



DOOR REPAIR AND REPLACEMENT PRESERVATION AND DESIGN GUIDELINES



DC HISTORIC PRESERVATION REVIEW BOARD



DOOR REPAIR AND REPLACEMENT PRESERVATION AND DESIGN GUIDELINES

TABLE OF CONTENTS

INTRODUCTION	1
PRESERVATION GOALS AND CONSIDERATIONS	1
GUIDELINES FOR DOOR REPAIR AND REPLACEMENT	2
REPAIRING HISTORIC DOORS	
REPAIR TECHNIQUES	5
IMPROVING EFFICIENCY AND SAFETY	7
REPLACING DOORS	
DOOR CHARACTERISTICS	8
DOORS FOR COMMON HISTORIC BUILDING TYPES	11
DEFINITIONS	19
BUILDING PERMIT REVIEW	21
PRESERVATION AND DESIGN GUIDELINES SERIES	22

INTRODUCTION

Doors are typically one of the principal ornamental and architectural features of historic buildings. They are a primary focus of a building's front elevation and provide an important sense of scale, detailing, craftsmanship, proportion and architectural styling.

These guidelines are intended to provide property owners information on the technical and aesthetic considerations for door repair and replacement on historic property. They outline the preservation and design principles applied in the review of this type of work to ensure that changes are compatible with the character of the property.

PRESERVATION GOALS AND CONSIDERATIONS

The city's preservation law establishes the fundamental purposes for the review of work affecting historic properties. These include **retaining and enhancing** the distinctive features and character of historic properties, **ensuring that changes are compatible**, and **encouraging adaptation** for current use.

Design guidelines establish the principles for achieving these purposes. In giving more specific advice, these guidelines also reflect several considerations applied in the design and review of work affecting historic property. These considerations include:

Visibility or prominence from the street: Changes that are visible to the public are more likely to affect a historic property's character. As a general rule, alterations on primary elevations visible from a street should be more carefully considered, while greater flexibility is warranted for changes on elevations that are minimally or not visible to the public.

Level of property significance: Historic properties may merit different levels of treatment depending on their relative significance. Buildings or building features of greater architectural character or historical significance may warrant more careful treatment.

Changes to properties in historic districts are reviewed in the context of their relative significance to the district.

Contextual and compatible design: The design of features on historic property should display an awareness of and response to the specific historic, architectural and aesthetic qualities of the property and its surroundings.

Quality of design and materials: Historic buildings often display high quality design and materials which should be retained. Special features that are custom designed or crafted, or that represent an unusual degree of styling or detailing warrant particular care, and all reasonable efforts should be made to preserve or replicate them accurately. A more flexible standard may be applied to elements that were mass-produced, do not have distinguishing characteristics or that are easily replicable.

Temporary and additive change vs. permanent and destructive change: Alterations that are temporary or easily reversible have less of a lasting impact on the character of historic property than changes that permanently change, damage, or remove important features.

Achieving a reasonable balance: Adapting old buildings requires thoughtful consideration of practical needs along with the civic benefits of protecting architectural and historical characteristics valued by the community.



GUIDELINES FOR DOOR REPAIR AND REPLACEMENT

1.0 REPAIRING HISTORIC DOORS IS THE MOST APPROPRIATE PRESERVATION TREATMENT

1.1 Historic doors on primary elevations should be retained and repaired unless it can be documented that repair is not feasible.

1.2 Maintenance and repair can extend the life of historic doors and greatly improve their energy efficiency. Prior to considering replacement, repair, weather stripping and/or the installation of a storm door should be considered as ways to prolong the life of an original door.

1.3 Proper maintenance and repair is the most appropriate treatment for doors on historic property. Retention and repair of historic doors promotes the long-term preservation and integrity of the physical building material and improves the appearance of historic buildings and districts.



Special doors that exhibit unusual detailing and panel design.

1.4 All reasonable efforts should be made to preserve special doors that are of a custom design with unusual shapes, details, profiles or craftsmanship. A stricter standard may be applied to ensure the preservation of special doors.

