# **Spring Has Sprung!**

Atlanta Intown Real Estate Services celebrates its 22nd 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!



972 DeKalb Ave SE, Inman Park 2 Bed/2 Bath Gem w/ Rooftop Views Walk to Everything!





2211 Charleston Pointe SE 3 Bed/3 Bath Intown Home Close to East Atlanta Village Price TBD • Kirk Surgeon



956 Myrtle St, Midtown 3 Bed/2 Bath Updated Bungalow Screened Back Porch, Heart of Midtown! \$675,000 • David Vannort



126 Moreland Ave, Edgewood 4 Bed/4 Bath New Construction Modern, Rooftop Deck, 2 Car Garage \$699.000 • Dana Link



5 Bed/4.5 Bath, Highland Village Spacious Floorplan, Oversized Yard \$425,000 • David Vannort



4412 Paces Battle NW, Buckhead 4 Bed/4.5 Bath Gated Community w/ Pool Walking Path to the Chattahoochee! \$719,900 • David Vannort

NFWIISTING



600 Bonaventure Ave #11, Poncey Highland 3 Bed/3.5, Bath Modern TH Roof Deck, Steps to BeltLine & PCM \$675,000 • Adam Parker 404.849.9829



211 Colonial Homes Dr #1302, Buckhead 2 Bed/2.5 Bath Spacious Condo in Heritage Place w/ oversized balcony \$339,900 • Jay and Jeremy

COMING SOON

1124 Hawthorne St, Reynoldstown 4 Bed/3 Bath New Construction Contemporary, Quartz, White Oak \$625,000 • Dana Link



2062 Ladovie Ln NE, CDC/Emory 4 Bed/3 Bath Quiet Cul-de-sac Briarlake Elem, Lakeside HS \$499.900 • Heather Tell

# NFW PRICF



1211 LaVista Cir, LaVista Walk 3 bed/3.5 bath Mixed-Use Community Perfect In Town Location Price 389,000 • Mike and Margie



880 Confederate Ave SE #215, Historic Grant Park 2 Bed/2 Bath Brand New Condo \$2,100/mo. • Guy Parker 678-459-4109



620 Peachtree St #1608, Midtown 1 bed/1 bath at The Windsor Renovated w/ new kitchen \$170.000 • David Vannort

133 Clay St, Kirkwood

595 Coopers St SW, Mechanicsville

2 Bed/2.5 Bath, Convenient & Spacious

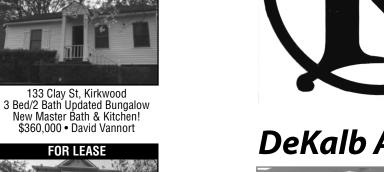
Intown Rental perfect for your commute!

\$1,300 • Kirk Surgeon

FOR LEASE

790 North Ave, Poncey Highland 1.5 Bed/1.5 Bath at City View Lofts

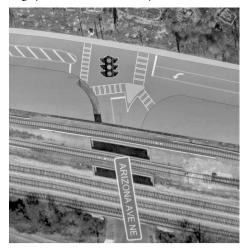
Steps to PCM and BeltLine





#### by Carl Holt

On Wednesday, April 18, Renew Atlanta hosted a packed house at the new Martin Luther King, Jr. Recreation Center for a presentation on the Renew Atlanta DeKalb Avenue project. Several hundred people attended, including Georgia House District 84 Rep. Bee Nguyen and Atlanta City Council



members Natalyn Archibong, Andre Dickens, Amir Farokhi, and Matt Westmoreland.

The meeting began with Archibong and Farokhi – whose districts are home to DeKalb Avenue – addressing the crowd. Archibong thanked the community for years of input on the project and said, "We are ready to move forward."

The project manager spoke next, sharing the purpose of the project - to "provide a safe corridor for all modes of users: pedestrians, cyclists, buses, cars and rail station connections." Nearly 70% of all crashes on DeKalb Avenue from 2017 to 2018 took place in the contraflow section, between Jackson Street and Rocky Ford Road. The DeKalb Avenue project is now divided into two phases, with completion scheduled for 2020.

#### INSIDE page 3 **Pet Party in the Park** THIS page 5 Library renovation and events ISSUE



1963 Hosea Williams Drive • Atlanta, GA 30317 • (404) 370 3101 View these properties and more at atlantaintown.com



COMING SOON





# **DeKalb Avenue Improvements and Impacts**

Phase 1, Operational Improvements,

includes contraflow lane removal, resurfacing, restriping of the street, and traffic signal improvements with protected left turn phases. This phase is expected to take eight months to a year, depending on weather.

