

THE Inman Park Advocator



Atlanta's Small Town Downtown News • Newsletter of Inman Park Neighborhood Association
advocator@inmanpark.org • inmanpark.org • 245 North Highland Avenue NE • Suite 230-401 • Atlanta 30307

November 2021
Volume 49 • Issue 11

President's Message

2022 Fiscal Year Budget

By Amy Higgins • President@inmanpark.org

If you were in attendance at the October IPNA meeting, you know we had a lengthy but educational and productive meeting that focused largely on the proposed MR-MU zoning ordinance. We adjourned the meeting at 10:00pm without having had time for the budget discussion. The proposed budget has been updated based on the membership's review and discussion during the September IPNA meeting. The updated budget is included in this month's *Advocator*. Please review it and come ready to discuss and vote at the November IPNA meeting.

In other budget-related news, we are happy to welcome Phil Disher to the IPNA board. Phil has volunteered to fulfill the Treasurer role which was vacated when Dahshi Marshall stepped down. Phil's term will run through May if 2023. Congratulations and thank you to Phil!

As a final note on the budget, I want to acknowledge the hard work and generosity of the many neighbors and local businesses who produced the inaugural Inman Park Wine Stroll with Music and Art. Thank you to our sponsors: Baker Donelson, Baker Hostetler, Team 360 ATL Compass Group, Better Tomorrow Solar, Leigh Hays, Chad Polazzo, Intown Animal Hospital, Hagan Architects, Bill Hallman, and A Cork in the Road; our wine providers: Vino Teca, Perrine's Wine Shop, and The Albert; our fabulous restaurant hosts: Kitty Dare and Bocca Lupo; and all the musicians, artists, galleries, dancers, and volunteers who made this event possible. I'm pleased to report that the Stroll was both enjoyable and successful as a fundraiser. I'm still crunching the final numbers, but it appears our \$30,000 goal was easily met.



IPNA Budget

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Triumphant
Return

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Springvale
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Heroes

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Neil Kinkopf • npu.n@inmanpark.org • 404-281-0638

Social

July Fourth: Carol Mitchell • carol@the-mitchells.org •
404-659-2579

Holiday Party: Cristy Lenz • 404-822-3884

Porch Parties: Pat & Richard Westrick • patwestrick@realtor.com
• 404-388-6466

Special Events

Karen Goeckel • kgoeckel@me.com • 678-612-1776

Springvale Park

Beau Weidman • g.weidman@comcast.net • 770-715-3403

Amy Higgins (Master Plan) • ahigginsaia@gmail.com • 404-593-8253

Transportation

Janice Darling • transportation@inmanpark.org • 678-488-1925

2021 Inman Park Book Club

Meets at 7:00 pm on the last Tuesday of most months.

Most book selections are available at our neighborhood bookstore:

A Cappella Books

208 Haralson Ave, Inman Park
10% Discount! Shop local!

Nov 30

***"His Truth is Marching On:
John Lewis and the Power
of Hope"***

by Jon Meacham and John
Lewis
Jan Keith, 889 Edgewood Ave.

Dec 12

Melodie & Peter Rogers,
883 Edgewood Ave.,
Holiday Brunch and Book
Exchange

***"His Very Best: Jimmy
Carter, a Life"***
by Jonathan Alter

Bonus Books!

***"The Evening and the
Morning"***
by Ken Follett

Condolences to Katie,
Charlotte, and Lucy Taylor
of Alta Ave. on the untimely
passing of Keith Taylor.

Welcome, New Neighbors-
Amanda and Andrew Guentner
Family, Montag Circle
Julie and Chuck Freeman,
Inman Village Parkway

Sympathy to-
Amy Higgins, Spruce Street,
on the death of her father

Condolences to the Dwyer
family on the death of Kris'
father Tom Calvert.



VISIT VARUNI NAPOLI AT KROG STREET MARKET

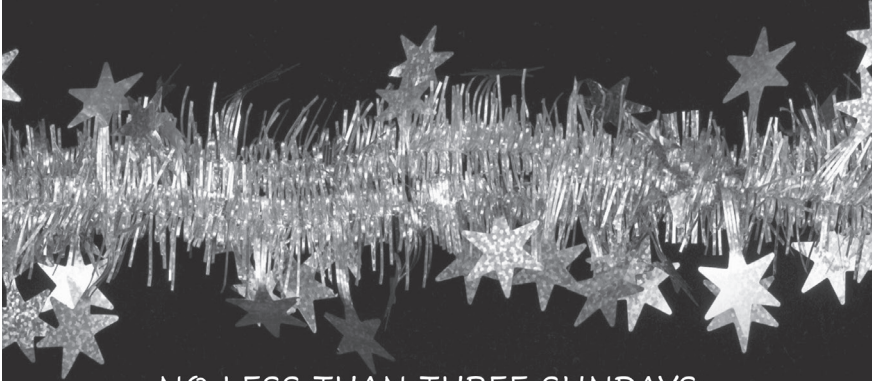
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EVERYONE:

