

# South Carolina Historic Rehabilitation Incentives

## Certified Rehabilitation Application

### S1 – Evaluation of Significance

Use this form to request a determination of whether or not an owner-occupied residence is a 'certified historic residential structure,' in accordance with South Carolina Code of Laws 1976 Section 12-6-3535(B).

Note: Send one S1 form for historic buildings that were functionally-related during the historic period, such as a historic complex, a farmstead, or a house and garage. Send separate S1 forms for historic buildings that were not functionally-related, such as two or more residential or commercial buildings within a listed historic district that are located adjacent to each other. Applications are complete only if they include the attachments listed below. Send signed and completed form to State Tax Credit Review, State Historic Preservation Office, SC Department of Archives and History, 8301 Parklane Road, Columbia, SC 29223.

Phone: 803-896-6183 <http://shpo.sc.gov>

Please print in ink or type the information that you provide.

#### 1. PROPERTY INFORMATION

Historic Property Name The Roberts-Highsmith House County Jones

Address 145 Main Street City Smallville, South Carolina ZIP 29999

Has the street address changed?  Yes  No  Don't know

If yes, what was the previous address \_\_\_\_\_

Name of National Register Historic District (if applicable) Smallville Historic District

#### 2. PROJECT CONTACT (if different from the taxpayer)

Name \_\_\_\_\_ Day Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**3. TAXPAYER'S STATEMENT** — By signing this form, I attest that the information provided herein is true and complete to the best of my knowledge. Further, I understand that falsification of factual representations in this application is subject to civil and criminal penalties as provided in 12-54-43 and 12-54-44 of the SC Code of Laws, 1976.

Name Steven T. Snyder Day Phone 555-555-5555 E-mail steve.snyder@net.com

Address 145 Main Street City Smallville State SC ZIP 29999

Signature \_\_\_\_\_ Date \_\_\_\_\_

#### 4. ATTACHMENTS

Include the following information with your signed and completed application. We must place incomplete applications on hold until you provide the requested information. Please send complete information with the initial submission.

**Map** showing streets, cross streets, and adjacent property parcels; **plats are not acceptable.** [see Instructions]

**Photographs.** Black & white, color, and digital are acceptable. **Photographs should be printed no more than 2 to a page.** [see Instructions]

#### STATE HISTORIC PRESERVATION OFFICE USE ONLY

As documented on this form and accompanying attachments, the residence is a 'certified historic residential structure' and eligible to pursue the state income tax credit created by SC Code of Laws 12-6-3535(B), because it:

Was individually listed in the National Register of Historic Places on \_\_\_\_\_

Contributes to the significance of the above-referenced National Register historic district.

Meets the criteria for individual listing in the National Register of Historic Places.

Includes an outbuilding(s) of an otherwise eligible property that contributes to the historic significance of the property.

Contributing outbuilding(s) are \_\_\_\_\_

As documented on this form and accompanying attachments, the residence IS NOT a 'certified historic residential structure' according to SC Code of Laws 12-6-3535(B) and therefore ineligible to pursue the tax credit, because it:

DOES NOT contribute to the significance of the above-referenced National Register historic district.

DOES NOT meet the criteria for individual listing in the National Register of Historic Places.

Is an outbuilding that DOES NOT contribute to the historic significance of the property.

Non-contributing outbuilding(s) are \_\_\_\_\_

State Historic Preservation Officer – Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

S- \_\_\_\_\_  
Project Number \_\_\_\_\_

See attached sheets

January 2012

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## 5. PROPERTY DESCRIPTION

Date(s) of Construction 1905  Source of Date(s) Sanborne Fire Insurance Maps

Describe Previous Alterations/Changes or Additions to Exterior/Interior if known (include dates)

Existing roof is from 1994

Existing HVAC system was updated in the 1990s

Existing electrical and plumbing systems were updated in the 1950s

Existing kitchen and bathrooms were updated in the 1970s

Has the building been moved?  No  Yes Date(s) of move(s)?

If yes, where was the original location?

Are outbuildings on the property?  No  Yes

If yes, please list each outbuilding with approximate date of construction, alterations/changes and additions. Please include photographs of each outbuilding.

There is a ca. 1930s detached garage, no changes or alterations have been made.

### NOTE – THIS COMPLETES THE S1 FOR:

- ◆ ANY RESIDENCE LISTED IN THE NATIONAL REGISTER (DISTRICT OR INDIVIDUALLY);
- ◆ ANY OUTBUILDING OF A PROPERTY LISTED INDIVIDUALLY IN THE NATIONAL REGISTER; OR
- ◆ ANY OUTBUILDING OF A PROPERTY THAT CONTRIBUTES TO A NATIONAL REGISTER HISTORIC DISTRICT.

Please use the next page for any residence or outbuilding that is not listed individually in the National Register or located in a National Register Historic District.

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## Properties Not Listed in the National Register of Historic Places

Include this page ONLY if the property is NOT LISTED INDIVIDUALLY IN THE NATIONAL REGISTER or LOCATED IN A NATIONAL REGISTER-LISTED HISTORIC DISTRICT.

