

THE AREA

Rockford's first local historic district, Haight Village includes the area bounded by South Madison, Walnut and Kishwaukee Streets and, to the south, the railroad. This area formed the southeast corner of the newly incorporated Rockford in 1839 and is the only section of the original square mile settlement to remain intact as a residential area. It was Rockford's most fashionable neighborhood in the late 19th and early 20th centuries. Taken as a whole, the architecture of its homes provides a visible record of Rockford's growth from a small settlement to a late 19th century industrial city. The style and scale of the homes range from modest Gothic and Greek Revival homes that are the District's oldest structures, to the flamboyant Queen Anne homes of the 1890s that were built as a visible expression of their owners' economic success. It also includes a few homes that were built outside this period, including one Lustron home, as well as religious and institutional uses.

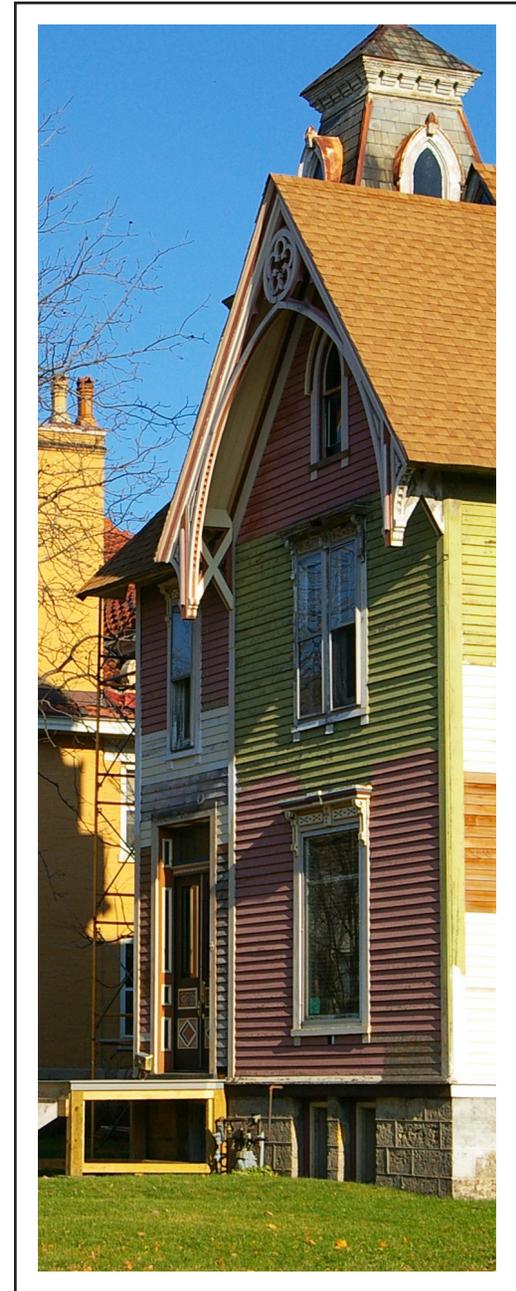
The area being compared to Haight Village, shown in yellow