Get Ready for the FIRST OUTDOOR
"INMAN PARK CHRISTMAS MARKET"
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NO LESS THAN THREE SUNDAYS:
DECEMBER 5, 12 and 19, 2021
FROM 12-noon until 8:00 PM

There will be Gifts! Food! Drinks! Kid's Activities and
More!

For info/volunteering/sponsoring please go to:

<https://www.eventeny.com/events/inmanparkchristmasmarket-1914/>

or go to: www.inmanpark.org and click on the link there,

or go to: www.eventeny.com

and search for: Inman Park Christmas Market

or email: 2021ChristmasMarket@gmail.com

IPNA Calendar

Nov 17

IPNA Meeting

Zoom
7:30 p.m.

Nov 30

Book Club

See page 4
for details

Dec 12

Book Club Party

See page 4
for details

Dec 15

IPNA Meeting

Zoom
7:30 p.m.



Inman Park Residents:

Want to keep up with local events, civic activism, and neighborhood content related to Inman Park? Join our Inman Park Google Group with almost 1000 subscribers. Email admin Patty Durand at pdurand@bellsouth.net to join.

Neighbor to Neighbor

Inman Park neighbor volunteers are ready to assist anyone needing short-term help. For example:

- Getting to medical appointments
- Preparing meals or help with pets while recovering from illness
- Managing daily activities

Visit www.inmanpark.org/lifelonginmanpark
Contact Linda Gross (404-545-5222) or Jackie Lawrence (404-272-0024)

IPNA Final Budget

The IPNA budget for 2021-2022 is posted below, per IPNA bylaws.

