



Historic Preservation State Grant Fund

A Historic Preservation State Grant Fund was established in 1987 and offered grants until 2002, when it was suspended due to budget cuts. 169 projects were funded.

State funding was reinstated during FY 2022-2023, and the State Grant Fund was funded in FY 2023-2024 and FY 2024-2025.

The purpose of the Historic Preservation State Grant Fund is to support historic preservation projects that benefit local communities through the physical repair and rehabilitation of South Carolina's historic buildings. This is accomplished through two types of grants.

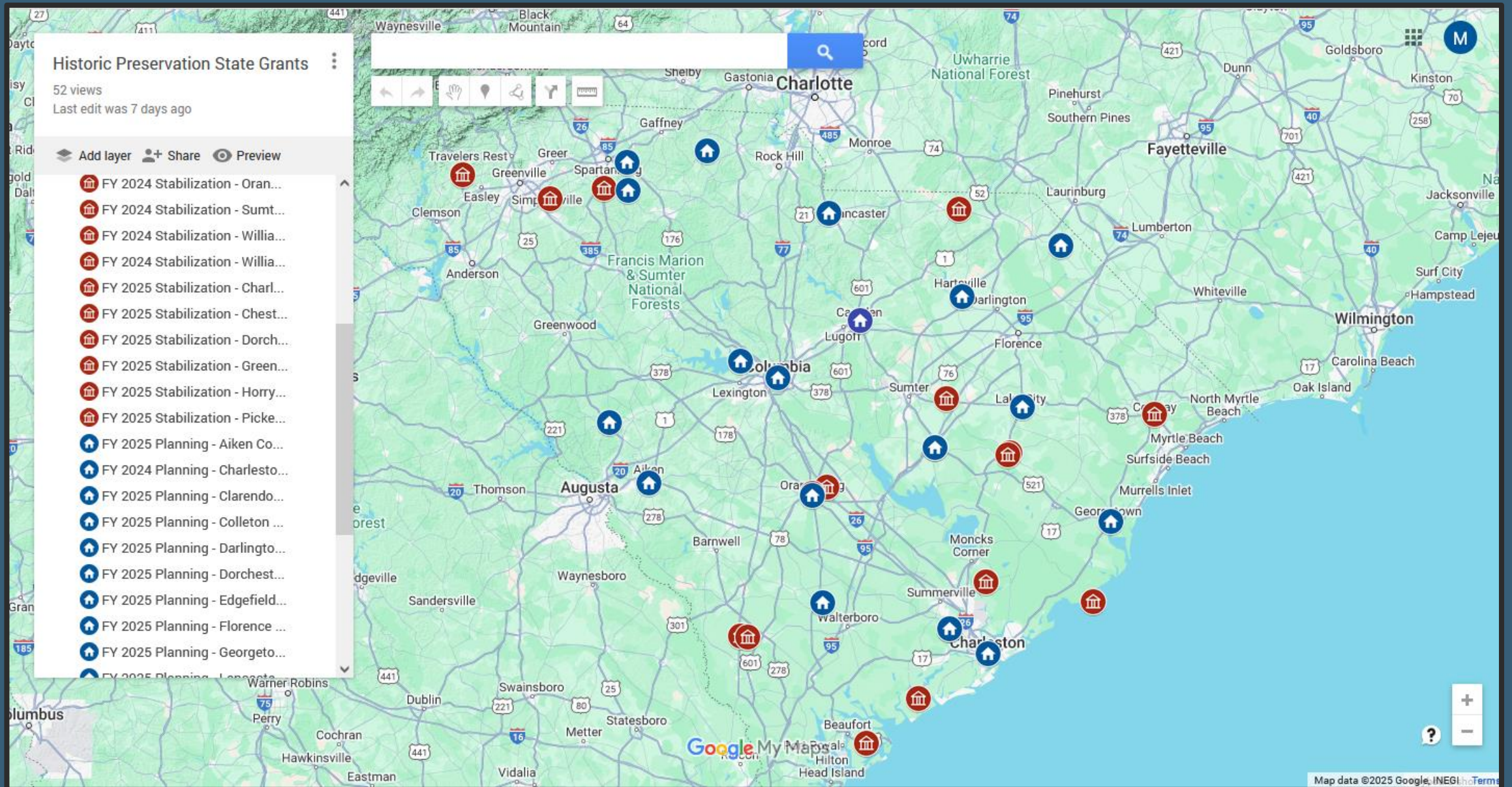
❖ Planning

❖ Stabilization

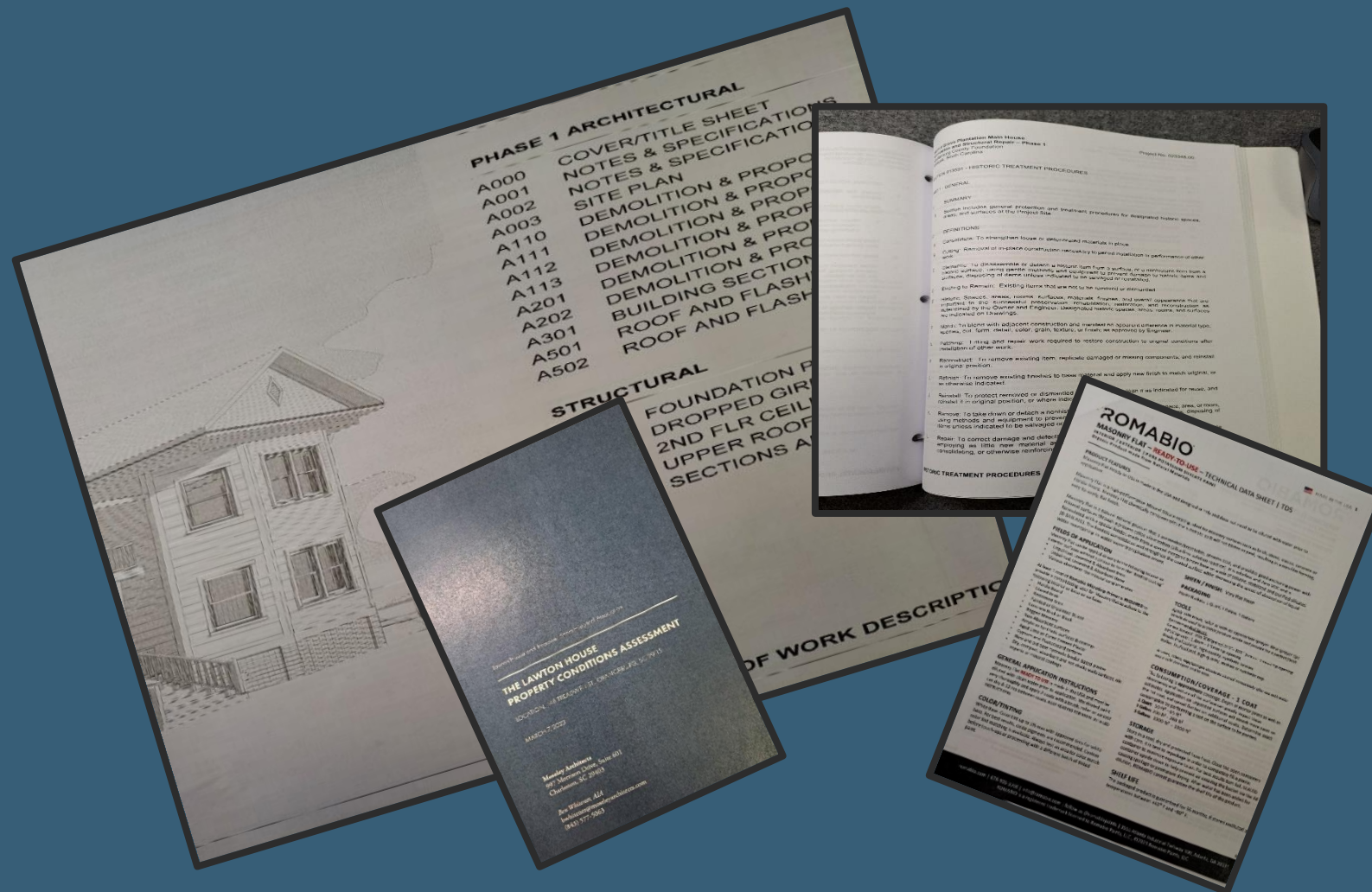
FY 2023 awarded \$915,000 for 5 stabilization and weatherization projects.

FY 2024 awarded \$1,085,000 for 8 stabilization and weatherization projects.

FY 2025 awarded \$1,455,785.19 for 18 planning projects and 6 stabilization and weatherization projects.



Planning Grants are awarded to assist applicants in the assessment of existing conditions and the development of “bid-ready” plans and specifications.



Planning Grants up to \$50,000 will be awarded.

- No cash match is required.

- Grant funding is reimbursable.

Stabilization Grants will support projects that stabilize and weatherize historic buildings. The focus is on structural elements that keep the building water tight and upright.



ca. 1945



ca. 2018 - Before stabilization.



