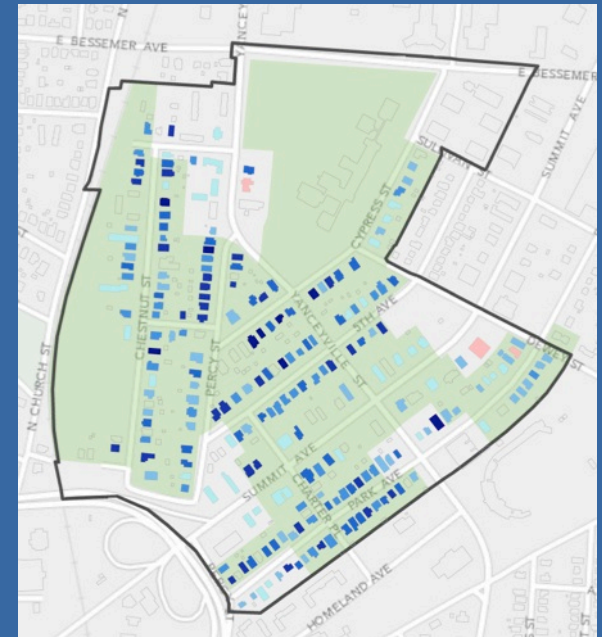
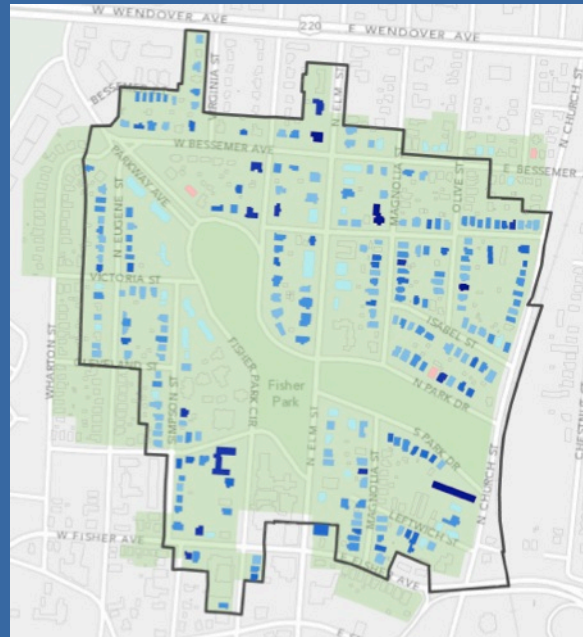
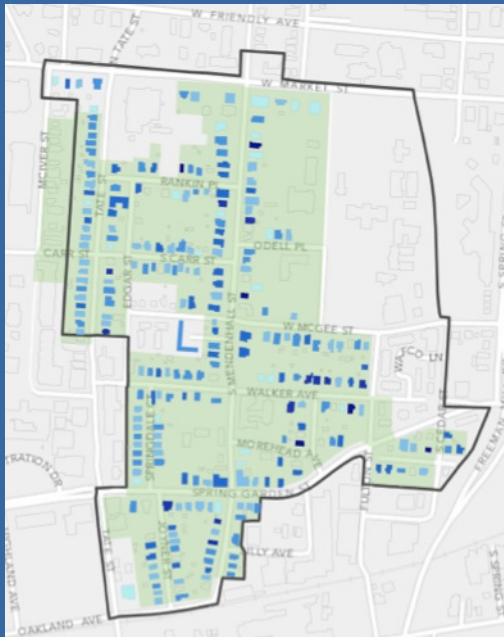
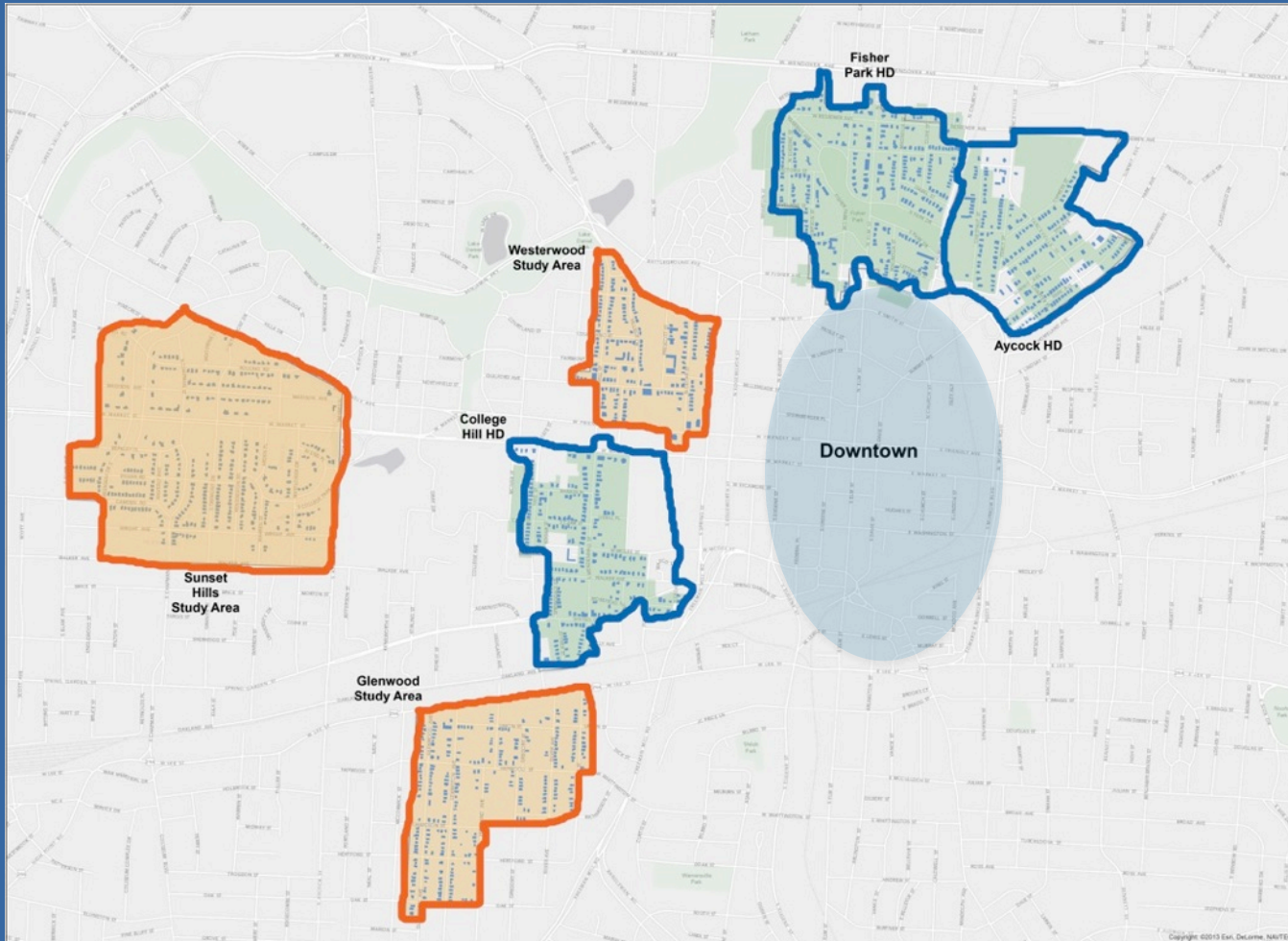


Preservation Economics: Numbers Tell the Story:

taking the long view

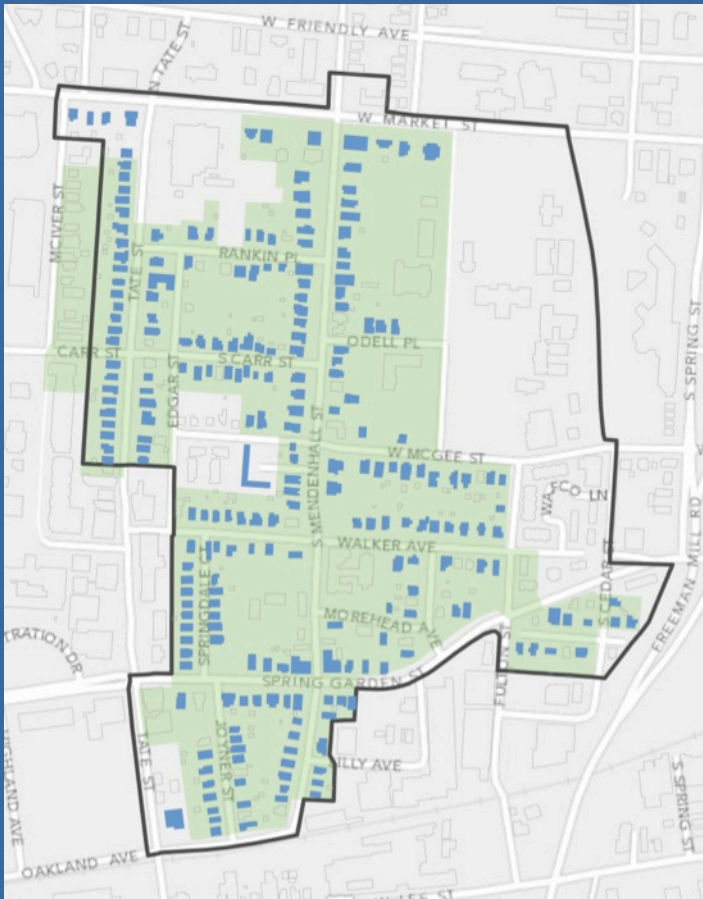


Tracking the Impact of Local Historic District Designation on Property Values, Greensboro, NC, 1972-2012