Phase 2, Complete Street Improvements, will add bicycle facilities, fiber communication installation, medians, sidewalk, and American Disability Act improvements. The timeline for this phase is less than 2 years. The proposed separate bicycle facilities will be difficult, as right-of-way may need to be purchased.

Renew Atlanta spent the past year, since the last public meeting about the project in March 2017, performing studies on impacts to the DeKalb Avenue corridor and surrounding neighborhoods. They found that there

continues page 11

page 7 Spring Fling: BBQ cookoff, Tour of Homes, volunteers page 9 Hawk Hollow Hobbit Houses



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 рм at the Turner Monumental A.M.E. Church, 66 Howard St. NE.

Everyone is welcome!

#### 2018 KNO Officers

President:	Teaniese Davis teaniese@gmail.com
Vice President:	Stan Sugarman stansugarman@gmail.com
Secretary:	Susanne Blam susanne2106@gmail.com
Treasurer:	Megan Owens historic_kirkwood@yahoo.com

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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).

Kirkwood Neighbors' Organization (KNO) P.O. Box 170010 • Atlanta, Georgia 30317 www.historic-kirkwood.org

# FIND "KIRKWOOD NEIGHBOR" AT:

Anna's BBQ 1976 Hosea Williams Drive Atlanta Intown 1963 Hosea Williams Drive #R101 Big H Grocery 1932 Hosea Williams Drive Blue Ink Title 1963 Hosea Williams Drive #R103 DeKalb Atlanta Human Services Center 30 Warren Street DeKalb Atlanta Senior Center 25 Warren Street SE Dulce Vegan 1994 Hosea Williams Drive Guitar Shed 1610 Hosea Williams Drive Ste. E Indigo Wellness 1963 Hosea Williams Drive #R107 Kirkwood Feed and Seed 1998 Hosea Williams Drive Kirkwood Library 11 Kirkwood Road Langford's Barber Shop 1947 Hosea Williams Drive Le Petit Marche 1963 Hosea Williams Drive LIV Fitness 1853 Memorial Drive The Pullman 1992 Hosea Williams Drive Spotted Trotter 1610 Hosea Williams Drive Ste. A&B Sun In My Belly 2161 College Avenue Taproom Coffee 1963 Hosea Williams Drive #R106 Toomer Elementary School 65 Rogers Street NE Valero 1989 Hosea Williams Drive

#### All KNO and NPU-O meetings & neighborhood events

# Oh! So <u>that's</u> how you pronounce it! Karafótias (care-oh-fóe-tee-us)

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# DeKalb Avenue

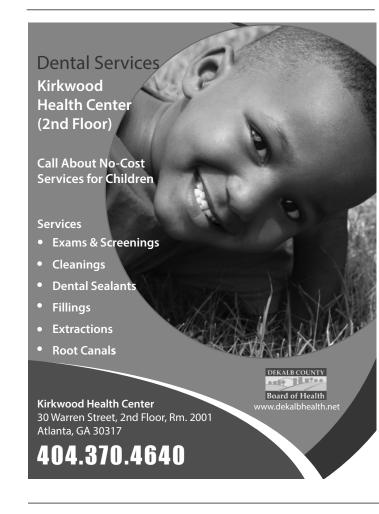
continued from page 1

will be an average delay of 18 seconds at signaled intersections and an average 11% increase in traffic from commuters using neighborhood streets to the north and south as cut-throughs to avoid congestion caused by removing DeKalb's contraflow lane. Details for Kirkwood streets are in the chart below.

The project presentation (along with presentations from 2016 and 2017) is available on the Renew Atlanta website renewatlantabond.com/ project/dekalb-avenuecomplete-street

Send your feedback to renewatlanta@ atlantaga.gov

Projected Impacts to	7:45-8:45	5:00-6:00
Neighborhood Streets	АМ	РМ
Hosea L. Williams Drive	5 vehicles	10 vehicles
Moreland Ave. to Rocky Ford Rd.	(2%)	(5%)
Rocky Ford Road	40 vehicles	50 vehicles
DeKalb Ave. to Hosea L. Williams Dr.	(10%)	(10%)
Rogers Street	70 vehicles	100 vehicles
DeKalb Ave. to Hosea L. Williams Dr.	(9%)	(10%)



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# Pet Party in the Park!



