbagetown home for the *Patch Works Art and History Center*.

As those of you attending CNIA meeting lately know, I've been trying to keep the meetings brief and focused – I know I'm tired of meetings when I get home from work. So, these updates will be quick, but we'll make sure you know how to get more info.

Hey, speaking of getting more info, remember when I did that "bar hours" thing in April? Well, it was a blast. I got a ton of thoughts from neighbors on what they'd like to see change around here, what they love, and what ideas they have for improving the neighborhood. For example, what if The Stacks hosted a Roll Call party in the roof?! So, if you want to chat about things and let CNIA run with YOUR ideas, please join me for the...

**Next bar hours!** Please join me on Sunday, June 25<sup>th</sup> at 97 Estoria from 4-6:00p. I will be wearing my yellow t-shirt with a giant squirrel on it... again. Luis has offered to do some drink specials. Nothing says "neighborhood business" like PBR. Come join me! Let's chat! And, of course, if you're not into in-person chats, email me at [cabbagechat@gmail.com](mailto:cabbagechat@gmail.com), find me on **Facebook**, dig a ditch in the middle of the intersection of Gaskill and Estoria to make me crash my bike, etc. Let's connect. *Katie*

## Krog Tunnel Closures

By Kyle F. Bidlack

*Hopefully, this won't be nearly as disruptive at the I-85 bridge rebuild... For weeks at a time this summer, parts of the Krog Street tunnel will be closed daily for construction of the Atlanta Beltline.*

In addition to general construction of the Eastside Trail extension, the closure will allow for the installation of handrails and lighting, Beltline officials said.

The northbound closure is slated for June 12<sup>th</sup>-30<sup>th</sup>, and the southbound closure for July 1<sup>st</sup>-21<sup>st</sup>. The lanes will be closed between 9:30a and 3:30p.

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## CNIA June Calendar

**June 7<sup>th</sup>, 9-10am or 7-8p**

Ctown/Rtown Transportation Workshops. Come to Cabbagetown Park at 9a or head to Lang Carson Center at 7p to discuss our exciting ongoing transportation planning efforts.

**June 15<sup>th</sup>, 6:30p**

Ctown/Rtown Transportation Committee Meeting at the Ctown Community Center.

**June 19<sup>th</sup>, 7p**

Historic Preservation and Land Use Committee Meeting At the Ctown Community Center, 177 Estoria

**June 22<sup>nd</sup>, 7p**

NPU- N Meeting at the Little Five Points Community Center, 1083 Austin Ave

**June 25<sup>th</sup>, 4-6p**

**Bar Hours**

At 97 Estoria. Luis is putting together some drink specials. Because that will make all of our conversations much more logical and fruitful.

**July 1<sup>st</sup> & 2<sup>nd</sup> Forward Warrior**

This year's mural-painting extravaganza.

**July 11<sup>th</sup> 6:45p**

CNIA Meeting! Updates on transportation survey! Exciting new plans for things! Free pizza! Cabbagetown Video Project: Local producer piloting a "Get to Know a Neighborhood" video in Cabbagetown. Talk to him if you like; he's nice!



# Thwarting Summer Break-Ins

By Duncan Cottrell

**I hate to say it, but crime statistics demonstrate that break-ins increase when school is not in session.** That means summer vacation time and end-of-the-year holiday time, and – to a lesser extent – spring break.

The police tell me that adult criminals will recruit juveniles and train them to kick in doors and steal desired items. The adult mentor watches from a safe distance but receives the stolen goods. Because, if apprehended, juveniles are treated more leniently under the law, the adult can avoid an arrest that will stick. Targeted items are electronics (laptops, large-screen TVs, iPads, game stations, etc), jewelry, and guns.

The typical method is “smash-and-grab,” with a door kicked in, goodies snatched, and the intruder gone in less than five minutes. One Grant Park theft shown on **YouTube** from the home security camera was timed at 22 seconds from kick-in to exit with the TV.

Most burglaries occur between noon and 3p, when occupants are at work. Some happen right after the owners leave for work. That implies the house was being watched.

**Do security cameras help?** They seldom deter a thief but sometimes provide clues to catch them. However, the camera

would have to be of good enough quality to provide a high resolution image for identification, preferably in color. And it would still have to be positioned just right to catch and provide a usable image to assist the authorities.

Unless you have deep pockets, there are more effective deterrents for your money. Preventing intrusion through doors and windows is the best idea. A monitored alarm system to limit “illegal

shopping” time is second. A big, barking, protective dog is a great deterrent.

For doors, the three options for “hardening the target” are  
1: Steel burglar bar doors (with their own locks) installed outside your entry door.