March 2024 - After stabilization.

Stabilization Grants ranging from \$40,000 to \$200,000 will be awarded.

- A minimum 20% cash match of the Total Project cost is required.
- Grant funding is reimbursable.
- A preservation Covenant Agreement is required at the completion of the project.

Minimum requirements ... historic buildings must be

- listed as a contributing resource in a National Register of Historic Places district or
- listed individually in the National Register of Historic Places or
- determined by the SHPO to be eligible for listing in the National Register.



National Register of Historic Places-listed Ketchin Building, which houses the Fairfield County Museum.

Minimum requirements ... applicants must be

- Nonprofit 501(c)(3) organizations,
- Local governments, or
- Federal or State recognized Native American tribes.



Build a Foundation for Success by developing your organizational capacity.

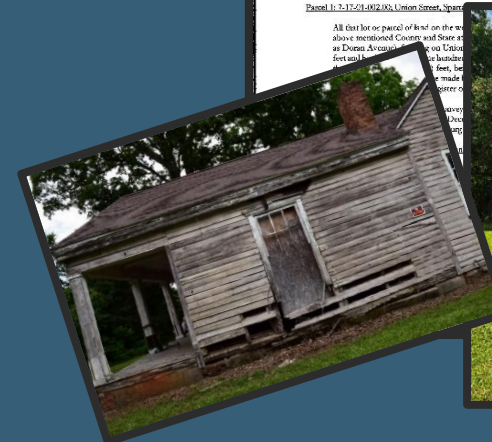
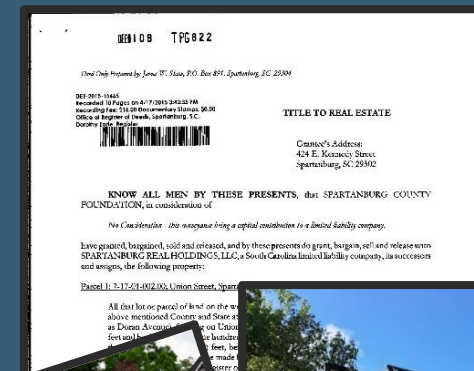
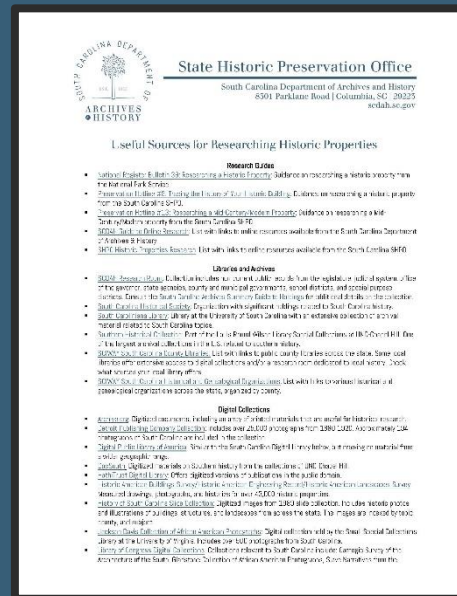


Walnut Grove Plantation House
Stabilization Project FY 23.

- ❖ Research the history and significance of your building.
- ❖ Strengthen your organization through partnerships.
- ❖ Publicize the importance of your historic resource and your preservation efforts.
- ❖ Raise funds.

RESEARCH

- ❖ History including associated buildings, structures, archaeological sites, community, and people.
- ❖ Deeds associated with your property.
- ❖ Historic Images
- ❖ Historic Status
- ❖ Current conditions



PARTNERSHIPS

- ❖ Board
- ❖ Project Professionals – architects, engineers, architectural historians, etc.
- ❖ Volunteers
- ❖ Community
- ❖ Donors

PUBLICITY

- ❖ Facebook and other social media platforms
- ❖ Newsletter
- ❖ Website
- ❖ Newspaper Articles; Press Releases
- ❖ Signage
- ❖ Seasonal or Annual Programs

