

DESIGN STANDARDS/PRESERVATION PLAN

PURPOSE

Local historic district designations protect and enhance historic neighborhoods in Austin. By establishing historic district overlay zoning, the City of Austin creates a public process to review proposed changes to contributing buildings and consider whether those changes are compatible with the neighborhood's historic character.

These design standards provide direction for property owners, architects, designers, builders, the Historic Landmark Commission (HLC), and the City Historic Preservation Office (HPO) in reviewing Certificate of Appropriateness applications for changes to contributing properties and new construction within the local historic district. Applications for Certificates of Appropriateness for properties in local historic districts are reviewed based on the design standards adopted for each district.

The design standards are based on the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, all of which are included in *Section 5, Resources for Property Owners*. Each section of the local historic district's design standards provides clarifications of the *Secretary of the Interior's Standards*, including exceptions and recommendations for best practices.

The design standards interpret the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Smoot/Terrace Park Historic District. The standards in this document were developed by first studying the physical elements of the historic buildings and landscapes that define the character of the district, as defined above in *Section 1. Architectural Composition of the District* and *Section 2. Building Locations and Landscape Features*.

Property owners should review these sections to understand the important character-defining features of the district's historic homes.

SCOPE

These design standards set parameters for Certificates of Appropriateness for alterations and additions to contributing buildings in the local historic district. The design standards also set parameters for compatible new construction within the district. The scope below sets forth the types of work that *require* a Certificate of Appropriateness, the types of work *recommended* to follow these design standards, and the types of work that fall outside of the purview of these design standards.

These design standards do not require a property owner to rehabilitate or restore their property. Rather, the standards apply if and only if the property owner initiates a rehabilitation or restoration project.

Work requiring a Certificate of Appropriateness:

- Exterior alterations to a contributing building, if a building permit is required¹
- Replacement of doors and windows, even when a building permit is not required
- Construction of new principal buildings on any property in the district
- Construction of Accessory Dwelling Units (ADUs) or other secondary buildings on contributing properties
- Demolition of any contributing principal building
- Addition of new signs

The Historic Preservation Office or Historic Landmark Commission shall grant a Certificate of Appropriateness if the application conforms to these design standards. The HLC also has the authority to grant exemptions to the standards if it determines that the proposed project will maintain the character-defining features of the property and/or district. Considerations that may cause the HLC to grant an exemption include, but are not limited to:

- Energy efficiency²
- Watershed protection
- Tree protection
- Accessibility for persons with disabilities
- Small lot size

Work requiring a Certificate of Appropriateness may be eligible for a tax abatement from the City. (Contact the HPO for additional information.)

Work recommended to meet these design standards:

- Exterior alterations or additions to noncontributing buildings constructed during the district's period of significance (1877-1945)

While the design standards do not regulate alterations and additions to noncontributing buildings, property owners are encouraged to consult these design standards for recommendations in their design process.

For a noncontributing building built during the district's period of significance (1877-1945), the HPO may change the status to contributing if non-historic alterations are removed and/or historic features are restored. Work that changes the building's status to contributing is eligible for a tax abatement from the City. (Contact the HPO for additional information.)

¹ In general, a building permit is required to "erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish any building or structure" in Austin; a list of the limited types of work exempt from permitting is available at <http://austintexas.gov/page/work-exempt-building-permits>.

² Alterations and additions to contributing buildings shall be done in such a way as to meet or exceed the intent and requirements of current energy code except in cases where compliance with the codes would adversely impact the historic character of the property or the district. In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic, contributing or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

Work excluded from the scope of these design standards:

- Interior alterations that do not involve exterior changes
- Structural or systems work that is not visible on a contributing building's exterior
- Exterior alterations to contributing buildings that do not require a building permit – except door and/or window replacement on a contributing building
- Exterior alterations or additions to noncontributing buildings
- Any work item not addressed herein; if a proposed project or project component is not addressed by the design standards, only the base zoning and applicable *building codes apply*

PROCESS

A Certificate of Appropriateness is required for all non-routine exterior work to a contributing resource that requires a building permit, as well as replacement of windows or doors even if it does not require a building permit. This work may include alterations to historic materials or the visual appearance of a site or building façade within the historic district. These include additions to existing buildings, construction of new buildings, changes in roof materials, major landscape work, and changes in sidewalks and driveways. Historic preservation review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

The HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features.

Application forms for obtaining a Certificate of Appropriateness are available online at:
<http://www.austintexas.gov/page/planning-and-zoning-applications#hist>.