2: Reinforcement of jambs and door with unobtrusive, steel “door jamb armoring” hardware.

3: Auxiliary security doors like Larson’s “Secure Elegance” security storm door, or their

“Patriot” security screen door with stainless steel hurricane screen.

For windows, the options are 1: Steel burglar bars. 2: Window pins for wood windows (or dowels for vinyl & aluminum windows).

3: Clear glass security film with its super strong adhesive.

4: Impenetrable hurricane screens.

For details and/or a Home Security Consultation, contact **The Entry Enforcer** at 404.289.6960 or [Duncan@EntryEnforcer.com](mailto:Duncan@EntryEnforcer.com).



# Looking for Your Big Break?

By Mary Caldwell for The AJC

**Are you ready to make your mark on Atlanta’s film and TV industry?** Are you the next Tyler Perry? ATL is in need of young stars.

This film is the sequel to “The Avengers” and “Avengers: Age of Ultron.” Chris Hemsworth, Chris Pratt, Samuel L. Jackson and Josh Brolin are starring in the movie.

**What are they looking for?** A core group of men and women over age 18, any ethnicity, is needed to portray NYC types (business workers, pedestrians, café patrons, street vendors, bike couriers, etc.) A small group is also needed to work with their vehicles, which can’t be red, white or black. You should be able to run a moderate amount and will need to have total flexibility

and an open schedule since you’ll work multiple days, including weekends. New faces only are needed.



**When are they filming?** Filming is in Fayetteville and downtown Atlanta throughout June and July.

**How much does it pay?** Pay is \$68 for eight hours of work.

**How do I submit?** Send an e-mail to [MaryLou@CentralCasting.com](mailto:MaryLou@CentralCasting.com), and put “Core Group” in the subject line. Include your name, phone number, sizes and current, well-lit photos. If you’re submitting with your bicycle, include a photo of it

as well (you must have a helmet too). And if you’re submitting with your vehicle, include its year, make, model and color.

# Houlihan & Seekely

*It's not a law firm. It's just two good people volunteering their time to make things better.*

By Shaun Houlihan

**Thanks to everyone who took the time to fill out a transportation survey! We received over 500 responses**, full of great ideas and suggestions, and the results are being studied by our planner at UrbanTrans and will be made public soon.

Hope to see you at one of the public transportation workshops on June 7<sup>th</sup>. The first session is from 7:30 to 9:30a at Cabbagetown Park and the second session is from 6 to 9p at **Trees Atlanta** in Reynoldstown. Drop in anytime to learn what's on the horizon and share your thoughts.

By Nicole Seekely

**You may have heard about a recent text amendment to the zoning code for R-5 properties.** It makes accessory dwelling units (or sometimes called "tiny houses") legal for anyone on an R-5 lot. The amendment allows micro-housing as a permitted accessory use in the R-5 District. The unit must be 750 square feet or less. The total number of units on the property cannot exceed two including the accessory dwelling unit.

**How does this affect Cabbagetown?** It doesn't do much. We are zoned a landmark district and therefore do not fall under any of the R-3, R-4, R-5, etc. regulations. In fact, Cabbagetown has our own regulations. But let's say you didn't want to take my word for it. Here is how you can look up what zoning classification your property is and what regulations apply to that property:

1. Find your property here <http://gis.atlantaga.gov/zoningmap> and click on your property. A pop up menu should allow you to then click on a "Zoning Map PDF".
2. Once that map opens up, find your property again. It will be in a color-coded zone that's associated with your zoning classification.

3. Once you find your zoning classification (most of Cabbagetown is HC-20A SA3, and most of Reynoldstown is R-5), you can then go to this link <http://tiny.cc/atlantazoning> to read all about it.

Feel free to email [ctownhp@gmail.com](mailto:ctownhp@gmail.com) with any questions!

### CNIA Bar Hours!

**Saturday, June 25<sup>th</sup> at 97 Estoria from 4-6p**

Stop by, have a beer with some of your CNIA board members, and tell us what you want to see (or don't want to see) in Cabbagetown!