IPNA 2022 Budget		2021 Approved Budget	2021 Actual Budget	2022 Proposed Budget	Change: 2021 Approved vs 2022 Proposed
REVENUE	IPNA Security Memberships - Individuals:				
	Individual IPSP Dues	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ -
	IPNA Security Memberships - Business:				
	Seed and Feed	\$ 300.00	\$ 300.00	\$ 300.00	\$ -
	Trolley Barn	\$ -	\$ -	\$ -	\$ -
	Inman Park UMC	\$ 400.00	\$ 400.00	\$ 400.00	\$ -
	IPNA Security Memberships - Multifamily:				
	IPV Master Association	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -
	Inman Mews	\$ 2,070.00	\$ 2,070.00	\$ 2,070.00	\$ -
	Inman Park Townhomes on Dixie	\$ -	\$ -	\$ -	\$ -
	Iron Workers Lofts	\$ -	\$ 900.00	\$ 900.00	\$ 900.00
	Hurt & Edgewood Commercial	\$ -	\$ -	\$ 900.00	\$ 900.00
	Bass Lofts (to be offset by increase in Security Patrol Exp)	\$ -	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00
	Brickworks Condo Assoc	\$ -	\$ -	\$ -	\$ -
	Inman Walk HOA	\$ 2,672.00	\$ 2,672.00	\$ 2,672.00	\$ -
	Inman Motor Works Condos	\$ -	\$ -	\$ -	\$ -
	Other Income:				
	Interest	\$ 50.00	\$ 50.00	\$ 50.00	\$ -
	Festival /Tour of Gardens	\$ -	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
	Atlanta Beltline Wine Stroll	\$ -	\$ 30,000.00	\$ 12,000.00	\$ 12,000.00
	Advocator - Advertising revenue	\$ 15,300.00	\$ 15,300.00	\$ 15,300.00	\$ -
	IPNA Flags & Banners	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
	Film Industry - Donations	\$ -	\$ 500.00	\$ 500.00	\$ 500.00
Home For the Holidays	\$ -	\$ 45,672.72	\$ -	\$ -	
TOTAL REVENUE	\$ 121,792.00	\$ 263,264.72	\$ 201,492.00	\$ 79,700.00	
EXPENSES					
Public Safety	Police Officers	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ -
	Yard Signs/Stickers/copies	\$ 1,200.00	\$ 296.51	\$ 1,200.00	\$ -
	Graffiti Removal	\$ 250.00	\$ 250.00	\$ 250.00	\$ -
	Officer Appreciation	\$ 480.00	\$ 450.00	\$ 480.00	\$ -
	Patrol Car Expenses:				
	Repairs and equipment	\$ 1,000.00	\$ 114.50	\$ 1,000.00	\$ -
	Fuel	\$ 2,000.00	\$ 1,400.00	\$ 2,000.00	\$ -
	Insurance / Registration	\$ 4,000.00	\$ 3,703.06	\$ 4,000.00	\$ -
	Telephone	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ -
	Subtotal - Public Safety	\$ 130,180.00	\$ 127,464.07	\$ 130,180.00	\$ -
Communications	Advocator - publishing expense	\$ 20,400.00	\$ 20,280.00	\$ 20,280.00	\$ (120.00)
	Hospitality	\$ 250.00	\$ 1,341.03	\$ -	\$ (250.00)
	Directory	\$ -	\$ -	\$ -	\$ -
	Historic Preservation, Zoning & Planning general expenses	\$ 500.00	\$ 280.00	\$ 500.00	\$ -
	Subtotal - Communications	\$ 21,150.00	\$ 21,901.03	\$ 20,780.00	\$ (370.00)
Planning	NPU-N Mtg Space Contribution	\$ 100.00	\$ 100.00	\$ 100.00	\$ -
	Lifelong Inman Park	\$ 1,000.00	\$ -	\$ 2,000.00	\$ 1,000.00
	Subtotal - Planning	\$ 1,100.00	\$ 100.00	\$ 2,100.00	\$ 1,000.00
Beautification	Beautification Maintenance	\$ 10,580.00	\$ 10,580.00	\$ 11,520.00	\$ 940.00
	Beautification Maintenance - Enhancements	\$ 2,500.00	\$ 2,500.00	\$ 580.00	\$ (1,920.00)
	Springvale Maintenance - General	\$ 3,500.00	\$ 6,000.00	\$ 6,300.00	\$ 2,800.00
	Homeowner Sidewalk Subsidies	\$ 33,686.10	\$ 33,686.10	\$ -	\$ (33,686.10)
	Lights - Freedom Park	\$ -	\$ 57,200.00	\$ -	\$ -
	Subtotal - Beautification	\$ 50,266.10	\$ 109,966.10	\$ 18,400.00	\$ (31,866.10)
Executive	General Board Expenses	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
	Baby sitter for monthly IPNA meetings (\$50/mo)	\$ 600.00	\$ 600.00	\$ 600.00	\$ -
	Storage Closet build out - Trolley Barn	\$ -	\$ -	\$ -	\$ -
	Bank, Merchant credit card charges	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ -
	Memberclicks	\$ 5,730.00	\$ 5,730.00	\$ 3,372.00	\$ (2,358.00)
	Intuit and Quick books	\$ 1,080.00	\$ 1,080.00	\$ 1,100.00	\$ 20.00
	Property Tax	\$ 700.00	\$ 700.00	\$ 700.00	\$ -
	CPA - Audit / Tax Prep. Expenses	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
	Insurance - D&O for Officers	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
	Trademark	\$ 60.00	\$ 60.00	\$ 60.00	\$ -
	Corp Registration	\$ 50.00	\$ 50.00	\$ 50.00	\$ -
	Website Redesign	\$ -	\$ -	\$ 12,500.00	\$ 12,500.00
	Legal (zoning)	\$ -	\$ -	\$ -	\$ -
	Subtotal - Executive	\$ 22,720.00	\$ 22,720.00	\$ 32,882.00	\$ 10,162.00

IPNA Budget, con't

Social	Inventories: IPNA Flags / Banners / Stickers	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)
	Holiday Party	\$ -	\$ -	\$ -	\$ -
	4th of July Party	\$ -	\$ -	\$ -	\$ -
	Porch Parties	\$ -	\$ -	\$ -	\$ -
	2021 Festival Social for Local Politicians	\$ -	\$ 1,800.00	\$ -	\$ -
	Volunteer sidewalk repair at Delta Park	\$ -	\$ 350.00	\$ -	\$ -
Subtotal - Social		1,500.00	2,150.00	\$ -	\$ (1,500.00)
Grants	Little 5 Mini Precinct *	\$ 5,000.00	\$ -	\$ -	\$ (5,000.00)
	Ponce de Leon Library	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
	L5P Center for Arts and Community	\$ 5,000.00	\$ 5,000.00	\$ -	\$ (5,000.00)
	L5P Alliance	\$ 5,000.00	\$ 5,000.00	\$ -	\$ (5,000.00)
	Board Discretionary Grants	\$ -	\$ -	\$ -	\$ -
	Education:		\$ -		
	Midtown High School	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ (750.00)
	Howard Middle School	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ (750.00)
	Mary Lin Elementary School	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ (750.00)
	Hope Hill Elementary School	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ (750.00)
	Subtotal - Grants	\$ 20,500.00	\$ 15,500.00	\$ 2,500.00	\$ (18,000.00)
TOTAL EXPENSES		\$247,416.10	\$299,801.20	\$206,842.00	(\$40,574.10)
SURPLUS/(DEFICIT)		\$ (125,624.10)	\$ (36,536.48)	\$ (5,350.00)	

