



Task Force Meeting #5 Meeting Summary

City of Greenville Historic Design Standards Update | August 9, 2026, 6 PM | Teams

Attendees

- Andrew Morehead, Task Force Member
- Jeremy Russell, Task Force Member
- Michael Moore, Task Force Member
- Chantae Gooby, City of Greenville
- Heather Slane, hmwPreservation
- Kara Drane, FAICP, Colliers Engineering & Design

Meeting Summary

The fifth Task Force meeting for the City of Greenville Historic Design Standards Update was held on August 19, 2026, at 6:00 PM via Microsoft Teams. The meeting focused on review of the draft New Construction and Additions chapter of the Historic Design Standards, including standards for residential additions, commercial and institutional additions, decks and patios, new construction, and new garages and outbuildings.

The discussion began with an overview of the chapter introduction and the role that additions and new construction play in the continued evolution of the College View Historic District and Greenville's local landmark properties. Participants discussed the importance of maintaining compatibility with historic development patterns while allowing buildings and sites to adapt to changing needs over time. Emphasis was placed on preserving continuity through compatible scale, proportion, setbacks, and site design.

The Task Force then reviewed the Residential Additions section. Discussion focused on the placement, scale, massing, and design of additions to historic residences. The group considered standards intended to ensure additions remain subordinate to historic structures, preserve character-defining features, and maintain the visibility of the original building form. Participants discussed the balance between historically inspired designs and contemporary additions, as well as provisions encouraging additions to remain structurally independent and reversible where possible. Comments included questions regarding cross-references to related sections of the standards and clarification of terminology within the proposed standards.

The Commercial and Institutional Additions section was reviewed next. Discussion addressed methods for accommodating expansion while preserving the pedestrian scale and historic character





of commercial and institutional buildings. Participants reviewed guidance related to building massing, setbacks, rooftop additions, compatibility of materials, and strategies for minimizing the visual impact of larger additions. Questions were raised regarding the prevalence of rooftop additions within Greenville and whether standards should be tailored to local development patterns.

The Task Force next reviewed standards for Decks and Patios. Discussion focused on appropriate placement, scale, screening, structural independence, and material selection. Participants considered recommendations for preserving historic site features, maintaining drainage around foundations, and ensuring that new outdoor living spaces remain visually subordinate to historic buildings. The group discussed standards encouraging contemporary design treatments while maintaining compatibility with surrounding historic resources.

Review of the New Construction section focused on compatibility requirements for new buildings within historic districts. Discussion addressed setbacks, orientation, building height, massing, roof forms, materials, fenestration patterns, and streetscape continuity. Participants considered how new construction can complement the district while remaining distinguishable from historic buildings. Several comments focused on proposed height limitations and whether specific numerical standards were necessary or appropriate.

The final topic of discussion was New Garages and Outbuildings. The group reviewed standards governing the placement, size, scale, design, materials, and visibility of accessory structures. Discussion emphasized maintaining the secondary nature of garages and outbuildings relative to primary structures and ensuring compatibility with the historic context of the district. Participants also discussed the frequency of requests for prefabricated structures and whether the level of detail included in the proposed standards was warranted based on local experience.

The meeting concluded at approximately 7:15 PM.

For more information about the Historic Design Standards Update and to stay engaged, visit www.GreenvilleNCDesignStandards.com

