



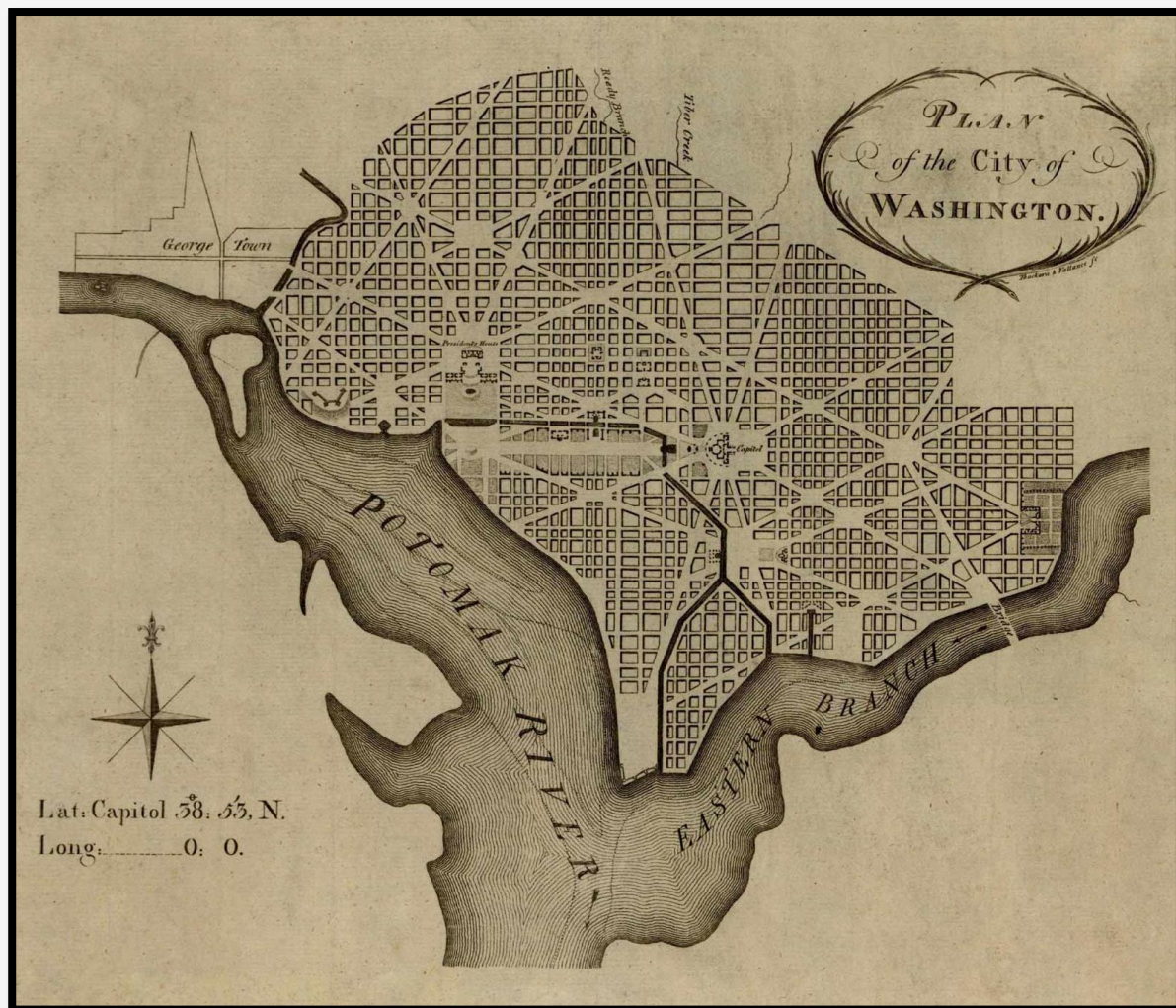
The L'Enfant Trust

FOUNDED 1978

Preserving and Revitalizing Washington's Historic Communities

Historic Preservation 201 Virtual Seminar April 23, 2021

Preservation Tools: Easements & Historic Property Redevelopment Programs



The L'Enfant Trust

- 501(c)(3) founded in 1978 to preserve and protect Washington DC's historic neighborhoods and streetscapes
- Two main programs: Easement Program and Historic Properties Redevelopment Program
- 1,150 easements
- Small staff – President, Operations/Communications Manager, Historic Preservation Specialist, seasonal Photographer

What is a conservation/preservation easement?

