

# Spring Has Sprung – the Market is Hot!

Atlanta Intown Real Estate Services celebrates its 20th year of helping buyers and sellers in Kirkwood and the other vibrant intown neighborhoods of Atlanta. We've been here through up and down markets and are still proud to be, locally owned, neighborhood based, and client focused! Whether you are moving in, moving out, or moving right around the corner, let us help you with your next smart move!

<b>NEW LISTING</b>  1152 Spring Valley Lane, Morningside 5 bed/5 bath, Amazing Newer build Huge master suite with porch, walkable \$1,275,000 • Cam McCaa	<b>PENDING</b>  262 Murray Hill Ave, KIRKWOOD 3 bed/1.5 bath, approx 1809 sq ft Classic 1917 Craftsman \$320,000 • Mike and Margie	<b>COMING SOON</b>  1963 Hosea Williams Dr #201, Kirkwood 2 bed/2.5 bath, End unit townhome at KW Station, Live at the center of it all! \$329,900 • David Vannort	<b>PENDING OVER ASK</b>  897 Inman Village Pkwy, Inman Park 4 bed/4.5 bath, luxury rental Viking, rooftop deck, elevator \$849,900 • David Vannort
<b>NEW PRICE</b>  1080 Peachtree St, 1010 Midtown, #2905 2 bed/2.5 baths, "I just adore a Penthouse view!" Breathtaking! \$799,900 • David Vannort	<b>SOLD OVER ASK</b>  275 13th St, Parc Vue, #102 Renovated, 2 bedroom with One of a kind out door space \$275,000 • David Vannort	<b>NEW LISTING</b>  1380 Glenwood Ave, East Atlanta 3 bed/2 bath, bungalow duplex, with 1/1 In terrace level. Walkable to Village \$283,000 • Kirk Surgeon	<b>COMING SOON</b>  130 Arizona Ave #204, Edgewood 1 bed/1.5 baths, A22 loft, spacious Bright with great amenities \$209,900 • Mike and Margie
<b>PENDING</b>  2257 Melody Lane, Decatur 3 bed/1 bath, near Buena Vista Lake Great for 1st time Buyer or Investor \$99,900 • Mike and Margie	<b>PENDING</b>  2755 Memorial Dr, East Lake 2 bed/1.5 bath, full renovation Plus huge basement, gorgeous \$217,500 • Kirk Surgeon	<b>PENDING</b>  848 Fayetteville Rd, East Atlanta 3 Bed/2 Bath Amazing Renovation Under Contract in 2 Days! \$245,000 • Dana Link	<b>TWO PENTHOUSES</b>  943/923 Peachtree st, Midtown 2 bed/2.5 bath, two penthouses At the Metropolis, luxury living \$699-849,000 • Julian R. and Jeremy S.
<b>PENDING</b>  1645 Woodbine Cir, Kirkwood 3 bed/2 bath, adorable 1920's Bungalow with many updates, cozy \$279,900 • Mike and Margie	<b>NEW LISTING</b>  187 Dearborn St, SE, Kirkwood 2 bed/2 bath, Newly renovated Baths, walkable to Kirkwood, super cute \$259,900, Dana Link	<b>COMING SOON</b>  91 Bates Avenue, Kirkwood 3 bed/2.5 bath, newer build Amazing porch, walk to KW and Oakhurst \$499,900 • Mike and Margie	<b>COMING SOON</b>  196 Murray Hill Ave, Kirkwood 3 Bed/2 Bath in Hot Kirkwood Walkable to Oakhurst and Kirkwood Price TBD • Dana Link

## The Kirkwood Bunch

									
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# KirkWood

## NEIGHBOR

[www.HISTORIC-KIRKWOOD.org](http://www.HISTORIC-KIRKWOOD.org)

## Thank You to Those Who Made the 2016 Kirkwood Spring Fling Possible!

Over the last 14 years, many people in the Kirkwood community have helped to build the Spring Fling into what it is today. This year's festival, Tour of Homes, and 5K would not have been possible without the tireless dedication and hard work of our volunteers and our sponsors.



I would like to give a big shout out and thank you to all the volunteers who gave of their time this year ... We literally can't do this without you! While I can't thank everyone individually who helped us out this year in this limited space, I would like to recognize a few key people who made this year's festival happen.

**If you run into any of the people listed on page 7, please thank them!**

In addition to promoting Kirkwood and getting us all together as a community, the Kirkwood Spring Fling, Tour of Homes, and 5K also raise the majority of the money that KNO uses to improve our parks, green space, schools, business district, and public safety. Thanks for supporting the festival and the neighborhood!



Sincerely,  
*Carl Holt*  
Kirkwood Spring Fling Festival Chair 2016  
[www.kirkwoodfling.com](http://www.kirkwoodfling.com)  
[kirkwoodsf@gmail.com](mailto:kirkwoodsf@gmail.com)

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Kirkwood Neighbors' Organization (KNO) is a racially and economically diverse civic organization devoted to the revitalization of Atlanta's historic Kirkwood community.

