

THE BUCKHEAD PAPER

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Ben Hirsh
Publisher • Author



Ben Hirsh lives in Buckhead with his wife and 3 daughters. He has been named one of the 500 most powerful leaders in Atlanta by Atlanta Magazine for 5 years in a row, and ranks among the top Realtors® in the country thanks to over \$100 million in annual Buckhead home sales.

Rob Knight
Creative Director • Author



Rob Knight has been a professional artist for more than 30 years. He is a photographer, graphic designer, and published author. Rob is also known for his travel and nature photographs and his international photography workshops.

Michelle Legan
Director of Operations



Michelle Legan has been the Director of Operations for Hirsh Real Estate and Buckhead.com for over 10 years. She has a background in residential new construction, and a degree from Ohio University's E.W. Scripps School of Journalism.

Joe Parker
Contributing Author



Joe Parker is a nationally award-winning journalist, editor, and columnist. He is the former editor of the Milton Herald, and enjoys covering local motor-sports for TopSpeed.com.

Jessica DeHart
Contributing Author



Atlanta native Jessica DeHart earned her MFA at NYU and studied Creative Writing at the American University of Paris. She only leaves Buckhead for better chocolate and more fun.

Cover photo by Rob Knight

Letter from the publisher

Ben Hirsh

In this issue of The Buckhead Paper, we bring you a diverse array of stories, ranging from captivating architecture, the latest updates in the dining scene, to intriguing profiles on local figures. We also take a careful look at commercial real estate and development in Buckhead.

This important sector of our local economy is seeing mounting challenges that are likely to come to a head in 2024. One of the most influential commercial real estate developers in Buckhead recently told me that new deal flow is lower than it was in 2008 primarily due to increased interest rates.

Meanwhile, in residential real estate, home sales in Buckhead are down by 33% over this time last year as rising interest rates have constrained the availability of homes for potential buyers. The Federal Reserve is poised to raise interest rates again before the end of the year in order to stamp out the inflationary hangover caused by trillions in pandemic-era stimulus. This is a good reminder that every action has an equal and opposite reaction.

With all of these challenges, we still have so much to be thankful for. Markets go up and markets go down, but Buckhead remains a vibrant, healthy and beautiful place to call home. If we all keep striving for a better community, then our best days are always ahead.

Ben Hirsh

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Is the Buckhead market safe from today's commercial real estate trends?

Jeff DeHart

Metro Atlanta regularly ranks as a top tier region for Commercial Real Estate (CRE). The area's business friendly atmosphere, diverse economy, and transportation access have fostered growth for decades. Recent conditions created industry headwinds, but the long term outlook for CRE assets in the area remains overwhelmingly positive.

Peter Linneman, economist and former professor at the Wharton School of the University of Pennsylvania, recently compared the economy to a pointillist painting. He noted that the closer you get to a specific factor, like the dot on the painting, the less you are able to see about the full picture. He believes the full picture has underlying strength, and CRE will remain a desirable asset class.

Factors affecting CRE

Current conditions are largely a result of the COVID-19 pandemic and the subsequent lockdowns. The series of events led to an economic shutdown that directly caused significant supply shortages across almost all product types. These shortages were not just in consumer products like tissue but also in the basic products needed to build and operate buildings, such as electric switch gear, lumber, and plumbing valves.

During the lockdowns, the federal government injected \$5 trillion into the US economy, per the New York Times. This policy was adopted in order to stabilize the economy, but it created the inflationary conditions of today. In response, the Federal Reserve Bank raised the cost of funds to a 22 year high of 5.25%.

The combined factors of supply constraints and inflation policies leave the market in a bit of a confusing period.

- Supply Constraints on materials mean that less and less CRE product is being delivered.
- Economic growth remains robust overall, even as fewer CRE assets are being delivered to market.
- Fewer CRE assets being delivered leads directly to increased rents.
- Increased borrowing costs make construction lending more expensive, if available at all, further contributing to the lack of supply.

On the transaction (buy/sell) side, most owners of CRE are aware of the details of the conditions. Supply constraints and rising rents are overall positives to long term owners, and they are choosing to wait out the cycle rather than sell assets at prices constrained by the current costs of debt. In fact, Chris Decouffle of the CBRE National Retail Partners floats the possibility in his weekly newsletter that the supply-demand imbalance may be a permanent market condition.



Buckhead skyline photo by Rob Knight

Supply constraints vary by product type

Not all CRE product types are experiencing the same conditions. Each product type has its own unique circumstances. Housing is in complete contrast with the office market.

- Per Realtor.com, the market for single family homes has a supply imbalance of 6.5 million units.
 - This will continue to foster demand for the multifamily sector and is an unprecedented imbalance.
 - Lack of supply and seniors aging in place rather than moving are contributing factors.
- The pandemic ushered in work from home trends that have made office conditions uncertain. While this has proven to be an overall negative, specific sub-markets like West Midtown and the Beltline's Eastside Trail have grown dramatically, ushering in new highs for office rents.
 - West Midtown offers a true urban experience and immediate access to talent at Georgia Tech and Atlanta University. Retail, residential, hospitality, and office are all co-located in an organic and approachable atmosphere.
 - According to Cushman and Wakefield and as reported in the Atlanta Business Chronicle, The Eastside Trail's Ponce City Market recently set a new record with a \$70 psf office lease. The lease is for Sage Software to occupy Ponce's newest building currently under construction
 - These two sub-markets illustrate that evolving office preferences may be as important a factor as the shift in demand.

Buckhead's unique position

Buckhead may be ideally suited for the future of CRE. One trend that seems to be evolving is a return to more complete neighborhoods where most of your needs can be met. Historically, multiple property types were encouraged in neighborhoods and the

fabrics of mature cities reflect this. Over the last 60+ years there was a significant shift in public policy to isolate product types and not mix them. Zoning rules separated retail stores from housing and places of work even further. This planning policy contributed significantly to the suburban booms experienced in most sunbelt cities, including Atlanta. Buckhead, however, has infrastructure that predates these policies and has an existing mix of uses that meet these evolving preferences.

Note the following:

- Buckhead's East and West Villages are set on a walkable grid.
- The Chattahoochee district offers in-town industrial spaces.
- You can purchase high rise, single family, or townhome options depending on your lifestyle.
- You can lease garden, midrise, or highrise apartments to suit your taste.
- Retail is walkable in the East and West Villages and convenient by automobile to the world class malls and neighborhood open air centers.
- Office space is available in both traditional Class A high rises and newer boutique style buildings.

Buckhead does offer it all. While the current markets signal uncertainty, Metro Atlanta and Buckhead should be positioned to enjoy long term growth and success.

