



April 1991

The CANDLER PARK MESSENGER



Vol. 3, No.4

MONTHLY REPORT OF THE CANDLER PARK NEIGHBORHOOD ORGANIZATION

April CPNO Meeting To Focus On New Preservation Guidelines

Currently the major focus of CPNO is on developing Historic Preservation Guidelines for Candler Park. As the Presidential Parkway issue evolves, it is even more important to guide and control what will happen with Candler Park in the future. To create high quality, appropriate guidelines, everyone must voice their desires and opinions. Please let us know how you feel by filling out and returning the enclosed survey form.

Historic Preservation is the theme of the CPNO meeting in April. The temporary historic preservation protection that Candler Park has enjoyed for the past year and a half expires in June. A committee of neighborhood volunteers is gathering information to complete a new historic designation package. The final guidelines will be developed from the survey responses and the CPNO meeting in April.

After the regulations are submitted for approval, every property owner in Candler Park will have an opportunity to vote for or against the designation guidelines. An outline of the City of Atlanta's "Preservation Ordinance" is enclosed to help in completing the survey questions. If you have additional questions, come to the April CPNO meeting. Speakers from the Atlanta Preservation Center, the Atlanta Urban Design Commission, and the CPNO Historic Preservation sub-committee will all be on hand to answer questions and to provide suggestions to help us select appropriate guidelines.

Goings On About Candler Park

Sponsorship - Thanks to all the CPNO Sponsors. Your assistance will greatly enhance our neighborhood in the future. As a Sponsor, you will receive a free (\$5.00

CPNO Activities Calendar

April

Tuesday - 4/9 - 7:00 pm CPNO Monthly Mtg.
Tuesday - 4/16 - 7:30 pm CPNO Exec. Com.
Monday - 4/22 - 9:00 am Recycle Day
Thursday - 4/25 - 7:30 pm NPU-N Monthly Mtg.

May

Tuesday - 5/14 - 7:00 pm CPNO Monthly Mtg.
Tuesday - 5/21 - 7:30 pm CPNO Exec. Com.
Thursday - 5/23 - 7:30 pm NPU-N Monthly Mtg.
Tuesday - 5/28 - 9:00 am Recycle Day

Neighborhood Organization Meeting April 9th

The Candler Park Neighborhood Org. meets on the 2nd Tuesday of the month at the Epworth Methodist Church, 1561 McLendon Ave.

This Month's Agenda:

7:00 - 7:30 Refreshments

7:30 - 7:55

- CAUTION Report
- Neighborhood Sponsorship
- Yard Sale report
- Jim Watkins from Ben Jone's Office
- Judy Boleman, Prevention Alliance

7:55 -

- **Historic Preservation Guidelines** - A very important meeting with representatives of the Atlanta Urban Design Comm. and the Atlanta Preserv. Center present. Please plan to attend. The future of your neighborhood is at stake!

May Meeting Theme is Landscaping and Gardens

The Candler Park Messenger is a publication of the Candler Park Neighborhood Organization. C.P.N.O 1991 officers are: President- Mike King; 1st Vice-President- Maggie Meroney; V.P. of Finance- Teresa Stolz; V.P. of Communications- Susan Neveu; V.P. of Public Safety- Anita Teel-Villar; Vice-President Neighborhood Facilities- David Speed; V.P. of Special Projects- Steve Speed; V.P. of Zoning- Margaret Dudney.

Candler Park Neighborhood Organization P.O. Box 5552 Atlanta, GA 30307 Tel. 525-2766

value) copy of the 1991 CPNO Directory. The Directory will be available only at CPNO meetings beginning in May. See Sponsorship Form below.

Recycling - A contract has been signed to ensure proper pickup and handling of curbside recyclables on the 4th Monday of every month. In May, due to Memorial Day, the pickup will be on Tuesday, the 28th. Information on recycling is being sent to each sponsor with procedures and what to do if problems or questions arise. Remember, the only way to be involved with the curbside program now, is to be a CPNO sponsor. A Sponsorship form is included below.

Neighborhood Watch - The March CPNO meeting theme was crime prevention. Special thanks goes to Captain Cook, Investigator Michael Parham, Officer Valerie Albright, Rollins Protective Services and In-town Hardware for their participation. Rollins pledged a \$100 donation to CPNO for every household alarm system installed in Candler Park. (Call Rollins at 321-6800)

Little Five Points - A study to improve the environment of L5Ps and its compatibility with surrounding neighborhoods has been initiated by NPU "N" (Neighborhood Planning Unit "N" includes Lake Claire, Candler Park, Druid Hills, Poncey Highlands, Inman Park, Cabbagetown, Reynoldstown, the L5Ps Business Assoc., and the

L5Ps Community Center). L5Ps, with its many fine restaurants, theaters, professional services, and eclectic shops, is a jewel in our own backyard. A survey will be distributed soon that will give you an opportunity to give the L5Ps planning committee input about feelings and desires you have for Little Five Points. In addition, special public hearings will be set up so that you can participate directly in brainstorming (called "charettes" by architects and planners) sessions that will put ideas on paper. Volunteers are needed to assist with the planning process. Please contact Rick Hidding at 377-5113 or Don Bender at 525-0457.

