



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ward Architecture, Josh Ward

MPC File No.: 26-002701-COA

Address: 505 West 36th Street

PIN: 20066 48011

Zoning: TC-1

Staff Reviewer: Rohan Urs

Date: June 24, 2026

NATURE OF REQUEST:

505 West 36th Street and 2001 Martin Luther King Jr. Boulevard are requesting approval for the construction of new decorative fencing, gates, brick piers, and associated lighting fixtures within the courtyard space located between the Kiah Museum and the adjacent Studio building. The proposed work includes a front decorative metal gate and fence connecting the Studio building to the porch of the Kiah House, as well as a rear decorative metal gate and fence connecting the Studio building to the approved accessory structure. The proposal also includes brick piers and low-level path lighting associated with the gate assemblies.

CONTEXT/SURROUNDING AREA:

The subject properties are located within the Cuyler-Brownville Historic District. The site consists of the contributing Kiah Museum building at 505 West 36th Street and the adjacent Studio building at 2001 Martin Luther King Jr. Boulevard. Rehabilitation work on both buildings, as well as construction of an accessory structure, has been approved under previous Certificates of Appropriateness. The proposed fencing and gates are intended to define and secure the courtyard space located between these structures.

FINDINGS:

The following standards from the Sec 7.10 - Cuyler-Brownville Historic District Ordinance apply:

***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.

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 proposed fencing, gates, brick piers, and lighting fixtures are subordinate in scale to the contributing Kiah Museum and surrounding structures. The front gate assembly is approximately 3 feet 6 inches in height and the rear gate assembly is approximately 5 feet in height. The proposed site features maintain a pedestrian scale appropriate for the courtyard setting and do not visually compete with the historic buildings on the site.

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 proposed fencing and gates define and organize the courtyard space between the Kiah Museum, Studio building, and approved accessory structure while maintaining circulation through the site. The front gate remains visually permeable and preserves views into the courtyard, while the rear gate provides additional enclosure and screening from the lane and parking area. The proposal reinforces the courtyard as the primary organizing open space between the buildings.

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 proposal incorporates decorative metal fencing and gates, masonry piers, and metal lighting fixtures. The selected materials are compatible with the character of the district and relate appropriately to the masonry and metal elements found throughout the site. The proposed materials provide a durable and visually compatible solution for defining the courtyard space.

Cuyler-Brownville 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 Cuyler-Brownville 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 buildings and structures, 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.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

The proposed path lighting fixtures are constructed of metal and include integrated glass diffusers, consistent with the district standards.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

The proposed lighting fixtures are mounted on the brick piers associated with the gate assemblies and are scaled appropriately for pedestrian-level illumination. The fixtures are subordinate to the surrounding buildings and are compatible with the character of the district.

Source Type: White light source only.

The proposed fixtures utilize a white light source with a color temperature of 2700K, which is consistent with the district requirements and appropriate for the historic setting.

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 or extruded aluminum.

Chain link may be permitted in the rear yard but not along any street.

Plastic or metal slats used in chain link shall not be permitted.

The proposed fencing and gates are constructed of decorative metal and are supported by brick piers. Both materials are specifically permitted within the district standards. No prohibited fencing materials are proposed.

Fencing and Walls, Prohibited Materials. *Vinyl, PVC, and corrugated metal.*

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.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002701-COA
505 W 36th St.
June 24, 2026

The front decorative fence and gate are proposed at a height of approximately 36 inches and connect the Studio building to the porch of the Kiah House. The rear decorative fence and gate are proposed at a height of approximately 60 inches and connect the Studio building to the approved accessory structure. The proposed fence heights comply with the district standards and are appropriate for defining and securing the courtyard space while maintaining compatibility with the surrounding historic resources.

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STAFF RECOMMENDATION:

Approve the Fence and Gates proposed at 505 W 36th Street, as requested for the proposal is visually compatible and meets the 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.