Rebecca Shivers, contributor

Pet Party in the Park provides an opportunity for the animal lovers of Kirkwood and the surrounding neighborhoods to share their love, have fun, raise money for shelters and, perhaps, adopt a homeless animal. The nonprofit event benefitting local no-kill animal shelters began with an idea from our 10-year-old daughter, Autumn.

One of the most unique aspects of Pet Party in the Park is the opportunity for children to be directly involved in event planning and execution: A committee made up of children is solely in charge of planning and running the pet pageant. They hold meetings, assign jobs, and learn that they can make a real difference in the community.

Last year's inaugural event included a pet parade, cake walk for pets, petting zoo, pet "dress up" and kissing booth, face painting, a silent auction, vendor booths, and a pet pageant. It raised more than \$2,500 and facilitated a pet adoption.

Bring your pets and your picnic basket to enjoy the morning together with your family and neighbors. Volunteers are also needed to help with the event activities.

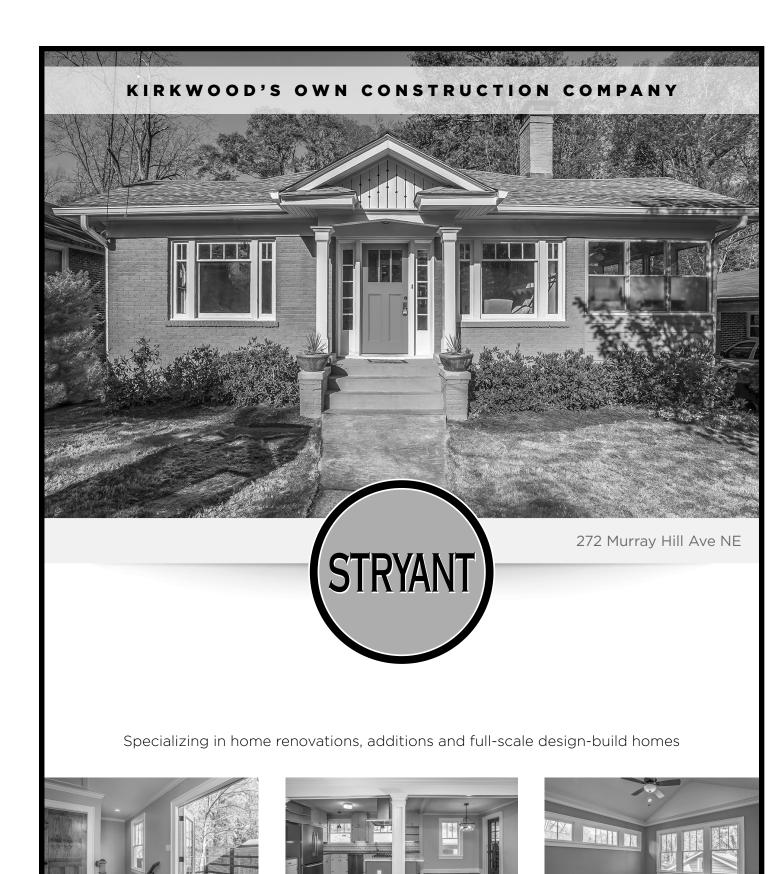
Saturday, May 12 • 10:00 AM – 12:00 NOON Bessie Branham Park

For more information or to volunteer: petpartyinthepark@gmail.com or 678-576-6884



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Backyard adventurers can enjoy a unique overnight experience in one of two Hobbit Houses at the Wylde Center's Hawk Hollow. These unfurnished, tiny homes are available to campers. A recent guest said, "We had a great stay. The swing, fire pit, and little bridge make you feel like you have your own little kingdom. Even though we live nearby, our kids felt like we were on a faraway camping trip. The Hobbit Houses are ridiculously cute, clean, and cozy. All the little things the staff leaves for guests – an electric lantern, grill lighter, firewood, paper towels, chocolates, and playing cards, to name a few - were super considerate. Our kids are already begging to stay again!"

Hawk Hollow is located at 2304 1st Ave. For more information, visit www.wyldecenter.org.



Wash, Dry, Fold. 21 Laundry

page 4 | KIRKWOOD NEIGHBOR







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# Library Renovation Kicks Off with Exterior Work

The Atlanta-Fulton Public Library System has begun construction work on the Kirkwood branch as part of the Library Renovation Project. The six other libraries that are part of this group are through August. Improve-

the Sandy Springs, Dogwood, Southwest, Roswell, Washington Park, and West End branches.