About the author

Jeff DeHart is a partner at SJC Ventures, where he handles the day-to-day operational management and project financing for the firm's robust development portfolio. Since his entry into commercial real estate in 1986, Jeff has developed almost 60 retail center sites in eight states. Jeff resides in Buckhead with his wife Jessica. The couple has three adult sons. www.sjventures.com



The scullery is everyone’s favorite room in the home, according to Vince Daily. This space opens fully to the garden for entertaining and showcases the understated fine detailing that Stan Dixon is known for. *Photos by Rob Knight*

Architect Stan Dixon and his “dream team” pay homage to the past with a modern renovation of this 1920s Buckhead home

Joe Parker



The new guest suites above the garage have every ounce of charm and whimsy the 100-year-old areas have.

It is rare to describe an intensive home renovation as enjoyable, but Naviza Daily and her husband Vince say the two-year renovation of their 1928 Tudor-style home on Peachtree Battle Avenue was surprisingly “fun.” The result is a modern, carefully crafted, spacious, and pragmatic home with a design and spirit that celebrates a century of history in one of Buckhead’s most sought-after areas.

From ‘rough’ to revived

Daily said she was first drawn to the home a decade ago due to its location, a neighborhood filled with history and century-old homes. But she knew there was work to be done to revive the property.

“It was pretty bad at first,” Daily said. “But we spent a year living there, figuring out things in the house we would not change and the things that had potential to be better. We dreamed about what it could be, and after that year we met with [architect Stan Dixon] and the renovation took off.”

Daily thus partnered with what she said became known as the “dream team,” consisting of Dixon, interior designer Amy Morris, landscape architect John Howard, and builder Rich Sokolowski. All prominent in the Buckhead area and beyond, the team set out with Daily to transform the home while retaining its original charm.



Architect D. Stanley Dixon

“It was not the plan for it to take two years, but it evolved that way,” Daily said. “We set out to fix the master bedroom, then opening the attic. We just kept finding more interesting things as we went, and the project kept growing and growing. I was throwing out ideas left and right.”

Daily said she was pleased to have worked with such proficient professionals as they kept her ideas fairly grounded, but concurrently delivered the best finished product that held true to the original thought. “There were times when renovations were done and I thought, ‘Man, I would have been so wrong,’” Daily laughed. “This was my dream team, and the result is a dream come true.”

A reimagined design paying homage to the past

Architect Stan Dixon is no stranger to revamping historic homes in the area, and he says the renovation completed on the Peachtree Battle home is “simply beautiful.”

“We reimagined the entire interior of the house,” Dixon said. “We approached it from the design point of view as paying respect and honoring the bones of the 1920s house that was built and balanced it with a fresh take on the interior. I’m very proud of it. I think we really accomplished those goals.”

The list of renovations completed on the home is extensive. A highlight is the addition of two bedroom suites and a guest kitchen above the garage, which Dixon said was designed to match the timber Tudor styling of the home’s original design.

“We wanted to make it look like it always belonged to the house, and it blended seamlessly with the original architecture,” he said.

Dixon said the staircase is particularly notable, as well. The location of the stairs is original to the home, but new artisan-crafted iron railings and skylights were installed. “The iron railings and additional skylights really changed the space dramatically but balanced it with the original design,” Dixon said.

The stairs also lead to the now finished 3rd-floor, complete with alcoves that result in a top-floor hideaway. The small spaces are perfectly suited for children, earning it the name “The Grandchildren’s Floor”.

Additionally, features like a dining room fireplace, constructed not to impose on the existing space, were installed at the direction of the Dailys. An outdoor living space was also built, complementing the louvered doors that lead to the patio through the newly added and designed scullery. Landscape Architect John Howard ensured the gardens and courtyards surrounding the home are all lush retreats that enhance the spaces.

The most obvious update to the home from the perspective of a passerby is its new exterior color palette. Dixon said previously the home was practically monotone, but by staining the brick, which still showcases its natural variation, it allowed the clay tile roof to “pop.”

The overall design, made a reality by Dixon and Sokolowski, emphasizes pristine craftsmanship, including hand-troweled plaster walls, reclaimed wood beams and an arched fireplace featuring brass trim. Interior designer Amy Morris took the Dailys’ direction, inspired by Naviza’s decades of travel, to create an upscale but simultaneously cozy interior design inspired by the English Cotswolds.

The interior design celebrates the craftsmanship of the build but tells its own story — including second-hand leather chairs purchased from the Paris Flea Market, and a daybed once belonging to Vince Daily’s family.

“Every little detail, every piece of trim, every knob on every cabinet was very well thought out,” Daily said.



The decision to extend the central staircase up to the 3rd floor had a dramatic effect. Skylights now flood the space with natural light, enhancing the sculptural qualities of the new custom railing and light fixture.



Designer Amy Morris created an upscale yet cozy interior inspired by the English Cotswolds.



The daily functions of the home were considered with each design choice, note the professional appliances chosen for the chef's kitchen.

"I drive down this street every day, and it always puts a smile on my face," Dixon said. "Before it was a house that was pretty, but you didn't take much notice. Once it was finished with the renovations and landscaping, it is now a home people will certainly take note of."

The home's charming legacy will live on with a new family

The home has recently hit the market for sale. Daily said she has revealed in living in the home since its renovation, but once their children moved away, the Dailley's have begun spending more time at a new home in Charleston and a home in Florida. It now feels like the right time to move on.

While she is sad to leave the house following the extensive and rewarding renovations, she is eager for a new family to have the opportunity to call the property home.

"It is a home that has soul," she said. "It's not just walls, it has a special history. They are going to feel there is a sense of history, and whoever is going to live there is going to add to that history. There are places for kids to play, places to entertain, places to do homework, places to have a private moment. We wanted it to be a house where there was room to grow. People aren't just going to live there, they are going to remember it. It will always be a house where there are going to be a lot of good memories made."



Charleston-style courtyards and garden spaces surround the home. Landscape Architect John Howard ensured each space is finely detailed with its own personality.



Wherever possible, ceilings were vaulted, paneling applied and rustic beams used to add volume and character to the bedroom spaces throughout the home.



Elton John on tour in 2023. Alamy Stock Photo

Elton John quietly exits Buckhead after 32 years

Ben Hirsh

On July 9th, 2023 in Stockholm Sweden, Elton John performed the final concert of his 53-year career. His farewell tour spanned five years and grossed \$931 million, reported to be the highest-grossing tour of all time. Meanwhile, halfway around the world, a curtain was closing on another part of the superstar's life. Though he had called his Buckhead condo "home" since 1991, movers were quietly packing up and moving out a staggering volume of art and personal possessions from his nearly 13,000 square foot condo.

According to multiple Park Place residents, the move-out took nearly a month to complete and Sir Elton John has now left the building, Buckhead, and Atlanta for good. The property was listed for sale on September 20 for \$4,995,000, and is still available as of press time.

"People always ask me, 'Why do you have a place in Atlanta?'" John said in a 1998 AJC interview. "It's because people here have always been that nice to me... I've always been welcomed. I feel at home."