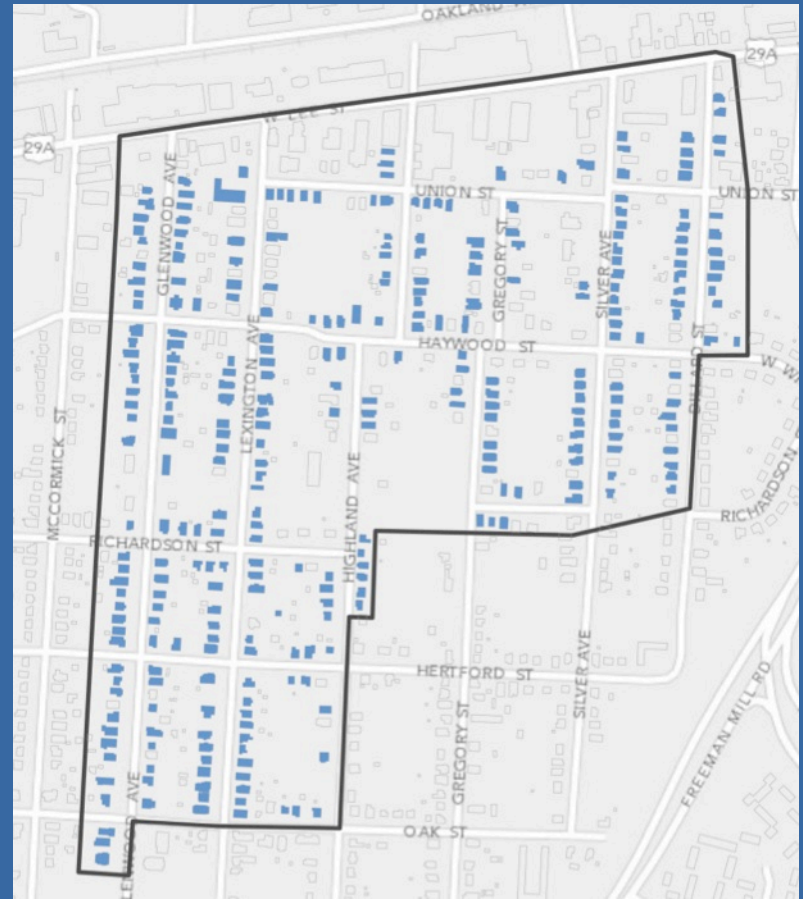


Greensboro Local Historic Districts and Study Areas

3 local historic districts paired with 3 non-district study areas
1593 properties tracked over a 40 year time frame



College Hill Historic District



Glenwood Study Area

Local district designated in 1980

 National Register District



College Hill Historic District



Glenwood Study Area



College Hill Historic District



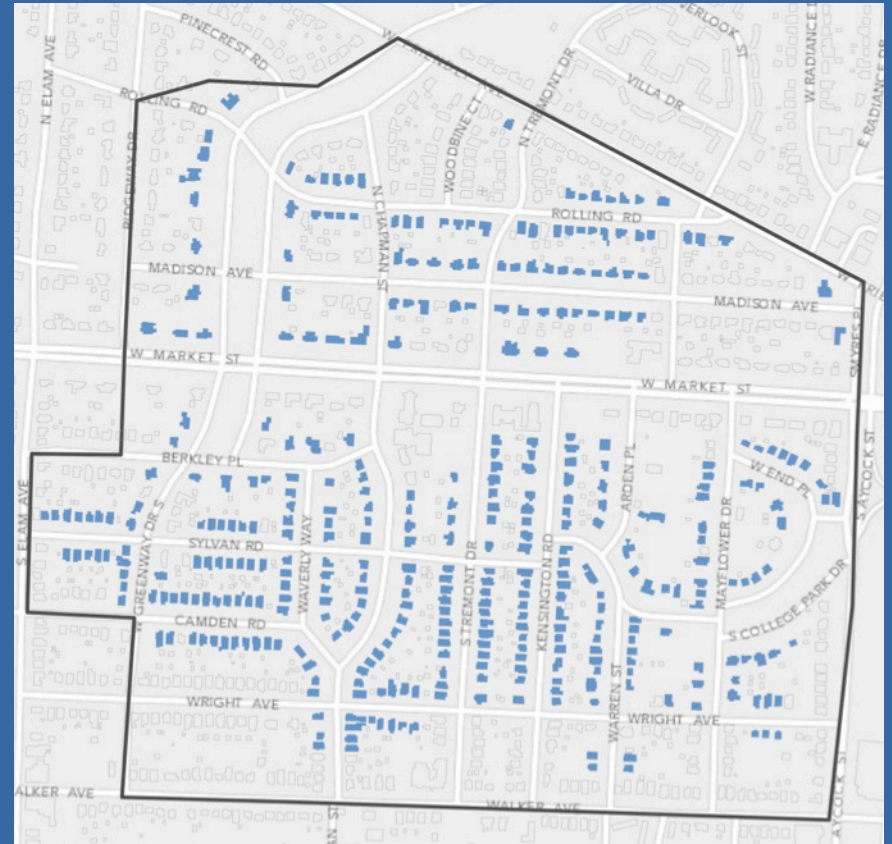
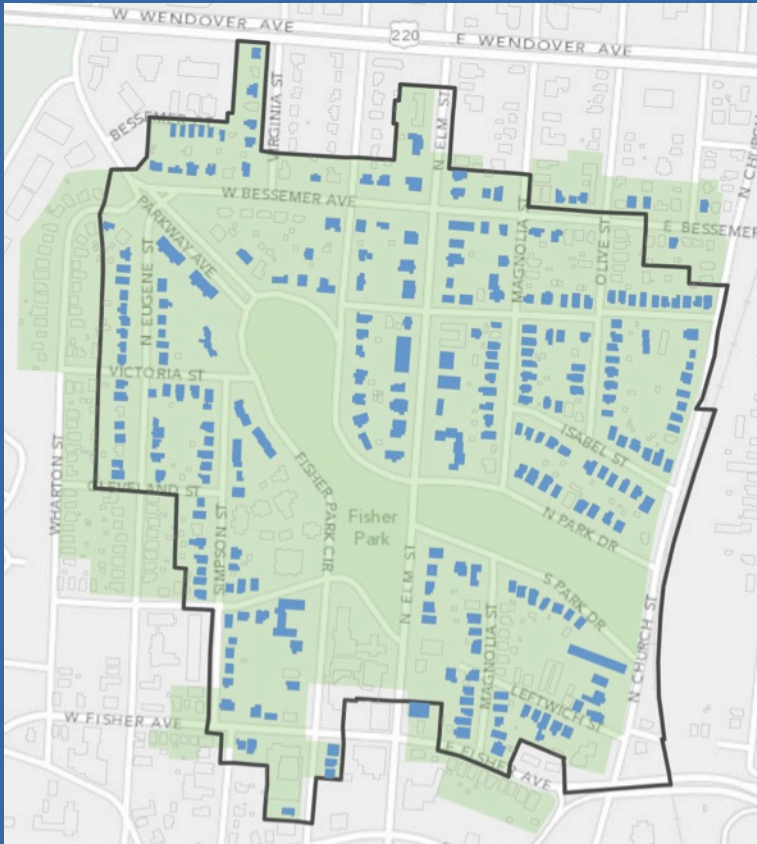
Glenwood Study Area



