

Architectural Standard for Charleston House Portico Repair

Background

The garage porticos for the Charleston houses have shown premature deterioration and require repair. The deterioration is due in part to design and materials, so changes in design and materials are appropriate. The purpose of this standard is to provide latitude in design and materials used in the repair so that the end result is more durable, but remains reasonable consistent with the existing design of the house.

It is not the intent of this standard to dictate the design or to offer an opinion on what will or will not correct the problem. The intent is to offer the homeowner and builder latitude in correcting the problem.

Standard

Changes in design and materials for the garage portico for the Charleston style houses can be made without submitting an Architectural Change Request Form provided that the changes conform to the following general guidelines.

1. The design and materials used in the repair can be changed to provide a more durable end result.
2. The end result must be reasonably visually consistent with the original design.

The following specific changes are considered consistent with the general guidelines:

- Roof pitch and overhang
- Roofing material
- Gutters
- Railing design, materials, and post attachment
- Trim and molding design and materials
- Light mounting and location

Other detailed changes consistent with the general guidelines can also be made.

If the design or use of the portico is changed beyond the general guidelines, an Architectural Change Request Form must be submitted.