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Staff Report

To: McClellanville Architecture Review Board

From: Eddie Bernard, RLA, Planner

Date: August 18, 2026

Re: 210 Charlotte Street (TMS 764-14-00-111) Approval to relocate and elevate house on same lot

The applicant is seeking approval to move the house closer to Charlotte Street on the same lot and elevated some. Some modifications to the front screen porch are proposed and some wood replacement with like for like materials are also proposed. The property is zoned Residential Historic District and is a contributing property in both the National Historic District and the local Historic District.

The line drawing of the proposed changes to the front porch are not completely accurate and lack some labels of materials. The new door will be the full height of the screened area and thus will match the height and style doors that are currently on the sides of the porch and not have any screening above it. There will be stairs and possibly handrails outside of the door which are not shown and thus the materials of the steps and handrail are unknown. The drawing only shows the front house elevation, however the balustrades shown on the drawing, which are 2x2 wood pickets, are proposed on all three sides of the porch inside the screen. The existing doors on the sides of the porch will be removed and replaced with full screening on each side. The foundation piers are to be brick veneer over concrete block. Horizontally oriented 1x6 boards which are not shown on the drawing are proposed between the piers. The house is currently about 15" above the ground and is proposed to be elevated to 30"-36" above the ground and similar to the neighboring house.

The guidelines indicate that most foundations of historic homes are masonry piers and that lattice, basket weave, or vertical-slat wood screens are appropriate for areas between piers on contributing buildings, both of which are consistent with what is proposed. The rotten wood at the bottom of the house and the windowsill are to be replaced with like materials. For the front porch, the guidelines indicate that these porches can be screened when the work does not destroy the original or historic materials and forms and that new screen doors on newly screened porches should be plain, so the emphasis remains on the original porch.

Zoning Considerations:

The applicant had recently applied for a variance from the Board of Zoning Appeals for the removal of a 25" pecan and 28" southern magnolia which were denied in July. The proposed location of the house is closer to both trees than the present location and would be unable to be approved. The applicant is aware of the need to gain approval to remove both of these trees before a zoning permit could be issued. While the house is proposed to be elevated roughly another 15"-18" it will still be less than the normally required design flood elevation. The lot is in the AE 12 flood zone and thus design flood elevation would be 14'. Preliminary conversations with the County Floodplain Management Coordinator indicated that with the move the house would have to meet flood requirements. The letter from the applicant indicates the house is proposed to be moved 10'-15' from the rear fence and while the location of the fence relative to the property line is not known the house would have to meet setbacks which would be 15'. Any potential approvals from the board should include contingencies in gaining approval for both tree removals, a variance from flood plain considerations and that the house would meet Town setback requirements. If approved, revised drawings will be needed to show the proposal more accurate and include the items that are missing.