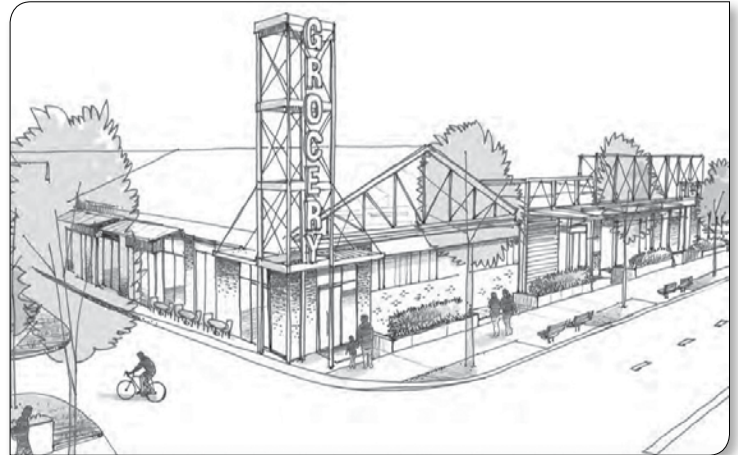


# Larkin on Memorial: Springing to Life

By Kyle F. Bidlack

**Big things are happening across from Oakland Cemetery, on Memorial Drive, on the old Habitat for Humanity property.**

**Firepit Pizza Tavern** (by celebrity chef Leslie Cohen) is scheduled to open later this year, and will specialize in brick-oven pies with fresh Italian ingredients. The restaurant plans to build out a 2,981-square-foot slot within the development.



The Larkin project by Paces Properties will encompass 63,000 square feet, with a goal "to serve the day-to-day needs of our neighbors in the Grant Park, Ormewood Park, Cabbagetown, Reynoldstown, and East Atlanta neighborhoods," per the developer's website.

Other ventures set to join Firepit Pizza Tavern include **Taqueria del Sol, Ramen Station, Ace Hardware, Primrose Schools**, and a second local concept by the folks at **Candler Park Market** called, fittingly, **Grant Park Market**.

According to leasing materials, Larkin spaces will range from about 1,245 to 16,000 square feet, with touches like exposed brick walls and "original architectural elements," all girded by "ample free parking."

## *Full Commission (a gastropub) is also on tap for Larkin on Memorial*

**Paces Properties** announced **Full Commission**, an "upscale yet traditional" restaurant and tap room, would also open there.

"With the growing demand for well-done food, craft beverages, quality coffee, and personalized service in mind, we've created an upscale environment that properly represents the grit and character of the Grant Park neighborhood," David Traxler, owner of Full Commission, said in the release.

Full Commission will offer "southern-fusion" small plates, a full bar with beer and wine on tap, coffee from select roasters, and specialty nitro beverages.

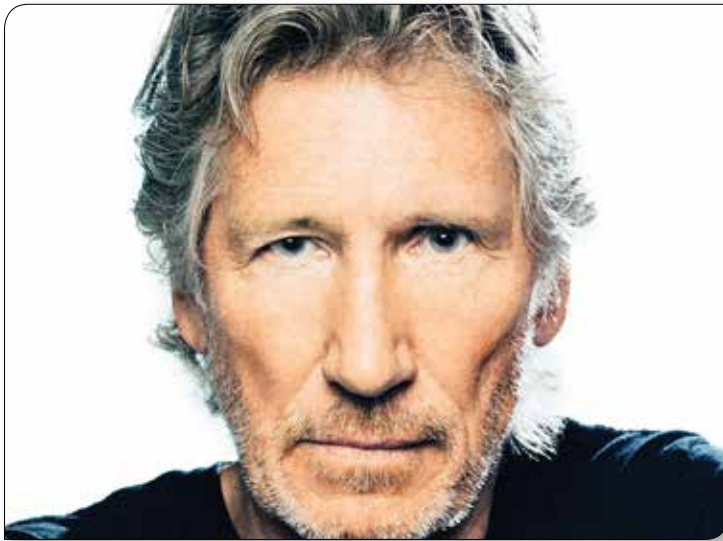
# Warning: Rough Waters Ahead

By Kyle F. Bidlack

Way back in the early days of this century, Roger Waters was asked what current artists he liked to listen to. He mentioned *Radiohead*, but admitted that "they kinda' lost me with that *Amnesiac* album." That record was produced by Nigel Godrich.

When Godrich was asked recently about Waters solo work, he said "He made some records that were impenetrable. I can't listen to them – I turned them off:"

So the two might seem the unlikely pair for Water's first rock album in twenty-five years. "is this the life we really want?" is set to be released on June 2<sup>nd</sup>.



Waters current tour is titled "*Us+Them*"; a nod to his *Dark Side of the Moon* work from five decades ago. And the endearing thread that runs through the show is there really is no "us and them", it's only us.

The performance is not as warm and fuzzy as it might sound. Waters delivers a scathing commentary on our dear leader here in the States. Known for his lofty concepts, biting contrasts, highly textured, dense lyric, and painfully brutal social and political critiques: Us+Them proves Waters has not lost his piss + vinegar.

The new album is only fifty-four minutes... thanks to Godrich. When Waters first share the new material with Godrich, he had more than four hours of music. After listening to the opus, Godrich said "Well, you've got a couple good minutes in there."