Total Cash on Hand as of End of FY 2021

146,333.25

Inman Park Butterfly

By Jan Keith • janetbkeith@gmail.com

Butterfly symbolism is everywhere in Inman Park. Why? What do you know about it? We are one of a select few neighborhoods whose symbol is also on our yellow street sign toppers. Why? When was the last time you closely looked at one of the neighborhood banners and flags?



In 1970, things were very different for the early IP pioneers. They were laboring in an "environment of neglect, apathy and suspicion, and they needed a unifying symbol of their restoration spirit." In true Inman Park fashion, neighborhood resident Ken Thompson

developed our symbol with the two faces of Janus, the mythological god of time, in the wings. One face looks to the past and one to the future. Janus is the god of beginnings, gates, transitions, time, duality, doorways, passages, frames, and endings. Some cultures believe a butterfly often appears when someone is going

through tough times, as a symbol of support or lending a helping hand. It's a sign that support for the issue will appear soon. The bright colors the butterfly carries on its wings are a symbol of forthcoming better days. The butterfly continues to be the quintessential symbol of transformation from ugliness to beauty. Still a fitting reminder of the beauty of Inman Park! We hope that every home will hang their vinyl IP banner and/or fly the IP flags (now back in stock at the Intown Business Center!) during our 50th Festival.



Want your own butterfly?
Go visit Pete at Intown
Business Center and get you
a flag!



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Adventures Outdoors

By Lynn Curtis Koehnemann • lkoehnemann@gmail.com

My 18-month-old grandson was born early in the Pandemic. I have enjoyed going with my daughter and grandson to the excellent kid's playgrounds here in Inman Park and within walking or stroller distance in Reynoldstown, Cabbagetown, and the Old Fourth Ward. We also drove a little further away to Zoo Atlanta (2 miles), the Atlanta Botanical Garden (2.5 miles), and the Fernbank Museum (3 miles). This toddler, like most, loves sliding, swinging, and meeting friends.

Our tour of activities starts on the Beltline in Reynoldstown. The Beltline provides an easy walk with outdoor art and playspaces. Our favorites are listed below:



1 - Beltline Stumpery Garden - Beltline at Kirkwood Ave. SE - Dead, fallen, and storm-damaged trees are artfully arranged and provide habitat for wildlife.

Inman Diners is Back

By Karin Mebius • karinmebius@gmail.com

Inman Diners is coming back in 2022!

Do you live in Inman Park? Would you like to get to know more of your neighbors? Over dinner? Well no worries, you can reserve your seat today, on www.inmanpark.org.

At the kick-off party in February, the members are divided into smaller groups of 12 to 14 people. These smaller groups meet for five dinners over the course of the year, which comes down to about once every two months. The host decides on the menu and everyone brings a dish.

We are celebrating our 15th annual Inman Diners kick-off event on Saturday, February 5, 2022. This is your chance to meet the other members in your group and to sit down with them to do some planning for the rest of the year. Make sure to bring your calendar! And since these are Covid times, you are required to show proof of vaccination and wear a mask.

2 - Cabbagetown Park - 701 Kirkwood Ave. SE (.4 mile west of the Beltline) - A large grassy area, playground equipment, and other sports.

3 - Lang Carson Park - 100 Flat Shoals Ave. SE - Reynoldstown - Two playground areas and a large grassy area, covered basketball court, tennis court, and baseball.

4 - Forward Warrior Murals - At Wylie St., the Beltline turns west towards Krog Tunnel. Here you see a row of brilliant murals painted by 40 artists. LINK: <https://www.instagram.com/forwardwarrior/>

5 - Inman Park's Springvale Park - 170 Waverly Way - Excellent playground, various styles of swings, and a pond replete with ducks and turtles. The southern half is a soothing wooded trail.

4 - Inman Village Pocket Park - 868 Lake Ave NE - Koi pond with herons, ducks, turtles, frogs, and bald cypress trees.

5 - Carter Center - 453 John Lewis Freedom Pkwy NE - Arboretum, duck pond, Japanese garden, koi pond, rose garden, and wildflower garden. Take Freedom Trail west back to the Beltline.