It all started in 1991 when John's estate in England near Windsor became too full of memories and possessions. He gutted the residence and auctioned off many belongings while on his path to sobriety. In his search for a new home in the United States he found Los Angeles to be overwhelming and New York unsafe, and he fell in love with the Southern charm of Atlanta.

Making a splash in Buckhead

Jim Henderson, the developer of the Park Place condo tower, remembers getting a call from the onsite sales agent in 1991 when he was on a sailing trip near

Hilton Head: "I have Elton John here wanting to buy a condo," she told him. The offer was \$700,000, but Henderson was firm at his \$950,000 asking price. "I eventually settled on \$925,000 with his agent in London and by the time we were at closing 30 days later Elton had already decided to buy the unit next door. It was great PR for the building and we sold out the rest of the tower over the next couple of years. He was at a turning point in his life at the time and he ended up being great for the building. The other residents loved him and he treated our staff very well."

After moving here in 1991 Sir Elton John quickly became ingrained into the Buckhead community and surrounding Atlanta area. He was a frequent visitor of Tower Records, dined at area restaurants (Umi Sushi and the now-shuttered Buckhead Diner were purportedly favorites), became a Braves fan, hosted a collection of his photographs at the High Museum of Art, named a 2004 album "Peachtree Road," and became a frequent face at social functions throughout Buckhead and the Atlanta area.

John also commented that his life "in Atlanta is as normal a life as I can lead anywhere in the world," and later said he is "an Atlanta person through and through."

Building a unique home

Over the years, Elton continued to purchase neighboring units to accommodate a vast art collection. Eventually it expanded to include 12,000+ square feet across seven

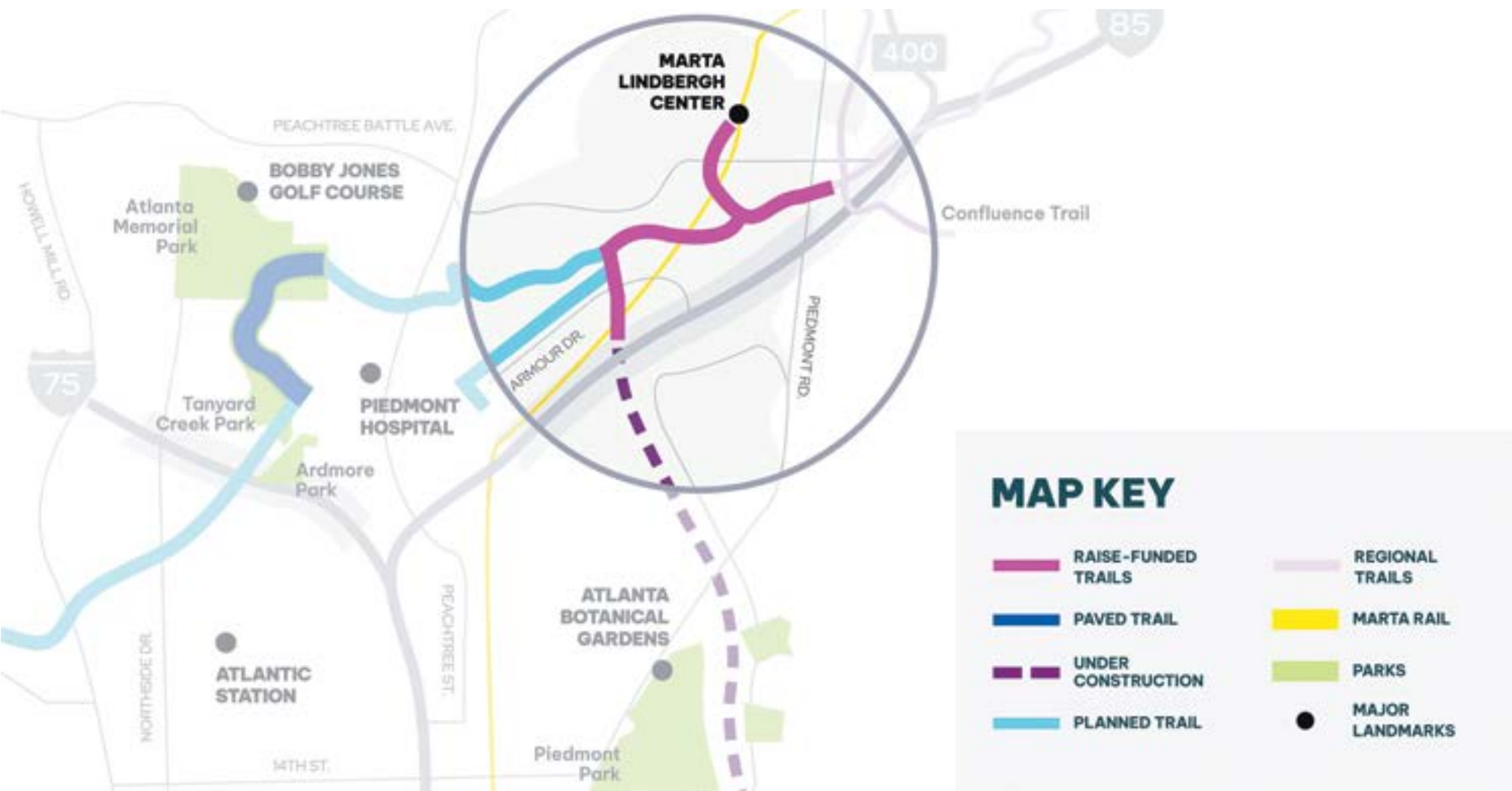
units combined on multiple floors in Park Place. The condo is above the intersection of Peachtree Road and West Wesley Rd in the heart of Buckhead.

In a 2016 CBS Sunday Morning interview, viewers got a brief tour of his sprawling condo that was full of artwork and photography collections. The singer was generous with his artwork, loaning it out to the building for display in some common areas and elevator lobbies.

During John's final Atlanta concert last year, he addressed his semi-hometown crowd about his time in Atlanta. "I've lived here for 30 years, and I've loved every single minute," the AJC reported. "So I will take you with me in my heart, in my soul, and I'll never forget you."



Park Place on Peachtree. Photo by Rob Knight



Atlanta Beltline map of the Northeast trail

Northeast Beltline connections come into clearer focus

Joe Parker

The future of the Atlanta Beltline in Buckhead is beginning to take shape as officials overseeing the project gave an update July 27 on highly anticipated trails in the northeast section of the 22-mile pathway. Most notably, the online meeting gave updates on construction of current trail sections in the works while outlining the future pathway connection between the Beltline and the Path400 Greenway, a 5.2-mile trail network adjacent to Ga. 400.

The connection of the two trail systems received a notable boost in June when it was announced the Beltline is being awarded a \$25 million federal grant through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program. Additionally, the grant will fund the Beltline's first direction connection to MARTA. Connecting the Beltline to regional transit systems was one of the original goals established for the trail network.

