



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Patrick Phelps, Hansen Architects

MPC File No.: 26-001292-COA

Address: 220 East Bryan Street

PIN: 20004 17004

Zoning: D-CBD

Staff Reviewer: Jodie Brown, AICP

Date: April 8, 2026

NATURE OF REQUEST:

The applicant is requesting to construct a fence along East Bryan Street and East Bay Lane between 18 Abercorn Street and 220 East Bryan Street.

CONTEXT/SURROUNDING AREA:

The subject property at 220 East Bryan was approved for construction in 2022 (22-002279 COA). The new building is located mid-block on the north side of the street in the Reynolds Ward. The building is east of Christ Church Parish House at 18 Abercorn Street and west of 226 East Bryan Street both of which are listed as contributors to the district. Just to the south is a full block, non-contributing, 6-story building.

The subject building is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

FINDINGS:

The following standards from § 7.8 - Savannah Downtown Historic District Ordinance apply:

Visual Compatibility Criteria. To maintain the special character of the Savannah Downtown 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.

Relationship of materials, texture and color. The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.

The proposed fence is a simple aluminum picket design that is 6' high. The fence will be painted black to help it "disappear" between the buildings. The proposed work is compatible and consistent with this criterion.

Savannah Downtown Historic District Design Standards. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown 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 resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board 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.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Fences, Trellises and Walls, Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

The proposed fence will be just over 6' tall. The proposed work is consistent with the historic district standards.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

The proposed fence is located on the titling lot; however, it will be recessed from the front façade. The work is consistent with the historic district design standards.

Where permitted, fences or walls shall not exceed 48 inches within the front yard.

The proposed fence is not located within the front yard.

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

The proposed fence is not parallel with the building. The work is consistent with the historic district standard.

Fences, Trellises and Walls, Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

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

A masonry base shall be used with iron or extruded aluminum fencing.

The applicant is not proposing to use masonry under the aluminum fence. The gap along East Bryan Street is less than 5'4" and introducing a masonry base would call more attention to the fence. There are other extant fencing examples along Bay Street at Emmet Park and at the Colonial Park Cemetery without the masonry base.

Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

The applicant is not using any prohibited materials. The work is consistent with this historic district standard.

STAFF RECOMMENDATION:

APPROVE the request for an aluminum picket fence between 18 Abercorn and 220 East Bryan Streets on the property at 220 East Bryan Street AS REQUESTED because the work is visually compatible and meets the Standards.

MW: CC: JB

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.