Alterations to Contributing Buildings

This section of the design standards applies to historic features on exterior front walls, side walls within 15 feet of the front of the house, and roofs within 15 feet of the front of the house. Applicable historic features include exterior wall materials, doors, windows, porches, dormers and chimneys. An exterior feature is historic if it was built during the district's period of significance (1877–1945), even if it was added after initial construction, and if it is identified as historic in the previous sections of this application (see *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; or *Building Locations and Landscape Features*).

The design standards for alterations to contributing buildings reflect the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. In general, the standards follow these basic principles:

- **Do not alter or remove historic features unless they are deteriorated beyond repair.**

Some exterior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is important that such alterations do not substantially change, obscure, or destroy character-defining historic materials and features. Section 2 of this document identifies the character-defining historic features for each architectural style found in the district. The materials and features that are important in defining a building's historic character must be retained to preserve that character unless they are deteriorated beyond repair. The HPO and HLC will determine when the level of deterioration is great enough to require replacement, based upon the definition of "deteriorated beyond repair" in the Glossary in *Appendix F*.³

See *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; and *Building Locations and Landscape Features* for descriptions of common historic features and materials present within the historic district. Each material and feature will require different preservation treatments. See *Resources for Property Owners* for online and in-person resources available to help property owners learn about treatment options and professional historic preservation services.

- **If replacing deteriorated historic features, the replacement should reflect the original.**

If the level of deterioration or material damage to a historic feature means that repair is not possible, or if it is critical to the survival of the building (e.g., a roof), the damaged feature should be replaced to match the historic feature based on physical or historical documentation of its form and detailing. The design standards recommend the replacement of the entire feature in-kind (i.e., with the same profile, dimension, and texture). A substitute material is an acceptable alternative to the original material if the form, design, and scale, as well as the substitute material itself, can effectively reflect the appearance of the remaining features, such as fiber-cement (eg. HardieBoard) siding that imitates wood siding, provided that the replacement does not damage remaining adjacent historic fabric.

- **Do not add a new feature that was not there historically.**

³ As defined in the Glossary, an individual building component is "deteriorated beyond repair" if it is decayed to the point where it cannot serve its structural purposes. The HPO and HLC will determine if a building component is deteriorated beyond repair, based on documentation provided by the property owner.

When an entire exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately restored in form and detailing after carefully examining primary source documentation of the feature's historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. If the missing feature is important to the historic character of the building – and adequate documentary and physical evidence exists – the design standards recommend its reproduction and replacement.

A second option for replacing a missing feature—particularly when the available information about the feature is inadequate to permit an accurate reconstruction—is to design a new feature that is compatible with the overall historic character of the building. To be compatible, the new design should always take into account the size, scale, and material of the building itself, and should be clearly differentiated from the historic features. Consider looking at examples of historic features on similar buildings in the district for reference.

Keep in mind that the City never will require replacement, but the design standards will apply if an owner initiates a replacement project.

A. FRONT EXTERIOR WALLS

Requirements

1. Retain and repair the historic exterior materials on front walls, side walls within 15 feet of the front, unless HPO staff and/or the HLC agree that repair is not possible due to deterioration beyond repair
2. If replacement of the historic exterior wall materials is necessary, choose a material similar in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they do not damage adjacent historic fabric and so that they maintain the planar relationships and joint patterns that existed historically relative to window frames, door frames, and other exterior features

Recommendations

- a. Identify and treat the causes of deterioration to exterior wall materials, such as clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the house, and vegetation or moisture-retaining soil that touches wood elements
- b. Clean soiled historic exterior wall surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes
- c. Maintain and repair historic exterior walls according to accepted preservation techniques (see Section 4. Resources for Property Owners)

B. DOORS AND DOOR OPENINGS

Requirements

1. Avoid alterations that enlarge doorways, relocate doorways, or add new door openings on front walls and side walls within 15 feet of the front
2. Retain and repair historic doors and door frames unless HPO staff and/or the HLC agree that deterioration is beyond repair
3. Retain and repair door glazing (window or glass) in its historic configuration unless deteriorated beyond repair

4. In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the house
5. If a new door or door frame is required because the original is deteriorated beyond repair, install the new components so that they maintain the same planar relationships and joint patterns that existed historically relative to door frames, exterior wall planes, and other exterior features

Recommendations

- a. If choosing a replacement door, look to other houses of similar age and style or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house
- b. Maintain and repair historic doors according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

C. WINDOWS AND WINDOW OPENINGS

Requirements

1. Avoid alterations that enlarge or relocate window openings, or add new window or skylight openings, on front walls, side walls within 15 feet of the front, or roofs within 15 feet of the front
2. Retain and repair all components of existing historic windows unless HPO staff and/or the HLC agree that the individual component is deteriorated beyond repair
3. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of historic windows
4. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window. Extruded aluminum and aluminum-clad wood are acceptable substitutes for wood; vinyl is not an acceptable substitute material
5. If replacement windows are required, install the new windows so that they maintain the same planar relationships and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features