Where Buckhead meets the Beltline

Buckhead will connect to the regional Beltline's more southeastern trails through Segment 3 of the Northeast Trail with four "connectors."

Connector 3 is the shortest of these spurs but is perhaps the most significant for the Buckhead regional biking/walking trails system as it will connect the Beltline with Path400. Connector 3 will join other segments of the Beltline beginning with pathways underneath Piedmont Road NE. It then runs east along Peachtree Creek to connect with Path400.

Shaun Green, principal engineer with Atlanta Beltline, said the connection is "fantastic [for] regional trail connectivity" as this portion will link the Beltline, Path400, the Peachtree Creek Greenway, and the South Fork Conservancy Trail.

The connector is currently in the design phase, Green said, which includes federal funding through the \$25 million RAISE grant.

Green credited Livable Buckhead, which also led efforts to obtain the RAISE grant, during the July 27 meeting. The grant made possible the connection of the Beltline and Path400 under Peachtree Road. Without it, Green said, the trails would have been forced to connect along the roadway at an existing traffic signal. The grant also allowed for the direct connection of the Beltline with MARTA, and opens the opportunity for an "affordable housing site" with a direct connection to the Beltline — which would not have been possible without the grant.

"Right now, we are focusing on our design so we can get to a construction contract advertisement," Green said. "And we are targeting [construction to begin] in fall of 2024."

Green suggested the design phase is intensive as the trails in this region must cross Peachtree Creek and several railroads.

This segment will meet with Connector 2, which runs 0.65 miles along Garson Drive NE to the MARTA Lindbergh station, establishing a link between the trails and MARTA.

These "connectors" will also be accessible from a 0.6-mile portion of trails beginning at Peachtree Creek near Kinsey Court NE and running east along Peachtree Creek to Piedmont Road NE.

Green also touted Connector 4, which will divert off Segment 3 at Armour Drive NE and follow the roadway past the Atlanta Track Club, Sweetwater Brewing, and Fox Bros. Bar-B-Que.

"It's going to be wonderful to have the connectivity," Green said.

Additional trails slated for construction

The Northeast Trail Segment 1, which will connect the Beltline to the more western portions of Buckhead, will include a trailhead at 10th Street and Monroe Drive. Green said the trailhead and connection to the existing Beltline trails will include intersection improvements that avoid sidewalk traffic, which he said will be particularly "helpful for cyclists." Additionally, the crossing of the trail will be on a raised platform.

Completion for the 10th Street/Monroe intersection improvements will begin early next year and are expected to be completed in September 2024. This portion will connect with Segment 2, which is currently under construction and expected to be completed "within the next few months," Green said. Segment 2 includes pathways from Westminster Drive along Ansley Golf Club to Park Tavern at Mayson Street.

Additionally, the project scope includes replacing the existing Carriage Trail paths in Piedmont Park with concrete trails, stormwater improvements, lighting and camera installation, landscaping enhancements, five connections to Piedmont Park and a paved connection to Cresthill Avenue.

The existing gravel trail at Piedmont Park will remain open with "few detours or interruptions during construction" and fully reopen once construction is complete, which is anticipated to be next fall, Atlanta Beltline's presentation noted.



The site of the new GA State Patrol post, along with the architect's rendering of the new facility.

New Georgia State Patrol post lands in Tuxedo Park on Governor's Mansion property

Joe Parker

A new Georgia State Patrol post in Buckhead aimed at curbing crime and improving law enforcement response times in the area now has its location — in Tuxedo Park on the Governor's Mansion property. Earlier this year the state Legislature approved a \$1.3 million budget to fund the new post, which will be accessed via Woodhaven Road off West Paces Ferry Road.

"With this new patrol post, our dedicated State Troopers will have another base of operations as they take the fight directly to criminals, and I look forward to seeing its positive impact on the Buckhead community," Gov. Brian Kemp said in a press release announcing the post's location.

New post details

The 1,750-square-foot facility will accommodate "close to 30" state troopers, the announcement noted. Twelve troopers will be directly assigned to the facility "providing increased accessibility to and security for the Buckhead community and surrounding areas around the clock."

The post, which includes a garage bay, "will maintain the historical integrity of the (Governor's) Mansion and surrounding grounds," the press release said.

Neighbors' reaction

Gigi Rouland, president of the Tuxedo Park Civic Association, said there was no outward opposition to post's location among nearby residents, and neighbors "will most definitely benefit from an additional layer of security presences" in the area.

"The Georgia Governor has been our good neighbor for decades," Rouland said. "Building this new GSP post on the Mansion property will provide a central GSP location in Buckhead without burdening taxpayers with the cost of purchasing more land. We also believe a GSP post at this location, not to mention the thirty state troopers who will be assigned there, will provide an increased public

safety presence that will help deter and reduce crime not only in and around our neighborhood, but also in the other neighborhoods around the West Paces corridor."

The Civic Association was given a preview of the new post on Sept. 19 by Deputy Executive Director of the Georgia Building Authority, Gerald Pilgrim, and Col. William Hutchens, deputy commissioner of the Georgia Department of Public Safety. Rouland said the presentation outlined key factors of the post's operations and details on how the structure "would be in keeping with the aesthetics and design of the Governor's Mansion and our historical neighborhood."

"We believe a permanent GSP post here, with as many as thirty additional state troopers coming and going at different times, will provide a public safety presence that will not only help deter property and other crimes in the area, but also give our local APD officers additional support and assistance in keeping our community safe," Rouland said.

Georgia Speaker of the House Jon Burns said the post will improve law enforcement response times around Atlanta and "improve coordination between state and local law enforcement."

Continued crime-fighting initiatives

Construction is slated to begin on the new GSP post early next year. A construction timeline and expected completion date have not been announced.

The new GSP post continues a string of crime-reduction efforts in the Buckhead area. Earlier this year, the Buckhead Safety Alliance group launched its security patrols for monitoring five of Buckhead's commercial areas. The patrols include three staffed Atlanta Police Department patrol cars to monitor commercial districts with the same policing power as the APD. These efforts appear to be working, overall crime in zone 2 (Buckhead) was down 14% in 2022 and year to date there has been a further decline of 2%.

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2827 Peachtree Road. Photos by Rob Knight

New office building opens on Peachtree Road nearly 100% leased, bucking trends

Rob Knight

While the commercial market is struggling to fill towers in the new work-from-home era, a new 135,000 square foot office building has just opened in Buckhead, and at first glance appears to be a success from day one.

2827 Peachtree is a new 6-story office building in the Garden Hills neighborhood on a site that once housed neighborhood mainstays such as the Garden Hills Cinema and Fantasyland Records. A fire in 2013 burned down several storefronts, paving the way for this new development.

It seems that the building's amenities have struck an attractive chord with several companies having moved in to the new building. The Atlanta Business Chronicle reports that 92% of the space is already leased.