KNO meets on the 10th of each month at 7 pm at the Turner Monumental A.M.E. Church, 66 Howard Street NE.

Everyone is welcome!

#### 2016 KNO Officers

President:	Geoff Mueller geoff.a.mueller@gmail.com 678.231.7275
Vice President:	John Michael 404.373.4363
Treasurer:	Justin Andrews justin@cumminlandscapesupply.com 404.791.1515
Secretary:	Tina Latham Davis

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#### Comments? Story Ideas? Advertising Questions?

Your comments about this newsletter or story ideas are encouraged. Please contact the Editor.

Kirkwood Neighbor is published monthly by the Kirkwood Neighbors' Organization (KNO) and is distributed at all KNO and Neighborhood Planning Unit (NPU-O) meetings, to Kirkwood's elected representatives, our fire and police stations, and to city and county officials. This newsletter is distributed free of charge at the locations listed on the right.

All material in the Kirkwood Neighbor is copyrighted by the Kirkwood Neighbors' Organization (KNO).

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**DeKalb Atlanta Senior Center** 25 Warren Street SE  
**Dolphin's Water Ice Factory** 1963 Hosea Williams Drive  
**Dulce Vegan** 1994 Hosea Williams Drive  
**Indigo Wellness** 1963 Hosea Williams Drive R #107  
**Kirkwood Feed and Seed** 1998 Hosea Williams Drive  
**Kirkwood Library** 11 Kirkwood Road  
**Langford's Barber Shop** 1947 Hosea Williams Drive  
**Le Petite Marchet** 1963 Hosea Williams Drive  
**LIV Fitness** 1853 Memorial Drive  
**The Pullman** 1992 Hosea Williams Drive  
**Savor Wine Boutique** 1963 Hosea Williams Drive Ste. R103  
**Sun In My Belly** 2161 College Avenue  
**Taproom Coffee** 1963 Hosea Williams Drive R #106  
**Toomer Elementary School** 65 Rogers Street NE  
**Valero** 1989 Hosea Williams Drive  
**All KNO and NPU-O meetings & neighborhood events**

## Future-focused "Atlanta City Studio" Design Lab Launches

Mayor Kasim Reed, Department of Planning and Community Development Commissioner Tim Keane, and Jamestown LP CEO Matt Bronfman joined city leaders and community stakeholders on May 23, for a ribbon-cutting ceremony at Ponce City Market to celebrate the opening of the Atlanta City Studio. It is the first pop-up urban design laboratory focused on shaping the future of city neighborhoods. The event provided the public with its first opportunity to meet the City Studio project team and experience the space, which includes rotating exhibits about Atlanta neighborhoods and innovative urban design concepts. The studio will also serve as a way to connect Atlanta's diverse communities.

"The City of Atlanta is experiencing unprecedented growth, and the creation

of the Atlanta City Design Studio will be critical to assisting us in planning for our City's future," said the mayor. "We intend to give Atlanta residents and stakeholders from all across the city the opportunity to share their ideas and interact with our team, which will help us make the City of Atlanta the best possible place to live, work and realize your dreams."

The Atlanta City Studio will remain at Ponce City Market for six months, after which it will relocate twice per year so residents across the City can experience the interactive and innovative concept.

It is designed to serve as a space for incubation and collaboration where visitors, residents, design professionals and curious urbanists can connect. The pop-up space be staffed by a team of City planners, architects, and transportation pro-

fessionals and will host lectures, book talks, film series, open forums, urban art presentations, and other neighborhood and design components.

"This is as much about people as it is design," said Keane. "The Atlanta City Studio will help manage the design elements of our changing city experiences, and community engagement and involvement will be an integral part of this process."

"At Jamestown, we are constantly looking for ways to improve the fabric of the cities we invest in with projects like Ponce City Market that reinvigorate neighborhoods and provide opportunities for jobs and community," said Bronfman. "Working with the City of Atlanta has always been crucial to the success of Ponce City Market and we are excited to continue that partnership."

East Atlanta

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www.historic-kirkwood.org

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## Ten Minutes with: Jay Carlson of Clue Town Books

*The puzzle maker behind the popular Atlanta scavenger hunt series looks forward to selling his titles during festival season in general and the Kirkwood Spring Fling in particular.*

### How long have you lived in Kirkwood?

I moved to Decatur blindly from Tallahassee when I got out of college. I was young and looking for a cheap place to live, and of course now I feel lucky I landed intown instead of in Alpharetta or something. From there I moved on to Edgewood, where I lived for over a decade. But my wife and I, plus our two kids and dogs, were bursting at the seams in our 2/2, less-than-1000-square-foot house, so three years ago we moved to Kirkwood.