FUND RAISE

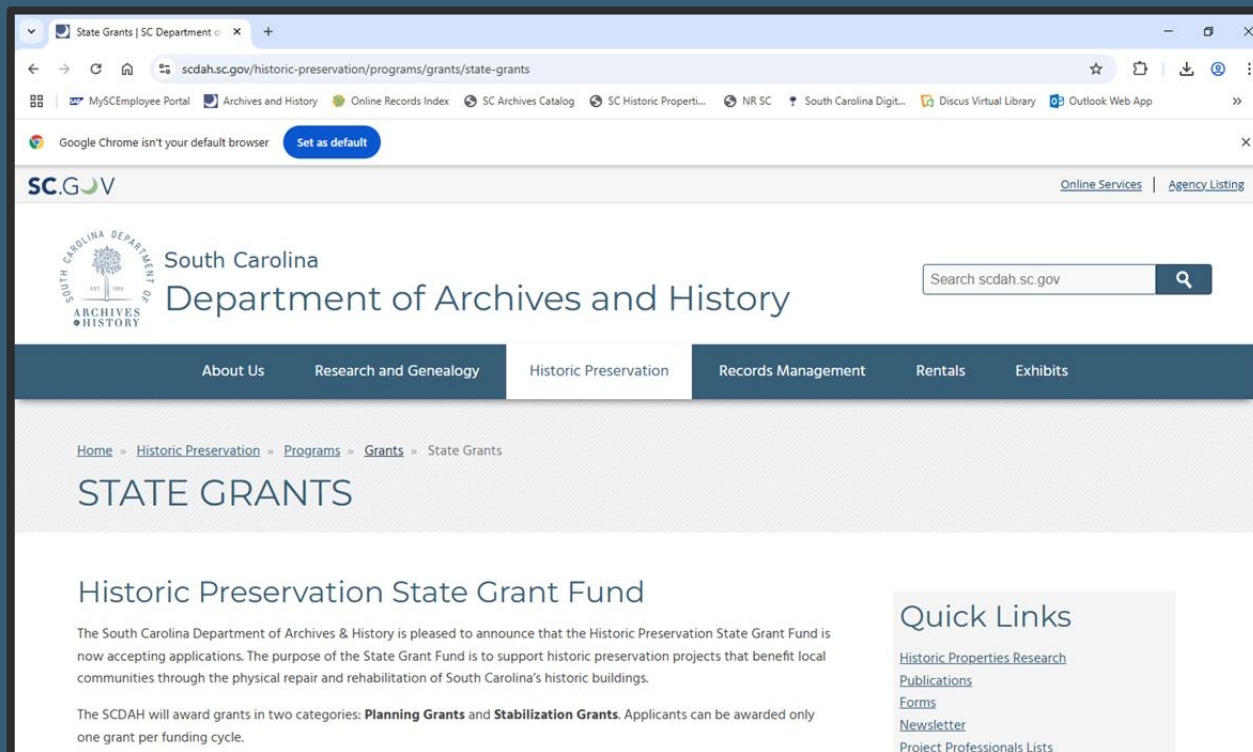


- ❖ Memberships
- ❖ Donations
- ❖ Seasonal or Annual Events
- ❖ Grants

*** Remember the Historic Preservation State Grant Fund is a reimbursement and for stabilization projects you must have a minimum of a 20% Cash Match of the Total Project costs. ***

APPLY FOR THE GRANT

<https://scdah.sc.gov/historic-preservation/programs/grants/state-grants>



- Overview Presentation of the Application
- 2024-2025 State Grant Fund Application
- Frequently Asked Questions
- Anticipated July 2025 new application posted.

AWARD!



- ✓ Notification
- ✓ Award Letter
- ✓ Funding Agreement
- ✓ SC Vendor #
- ✓ Request for Qualifications – Consultant Selection (Planning Grants)
- ✓ Review plans and specifications to ensure they meet Secretary of the Interior's Standards for Rehabilitation. (Stabilization Grants)
- ✓ Bid Invitation – Contractor Selection (Stabilization Grants)
- ✓ Status Reports
- ✓ Review of plans and construction documents (Planning Grants)
- ✓ Site Visit
- ✓ Final Report / Deliverables
- ✓ Covenant Agreement (Stabilization Grants)
- ✓ Reimbursement(s)

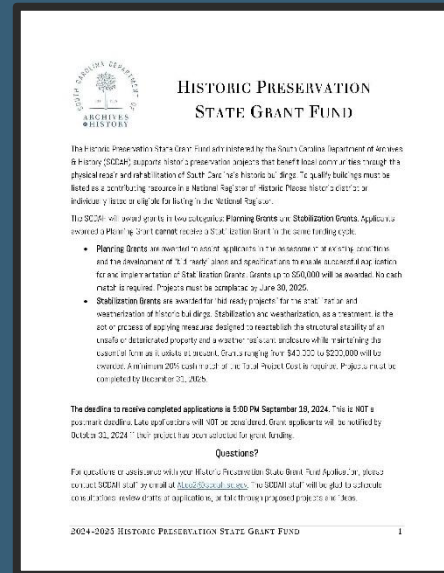


“Effective teamwork begins and ends with communication.”