Early tenants include GBC Bank, Novare Group, Arkadios Capital, James Bates Brannan Groover LLP, and Harry Norman Realtors.

Location, location, location

The Garden Hills location is convenient to the central Buckhead Village District, and just 15 minutes to downtown Atlanta. Next door you will find La Fonda Latina and Fellini's Pizza, the lone surviving storefronts of that 2013 fire. The parking deck for 2827 Peachtree practically surrounds these two neighborhood icons.

Building amenities

Tenants will surely get their fill of pizza and latin food from the neighbors, but the developers are planning to offer dining options inside the building. Marketing materials for 2827 Peachtree promise a "chef-driven, full-service French bistro" with seating for 110, plus a bar and private dining area. The ground level offers 11,000 square feet of restaurant space and another 1,500 square feet of retail space. At the time of this writing, the building has 7,000 square feet of restaurant space available for lease.

A representative from Brand Properties declined to provide any further details.

A 7,000 square foot fitness studio on the second floor provides yet another draw for the new building. The gym includes cardio and strength training equipment, a yoga/aerobics studio, lockers and showers, and on-site personal trainers.

An executive boardroom on the sixth floor has a full catering kitchen, and a private rooftop terrace with sweeping Buckhead views.

By the numbers, the building includes 125,000 square feet of office space and 10 executive suites. Other amenities include private balconies, covered motor court with valet parking, parking deck with direct floor access, and on-site car detailing.

Designed by Atlas Collaborative, the building features strong architectural interest while fitting in well with the established neighborhoods that surround it. The project was a joint venture between Brand Properties LLC, Highwoods Properties Inc. and Batson-Cook Development Co.



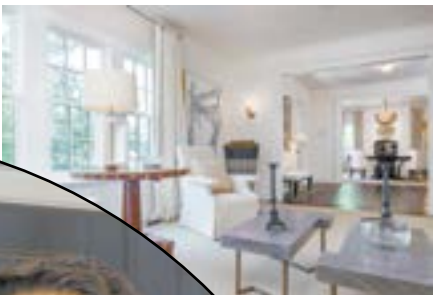
2827 Peachtree features an attractive covered motor court

4620 Powers Ferry Road

\$5,850,000 For Sale

5 Bed | 5 Bath | 3 Half Bath | 9,093 Sq ft | 1.1 Acres

Brand new custom home by Siegel Construction & Design on 1 acre in the heart of Chastain Park! Perched above the street on a private lot, walls of windows bring the outdoors in to this spacious home. Primary bedroom wing on the main level. Extra large covered outdoor living room with fireplace & built-in grilling station. Courtyard-style design around the infinity pool & spa. Gorgeous kitchen, 3 car garage, 2 laundry rooms, 2 pantries, wine cellar.



455 Peachtree Battle Avenue

\$4,500,000 Coming Soon

6 Bed | 7 Bath | 1 Half Bath | 6,595 Sq ft | .46 Acres

You will find surprises around every corner as you explore 455 Peachtree Battle Avenue. It took 100 years of acquired character, a world-class team of architects, artists, and craftsmen, and a dedicated owner with the vision and pocketbook to create such an extraordinary home. The stately brick exterior speaks to the history of the 100-year-old Tudor style home. See more in the feature story on page 4.

4225 Harris Trail

\$5,200,000 Land For Sale

5.9 Acres

One of the finest parcels in Buckhead is now available for your custom dream home build. The expansive grounds feature beautifully landscaped rolling lawns that extend toward the back portion of the lot, where you will find an impeccably maintained grove of majestic white oak trees. The stage has been set and the sky is the limit, now you can create whatever you can dream!



Ben Hirsh is passionate about helping his clients achieve their goals by being THE expert on Buckhead. The Atlanta Realtors Association has named Ben as one of the Top 3 Individual Realtors in Atlanta for many consecutive years. With over \$800 million in career sales, he has consistently ranked among the top real estate agents in the country over his 18-year career. If you are in the market to buy or sell a home in Buckhead, you deserve the best representation. Ben's expertise paired with the most innovative marketing, and the widest exposure (online and in print) will give you an your home a strategic advantage!

Ben Hirsh
ben@buckhead.com
404-797-4912



1053 Swathmore Drive

\$2,750,000 Coming Soon

6 Bed | 5 Bath | 1 Half bath | 6,475 Sq ft | 1 Acre

Wonderful home in the sought-after Mount Paran Parkway neighborhood. A haven for families with a single entrance and five culdesac streets. The original home was totally rebuilt and expanded by architect Brian Smith in 2004. The resort-quality backyard has been redone, including a large pool and spa, outdoor kitchen and dining, synthetic turf play area with golf green, and an inviting firepit. Enjoy all of this from the four-season screened porch!



3544 Paces Ferry Road

\$1,850,000 Lot For Sale

4+ Acres | Ready to build

This hilltop lot is the best value in Buckhead with over 4 acres and 400 feet wide! The setting is very private with views of a pristine hardwood forest in the rear.



3651 Randall Mill

\$1,750,000 SOLD

1.75 Acres

Set back from the street with an unusually generous 225 feet of road frontage! Luxury home plans are available showing the possibilities that this acreage offers.



4095 N Broadland

\$1,800,000 Under Contract

5 Bed | 4 Bath | 3,793 Sq ft | 1.07 Acres

This home features one of the finest lots in Chastain Park between Broadland Road and Hillside Drive on a sprawling 1.1 acres with a flat yard and renovated pool.



427 Valley Road

\$3,650,000 SOLD

5 Bed | 5 Bath | 2 Half Bath | 6,750 Sq ft | .81 Acres

A replica of a Phillip Schutze design, this Tuxedo Park home was built by Robert Goodsell, and recently renovated/expanded by Mike Hammersmith.



272 Camden Road

\$2,000,000 Coming Soon

4 Bed | 4 Bath | 1 Half Bath | 3,334 Sq ft | .25 acres

Stunning renovation in Brookwood Hills will soon be ready with over 3,300 square feet of totally re-imagined space. Classic front porch and back yard with a deck.

Featured Properties

Visit Buckhead.com/featured to view these homes and more!

2373 Montview Drive

\$4,500,000 For Sale

5 Bed | 5 Bath | 2 Half Bath | 7,538 Sq ft | .46 Acres

Haynes Manor is popular for its proximity to the Beltline, Bobby Jones Golf Course, Bitsy Grant Tennis Center, and Memorial Park. This stunning home was designed by Ryan Duffey and built in 2018 as a highly respected builder's personal home. This is the first time the home has been offered for sale. Located in the heart of this charming neighborhood on a quiet street, but within view of the Beltline and golf course, the location is simply the best!



