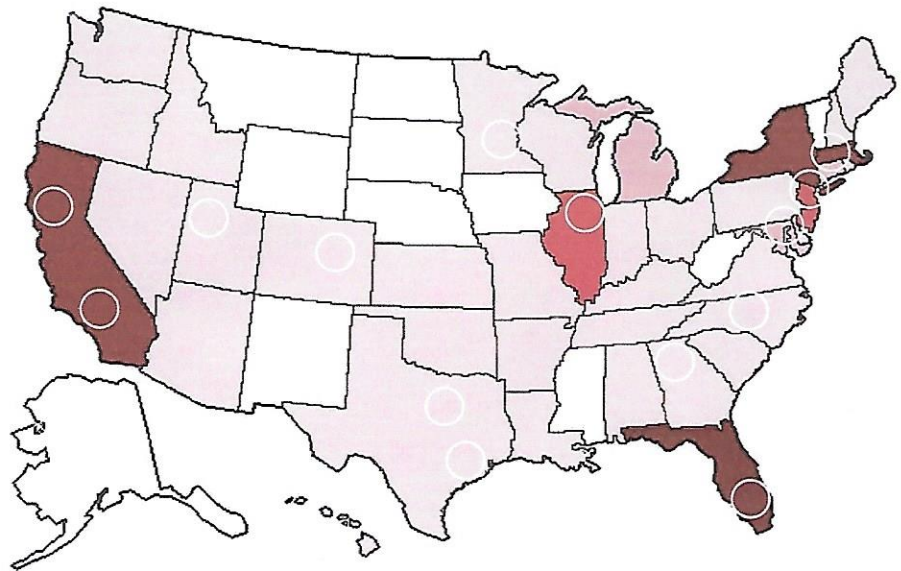


**NATIONAL TRUST FOR HISTORIC PRESERVATION**

- States with 10 or less communities experiencing teardowns
- States with 11-30 communities experiencing teardowns
- States with 31-50 communities experiencing teardowns
- States with 50 or more communities experiencing teardowns.
- Concentrations of teardowns



**TEARDOWNS BY STATE & COMMUNITY**

In 2002, the National Trust for Historic Preservation identified 100 communities in 20 states that were experiencing teardowns in historic neighborhoods. In May, 2006, the National Trust then identified 300 communities in 33 states. By March, 2008, that number is climbing fast with the National Trust for Historic Preservation now documenting over 500 communities in 40 states.

The New York metropolitan area is the epicenter of the teardown epidemic, with New Jersey ranking first in the nation in the number of places experiencing significant numbers of teardowns.

Major concentrations of teardowns are occurring in and around Atlanta, Austin, Boston, Chicago, Dallas, Denver, Los Angeles, Minneapolis, New York City, Raleigh, Salt Lake City, San Francisco, Tulsa and Washington, D.C.

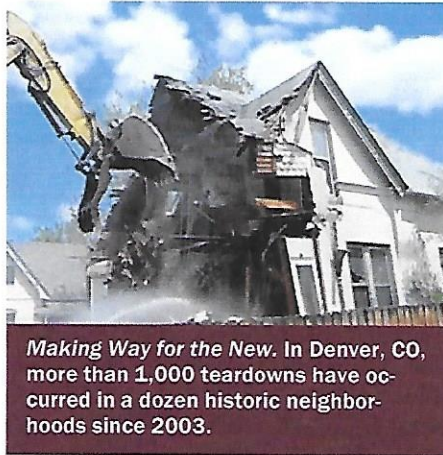
\* ( ) denotes neighborhood when known

**Alabama (1)**

Fairhope

**Arizona (7)**

Arcadia, Glendale, Peoria, Phoenix (Arcadia, Northeast Phoenix), Scottsdale (Sundown Ranch), Tempe, Youngtown



*Making Way for the New. In Denver, CO, more than 1,000 teardowns have occurred in a dozen historic neighborhoods since 2003.*

