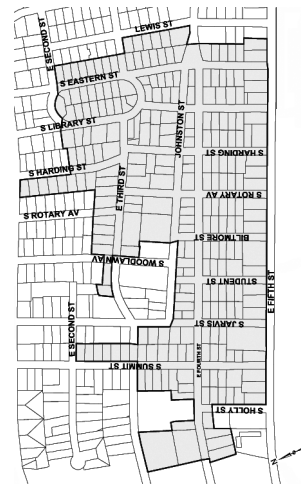
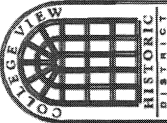


Myth **1.**

“HISTORIC DESIGNATION ADDS NOTHING TO THE VALUE OF MY PROPERTY.”

There are significant benefits. Numerous studies indicate that property values in local historic districts routinely outperform similar properties in non-historic neighborhoods. Because historic neighborhoods tend to be attractive and well maintained, real estate agents are quick to point out that one of their properties is located in an historic district.

City of Greenville
Historic Preservation Commission
P.O. Box 7207
Greenville, NC 27835-7207



3 Myths

ABOUT OWNING
Property

IN *College View*
HISTORIC DISTRICT

BROUGHT TO YOU BY THE CITY OF GREENVILLE AND
THE HISTORIC PRESERVATION COMMISSION (HPC)



Myth **2.**

“I HEARD ANYTHING WE WANTED TO DO TO OUR PROPERTY HAD TO GO BEFORE THE HISTORIC PRESERVATION COMMISSION.”

Many improvements do not require a hearing before the HPC. Changes that alter the appearance or character of locally designated historic properties require a hearing before the HPC, but you'd be surprised at how many jobs can be approved by City staff. Call to find out about any changes you wish to make.



Myth **3.**

“HPC IS JUST WAITING TO SAY NO! NO! NO! TO ANY WORK WE PROPOSE.”

The goal of the HPC is to help you improve your property. While the HPC is governed by a set of guidelines, it is in the interests of the HPC to encourage and facilitate the improvement of historic neighborhoods.



WHAT ELSE DO I NEED TO KNOW?

What are benefits of owning historic property?

- Historic designation is an honor for property owners wishing to preserve the character of the past. Property owners often enjoy the sense of pride and prestige associated with historic properties.
- Historic designation can serve as a catalyst in revitalizing streets, neighborhoods, and districts.
- Owners of properties listed on the National Register of Historic Places are eligible to apply for lucrative federal & state tax credits to renovate their houses and businesses.
- Strong evidence suggests that historic district designation protects & stabilizes property values by preventing visual blight caused by insensitive or inappropriate development.
- The College View Historic District continues to be seen as a desirable place in which to

live because, like many other historic districts across the country, it is within convenient distance of a university campus and downtown.

What is a Certificate of Appropriateness?

A COA is a document indicating the approval of the Historic Preservation Commission for work proposed on local historic properties.

How do I obtain a COA or Minor Works COA?

An application may be obtained in the offices of the Community Development Department at 201 First Street (Bank of America Building). It may also be faxed or e-mailed to you.

How can I get a copy of the Design Guidelines?

Call the Community Development Department. City staff will be happy to mail you a free copy.