Exterior work began in April and will continue

# **Drop-In Computer Lab**

daily

Need computer help but have no time for a full class? Get one-on-one assistance (as time allows) with your computer needs and online library resources. All ages.

## **Teen Homework Help Hour**

Mondays (except May 28), 4:00 PM

Middle and high school students can show proof of school enrollment and an active AFPLS library card to receive up to 10 pages of free homework prints. Ages 13-18.

## **Teeny Tiny Tots Story Time**

Wednesdays, 10:30 AM

Join us as we build successful readers through language development, listening, and social skills. Move, sing, hear stories, and meet other preschoolers from the neighborhood. Ages 6-36 months.

## American Library Association **Choose Privacy Week**

Tuesday, May 1 – Friday, May 4

Check out a book or film on data mining or cyberspies and pick up information about online safety. All ages.

# Free Comic Book Day

Saturday, May 5, 3:00 PM

Check out two books from the Kirkwood Library and get a free comic book while supplies last. Enjoy coloring pages and more! All ages.

#### Spring Fling: Summer Reading Kickoff

Saturday, May 19, 10:30 AM

Get ready for the summer reading program and find out why Libraries Rock with music and art activities featuring D.J. Presyce at the Kirkwood Spring Fling! All ages.

> Call or visit the library for more information and to register for events.

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ments include roof and brick repair, pressure washing, exterior painting, and gutter and fence work.

"Taking care of this exterior work while we remain open will reduce the amount of time we need to close for interior renovations," said Dr. Gabriel Morley, director of the Atlanta-Fulton Public Library System. "We know there will be some inconvenience, but our end goal is to modernize and upgrade our libraries with minimal impact to service delivery. We believe this is the best

To help library leadership determine how to best meet the needs of patrons, as well as identify which programs and services are most important to the community:

www.afpls.org "Take the Library Survey"

way to accomplish that mission."

The Group 1 libraries are expected to close sometime in August to complete interior renovations, which are expected to take four to nine months, depending on the branch.

For up-to-date information on the Library Renovation Project and information on all libraries being renovated:

www.afpls.org/news/2193-library-renovation-project-update



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# Local Builder's New Home Featured on Tour

Stan Sugarman, co-owner and operator of Kirkwoodbased Stryant Construction, has lived in Kirkwood for 14 years, but it wasn't until 2017 that he, wife Elysa, and son Andrew moved into their dream home at 74 Warren Street NE. Although Sugarman has long been involved

in the neighborhood and has held a variety of volunteer posts over the years, currently serving as vice president of the Kirkwood Neighbors' Organization, this will be the family's first time hosting a stop on the Spring Fling Tour of Homes. The Sugarman residence



# Forks to the Ready ...

The Kirkwood Blue Ribbon BBQ Cook-off, one of the most popular activities at the annual Kirkwood Spring Fling and Tour of Homes, will take place during the festival on Saturday, May 19. Setup begins at 11:00 AM, with the public tasting slated for 12:30 PM.

Neighbors wishing to compete need only register, grab an apron, make their best BBQ from the comfort of their own kitchen, package their entry in a chafing dish, then bring it plus a tent to Bessie Branham Park. Entry is free and open to teams or individuals. Tastings are \$5/fork.

Teams will compete for more than \$700 in cash and prizes, including custom championship trophies from Jason Smith of Smithworks Iron & Design. Creativity counts - and not just in plating. Team names and table decorations will be taken into account by the judges.

One People's Choice Champion will be chosen based on voting from the public tasters, and a judges' panel comprised of local restaurant and community leaders will select winners for the pork and chicken categories.

**Register by Tuesday, May 8** www.kirkwoodfling.com/blue-ribbon-bbq-cook-off/

MAY 2018



has an open floorplan and a fireplace on the porch, where the family spends a lot of time. One of their favorite features of the home is its location: It backs up to Fred A. Toomer Elementary School, and they can often hear happy sounds of children on the playground.

As you may expect, Stryant Construction built the home. In recent years, Stryant has completed more than 75

single-family rehabilitation projects, 350 apartment unit renovations, and 46,000 square feet of commercial build-outs.

> Saturday & Sunday, May 19 & 20 12:00 NOON - 5:00 PM

Purchase tickets online at kirkwoodfling.com/ tour-of-homes/ or in person at Taproom Coffee or the KNO booth at Spring Fling.

Katie Kissel contributed to both of these Spring Fling articles.