Recommendations

- a. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames – such as weather stripping, insulating weight pockets, adding interior storm windows, adding a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods
- b. Maintain and repair historic windows according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- c. Consult with HPO staff, Preservation Austin, and local neighborhood groups like the Zoning Committee of the Old West Austin Neighborhood Association (OWANA) for affordable ways to maintain and enhance the efficiency of historic windows

D. PORCHES

Requirements

1. Retain and repair the historic front porch materials and features unless HPO staff and/or the HLC agree that they are deteriorated beyond repair⁴

⁴ Note that replacement of porch flooring does not require a building permit, and therefore is not regulated within the scope of these Design Standards. However, structural repairs under the porch would require a building permit.

2. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic features
3. If enclosing a front porch, use materials that do not visually detract from the historic character of the house—like non-reflective screening or glass—and install the enclosure in a reversible manner that does not damage any historic features

Recommendations

- a. If replacing deteriorated historic porch materials or features, consider using the historic material before considering a substitute material
- b. Consider keeping front porches open if they were open during the period of significance
- c. Maintain and repair historic porches according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

E. ROOFS AND ROOF FEATURES

Requirements

1. Retain and repair the original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front
2. Retain and repair historic dormers, historic gable/attic vents, historic roof brackets, and historic chimneys unless they are deteriorated beyond repair

Recommendations

- a. If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that matches the dimensions, profile, appearance, and configuration of the historic material; metal roofs are also acceptable
- b. Maintain and repair historic roof materials and features according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

F. SITE IMPROVEMENTS

Requirements

None.

Recommendations

- a. Maintain and repair, rather than replace, existing historic fences, walls, retaining walls, and steps according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- b. When replacing deteriorated historic site features, consider matching the size as well as the dimensions, profile, appearance, and configuration of the historic feature
- c. Consider adding a new front yard fencing only if similar fences were present in the district during the historic period (1877–1945)
- d. Consider avoiding installation of new permanent landscape features that obscure the historic features of the building
- e. Consider trimming vegetation so that it does not obscure the historic features of the building
- f. Trim vegetation so that it does not touch the building to avoid water infiltration
- g. Point sprinklers away from the building to avoid water infiltration

Additions to Contributing Buildings

Requirements

1. New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building
2. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly
3. Design new additions that are subordinate to and do not overpower the historic building
4. Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front
5. Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the house (excluding the porch)
6. A new basement addition may extend to the front of the house
7. Design basement additions so that they do not raise the floor level of the house, or so that the new floor level of the house is not higher than either the average of the contributing houses on the same block face, or the average of the adjacent houses if contributing
8. Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

Recommendations

- a. Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side or rear roof slope that is set back from the front of the building at least 15 feet
- b. Design a one-story addition to a one-story building if possible
- c. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway to minimize damage to the historic fabric of the original building
- d. If constructing additional porch space, consider side-porch additions that are set back from the front façade; as well as freestanding shade structures, like pergolas or canopies
- e. Design new additions according to accepted preservation principles (see Section 4. Resources for Property Owners)
- f. Consult with the OWANA Zoning Committee about the design of new additions

New Construction

These design standards recognize that new residential structure should reflect its time; therefore, contemporary design for new residential construction is appropriate, as long as it is compatible with the design patterns of the district and the buildings immediately around it. These standards also recognize the importance of Accessory Dwelling Units (ADUs) in providing homeowners with supplemental rental income, encouraging urban residential density in near-downtown neighborhoods, and increasing affordable housing options in areas of the city that are seeing a rapid rise in property values. Encouraging a dense, affordable, and diverse neighborhood will result in a greater ability to preserve the neighborhood's historic homes.

All new construction within the district shall conform to the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

Requirements

1. New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block. New garages may have an alley-fronting orientation if in keeping with contributing garages in the district
2. Setbacks for new construction of a new principal building shall be consistent with setbacks of the district's contributing houses by taking the average of the existing setbacks of contributing houses on the same block face, or by aligning with the setback of one adjacent contributing house. This may allow setbacks that are shallower than the base zoning
3. Setbacks for new construction of a new auxiliary building, such as a garage, shall be consistent with setbacks of the district's contributing auxiliary buildings by taking the average of the existing setbacks of contributing auxiliary buildings on the same block face, or by aligning with the setback of one adjacent contributing auxiliary buildings. This may allow setbacks that are shallower than the base zoning
4. Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district
5. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects a style borrowed from surrounding historic buildings, differentiate the scale, massing, and/or materials
6. For new residential buildings, garages shall be set back at least 15 feet from the front wall of the building (excluding the porch)
7. Protect large trees from damage during construction and from delayed damage due to construction activities⁵

Recommendations

- a. Avoid using a historical style not found among the contributing buildings in the district
- b. Consider using the same or similar front proportions and fenestration patterns as contributing buildings
- c. Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings to be similar to surrounding contributing buildings
- d. For residential buildings, consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be the same as or similar to existing adjacent buildings

⁵ Refer to the City of Austin Tree Regulations at <https://www.austintexas.gov/fag/tree-regulations>.

