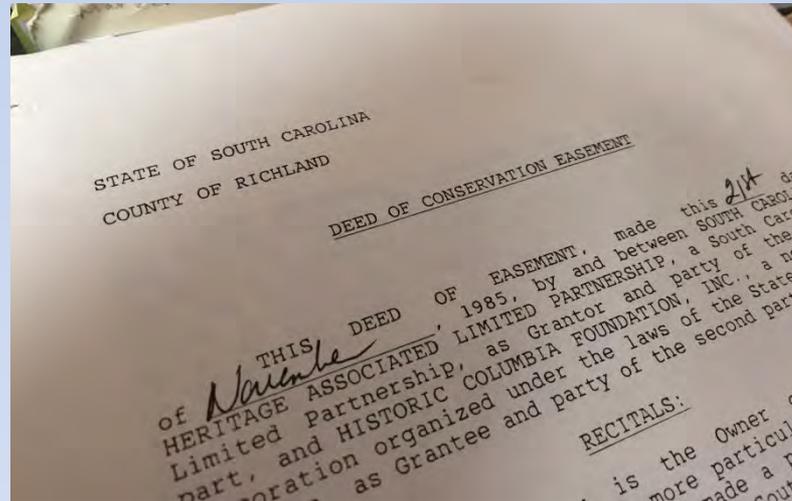


Preservation Easements

Conservation Tool and Developer Incentive



Mike Bedenbaugh

Executive Director
Palmetto Trust for Historic Preservation



Sean Stucker

Director of Facilities
Historic Columbia

What is a Preservation Easement?

- A Preservation Easement “is a **voluntary** legal **agreement** that protects a significant historic, archaeological, or cultural resource”
- Easements become part of a property’s **chain of title** and are said to “run with the land”

SC State Museum



Palmetto Building



BEFORE

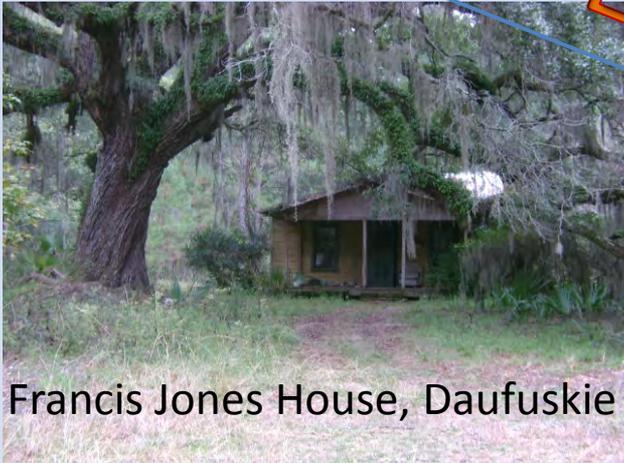


AFTER



Sullivan House

THESE PLACES MATTER



Francis Jones House, Daufuskie

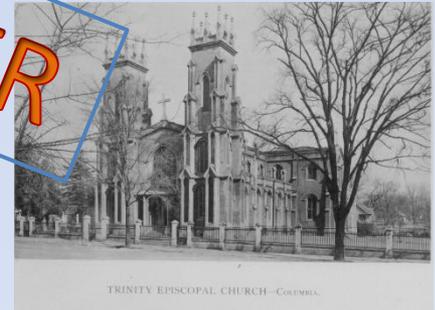
robinwaites
Palmetto Compress and Warehouse Co.



IN PROGRESS

13 likes

robinwaites And Fred said "let there be light"...and there will be light...



TRINITY EPISCOPAL CHURCH - COLUMBIA

Whaley Mill Apartments



BEFORE



Who benefits from a Preservation Easement?

- Historic property owners can reap significant **tax benefits** by **donating** a preservation easement
- The **protections** that an easement bestows establishes a **legacy** that carries on long after the donor's involvement

Who benefits from a Preservation Easement?

- Last but not least, easements **benefit you and me**, because they are applied to the kinds of places from which **“the general public** will yield a significant public benefit.”

Preservation **THEN** and Now

The Historic House Museum



Woodrow Wilson Family Home

- Saved 1931
- House museum opened 1933



Ainsley Hall (Robert Mills House)

- Saved 1961
- House museum opened 1967

Preservation **THEN** and Now

The Historic House Museum – Iconic



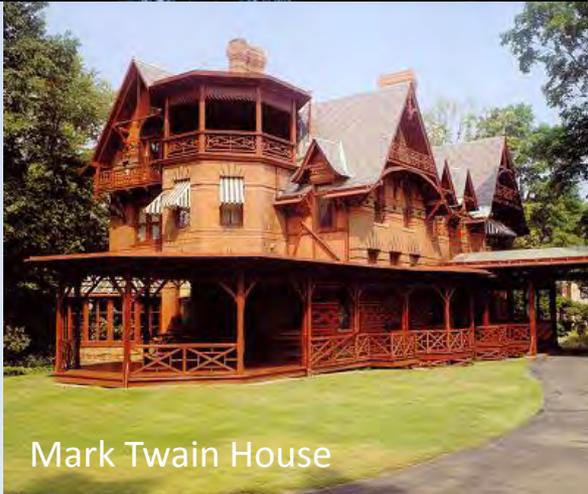
Fallingwater



Biltmore



Hearst Castle



Mark Twain House



Drayton Hall



Monticello

Preservation **THEN** and Now

Means House



Preservation **THEN** and Now

Means House



Preservation **THEN** and Now

Means House



Preservation **THEN** and Now

Means House



Preservation Then and **NOW**

Means House



Preservation Then and **NOW**

Equitable Arcade, built 1912



Preservation Then and **NOW**

Equitable Arcade, built 1912



Preservation Then and **NOW**

Equitable Arcade, built 1912



Preservation Then and **NOW**

Equitable Arcade, built 1912



Preservation Then and **NOW**

Equitable Arcade, built 1912



Preservation Then and **NOW**

Wilkins House, built 1876



Preservation Then and **NOW**

Wilkins House, built 1876



Preservation Then and **NOW**

Wilkins House, built 1876



Preservation Then and **NOW**

Wilkins House, built 1876



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Powell Furniture Store Annex, built 1949