- Voluntary legal agreement between a property owner and a qualified preservation organization or public agency that is recorded with the land records
- Property owner (grantor/donor) promises to protect the property's historic integrity, without inappropriate alterations, additions or demolition
- Exterior, interior, or both
- Organization/public agency (grantee/donee) is obligated to enforce the easement and monitor the property
- Property owner retains ownership; duty to manage and care for the property; right to sell or lease

Conservation Easement Deed – page 1

Property Address: _____
Property Owner(s) _____
Lot: _____ Square: _____

CONSERVATION EASEMENT DEED OF GIFT

THIS IS A DEED of a Scenic, Open Space and Architectural Facade Easement, made on the _____ day of _____, 20____, by _____

("Grantor," the term being used collectively if there is more than one owner of the Property) to The L'Enfant Trust ("Grantee").

I.

A. The Grantee is a District of Columbia non-profit corporation chartered to promote a public aesthetic in land use planning, including open space preservation and historic preservation. The Grantee and Grantor, by their signatures below, certify under penalties of perjury that the Grantee is a "qualified organization" as defined in Section 170(b)(3) of the Internal Revenue Code and has both the resources to manage and enforce the restrictions of the Easement created hereunder and a commitment to do so.

B. The Grantee is authorized to accept and administer gifts of real and personal property, including easements for conservation purposes, in furtherance of its public purposes.

C. The Grantor warrants to Grantee that Grantor is the owner in fee simple of improved real property with the street address: _____, Washington, D.C. and fully described in Exhibit "A" attached hereto and incorporated herein by this reference; and this real property, together with any adjacent government-owned property with respect to which the owner of such real property has any significant development authority (whether or not subject to governmental approval) is hereinafter collectively called the "Property."

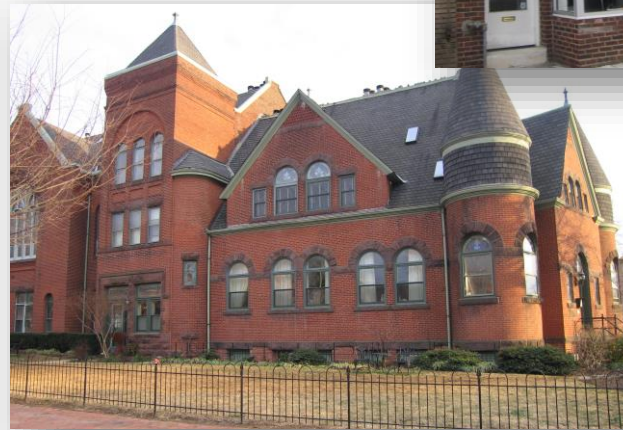
D. The Property constitutes an important element in the architectural ensemble of the Historic District in which it is located and/or is listed on the National Register of Historic Places, and the grant of the easement as set forth in this instrument will, *inter alia*, assist in preserving an historically important land area or historic structure and in preserving open space for the scenic enjoyment of the general public.

E. Grantor desires to grant to the Grantee and the Grantee desires to accept a scenic, open space and architectural facade easement on the Property, exclusively for conservation purposes.

F. The term "Facade" as used herein consists of all exterior surfaces of the improvements on the Property, including all walls, roofs, and chimneys (the existing improvements at the Property hereinafter sometimes referred to as the "Building"). Written descriptions and photographs of the Facade are "Exhibit B" hereto and are on file at the offices of the Grantee but are not appended hereto. It is the intent of the parties that the Facade, Building and Property (except for minor changes in landscaping) remain essentially unchanged, and in case of ambiguity, the photographs and descriptions constituting Exhibit B shall control.