3460 Tuxedo Road

\$3,950,000 Coming Soon

5 Bed | 6 Bath | 2 Half Bath | 9,653 Sq ft | 3.44 Acres

A truly spectacular 3.4 acre lot in the heart of Buckhead's idyllic Tuxedo Park neighborhood with a swimming pool, pool house and regulation tennis court surrounded by mature forest, colorful gardens and lush greenery, providing lovely views and complete privacy from all sides. Start over and design your dream on the finest street in Buckhead, or re-imagine the current home using renovation plans by Linda Macarthur.



111 Lake Forrest Lane

\$3,375,000 For Sale

6 Bed | 6 Bath | 3 Half Bath | 7,310 Sq ft | .53 Acres

This gorgeous new construction is available for immediate move-in! Just a 30-second walk to Chastain Park, it includes all of the features and modern conveniences that you are looking for. Lake Forrest Lane has it's own personality and a true sense of community. Three finished floors of living space and a backyard built for outdoor living provide ample room for daily life and entertaining.



Luxury Condominiums

Visit Buckhead.com/featured to view these homes and more!

The Astoria #1101

\$1,549,000 For Sale

3 Bed | 3Bath | 1 Half Bath | 3,167 Sq ft

This gorgeous condo wraps around three sides of the building, offering sunrise views and afternoon shade on the expansive terraces. The condo is custom-finished and lives like a single family home, with unobstructed skyline views of Midtown, Downtown, and Buckhead. This ideal location is directly between the Buckhead Village and Midtown Atlanta, a block from Bobby Jones Golf, Bitsy Grant Tennis, and the Atlanta Beltline.



St Regis #2410

\$3,750,000 Coming Soon

2 Bed | 2 Bath | 1 Half Bath | 3,000 Sq ft

You will love the elegant lifestyle that comes with this 24th floor corner residence at the St. Regis, with a large dedicated staff to anticipate your every need and unsurpassed amenities. This is truly upscale living in the heart of the famed Buckhead Village, there are countless destinations to dine, shop, or be entertained within a 1-block radius. This home includes a rare private 2-car garage and a climate controlled storage unit.



Ritz Carlton #3106

\$730,000 For Sale

1 Bed | 1 Bath | 1 Half Bath | 1,316 Sq ft

This 31st floor oversized unit in the Ritz-Carlton Residences is a rare opportunity to live in the heart of Buckhead's shopping, dining, and business district. Fabulous views, office space, plus 3 parking spaces and a storage unit. All the luxurious amenities you expect and more, including a heated pool, fitness center, in-home spa service, 24 hour concierge, valet service, charging stations, rooftop garden, and a private cocktail lounge.







Delbar advances plans for new Buckhead location after first potential location fizzles

Joe Parker

Popular middle eastern restaurant Delbar, which operates locations in Inman Park and Alpharetta, has advanced its second round of plans to open a prominent new location in Buckhead at the corner of Peachtree Road and West Paces Ferry, adjacent to One Buckhead Plaza. This new location at 3060 Peachtree Road would replace the former King + Duke restaurant that closed earlier this year.

Kevin Plenge of Fathom Architecture, which is spearheading the design of the proposed restaurant, presented Delbar’s plans to the Special Public Interest 9 Development Review Committee (DRC) Oct. 4. The DRC conducts reviews of development plans that require a permit and passes its recommendations to the City of Atlanta for its review. DRC members voiced no issues with the plan as presented.

Delbar’s proposed Buckhead location set to open next year

Though the plan still requires additional stages of approval, Plenge said the Buckhead Delbar location will seek to open for business by February of next year, but there is the possibility it could begin operations sooner.

Several updates are planned for the exterior of the restaurant — including a water feature and arched design elements — but the most notable is the inclusion of a 1,940-square-foot addition. Plenge said



the addition’s seating area will include retractable windows and a retractable roof. These features will allow for open-air dining in fair weather, but the space can be closed off and will be climate controlled when necessary.

Plans call to “soften the design” of the exterior with modern arches, wood and stucco. Plenge said will, “brighten up the current overall look of the facility.”

The current interior of the restaurant should begin operating early next year, Plenge said, while construction on the outdoor space, which he said will “liven up that corner,” is ongoing. “It would be ideal if this exterior [addition] was open by May of next year,” he said.

The permit application for the new Buckhead Delbar interior will be submitted to the city in mid-October, Plenge added. If approved, the plan will finally bring the popular eatery to Buckhead after an initial attempt fizzled.

tober, Plenge added. If approved, the plan will finally bring the popular eatery to Buckhead after an initial attempt fizzled.

Delbar’s proposed Buckhead location is its second for the area

The Peachtree Road location is the second proposed spot for Delbar making its way into Buckhead. A previous plan to bring the popular eatery to the area, which was announced in mid-2021, did not come to fruition.

Delbar announced it would open its third location in the Gentry apartment tower at 3172 Roswell Road in Buckhead Village with a planned opening date of fall 2022. However, it was later determined the location was not mechanically suitable for a restaurant, and Delbar went back to the drawing board.

Delbar, which Plenge said offers a variety of middle eastern fair with a focus on Persian food, opened its first location at Inman Park in 2020. The menu is inspired by Chef Fares Kagar’s family recipes.

On May 10, a second location was opened in Alpharetta on Old Milton Parkway. Both locations have been given glowing reviews by professional and amateur critics alike. The upcoming location in the Buckhead Village is expected to be one of the most popular restaurant openings of the year.



Chefs Omar and Lupe Santamaria created the Mexico City-inspired menu at Pachengo's. Photo by Rob Knight

Pachengo’s Neighborhood Taqueria: traditional Mexico City street food in Buckhead Village

Rob Knight

Restaurants come and go in Buckhead for any number of reasons. Pietro Gianni and Stephen Peterson (Yeppa and Co., Storico Fresco, Forza Storico, etc.) announced that their Italian wine bar, Storico Vino, was closing in June of 2023. Gianni said at the time, “The main reason for the rebranding is that Yeppa and Co. is extremely successful and we knew it would likely hurt [Storico] Vino.”

Rather than replace the wine bar with one of their existing concepts, Gianni and Peterson decided to give their staff a chance to create something more personal, and the result is an exciting addition to Buckhead Village.

Pachengo’s Neighborhood Taqueria serves Mexican food you might expect to find in a food truck in Mexico City, and that’s no accident. Omar and Lupe Santamaria, the husband and wife chefs behind the menu at Pachengo’s, are both originally from Mexico City. Omar said he and his wife have worked at Storico Fresco, Yeppa and Co., and Forza Storico, and they jumped at the chance to create their own menu.

Food truck vibes

During a conversation with the owners, Omar expressed that he would like to run his own food truck one day to serve traditional Mexico City fare. He says the owners offered the Storico Vino location and said, “okay, this is your food truck, Make it work.”

Pachengo’s is definitely more civilized than a food truck in a parking lot, but it has a fun vibe that is unique in the village. The bar and long tables inside encourage sharing dishes and mingling, and the outdoor covered patio space is a great place to enjoy the weather.