Back in the 90s there was a joke making the rounds. A rocker died and was met at the pearly gates by St. Peter who said "you're going to love it here. We've got Hendrix on guitar, Elvis is doing the vocals, and Roger Waters is writing the lyrics." The rocker says "Whoa, I didn't know Roger died." And St. Peter says "He didn't. It's really God doing the lyrics, he just likes to think he's Roger Waters."

Waters undoubtedly heard the joke once or twice, so the song *Déjà Vu* brings an added flavour. Waters sings about how our existence would be different if he had been God. Originally the song

was more than fourteen minutes long. It was pared down for the album. And I find myself longing for the two omitted verses...

*And if I were a Muslim and you were a Jew  
If I were a Mennonite and you were an Hindu  
Would we exchange the weight of these chains  
Chains of belief and the carnage on the trains  
To turn over a new leaf*

*If I had been God, I would not have chosen anyone  
I would have laid an even hand, On all my children, every one  
I would have been content, To follow Ramadan and Lent  
Time better spent, Spent in the company of friends  
Breaking bread and mending nets.*

The new album sounds unmistakably like Waters (and Pink Floyd). So if you like lots of space between the notes, an abundance of atmospheric sounds, ominous tones, lush arrangements, adult language, predictable unpredictability, a return to Water's funkier, bluesier, jazzier, more melodic days, you'll love this album.

And if you do, it is unlikely that President Donald Trump will share your feelings. *Smell The Roses* conjures imagery of the dear leader having his way with Lady Liberty, soiling her irreparably. Another song, *Picture That* has a verse...

*Picture a courthouse with no fucking laws  
Picture a cathouse with no fucking whores  
Picture a shithouse with no fucking drains  
Picture a leader with no fucking brains*

The President plays a starring role in the title track. Trump's voice can be heard complaining about his *CNN* news coverage, while calling his administration "a fine tuned machine." Waters abruptly ends Trump's monologue and proceeds to eviscerate Trump, his rhetoric of fear and all that comes with it.

*Bird in a Gale* does not relent. Waters takes Trump forcefully by the shoulders and unleashes a punishing intervention. A brutal and sobering five-minute slap in the face, laced with fury. Like a father disappointed in the juvenile and thoughtless acts of a prodigal son.

*The Last Refugee* is absolutely gut-wrenching. Waters may have gained inspiration from the three-year-old Syrian boy that washed ashore after drowning in the Mediterranean in 2015. He and his family were trying to escape the brutal strife in Syria. You can find the song and it's video online.

And while Waters is/was famous for building walls between himself and his audience (literally and figuratively), he is equally famous for blasting said walls to smithereens. At the end of his Us+Them performances, as the band plays the final notes of *Comfortably Numb*, Waters wanders out into the audience, breaking all barriers between himself and his fans. Perhaps a not-so-final personal gesture that the life he wants, is all about us. All of us together... just humans, being.



# Cabbagetown Initiative: Monthly Meeting

*Cabbagetown Initiative Community Development Corporation Minutes of the Monthly Meeting of the Board of Directors May 8<sup>th</sup>, 2017, 7p. Location of Meeting: Cabbagetown Community Center, 177 Estoria Street, Atlanta, GA 30316.*

*Present at Meeting: Tova Baruch, Whitney Bolster, Katie Butler, Tom Deardorff, Morgan Felts, Paul Freeman (by phone), Todd Kane and Chris McCain. Not Present: Heather Bradley, Karin Kane and Alexa Mosley. Guests Present: Joe Farr, Adrienne Ford, Kali Gerhardt and Kendall Rawls.*

*A regular meeting of the Board of Directors of Cabbagetown Initiative CDC was called to order at 7:07 PM on May 8, 2017 at Cabbagetown Community Center by Vice President Tom Deardorff.*

## **I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

## **II. Review of Previous Minutes**

The minutes of the April 10<sup>th</sup>, 2017 meeting were distributed and unanimously approved.

## **III. Treasurer's Report**

Treasurer Alexa Mosley was unable to attend, but Katie reported that CNIA approved CI's budget at the last CNIA meeting.

## **IV. Reports**

### **a. Governance Committee**

Chris reported that the Merger Task Force met earlier that week. Given leadership transitions at CNIA and CI, this conversation will be picked back up in the coming months.

Chris welcomed four guests all of whom were being considered for election to the Board of Directors. Before calling for elections for the open Director seats, Chris invited Katie, representing CNIA, and Whitney, representing the Chomp & Stomp Committee, to discuss additional volunteer opportunities within the neighborhood. Each guest discussed their interests and skills and considered how they wished to serve.