6 - Historic Fourth Ward Playground - 800 Dallas St NE - A six-minute walk from the Beltline at Ralph McGill Blvd NE. Splash park (May 1 - Oct 1) and various playgrounds with loads of slides, swings, shade structures, and public restrooms.

A Short Drive Away from Inman Park:

Zoo Atlanta - 800 Cherokee Ave SE - (The Zoo has its own playground and petting zoo.) Children under three free.

Atlanta Botanical Garden - 1345 Piedmont Ave. NE - Playground and splash pad. Children under three free.

Fernbank Museum of Natural History - 767 Clifton Road - (Outdoor playground too) Children under three free.

Just as a warning though, I cannot stress enough that the other requirement we have is that you must commit to show up for each and every one of your group's five dinners. The dates are completely flexible and your group can decide which ones work best for you.

I am stressing this, because the entire concept is based on full attendance. Imagine if only 6 people decide to make it and now the menu has about 3 dishes total, instead of 12 people and 6 or more dishes. The second scenario is just so much more fun for everybody involved!

The Fabulous Inman Diners are not about high cuisine, large dining rooms, blind dates, or anything else. This is about good times, getting to know each other and being able to walk home after some delicious eating and drinking with friends.

To sign up, please go to www.inmanpark.org

Memories of Inman Park

By Kathi Sanders

As I look back on my first festivals in Inman Park, life seems to move at lightning speed. We bought our first home on Colquitt Avenue in the summer of 1974 (just two months after our wedding), sold tickets to the House Tour at the 1975 Inman Park Festival, and had our Colquitt Avenue home on tour in 1976.

In 1976, several events happened that changed our lives even more than the events of the previous three years. One of the tenants at the "infamous" boarding house, 889 Edgewood Avenue, set the house on fire. The result was the tenants and its owner were forced to vacate the property. Fortunately, the house did not burn beyond repair, and the wonderful neighbors on either side were not hurt, nor was their property damaged. Shortly after that, Doug was volunteering with the Inman Park Garden Club, on a project in Delta Park, and was informed by one of those wonderful neighbors, Bonnie Dees that the house would be for sale. That led to our purchase in September of 1976. We moved in the winter of 1977, and the home was first opened for Festival in 1977.

Our home was #1 on tour (tickets cost \$3 dollars in advance, and \$4 dollars at the gate) that year, and here is the write up from the

Atlanta Journal Constitution, May 2, 1977: "...The objects have character, Biggar said, and a 'life of their own.' That statement applied to the houses, especially that of Doug and Kathi Sanders on Edgewood Avenue. From the intricate wooden wainscoting in the formal rooms to the upstairs tower where the names of Victorian-era children and scenarios of their plays were still written, the 1890 mansion had a life of their own. 'Our house is a Phoenix more than a butterfly,' said Mrs. Sanders. Built in 1890 by George King, founder of King Hardware Co., the house was badly burned in the spring of 1976 and subsequently condemned. The Sanderses bought it for \$25,000- 'the last great buy in Inman Park,' and have spent thousands renovating."

Here are my notes in my photo album from Spring Festival 1977: "House is a "big splash" and makes the papers and so do I. We have practically killed ourselves for the event, but it's worth it. The house has become "the home of our dreams."

None of this would have happened without the help of our neighbors and friends. The recommended contractors, help select colors, and lent us furniture for the big event.

2021 Halloween was a Hit!



Joyful drumming to lead the way!



Do you feel judged? Carolyn McLaughlin certainly hopes so.

Thanks to all who planned and participated in Inman Park's 4th Annual Little Pumpkin Parade! This may have been the largest turnout ever, with an estimated 350 people in attendance. Children and adults in truly creative and adorable costumes paraded from Waverly to Elizabeth St. to the delight of all and sundry. Thank you to Brook Hewitt for her wonderful photos (cameraforkids.com).



Prize-winning robot is sanguine about skeleton.

Up the Pond Without a Paddle

By Alison Gordon • alisongordon@gmail.com

Did you know that Springvale Park was ranked the Number 1 Hidden Park in Atlanta by Reddit (hey! We never received a medal...). I walk this park every morning to say good morning to the ducks, pick up trash (mostly masks with the occasional pagan offering), connect with nature, and enjoy the solitude after getting both children out of the house. Maybe that explains why Springvale Park enthusiasts like Beau Weideman and I will do anything to maintain this gem and keep it



flowering and beautiful. Instead of waiting for the City to eventually clean it up, it has been a long-standing tradition that Inman Parkers roll up their sleeves and get to it.


