



# CITY OF SAVANNAH

---

## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Victory Gardens, Kerry Shay

**MPC File No.:** 26-001452-COA

**Address:** 118 East 36<sup>th</sup> Street

**PIN:** 20065 04014

**Zoning:** TN-2

**Staff Reviewer:** Rohan Urs

**Date:** April 22, 2026

#### **NATURE OF REQUEST:**

118 East 36th Street is requesting approval for installation of a front yard fence and gate. The proposal includes a 3-foot-tall black metal fence installed along the perimeter of the front yard, with 8-foot-long panels and a 4-foot wide gate located inside the sidewalk and aligned with the front entry.

#### **CONTEXT/SURROUNDING AREA:**

The subject property is located within the Streetcar Historic District and is identified as a non-contributing structure. The surrounding area consists primarily of residential buildings of varying styles and periods. Front yard fencing is present on adjacent properties, including metal fences of similar height and design.

#### **FINDINGS:**

The residential building was constructed in 2022 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

***Visual Compatibility Criteria.** To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

***Height.*** *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed fence is 3 feet in height, which is consistent with typical front yard fence heights within the district. Standard met.

***Scale.*** *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The fence is appropriately scaled to the front yard and does not dominate the site or structure. Standard met.

***Setbacks.*** *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed fence matches the adjacent property's fence in setback, height, and design, reinforcing visual continuity along the streetscape. Standard met.

***Rhythm of Building or Structure.*** *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The fence introduces a consistent and repetitive rhythm that aligns with typical metal fencing patterns found within the district. The fence makes the rhythm more consistent because it matches the adjacent property. Standard met.

***Materials.*** *The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The proposed black metal fence is consistent with common materials used for front yard fencing within the district. The open, transparent design maintains visual permeability. Standard met.

### ***Streetcar Historic District Design Standards.***

*New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.*

*The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.*

***Fencing and Walls.*** *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add*

*architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

***Fencing and Walls, Permitted Materials.*** *Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.*

*Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats use in chain link shall not be permitted.*

***Fencing and Walls, Configuration.***

*Fences or walls no more than 36 inches in height may be installed within the front yard.*

*Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.*

*A minimum of five (5) feet must be provided between a fence and a building where they are parallel.*

The proposed fence is 3 feet in height and constructed of metal with an open design, meeting transparency expectations. The fence is compatible with adjacent fencing and does not obstruct views of the structure. The gate is appropriately located along the front walkway. The proposal is consistent with district standards.

**STAFF RECOMMENDATION:**

**Approve the construction of a fence with a gate on 118 E 36<sup>th</sup> Street, as requested, as the proposal is visually compatible and consistent with the applicable standards.**

**MW: CC: RU**

**Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.**