2.0 REPLACEMENT DOORS ON PRIMARY ELEVATIONS OF HISTORIC PROPERTY SHOULD REPLICATE THE CHARACTER OF THE HISTORIC DOOR

2.1 If an historic door cannot reasonably be repaired, or if the door is not original, the replacement should match the original door design and materials as closely as possible if known. Replacement doors should have design characteristics that are compatible and appropriate for the building's architectural character and era of construction.

2.2 A replacement door's design should be based on the original door if present or an evaluation of the building's character, original doors on similar buildings, or historic documentation.

2.3 Replacement doors on primary elevations should be compatible in material, composition of panels and glazing, profile and overall appearance with the building.



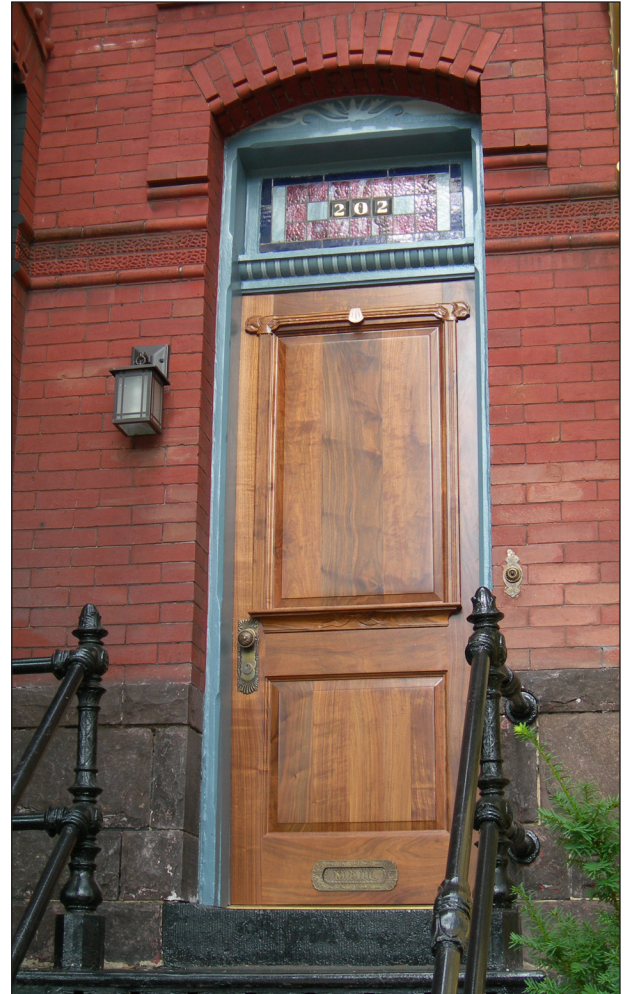
Doors on architecturally unified row.

- 2.4 Precise replication of original door appearance is typically not required if the original door is gone. However, a stricter standard of replication may be applied to historic landmarks, architecturally unified rows, or buildings of greater architectural or historical significance.
- 2.5 On primary elevations, replicating the material of the historic doors is the most appropriate option. Materials other than the original may be acceptable if they closely match the finish and other visual characteristics of historic doors.
- 2.6 Replacement doors on primary elevations should properly fit and fill historic openings. New installations should not result in a noticeable increase in the size of the exterior framing or blocking down the opening with panels or additional framing.
- 2.7 Expanding or reducing the size of door openings, blocking up, or creating new openings on primary elevations of historic buildings is not appropriate. Flexibility to this principle may be applied for basement door openings located under stairs or otherwise not prominently visible from public view.



This replacement door is not compatible with the character of the building and not properly sized to fit the opening.

- 2.8 Replacement doors for below-grade basement entrances should match the general characteristics of the historic door, but flexibility will be applied if the door is largely obscured from public view.



This replacement door replicates the material and detailing of the original door.

- 3.0 REPLACEMENT DOORS ON SECONDARY ELEVATIONS SHOULD BE GENERALLY COMPATIBLE WITH THE BUILDING OR HISTORIC DISTRICT
- 3.1 Replacement doors on secondary elevations that are visible from public street view should fit and fill the original opening and be compatible in composition and general appearance with the architectural character of the property.

3.2 Matching the original door design and materials on visible secondary elevations is encouraged but not required. A stricter standard of replication may be applied to historic landmarks or for doors of particular prominence.

