



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Penelope Combs

MPC File No.: 26-004385-COA

Address: 514 East Duffy Street

PIN: 20043 17032

Zoning: TN-1

Staff Reviewer: Jodie Brown, AICP

Date: September 23, 2026

NATURE OF REQUEST:

The applicant is requesting approval for a new, rear yard, wood fence. Plans also include information on an east side stoop that is not fully fleshed out.

CONTEXT/SURROUNDING AREA:

Constructed in 1900 on the north side of the road, mid-block, the subject house is located between Price and Broad Streets within the Waring Ward. The house is two stories with a hipped roof. It is sheathed with wood lap siding. The front façade features a two-story full-width front porch supported by four square columns on each level. Fenestration is 2/2 double hung windows with two centrally located doors at the front façade.

The subject building is listed as a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

FINDINGS:

The following standards from §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 2– Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed fence will not negatively impact the historic character of the historic house, nor will it require the removal of any original material. The proposed work is consistent with Standard 2.

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 proposed fence will not negatively impact the historic character of the historic house, nor will it require the removal of any original material. The proposed work is consistent with Standard 9.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed fence will not negatively impact the historic character of the historic house, nor will it require the removal of any original material. The fence is easily reversible and will not negatively impact the integrity of the historic resource. The proposed work is consistent with Standard 10.

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.*

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 existing fence is chain link, and the applicant is proposing to replace it with a 6' dog-eared wood fence. At the west side, the fence will be inset 2' from the corner of the house and have a gate. On the east side of the house, the fence will extend past the rear of the house to a gate on the south side. The proposed material is consistent with this criterion.

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.

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 proposed fence will be wood. The work is consistent with this historic district design standard.

Fencing and Walls, Prohibited Materials. *Chain-link, vinyl, PVC, and corrugated metal.*

The applicant is not proposing to use any prohibited material.

Fencing and Walls, Configuration.

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

The applicant is not proposing a fence in 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.

The proposed fence will be limited to 6'. The work is consistent with this historic district design standard.

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

On the east side of the house, the fence will only be 4' from the building due to property lines. Due to the proximity of the house, it is not possible to locate the fence 5' from the building. Placement of the fence is still consistent with the historic context.

STAFF RECOMMENDATION:

APPROVE the request for a 6' wood rear yard fence for the property at 514 East Duffy Street with THE FOLLOWING CONDITION because the work is otherwise visually compatible and consistent with the standards.

- 1. Clarify the work, design, and location of the proposed east side stoop.**

MW: CC: JB

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.