Chris then welcomed motions for the open Board of Director seats, followed by elections for officers.

**MOTION [Tova]:** To elect Joe Farr, Adrienne Ford and Kendall Rawls to a two-year term on CI's Board of Directors (APPROVED unanimously).

**MOTION [Whitney]:** To recommend to CNIA to elect Paul Freeman and Chris McCain to a second two-year term on CI's Board of Directors (APPROVED unanimously).

**MOTION [Tova]:** To elect Chris McCain as President, Paul Freeman as Vice President and Alexa Mosley as Treasurer of the Cabbagetown Initiative CDC (APPROVED unanimously).

The Board will elect a Secretary at its June meeting.

### **b. Chomp & Stomp Committee**

Whitney reported that monthly meetings will begin in June. Alicia Thompson will support logistics. Whitney asked the Board to take on responsibility for the Welcome Centers at Chomp.

Heather will be serving as Sponsorship Chair; Whitney distributed information about the sponsorship levels. The Board had significant discussion about ways to better engage sponsors. Custom sponsorship opportunities are available for major donors over \$1,000. Sponsorship is incredibly important this year!

### **c. Parks Committee**

Tova reported that only one bid has been received for addressing some tree issues in the parks. The committee is trying to get ahead of the City so that it does not inadvertently injure trees.

**MOTION [Tova]:** To accept the bid from Boutte Tree (\$3,760) to address tree issues in the parks (APPROVED unanimously). [Budget Line: Parks - Special Project]

### **d. CNIA**

The website design is looking great! Whitney and Katie met with ToolBox No. 9 to plan and streamline the new website.

### **e. Community Garden Committee**

Tom reported that it's full! Everything is going well – and the bees are making honey!

## **VI. New Business**

### **a. Forward Warrior**

**MOTION [Katie]:** To approve Forward Warrior to paint on the CSX Wall on July 1<sup>st</sup> and 2<sup>nd</sup>, 2017 (APPROVED unanimously).

### **b. Atlanta Tool Bank**

We will be renewing our membership so that we can use tools for neighborhood cleanups.

**MOTION [Katie]:** To renew CI's membership with the Atlanta Tool Bank (up to \$25) for the calendar year (APPROVED unanimously).

### **c. Legal Counsel**

Todd encouraged the Board to consider retaining legal counsel to represent CI. No action was taken but a motion may be considered at the June meeting.

### **d. Yard Sale**

There will be a neighborhood-wide yard sale on May 20<sup>th</sup>, 2017. Contact Todd Kane or Skyler Minter for more information.

### **e. Recording minutes**

Todd suggested the possibility of voice recording all meetings. No action was taken.

*The meeting adjourned at 8:55p.*

*Minutes submitted by Chris McCain, Secretary.*

---

# Thanks Cosette!

The Cabbagetown Neighbor newspaper delivery team recently undertook a major effort to improve delivery and efficiency. And Cosette DeChant played a major role. She surveyed every Cabbagetown street, counted every door, and every route...  
**You rock Cosette! huge applause!!!**

# Our Future...



**BRANDON  
SUTTON**

*Our corner of Atlanta is undergoing significant changes.* Aside from Oakland Cemetery, Cabbagetown has rapid development occurring all around it. In a few years, Memorial Drive will be essentially unrecognizable with all the changes that are already underway. The big question for me is: what will happen to *Hulsey Yard* if/when CSX departs?

This is a question that I've been asking for most of my time in the mill overlooking

this amazing facility. Many days and nights I have gazed out at this sprawling rail yard and wondered what might be possible when CSX decides it's time to move on. And for most of my time here, it's been science fiction, but now it feels like something is underway and changes are imminent.

In the past year or so, the rumors have become persistent; something is going on, and it seems like it's only a matter of time before the property just to the north of C-town is redeveloped. But to what? *That's where we all come into play.*

Hulsey Yard is a rare parcel of its size very close to the city center that has tremendous potential to the community and to the city as a whole. Not only does it sit on the most challenging connecting point of the *Atlanta BeltLine*, but it has the potential to offer much more than another collection of mixed use buildings and apartments.

It would be nice to see some green space as part of the deal. Perhaps the city will even get serious about affordable housing and make good on that aspect of the BeltLine's promise. Whatever happens, I believe we all need to be actively involved in helping shape this next chapter in Atlanta's story.

If history is any guide, we need to remain vigilant as the wheels are put in motion (pardon the pun). Just last year, there was a debate surrounding the development at 670 Dekalb Avenue, just across from Hulsey. A handful of engaged citizens stepped to the plate and raised concerns with the city, the developer and the media around the potential impacts on the master plan for the Atlanta BeltLine. In the end, the developer re-worked the plans for the site so that when light rail transit becomes a reality on the BeltLine, the original design will still be possible.