**Arkansas (1)**

Little Rock

**California (48)**

Alhambra, Arcadia, Atherton, Berkeley, Beverly Hills, Burlingame, Carmel, Carson, Coronado, Cupertino, Encino, Laguna Beach, Lawndale, Los Altos, Los Angeles (Brentwood, Brentwood Flats, Brentwood Park, Crestwood Hills, Hancock Park, Sunland-Tujunga, Windsor Square), Los Gatos, Manhattan Beach, Mar Vista, Menlo Park, Mountain View, Napa, Newport Beach, Northbrook, Pacific Palisades, Palm Springs, Palo Alto, Pasadena, Pomona, Portola Valley, Rancho Mirage, Redondo Beach, Sacramento (Arden Oaks, Carmichael Colony, Carmichael Creek, East Sacramento, Fair Oaks Village, North Sacramento), San Francisco (Richmond District), San

Gabriel, Santa Barbara, Santa Clara, Santa Monica, Saratoga, Seal Beach (Old Town), Sherman Oaks, Sonoma Valley, Temple City, Tiburon, Valley Glen, Van Nuys, Venice, West Hollywood, Willow Glen, Woodside

**Colorado (7)**

Aspen, Boulder, Boulder County, Denver (Bonnie Brae, Cherry Creek, Cory-Merrill, Highlands, Hilltop, Park Hill, Platt Park, Sloan's Lake, University Park, Washington Park), Durango, Lakewood, Littleton,

**Connecticut (28)**

Chester, Darien, Deep River, East Haddam, Enfield, Essex, Fairfield, Greenwich, Griswold, Guilford, Haddam, Harwinton, Lyme, New Canaan, New Milford, Norwalk, Norwich, Old Lyme, Old Saybrook, Ridgefield, Riverside, Stonington, Westport, Weston, Wethersfield, Willington, Wilton, Woodstock

**Delaware (6)**

Bethany Beach, Lewes, New Castle, Rehoboth Beach, South Bethany, Ocean View

**District of Columbia (1)**

## Florida (37)

Atlantic Beach, Aventura, Bal Harbour, Boca Raton, Bonita Springs, Bradenton Beach, Charlotte Harbor, Cocoa Beach, Coconut Grove Village, Coral Gables, Daytona Beach, Delray Beach, Fort Lauderdale (Rio Vista), Gulf Stream, Hollywood (Lakes), Juno Beach, Jupiter Island, Lighthouse Point, Marco Island, Miami (Coconut Grove, West Grove), Miami Beach, Miami Springs, Naples, North Miami Beach, Ocean Ridge, Old Marco, Orlando (College Park, Colonialtown), Palm Beach, Sarasota (Bird Key, St. Armands, Circle Indian Beach—Sapphire Shores), South Miami, St. Petersburg, Tallahassee, Tampa, Treasure Island, Vero Beach, West Palm Beach, Winter Park

## Georgia (7)

Atlanta (Ansley Park-Sherwood Forest, Brookhaven, Buckhead, Druid Hills Inman Park, Lake Claire, Morningside-Lenox Park, Virginia-Highland), Cobb County, Decatur, DeKalb County (Meadowcliff), East Point, Lake Rabun, Oak Grove

## Hawaii (1)

Kailua

## Idaho (2)

Boise (Depot-Bench, East End, North End), Coeur d'Alene

## Illinois (57)

Algonquin, Arlington Heights, Barrington, Bartlett, Batavia, Burr Ridge, Chicago (Edgewater, Lakeview, Lincoln Park, Old Irving Park, Pilsen), Clarendon Hills, Deerfield, Downers Grove, Elmhurst, Evanston, Forest Park, Geneva, Glen Ellyn, Glenview, Glencoe, Grayslake, Highland Park, Highwood, Hinsdale, Hoffman Estates, Itasca, Justice, Kenilworth, LaGrange, Lake Bluff, Lake Forest, Lemont, Libertyville, Lincolnshire, Lisle, Lombard, McHenry, Mount Prospect, Naperville, Northbrook, Northfield, Oak Brook, Oak Park, Oreland Park, Palos Heights, Palos Park, Park Ridge, River Forest, Riverside, Riverwoods, Roselle, Schaumburg, Skokie, St. Charles, Westmont, Western Springs,