Tax Benefit Eligibility

- Buildings located in registered historic districts and greater than 50 years old; awarded Part I Certification through NPS or individually listed on the National Register of Historic Places
- Qualified easement holder – 501c3, preservation/conservation mission
- In perpetuity; all future owners
- Visual public access





Proposal for Change Form and Guidelines

EASEMENTED PROPERTY ADDRESS _____

OWNER INFO

Name: _____

Email: _____

Telephone: _____

ARCHITECT/CONTRACTOR INFO

Name: _____

Email: _____

Telephone: _____

BRIEF DESCRIPTION OF PROPOSED CHANGE:

HOW TO SUBMIT: E-mail this form to us at info@lenfant.org. Whenever possible, e-mail us supporting documents in PDF format and photos in jpeg digital format. The Trust does not return documents or photographs submitted, so please be sure to make copies for your own records. We will promptly get back to you regarding your proposal.

IMPORTANT NOTE: Submission of this form does not allow you to proceed with the proposed change. **No construction or alterations are authorized to begin before you receive a signed letter of approval from The L'Enfant Trust.** Also, if after submitting this form, additional changes are desired, you must submit a new separate Proposal for Change Form along with any new supporting documents for review and approval.

Paint Color Changes: Please provide the proposed paint color(s) by attaching a paint chip or chips and telling us the paint manufacturer and paint color name or catalog number. If you are using *Benjamin Moore Paints*, you need only identify the color as we keep their full of line paint chips on file. If your change involves more than a single color, please send us a drawing identifying where each color will be used.

Fixture Changes: Included here are lighting fixtures, exterior fans, and door hardware. Please submit photographs or drawings of the fixture together with the manufacturer's specification sheet. A digital photograph of the proposed placement location is helpful and should also be submitted by e-mail.

Larger Projects: Included here are additions to existing buildings, new buildings or structures, roof work, masonry work, window work, door work, decks and railings, and hardscaping, among other changes. For these projects, please submit:

- (1) digital photographs of the affected areas, including all sides of the building;
- (2) PDF of sketches and/or architectural drawings, including elevations, site plans, and floor plans as appropriate; and
- (3) PDF of specifications for all proposed materials, including paint color or other finishes.

Working with Property Owners

- All Exterior Facades: front, back, sides, and roof
- Surrounding Open Space: hardscaping, fences, garages, sheds, and decks
- Exterior Details: paint color & placement (*no painting of non-painted masonry*), lighting fixtures, utility meters, shutters, security doors/bars, mailboxes, and signage
- Owner submits Request for Change form along with relevant photos, specifications, architectural plans, quotes/proposals
- Owner receives a formal letter of approval if alterations are approved

Enforcement & Technical Assistance

- Annual Photography
- Review of building permits issued by the DC government
- Public display of bronze plaque
- Estoppel Certificate
- Regular contact with property owners through annual mailing, newsletter and social media
- Full-time, professional staff to assist owners with routine property maintenance issues and technical information & local resources