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Powell Furniture Store, built 1920



Preservation Then and **NOW**

Curtiss-Wright Hangar, built 1929



Preservation Then and **NOW**

Curtiss-Wright Hangar, built 1929



Preservation Then and **NOW**

Curtiss-Wright Hangar, built 1929



Preservation Then and **NOW**

Curtiss-Wright Hangar, built 1929



Preservation Then and **NOW**

Curtiss-Wright Hangar, built 1929



Preservation Then and **NOW**

Owen Building, built 1949



Preservation Then and **NOW**

Not Considered Worth Saving...circa 1949



Preservation Then and **NOW**

Owen Building, built 1949



Preservation Then and **NOW**

Owen Building, built 1949



Preservation Then and **NOW**

Fox Beattie House, built circa 1840s



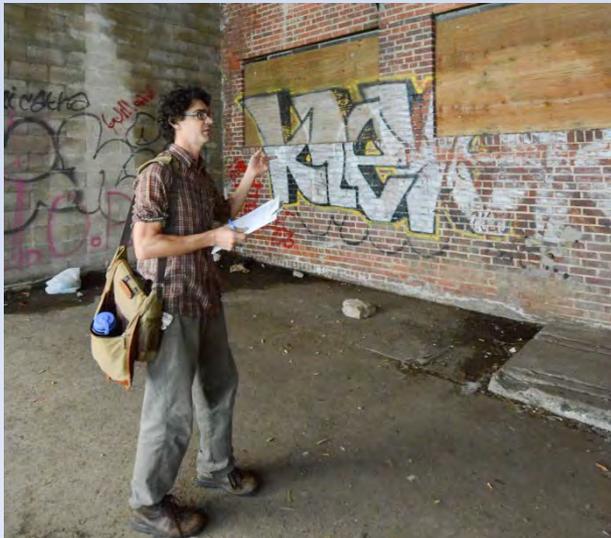
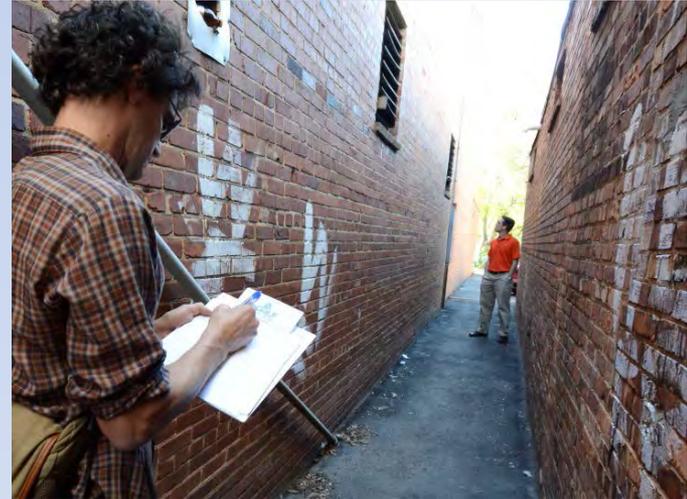
Preservation **NOW**

Easement Administration

An easement often involves creating a

Baseline Inspection

Report that includes photo-documentation, architectural description, and damage assessment.

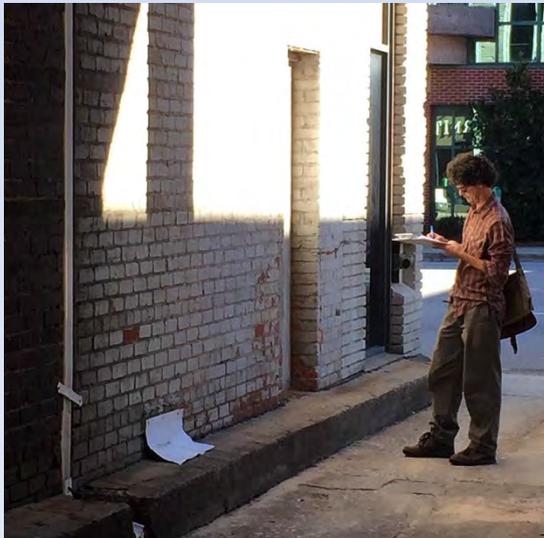


Easement properties are **periodically inspected**, so easements often include monetary donations to compensate for the time spent conducting the **ongoing maintenance** of the agreement.

Preservation **NOW**

Easement Administration

Easement properties are often **architecturally significant**, so renovations are usually governed by a **rehabilitation agreement** between the easement holder and the property owner and developer.



A complete “easement file” includes **scopes of work, design plans, and construction contracts** in order to ensure that there is no reason for the project to be questioned by the **Internal Revenue Service**.

Preservation **NOW**

Stakeholders

Gentrification

Place Making

Sense of Place

Urbanist

Affordable Housing

Recent Past

Smart Growth

Vernacular Architecture

Sustainability



THESE PLACES MATTER

