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News and Commentary by John Schaffner

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Friday, May 31, 2013

Buckhead's Randolph-Lucas House moving to Ansley Park; to be private home of NewTown Partners duo

NewTown Partners, an Atlanta-based economic development consulting firm focusing on distressed historic resources, plans to move Buckhead's Randolph-Lucas House to a fitting historic location in Atlanta's Ansley Park neighborhood this summer.

NewTown Partners purchased the Ansley property at 78 Peachtree Circle on Thursday (May 30) and has already begun the process of moving the structure there from its present prominent Buckhead location at the intersection of Peachtree Road and Lindbergh Drive.

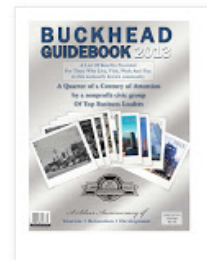
The mansion will be the private home of NewTown Partners' founders, Christopher Jones and Roger Smith, returning the mansion to its residential roots for the first time in nearly 20 years. The partners have agreed to rehabilitate the home according to historic preservation standards.

The 1924 Georgian-



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Revival style home was designed by Atlanta architect

From left, Buckhead Heritage Society Executive Director Erica Danylichak, NewTown Partners founders Roger Smith and Christopher Jones and Heritage Society President Wright Mitchell are photographed in front of the Randolph-Lucas House on Peachtree Road in Buckhead.

P. Thornton Marye for Hollins Randolph, a great-great-grandson of Thomas Jefferson, based on Randolph's ancestral home near Charlottesville, Virginia.

Mrs. Margaret Lucas owned the house until her death in 1987. The home has been threatened with demolition several times since.

NewTown Partners arranged for the preservation and moving of the home from the Condominium Association for 2500 Peachtree Road, which was granted a demolition permit to demolish the home last fall.



The Randolph-Lucas House is shown in its present location at 2500 Peachtree Road in front of the 2500 Peachtree condominiums.

The condo association, Buckhead Heritage Society, city of Atlanta and other partners have worked together since last fall to find a solution for the home – ultimately offering it for free to anyone who could move it by this summer.

The home will be moved to an empty lot on Peachtree Circle in Historic Ansley Park, a neighborhood that is listed on the National Register of Historic Places.

In October 2012, Buckhead Heritage, the City of Atlanta, and the 2500 Peachtree Road Condominium Association entered into a legally binding agreement that established the framework to relocate the Randolph-Lucas House. In December, Buckhead Heritage published a Request for Proposal to individuals who had expressed interest in relocating the house.

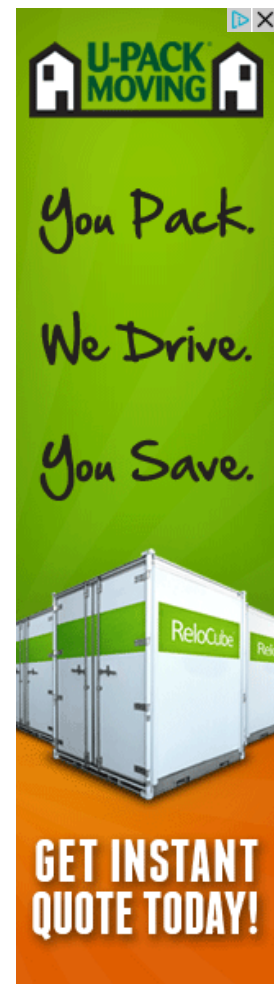
In January 2013, Jones and Smith of NewTown Partners were chosen as project partners based on their timeline, demonstrated financial resources, and proposed location for the house in Ansley Park, which offers an architecturally compatible environment.



Roger Smith and Christopher Jones, the new owners of the Randolph-Lucas House who plan to move it to Ansley Park and make it their personal residence.

Over the last four months, Jones and Smith worked closely with Buckhead Heritage and James Morehead of JTM House Movers to coordinate the permitting and logistics of the move with the city of Atlanta Zoning Division and Georgia Department of Transportation—a process that is continuing into June.

Georgia Power, AT&T, Comcast, TW Telecom, and the city of Atlanta Public Works Department are currently working to address any and all route issues pertaining to the temporary removal of power lines, cable, street signs or anything else that may obstruct



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the move down Peachtree Road. A date for the move has not been set, but the relocation is expected to happen this summer.

The Georgia Department of Transportation is working with Buckhead Heritage Society, as well as the house movers, in managing the route for the move. The house was previously moved a few hundred feet east and south by a developer to make way for the 2500 Peachtree Road Condominium building behind it.

The law firm of Constangy, Brooks & Smith, LLP handled the negotiation and drafting of the agreement on a pro bono basis. They have arranged with One Museum Square, which owns the lot at 1301 Peachtree Street, to allow a temporary road to be built across its lot, allowing a direct access to 78 Peachtree Circle, which sits directly behind it. Jones and Smith have secured funding for the project from Georgia Commerce Bank.

Once the house is moved, Jones and Smith have agreed to donate a preservation façade easement to the Georgia Trust for Historic Preservation, ensuring that the house can never be torn down and that all future exterior changes or additions follow preservation standards.

Wright Mitchell, president of Buckhead Heritage, said, "This is a watershed moment for historic preservation in Atlanta. The Randolph-Lucas House project proves that groups with sometimes divergent interests can truly come together to support a creative solution to a difficult historic preservation problem. That has not always been the case in our great city," he added.

"We would like to thank the city of Atlanta, the 2500 Condo Association, New Town Partners, One Museum Square, Georgia Commerce Bank, the Georgia Trust, the Atlanta Preservation Center, and all of the other project partners who are working hard to make this project a reality," Mitchell stated.



Buckhead Heritage's
Wright Mitchell

The Buckhead Heritage Society is a non-profit organization dedicated to identifying, preserving, and promoting Buckhead's historic resources. For information on Buckhead Heritage and the Randolph-Lucas House relocation, visit www.buckheadheritage.com or visit <http://www.buckheadheritage.com/node/139>.

Posted by [John Schaffner](#) at 8:13 AM 

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