### How did Clue Town Books get started?

Growing up I would read the daily newspaper and there would always be the puzzle and the word jumble. In my mind I made this connection that whenever you make some sort of periodical, there needs to be games involved. So when I started my zine, *The Plug*, I put in a games section, and though no one else seemed to care much about it, I still



kept doing it. Then when I switched to online issues, I developed an online scavenger hunt where you start at a URL and as you solve puzzles, you are led to more pages. As I got better at designing games, I decided to try my hand at a larger scale experience and in September of 2012, Clue Town books began. The first two titles were Piedmont Park and Oakland Cemetery and until we moved to Kirkwood, our living room was full of tubs of books. Now we have a basement.

**Which is good since you have so many more titles. Was the Downtown Kirkwood book available at your booth at**

### the Spring Fling this year?

Yes, it was! I am not just saying this because I love to live and work in Kirkwood, but the Spring Fling is one of my best festivals. The first year I did 13 festivals, but now I have it locked down to 8. From a vendor standpoint, the festival is put together well, where everything is centralized with vendors set up around the perimeter. There are a lot of opportunities for people to stop by and browse and hangout and the chance for repeat foot traffic probably contributes to it being my best one-day festival in terms of sales and makes it a really fun day.



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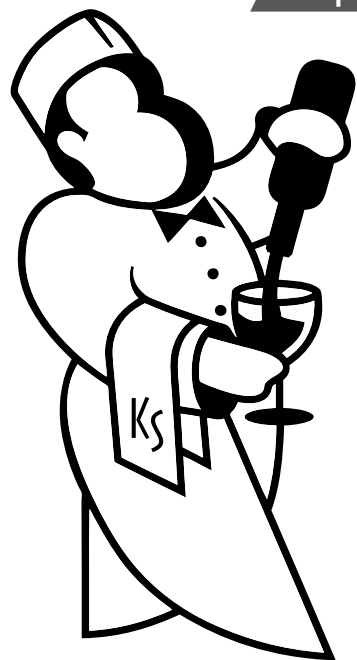
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## Summer Learning and Reading at the Kirkwood Library

by Andaiye Reeve, Kirkwood Library Branch Manager

At 10 am on Wednesday, June 8, get ready, get set, get in the game and exercise your mind at the Kirkwood Library Summer Reading Kickoff! The event will feature the Bessie Branham Recreation Center Cheerleaders, a tai chi demonstration by the DeKalb Senior Center, story time, a Zone 6 community safety talk, a family crossword puzzle challenge, and more.

Health and wellness will be the focus for library programs and workshops from June through July as part of a wider summer learning

initiative. Thanks to sponsors and volunteers such as the Kadampa Meditation Center, the Atlanta Police Department, and the John's Creek Environmental Campus, topics will include meditation, neighborhood and online community safety, and the water treatment process. The Friends of the Kirkwood Library will provide programs on diabetes and caring for your heart.

Kids will get the chance to:

- Build a robot with instruc-

Contact the Kirkwood library for dates and details  
**404-377-6471**

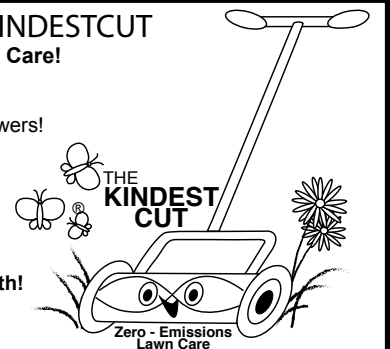
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- Year, Brian Ashely
- Practice yoga basics
  - Learn about internet safety

Pick up a Summer Learning brochure which features free resources and services for the whole family. Take an online class, learn a new language or discover a new passion, all with your library card!

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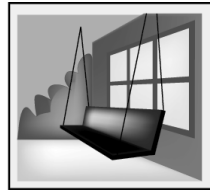


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## East Atlanta Events

by Henry Bryant

**Saturday, June 11 • starts 10 am**  
**Battle of Atlanta "Frontlines" tour**

Hear stories of the men who fought in the battle on July 22, 1864, that changed course of U.S. history. The easy walk of about an hour and a half takes you along the frontlines and surrounding areas where troops were on the move. Advance tickets are required; purchase until June 10 at **www.batlevent.org**. Space is limited.

**Saturday, June 18 • 3:30 to 5:30 pm**  
**Meet the Artist reception**

Artist Janice VanCronkhite's art celebrating love, faith, hope, and the beauty and bold-spiritedness of life is already on the wall at the East Atlanta Library and will be through July 15.



photo by Stephanie Howard

Congratulations to Atlanta Butt Society, 2016 Blue Ribbon BBQ Cookoff champs!

## Clean Sweep!

Atlanta Butt Society beat out a record-high 16 other contestants in all three categories of this year's Blue Ribbon BBQ Cookoff at the Kirkwood Spring Fling: Best Chicken, Best Pork, and People's Choice. They took home unique custom-made trophies crafted by Mill & Forge.

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