College Hill Historic District



Glenwood Study Area



Fisher Park Historic District

Sunset Hills Study Area

Local district designated in 1982

 National Register District



Fisher Park Historic District



Sunset Hills Study Area



Fisher Park Historic District



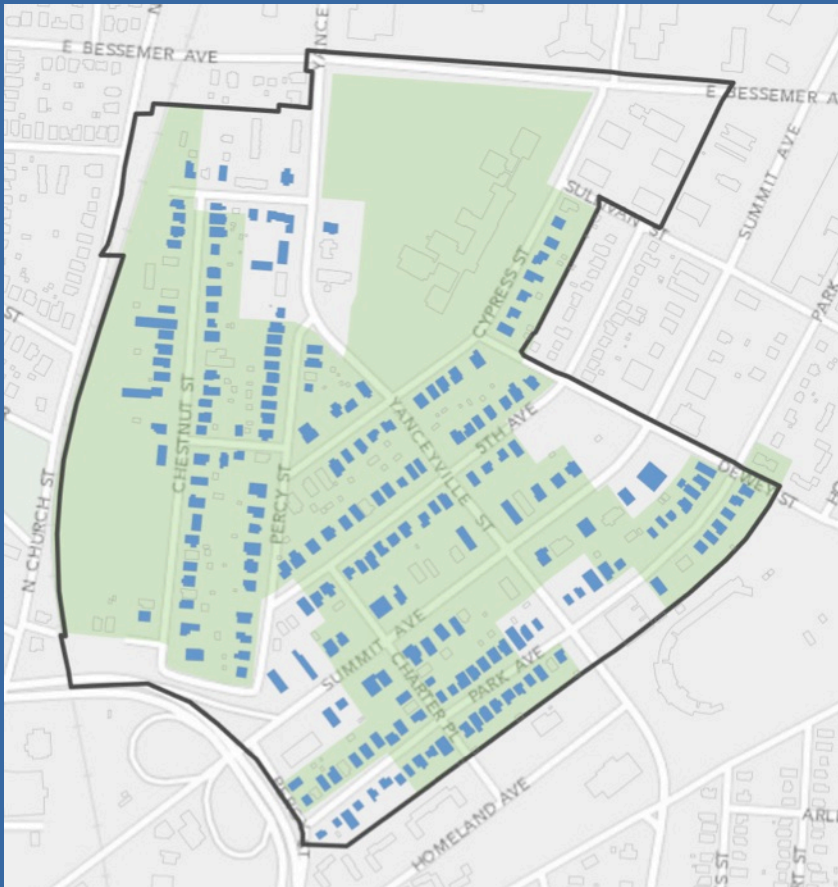
Sunset Hills Study Area



Fisher Park Historic District



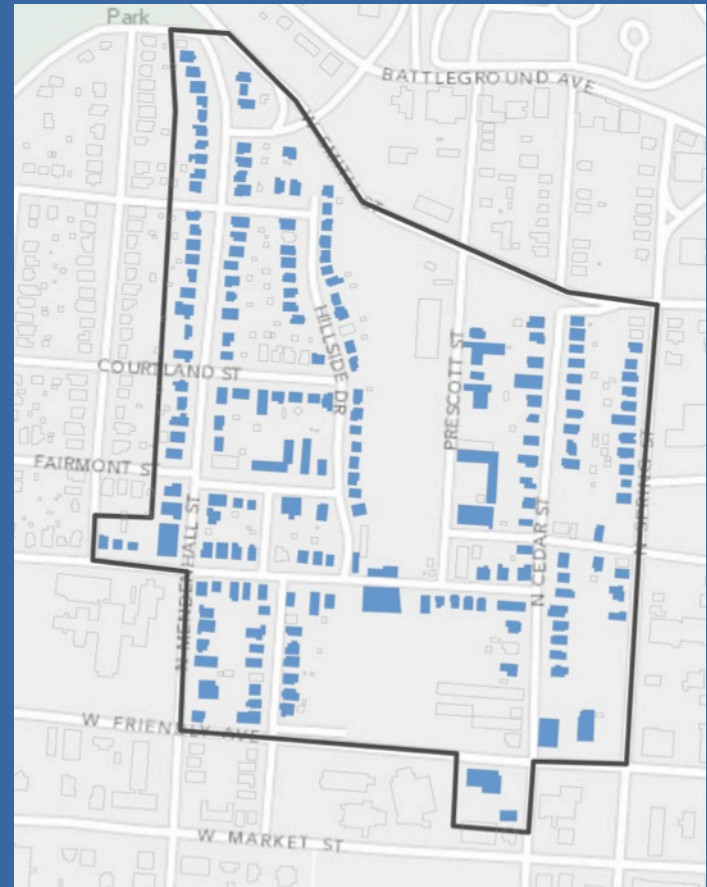
Sunset Hills Study Area



Aycok Historic District

Local district designated in 1984

 National Register District