Please print in ink or type the information that you provide.

Historic Property Name (as submitted on S1 form) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_, South Carolina ZIP \_\_\_\_\_

### 4. ATTACHMENTS (continued)

Include the following information with your signed and completed application. We must place incomplete applications on hold until you provide the requested information. Please send complete information with the initial submission.

Topographic map with property location clearly marked. [see Instructions]

### 5. PROPERTY DESCRIPTION (continued)

Please check or complete the following for each of the major components of your building. If you have questions, consult *Tips for Writing an Architectural Description* included in the application packet.

#### Foundation

- Brick pier
- Brick pier--infilled
- Brick wall
- Stone
- Cement block
- Stucco
- Other \_\_\_\_\_

#### Exterior walls

- Brick
- Stone
- Stucco
- Wood siding
- Wood shingle
- Synthetic siding
- Type \_\_\_\_\_
- Other \_\_\_\_\_

#### Exterior Doors

- Wood six-panels
- Wood \_\_\_\_\_ # panels
- Horizontal panels
- Wood panels w/glass
- French doors
- Other \_\_\_\_\_

#### Interior Doors

- Wood six-panels
- Wood \_\_\_\_\_ # panels
- Horizontal panels
- Wood panels w/glass
- French doors
- Other \_\_\_\_\_

#### Windows

- 1/1 paned sash
- 2/2 paned sash
- 6/6 paned sash
- 9/9 paned sash
- 3/1 paned sash
- 6/1 paned sash
- Queen Anne
- Casement
- Other \_\_\_\_\_
- Replacement
- Type \_\_\_\_\_

#### Number of Stories

- 1
- 1 1/2
- 2
- 2 1/2
- Other \_\_\_\_\_

#### Roof Form

- Gable
- Hip
- Pyramidal
- Complex

#### Roof Material

- Wood shingle
- Slate
- Clay tile
- Metal shingle
- Standing seam metal
- V-crimp metal
- Corrugated metal
- Asphalt shingles
- Asbestos shingles
- Other \_\_\_\_\_

#### Chimneys

- Brick
- Stuccoed brick
- Stone
- Brick and stone
- Other \_\_\_\_\_

#### Interior Walls and Ceilings

- Wood (flushboard)
- Beaded board
- Plaster
- Drywall
- Other \_\_\_\_\_
- Wainscot
- Type \_\_\_\_\_

Describe any other significant architectural or structural features.

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## 6. PROPERTY SIGNIFICANCE

Architect/Contractor [if known] \_\_\_\_\_ Source \_\_\_\_\_  
Who built the building? Who has lived in the building and when?

# Certified Rehabilitation Application

## INSTRUCTIONS

### S1 — Evaluation of Significance

#### Purpose of this form

The South Carolina Department of Archives and History uses the *S1 — Evaluation of Significance* form to verify whether or not an owner-occupied residence meets the National Register Criteria for Evaluation (see below), either individually or as a contributing property in a historic district already listed in the National Register of Historic Places, and is therefore a 'certified historic residential structure.'

#### Evaluation process

We consider significance based on the National Register Criteria for Evaluation (see below). These criteria provide a framework within which to define and evaluate the historic significance of a property in a local, state, or national context. Properties generally considered eligible for the National Register are at least fifty years old, and have associations with significant events or individuals in history, have

architectural distinction, or may be able to provide information important in archaeology. They must also have integrity or retain historic character in order to convey significance. **Please note that this form is required even if the property is listed individually or as contributing in a National Register-listed historic district nomination document. Since residences may have lost historic character over time, a building listed as contributing may no longer contribute to the historic district. Conversely, a building listed as noncontributing because it was less than fifty years old when the district was listed may now be old enough to contribute. Other factors may also be the basis for reconsideration of properties originally considered noncontributing when the nomination was listed.**

### National Register Criteria for Evaluation

The quality of significance in American History, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of significant persons in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

#### Criteria Considerations

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

### COMPLETING THE S1 FORM

#### 1. Property Information

Use the historic name of the property, if you know it. It should be the name that best reflects the property's historic importance or was commonly used for the property during the period of significance. If the property is already listed in the National Register but you plan to rehabilitate one or more outbuildings that were functionally-related during the property's historic period in your anticipated work, include the outbuildings in the historic name, for example: Spencer House and Garage; or Morton Farmhouse and Barn. Provide the current property address, city and ZIP code; however, if the address has changed, for

example, as a result of a 911 emergency system, provide the previous address. If your property is located within a National Register historic district, provide the name of the historic district, if known.

#### 2. Project Contact (if different from the taxpayer)

This is the owner or owner's representative who can answer questions about the project. This person should be familiar with the property and should have a copy of the application.

### 3. Taxpayer's Statement

Provide the taxpayer's (owner's) name and information and an original signature. Note that by signing the application, you are stating that you are providing accurate information on the property.

### 4. Attachments

Include all of the requested attachments. We must place incomplete applications on hold until we receive the necessary information.

