

Methods of Protecting Historic Property: Comparison Chart

Updated June 2018

LEGEND

- = yes, comment applies to column heading
- = no, comment does not apply

		Preservation Easement or Covenant	Historical Designations & Markers				
			State Antiquities Landmark (SAL)	National Register of Historic Places (NR)	Recorded Texas Historic Landmark (RTHL)	Educational Subject Markers	Historic Texas Cemetery* (HTC)
Comments							
Benefits the Citizens of Texas!		●	●	●	●	●	●
Applicability	Property must be historic	●	●	●	●	○	●
	Available to private owners	●	●	●	●	●	●
	Available to public owners	●	●	●	●	●	●
	Can apply to archeological sites	●	●	●	○	●	●
	Can apply to buildings and structures	●	●	●	●	○	○
	Can apply to historic landscapes or sites	●	●	●	depends	●	●
	Requires owner consent for implementation	●	depends	depends	●	●	○
Ownership	Owner retains use of the property	●	●	●	●	●	restricted use
	Must provide limited public access or public benefit	depends	○	○	○	○	●
	Property can be sold	●	●	●	●	●	●
	Conveys with property	●	●	●	●	●	●
	May be revoked at owner's request	○	○	○	○	○	depends
Protection	Alterations require notification to THC	●	●	○	●	○	○
	Prevents demolition of historic property	●	●	○	○	○	●
	Requires maintenance by the owner	●	○	○	●	○	○
	Federal agencies must consider impacts to these historic properties	●	●	●	●	depends	depends
Fiscal Matters	Potential federal tax benefits for historic rehabs	○	○	●	○	○	○
	Potential state tax benefits for historic rehabs	○	●	●	●	○	○
	Potential to reduce property taxes	○	●	○	●	○	●
	Ability to exempt labor from state sales tax	○	○	●	○	○	depends
	Fees Required	●	depends	○	●	●	●
Notes	1. Local designations are awarded and administered by the local governing body; the Texas Historical Commission has no role in administering local designations and local markers.						
	2. Above matrix provides typical application of subject matter; however, please consult with Texas Historical Commission staff because each property is handled individually.						
	3. Visit www.thc.texas.gov and use its search box (top, right corner) to learn more about easements, designations, markers, cemeteries, and other preservation matters.						



* Protections and benefits described in this handout apply to all cemeteries, regardless of designation status. The HTC designation is primarily honorary and does not trigger a higher degree of protection or benefits than those afforded to all cemeteries by other Texas laws.