HPC-02 / HISTORIC PROPERTY EVALUATION and STATEMENT of SIGNIFICANCE

GREENVILLE COUNTY HISTORIC PRESERVATION COMMISSION

IMPORTANT INFORMATION

Refer to the Greenville County Historic Preservation Commission Application Forms & Instructions for complete application requirements, supporting documentation requirements, and submission procedures. Submit completed forms and required supporting documentation to the address below.

The Greenville County Code of Ordinances authorizes the Greenville County Historic Preservation Commission to make recommendations for historic designation to Greenville County Council. No property may be designated without the written consent of the property owner.

Complete this form as part of an application for historic property designation or as required for a special property tax assessment for rehabilitated historic property. Complete only the sections identified for the type of review indicated below. Follow the instructions at each step to determine which section to complete next.

This application must be submitted no later than 12:00 p.m. on the first Thursday of the month.

Applications may be submitted to historicpreservationcommission@greenvillecounty.org

1. PROPERTY INFORMATION

Name of Historic Property: _____

Street Address: _____

City: _____ _____ State: SC ZIP: _____

Tax Map Number (TMS): _____

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2. TYPE OF REVIEW

☐ County Historic Property Designation

☐ Special Property Tax Assessment for Rehabilitated Historic Properties

Select the type of review and complete the sections indicated below.

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3. NATIONAL REGISTER STATUS

Is the property listed in the National Register of Historic Places? ☐ Yes ☐ No

If Yes:

National Register Name: _____
Date Listed: _____
National Register District, if applicable: _____
National Register Number, if known: _____

County Historic Property Designation:

National Register status is **informational only**. Proceed to **Section 4A, County Historic Designation Criteria**, regardless of the answer above.

Special Property Tax Assessment:

If **Yes**, the National Register provides the historic eligibility pathway. Attach documentation of National Register listing and **proceed to Section 5, Statement of Significance.**

If **No**, proceed to **Section 4B, Special Property Tax Assessment Historic Eligibility Criteria.**

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4. HISTORIC ELIGIBILITY

4-A. COUNTY HISTORIC DESIGNATION CRITERIA

Complete this section only if "County Historic Property Designation" was selected in Section 3.

Under the County's zoning ordinance, a property must be 75 years of age or older and meet at least one of the County's historic designation criteria.

☐ Date of construction: _____

HPC may waive the 75-year requirement. Provide date this requirement was waived, if applicable.

☐ Requirement waived: _____

Select the criteria that apply to the property. Provide supporting information in **Section 5, Statement of Significance.**

☐ **A.** Significant inherent character, interest, or value as part of the development or heritage of the community, state, or nation.

☐ **B.** Site of an event significant in history.

☐ **C.** Associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation.

☐ **D.** Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation.

☐ **E.** Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering.

☐ **F.** Work of a designer whose work has significantly influenced the development of the community, state, or nation.

☐ **G.** Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation.

☐ **H.** Part of or related to a square or other distinctive element of community planning.

☐ **I.** Represents an established and familiar visual feature of the neighborhood or community.

☐ **J.** Has yielded, or may be likely to yield, information important in prehistory or history.

After completing Section 4A, proceed to Section 5, Statement of Significance.

4-B. SPECIAL PROPERTY TAX ASSESSMENT HISTORIC ELIGIBILITY

Complete this section only if "Special Property Tax Assessment" was selected in Section 2 and "No" was checked in Section 3.

Under the current special tax assessment ordinance, a property may qualify as "historic" if it is listed in the National Register of Historic Places, or if it is at least 50 years old and designated as a historic property by the Greenville County Historic Preservation Commission.

Date of construction: _____

For a property that is at least 50 years old and is not listed in the National Register of Historic Places, the ordinance requires the property to meet **at least one** of the following historic criteria. Select the criterion or criteria that apply to the property. Provide supporting information in Section 5, Statement of Significance.

☐ **A.** The structure's architectural design and materials of construction are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in Greenville County.

☐ **B.** The structure is associated in a meaningful way with a person or group who made a significant contribution to the County's political, economic, religious, social, artistic, or literary development.

☐ **C.** The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

After completing Section 4B, proceed to Section 5, Statement of Significance.

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5. STATEMENT OF SIGNIFICANCE

- **Historical Significance**

Briefly describe the historical significance of the property in relation to the eligibility criteria identified in **Section 4**. Include significant people, events, businesses, organizations, or other historical associations.

- **Architectural Significance**

Briefly describe the architectural significance of the property in relation to the applicable eligibility criteria. Identify significant architectural characteristics, materials, craftsmanship, design, style, period, or other features.

- **Community Significance**

If applicable, describe the property's significance to the development, heritage, character, or identity of the surrounding community.