The menu is small and focused, like you might expect from a food truck. “You can see the kitchen is pretty small,” Omar said, “So it’s like a food truck.” He said he doesn’t feel constrained by the small kitchen, but rather it was designed to have just what they need.

Food with family ties

Omar and Lupe designed the menu around family recipes and many they developed together. Omar’s family has a small restaurant in Mexico City, and he grew up with his grandma, who he credits with teaching him how to cook. He says many recipes on the menu at Pachengo’s are from his grandma. Omar gives Lupe credit for several menu items, and he says she is invaluable when they need to “fix” a recipe or create something new.

Tacos are (of course) a specialty, as well as enchiladas with tomatillo sauce or mole, and a remarkable carne asada plate, along with the sides and starters you expect. Everything tastes fresh, and the preparations are simple and delicious. Each ingredient feels like it is there for a reason, and the flavors are perfectly balanced.

The drink menu at Pachengo’s is also a departure from the typical Buckhead restaurant. Drinks are simple and curated to accompany the Mexico City vibe of the food. You won’t find craft cocktails at Pachengo’s, but you will enjoy the simple and traditional margaritas, palomas, ranch water, and Sangria, along with a selection of wine and (mostly Mexican) beer.

Keeping with the taqueria theme, there are no fountain sodas. Pachengo’s serves Hibiscus agua fresca and bottled sodas like Mexican Coke and Sprite and a selection of Jarritos bottled sodas.

Pachengo’s is open for lunch and dinner, with plans to offer breakfast soon. The restaurant is located at 3065 Peachtree Road, across from One Buckhead Plaza near the corner of Peachtree and West Paces Ferry.



Photo by Ben Hirsh



Proprietor Alisa Barry among the many treasures at Bella Cucina. Photos by Rob Knight

Bella Cucina: Beautiful food and artful living in Buckhead Village

Jessica DeHart

Only Alisa Barry could take a whopping 3,100 square foot space, fill it with a thousand items, and make it feel like home. The impeccably curated Bella Cucina shop is remarkable. And maybe a bit magical.

What started as a simple line of pantry provisions, from the likes of an Italian grocer with a terrific sweet tooth, has since blossomed into a gift shop, a vintage cocktail starter shelf, a furniture store, a dreamy closet, an art studio, workshops, and a languid gathering spot. Yet, it's so much more than any of this. It's a rare force nudging you to become a better version of yourself.

Bella Cucina helps you up your game and finally indulge in those brilliant ideas which, on second thought, you always deem too hard and undoable. Ideas like throwing a fête with old school cocktails served in swanky vintage glassware, just like Fitzgerald and Hemingway—minus the fist fighting. Or eating fat bowls of saucy pasta around a rustic French farm table despite your terribly narrow porch. Or making your abode magazine-worthy using sky-high vases, petit paintings and oversized floor coverings. Or more than any of this, undo your doing by tapping into inner peace and serenity through the meditative practice of Japanese ink art.

There is something for everyone at Bella Cucina. It's both your guidebook and your resource to living fully and living well.

It started with inspired cuisine

In the early nineties, Alisa opened a café in Atlanta to share her passion for cooking and eating as an artful ritual. Inspired by her sabbaticals in the hill towns of Italy and culinary training in California (she apprenticed under Alice Waters at Chez Panisse), she created simple menus with locally sourced ingredi-

ents. When her loyal customers kept asking to take home her artful offerings, an artisan food business was born.

Then Oprah found her. The best-selling Lemon Artichoke Pesto was the first Bella Cucina item to make Oprah's Favorite Things List. Pretty much everything Alisa does is spot on. Subsequently, she began searching the globe for objects of affection and collaborations with other like-minded artisans in order to create beautiful essentials for our kitchen, home, and soul.

At home in Buckhead Village

The Bella Cucina flagship store in Buckhead is one of those exceptional places that lets you touch sculpture. It's a bookshop. It has one-of-a-kind antiques, furniture, and found objects. It's ceramics and textiles and wooden picnic baskets. It's elegant serving bowls. It's a market chock full of Spanish potato chips in stylish tins, Italian hot sauce, pomodoro sauce and artisanal pastas. Spices and aromatic salts sit next to a rainbow of small-batch pestos and bountiful rounds of Pane Rustic. It's walls of Alisa's gorgeous custom Japanese ink art. It's also a venue to learn about Tea Tasting & Artful Food Pairing or take a Food Photography Workshop. But again, it's really so much more than all this.



A selection of carefully curated ingredients available at Bella Cucina

It's inspiration and courage. A reminder to slow down to the speed of life and live more deliberately so you can capture all the joy one life can amass. You only get one. It's a shot of wellness and the easiest steps to simplicity. So perhaps this is why it feels akin to home.

Bella Cucina is your one-stop life shop. It's loads of goodness plunked into one sunny locale. The sunshine glistens into the storefront all day long. Given its location on the Buckhead Avenue block, all-day abundant sun isn't even geographically possible, but it's happening.

A guide for your first visit

Here's what you absolutely must know before you visit Bella Cucina. There is only one way to experience its wonderment. Immediately, upon walking inside, take in the welcoming signature scent. Right then, the space starts to transform you. But stay with the plan. Don't get lost in the store quite yet. Instead, walk straight to the checkout and find the deck of EnCOURAGEment Cards. Pull one out. Read it. Then reread it because it's so perfectly attuned to your life in that moment. The exact affirmation you needed, right? Good news is you get to



Bella Cucina includes space for classes and an art gallery vibe



keep the card. Next, turn around and take in the vast enchantment surrounding you. What narrows your focus? Or piques your interest? Saunter over to it. Start there. Nothing else matters as you begin to step and turn and reach and meander around the milieu of Bella Cucina.

Sometime after you visit, your soul might start hungering for more than the banal day you've had, and it can feel like something deep down inside you is missing. Only you can't pinpoint exactly what, that's when you'll recall the EnCOURAGEment Card you pulled from the deck. The one that challenged you to be braver and live more completely. Just remember the tinge of magic you experienced when you picked it. Reset your sights and aspirations to the card's suggestion and affirmation. All of which will beg you to return to Bella Cucina to discover new ways of continuing to live your best life. You'll always find your way back there. Again and again and again. Just like home.

Bella Cucina is located in the heart of the Buckhead Village at 270 Buckhead Avenue.



Selling land, trading a DeLorean, and looking for love; the man behind the sign at Pharr Road and Slaton Drive

Rob Knight

For Sale signs are not unusual in Buckhead neighborhoods, but there is a sign at the corner of Pharr Road and Slaton Drive that is beyond the average real estate advertisement. The approximately 4'x3' yard sign has been intriguing drivers for a few years now; offering land for sale, a classic 80's car, and... love?

The top of the sign is simple enough - a portion of a lot for sale with enough land to build a new home. The same sign features a photo of a DeLorean for sale, complete with a photo of Marty McFly and Doc Brown from the 80's classic film "Back to the Future," which featured the stainless steel sports car.