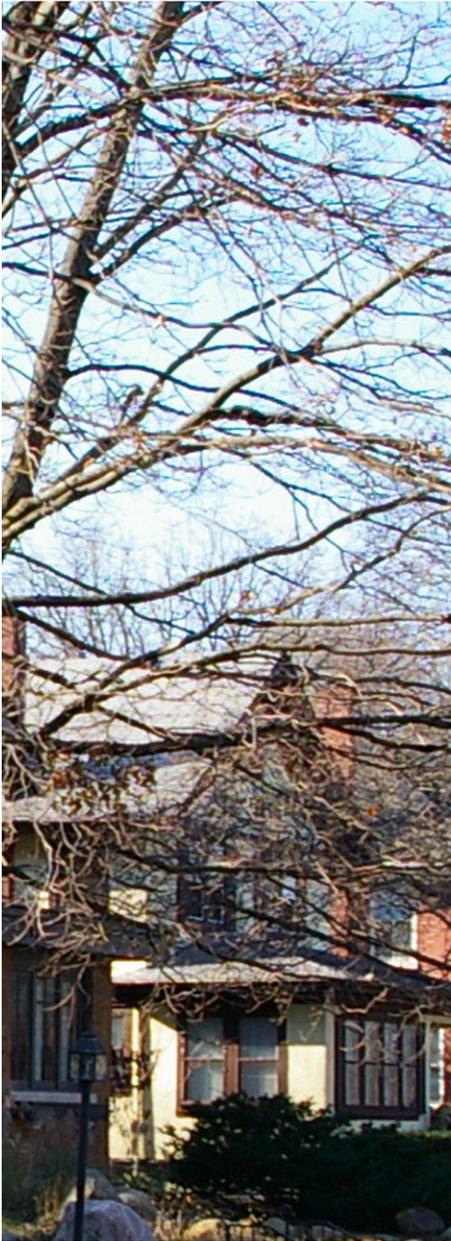
low on the map, lies on the other side of Kishwaukee Street, extending from Second Avenue south to Sixth Avenue, and eastward as far as Fifth Street. In 1977, the area was solidly residential with the exception of the Kishwaukee Street frontage which included several automotive-related businesses as well as General Litho. Major changes since then include relocation of 5th Avenue to line up with College Avenue to the west, which involved elimination of several structures, and construction of Patriot's Gateway Center. General Litho moved to the Main and Auburn area with its building on Kishwaukee now being used as a church. Other uses in this area remain essentially the same now as they were in 1977.

OUR FINDINGS

ASSESSED AND FAIR MARKET VALUE

- *Between 1977 and 2007, assessed valuation increased by 257% within Haight Village and by 138% in the area east of Kishwaukee Street.*
- *During that same time, the average fair market value increased from \$22,776 to \$81,285 in Haight Village and from \$20,553 to \$48,816 in the area east of Kishwaukee Street.*





SALES PRICE

In looking at sales prices, we compared both total sales price and price per square foot of above grade living space in single-family and two-family residential properties. (Haight Village is the only historic district with a significant portion of two-family residences, so it is the only one in which we compared two-family as well as single-family changes over time.)

FOR SINGLE-FAMILY HOMES:

- *Within Haight Village, single-family homes currently have between 773 and 3,893 square feet of above ground living space. In the 1980s, average sales price for these homes was \$35,140 (ranging from \$5.72 to \$17.69/sq ft); from 2000 to 2007, their average sales price had increased by 135% to \$82,411 (ranging from \$22.70 to \$55.77/sq ft).*
- *In the area east of Kishwaukee Street, the size of single-family homes ranges from 936 sq ft to 2,752 sq ft. Average sales price in the '80s was \$24,000 (ranging from \$6.61 to \$17.22/sq ft); this increased to \$54,736 (128%) during 2000 to 2007 with prices ranging from \$8.10 to \$57.95/sq ft.*

FOR TWO-FAMILY RESIDENCES:

- *Within Haight Village:*
- *Average square feet of above grade living space/structure is 2,477;*
- *Average sales price in the '80s was \$32,250;*

