




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

The City of Hartsville Code of Ordinances, Chapter II, Sections 2-703, 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: Hartsville Armory		
Street Address: 559 West Carolina Ave		
City: Hartsville	South Carolina	Zip Code: 29550
TMS #: 056-09-03-004	Fair Market Value: \$90,500	
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: Harris Cohn, Hartsville Armory Investments, LLC		
Mailing Address: 1556 Main St. Suite 300		
City: Columbia	State: SC	Zip Code: 29201
Phone: 803-699-1325	Email: HarrisCohn@cohnconstructionllc.com	
3. Historic Designation		
Eligibility Requirements (Attach documentation) (Circle the eligibility requirement/s that apply.)	Listed on the National Register of Historic Places individually or as a contributing property in a district OR	
	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.		
See attached.		

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? <input type="checkbox"/> Owner-occupied <input checked="" type="checkbox"/> Income-producing	
What types of improvements will be undertaken as part of this project? (Select all that apply)	<input checked="" type="checkbox"/> Repairs to the exterior of the building <input checked="" type="checkbox"/> Alterations to the exterior <input checked="" type="checkbox"/> New construction on the property including site work <input checked="" type="checkbox"/> Alterations to interior primary public spaces, as defined by the reviewing authority <input checked="" type="checkbox"/> 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?	
<input checked="" type="checkbox"/> 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 <input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> A map showing the location of the property <input checked="" type="checkbox"/> Documentation of fair market value <input checked="" type="checkbox"/> Documentation of historic eligibility <input checked="" type="checkbox"/> 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 II, Sections 2-709 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

8/9/2021
 Date