This may sound premature, but I believe it's time for us to be preparing for what's to come at Hulsey. Start thinking about what you would like to see next door and be ready to voice your opinions when the time comes. When it happens, there will be people weighing in on all sides. I suspect the next Mayor of Atlanta will preside over this transition. Let's make sure we're ready to engage productively and help guide this exciting transition into our community's future.

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# Cabbagetown Reunion Day

By Jake Elsas

**Hello Friends of Cabbagetown!** This year's Cabbagetown Reunion Day will be held on June 3<sup>rd</sup>, from 11a to 5p (at least "officially," when Carroll Street will be closed to traffic; unofficially, the event will run as long as people stick around and have fun). As per tradition (according to the Honorable Joe Frank Harris), the reunion is to occur annually and forevermore on the first Saturday of June, so go ahead and mark all those future, June first-Saturdays in your calendar... ;)

Over the past year, Nina and I have been hard at work behind the scenes, continuing to promote a greater awareness in the history of Cabbagetown. And since the reunion is a significant part of local history, The Patch Works has taken a role in organizing some of this year's activities, including the music.

In addition, thanks to local Celine Bufkin, there will be an old-school Cake Walk game from 12:30pm to 3:30pm; participants might get to win some delicious, homemade cake!

But truly, this day is about friendships. The music and games are available to provide some entertainment, but mostly this is a time for Cabbagetown residents – past and present – to hang out and gab. Friends and family, of course, are also welcome!!!

**One last note:** since Carroll Street will be closed (from Shelton/ Reinhardt Street to Gaskill Street), parking will be challenging, so it's best if y'all carpool, walk, bicycle, take public transportation, hitch hike, Uber, ride a chicken, etc.

See y'all soon! For up-to-date information, please visit The Patch Works' Facebook page: [www.facebook.com/thepatchworkscabbagetown](http://www.facebook.com/thepatchworkscabbagetown)

## Here is the Current Schedule of Amazing Performers:

11a: *The Cabbagetown Racketeers*  
(Ed Laurent & Tad Porter)

12p: *Ross Pead*

1p: *The Chumblers* (Katie Butler)

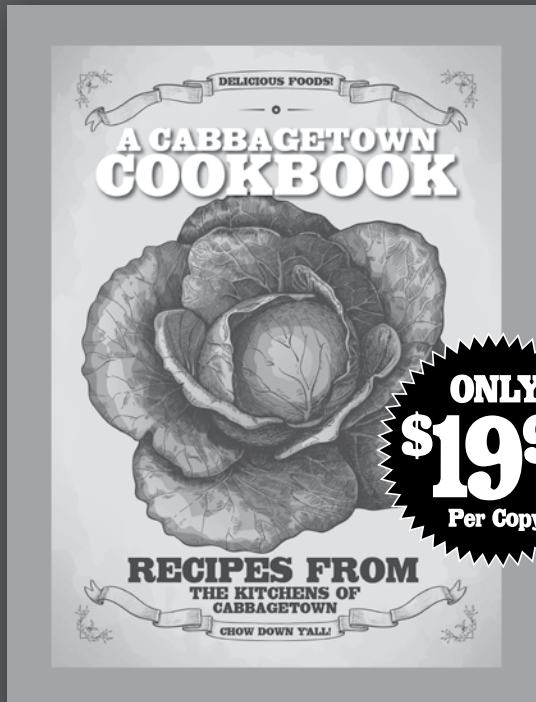
2p: *Griddle Lickers* (Mick Kinney)

2:30p: *Greg Sifford*

3p: *Chicken & Wine* (Max Godfrey)

4p: *W8ing 4 UFOs* (Bill Taft)

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# Movie review: *The Sea Wolves*



**LACEE ADERHOLD**

*Directed by Andrew V. McLaglen with performances by Sir Roger Moore, Gregory Peck, David Niven, Trevor Howard, and Patrick Macnee*

In this true story, a group of retired British military officers residing in India try to help the WWII efforts any way they can.

They spend their time at The Calcutta Light Horse drinking, playing cricket, and armchair quarterbacking the daily radio

war reports. Like many of these soldiers from The Boer War of 1900, Colonel Bill Grice (Niven) longs for one last mission; a chance to really do something for Queen and country.

Only a few, like Colonel Pugh (Peck) and Captain Stewart (Moore) are still on active duty, troubleshooting classified missions within India. Their latest conundrum involves locating and destroying a German radio transmitter somewhere in the Goa. Unfortunately, because Goa is a neutral territory, no military action can be tasked within the Goan borders. A 'sightseeing' trip reveals that the transmitter is hidden on a German vessel in the Goan harbor. However, they can't board the vessel to dismantle it or reveal it to the Goan government without incriminating themselves.

