

*The*  
**Palmetto**  
*Trust for*  
**Historic**  
**Preservation**

501(c)3 non-profit  
organization dedicated to  
preserving and protecting  
the irreplaceable  
architectural heritage of  
South Carolina

Is their nobility in ruined buildings?



...or just lost opportunities.





If it is true that a  
civilization's rise is  
reflected in the  
architecture it builds...



**Then a civilizations fall is reflected  
in the architecture it destroys.**



**Where are we now?**

“The practice of Conservation must spring from a conviction of what is ethically and aesthetically right as well as what is economically expedient.

A thing is right only when it tends to preserve the integrity, stability, and beauty of the community...”

Aldo Leopold

# How does the Palmetto Trust for Historic Preservation help?

## 1) Advocacy

Honor Awards

Most endangered property list

Legislative initiatives

## 2) Holding Easements

Buying and selling property with protective covenants that will ensure oversight of proper restoration

# A Preservation Easement is:

- A voluntary legal agreement between a property owner and a qualified preservation organization
- Flexible and can be applied to all or part of a property, interior and/or exterior, and surrounding acreage
- Tailored to the individual needs and requirements of the property owner and agreed upon by the accepting organization
- Provides potentially favorable tax consequences for property owners
- Protection, for future generations, of unique pieces of South Carolina's past from inappropriate development or demolition

# Potential benefits to the property owner:

- Federal income tax deduction for a charitable contribution to a 501(c)(3) organization
- Property tax reduction based on a reduction of the appraised value of the property
- Reduction of federal estate tax
- Protects the property in perpetuity without loss of ownership and with little loss of control/management/enjoyment of property
- Enhances value for potential buyers interested in owning historic properties

# Obligations of the property owner:

- Maintenance of building(s) in the same structural condition and state of repair and cleanliness as at the time of the execution of the easement
- Any rehabilitation work undertaken be completed in a timely fashion
- Historic integrity of site be respected and maintained in a manner consistent with the preservation easement (for example: no large satellite receiving dishes, commercial trash receptacles, neon signs)
- No subdivision (property will be sold and conveyed as a unit)
- Meet all legal, zoning, insurance requirements as required by the county/city in which the property is located





One of the finest  
homes in the  
upcountry

Original  
woodwork still  
intact





















**Historic Rose Hotel**

# This Project Produced

- 1.4 million investment into the local economy
- Created 14 Residential units
- 4 office/retail spaces













**Are we only losing walls, floors and windows?**





near Prosperity, S.C.

Warner House?



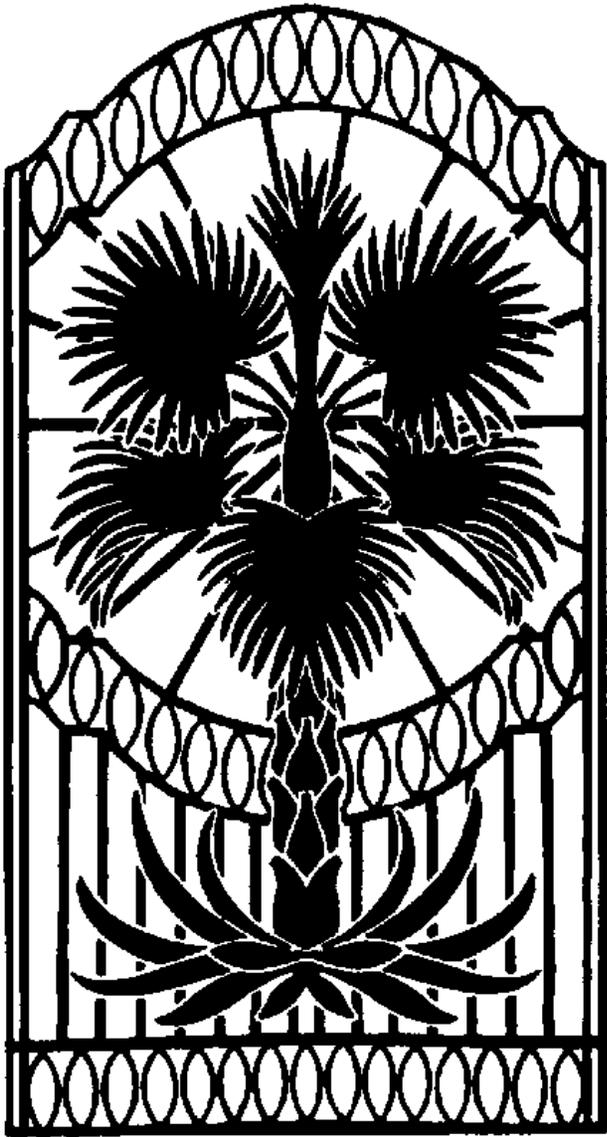
THIS PLACE MATTERS







**Will your story be lost?**



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