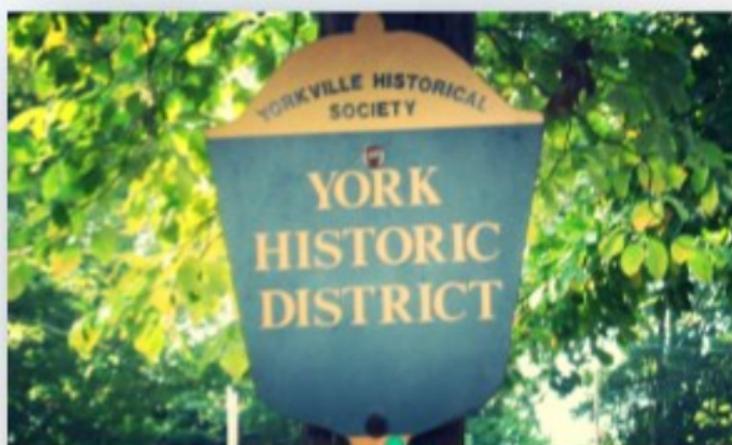


York Historic District

Owning Property Within the City of York's Historic District



*For property owners and
prospective buyers of
properties within the City
of York's Historic District*



Owning a home or business in the Historic District of the City of York makes you the owner of a unique and distinctive part of history. The craftsmanship, design, and materials of these properties are part of the charm and appeal of living in an historic community. It can be very rewarding to own a part of history but there are some things you should know about owning property within the City of York's Historic District.

What is the Historic District?

Historic Districts are zoning overlay districts created to protect and conserve the heritage and character of historic properties. Owners of property in the historic district are required to receive a Certificate of Appropriateness (COA) for any exterior changes to the property. These regulations encourage design that is harmonious with the character of the district. This process is reviewed by the Board of Architectural Review.

The Board of Architectural Review

The Board of Architectural Review (BAR) acts on behalf of the City on any permit request to construct, modify, move, remove, place, improve or demolish a building or structure in the historic district. The BAR shall issue a COA only if it finds that the proposal is, in fact, appropriate to the character, appearance, and environment of the district and meets the requirements of the City's adopted standards.

Application Process

Application Filing

- ◇ Download and print the Certificate of Appropriateness form at www.yorksc.gov/COA
- ◇ Return the completed form to the Planning Department at City Hall

Application Review

The BAR shall utilize the City's Zoning Ordinance and Historical District Construction Design Standards to review each COA application taking into account the historical and/or architectural significance of the structure under consideration as well as the exterior form and appearance of any proposed additions or modifications to that structure.



N. Congress Street, Historic Downtown York, SC

Application Approval

Within 75 days of the initial public meeting regarding the application, or within such time consented to by written notice from the applicant, the BAR shall either approve the application, approve the application with conditions, or deny the application. The BAR may impose reasonable conditions on the approval of an application to ensure that the spirit and intent of this action is achieved.

Failure to take final action on an application within the prescribed time limit, or extensions thereof, shall result in approval of the application as submitted.

Special Tax Assessment for Rehabilitated Historic Properties

York City Council recently enacted an ordinance to encourage the rehabilitation of historic properties in the City of York.

- ◇ Property must be located in the City's Local Historic District.
- ◇ The minimum investment shall be at least thirty percent (30%) of the fair market value of the building to be rehabilitated.
- ◇ Rehabilitated property will receive a special tax assessment for a period of ten (10) years equal to the assessed value of the property at pre-rehabilitation.

Additional Special Incentives Available

- ◇ *National Register of Historic Places*
www.nps.gov/nr
- ◇ *S. C. Department of Archives and History*
State Historic Preservation Office
www.shpo.sc.gov