*Loss of Community Character. In Rehoboth Beach, DE, some residents are concerned about the loss of character and charm of the community, replaced by a hodgepodge of "McMansions" and forlorn-looking older homes.*

Wheaton, Wilmette, Winfield, Winnetka

## Indiana (5)

Culver (Lake Maxinkuckee), Elkhart (St. Joseph Manor), Tippecanoe, Wawasee, Zionsville

## Kansas (4)

Leawood, Mission Hills, Prairie Village, Roeland Park

## Kentucky (3)

Fort Mitchell, Fort Thomas, Louisville (Portland)

## Louisiana (4)

Lakeview, Jefferson Parish, Metairie, New Orleans

## Maine (3)

Camden, Kennebunkport, Rockland

## Maryland (12)

Baltimore, Bethesda, Chevy Chase, College Heights, Garrett Park, Kensington, Montgomery County, Potomac, Rockville, Silver Spring, Somerset, Wheaton

## Massachusetts (45)

Arlington, Belmont, Beverly, Brookline, Carlisle, Chatham, Cohasset, Concord, Dover, Duxbury, East Dennis, Eastham, Easton, Falmouth, Grotton, Hingham, Lawrence, Lexington, Lincoln, Longmeadow, Martha's Vineyard (Oak Bluffs), Melrose, Nantucket, Needham, Newburyport, Newton, Newton Center,

Northampton, Osterville, Rockland, Salem, Southborough, Sudbury, Waltham, Watertown, Wayland, Wellesley, Wellfleet, Weston, West Gloucester, West Newton, Westport, Wilmington, Winchester, Yarmouth Port.

## Michigan (25)

Ann Arbor, Birmingham, Bloomfield Township (Wing Lake Area), Brighton, Canton, Clawson, Ferndale, Franklin Village, Grand Beach, Huntington Woods, Keego Harbor, Lake Lansing, Michiana, Mt. Clemens, New Buffalo, Orchard Lake, Plymouth, Rochester, Royal Oak, St. Claire, St. Claire Shores, Sylvan Lake, Troy, Walled Lake, West Bloomfield

## Minnesota (6)

Bloomington, Edina, Lakeland, Lakeville, Minneapolis (Fulton, Linden Hills), Minnetonka

## Missouri (8)

Ballwin, Brentwood, Clayton, Creve Coeur, Kirkwood, Ladue, Olivette, Webster Grove

## Nevada (1)

Las Vegas

## New Hampshire (5)

Newbury, New London, Rye, Squam Lakes, Sunapee

## New Jersey (85)

Allendale, Alpine, Avalon, Basking Ridge, Bay Head, Beach Haven, Bedminster Township, Bergenfield, Bernardsville, Cape May, Cape May Point, Chatham, Clifton, Closter, Cresskill, Demarest, Dumont, East Amwell, Eatontown, Edison, Englewood, Fair Haven, Fair Lawn, Fanwood, Florham Park, Fort Lee, Glen Rock, Greenwich, Haddonfield, Harrington Park, Hasbrouck Heights, Hawthorth, Herndon, Jersey City, Kearny, Kinnelon, Lake Como, Leonia, Liberty Corner, Lyndhurst, Madison, Marlboro, Middletown, Monmouth Beach, Montclair, Moorestown, Morristown, Mountain Lakes, Mountainside, New

Brunswick, New Milford, Ocean City, Ocean Grove, Old Tappan, Palisades Park, Paramus, Park Ridge, Princeton, Piscataway, Plainsboro, Point Pleasant, Rahway, Ramsey, Ridgefield, Ridgewood, River Edge, Riverton, Rumson, Rutherford, Saddle Brook, Saddle River, Salem, Sea Isle City, Short Hills, Spring Lake, Teaneck, Tenafly, Totowa, Union City, Wayne, West Cape May, Westfield, Wood-Ridge, Wyckoff