Pugh and Stewart contact Grice to see if The Calcutta Light Horse would be interested in one final hurrah. This mission will afford them no pay, recognition, medals, or pension if anyone is killed. And unfortunately, only Grice is to know the actual plan until the rest are already on their way. Without hesitation, every single man at The Light Horse volunteers.

The plan is to split into two groups, the first will board the ship, relieve it of any crew, and steal it; and the second will arrange several distractions in Goa, take a train to meet the ship, and sail it directly into enemy territory to blow up everything in sight. If they're caught in Goa, they are to be a rambunctious group of drunken businessmen looking to get into a little light trouble. Will their plan succeed? Watch the movie to see how this plays out!

Sir Roger Moore made a career out of playing characters like James Bond and Simon Templar, but his turn as Captain Stewart in *The Sea Wolves* is still one of my favorites. As you remember his career, I'd remind you to take a second look at a few other non-Bond favorites like *The Wild Geese*, *folkes*, *Sunday Lovers*, and, of course, *The Cannonball Run*. Rest In Peace, Sir Roger.

**Favorite quote:** Grice - "We're a little thin on top and thick in the middle, but I guarantee you every one of those fellows would pull his own weight." **Trivia:** The Operation Boarding Party files were declassified two years before this film was made.

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## Top of the Charts

By Kyle F. Bidlack

**What music is Cabbagetown listening to?** Good question. Here are the most played songs on the Milltown Tavern juke box.

- |   |  |    |                                   |
|---|--|----|-----------------------------------|
| 1 | CHRIS STAPLETON<br>WHEN THE STARS COME OUT | 9  | BLOODHOUND GANG<br>A LAP DANCE... |
| 2 | JAMES TAYLOR<br>CAPTAIN JIM'S...           | 10 | KENDRICK LAMAR<br>DNA.            |
| 3 | PAUL THORN<br>PIMPS & PREACHERS            | 11 | FLEETWOOD MAC<br>THE CHAIN        |
| 4 | KENDRICK LAMAR<br>HUMBLE.                  | 12 | CALVIN HARRIS<br>SLIDE            |
| 5 | GLEN CAMPBELL<br>SOUTHERN NIGHTS           | 13 | WHITE ZOMBIE<br>BLACK SUNSHINE    |
| 6 | MIGOS<br>T-SHIRT                           | 14 | PRIMUS<br>JERRY WAS A RACE...     |
| 7 | ELO<br>LIVIN' THING                        | 15 | ROGER WATERS<br>SMELL THE ROSES   |
| 8 | ALIOTTA, HAYNES...<br>LAKE SHORE DRIVE     |    |                                   |



# The Midnight Rider



*Gregg Allman. 1947 to 2017.*

Gregg Allman, a founding member of the Allman Brothers Band who overcame family tragedy, drug addiction and health problems to become a grizzled elder statesman for the blues, has died at his home in Savannah, Georgia. He was surrounded by his family and friends.

*"Dear Gregg, I never had the honor of meeting you, but your music has shaped my life in so many ways. My parents introduced me to the ABB when I was very young. So many of my most favorite memories are seeing you work your magic. Your death hit me harder than any other artist because your art is woven through the patchwork of my life like no other.*

*Thank you for those memories and for the wealth of music you left us. Rest In Peace midnight rider." ~ Ashley McCartney.*

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# The Tax Man Cometh

*By Arielle Kass, The Atlanta Journal-Constitution*

**Fulton County property values will increase starkly this year – in part because the county neglected to keep up with rising valuations as the economy improved.**

Most residents will see double-digit percentage value increases when letters detailing individual tax assessments go out next Friday. The median increase in value is 13 percent, according to preliminary numbers, but values in some neighborhoods rose as much as 79 percent. Of Fulton's more than 2,300 neighborhoods, residents in 99 – or about 4 percent – could see their property values increase by 50 percent or more.

The jump in values doesn't mean that property taxes will rise at the same rate. Fulton County, school boards and cities each set their own millage rates, based on the value of the county's tax digest and their budgetary needs. State law requires that taxing entities hold public hearings before they set millage rates that would mean an increase in property taxes for the average person, even if the rate itself is unchanged.

Additionally, residents may be eligible for exemptions. Still, many residents are likely to experience higher tax bills, even if millage rates fall. It's just too soon to say how much.

Steve Pruitt, the former Gwinnett County chief appraiser who is consulting for the Fulton Board of Assessors, called the extent of the increase in property values a "drastic step." He said because Fulton didn't maintain regular increases, the county "had to play catch up."

