



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: May Construction, Brianna Winters

MPC File No.: 26-002081-COA

Address: 2425 Lincoln Street

PIN: 20075 08008

Zoning: TC-1

Staff Reviewer: Rohan Urs

Date: May 27, 2026

NATURE OF REQUEST:

The petitioner is requesting approval to remove an existing chain link fence and construct approximately 81 linear feet of new 3-foot-tall natural pressure-treated wood split rail fencing along the Lincoln Street frontage and lane frontage of the property located within the Streetcar Historic District. This is an empty lot.

CONTEXT/SURROUNDING AREA:

The subject property is located within the Streetcar Historic District. The surrounding area is characterized by a mix of residential structures, commercial spillover from Abercorn. One can see a few open lot conditions, landscaped yards, and a variety of fencing types and site edge treatments. The property currently contains an existing chain link fence along portions of the frontage that was installed without a COA. This work seeks to rectify the situation.

FINDINGS:

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.*

***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 3-foot fence height maintains a low visual profile and remains compatible with the scale of surrounding residential site features and frontage conditions. 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 natural wood split rail fencing introduces a visually compatible material palette and improves the existing condition through removal of chain link fencing. While split rail fencing is not a traditional urban fence type commonly associated with the district, the proposed fence remains visually permeable and compatible with the informal site character. 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, 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.

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The proposed fence is constructed of wood, remains visually permeable, and does not exceed the allowable height requirements for front yard fencing at three feet. The proposal improves the existing site condition through removal of chain link fencing and introduction of a low-profile fence treatment. Standard met.

STAFF RECOMMENDATION:

Approve the petition to replace the existing chain link fence at 2425 Lincoln Street as requested, as the proposal is visually compatible and meets 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.