

## **KMPF Work Plan for Helm Place Real Property- Completed**

Please direct inquiries to Gwen Thompson at [director@mtlhouse.org](mailto:director@mtlhouse.org) or 859-233-9999.

At the board meeting of July 12, 2017, the below goals were approved by the Board of Directors. These goals did not change.

**Goals: 1. Ensure the property is adequately protected and the house will be restored according to established preservation standards. 2. Then seek to divest of the property, keeping the house and acreage together.**

### **Phase 1: Research**

*Step 1:* Kentucky law allows KMPF to add additional restrictions (retain rights) to protect the historic interior of Helm Place. Research key differences between a preservation easement vs. a declaration of covenants and restrictions. Determine which legal route to pursue. (Research is completed and KMPF decided to pursue a Preservation Easement.)

*Step 2:* The exterior of the property is protected by a Conservation Easement and H-1 overlay that are legally governed by parties other than KMPF. Encourage Rural Land Management and the LFUCG Division of Historic Preservation to review their existing baselines for the exterior.

*Step 3:* Hire an outside consultant to create a report of interior features that should be protected to establish a baseline for a preservation easement. Update: On 9-13-17, the board voted to accept the proposal of the Kentucky Archaeological Survey to prepare the report, with Janie-Rice Brother serving as the Project Director and Principal Investigator. The report was completed 12-1-17.

*Step 4:* Draft the Preservation Easement based on the baseline report from Step 3. KMPF's initial draft of the Preservation Easement was completed in August 2018.

*Step 5:* KMPF prefers that a third-party hold the retained rights and enforce the restrictions on the interior. Conversations were held with the LFUCG Division of Historic Preservation, the Kentucky Heritage Council, and the Blue Grass Trust for Historic Preservation. It is decided that KMPF will hold the interior preservation easement but will make it assignable in the event that any of these entities establish/expand easement programs in the future.

### **Phase II: Divestment**

*Step 1:* Appraise the property (Completed 3-15-22)

*Step 2:* Board approval to list property on the open real estate market, with easements attached, for a set period of time. Offers received at the end of that period will be evaluated by a set of criteria, of which purchase price will not be the only factor. The goal is to select the offer that will best meet both KMPF's stewardship and fiduciary responsibilities. (Motion passed on 4-21-22).

*Step 3:* Contact national leader in the historic preservation field who has sold properties through a process similar to the one KMPF intends to model in divesting of Helm Place. KMPF's questions seek

specifics about when to execute the interior preservation easement, realtor selection, and a recommended matrix for evaluating offers. (Completed 5-4-22)

*Step 4:* Find a realtor who is suited to list a property with Helm Place's unique restrictions, KMPF's unique process, and agree to terms for the realtor's compensation.

- a. KMPF staff to contact recommended realtors for initial conversations (completed 5-24-22)
- b. Arrange site visit for realtors (completed 5-31-22)
- c. Schedule interviews between realtors and Helm Place committee members to make a realtor recommendation to the full board (scheduled 6-13-22; completed interviews 7-14-22)
- d. Full board to discuss and vote on committee's recommendation to select realtor who presented proposal for a Sealed Bid Auction/Call for Offers. This proposal aligns with the board's vision of the process described in Step 2. (completed 7-26-22)
- e. Execute realtor contract (completed 8-25-22)

*Step 5:* Prepare the property for open market (Sept. 2022)

*Step 6:* Marketing period for sealed bid auction Oct. 1 to Oct. 31, 2022, with bids due Oct. 31, 2022.

*Step 7:* Bid review and selection- The Helm Place committee to meet and make recommendation to full board (completed 11-2-22). Full board to meet, deliberate and make decision (completed 11-7-22). The purchase contract with the selected bid was signed at this time.

*Step 8:* Closing and execution of Interior Preservation Easement (completed 12-21-22).

**Project Contact:**  
**Gwen Thompson, Executive Director**  
**Kentucky Mansions Preservation Foundation**  
**director@mtlhouse.org; 859-233-9999**

## **KMPF Work Plan for Helm Place Personal Property**

At the board meeting of July 12, 2017, the below goals were approved by the Board of Directors. These goals have not changed.

**Goals: 1. Give the historically significant items within Helm Place to other collecting institutions, including museums, historical societies, and libraries. 2. Then seek to divest of any remaining property at public auction.**

**Status of Goal 1:** As of January 2019, gifts to other collecting institutions are nearly complete. Items have been gifted to:

Abraham Lincoln Birthplace National Historical Park (Hodgenville, KY)  
Ashland, The Henry Clay Estate (Lexington, KY)  
Betty Eastin Costume Collection at the University of Kentucky (Lexington, KY)  
Filson Historical Society (Louisville, KY)  
Hardin County History Museum (Elizabethtown, KY)  
Kentucky Archaeological Survey (Lexington, KY)  
Kentucky Historical Society (Frankfort, KY)  
Lexington History Museum (Lexington, KY)  
Lexington Public Library (Lexington, KY)  
Liberty Hall Historic Site (Frankfort, KY)  
Mary Todd Lincoln House (Lexington, KY)  
Shaker Village of Pleasant Hill (Harrodsburg, KY)  
Special Collections at the University of Kentucky Libraries (Lexington, KY)  
Speed Art Museum (Louisville, KY)  
University of Kentucky Art Museum (Lexington, KY)  
White Hall State Historic Site (Richmond, KY)

**Status of Goal 2:** The items not gifted to other collecting institutions were sold at three public auctions in late 2018 and early 2019.

- Cowan's Auctions (Cincinnati, OH) - online auction ended September 17, 2018- materials related to Lincoln and/or the Civil War
- Cowan's Auctions- (Cincinnati, OH)- online and live auction ended November 6, 2018- materials related to Lincoln and/or the Civil War
- Bluegrass Auction and Appraisal (Lexington, KY)- online and live auction was held February 17, 2019- the remaining personal property (e.g. household furniture, decorative arts, etc.)

**KMPF Policy Note:** No member of the KMPF Board, staff, or volunteer corps may directly or indirectly receive, purchase, or trade for an item from Helm Place.

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