



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Alexis DeMinico

MPC File No.: 26-000398-COA

Address: 211 East Duffy Street

PIN: 20053 04023

Zoning: TN-1

Staff Reviewer: Alexander Merced

Date: February 25, 2026

NATURE OF REQUEST:

The applicant requests to replace and extend the rear wooden fence. They will remove approximately 106 feet of existing fencing and then install a 6'11" tall wood board-on-board fence with cap and trim detail. This fence will extend to the rear property line abutting the lane and will serve to enclose the space currently being used for parking. In addition, 20 feet of 6' wood board-on-board fencing will be installed by the rear stair area. Lastly, a garbage can enclosure will be constructed on the interior of the fence which will not be visible from the public right of way. All fencing will be supported by 2.5" galvanized steel posts driven 4 feet into the ground, with panels constructed around the post.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1886 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is one half of a duplex with 213 East Duffy that sits on a block of contributing structures, aside from a non-contributing gas station across the street. The lane behind it is unpaved, and, aside from a non-contributing and seemingly unoccupied structure at the corner at the corner of the E Duffy Lane and Abercorn Street, none of the properties on that side of the lane have garages or ADU structures of any kind. Multiple properties across the lane have garages and fences that abut the lane.

FINDINGS:

The following standards from the Sec 7.9 - Victorian Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

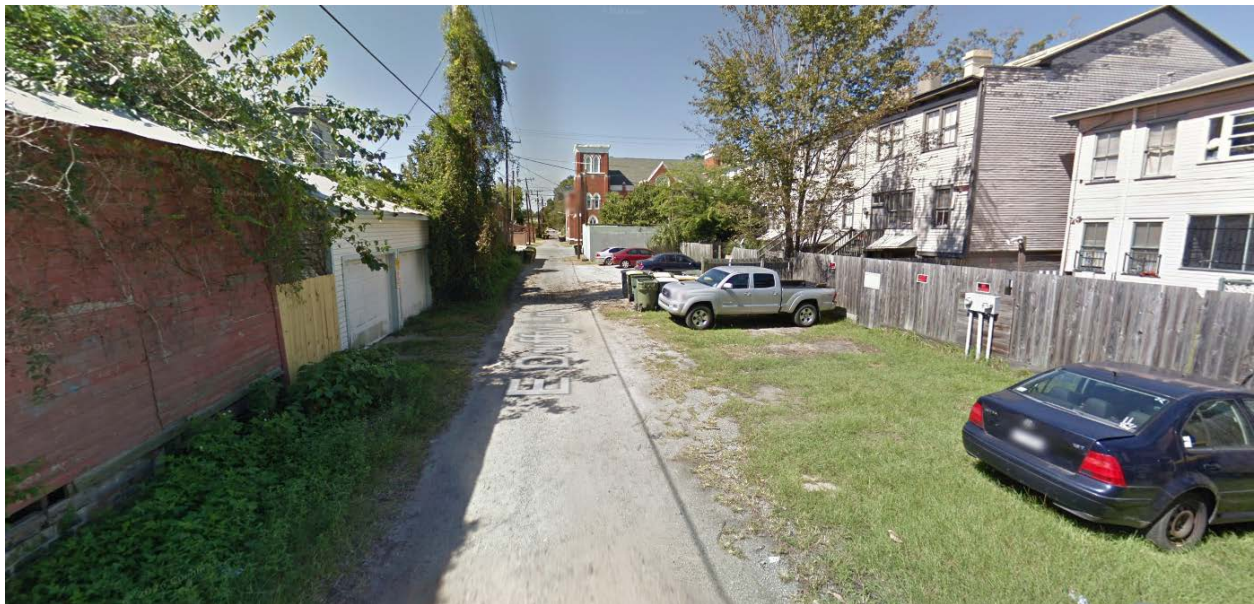
Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The new rear fence will not have any effect on the historic fabric of the property and the current fence is not original. The standard is met.

Visual Compatibility Criteria. *To maintain the special character of the Victorian 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.*

Rhythm. *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.*

Properties across the lane have garages and fences that extend all the way to the rear of their property line and abut the lane. This fence will be in line with that pattern and is visually compatible with the surrounding structures.



Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).*

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.

Parking and Paving. *The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

Currently, the parking area sits outside of the fence along the lane. The new fence would extend to the property line and enclose this parking area, but the location of the parking would not change. The standard is met.

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, or extruded aluminum.*

The fence will be constructed of wood. The standard is met.

Fencing and Walls, Configuration.

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.

The fence will be 6'11". The standard is met.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000398-COA
211 E. Duffy St.
February 25, 2026

STAFF RECOMMENDATION:

Approve the proposed work for the property at 211 East Duffy Street **as requested** because the work is visually compatible and meets the standards.

MW: CC: APM

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