Westerwood Study Area



Aycock Historic District



Westerwood Study Area



Aycock Historic District



Westerwood Study Area

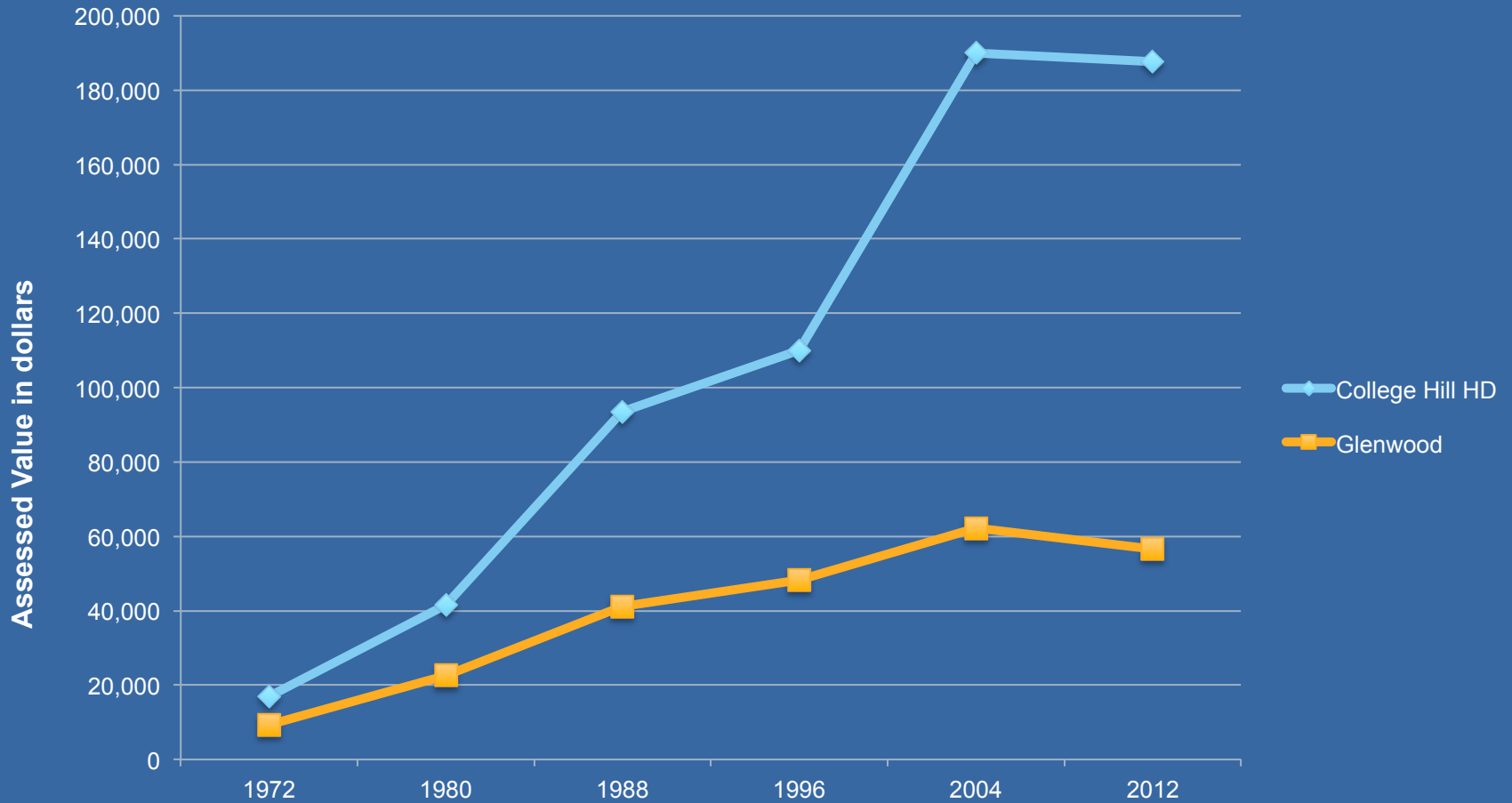


Aycock Historic District

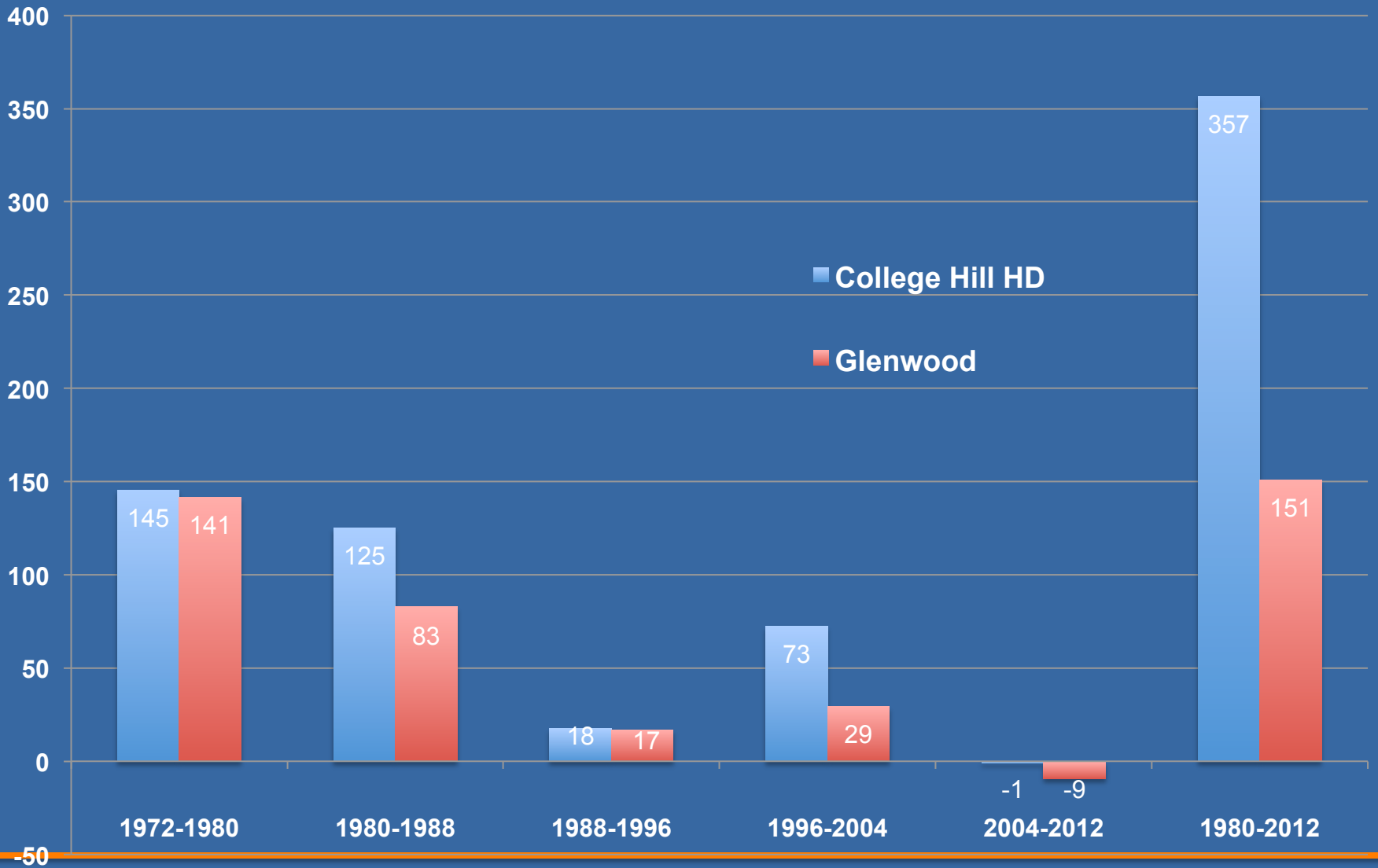


Westerwood Study Area

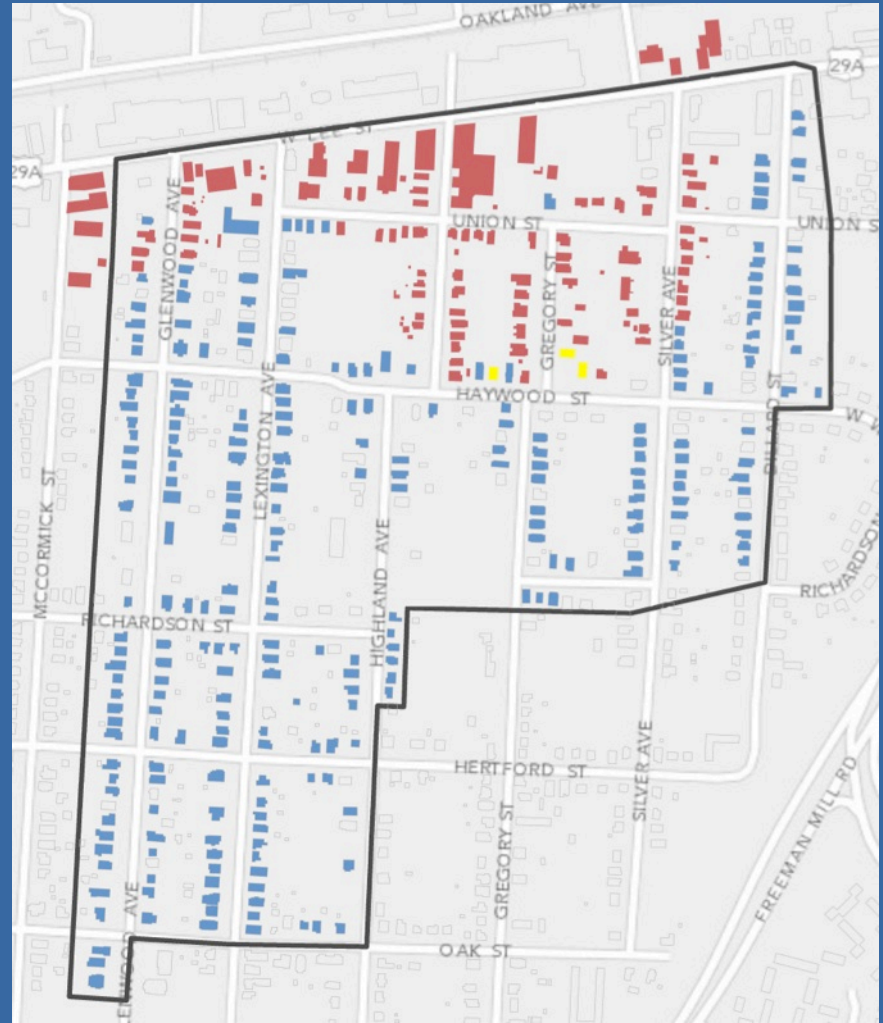
College Hill HD and Glenwood Study Area





College Hill	16,941	41,588	93,631	110,089	189,906	187,722
Glenwood	9,336	22,541	41,208	48,153	62,293	56,540



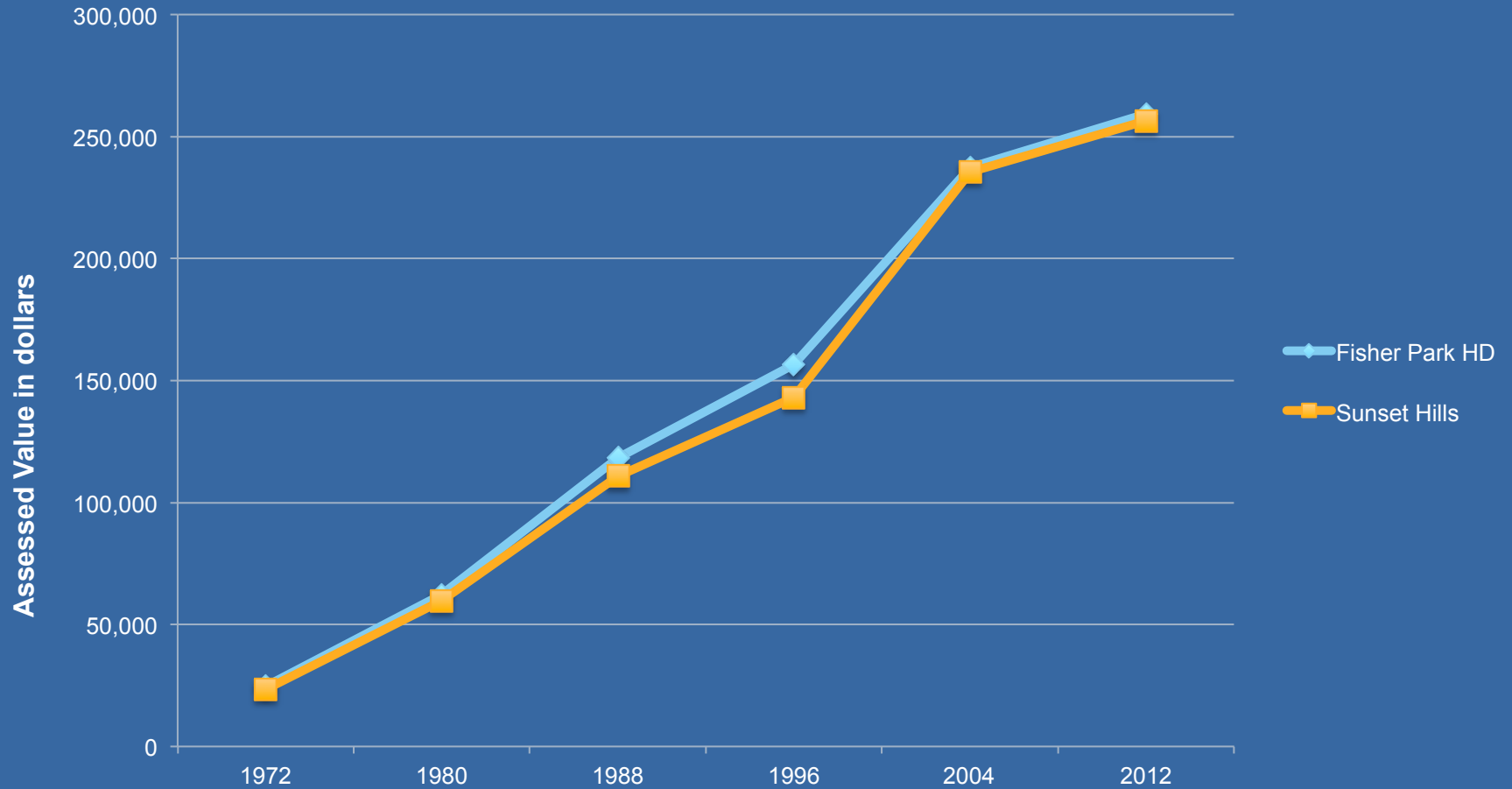
Percent Change in Assessed Value: 1972-2012



