



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Matthew Williams

MPC File No.: 26-002118-COA

Address: 511 East 36th Street

PIN: 20064 26004

Zoning: TN-2

Staff Reviewer: Rohan Urs

Date: May 27, 2026

NATURE OF REQUEST:

511 East 36th Street is requesting after-the-fact approval for the addition of approximately 24 linear feet of 2-foot-tall wood lattice above an existing 6-foot wood fence located along a shared property line. The resulting fence and lattice assembly has a total height of 8 feet and is intended to support native vine plantings, increase shaded area, and provide additional privacy within the rear yard.

CONTEXT/SURROUNDING AREA:

The subject property is located within the Streetcar Historic District. The surrounding area is characterized by the railway track, residential structures, rear yard fencing, lane-oriented service conditions, and a mixture of landscaping and secondary site elements. The altered fence condition is located toward the rear portion of the property and is primarily visible from the lane.

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 lattice addition increases the overall fence height to 8 feet, which is within the maximum allowable fence height. The additional lattice element remains visually lightweight and permeable and is limited to a secondary lane-facing portion of the 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 wood lattice and pressure-treated wood posts are visually compatible with the existing wood fence and surrounding secondary site features commonly found within the district. The lattice is intended to support vegetation growth and maintains a visually permeable appearance. 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.

The proposed fence alteration maintains compliance with maximum allowable height requirements and utilizes visually permeable wood lattice above the existing fence condition. The altered fence is located along a secondary lane-facing portion of the property and remains compatible with surrounding site conditions. Standard met.

STAFF RECOMMENDATION:

Approve the after the fact fence alterations at 511 E 36th 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.