Historic Property Redevelopment Programs or Revolving Funds

Providence, RI



Savannah, GA



Boston, MA



2010 14th Street, SE

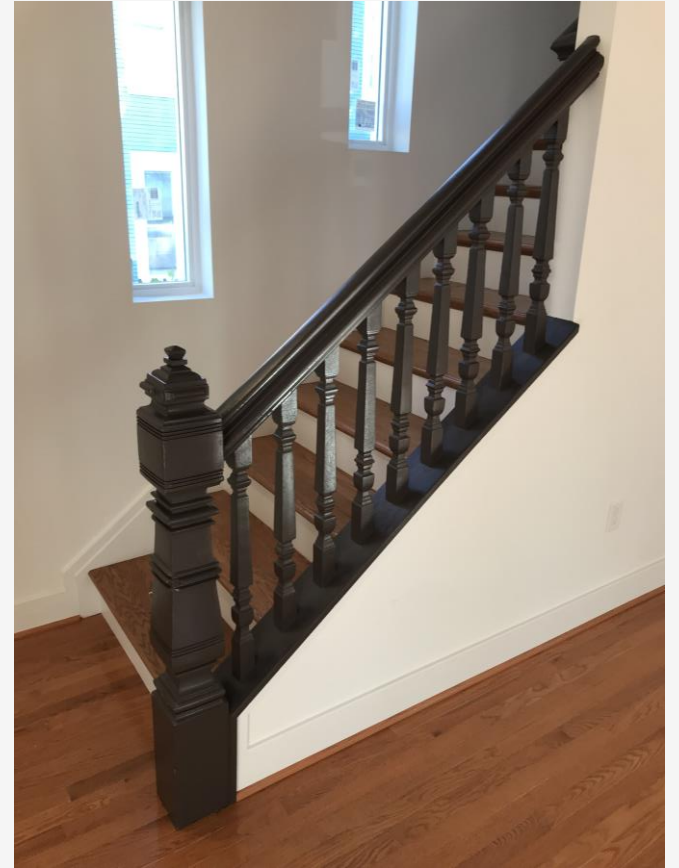


1347 Maple View Place, SE



1326 Valley Place, SE

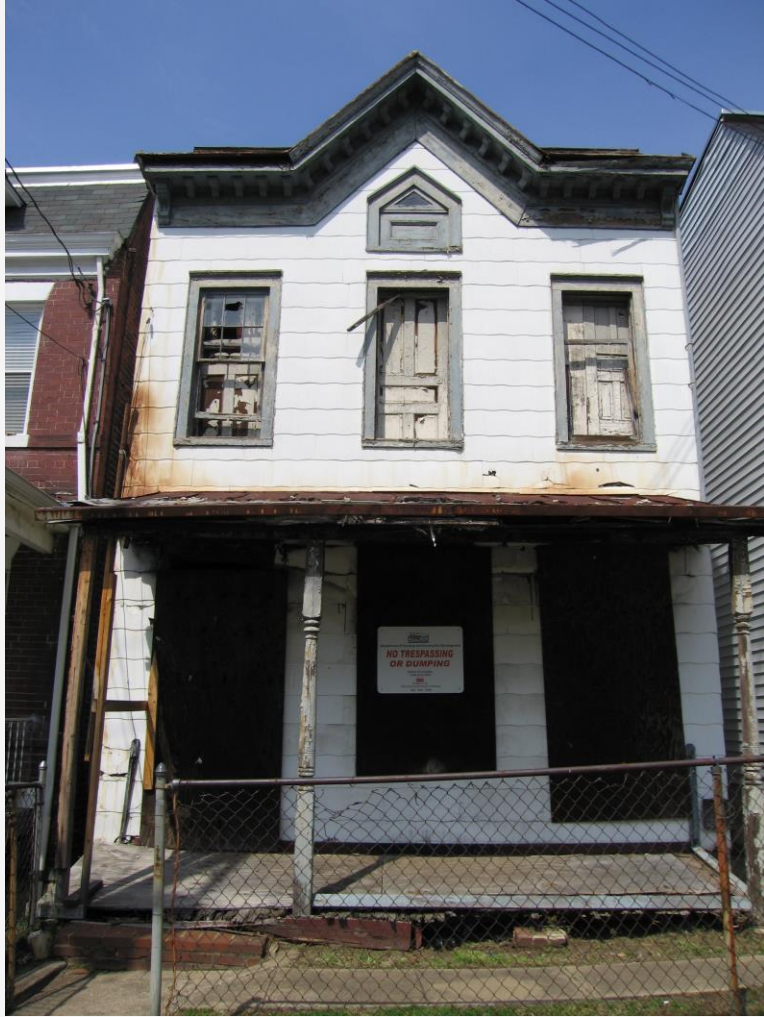




1518 W Street, SE



1648 U Street, SE





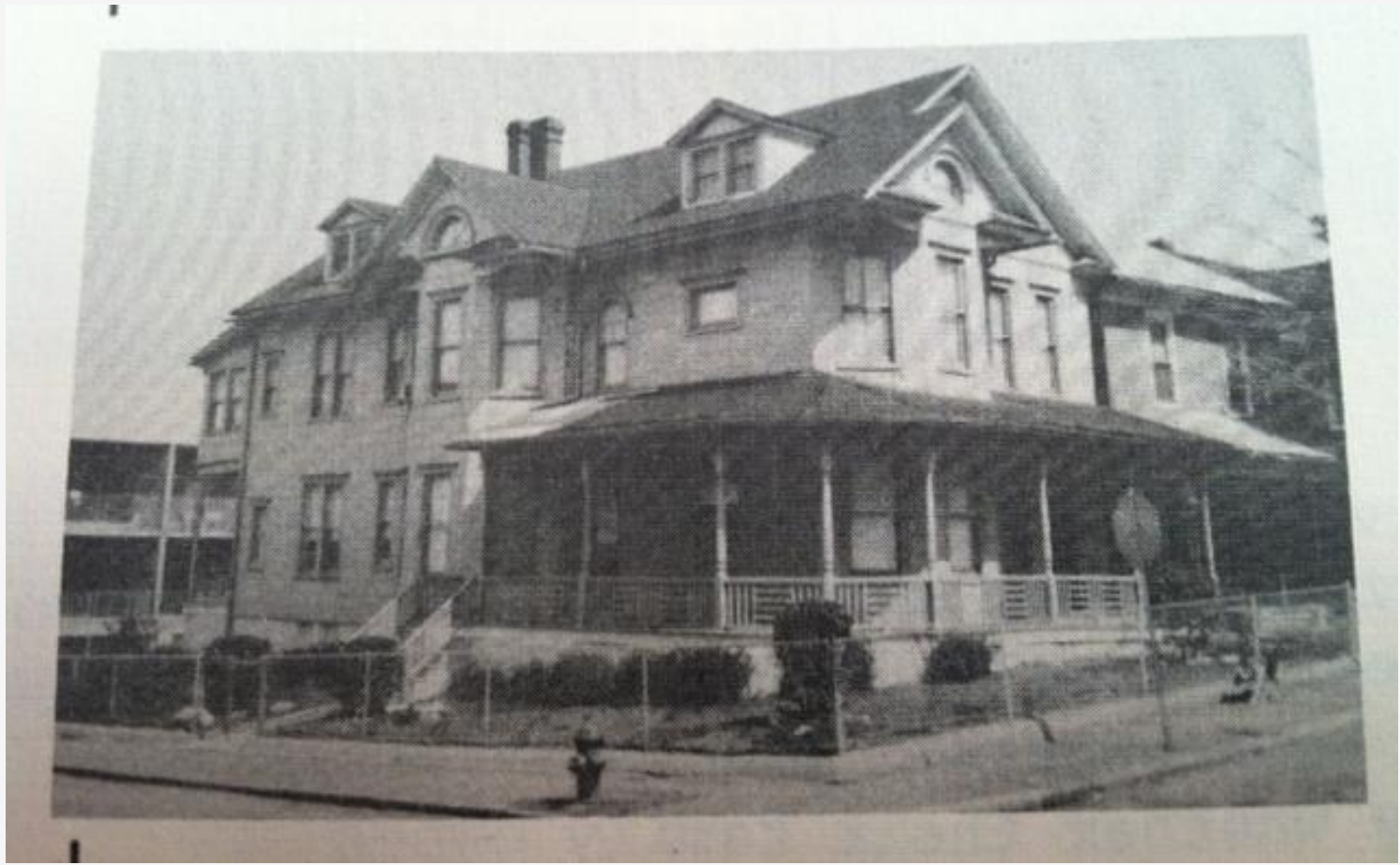
Workforce Housing & Affordability

- Properties must be sold to families that make at or below 120% of the Family Median Income
- Family size restrictions
- Maximum sales price
- Must be primary residence for a minimum of 3 years
- Targeting teachers, police, fire, healthcare, government employees
- Ward 8 Homebuyers Club
- Home Purchase Assistance Program (HPAP)
- Employer Assisted Housing Program (EAHP)
- Community engagement



1220 Maple View Place, SE







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