For all properties, include a map that clearly locates the property in relation to streets, cross streets, and adjacent property parcels. A property plat cannot be accepted as a substitute for the location map. If appropriate, a plat may be provided as additional information to indicate the location of multiple buildings within the property.

Include clear photographs that document the "before" condition of the residence, interior and exterior, as well as outbuildings, the site, and surroundings. Black and white, color, or digital photographs are acceptable; Provide prints of digital photographs; no more than two images on each 8 1/2 by 11 sheet. Photographs are not returnable. Label your photographs with a number, the property name, address, date, and view or attach a photograph identification list that includes this information. Refer to *Tips for Taking Photographs* for more information.

U.S.G.S. Topographic (topo) maps are required only for properties not already listed in the National Register. Original topo maps exist for the entire state of South Carolina, and are produced in a 7.5 minute series divided into named quadrangles. Topo maps can also be downloaded from <http://mapper.acme.com> or [www.maptech.com](http://www.maptech.com). Mark the property location clearly and as precisely as possible on the map with a pencil or micro-point ink pen, NOT a felt-tip or thick magic marker.

### 5. Property Description

Provide date(s) of construction, previous alterations, and previous additions, as well as a description of those changes. Include information about any move of the residence, where it was located originally, and when it was moved.

Prior to the mid-19th century, rural outbuildings were typically agricultural service buildings such as barns, stables, corn cribs, or smoke houses. Kitchens and slave quarters were often built in separate buildings. By the late 19th and early 20th century, outbuildings were often related to transportation and builders sometimes used the same architectural detailing on outbuildings as on the main residence. Provide the date of construction; describe any alterations, changes, or additions.

For properties that are listed in the National Register, the front and back of the S1 form are needed for review. For properties that are not listed in the National Register, the additional sheet entitled *Properties Not Listed in the National Register of Historic Places* is also needed. Refer to *Tips for Writing an Architectural Description* for guidance in completing this section.

### 6. Property Significance

Provide the names of the architect and contractor for your house, if applicable and if known, and provide your source for this information.

In addition, provide the names of the original owner and builder and those who have owned it and/or lived in the house since. Explain why this residence and/or property is significant, historically and/or architecturally.

For help in researching the history of your property, *Preservation Hotline #8: Tracing the History of Your Historic Building* describes the various types of records to search and includes a bibliography of helpful publications. It is available by calling 803-896-6183.

### Sample Property Significance Statement

The Roberts-Highsmith House, built in 1905<sup>1</sup>, is significant as an excellent example of Queen Anne residential architecture and for its association with Harry Roberts (1870-1946), a prominent merchant of Smallville and Jones County in the early twentieth century, and his wife Catherine Marsh Roberts (1875-1952), an artist and leader of local educational reforms.

The Roberts moved to South Carolina from Georgia in 1900<sup>2</sup>, and in 1903 Roberts founded H.C. Roberts Lumber Company, a sawmill and building products company. He later owned a brickworks, general goods store, and cotton mill. His business interests made Roberts the major employer in Smallville during the first two decades of the twentieth century. He served on the board of directors for the Smallville Bank and founded the local Chamber of Commerce.<sup>3</sup> He built this house for his family in 1905 soon after they moved to Smallville. Mrs. Roberts taught art lessons in the home for many years, and was recognized for her paintings of the surrounding countryside. She was also very active in local educational reforms that swept the state in the early decades of the century and many local meetings were held at her home. She was active in promoting children's charities and hosted an annual picnic for children from the nearby orphanage. In 1920 the Roberts moved to Center City, where Mr. Roberts founded the Roberts Wholesale and Mercantile Exchange.<sup>4</sup>

After the Roberts left Smallville, their house was purchased by Thomas Highsmith and his wife Carol Highsmith in 1921.<sup>5</sup> Thomas Highsmith, another prominent businessman, formed a business, the Highsmith Mercantile, with his brother in the early part of the twentieth century. By 1933, when the company was sold to P.W. Green and T.R. Johnson this enterprise had become Smallville's largest mercantile business.<sup>6</sup> When it was sold Highsmith Mercantile became Smallville Dry Goods, which remained a fixture in the town for another thirty years. When Thomas Highsmith died in 1963 he left the Roberts-Highsmith house to his son Horace, who lived in the house until his death in 1996.<sup>7</sup>

<sup>1</sup> Sanborn Fire Insurance Maps, 1900, 1906.

<sup>2</sup> Smallville City Directory, 1898, 1900. U.S. Census records.

<sup>3</sup> *History of the Smallville Chamber of Commerce*.

<sup>4</sup> John Smith, *Smallville: Our First 100 Years* (Center City, SC: Book Publishers, 1991).

<sup>5</sup> Deed Book 4-4, Register of Mesne Conveyance, Jones County Courthouse, City Center, SC.

<sup>6</sup> Smallville city directories

<sup>7</sup> Estate Papers (Packet 36-B), Probate Court, Jones County Courthouse, City Center, SC. *Smallville Weekly Gazette*, June 10, 1996.