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# MEMO

**To:** McClellanville Architectural Review Board  
**From:** Eddie Bernard, RLA, Planner  
**Date:** September 16, 2025  
**Re:** Design Revisions during construction, 316 Dupre Road, TMS 764-15-00-015

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The Meeks have submitted redlined plans indicating changes made to the previously approved construction drawings for the elevating and additions to the existing single-family residential structure that was completed on the above referenced property. Per Section 12.4.9(c) of the Town's zoning ordinance, "*Subsequent to approval of a Certificate of Appropriateness, any modification in design details must be reconsidered by the Board ....*". Failure to do so is a violation of the Ordinance.

This project was originally reviewed and approved by the ARB in September 2021. A final zoning approval was granted after this meeting. A post construction inspection required prior to a Certificate of Occupancy conducted on July 22, 2025, revealed several changes were made to the home's fenestration and other design elements.

Below is a summary of the changes needing ARB reconsideration:

**Front Elevation:**

- a) The horizontal balusters were installed rather than the vertical ones originally proposed and approved.
- b) A screen door has been added to the front of the screen porch which was originally shown to be all screen and a door has been added on site.

**Right Elevation:**

- c) Metal garage doors without windows have been added to the two bays which were originally shown to be open without doors.
- d) The rear porch steps are not yet built but now proposed to split off the back of the porch and running down both directions parallel to the house rather than coming off the side of the porch towards the garage and turned at the bottom to end at the garage slab which was

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the originally approved alignment. This change will be noticeable to both the left and right elevations as well as the rear elevation but the staff report will only note it on the right elevation.

- e) The roof return that connects the two bottom pieces of the roof has been omitted from the approved drawings as well.

**Left Elevation:**

- f) The lower level bays between posts have been altered to have roughly the upper 2/3 of the height of each of the last two bays with screen while the lower 1/3 are louvers. The front two bays are to be louvers as originally proposed and approved. All four bays were full louvers from bottom to top on the approved plans.
- g) The upper portion of the screen porch has no noticeable vertical middle support continuing from the railing to the top rather than as originally approved with a noticeable middle support member.
- h) The bays under the rear porch are now proposed to be open without any enclosure but was originally approved to be all louvers.

**Rear Elevation:**

- i) The lower level on left end has the left most bay being open and the adjacent bay being louvers which is the opposite of what was originally approved with the left bay being louvers and the adjacent one being open.
- j) The lower level right end now has a screen door with screening covering the remaining upper 2/3 of the bay with louvers being the lower 1/3. This bay was originally approved as all louvers.
- k) The upper portion of the screen porch has no noticeable middle support continuing from the railing to the top rather than as was originally approved with a noticeable middle support member.
- l) The small upper middle window is now a 1 over 1 style rather than the originally approved 2 over 1 style with a muntin in the upper sash to make it a 2 over 1. This window is more narrow than the others which was the reason for only being broken into two panes in the upper sash and all the others are the original 3 over 1 style that were on the house including the window on the front door.
- m) The HVAC stand screen has not yet been completed but is seeking to change from hardie siding that matched the house to 1x6 horizontal slats with 1.5" gap between boards.

**Staff Comments:**

The property is a contributing property but just outside of the national register district.

**Screen porch:** The original screen porch had dividing elements which broke up the expanses of screen that have now been removed. The guidelines have several mentions of screen porches. 'Front porches maybe screened when the work does not destroy original or historic materials and forms, including columns, balustrades, railings and decorative detailing....New screen

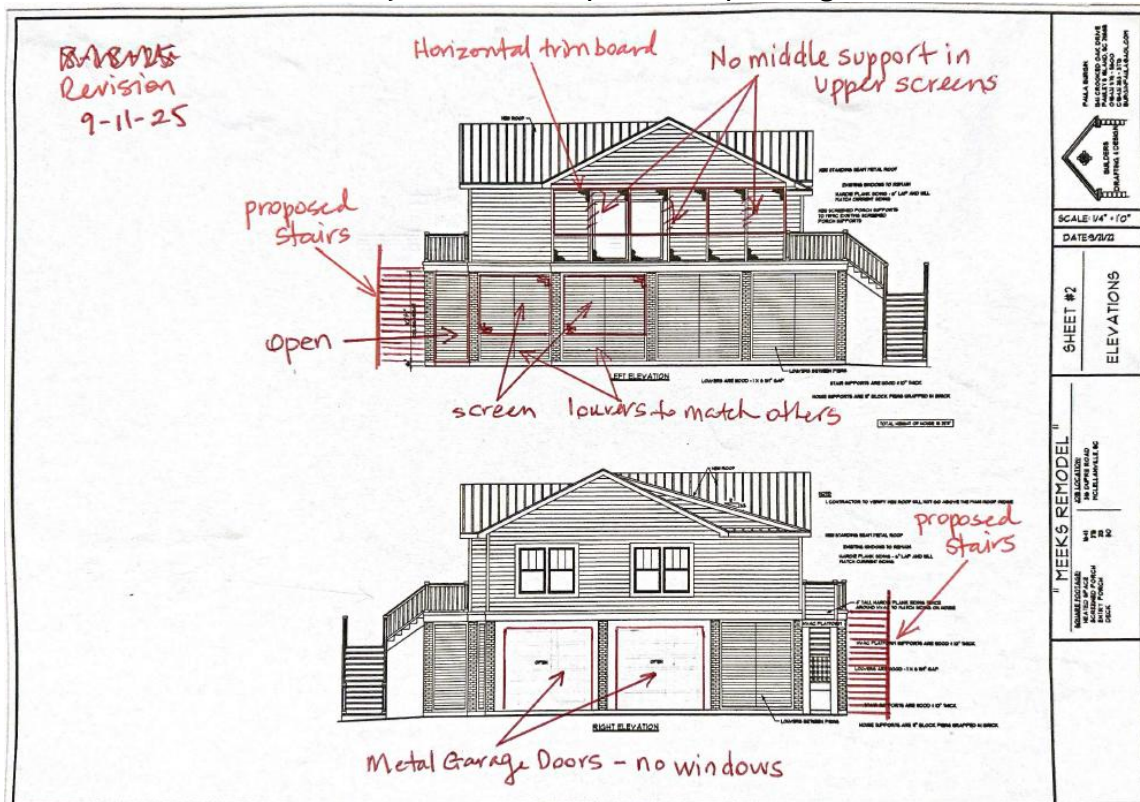
doors on newly screened porches should be plain so the emphasis remains on the original porch details and should be construction of wood.' The former framing detail that further broke up the screen porch expanses has partially been omitted and is currently only present on the lower 1/3 below the horizontal railing member.

