



Greenville County Historic Preservation Commission
Special Tax Assessment for Rehabilitated Historic Properties
Part A-Application for PRELIMINARY Certification

The Greenville County Code of Ordinances, Chapter 7, Section 13, authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility authorized in Section 4-9-195 in the South Carolina Code of Laws. Upon **Final** Certification, eligible properties will receive an assessment equal to the assessed value at the time of preliminary certification. The special assessment period shall not exceed ten (10) years in length. A separate application is required for Final Certification once the rehabilitation work has been completed. Completed applications, including all required attachments, should be mailed to: **Greenville County Historic Preservation Commission, Attn: Planner, Historic Preservation-301 University Ridge, Suite 3800 Greenville, SC 29601.**

OFFICIAL USE ONLY: Application #: _____			Date Received: _____	Date Responded: _____
<input type="checkbox"/> Preliminary Approval Granted <input type="checkbox"/> Preliminary Approval Granted with Conditions (see attached sheet) <input type="checkbox"/> Preliminary Approval Not Granted (see attached sheet)				
Authorized Signature _____			Date _____	

1. Property Information

Name of Historic Property: _____		
Street Address: _____		
City: _____	South Carolina	Zip Code: _____
TMS #: _____	Fair Market Value: _____	
How did you determine the fair market value of the building? (Attach documentation)		
<input type="checkbox"/> Property appraisal completed by a real estate appraiser licensed by the State of South Carolina; OR <input type="checkbox"/> Sale price as delineated in a bona fide contract of sale within twelve months of the time the application is submitted; OR <input type="checkbox"/> Most recent appraised value published by the Greenville County Tax Assessor		
Is the property located in the unincorporated area of Greenville County? (select one)		
<input type="checkbox"/> Yes <input type="checkbox"/> No		

2. Applicant Information

Name of Property Owner: _____		
Mailing Address: _____		
City: _____	State: _____	Zip Code: _____
Phone: _____	Email: _____	

3. Historic Significance

Eligibility Requirements

(Attach all relevant documentation)

- Listed on the National Register of Historic Places **OR**
- Determined eligible for the National Register by SC Dept. of Archives and History **OR**
- Designated a historic property by Greenville County **OR**
- It is at least 50 years old **AND**
 - Architectural design and/or construction materials are of historical significance to Greenville County's development; **OR**
 - Structure is associated with person or group of political, economic, religious, social, artistic or literary significance to Greenville County; **OR**
 - Structure is associated with person or group of scientific, religious, political, business, literary, the arts, or other professional significance to Greenville County

On a separate sheet, provide a brief overview of the historical significance of the building. When was the primary structure built? Include dates and description of any major alterations (siding, additions, windows, etc.) and any relocation(s). How was the building originally used? What is the building's current use? What is the current condition of the property?

4. Project Information

Project start date (month/year):

Estimated Completion Date (month/year):

Total Estimated Project Cost:

How will this property be used once completed? Owner-occupied Income-producing

What types of improvements will be undertaken as part of this project?
(Select all that apply)

- Repairs to the exterior of the building
- Alterations to the exterior
- New construction on the property including site work
- Alterations to interior primary public spaces, as defined by the reviewing authority
- Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including , but not limited to alterations made to mechanical, plumbing and electrical systems.

5. Description of Rehabilitation

Has an application for federal or state Historic Rehabilitation Tax Credits been filed for this property?

- YES** Attach: One (1) copy of **Historic Preservation Certification Application Part 2** - Description of Rehabilitation; required documentation (photos, plans, etc.) and approval letter
- OR** Attach: One (1) copy of **Certified Rehabilitation Application S2** - Description of Rehabilitation; required documentation (photos, plans etc.) and approval letter
- NO** Attach: Two (2) copies of Rehabilitated Historic Property Application Part A, Preliminary Review Form and required documentation (photos, plans, etc.)

6. Required Attachments

Applications will not be reviewed until all required attachments have been submitted.

A map showing the location of the property (generate aerial maps at <http://www.gcgis.org/>)

Documentation of fair market value

Documentation of historic eligibility

Application and required documentation for description of rehabilitation in accordance with the Secretary of the Interior's Standards for Rehabilitation and any applicable design guidelines designated by the County.

7. Additional Information

Additional Information and Resources can be found at the following links:

- County Ordinance- [http://www.amlegal.com/nxt/gateway.dll/South%20Carolina/greenvilleco_sc/greenvillecountysouthcarolinacodeofordin?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:greenvilleccode_sc](http://www.amlegal.com/nxt/gateway.dll/South%20Carolina/greenvilleco_sc/greenvillecountysouthcarolinacodeofordin?f=templates$fn=default.htm$3.0$vid=amlegal:greenvilleccode_sc)
- Identifying and Preserving Character Defining Elements- <http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>
- Incentives- http://www.nps.gov/tps/tax-incentives/incentives/avoiding_16.htm
- Tips for Developers of Textile Mills- <http://shpo.sc.gov/programs/tax/Documents/TipsDevTextile.pdf>

Under penalty of perjury, I certify that all information included in this application is true and correct. I understand this property shall not be eligible for the Special Tax Assessment for Rehabilitated Historic Properties until final certification has been granted by Greenville County Government pursuant to Chapter 7, Section 13 of the Greenville County Code of Ordinances, and Section 4-9-195 of the South Carolina Code of Laws, 1976, as amended.

Applicant's Signature

Date