Back in 1986 a couple of amazing Inman Parkers, led by Eileen Brown, had the idea to refer to the Olmsted Brothers' original vision and install a spring-fed lake in its rightful place, creating the magnificent ecosystem you see today. Neighbors like Amy Higgins, Brett Lauter, and Eric Goldberg have spearheaded efforts to install the playground and create a Master Plan (check it out at springvalepark.org/masterplan). That leaves (get it?) maintenance!

Beau Weideman, with his worn out shoes, braided white ponytail, and his cap that simply reads MATH, is out there almost every day tending to our flowering shrubs, planting bulbs, making sure the spring flows, and running up and down that embankment with the deftness of a Mountain Goat. When he approached me about pulling together another Autumn Springvale Park Work Day(s), I was more than happy to help.

Over the course of two Saturdays, over 50 Inman Parkers showed up. With the songs of Bob Marley coming from the speaker (as is tradition) we planted over 100 lilies in the stream inlet, planted two dozen flowering shrubs that will show their beauty right around Festival Weekend, cleaned the pond drain, painted the old pump cover by the bocce courts, and hauled over 6 dump-truck loads of plant and tree matter. Thanks to the City for providing the dump trucks on the weekend, and special thanks to Mr. Otis, the beloved caretaker of the west side of Elizabeth Street from Waverly to Euclid, who worked hard all day to compress the branches and twigs from atop the truck.

Yes, we collectively now have a cleaned up park, a flowing drain, a painted pump cover, and a full heart, but we still need YOUR help to raise the money to complete the shovel-ready capital project as set forth in the Master Plan. Imagine: a continuous path around the pond that did not pose a tripping hazard, a cleaned pond with water-plants instead of mud on the west side of the lake, more plants and trees, and a complete stone wall. Let's work together to make this park the gem of Atlanta and an attraction for years to come. If you would like to donate to complete the Springvale Park Master Plan, please go to springvalepark.org and click Donate Now. Donations are tax-deductible.

Doggo the Month:
Roula



A very good girl with very big ears.

Inman Park Parents!

Want to stay in the know about current APS (and other parenthood-based) news? Join the Inman Park Parent Google Group to hear the latest. Email junoble@yahoo.com to join.



IPNA Meeting Minutes: October 20, 2021

President Amy Higgins called IPNA to order at 7:31 p.m. Participants varied over the course of the meeting, peak attendance was 53-61 people

Welcome/Introduction of newcomers:

- Robert Huber with IPCP
- Deb Day - Montase Cir, moved in July
- Benjamin Gross/Shayna Gross, moved in last year

Proposed change to agenda –

- Amend agenda to add confirmation vote for new treasurer (motion passes without opposition).

Police officers' report:

Officer Webb present and responding to requests and questions:

- Request to APD to support application to have a privately funded quad camera installed at Elizabeth and Euclid. Part of Operation Shield with APD for security purposes. Request from neighbors to review and propose placement in other locations (Lake Ave mentioned).

Minutes of last meeting (With below clarification made, motion to approve minutes was passed without opposition).

- Clarification to September minutes about the Atlantis property ADU: Majority of rental days were not through Airbnb bookings. 82% of days rented were direct bookings, and 18% were rented through Airbnb.

Announcements:

- Update from APS meeting regarding use of Inman Middle School. APS is recommending a 4/5 Academy and delaying implementation until 2023 school year.
- Halloween "Little Pumpkin" Kids Parade will be held Sunday, October 31 at 4:30pm line up, 5pm judging costumes, and 5:30pm step off from Poplar Circle. There will be music, popsicles, and event has been organized to be socially distanced. Come out, support the kids & bring candy!

Elected officials' reports:

- Nan Orrock reported on Redistricting session, Nov 3. Shared concern about the session being held very late, and potential impact on candidates running for office. Congressional districts may also be impacted, and this is on the ballot for 2022. Raised concern about the potential vote for Buckhead to secede from Atlanta. This will only be voted on by Buckhead residents but will have a negative impact across Atlanta, including with schools, public services, and shifting tax burden. Strong encouragement to reach out to personal acquaintances in Buckhead to discuss the upcoming vote and share concerns.

IPNA officers' reports

President

- Vote taken for Phil Disher to serve as IPNA Treasurer for the remainder of term, until May 2023. (First and second motions to support & unanimous approval. No abstentions)

VP of Zoning

MRMU we will be discussing and voting on the proposed MR-MU Zoning. There have been a number of changes to the legislation. See link for breakdown of the significant changes:

Atlanta City Design Housing Presentation
Legislation - Atlanta City Design Housing 10/1/21 (Redlined)
MR-MU Breakdown

Revised Mixed Residential - Mixed Use (MR-MU) Proposed Rezoning, neighborhood to review and vote on the three different sections individually, and then vote on overall. Also will discuss Short Term Rental (STR) text amendment to review, as well.

