

McClellanville Architectural / Design Review Board Minutes
September 16th , 2025 — 7:00 PM

The McClellanville Architectural Review Board/Design Review Board met on the above noted time and date. The time and date of the meeting was advertised in compliance with state law. Board members present were Betty Hills, Ruthie Lacey, Eric Craig, and Leigh Scott. Absent from the meeting was board member Bob Dunn. Town staff members present were Jessie Thomas and Eddie Bernard. Members of the public present included Troy Meeks and Peggy Allison.

The meeting was called to order by Eric Craig at 7:00pm.

The Board reviewed minutes from the June 17th, 2025 meeting. Betty Hills made a motion to approve minutes as written and Ruthie Lacey seconded the motion. The minutes were unanimously approved by the board present.

Eric Craig made a motion to introduce the application for 316 Dupre in the Residential Historic District for exterior modifications made during construction. Eddie Bernard reviewed his staff report with the Board and noted all changes documented during the post construction inspection. Changes included the front horizontal balusters were installed rather than the vertical ones originally approved. A screen door has been added to the front of the screen porch. Metal garage doors without windows have been added to the two bays. 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. This change will be noticeable to both the left and right elevations as well as the rear elevation. The roof return that connects the two bottom pieces of the roof has been omitted from the approved drawings. 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. All four bays were full louvers from bottom to top on the approved plans. 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. The bays under the rear porch are now proposed to be open without any enclosure. 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. 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. The upper portion of the screen porch has no noticeable middle support continuing from the railing to the top. 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. The HVAC stand screen has not yet been completed but is seeking to change from hardy siding that matched the house to 1x6 horizontal slats with 1.5" gap between boards. The original screen porch had dividing elements which broke up the expanses of screen that have now been removed. 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. 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.' The guidelines indicate that HVAC unit must not be visible from the public right of way. These should be placed to the rear of the property and screened appropriately.' An updated 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.

Eric Craig opened the floor to the applicant to explain reasons behind changes made. Reasons given by Troy Meeks were as follows - garage door changes added for security; changes to louvers and opening to the rear were for improved circulation; rear stairs would have been on top of the septic tank which led to revised stair orientation; horizontal balusters were an aesthetic change seen on other homes in the Historic District. Troy also specified that they plan to wrap/screen the full stand and HVAC unit and will be painting the railings white. Troy confirmed there are no additional structural changes planned for the house and agreed to return to the Board for any future changes including changes to the shed on property.

Eric Craig agreed the house maintains the current character. Ruthie agreed it was a "tremendous improvement" from previous state. There were no other questions from the Board.

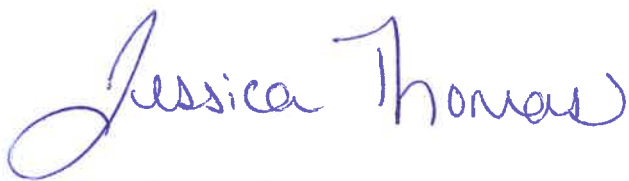
Eric Craig made a motion to approve the revisions. Leigh Scott seconded the motion and was unanimously approved by the board present.

No other items on the agenda.

The next meeting will be held on October 21st, 2025 at 7:00 PM.

Eric Craig made motion to adjourn meeting at 7:51pm.

Respectfully submitted,



Jessie Thomas / Secretary