The Mary Lin Elementary School PTA, located at 586 Candler Park Drive, is hosting an Open House for new students on Tuesday, April 30, from 9:00 to 10:30 am. New students and their parents will meet Mary Lin's principal, Dr. Adelia Hall, curriculum specialist, Dr. Jocelyn Walker, and PTA president, Joe Drolet. Mary Lin parents will be on hand for informal discussions and tours of the school. A continental breakfast will also be served. So, if you have a child who will be entering kindergarten in the fall, or

will be entering Mary Lin for the first time, please come to the open house so you and your child can be welcomed into the Mary Lin school community.

If you know of anyone considering sending their child to Mary Lin for the first time next Fall, please call Ingrid Kraus at 874-3032 and leave a name and an address. An invitation to the April 30th Open House will be sent.

Candler Park Entrance Signs - Markers or signs are planned to welcome people into Candler Park. Any ideas? Competition for designs will begin in June. Stay tuned for more information.

Community Problems? - Do you have a complaint about anything relating to life in the City? Trash, dogs, squirrels, junk houses and cars, drug activity, traffic, etc. CPNO is working on a manual that will be available to all CPNO Community Sponsors that is designed to be inserted into the upcoming 1991 CPNO Directory. Stay tuned.

Directory - Definitely available at the May CPNO meeting. One copy is free to Sponsors, \$5.00 if purchased separately.

The Candler Park Festival is scheduled for June 15th, at Candler Park. More details later.

The Candler Park Golf Course will not be closed as reported. The City is currently negotiating with a private contractor.

Candler Park Community Sponsorship

Include me in the Sponsorship/Recycling Program. Enclosed is my check for \$20.00 (\$12 covers recycling, \$5.00 for directory).

Name: _____ Tel# _____

Address: _____

City: _____ State: _____ Zip: _____

No. of Adults in Household: _____

No. and Ages of Children: _____

Send checks and coupon to:

CPNO P.O. Box 5552 Atlanta, GA 30307

Outline of City of Atlanta Zoning Ordinance, 'Preservation Ordinance'

L MISCELLANEOUS PROVISIONS OF THE ORDINANCE

A. The intent of the ordinance is to permit in general areas of substantial historic, architectural and/or cultural significance, the creation and regulation of the following categories of zoning protection:

1. Landmark building and sites
2. Historic building and sites
3. Landmark districts
4. Historic districts
5. Conservation districts

B. The adoption of an ordinance enacting the designation of Landmark District or Historic District, including designated transitional areas, may either:

1. Supplant zoning districts or portions of zoning districts existing at the time of a district designation; or
2. Supplement existing zoning district regulations which remain in force and effect, except to the extent that the particular amendment may modify such existing regulations.

C. All matters which would typically be considered variances shall, for Landmark or Historic Districts, be deemed to require Certificates of Appropriateness (refer to following section for definition) in areas having such designation. All such variances shall be heard and decided by the Commission.

D. Applications for zoning amendments, special use permits, special exceptions and special administrative permits regarding any property designated for historic protection shall be submitted to and reviewed by the U.D.C. before any final action is taken on such matters.

II. PRESERVATION CATEGORY CHARACTERISTICS

(For the sake of brevity, Landmark Building and Sites and Historic Buildings and Sites criteria have been omitted from this outline)

A. Landmark Districts: A landmark district is one of exceptional importance to the City, the State or the Nation, having exceptionally strong associations with the criteria for District designation. A Landmark District shall meet the criteria specified within at least one of the following three groups: Group One: Historic significance; Group Two: Architectural significance; Group Three: Cultural significance

1. Landmark District Requirements

a. Certificate of Appropriateness is required from the Urban Design Commission for:

- 1) All alterations
- 2) New construction
- 3) Demolitions

b. The Commission uses the regulations that are written for that particular neighborhood

c. Demolitions are not allowed unless

the owner:

- 1) Can prove property is threat to public health
- 2) Is incapable of generating a reasonable economic return
- 3) Submits all materials necessary for foundation permit (if 1 and 2 above are satisfied)
- 4) The new building is at least equal to the total square footage of the old building's footprint.