## New York (41)

Armonk, Brighton, Bronx (Fieldston, Riverdale), Bronxville, Brooklyn (Bay Ridge, Gravesend, Park Slope), Clinton, East Hampton, Eastchester, Glen Cove, Goshen, Greenburgh, Huntington, Larchmont, Mamaroneck, Manhasset, Manhattan, Massapequa, New Castle, North Castle, North Hempstead, Northport, Old Westbury, Oyster Bay, Ossining, Purchase, Queens (Astoria, Auburndale, Bayside, Belle-rose, Cambria Heights, College Point, Douglaston, Flushing, Forest Hills, Fresh Meadows, Glendale, Jackson Heights, Jamaica Estates, Little Neck, Middle Village, Richmond Hill, Waldheim, Whitestone), Pellham Manor, Rockland, Rye Brook, Sag Harbor, Scarsdale, Shoreham, Southampton Village, Southold, Staten Island, Tarrytown, Warwick, Westchester, Westleigh, Westport, White Plains

## North Carolina (6)

Cary, Chapel Hill (Coker Hills), Charlotte (Dilworth, Myers Park, Sherbrooke, South Park), Greensboro (Irving Park), Raleigh



**Scale Matters.** In many communities, mid-century homes are threatened by teardowns, dramatically changing the character of post-war neighborhoods.



**Before and After.** In Bergen County, NJ, a new house is often more than three times the size of the house it replaces.

## Ohio (9)

Chagrin Falls, Cincinnati (Blue Ash, Hyde Park, Indian Hill, Madeira, Montgomery, Mount Adams, Mount Lookout, Price Hill, Terrace Park), Columbus (Bexley, Pickerington, Upper Arlington) Greenhills, Oakwood, Rocky River, Sycamore, Upper Arlington, Wyoming

## Oklahoma (1)

Tulsa (Midtown)

## Oregon (6)

Ashland, Cannon Beach, Corvallis, Lake Oswego, Portland, West Linn

## Pennsylvania (7)

Ardmore, Bryn Mawr, Gladwyn, Lower Merion Township, Merion Station, North Wayne, Wynnewood

## Rhode Island (6)

Barrington, Block Island, Newport, North Kingston, Providence, Westerly

## South Carolina (8)

Columbia (Arsenal Hill), Edisto Beach, Folly Beach, Forest Beach, Hilton Head (Forest Beach), Isle of Palms, St. Helena Island, Sullivan's Island

## Tennessee (4)

Belle Meade, Knoxville (Sequoyah Hills), Memphis (Collierville, Germantown, Greenlaw, High Point Terrace, Normal Station, Rozelle-Annesdale, South Bluffs Warehouse), Nashville (Green Hills, Sylvan Park, Whitland)

## Texas (8)

Austin (East 11th Street in East Austin, Fairview Park, Hyde Park, Travis Heights), Bellaire, Dallas (Lakewood Heights, Park Cities of Highland Park and University Park, Preston Hollow, Vickery Place), Fort Worth (Arlington Heights, Monticello, River Crest), Houston (Houston Heights), Richardson, San Antonio, Tyler

## Utah (3)

Holladay, Moab, Salt Lake City

## Virginia (10)

Alexandria, Arlington (Ashton Heights, Lyon Park, Lyon Village, North Arlington), Fairfax ("DixCenGato," Dixie Hills, Centennial Hills, Legato Acres, Hollin Hall Village), Falls Church, Fredericksburg, Manassas, Norfolk, Vienna, Virginia Beach (Shadowlawn), Williamsburg

## Washington (10)

Bellevue, Everett, Kirkland, Port Townsend, Poulsbo, Seattle (Citywide, Queen Anne, Capitol Hill), Shoreline, Stanwood, Steilacoom, Vancouver

## Wisconsin (10)

Chippewa Falls, Eau Claire, Lake Geneva, Madison (Lake Mendota), Maple Bluff, Middleton, Milwaukee, Monona, Racine, Whitefish Bay

## NOT ON THE LIST?

Share your teardowns experience, how this trend is impacting your community and historic neighborhoods, and the response from residents and local leaders.

The National Trust for Historic Preservation will update this listing as we continue to track the teardown trend and its impact on historic neighborhoods across America.

Contact us at [nfo@nthp.org](mailto:nfo@nthp.org)

*Update: March, 2008 / asf*