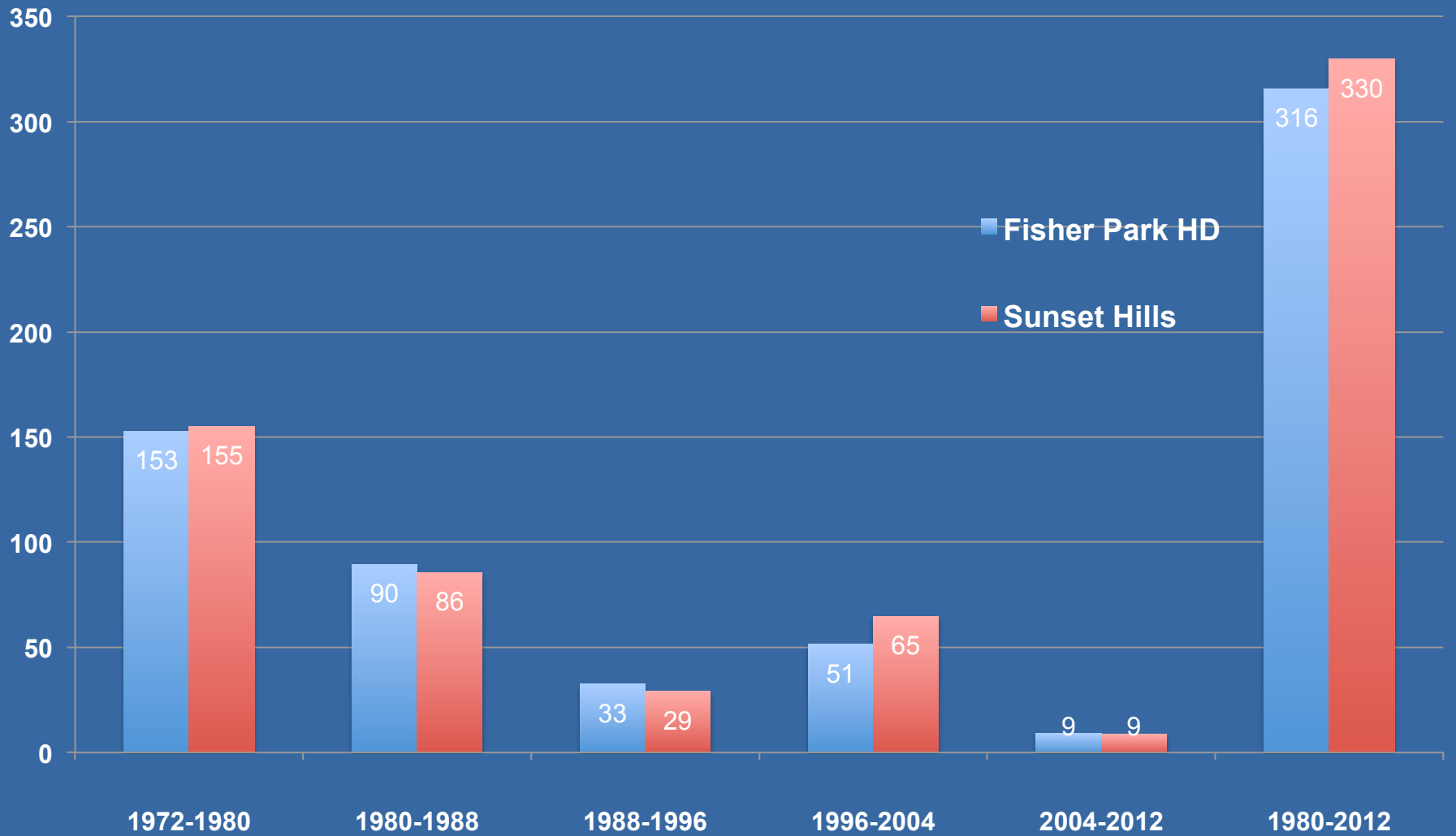
Glenwood Study Area 2012

-  Properties acquired by UNCG
-  Properties acquired by Preservation Greensboro

Fisher Park HD and Sunset Hills Study Area

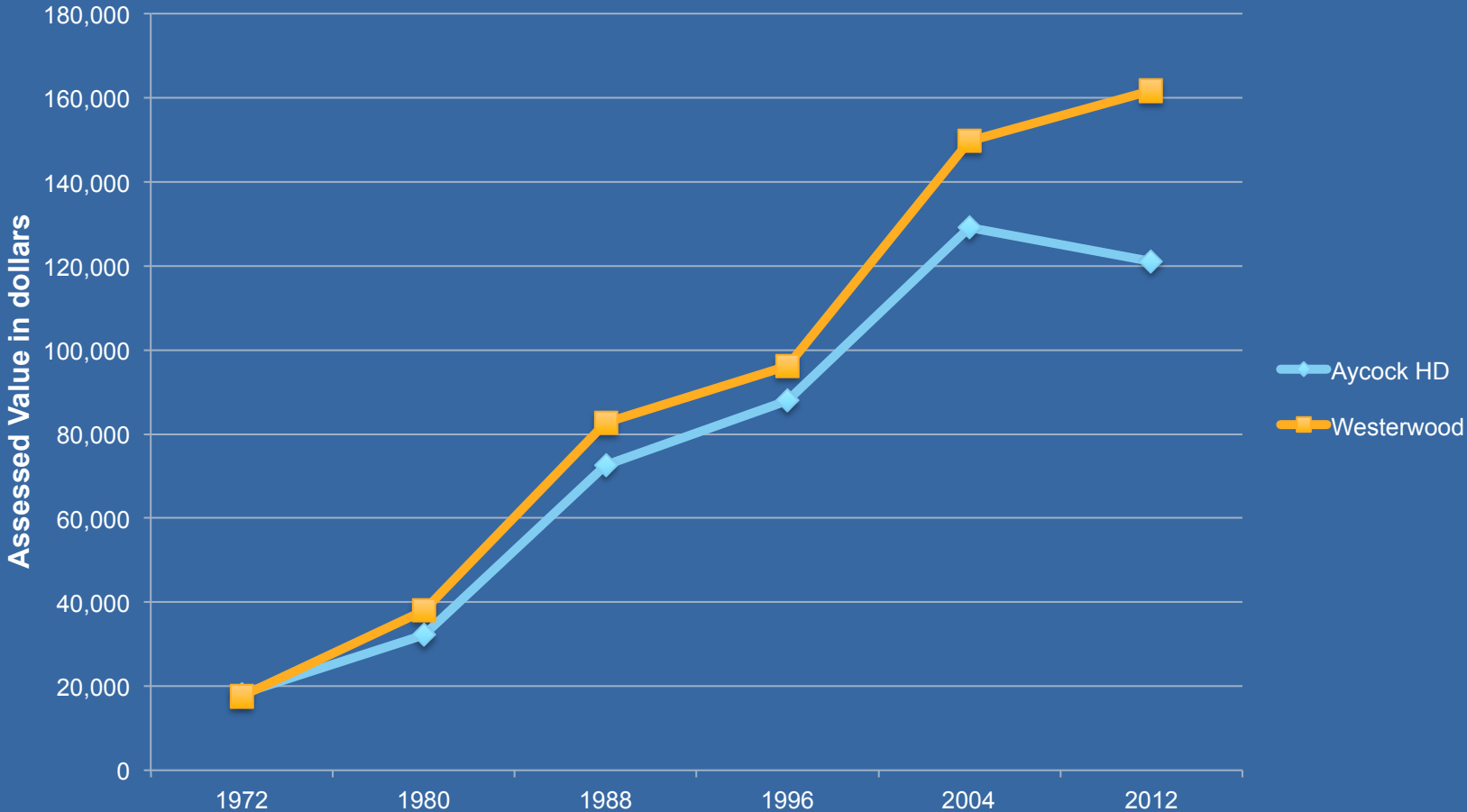


Fisher Park	24,683	62,386	118,254	156,707	237,285	259,242
Sunset Hills	23,427	59,724	110,871	143,088	235,647	256,625