*"If the county would have kept up with those increase on an annual basis, then we wouldn't be in this situation,"* Pruitt said.

*"County assessments are required to be between 90 percent and 110 percent of fair market value. If assessments are outside that range, the state Department of Revenue can fine the county,"* Pruitt said.

Last year, Fulton's assessments came to 85 percent of fair market value, Fulton Chief Appraiser Dwight Robinson said. The Department of Revenue is investigating the county's appraisal and assessment practices, at Fulton's request.

Tax bills were delayed by two months last year. Robinson said he did not know why Fulton had not kept up with rising property values. Last year, there were no updates to residential values. In previous years, they were incomplete.

The high increases can be seen from Chattahoochee Hills to Milton, including some in hot Atlanta neighborhoods like the Old Fourth Ward. For those frustrated by the spikes, Robinson asked them to consider whether they might be able to sell their homes at the new values. If so, he said, they are fair.

*"The bottom line is I think we've done a really good job of bringing values up to where they ought to be,"* he said.

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JUST LISTED



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This warm and inviting cottage is on beloved Savannah Street! Tremendous detail includes tin ceilings, wood trim work, plaster lathe stairs all offering the quintessential Cabbagetown style. A charming wood stove centers the open floor plan, perfect for fireside get-togethers. The kitchen features butcher's block counters and open shelving combining style and function. The thoughtful upstairs hosts a bedroom, full bathroom, plus meditation or storage nook. A sweet front porch and private backyard for gatherings. All this and an easy stroll to Carroll Street, Krog Street Market and The Atlanta BeltLine!



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# Lost Tribble

Nikki Farr spotted this lost tribble (Google it... hint: Star Trek) on Powell Street on May 27<sup>th</sup> at 11:46a. Nikki noted that said tribble had "No collar, looks well groomed and fed. Owner please collect before it multiplies."

Tribbles are small, furry, soft, gentle, and slow-moving. They produce a soothing purring sound when stroked. However, because tribbles reproduce incredibly fast, and consume larger amounts of food as they multiply and crawl stealthily from one place to another, they are considered dangerous organisms. If tribbles have found their way to Cabbagetown, we are sure to see more of them within our friendly confines.



## 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 404.272.1906. *We wish you happy house hunting!*

### HOUSES

Conditional	Price
181 Tye St. 4 BD/3.5 BA	\$575,000
Pending	Price
172 Powell St. 3 BD/2 BA	\$450,000
252 Estoria St. 2 BD/2.5 BA	\$419,900
Sold	Price
244 Estoria St. 3 BD/3.5 BA	\$445,000
220 Berean St. 3 BD/2 BA	\$420,795
182 Estoria St. 2 BD/2 BA	\$408,000
749 Wylie St. 2 BD/1 BA	\$349,200

### MULTI-FAMILY

For Sale	Price
686 Kirkwood 2 BD/2 BA	\$299,000



### COMMERCIAL

For Sale	Price
577 Ralph McGill Unit #115	\$495,000
Pending	Price
480 JW Dobbs	\$310,000

### CONDOS & LOFTS

For Sale	Asking
The Stacks	
Unit E318	\$425,000
2 BD/2 BA	
Unit E418	\$419,900
2 BD/2 BA	
Unit H526	\$399,000
2 BD/2 BA	
Milltown Lofts	
Unit 128	\$289,900
2 BD/2 BA	

PENDING

### CONDOS & LOFTS

Conditional	Price
The Stacks	
170 Blvd Unit H427	\$275,000
1 BD/1 BA	
181 Powell Street	
Unit 1	\$175,000
2 BD/1 BA	
Pending	Price
The Stacks	
170 Blvd Unit E210	\$425,000
2 BD/2 BA	
Unit E113	\$415,000
2 BD/2 BA	
Unit H420	\$295,000
1 BD/1 BA	
Unit H218	\$260,000
1 BD/1 BA	
Unit H326	\$260,000
1 BD/1 BA	
Milltown Lofts	
Unit 702	\$200,000
1 BD/1 BA	
Unit 507	\$200,000
1 BD/1 BA	
212 Berean Avenue	
Unit 2	\$229,995
2 BD/1 BA	

SOLD

### CONDOS & LOFTS

Sold	Price
The Stacks	
Unit D204	\$300,000
1 BD/1 BA	
Unit E426	\$287,500
1 BD/1 BA	
Unit H326	\$275,000
1 BD/1 BA	
Unit F109	\$215,000
1 BD/1 BA	
Southpark Lofts	
Unit 128	\$263,500
1 BD/1 BA	
196 Reinhardt Street	
Unit A	\$262,000
2 BD/1 BA	

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