

## **Citywide Design Guidelines Greenville, South Carolina**



### **Services:**

- Master guidelines for historic designations city-wide
- Neighborhood guidelines format
- Design review training
- Design review system, including brochures that describe the process

### **Client:**

Bryan Wood  
City of Greenville

**Date:** 2000

The City of Greenville (population 57,300) maintains a historic preservation program that includes a series of historic districts and numerous individually-designated historic landmarks. Alterations and new construction within these districts are subject to review by the City's Design and Preservation Commission (DPC) and by their supporting planning department. In addition, the city's Central Business District is a special zoning overlay district where design review by the DPC is required. However, this area is not officially considered to be historic by the City and design guidelines for this area focuses on basic issues that address mass, scale, form and materials of new construction.

### **Design Goals**

The Pettigru Historic District should continue to develop in a coordinated manner so that an overall sense of visual continuity is achieved. Preservation of the integrity of this area is a primary goal of the Design and Preservation Commission. The dominant character of this area should be that of a single-family, residential neighborhood.

Design goals for the Pettigru Historic District are:

- To emphasize the preservation and restoration of historic structures and detailing (e.g., Where an historic building exists, a property owner's first priority should be its continued use, not replacement).
- To continue the use of traditional building materials (e.g., When the majority of buildings along a street are constructed with wood lap siding, a new development should relate in visual appearance).
- To reinforce the basic characteristics established early in the neighborhood's development in new construction.
- To develop new buildings that respect their historic neighbors and maintain the residential character of the area (e.g., Where properties abut an historic building, care should be taken in relating to these resources.)
- To provide landscaping that defines public and private spaces on a site, similar to that seen historically.
- To promote friendly, walkable streets.
- To minimize the impact the automobile has on the historic district, especially the large, unscreened parking lots for multifamily, institutional or commercial uses.

*Neighborhood residents form the Pettigru Historic District identified a series of design goals that helped guide the development of area specific design guidelines.*

## *DESIGN GUIDELINES SERVICES*

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### ***Citywide Design Guidelines Greenville, South Carolina (continued)***



Winter & Company assisted City staff in developing a comprehensive set of master design guidelines for rehabilitation of historic properties that were to be applied city-wide. In addition, Winter & Company developed a framework for producing design guidelines tailored to individual neighborhoods, while being compatible with the umbrella comprehensive guidelines. Neighborhood committees and residents assisted in the development of neighborhood-specific design goals and guidelines.



*Six historic districts currently exist through out Greenville.*



*The character of the different districts differs greatly from traditional residential neighborhoods, from a park-like setting in a neighborhood centered around a small valley to an "arts district."*