**Windows:** The existing windows to the house have muntins in the upper sash to provide decorative elements. A rear window has been installed without this detail. The guidelines indicate that 'Where replacement windows are necessary they should match the material and configuration of the original windows. Simulated divided-lite windows and windows constructed of material such as aluminum and vinyl are not acceptable on contributing buildings. True divided lights and muntins with an exterior profile comparable to contributing buildings of a similar architectural style are acceptable in new construction or noncontributing structures.'

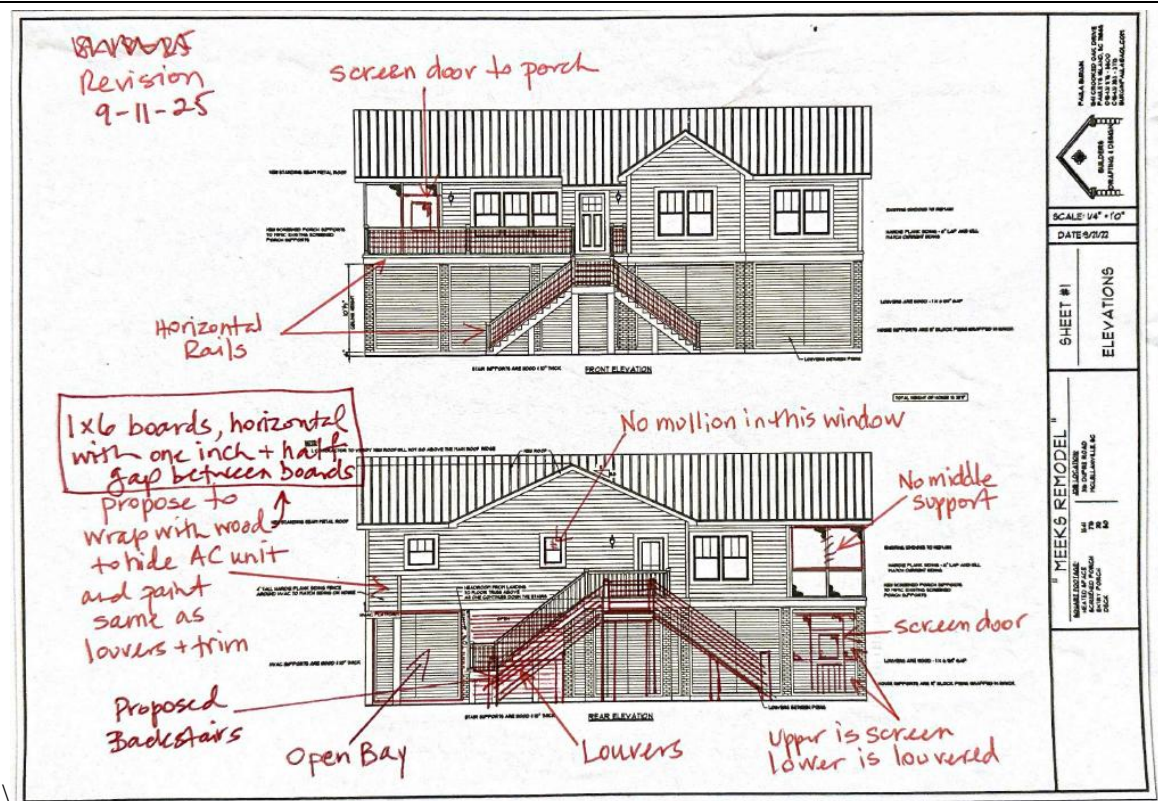
**HVAC screen:** The guidelines indicate that HVAC units... must not visible from the public right of way. These should be placed to the rear of the property and screened appropriately.'

### Zoning Considerations:

An update zoning permit will need to be completed following any approvals that may occur on this property. A revised site plan has been submitted however any other changes such as the potential omission of the parking pad that is not currently installed would influence impervious surface calculations that may need to be updated depending on the status of such elements.







Images below are from September 9, 2025



