



Hartsville

Architectural Review Board

BAILEY BILL HISTORIC PROPERTY REHABILITATION APPLICATION

Property Address: 114 S. Fourth Street
 Property Owner: Brandy Stellingworth Phone Number: 504-430-5466
 Property Owner's Email Address: retrofitsignseat@gmail.com
 Applicant: Brandy Stellingworth Phone Number: 5044305466
 Applicant's Mailing Address: 555 Redfern Ln
 Applicant's Email Address: retrofit signseat@gmail.com
 Estimated Project Start Date: Jan 2, 2020 Estimated Completion Date: Aug 1, 2020
 Fair Market Value of Property: \$ 160,000 (Please attach appraisal or other proof of value)
 Estimated Project Cost \$ 209,000 (Must meet or exceed 20% of the fair market value)

Historic Designation Status

The property must have been granted a "historic designation by the Hartsville City Council. Check all that apply:

- The property is listed on the National Register of Historic Places
- The property has been designated as an historic property by the City Council
- The property is located within an area that has been designated as a historic district by the City Council

Attachments

The following information must be submitted along with a completed application:

- An original signed and completed application.
- An application fee of \$ 300.00
- Plan detailing the proposed Historic Rehabilitation including the following: the areas of the structure or property that are to be rehabilitated; the scope of work to be done; and detailed information on the materials and techniques to be used to comply with the Rehabilitation Standards of the City.

Applicant's Signature: [Signature] Date: 11-18-19

Owner's Signature (if not Applicant): _____

Co-Owner's Signature (if not Applicant): _____

The above signatures certify that the information in this application is accurate and complete, that the City may copy any drawings and materials necessary for review, and that pursuant to S.C. Code Ann. Section 6-29-1145 this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this activity.

FOR STAFF USE

Application #: 20-0001-ARB Tax Map #: 036-06-02-112 Zoning District: B-1

The work as described in this application and attachments appears to meet the Rehabilitation Standards and would likely receive final approval if completed as described.

The work as described in this application and attachments would meet the Rehabilitation Standards if the Special Conditions on the attached sheet are met.

The work as described in this application and attachments does not appear to meet the Rehabilitation Standards and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature: [Signature] Date: 01-15-20



City of Hartsville
Special Tax Assessment for Rehabilitated Historic Properties
Application for PRELIMINARY Certification

The City of Hartsville Code of Ordinances, Chapter 2, Sections _____, authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility. 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 twenty (20) 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: City of Hartsville Planning Department, Attn: Brenda Kelley, PO Box 2497, Hartsville, SC 29551.

1. Property Information		
Name of Historic Property: <u>Hartsville Passenger Station</u>		
Street Address: <u>114 S. Fourth St</u>		
City: <u>Hartsville</u>	South Carolina	Zip Code: <u>29550</u>
TMS #: <u>056-06-02-112</u>	Fair Market Value: <u>160,000</u>	
How did you determine the fair market value of the building? (Attach documentation)	<input checked="" type="checkbox"/> Property appraisal completed by a real estate appraiser licensed by the State of South Carolina OR Sale price as delineated in a bona fide contract of sale within twelve months of the time the application is submitted OR Most recent appraised value published by the Darlington County Tax Assessor	
2. Applicant Information		
Name of Property Owner: <u>Brandy Stellingworth</u>		
Mailing Address: <u>SSS Redfern Ln</u>		
City: <u>Hartsville</u>	State: <u>SC</u>	Zip Code: <u>29550</u>
Phone: <u>804 430 5406</u>	Email: <u>retrofit@sonset@gmail.com</u>	
3. Historic Designation		
Eligibility Requirements (Attach documentation) (Circle the eligibility requirement/s that apply.)	<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> Listed on the National Register of Historic Places individually or as a contributing property in a district OR </div> Determined eligible for the National Register by SC Dept. of Archives and History OR Designated a historic property by the City of Hartsville	
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. <u>See attached statement of significance.</u>		

4. Project Information

Project start date (month/year): 01/2020 Estimated Completion Date (month/year): 10/2020

Total Estimated Project Cost: \$209,500

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?