To other two ordinances on the shelf for now: 1) Rezoning of properties. Located within ½ mile from MARTA and 2) CDP master plan MR-MU amendment needs to be updated in the CDP before it can move forward.

Voting on Z-21-74

Section 1: MR-MU Maximum units and affordable housing bonuses

Revised amendment:

- Min lot size 5,000 sq ft (R-5 requires 7500 sq ft)
- Min street frontage is 40 linear feet (R-5 requires 50 ft)
- New maximum unit/dwelling sizes: 1st unit 2500 sq ft, 2nd unit 2500 sq ft, all subsequent units 1500 sq ft.
- New maximum lot coverage: 1-4 units 55% (same as R-5 and IP ordinance), 508 units 60% affordable only, and 9-12 units affordable only.

Section 2: Removes minimum residential parking requirements across city

- Removes all residential parking in single, duplex, and multi-family residential (already have this in IP)

Section 3: ADU definitions, allowances, and zero lot line sales

- Setbacks still governed by IP ordinance
- Allows up to 3 ADUs (combo of attached and detached allowable)
- Zero lot lines can have 4 units: Proposed lot cannot be less than 2500 sq ft, must have individual frontage of 5ft for street access, and all subdivided lots must have combined street frontage of 50ft.
- Only duplex zero-lot line is allowed
- Flag lots allowed to be sold separately, still governed by the master lot restrictions

Questions

- Private easement required for driveways with flag lots.
- How do we weigh in? Whole paper to MPU next Thursday. Tonight, IP will vote on three discrete sections, one overall, and Regina will bring all info to MPU. All 4 votes have equal weight, IP opinions about support.
- How is affordability calculated, how long, how enforced? Rental unit must rent below min 60% of AMI, for development for 20 years of date of occupancy. If for sale, 1-2 sale at or below 80% AMI. Can't close on house, temporary certificate of occupancy until you register paperwork with valid Land Use Declaration (Section 16-35.010 to sections VI and VII). Enforced by Office of Housing and Community Development.
- Table with AMI % https://www.investatlanta.com/assets/2021_all_limits-rents-homeownership_chart_MYNmKa1.pdf
- Changes in tree canopy? Not sure, is concern for Candler Park.
- Historic zoning does not specifically call out selling off zero lot line sales, so goes down to R5 or next level legislation. Would be allowed by this ordinance.
- Residential Limited Commercial (RLC) – residential mixed use is not impacted by this new amendment.
- Minimum lot size 2500 sq ft. ordinance governs. Min 5 ft opening of flag lot property for egress to street.
- If plating pattern changes not permitted within historic district, how will zero lot line sales work? City doesn't consider zero-lot lines as full legal zoning sub-division. ADU property still considered part of the master lot. Regina to get more clarification from city on this.
- Language at bottom should be stripped about other ordinances being waived, should say properties are subject to historic ordinances first. Very little support on council for rezoning properties. Logic and need to make housing around MARTA more

affordable, increase density. Do not think this approach will work to that end. Secondly, affordability should be mandated on 3 and 4 units, not just above 5-8.

- Concern expressed about giant changes this new ordinance represents – will be difficult to track, some will fall through cracks. Will change complexion of neighborhoods around Atlanta, we may be somewhat protected, but other neighborhoods will not be.
- If you keep historic structure, you get a small bonus, but it is not enough of an incentive to not tear down.
- Does not require any changes to existing properties.
- If we want more density – units should be affordable for their lifetime. Longer than 20 years, city planning should be looking beyond 20 years, lifetime designation of property.
- Max 4 units, unless you meet affordability mandate for more units.
- Can you sell a basement apt – no can only sell detached.
- Vote section 1: 56 no, 4 yes votes, 2 unsure/abstain
- Vote section 2: 20 yes, 34 no, 2 unsure/abstain
- Vote section 3: 55 no, 3 yes, 0 abstain
- Overall vote – 1 yes, 57 no/abstain (due to issues with polling system, only votes opposing the ordinance were collected for overall)
- Overall feeling that there was too much included in this single ordinance, should be communicated back to the NPU.

Short Term Rental Proposed Legislation (Motion to support the prohibition to STR in ADUs, seconded. Votes 4 abstaining, 43 no, 3 yes. Motion does not carry)

- Amendment would prohibit short term rentals in detached ADUs. Short term rentals would continue to be allowed in attached ADUs or entire house rentals.
- Inman Park has had both short and long term, and attached and detached ADU rentals for a very long time.
- What is cut off of short and long-term rentals? City says 30 days or less.
- Short term rentals must be registered, phone on contact, number of violations will remove their ability to operate short term rentals.
- Short term rentals reduce inventory for longer, affordable rentals. Not fair for people can do with attached, but not for detached who built these structures for this purpose. Issue may be large party houses, and action should be directed at bad actors not blanketed across city.
- Discussion about why this ordinance proposed, concern about STRs, what is causing rental shortage across the country and city.
- STR tax goes to state, no occupancy tax for city.