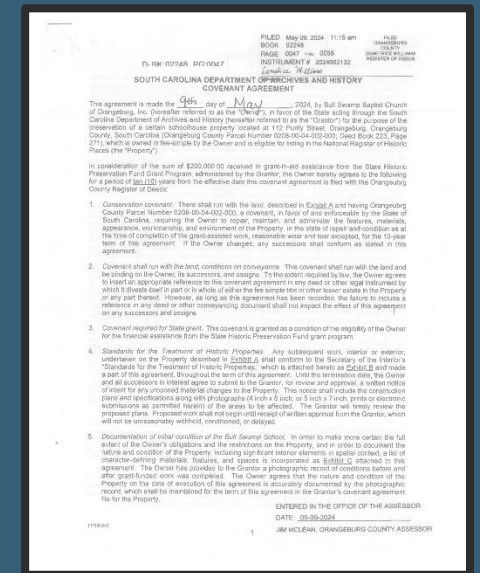
AFTERWARDS ...



Proceed to rehabilitate your historic building.



Apply for a stabilization grant.



Comply with the protective covenant.


STABILIZATION PROJECTS: DEED RESTRICTION

In return for the Historic Preservation State Grant Fund award, a deed restriction in the form of a protective covenant must be attached to the deed prior to final disbursement.

- This assures that the property will be maintained in the same status of repair as at the time of the completion of the grant assisted work.
- The covenant also assures that any future changes to the historic property will be in compliance with accepted preservation standards.
- The deed restriction runs with the land regardless of change of ownership, is enforceable by the State, and monitored by SCDAH.
- The covenant will be five (5) years for projects \$150,000 or less and ten (10) years for projects \$150,001 or more.



COMPLYING WITH ARCHITECTURAL COVENANTS

 **State Historic Preservation Office**
South Carolina Department of Archives and History
8501 Parklane Road | Columbia, SC | 29223
scdah.sc.gov

Complying with Architectural Covenants

Covenant Basics

What is a Preservation Covenant?
A covenant is a formal agreement between the State Historic Preservation Office and the owner of a historic property in which the owner agrees to ensure the maintenance and preservation of the architectural and historical characteristics that qualified the property as eligible for the National Register of Historic Places.

Why is there a covenant on my property?
Covenant agreements are frequently required as a condition for grant-funded stabilization work on a historic property. To protect their monetary investment in a property, the state or federal government retains a right to review any work on the building for a period of time through the covenant agreement. Additionally, federal agencies are charged with maintaining the historic properties that they own. If historic properties are sold, transferred, or leased to non-federal entities, the federal agency will often execute a covenant with the State Historic Preservation Office, or other qualified preservation entity, to protect a historic property in perpetuity.

What happens when the property is sold?
Covenant agreements are recorded as part of the deed for the property. The responsibility for upholding the terms of the covenant transfer to any new owner.

How long does the covenant last?
Covenants can be in place for a period of time or may run in perpetuity. The covenant will state the duration.

So I can't change anything on my property?
Many changes are permissible but you must receive written approval from the State Historic Preservation Office prior to starting any work. Most architectural covenants require work to meet the Secretary of the Interior's Standards for Rehabilitation (see next page); ten guiding principles for protecting the historic character of the building while also allowing for reasonable changes. The terms of each covenant may differ, so be sure to carefully read your covenant.

The Covenant Review Process

Check your deed records to see what the requirements are for the covenant on your particular property. If you have a question of whether there is a covenant on your property or the duration of your covenant contact the [State Historic Preservation Office](mailto:scdah@sc.gov), 803-696-6172.

To initiate a review under an architectural covenant, you will need to submit the following items to the State Historic Preservation Office:

- A signed cover letter with a clear and detailed description of the proposed work
- Photographs of the overall property
- Photographs of specific areas of proposed work



KEY POINTS TO REMEMBER

- The program is funded by state funds; therefore there will be competitive procurement, reporting, review, and oversight.
- The application and award process is competitive, so work to develop a strong foundation to ensure success. Look at these grants as just one phase in your overall preservation project.
- Applications may be completed by nonprofit organizations, local governments, and Federal or state recognized Native American tribes for buildings that are listed in or eligible for listing in the National Register.
- Grants are for planning or stabilization and focus on the weatherization of the building not its complete rehabilitation.

QUESTIONS

For questions or assistance regarding the Historic Preservation State Grant Fund, please contact Amanda Lee by email at alee2@scdah.sc.gov. We will be glad to schedule consultations, review drafts of applications, or talk through proposed projects and ideas.