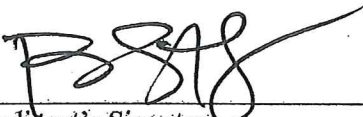
- Yes Attach: One (1) copy of Historic Preservation Certification Application Part 2 - Description of Rehabilitation; required documentation (photos, plans, etc.) and approval letter
- OR Attach: One (1) copy of Certified Rehabilitation Application S2 - Description of Rehabilitation; required documentation (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
- Documentation of fair market value *emailed*
- Documentation of historic eligibility
- Application and required documentation for description of rehabilitation

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 the City of Hartsville pursuant to Chapter _____, Sections _____, of the City of Hartsville Code of Ordinances; and Section 4-9-195 of the South Carolina Code of Laws, 1976, as amended.



Applicant's Signature

12-3-19
Date

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Hartsville's former passenger station, constructed 1908, stands as a visual reminder of the railroad and its role in the growth and development of the town of Hartsville, South Carolina.

In the 1880s, goods were transported by wagon from the county seat of Darlington to Hartsville. Major James Lide Coker, who owned a store in Hartsville, decided that the community needed a railroad to transport these goods. After an unsuccessful attempt to persuade Atlantic Coast Line to build a branch to Hartsville and an unsuccessful cooperative venture with individuals in Darlington to build a line, Major Coker decided to establish a railroad himself. He organized the Hartsville Railroad Company and in 1889 secured an Act of Incorporation from the South Carolina Legislature for a railroad from the community of Floyds to Hartsville. With the help of his family, the cooperation of the Atlantic Coast Line Railroad management, and with some assistance from local subscriptions, Major Coker built the Hartsville Railroad. After several years of successful operation, the stockholders sold out to Atlantic Coast Line.

In 1911 Major Coker wrote of the influence of the Hartsville Railroad: "...this little road has revolutionized business in the western portion of Darlington County, and has been the means of building up a considerable town at Hartsville with its varied industries and its present commercial importance."¹

With the coming of the railroad, Hartsville (incorporated in 1891) experienced a period of growth. According to the census of 1890 Hartsville had a population of 342; by 1900 the town had grown to 704 and by 1910 claimed 2,365 people.

In 1908 the Atlantic Coast Line Railroad Company built a passenger

(see continuation sheet)

¹ J.L. Coker, Hartsville, Its Early Settlers, (Available at Hartsville Library, Hartsville, S.C.), p.34.



City of Hartsville Planning and Zoning Department

Certificate of Appropriateness

Applicant Information

All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified in this section.

Full Name: Stellingworth Brandy Blumrich
Last First M.I.

Address: 555 Redfern Ln
Street Address Apartment/Unit #

Hartsville SC 29550
City State ZIP Code

Home Phone: 804 430 5466 Fax Number: _____

Email Address: retrofitsipseat@gmail.com

I understand that all applications that require review by the Architectural Review Board must be submitted by 5:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. Completion of the application means all required information has been provided, all fees have been paid, and submittal requirements have been met. An incomplete application will not be accepted.

Property Information

Property Owner: Stellingworth Brandy Blumrich
Last First M.I.

Address of Subject Property: 114 S. Fourth St.
Street Address Apartment/Unit #

Hartsville SC 29550
City State ZIP Code

Historic District: _____ Zoning District: _____

Check all that apply:

Building Archaeological Site Object

Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction

Reconstruction Rehabilitation Relocation



City of Hartsville
Planning and Zoning Department

Work Proposal:

Work proposed for the Hartsville Passenger Depot are as follows: repairing the slate roof or and damaged wood associated with roofing, replace broken asbestos siding with new fiber cement siding in same profile to match, repaint exterior, create a layout inside to join the front section to the rear, create a full-sized DHSC kitchen, Add an exit where the window is, fence in property for privacy, repair/update existing railroad street and create a deck from the back exit.

Additional Documentation:

- Site Plan
- Building Plans, Elevations
- Drawings, Sketches
- Photographs
- Samples, Swatches
- Other

For Staff Use Only

- Approved
- Denied

DETAILS OF = SITE PLAN, LANDSCAPING, DECK, RAIL, VENT

Conditions of Approval

[Handwritten Signature]

Signature of Chair, Design Review Board

[Handwritten] Sec 2-708

Under the Zoning Ordinance provisions of: Article Section

1/15/20
Date

ZONING

The subject is situated within the city of Hartsville, SC and is designated as Zone B-1, Business, which allows a variety of commercial applications.

ASSESSED VALUE AND ANNUAL TAXES

The Tax Assessor for Darlington County estimates the value of the subject at \$160,000. Real estate taxes for the subject in 2018 were \$4,344.