



ARCHITECTURAL REVIEW BOARD
STAFF REPORT

DATE: August 16, 2021

SUBJECT: Bailey Bill Application

FROM: Brenda Kelley, Business Development Manager

Submission: Janie Campbell, Preservation Consultant with Rogers, Lewis, Jackson, Mann & Quinn, LLC submitted a Bailey Bill Historic Property Rehabilitation Application, a Certificate of Appropriateness, and an Application for Preliminary Certification on behalf of Harris Cohn for the Hartsville Armory at 559 West Carolina Avenue, Tax Map Number, 056-0-03-004.

What is the Bailey Bill: SC State legislation enacted in 1992 and amended in 2004 as a local real estate tax incentive for rehabilitation of historic property. It freezes the taxable assessed value of property for up to 20 years following a minimum investment threshold, review and approval of the project and successful completion of the project within two years.

Eligible Properties: A property must be 50 years or older and listed on the National Register of Historic Places; or has been designated as a historic property by the city council; or the property is located within an area that has been designated as a historic district by the city council. The Hartsville Army was constructed in 1940. The building is 71 years old. It is also listed on the National Register of Historic Places.

Other Information Regarding Eligibility: The applicant submitted a Historic Preservation Certificate Application to the National Park Service in the first quarter of 2020. Because the property contains more than one building and those buildings were functionally-related historically to serve an overall purpose, program regulations require the NPS to determine which of the buildings contribute to the significance of the Historic District and are therefore, considered to be “certified historic structures.”

Based on the documentation presented, the NPS determined that the Armory Building contributes to the significance of the property and is a “certified historic structure” for purposes of rehabilitation:

The documentation also indicates that the 1960’s garage does not contribute to the significance of the property. The NPS determined that the garage building is not a “certified historic structure” for purposes of rehabilitation.

NPS’s regulations also require the NPS to review the rehabilitation work as a single overall project and to issue rehabilitation certification on the merits of the overall project rather than for each structure.

The National Park Service reviewed and approved the Historic Preservation Certification Application for the Hartsville Armory on March 03, 2020.

Statement of Significance: The applicant provided the following Statement of Significance. “The Hartsville Armory is significant as a Works Progress Administration (WPA) constructed armory at the end of the Great Depression. Hired by the Adjutant General of South Carolina Brigadier General James Dozier in 1939, prominent South Carolina architect Heyward Singley began designing armories for the state until 1944. Singley employed an Art Moderne design for this building, which was replicated across the state in seven other municipalities: Andrews, Camden, Cheraw, Chester, Georgetown, Kingstree, Warrentonville, and Winnsboro although this building is the only one currently listed in the National Register of Historic Places. The building’s design emphasizes horizontally through its use of recessed header courses in a darker color brick and white-painted cast stone string courses as well as the cast stone coping.

The South Carolina National Guard’s Hartsville Light Infantry, Company L of the 118th Infantry, 30th Division used this building as its headquarters from its completion in the summer of 1940 until September of that year when the unit was mobilized into service for the World War II effort. It again served as headquarters following the war. The building continued to serve as an armory until 1981 when it became the Hartsville Recreation Center.

Minimum Expenditures: The minimum expenditures have to be met. The Historic Rehabilitation shall equal or exceed 20 percent of the fair market value of the Historic Property at the time the Preliminary Certification is granted. The expense percentage means the percentage determined by dividing the rehabilitation expenses by the fair market value. The fair market value for the Hartsville Armory is \$90,500.00. The estimated project cost is \$3,000,000.00.

Detailed Plans: The applicant shall submit plans 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 Standard of the City. The application appears to adhere to the Secretary of the Interior’s Standards for Rehabilitation as well as the City design guidelines.

Architectural Review: ARB shall affirm that the Minimum Expenditure is expected to be met and that the property meets the standard for a Historic Property. ARB shall ensure that the proposed scope of work complies with the Rehabilitation Standards. If all the criteria are met, ARB may recommend to City Council that the Historic Rehabilitation be approved. If ARB declines to recommend approval to City Council, ARB shall provide the applicant with specific reasons for its denial and the applicant may reapply if substantial changes are made in the plans for the proposed work.