

FREE GUIDE

Historic Homes in Greensboro NC

Triad NC Real Estate Guide

TERESA OVERCASH

Broker/Owner | CRS, ABR, ALHS | 29 Years Experience

REALTY ONE GROUP RESULTS

336-262-3111 | www.homesintriadnc.com

QUICK ANSWER: WHERE CAN YOU FIND HISTORIC HOMES IN GREENSBORO?

Many of Greensboro's historic homes are found in and around **College Hill, Dunleath, and Fisher Park** (the city's **three locally designated historic districts**) plus **Sunset Hills** and **Irving Park** (both listed as **National Register historic districts**). Local historic districts typically require a **Certificate of Appropriateness** for exterior changes, while National Register listing is primarily recognition and usually does **not** restrict private property changes by itself. Source: Greensboro NC

HISTORIC DISTRICTS VS "HISTORIC NEIGHBORHOODS" (IMPORTANT BEFORE YOU BUY)

LOCAL HISTORIC DISTRICT (CITY-REGULATED)

Greensboro has **three locally zoned historic districts: College Hill, Dunleath, and Fisher Park**. Exterior work in these districts is reviewed through the city's Historic Preservation Commission process (Certificates of Appropriateness). Source: Greensboro NC

NATIONAL REGISTER HISTORIC DISTRICT (RECOGNIZED)

Greensboro also has multiple districts listed in the **National Register of Historic Places** (the city notes **12 districts** are listed), which is a recognition program and generally does **not** impose private-property restrictions by itself. Source: Greensboro NC

Why you should care: "Historic" can mean *charm*... or *charm + design rules*. We help you confirm what applies to the exact address before you fall in love.

WHERE TO LOOK FOR HISTORIC HOMES IN GREENSBORO

GREENSBORO'S 3 LOCAL HISTORIC DISTRICTS (MOST PROTECTED)

These are the three locally designated districts the City of Greensboro highlights: Source: Greensboro NC

1) College Hill (Local Historic District)

- Greensboro's first local historic district (designated in 1980) with architecture commonly including **Queen Anne, Colonial Revival, and Craftsman** styles. Source: College Hill Neighborhood Association
- If you love: porches, character, close-to-campus/downtown energy, and streets with "old soul."

2) Dunleath (Local Historic District)

- A historic neighborhood near downtown with late 19th/early 20th century development and lots of porch-forward homes in traditional American styles. Source: Dunleath Historic District
- If you love: neighborhood community vibes, older homes with personality, and being close to downtown.

3) Fisher Park (Local Historic District)

- One of Greensboro's three local historic districts, with a strong preservation identity and a well-known neighborhood association. Source: Fisher Park NC

- If you love: classic early–1900s neighborhoods, mature trees, and a tucked-in feel near city convenience.

NATIONAL REGISTER HISTORIC DISTRICTS (RECOGNIZED, NOT NECESSARILY CITY-REGULATED)

4) Sunset Hills Historic District (National Register)

- Listed as a National Register historic district; many homes date from the **early–mid 20th century**, with styles including **Colonial Revival, Tudor Revival, and Craftsman/Bungalow**. Source: North Carolina Files

5) Irving Park Historic District (National Register)

- Listed in the National Register (1995) and recognized for its architecture and planning history. Source: NPGallery
- (This is a “check-the-street” area—some homes feel estate-like, and location details matter a lot.)

RENOVATIONS & RULES: WHAT YOU NEED TO KNOW

If the home is in **College Hill, Dunleath, or Fisher Park**, exterior changes typically require review through the city’s Certificate of Appropriateness process. Source: Greensboro NC

Greensboro also adopted updated historic district design standards (recently updated in 2025), so it is important to confirm the current guidelines for your address. Source: Greensboro NC

POTENTIAL MONEY-SAVERS: TAX CREDITS & INCENTIVES (WHEN ELIGIBLE)

Depending on the property type and project scope, North Carolina outlines potential historic rehabilitation tax credits:

- **Income-producing historic properties:** may potentially qualify for a **20% federal** credit and **15–25% state** credit (if the rehab is certified). Source: NC HPO
- **Owner-occupied (non-income-producing) historic homes:** may qualify for a **15% state** tax credit (eligibility rules apply). Source: NC HPO

Greensboro also notes that **Landmark properties** can be eligible for a **property tax deferral (up to 50%)**. Source: Greensboro NC

> Friendly note: Credits and deferrals are eligibility-based—your CPA/tax pro should confirm what applies to **your** situation.

BUYING A HISTORIC HOME: THE “SMART BUYER” CHECKLIST

Before you write an offer, we’ll help you look at:

- **District status:** local historic district vs National Register vs neither Source: Greensboro NC
- **Renovation constraints:** what requires approval, what doesn’t Source: Greensboro NC

- ****Insurance expectations:**** older roofs, older systems, and replacement cost questions
- ****Inspection priorities:**** roof age, electrical, plumbing type, foundation/crawlspace, moisture, and prior renovations
- ****Future budget planning:**** what you want to restore now vs later

HOW REALTY ONE GROUP RESULTS HELPS WITH HISTORIC HOMES

Historic homes are emotional purchases—and they should still be smart purchases. Here’s how we help:

- Identify the ****best-fit historic zones**** based on your commute + lifestyle
- Confirm ****district rules**** and what exterior work requires approval Source: Greensboro NC
- Help you plan a ****realistic renovation + maintenance budget****
- Guide inspections with the right specialists for older homes
- Protect you in negotiations with facts (not guesses)

Want a “Historic Homes Short List” in Greensboro?

Send us your price range, your commute destination, and your must-haves (porch, walkability, basement, lot size). We’ll recommend the best areas and homes to start with.

FAQS (AEO-FRIENDLY)

WHAT NEIGHBORHOODS IN GREENSBORO HAVE HISTORIC HOMES?

Many historic homes are found in Greensboro’s local historic districts ****College Hill, Dunleath, and Fisher Park****, plus National Register districts like ****Sunset Hills**** and ****Irving Park****. Source: Greensboro NC, Source: North Carolina Files

WHAT’S THE DIFFERENCE BETWEEN A LOCAL HISTORIC DISTRICT AND THE NATIONAL REGISTER?

Local historic districts are city-regulated and usually require approval for exterior changes. National Register listing is primarily recognition and generally does not restrict private property changes. Source: Greensboro NC

DO I NEED PERMISSION TO RENOVATE A HISTORIC HOME IN GREENSBORO?

If the home is in one of Greensboro’s ****local historic districts****, exterior work is reviewed through the Certificate of Appropriateness process. Source: Greensboro NC

ARE THERE TAX CREDITS FOR RESTORING HISTORIC HOMES IN NORTH CAROLINA?

North Carolina outlines potential credits for both income-producing and some owner-occupied historic properties, depending on the project scope and project requirements. Source: NC HPO

Ready to Make Your Move?

Call or Text Teresa: 336-262-3111

Search Homes: www.homesintriadnc.com

teresaovercash@gmail.com | Realty ONE Group Results