



Task Force Meeting #4 Meeting Summary

City of Greenville Historic Design Standards Update | June 10, 2026, 6 PM | Teams

Attendees

- Adrian Atkinson, Task Force
- Andrew Morehead, Task Force
- Benjamin Janes, Task Force
- Jeremy Russell, Task Force
- Chantae Gooby, AICP, City of Greenville
- Isabelle Sardina, City of Greenville
- Heather Slane, hmwPreservation
- Kara Drane, FAICP, Colliers Engineering & Design

Meeting Summary

The fourth Task Force meeting for the City of Greenville Historic Design Standards Update was held on June 10, 2026, at 6:00 PM via Microsoft Teams. The meeting focused on review of the draft Building Elements chapter of the Historic Design Standards, including proposed standards, best practices, and review procedures for building features commonly found within Greenville's historic districts and landmark properties.

The discussion began with a review of the draft standards for roofs, including preservation of historic roof forms, materials, gutters, dormers, chimneys, and other character-defining features. The Task Force discussed maintenance expectations, appropriate replacement materials, installation of solar panels and roof ventilation systems, and the treatment of concealed gutters. Participants also reviewed proposed administrative provisions identifying routine roof replacement and certain gutter work as Minor Work activities eligible for staff-level review. Comments within the draft raised questions regarding the practicality of requiring replacement of concealed gutter systems and the prevalence of such features within Greenville's historic resources.

The group next reviewed the Exterior Walls and Trim section, which addressed preservation of historic wall materials, repair standards, replacement criteria, and limitations on synthetic siding. Discussion included treatment of asbestos siding, standards for replacement materials, and proposed requirements related to removal of deteriorated artificial siding. Participants noted concerns regarding the enforceability of provisions requiring complete removal of artificial siding





under certain conditions and discussed whether references to preservation incentive programs should be relocated to introductory sections of the document.

Review of the Foundations section focused on preservation of historic foundation materials, ventilation requirements, moisture management, and standards governing repairs, replacement, and installation of new utility connections. The discussion emphasized the importance of protecting historic foundation materials while allowing for necessary maintenance and building service upgrades.

The Task Force then reviewed draft standards for Windows and Doors, including maintenance of historic wood windows and doors, replacement criteria, storm windows, shutters, security features, and energy-efficiency improvements. Discussion addressed compatibility requirements for replacement windows and doors, appropriate storm window configurations, and the potential need for guidance regarding security bars and related features. Comments questioned how frequently security bars are requested within the historic districts and whether additional guidance was warranted.

Discussion continued with the Porches, Entrances, and Balconies chapter. Participants reviewed standards for repair, replacement, enclosure, reconstruction, and new construction of porch features. Particular attention was given to the use of alternative materials for porch components, the treatment of screened porches, and the distinction between appropriate modifications on primary versus secondary elevations. Draft comments suggested additional guidance for composition materials and raised questions regarding whether screened front porches should be permitted.

The Task Force also reviewed standards for Commercial Buildings and Storefronts. Discussion focused on preservation of storefront configurations, display windows, bulkheads, transoms, awnings, upper-story windows, and replacement materials. The group considered how standards could support restoration of historic storefronts while allowing compatible improvements and continued commercial use.

The Sustainability, Utilities, and Energy Retrofit section was reviewed next. Participants discussed balancing energy-efficiency improvements with preservation goals, including treatment of solar panels, mechanical equipment, electric vehicle charging stations, green roofs, storm windows, awnings, shutters, and other sustainability measures. Discussion emphasized locating new equipment in unobtrusive locations and preserving the inherent energy-conserving features of historic buildings.

The final topic of discussion was Life Safety and Accessibility. The Task Force reviewed standards intended to accommodate accessibility improvements and code compliance while minimizing impacts on historic character. Topics included ramps, lifts, fire exits, accessibility retrofits, and reversible design solutions. The discussion emphasized locating new accessibility and life-safety





features in areas with limited visibility and designing improvements that preserve historic materials whenever possible.

The meeting concluded at approximately 7:45 PM with closing comments and a summary of draft revisions and issues identified for further consideration the Historic Design Standards Update moves forward.

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