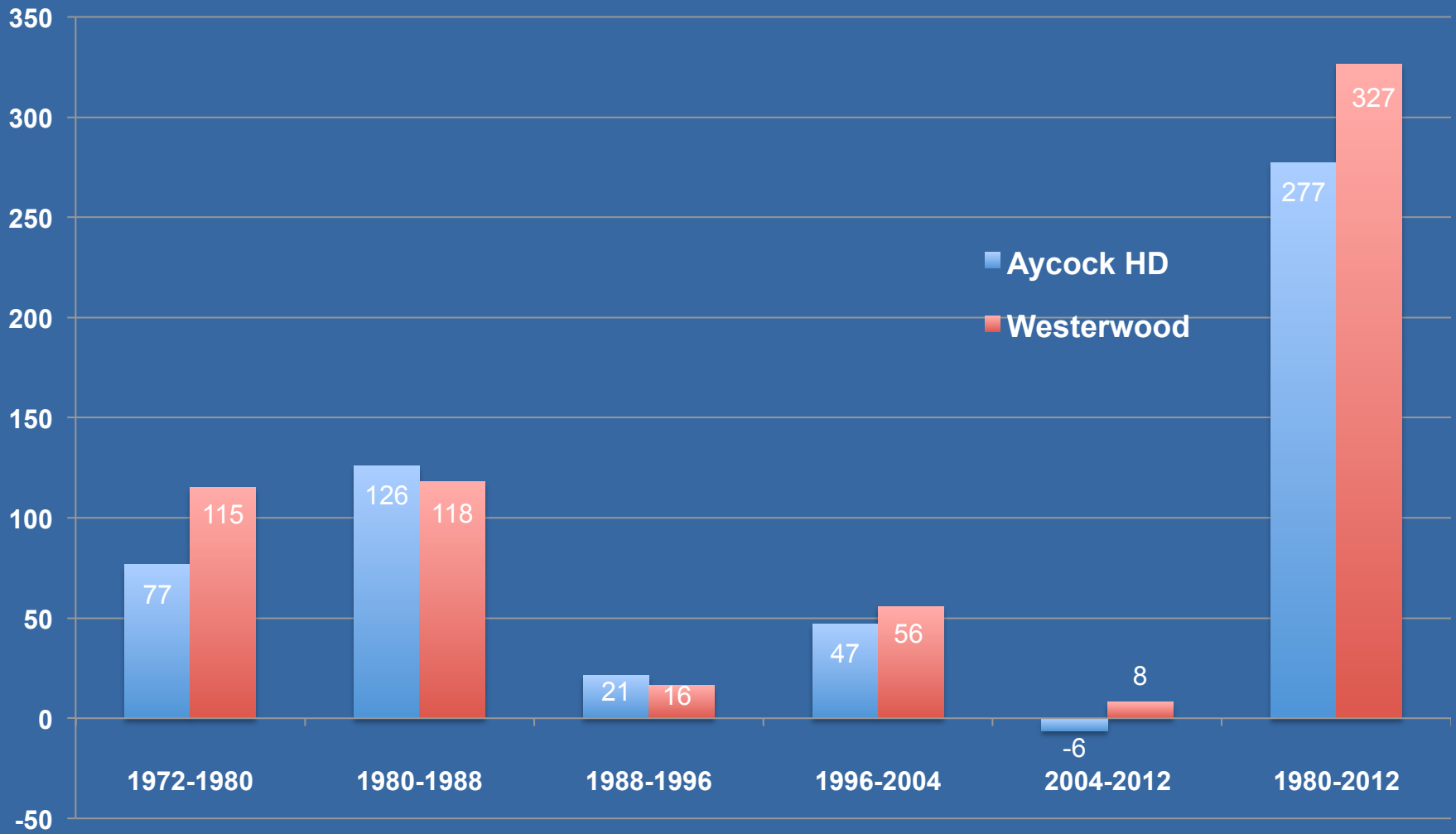


Percent Change in Assessed Value: 1972-2012

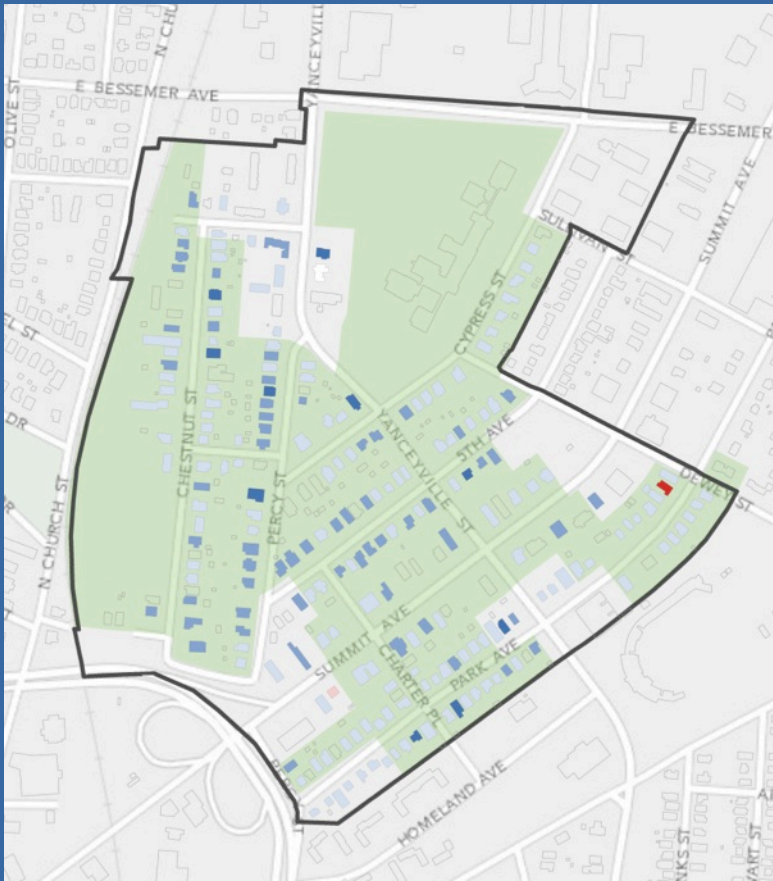
Aycock HD and Westerwood Study Area



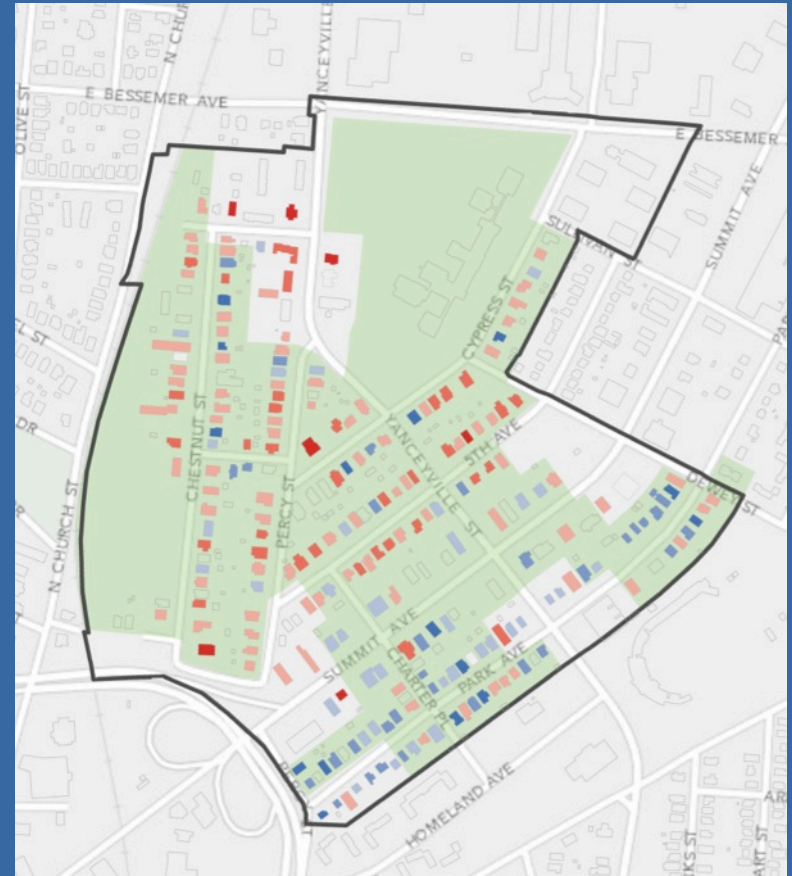
Aycock	18,186	32,115	72,572	87,982	129,237	121,162
Westerwood	17,607	37,984	82,709	96,233	149,818	161,791