3.3 Replacement doors on secondary elevations that are not visible from public street view should be generally compatible with the character of the property.

3.4 Alteration of door openings on secondary elevations that are architecturally composed or contribute to the overall character and design of a property is discouraged. An alteration may be acceptable if compatibly designed and does not affect important character-defining or compositional features.

3.5 Selective alteration or blocking up of door openings on secondary elevations that are strictly utilitarian may be acceptable if it is compatible in general character with the building and does not affect important character-defining features.

4.0 DOORS ON ADDITIONS, NEW CONSTRUCTION, AND NON-HISTORIC PROPERTY SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING OR DISTRICT

4.1 Doors on additions to historic property that are visible from public street view should be compatible in material, composition and profile with the architectural character of the building.

4.2 Doors on primary elevations of new construction and non-contributing buildings in historic districts should be compatible with the general composition of doors found in the historic district.

4.3 Doors on additions, new construction and non-contributing buildings that are not visible from public street view should respect the general character of the building or district but matching the material, composition and profile is not required.

4.4 The review of doors on additions, new construction and non-contributing buildings is intended to promote design compatibility with historic buildings and districts. It is not intended to discourage good contemporary design or creative architectural expression.



The door on this new building is compatible with the proportions and character of surrounding historic buildings.

REPAIRING HISTORIC DOORS

Retention and repair of historic doors is the most appropriate treatment for historic property. Repair options should be evaluated prior to considering replacement.

The first step is to evaluate the condition of existing doors, which can often be done simply through close visual inspection. Contractors and carpenters who specialize in door repair can provide a more detailed analysis.

REPAIR TECHNIQUES

The following conditions are generally easily repairable, and a permit is not required to undertake the work:

Loose Hinges

Hinges, which attach the door to the jamb with screws, may become loose over time. As a result, the door can become unbalanced. Simply tightening the existing screws may address the issue. If the screw holes are stripped, longer replacement screws or the use of wood dowels to reinforce screw holes may be needed.



Tightening or replacing hinge screws can fix a door that isn't opening and closing properly.

Open Joints

Doors are comprised of vertical stiles, horizontal rails, and recessed panels. Tenons, which connect rails and stiles and are held in place with glue and wedges or pegs, may become loose over time. Gaps may form between the stiles and rails, slightly widening the door and affecting its ability to close smoothly. Wedges can be replaced by a carpenter and new glue applied, returning the door to its original dimensions.

Glass Repair

Glass panels within a door may require reglazing. The wood molding that holds the panes of glass can be easily removed, a new pane inserted, and the molding nailed or glued back in place. Some doors have panes held by putty glazing, as is used in windows, which can eventually dry and shrink. Maintaining a sound paint finish will protect putty glazing from needing more frequent replacement. Broken glass in a door or the transom above can be replaced using modern glass or period-appropriate "wavy" glass from salvage companies or replica catalogues.



This door has wood molding around each pane that can be removed for the insertion of replacement glass.

Damaged Wood

Partially decayed or rotted wood can often be repaired, stabilized, or patched with epoxy to achieve a sound condition. Wood elements that are badly deteriorated can be selectively replaced. Selective, in-kind replacement of door parts may also be needed to address issues such as bottom rail rot or stiles that have been heavily damaged by the insertion of multiple lock sets over time.



