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News and Commentary by John Schaffner

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Tuesday, October 23, 2012

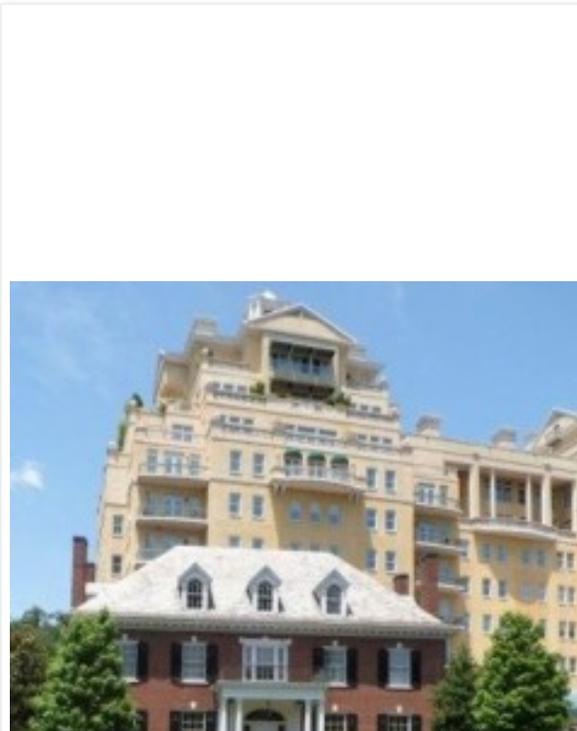
## City works with Buckhead Heritage, condo association on pact to relocate historic Randolph-Lucas House

Buckhead Heritage Society announced Tuesday afternoon (Oct. 22) that it had entered into an agreement with the city of Atlanta and the 2500 Peachtree Road Condominium Association that creates a framework for the potential saving and relocation of the Randolph-Lucas House.

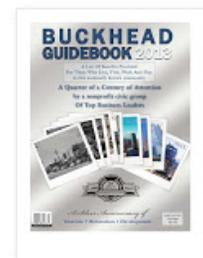
The agreement is the result of months of negotiations between the city of Atlanta Law Department, attorneys at McKenna, Long & Aldridge LLP who represent the condo association and attorneys at Constangy, Brooks & Smith, LLP who represent Buckhead Heritage.

On the city level, it involved negotiations with the Atlanta Urban Design Commission (AUDC) and the Office of Buildings (OOB).

The agreement was negotiated and executed by the parties in view of the impending demolition permit for the Randolph-Lucas House that will likely be issued by the city's Office of Buildings shortly after the "review and comment" hearing is conducted by the Urban Design Commission on Oct. 24 at 4 p.m. in City Council Chambers at City Hall.



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The city ordinance that governs the demolition or moving of a "historic" structure in the City of Atlanta provides that, after a 45-day "review and comment period" by the AUDC, and regardless of whether those comments are



The Randolph-Lucas House on Peachtree Road in front of the 2500 Peachtree Condominiums at Peachtree and Lindbergh.

favorable or not, the Office of Buildings "shall issue a written certificate stating that the demolition permit is in order," provided that the condo association has otherwise satisfied the requirements of the city ordinances.

In the opinion of the parties involved in the agreement, the condo association has satisfied the requirements of the code section and the issuance of a demolition permit is imminent.

However, recognizing the historic importance of the house, its stature as a historic building and the sentiment of the Atlanta citizens that it be saved, the parties entered into this agreement to create a framework for the house to be moved to a new location.

The following are the key points of the nine-page agreement:

1. The Association will make the house available to be documented through measured drawings and archival photographs for the purposes of memorializing the building.
2. The Association will permit whatever reasonable inspections are necessary, as coordinated by Buckhead Heritage with three (3) days prior written notice, to determine the cost of relocating and rehabilitating the house once it is relocated.
3. The condo association will not begin the demolition of the house for at least 120 days after the issuance of any demolition permit and can, at its discretion, extend that period in the event it appears additional time is necessary to move the house.
4. The city agrees that to reduce the potential cost associated with the moving of the house by not requiring specific plans to be filed for the moving of the house, provided however that prior to the moving of the House, such plans shall be filed in accord with the city code and other applicable laws.



W. Wright Mitchell

W. Wright Mitchell, founder and president of Buckhead Heritage, stated: "This agreement is an excellent first step toward preserving the Randolph-Lucas House in a different location. Buckhead Heritage commends the city of Atlanta and Lem Ward, chief counsel, for working with Buckhead Heritage and the 2500 Condo Association to create a procedural framework that will allow for the relocation of the House."

Mitchell added, "Buckhead Heritage continues to hear from numerous individuals who are interested in moving the House to a new location and this Agreement will hopefully help make that a reality."

The Buckhead Heritage Society is a 501(c)(3) non-profit organization dedicated to identifying, preserving, and promoting Buckhead's historic resources. For more information about Buckhead Heritage, visit [www.buckheadheritage.com](http://www.buckheadheritage.com) or call 404.467.9447.

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