Percent Change in Assessed Value: 1972-2012



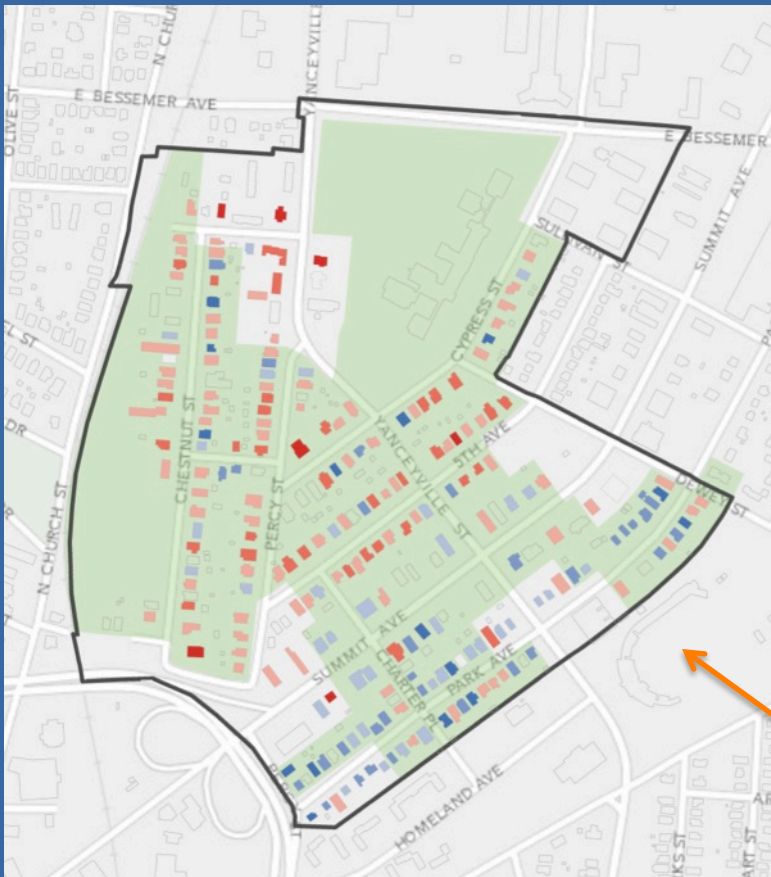
1996-2004



2004-2012

Aycok District Percent Change for Last Two Assessments

increase
 decrease



2004-2012

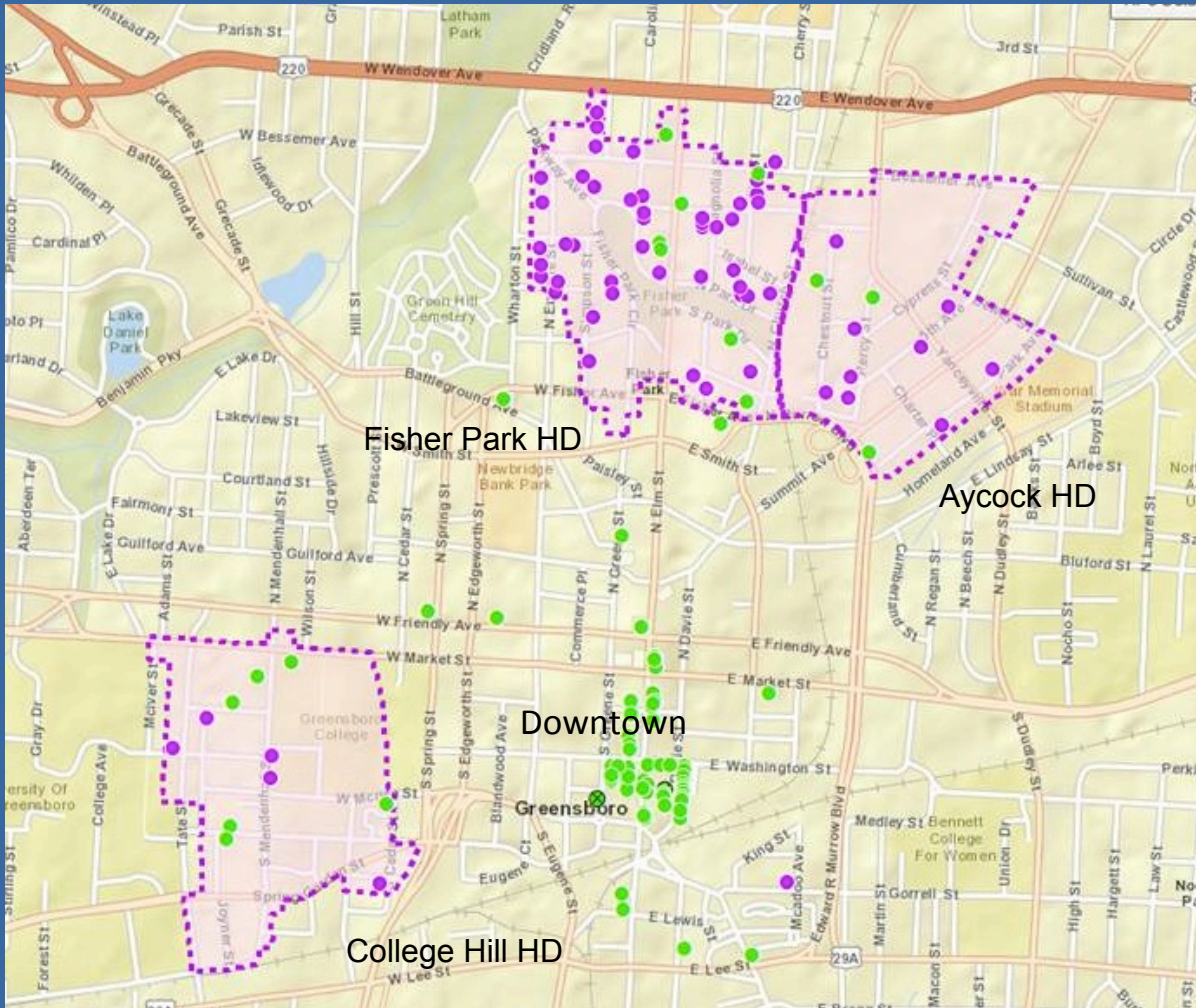


War Memorial Stadium

Aycock Historic District



Westerwood Study Area



HP Tax credit projects

Fisher Park HD = 59

College Hill HD = 11

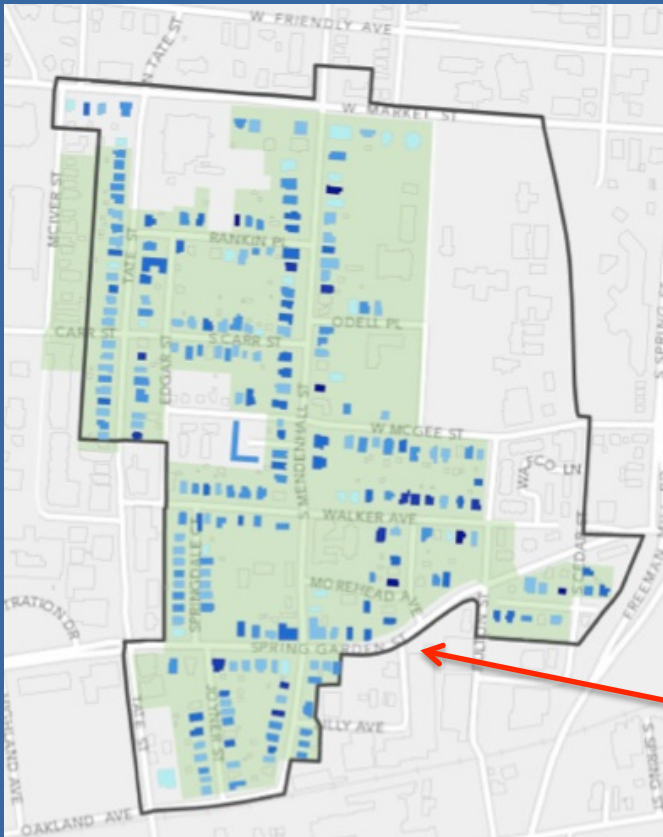
Aycock HD = 12

Map courtesy of the NC SHPO

Preservation Tax Credit Projects in Greensboro

● non-income producing projects

● income-producing projects

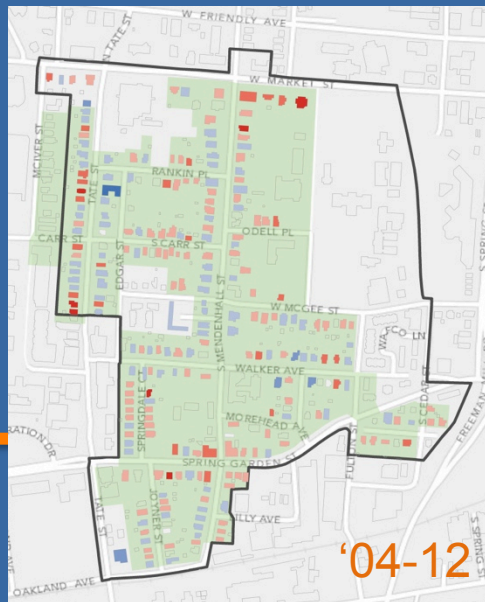
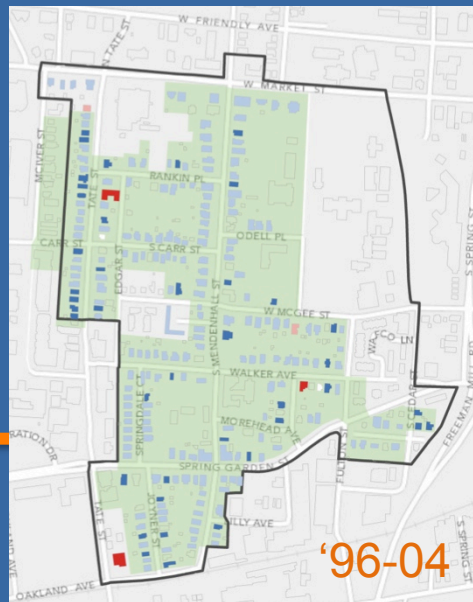
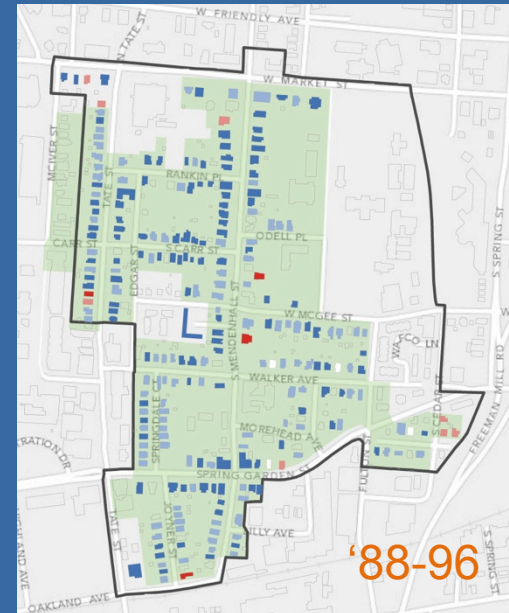
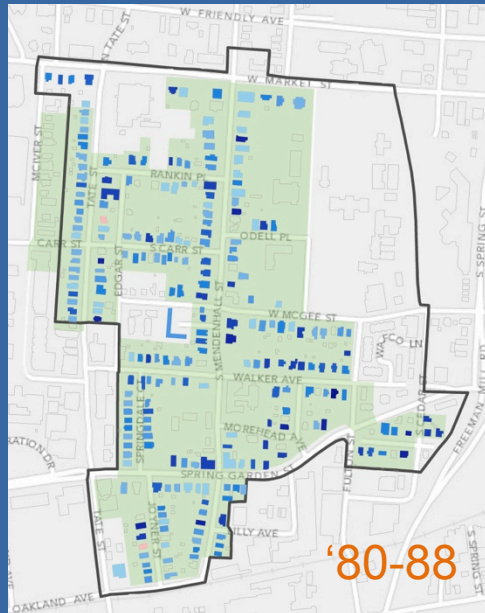
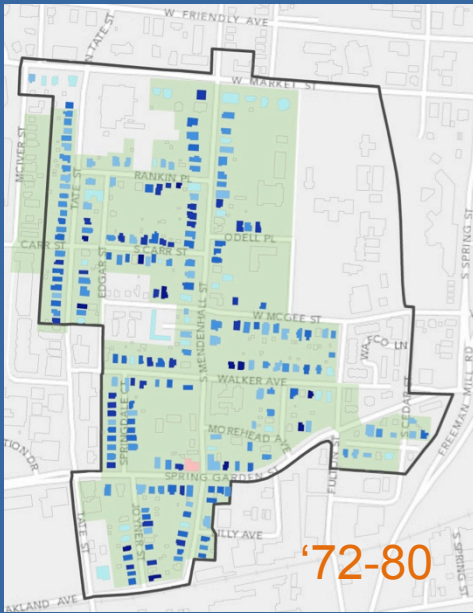


College Hill HD



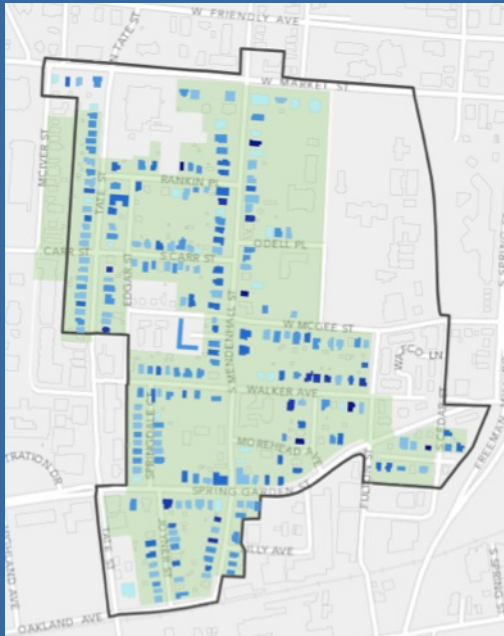
The Province, \$15 million student housing infill

New Construction in the Historic District

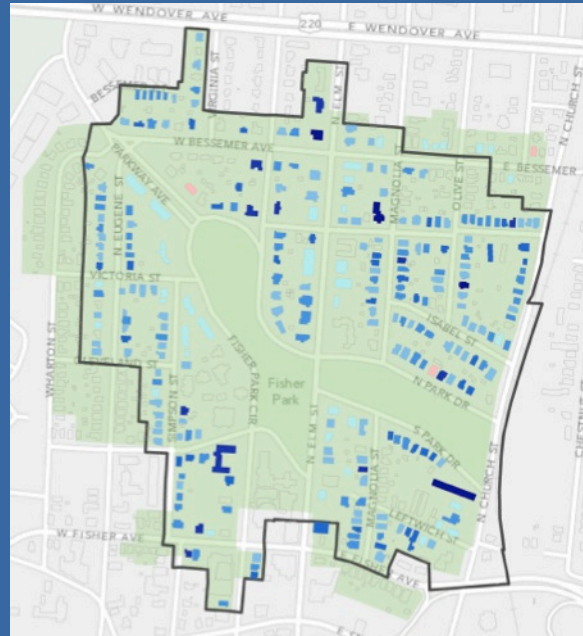


■ increase
■ decrease

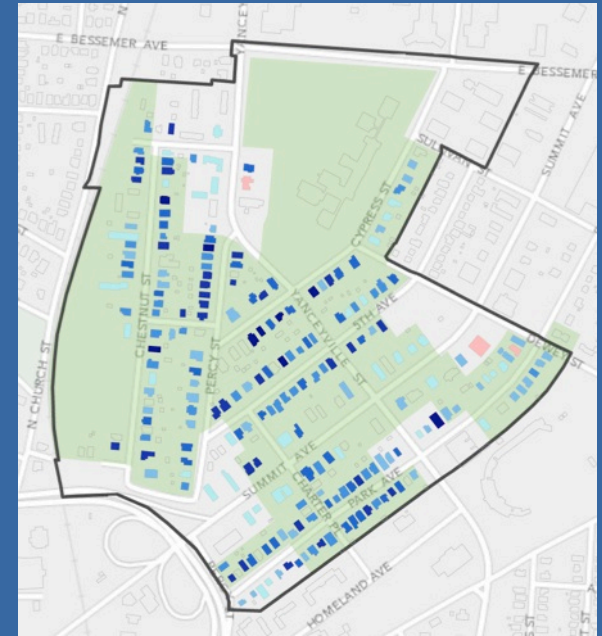
College Hill HD percent change by property



College Hill HD



Fisher Park HD



Aycock HD

Historic Districts Percent Change By Property 1980-2012

increase
 decrease

By the numbers

District and study areas increased at rates above the average in Greensboro and above the rates of post-1950s neighborhoods. This trend is continuing.

The loss of historic properties in the three historic districts was minimal in the last 16 years:

College Hill HD: 4	Glenwood: 28
Fisher Park HD: 6	Sunset Hills: 6
Aycock HD: 5	Westerwood: 13

Related Observations

District Designation appears to have offered protection from expansions like the UNCG expansion into Glenwood.

Design review due to district designation has resulted in new construction that is vetted by the community for compatibility.

Limitations and other variables

Straightforward study does not factor:

- property sales patterns
- construction permits issued
- foreclosure patterns
- owner/tenant occupancy ratio
- demographics of residents

Change in assessment by Guilford County as of 2012:

- factored in number of low-income households in 2012
- moving to assessments every 5 years instead of 8

Greensboro district property values study



Matthew Catanzarite
GIS mapping



Catherine French
data collection

Sunny Stewart
excel mentor



Special thanks goes to these three talented individuals for their invaluable support on this project.