2. Current Landmark Districts include:

- a. Druid Hills
- b. Cabbagetown
- c. Oakland Cemetery
- d. Baltimore Block
- e. M. L. King, Jr. District

B. Historic Districts: A Historic District is one of importance to the City, the State, or the Nation, or to a neighborhood in the City, having strong associations with the criteria for District designation. Each Historic District shall meet at least one of the aforementioned criteria under Landmark District.

1. Historic District Requirements:

a. A Certificate of Appropriateness is required from the Urban Conservation District for:

- 1) All alterations
- 2) New construction
- 3) Demolition of a contributing structure

b. The Commission uses the regulations written by the neighborhood

C. Conservation Districts: A conservation District is one that has retained an adequate amount of its historic character for interpretation, although some alterations may have occurred. A Conservation District shall meet at least one of the aforementioned criteria under Landmark District.

1. Conservation District Requirements

a. A Certificate of Appropriateness is not required from the Urban Design Commission for any demolition, alteration or new construction.

b. The Urban Design Commission has advisory review capability only.

D. Certificates of Appropriateness: The following constitutes suggested levels of control for each of the four types of Certificates of Appropriateness required. Items can be either deleted, added to or modified depending on the findings of the Regulation Committee established to write the Appropriate Regulations for the Neighborhood

1. Type I: Repair and Maintenance. Ordinary repair and maintenance of a property located in a Landmark or Historic District shall require a Type I Certificate of Appropriateness.

a. Activities that constitute ordinary repair and maintenance:

- 1) Repair using same material and design as original

- 2) Repair of sidewalks and driveways
- 3) Replanting or landscaping of front yards in such a fashion that is consistent with the neighborhood (i.e. open front yards, visually)

2. Type II: Minor Alterations: Minor alterations to building facades visible from public ways within Landmark or Historic Districts shall be granted Certificates of Appropriateness according to the following standards:

a. Every reasonable effort shall be made to adapt a property in a manner which requires minimal alteration

b. A building's distinguishing original qualities or character shall not be destroyed.

1. Glazing in front porches not acceptable

c. Pre-existing changes have significance in their own right and should be recognized and respected

d. Distinctive stylistic features shall be kept when possible

e. Deteriorated architectural features shall be repaired rather than replaced. If replacement is necessary the new material should reflect material being replaced in composition, design, color, texture and other visual qualities.

f. Contemporary design of alterations or additions to existing properties shall not be discouraged when such alterations do not destroy the significant architectural material and such design is compatible with the character of the neighborhood.

g. Wherever possible, new additions or alterations to buildings shall be done in such a manner that if removed, the building's initial integrity would be unimpaired.

h. Considerations on proposed moving of structures shall include the effect on the neighborhood from which the move is made.

3. Type III: Major Alterations: Major alterations to building facades visible from a public way within Landmark or Historic Districts shall be granted Certificates of Appropriateness according to the standards enumerated in items (a) through (h) above. If an applicant fails to the standards in items (a) through (h), the applicant may, within 30 days apply to the commission for a condition of unreasonable economic return (refer to Type IV below)

4. Type IV: Demolitions: Demolition of a contributing building or site in a Historic District constitutes an irreplaceable loss to the quality and character of the City. Certificates of Appropriateness shall be issued by the Commission when one or both of the following have been established:

- a. Demolition is required to alleviate a threat to public safety and health
- b. Demolition is required to rectify a condition of unreasonable economic return.

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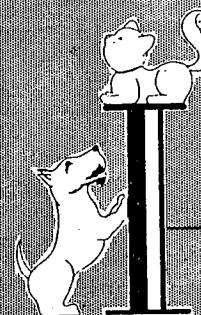


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Lake Claire's Funky Homes and Gardens Tour May 5th

The Lake Claire Tour of Homes will take place on Sunday, May 5th 1991, from 12:00 noon to 6:00 pm. Admission is \$7.00. Lake Claire's home tour will show the off beat originality, architectural vision, and hand-built homes of some very creative urban pioneers.

Each of the nine homes on the Tour is beyond the norm and distinct from its neighbors. Also included on the tour are the "headquarters" of the Tree Climbers International, the two 90-foot tall white oaks, and the Lake Claire Community Land Trust, with gardens, an American Indian sweat lodge, fruit trees, roaming goat and chickens, and sculptures along the winding paths.