Historic Preservation

- 351 Sinclair-Proposal to add an addition (31 support, 6 in opposition, motion carries)
- o Smallest lot on block, variance to allow it be built up. Addition built into incline in back. Not very visible from road. Immediate neighbors meeting, all 6 voted to support.
- 225 Elizabeth Street Proposal to add an addition (29 yes, 0 opposed)
- o Deferred maintenance, renovation and addition in back. 7 immediate neighbors attended. 6 voted in support, 1 left early. Concerns expressed about the scale of the staircase and finish on outside of exercise room, being worked out with neighbors. Visible from Elizabeth? No, but yes from Waverly way. Concern expressed about Juliette balcony in back, will be visible, not historically accurate.

--- Meeting adjourned at 10:01 pm – rest of agenda to be completed during November IPNA meeting--

Planning

Communications

Treasurer

- 2022 Budget Since we weren't able to publish the budget in the Advocate this month we'll publish the budget in November and vote in December

Security

Communications

Secretary

- New flags at Intown Business

If you are new to Inman Park, welcome!
We're so glad you're here.

Please contact the IPNA hospitality chair at
hospitality@inmanpark.org

Also, if you have personal news or a life event to share, the Hospitality Committee would love to hear about it and recognize you in the Advocate.
Get in touch!

Springvale Park Update: Volunteers at Work

By Beau Weidman • g.weidman@comcast.net

The large number of volunteers during the Oktoberfest - Columbus Day Saturdays was heartening, Small children, seniors and everyone in between made good on the old saying of many hands make for light loads.

The number of shrubs recently planted now approaches 100. Shoals lily installation has added to last year's pilot plantings along Springvale Creek and if we have luck, this may compliment Georgia's "newer" populations near Lawrenceville and Jonesboro, as well as the traditional sites between the Columbus - Macon - Thomasville falls line of this beautiful flower. Thanks to all who participated, including our friends from the Treewatch group, and for those who couldn't make it, we'll see you during the Mardi Gras - Presidents Day season.





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Agenda

November 17, 2021

IPNA Meeting • 7:30 p.m.

Location: Zoom

- I. Welcome & Introduction of Newcomers
- II. Police Officers' Reports
- III. Minutes of Last Meeting
- IV. Announcements
- V. Elected Officials' Reports
- VI. IPNA Officers' Reports
 - A. President
 - B. Planning
 - C. Zoning
 - D. Historic Preservation
 - E. Public Safety
 - F. Communications
 - G. Treasurer
 - H. Secretary
- VII. Committee Reports
- VIII. Old Business
- IX. New Business
- X. Adjourn

.....
Check inmanpark.org the day of the meeting for any agenda updates

Want to be a part of next month's Advocator?

If you have news to share with your neighbors in the June issue of the Advocator, please send your submissions to advocator@inmanpark.org before November 20.



Good to Know

Inman Park Neighborhood Association (IPNA) membership:

Inman Park Neighborhood Association (IPNA) membership: Available to those who live within or own property within the boundaries of Inman Park. Membership is \$5 with online registration at inmanpark.org. Membership allows you to vote (see bylaws online for details), gives you access to the directory and makes you eligible for special neighborhood events. In addition to being a member of IPNA, you may register for the Inman Park Security Patrol (IPSP) which staffs off-duty Atlanta Police officers to patrol our neighborhood. There are four levels of commitment beginning at \$50 per year. IPNA meetings are held at 7:30 p.m. on the 3rd Wednesday of each month at the Trolley Barn. IPSP membership is based upon a rolling annual membership term. Your renewal date is one year from your membership date and again every year after that.

Websites

InmanPark.org
InmanParkFestival.org
Facebook.com/InmanPark
Instagram: @inmanpark

Report All Crimes: Call 911

IP Security Patrol: 404-414-7802
L5P Mini-Precinct: 404-658-6782

L5P Business Association

www.little5points.com



FOOD TOURS ATLANTA



Explore with us! Food Tours Atlanta offers walking food and history tours through Inman Park and Ponce City Market. Eat at locally-owned restaurants, hear neighborhood stories, and explore the city's street art along the Beltline.



Tours have been adjusted for Covid safety and are largely outside. Masks are mandatory, except when eating.



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