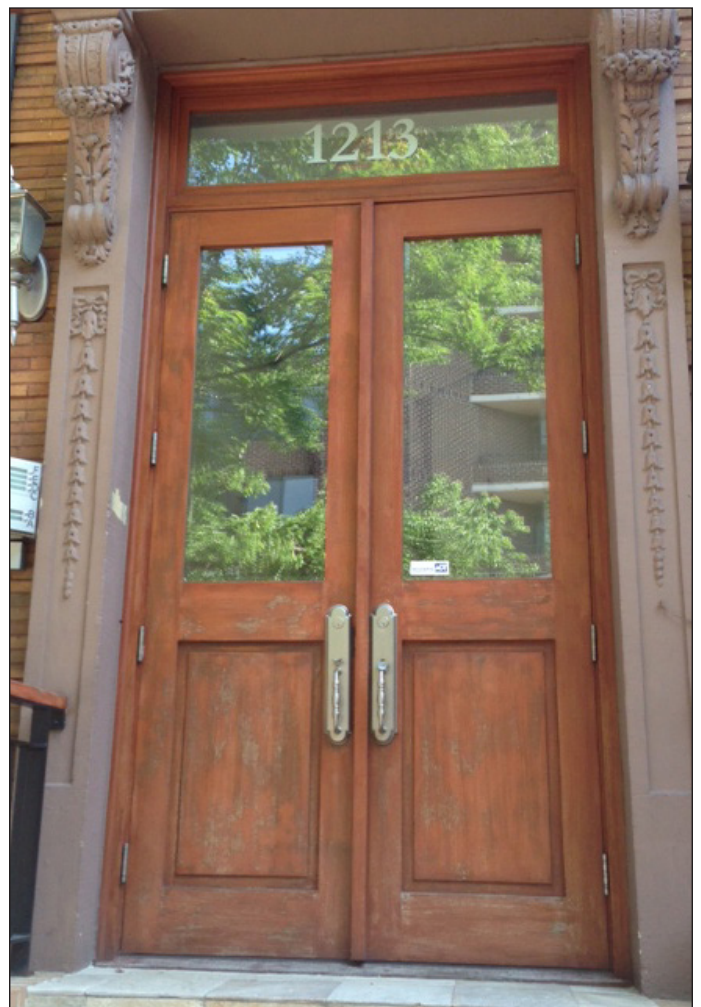
The bottom rail and side stiles of these doors are severely deteriorated, requiring reconstruction with new wood elements or wholesale replacement.

Paint

Paint and sealants protect wood from deterioration and are essential to the long-term maintenance of wood doors. If paint is peeling or cracking or sealants are not applied, water can penetrate and eventually deteriorate wood elements. Seasonal humidity can also make solid wood doors warp and bow, causing them to fit poorly in the frames. All six faces of the door should be treated – including the back, front, top, bottom, and both sides – each time the door is refinished or painted.

Paint build-up over time can interfere with the ability of doors to open and close with ease. A heat gun, scraper, or chemical remover can be used to remove excess paint from the edge of the door and the jamb prior to repainting or staining.

As lead-based paint was not banned until 1978, property owners planning to strip paint from old doors should work with contractors certified to undertake this type of work. For information on lead paint removal and disposal, consult the DC Department of the Environment's website at dc.ddoe.gov.



Paint is the most common protective coating for historic wood doors. Unpainted doors require periodic application of an exterior grade finish to protect the wood.

IMPROVING EFFICIENCY AND SAFETY

Weather Stripping

The majority of heat loss through historic doors occurs around the perimeter of the opening. The tighter the seal around the door, the more energy efficient the door will be. Metal, silicone, rubber or felt weather stripping can be applied to the top, bottom, and sides of doors and to the jamb, providing a tighter air seal. Studies have shown that adding weather stripping can increase the energy efficiency of a door by as much as 50%.

Storm Doors

Storm doors are a relatively inexpensive solution that can greatly increase thermal efficiency while preserving historic doors. Storm doors are reversible and easily upgraded, and their installation and removal does not require a building permit.

Storm doors look and work best when they fit tightly within the door opening. A storm door that is simple in design – with narrow stiles and rails, clear glass without muntins, and without additional decorative elements – allows the main entry door to be seen through the storm door and remain the focus of the opening. Painting the storm door the same color as the door trim or door itself provides a less obtrusive appearance.