Beneath the ad for property and a sports car is a personal ad of the kind usually found on a dating app. A short-and-sweet paragraph states that the home's resident, Phillip Moore, is looking to meet a "SPECIAL LADY." There are a couple of photos of Mr. Moore and his dogs, and his land line phone number so interested parties can call him directly.

This analog dating ad piqued our interest, so we wanted to find out a little bit about the man behind the sign. When I called Mr. Moore, I met a fellow with quite an interesting story. The DeLorean and the unique sign were just the beginning...

Mr. Moore is a researcher and author of four books. His latest work, "The End Of Earth", is headed to press soon and will weigh in at a hefty 1500 pages. "Over 800 citations" notes the author.

Moore is conscious of some modern conveniences that may not be good for his health. He likes to eat organic food in order to stay away from pesticides and other harmful chemicals. His yard sign notes that his phone number is a land line. Moore says, "because it doesn't drop calls and has a much clearer signal. And you don't have to worry about the health hazards [of cell phone radiation]."



Moore with his DeLorean



Phillip Moore with his famous sign. Photos by Rob Knight

Family history

Moore's grandfather, George Moore, founded Moore's Ice Cream that closed in 1967 after nearly 70 years in business. Moore said his grandfather's ice cream was the most well known brand in the state in its time.

For Sale

Moore's father built the house at the corner of Pharr and Slayton in 1965, and Phillip has lived there ever since. The piece of land Moore would like to sell is a wooded tract along Pharr Road that borders a condominium complex. It is a long thin parcel that Moore says would be "about 10%" of his 1.25 acre lot. The sloped lot would likely require considerable grading to accommodate a home site.

The DeLorean is generally in remarkably good condition. Unfortunately a limb fell onto the car recently and shattered the windshield. The car has always been covered, and the stainless steel body looks to be in good shape. The interior is in surprisingly good condition. The black leather seats and dash panels look almost new except for the glass chips from the broken windshield. Moore says he likes the car, but he would prefer one with an automatic transmission, for which he is willing to trade.

Looking for love

Moore has specific reasons for looking for love locally instead of trying his hand at meeting someone online. He said, "I put it here in my yard without posting anywhere because I was hoping to find some of the neighbors that are part of my peer group." The life-long Buckhead resident is hoping he can find a special lady with a similar background. "I could find somebody in my neighborhood that knows what they want." He continues, "They're looking for somebody established, that maybe believes in the same subject they do." Spirituality is very important to Moore, and he is looking for a partner with similar interests.

Kids are part of Moore's long term plan, and that has an influence on his search for a partner. "I wanted to maybe try to have [a family], I don't want to be the end of the line. So I'm looking for a middle-aged girl that could still have kids."

Many people are looking for love online these days because it's such a challenge to meet people in our day-to-day lives. Phillip Moore is taking a different approach to finding love that is both old-school and outside the box. We wish him the best of luck with the land, the DeLorean, and the ladies.

Buckhead resident Wright Mitchell tapped to lead Georgia Trust For Historical Preservation

Joe Parker

Longtime Buckhead resident Wright Mitchell will lead historic conservation efforts throughout the state after being named the President and CEO of the Georgia Trust for Historic Preservation. Mitchell, a graduate of the Lovett School and founder of the Buckhead Heritage Society, stepped into his new role September 5th to replace the Georgia Trust's outgoing President and CEO Mark C. McDonald.

Mitchell said it is an "honor" to lead the organization, and he aims to continue build on the foundation set by McDonald's 15 years of increasing membership, implementing new initiatives and working alongside local preservation groups in the state.

The Georgia Trust is currently celebrating its 50th year. The organization's efforts include protecting, revitalizing and preserving historic buildings and places throughout the state. One of its current efforts is to help preserve a historic lodge on Peachtree Battle Avenue.

Mitchell creates the Buckhead Heritage Society

Mitchell said his interest in history was sparked by his parents, also Buckhead residents, who took him to historic sites throughout the state, including Kennesaw Mountain and the Battle of Bloody Marsh site on St. Simons Island.

"I was very interested, even at a young age, in these events that had occurred in my own state," Mitchell said. "It grew a fire in me, that grew into a passion, and I've been involved with it pretty much my entire life."

Mitchell's background includes a successful private practice law career in which he drew from his passion for history to specialize in civil litigation and historic preservation law.

In 2005, he founded the Buckhead Heritage Society, a nonprofit organization, and served as its volunteer president for 10 years. He currently serves as a board member for the organization. Mitchell said Buckhead did not have its own local historical society, and after speaking with local civic leaders at the time, there was a "consensus it was sorely needed." Like the Georgia Trust, the Heritage Society aims to protect Buckhead's historic resources.

The Heritage Society's first project, the restoration of Harmony Grove Cemetery, won the Georgia Trust's Excellence in Rehabilitation Award in 2009, furthering his connection to the organization he will now lead as president and CEO. Mitchell also served on the Trust's Board of Trustees from 2006 to 2012, including as vice chairman.

More recently, the Heritage Society was awarded the 2020 Excellence in Rehabilitation Award for its efforts to broker a deal with the City of Atlanta to relocate the Randolph-Lucas-Jones House from Buckhead to Ansley Park for its preservation.

The Georgia Trust, Buckhead Heritage Society aim to preserve historic Buckhead Lodge

Mitchell's historic conservation efforts will span the state in his new role, but among the projects he said will be supported by the Georgia Trust is the preservation of the lodge at the entrance of the Peachtree Battle neighborhood. The lodge was developed in the early 20th century by Eretus Rivers — for which E. Rivers Elementary School is named — and served as a sales office for Rivers' realty company. Mitchell said. The building was later deeded to Fulton County and serves as a kindergarten. It is currently owned by Atlanta Public Schools.

Mitchell said APS has placed the building on its "disposal list," and there are currently efforts to ensure its preservation. One of the challenges, Mitchell said, is there are deed restrictions placed on the property dictating it can also be used for specific purposes related to education, monumental, or park uses.

"The group taking the lead is the Buckhead Heritage Society, but at the Georgia Trust, we always want to support local preservation group efforts," Mitchell said. "It is certainly a building worth preserving, and we want make to make sure the deed is honored. Ultimately, we'd like to see APS and Buckhead Heritage Society sit down and figure out a way to preserve the building in the way it was intended."

In addition to roles leading the Georgia Trust as an emeritus board member of the Buckhead Heritage Society, Mitchell is also a member of The Lovett School Board of Trustees. Previously, Wright served on the board of the Atlanta Preservation Center and was appointed to the Georgia Governor's Mansion Executive Fine Arts Committee and City of Atlanta Sesquicentennial Civil War Commission.

Wright lives in a historic home in Buckhead with his wife, Antonia, and two children.



Wright Mitchell



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