

THE PROTECTIVE COVENANT

Why Studioplex's Historic Preservation Easement Matters

STUDIOPLEX

Protecting our past. Preserving our future. ★ One of Atlanta's most iconic loft communities ★ Listed on the National Register of Historic Places

WHAT IS A HISTORIC PRESERVATION EASEMENT?

A Historic Preservation Easement is a permanent legal agreement that protects a property's historic character—now and for generations to come.

For Studioplex, this means our historic exterior and key architectural features are preserved through a legal agreement with Easements Atlanta, a nonprofit dedicated to safeguarding Atlanta's architectural heritage.

WHY IT EXISTS



Our building is an important part of Atlanta's industrial history and the story of its pioneering artist communities.

Because of its significance, a preservation easement ensures its defining architectural features are never lost—even if ownership changes in the future.



STRONGER THAN HISTORIC DESIGNATION

Historic district designations can change. A preservation easement is permanent.

It is a recorded property right that stays with the land, ensuring the building's historic character is protected for the long term.

"The easement restrictions become part of the property's chain of title and run with the land in perpetuity."

WHAT DOES THE EASEMENT PROTECT?



HISTORIC CHARACTER

The building's exterior appearance and defining architectural features.



ORIGINAL MATERIALS

Brick, masonry, windows, architectural detailing and other historic elements.



FUTURE ALTERATIONS

Exterior changes are reviewed to ensure they are compatible with the building's historic character.



OUR NEIGHBORHOOD

Helps protect one of the most recognizable historic buildings in Atlanta's Martin Luther King Jr. Landmark District.



WHY THIS MATTERS TO HOMEOWNERS

Instead of restrictions, think of protections. The easement ensures that future Boards—or future owners—cannot dramatically alter the appearance or historic character of the property.

That protects:

- the architectural integrity of the building
- the historic identity that attracted many owners here
- long-term property values associated with a unique historic property
- one of Atlanta's irreplaceable industrial landmarks



EASEMENTS ARE PERMANENT

One of the most important concepts to understand is that the easement runs with the land.

It is permanently attached to the property itself—not to any particular Board or owner.

Every future Board of Directors... Every future homeowner... inherits the same responsibilities and protections.



DID YOU KNOW?

- Studioplex is listed on the National Register of Historic Places as part of the Martin Luther King Jr. Landmark District.
- The Auburn Avenue Warehouse during its adaptive reuse was an artists' community.
- Preservation easements help make the rehabilitation of many of Atlanta's most iconic buildings financially possible.

A BUILDING WITH A RICH STORY



EARLY 1900s

Auburn Avenue Warehouse constructed as part of Atlanta's industrial history.



1998–2007

Renamed Studioplex on Auburn.



CONVERTED TO CONDOS

Converted to condominiums as the community continues to thrive.



TODAY & FOREVER

Protected by a Historic Preservation Easement with Easements Atlanta.

Preserving the character of one of Atlanta's most iconic loft communities for generations to come.