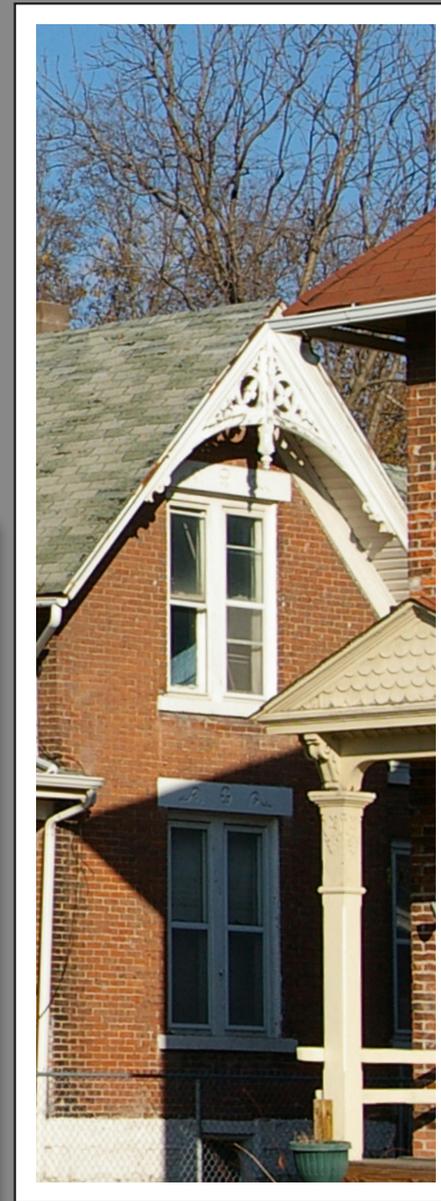
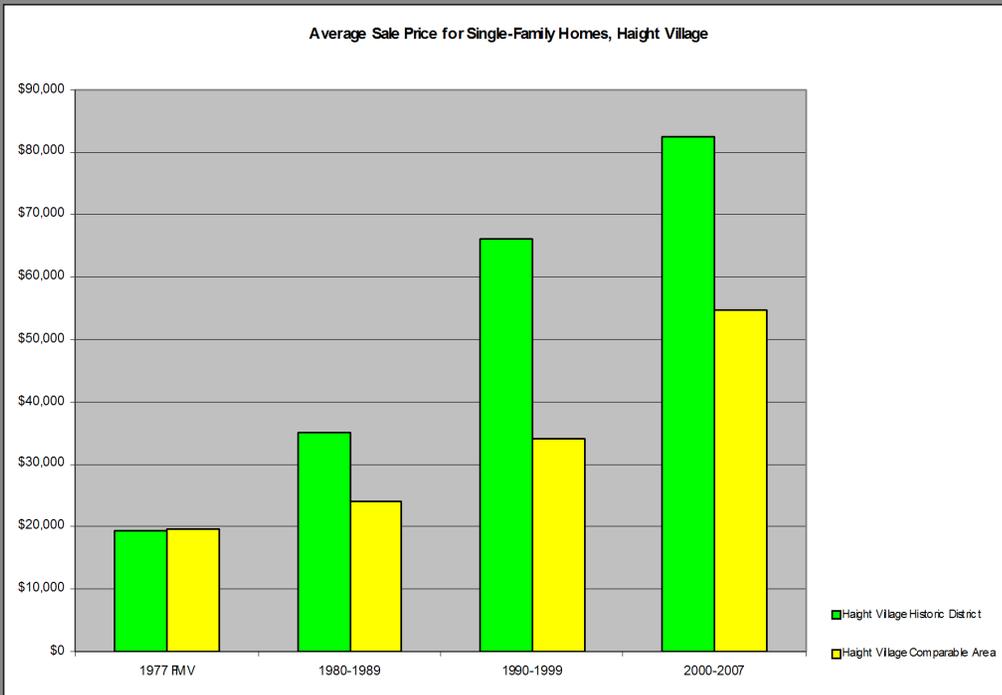
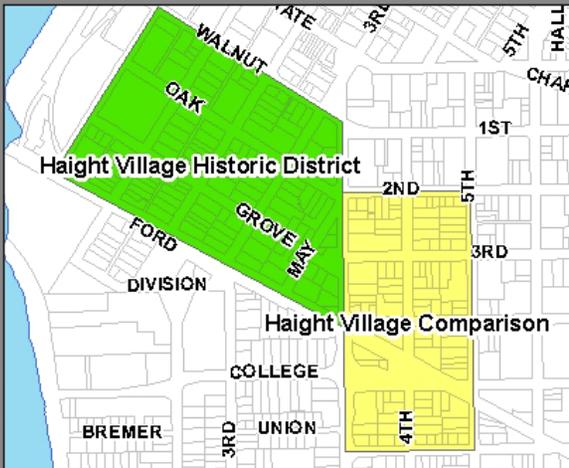
- *Average sales price, 2000-2007 was \$81,554;*
- *Increase over that time in average sales price, 153%.*

