



BOARD OF ARCHITECTURAL REVIEW  
**HISTORIC PRESERVATION**  
**FINANCIAL RESOURCES & INFORMATION**

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY  
2 George Street, Third Floor Charleston, South Carolina 29401 843-724-3781 [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar)

## **GRANTS & LOANS**

### **City & Local Grants**

- City of Charleston Department of Housing & Community Development  
Community Development Block Grant and HOME Investment Partnership Funds  
<https://www.charleston-sc.gov/241/Homeowner-Rehabilitation>
  - Substantial Rehabilitation – Homeowner covers 20% of the cost and loans may be available up to \$80,000 with qualifying criteria
  - Roof Replacement - For homeowners who are at 80% and below the Area Median Income. Owners pay for half of the roof cost via loan over 5-10 years.
- Common Cause Loan Fund  
Community loan fund established by Historic Charleston Foundation (HCF) and the Charleston Redevelopment Corporation (CRC), and in partnership with the City of Charleston.  
<https://www.palmettoclt.org/common-cause#:~:text=Common%20Cause%20is%20a%20community,those%20in%20need%20with%20the>
  - Assists homeowners in maintaining the exterior of their historic homes to provide those in need with the resources to stay in their home.
  - The borrower will need to own the historic house (defined as being 50 years old or older), be in the 60-120% AMI range, and plan to remain in the house for at least seven years after the work is completed.

### **Federal Grants**

- Historic Preservation Fund Grants - <https://www.nps.gov/subjects/historicpreservationfund/project-grants.htm>

### **Other Grants**

- The Preservation Society of Charleston provides additional information on grants on their website <https://www.preservationsociety.org/what-we-do/partnering-in-preservation/technical-preservation/grants-and-financial-incentives/>

## **TAX CREDITS**

Historic properties undergoing rehabilitation projects that meet qualifying standards.

### **Federal**

- Historic Rehabilitation Tax incentives - <https://www.nps.gov/subjects/taxincentives/index.htm>
- Federal Tax Credit for Low Income Housing - <https://www.taxpolicycenter.org/briefing-book/what-low-income-housing-tax-credit-and-how-does-it-work>

### **State**

- SC Historic Rehabilitation Tax Credit (income-producing properties) - <https://scdah.sc.gov/historic-preservation/programs/tax-incentives/income-producing>
- SC Historic Rehabilitation Tax Credit (homeowner) - <https://scdah.sc.gov/historic-preservation/programs/tax-incentives/homeowner>
- SC Abandoned Building Tax Credit - <https://www.scstatehouse.gov/code/t12c067.php>

## **OTHER FINANCIAL INCENTIVES**

### **Local Easements**

- Preservation of Society of Charleston - <https://www.preservationsociety.org/what-we-do/partnering-in-preservation/easements/>
- Historic Charleston Foundation - <https://www.historiccharleston.org/projects/easements/7>

## **REPAIR AND OTHER COST SAVING INFORMATION**

Technical Assistance and referrals for local contractors that work historic homes

- Historic Charleston Foundation 843-723-1623
- Preservation Society of Charleston 843-722-4630

Preservation Recommendations & Best Practices (why and how)

Windows, metal roofing, and wood elements

<https://www.preservationsociety.org/what-we-do/partnering-in-preservation/technical-preservation/best-practices/>

National Park Service, Secretary of the Interior

Design and technical recommendations including the Secretary of Interior's Standards for the Treatment of Historic Properties

<https://www.nps.gov/orgs/1739/index.htm>

National Park Service, Secretary of the Interior

Weatherization of Historic Buildings: Repair and Upgrade Windows and Doors

<https://www.nps.gov/articles/000/weatherization-of-historic-buildings-windows-and-doors.htm>

Community Preservation

"Windows of Opportunity: Repair – Don't Replace – Those Older Wood Windows"

<https://www.communitypreservation.org/windows>

The Economics of Saving and Repairing Old Windows

<https://www.hensonarchitect.com/the-economics-of-saving-old-windows/>

Forbes Magazine

"Don't Buy Replacement Windows for Your Old House"

<https://www.forbes.com/sites/reginacole/2018/07/17/dont-buy-replacement-windows-for-your-old-house/?sh=2388c2e362c0>

National Park Service Preservation Briefs

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

National Park Service Preservation Brief 47: Maintaining the Exterior of Small and Medium Sized Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-47-exteriors-small-medium-buildings.pdf>

Journal of Preservation Technology

What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows

<https://www.lenfant.org/eblasts/October2011/WhatReplacementWindowsCan'tReplace.pdf>