- **Period of Significance**

Period of Significance Dates: _____

Explain the significance of this period, if necessary:

6. PROPERTY DESCRIPTION

See the **Greenville County Historic Preservation Commission Application Forms & Instructions** for guidance on preparing an architectural description.

- **Construction**

Date(s) of Construction: _____

Source: _____

Previous Alterations / Additions

Describe previous alterations or additions to the exterior or interior, including dates if known.

- **Building Relocation**

  Has the building been moved? If yes, provide: Date of move: _____ Original location:_____

- **Outbuildings / Accessory Structures**

Are there outbuildings or accessory structures located on the property? If yes, list each building on the property, regardless of age or integrity. Provide the approximate date of construction and describe any alterations or additions. Include photographs of each outbuilding.

- **Site and Landscape**

Describe the site and landscape features, including significant vegetation, landscape elements, circulation, walls, fences, walks, drives, hardscape, and other site features.

Identify what is original or historic and what has been added or substantially changed, including dates if known.

- **Interior**

Describe the primary or other significant interior spaces, as applicable. Examples may include lobbies, theater interiors, sales floors, stair halls, significant rooms, offices, industrial spaces, or other spaces that contribute to the property's historic significance.

- **Significant Interior Features**

Describe significant interior architectural features, including stairs, mantels, built-ins, paneling, cabinetry, decorative finishes, doors, trim, ceilings, floors, or other features.

- **Interior Scope of Historic Designation**

For County Historic Designation, historic protection generally applies to the exterior of the designated property.

☐ No interior features are requested for inclusion in the historic designation.

If interior features are requested, identify and describe them:

For special property tax assessment projects, the ordinance separately provides for review of alterations to interior primary spaces.

- **Architectural features**

Check the applicable characteristics and provide additional information where appropriate.

- **Foundation**

☐ Brick ☐ Stone ☐ Concrete / Concrete Block ☐ Piers ☐ Slab
☐ Other: _____

- **Exterior Walls**

☐ Brick ☐ Stone ☐ Stucco ☐ Wood Siding ☐ Wood Shingle
☐ Metal ☐ Synthetic Siding ☐ Other: _____

Roof Form

☐ Gable ☐ Hip ☐ Flat ☐ Shed ☐ Mansard ☐ Gambrel
☐ Mixed / Multiple Forms ☐ Other: _____

Roof Material

☐ Wood Shingle ☐ Slate ☐ Clay Tile ☐ Standing Seam Metal
☐ Metal ☐ Asphalt Shingle ☐ Membrane / Built-Up ☐ Other: _____

Windows

☐ Wood ☐ Aluminum ☐ Vinyl ☐ Steel ☐ Other: _____

Doors / Entrances

☐ Wood ☐ Metal ☐ Glass / Storefront ☐ Other: _____

Porches / Exterior Features

☐ Porch ☐ Balcony ☐ Portico ☐ Storefront ☐ Canopy
☐ Other: _____

Chimneys

☐ Brick ☐ Stone ☐ Stuccoed Masonry ☐ Other: _____

Interior Walls / Finishes

☐ Plaster ☐ Drywall ☐ Wood ☐ Wainscot ☐ Paneling
☐ Other: _____

Interior Ceilings

☐ Plaster ☐ Drywall ☐ Beaded Board ☐ Wood ☐ Suspended ☐ Metal
☐ Other: _____

Significant Features

Describe other significant architectural, structural, interior, or site features:

7. PHOTOGRAPHS

Provide photographs sufficient to document the property and its significant features. See the **Greenville County Historic Preservation Commission Application Forms & Instructions** for guidance and tips for taking photographs.

☐ Exterior photographs

☐ Interior photographs, where applicable

☐ Outbuilding / accessory structure photographs

☐ Site / landscape photographs

☐ Photographs of significant architectural features

☐ Historic photographs, if available

Additional photographs / documentation:

8. SOURCES / SUPPORTING DOCUMENTATION

THIS PAGE FOR STAFF / HPC USE ONLY

APPLICATION INFORMATION

Case Number: _____ Date Application Received: _____

Date Application Deemed Complete: _____ Date Placed on HPC Agenda: _____

If deemed incomplete, additional information requested:

Date applicant notified: _____

HPC REVIEW / ACTION

☐ Recommendation for Designation ☐ Recommendation Not Approved

☐ Continued / Postponed ☐ Withdrawn

Date of HPC Action: _____

Conditions / Findings / Notes:

HPC Chair Signature: _____ Date: _____

PLANNING & DEVELOPMENT COMMITTEE ACTION

☐ Designation Approved ☐ Designation Not Approved Date: _____

COUNTY COUNCIL ACTION

☐ Designation Approved ☐ Designation Not Approved

Ordinance / Resolution No.: _____

Date: _____