Tickets for the tour are \$7.00 and may be purchased on Tour day at the booth at the Clifton Presbyterian Church parking lot, 369 Connecticut, at McLendon. All homes are within walking distance. Maps are available with the ticket brochure. Advance tickets may be purchased from April 15 to May 5 at the LSPs Pharmacy, 484 Moreland Ave., and at Careful What You Ask For, on McLendon at Clifton. Also call Genise Sperle at 378-8954.

CPNO Area Crime Stats

These statistics are for the Candler Park section only of Beat 602, which also covers portions of Lake Claire, Druid Hills, and Little Five Points. Omitted are all reports of domestic disturbances. Reports that are phoned in (for example auto theft and most auto larcenies) and do not result in a patrol car and officer being dispatched, are not included. (We are working on this problem)

	January	February
Auto Larceny	2	9
Attempted Burglary	2	1
Trespassing	1	0
Larceny	1	0
Burglary	1	7
Assault	1	2
Rape	0	0
Murder	0	1*
Robbery	0	2

*Non-resident victim murdered in transient camp

CANDLER PARK YARD AND BAKE SALE!



SATURDAY - APRIL 20, 9 am - 5 pm
at the Epworth Methodist Church
1561 McLendon Ave.

Proceeds go to the Candler Park Neighborhood Organization
CLEAN YOUR ATTIC and HEAT YOUR OVENS !!!

DONATIONS NEEDED !!!!!!!

Drop off small items (books, records, clothing, toys, small appliances, tools) at Mike King's house, 562 Page Ave., place items in screened porch.

Drop off large items at Epworth Methodist Church, on April 6 & 13, 10 am - 4 pm

Bring baked goods the morning of the sale for pricing. If possible list ingredients or bring recipe.

Still need help? Call Steve Speed 378-8648.

ALSO during the Yard & Bake Sale the Epworth United Methodist Church Young Adult Division Services will sponsor a FISH FRY with all the fixins. So... Come shop and eat!!!!!!

Special Note - the CPNO Festival will be June 15.

YOUR NEIGHBORHOOD SPECIALISTS IN CANDLER PARK

MAYA HAHN, GRI, REALTOR

(H) 522-0011

JO GIRADO, REALTOR

(H) 588-1069

DAVID SCHENCK, REALTOR

(H) 659-4757



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Special Thanks to Intown Hardware (1404 Scott Blvd, Decatur 378-6007) for their help with our special CrimeWatch Meeting in March

CANDLER PARK HISTORIC DESIGNATION SURVEY - MARCH 1991



Please fill out the following survey and return as soon as possible. Your replies to the following questions and comments at the April 9th CPNO meeting will be used to develop Historic Preservation guidelines and regulations for Candler Park. Your response is important! The preservation of Candler Park history and the control of future growth will depend on regulations that you determine are important. The future of Candler Park depends on you.

We appreciate your response. Refer to the "Preservation Ordinance" insert for definitions and rules for guidelines. If there are any questions please call Mike King at 371-8855 or Mary Alice Bray at 522-5455.

Name : _____ Owner: (Yes/No) _____
Address: _____
Phone : _____

1) Are zoning regulations needed to protect the neighborhood from developers? Yes No Undecided Comments _____

2) Are you concerned about types of construction if the DOT land is released for development? Yes No Undecided Comments _____

3) Are you concerned about uncontrolled demolition of houses in Candler Park? Yes No Undecided Comments _____

4) Are you concerned with standards of new houses and apartments being built in Candler Park? Yes No Undecided Comments _____

5) Should commercial property be included in the guidelines? Yes No Undecided Comments _____

6) Are you concerned with the aesthetic appearance of houses in Candler Park? Yes No Undecided Comments _____

7) Are you concerned with any new construction being architecturally compatible with existing structures in Candler Park? Yes No Undecided Comments _____

8) Which of the following items should be included in the regulations:

Paint Colors	<u> </u>	Exterior Building Materials	<u> </u>	Driveways	<u> </u>
Landscaping	<u> </u>	Modification to Roof Profiles	<u> </u>	Sidewalks	<u> </u>
Light Fixtures	<u> </u>	Off-street Parking	<u> </u>	Fences	<u> </u>
Commercial Signs	<u> </u>	Window Replacement	<u> </u>	Walls	<u> </u>
Roofing Materials	<u> </u>	Enclosing Exterior Porches	<u> </u>		
Removal of Trees	<u> </u>	Construction Not Visible from Front of House	<u> </u>		
Other items:	_____				

9) What comments do you have about the historic preservation issues?
(Use additional sheets of paper if needed).

Please return the completed survey by:

- Mailing survey to CPNO, Box 5552, Atlanta, GA 30307
- Dropping off to Mike King, 562 Page Ave, Atlanta, GA 30307
- Bringing to April 9th, CPNO meeting.