- e. Consider designing new principal houses to include front porches that are at least 6 feet deep with an area of at least 70 square feet
- f. Protect significant site features from damage during construction and from delayed damage due to construction activities
- g. Consult with the OWANA Zoning Committee at the outset of designing new buildings within the district

Resources for Property Owners

Many resources exist online to guide property owners in preserving their buildings, including the Preservation Briefs and Preservation Tech Notes provided by the National Park Service (see below). Locally in Austin, the nonprofit organizations Preservation Austin (www.preservationaustin.org/) and Preservation Texas (www.preservationtexas.org/) both provide in-person advice about treatments and suggestions for professional services. The Texas Historical Commission (<http://www.thc.texas.gov/>) is also available to provide assistance.

A. CITY OF AUSTIN REGULATORY RESOURCES

Historic Landmark Commission (HLC)

Website: <https://www.austintexas.gov/hlc>

Phone: (512) 974-6454

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Landmark Commission is an 11-member board appointed by the City Council and composed of Austin residents having “knowledge of and experience in the architectural, archaeological, cultural, social, economic, ethnic, or political history of the City, and a demonstrated interest or competence in or knowledge of historic preservation” (City of Austin Code of Ordinances, Section 2-1-147).

Among many other duties related to the promotion and preservation of historic places in Austin, the Commission reviews and approves proposed changes to contributing historic properties and proposed new construction in local historic districts.

A Certificate of Appropriateness is required in advance of performing all non-routine exterior and site work requiring a building permit within the historic district, as well as window and door replacement even if it does not require a building permit. Building permits will not be released without a Certificate of Appropriateness review by the Historic Preservation Office or the Commission.

Historic Preservation Office (HPO)

Website: <https://www.austintexas.gov/department/historic-preservation>

Phone: (512) 974-1686

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Preservation Office (HPO) supports the HLC with dedicated professional staff.

B. ONLINE RESOURCES

The design standards are based on the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are one component of the overall Standards and Guidelines for the Treatment of Historic Properties. The standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic

property. The full set of standards and guidelines are hosted by the National Park Service (NPS) at <https://www.nps.gov/tps/standards.htm>.

The National Park Service also provides technical assistance and guidance on the preservation of historic properties through the publication of *Preservation Briefs* and *Preservation Tech Notes*, which are all available online at <https://www.nps.gov/tps/how-to-preserve.htm>. These resources focus on specific issues common in preservation.

The following is a list of publications (by the NPS and others) relevant to the issues faced by owners of properties in local historic districts.

Publications about work on historic exterior walls

- NPS Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>)
- NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>)
- NPS Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>)
- NPS Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>)
- NPS Preservation Brief 10: Exterior Paint Problems on Historic Woodwork (<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>)
- NPS Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors (<https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>)
- NPS Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>)
- NPS Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>)

Publications about work on historic windows

- NPS Preservation Brief 9: The Repair of Historic Wooden Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>)
- NPS Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>)
- Window Rehabilitation Guide for Historic Buildings, a comprehensive technical guide to window preservation published by the National Park Service and the Historic Preservation Educational Foundation (www.hpef.us/windows)
- Window Preservation Standards, a catalog of specific methods for the assessment, maintenance, repair, preservation, and weatherization of older and historic windows published by the Window Preservation Standards Collaborative (www.windowstandards.org)

- National Trust for Historic Preservation, “13 Things You Should Know About Retrofitting Historic Windows”(www.savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows)
- National Center for Preservation Technology and Training, “Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement” (www.ncptt.nps.gov/blog/saving-windows-saving-money)
- *Journal of Preservation Technology*, “What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows” (www.dahp.wa.gov/sites/default/files/WhatReplacementWindowsCantReplace.pdf)

Publications about work on historic roofs

- NPS Preservation Brief 4: Roofing for Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>)
- NPS Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs (<https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>)
- “*The Roofing Handbook for Historic Buildings*,” a comprehensive technical guide to historic roof preservation published by the Historic Preservation Educational Foundation (www.hpef.us/roofing)

Other relevant publications

- NPS Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns (<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>)
- NPS Preservation Brief 45: Preserving Historic Wooden Porches (<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>)