IN THE AREA EAST OF KISHWAUKEE STREET:

- *Average square feet of above grade living space/structure is 2,189;*
- *Average sales price in the '80s was \$27,500;*
- *Average sales price, 2000-2007 was \$49,688;*
- *Increase over that time in average sales price, 80%.*

OWNER OCCUPANCY

One last factor we can look at in Haight Village is the level of homeownership now compared with when the District was first designated in 1980. This is the only district application that included maps showing which residential properties were owner-occupied and which were rental. In 1980, only 35% of residential properties were owner-occupied. This figure has since increased to 65%, based on the number of owners claiming the owner-occupant exemption on their property taxes in 2007. Since higher levels of home ownership are generally considered an indicator of neighborhood stability, this can be taken to be one more sign of the value of local historic district status. While we do not have an equivalent figure for the area east of Kishwaukee for 1977 or 1980, we do know that the current level of home ownership is 46%.



THE AREA

Four blocks of Garfield Avenue on Rockford's northwest side make up the City's second historic district. Homes in the District represent a variety of architectural styles, some dating back to the turn of the last century. Many of the homes represent examples of craftsmanship unique to the early 1900s. Prominent individuals who lived on this part of Garfield Avenue include G. R. Smith, son of the founder of Smith Oil Corporation; Arthur Ziock, owner of Ziock Sock Mills; William H. Barnes, developer of the Garfield Avenue area; and G. David Sundstrand, one of the founders of the Sundstrand Corporation (now Hamilton Sundstrand).

For a comparison, we chose the same four blocks (Ridge Avenue to Winnebago Street) of the streets immediately north and south of Garfield, Ashland and Benderwirt Avenues. Both are strictly residential, as is Garfield.

OUR FINDINGS

ASSESSED VALUATION AND FAIR MARKET VALUE

- Between 1977 and 2007,

assessed valuation increased by 224% on Garfield Avenue, by 158% on Ashland and by 162% on Benderwirt.

- *Here's how the fair market value changed in each area during that same time:*
 - *Garfield Avenue's increased from \$34,464 to \$111,627;*
 - *Ashland Avenue's increased from \$21,324 to \$55,020; and*
 - *Benderwirt Avenue's increased from \$34,686 to \$90,915.*

SALES PRICE

Sales prices followed the same pattern on the three streets.

- *Within the Garfield Avenue Historic District, single-family homes (there is one two-family residence) currently have from 1,092 to 4,560 square feet of above ground living area. In the 1980s, average sales price for these homes was \$57,100 (ranging from \$10.79 to \$37.77/sq ft); from 2000 to 2007, the average increased 82% to \$104,300 (ranging from \$39.18 to \$91.91/sq ft).*
- *Single-family homes on Ashland Avenue currently have from 840 to 2,572 square feet of living area.*

Their average sales price in the 1980s was \$26,000 (\$8.94 to \$27.34/sq ft); sales figures since 2000 show an increase of 101% to an average of \$52,181 (\$14.02 to \$58.12/sq ft in 2007).

- *Single-family homes on Benderwirt Avenue have from 991 to 1,987 square feet of above ground living space. Average sales price in the 1980s was \$48,225 (\$16.53 to \$35.99/sq ft). This increased by 75% between 2000 and 2007 to \$84,388 (\$46.17 to \$81.93/sq ft in 2007).*

OWNER OCCUPANCY

Owner occupancy levels in the Garfield Avenue Historic District compare favorably with those on both streets it is being compared with. The 2007 data for owner-occupant exemptions in County records show that 86% of properties in the District are owner occupied, compared with 84% on Benderwirt and 50% on Ashland.