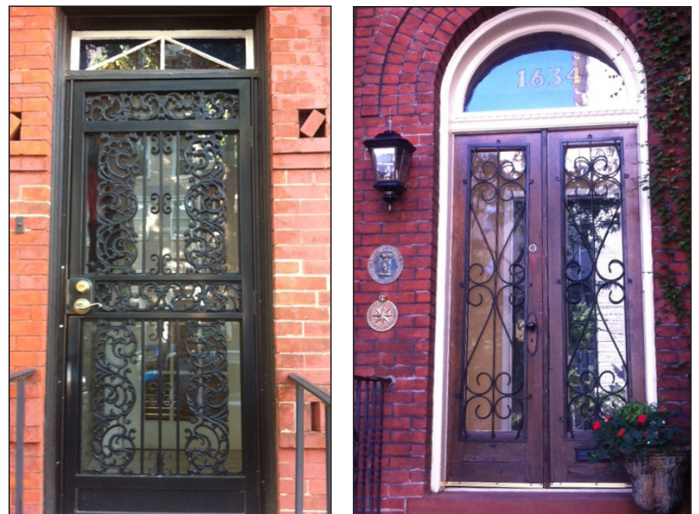
Security Gates

Like storm doors, security gates and bars that are simple in design allow the door behind to remain the visual focus of the building. Gates that include additional decorative elements often result in the original door not being clearly visible or no longer remaining the visual focus of the building.

In order to prevent permanent damage to the building, security bars should be installed into the wood door framing elements rather than into a masonry wall. The removal and installation of security gates over existing doors does not require a building permit.



This storm door has narrow stiles and rails and a single pane of clear glass to allow the door to remain visually prominent.



The security gate on the left obscures the building's door. The security bars on the right are integrated into the wood doors, rather than covering them.

REPLACING DOORS

In cases where repair is not feasible or where historic doors are missing, replacement doors on historic property should either match the original appearance or have characteristics that are compatible for the building. The characteristics of material, composition and profile are the most important to consider when looking for a compatible replacement door.

These characteristics will vary based on the age and architectural character of the building. Historic buildings featured many different types of doors, the designs of which are reflective of their era of construction, use, and architectural character.

Following the discussion of door characteristics below is a description of several common building types in Washington's neighborhoods and typical door design characteristics for each. This is intended as a general guide; property owners are encouraged to consult with HPO on their specific property prior to ordering a replacement door or seeking a permit.

DOOR CHARACTERISTICS

Material

Most doors on residential, commercial and institutional buildings in the 18th, 19th and early 20th centuries were made of wood. Wood doors were most often painted. If a natural look is preferred, an exterior-grade protective finish is necessary to preserve the wood.

For buildings of this era, wood is the most appropriate material for a replacement door, particularly for primary elevations. Depending on the character of the property and its context, fiberglass and aluminum doors may be acceptable provided they have the composition and profiles of a painted wood door. Faux wood graining pressed into the surface of alternative material doors should not be used as it does not replicate the smooth texture of historic wood doors that show little or no grain.

Thin-framed aluminum doors and frameless glass doors became common on commercial buildings in the mid-20th century, and should be limited in their use to buildings of that era.

Composition

Composition refers both to the arrangement of a door (or doors), sidelights, and transom windows within the door opening, and to the arrangement of panels and glass within the door itself.

For buildings with door openings measuring 30-42 inches wide, the composition typically consisted of a single door. Historic buildings with openings wider than 42 inches typically had double doors or a single door with sidelights. Transom windows were commonly used above doors on historic properties, separated from the door itself by a horizontal framing element called a transom bar.

Most doors are set symmetrically within their openings, whether as a single door, a door flanked by sidelights, or as a pair of double doors. To provide a unified architectural composition, the rails and panels on historic doors typically align with the rails and panels on the flanking sidelights or with the kickplate of the storefront on commercial buildings.



The panels and glazing on this historic door align to provide a unified composition.

When replacing doors, the composition and framing elements, such as those that separate sidelights and transoms from the door opening, should be retained. In instances where the building code requires modification to the original composition – typically only applicable to multi-unit residential or public use buildings – the new composition should replicate the original as closely as possible.



The original narrow double doors on this apartment building were missing and a single wider door was required to meet code requirements. The replacement replicates the symmetrical composition of the original.

The composition of the operable door leaf is established by the size and arrangement of panels and/or glass. Doors on most historic buildings have one or more recessed panels, the number and arrangement of which varied with changing architectural styles.

Prior to 1870, doors on residential buildings were typically solid and did not contain glazing. In the late 19th century, glazing in doors became more common and was usually expressed as a single clear glass pane, sometimes with beveled edges. Stained and leaded glass were not commonly used but occasional examples can be found. Modern faux-leaded glass doors sold at many home improvement stores lack historic precedent and do not replicate the composition or overall appearance of historic doors.

By the early 20th century, porch front and detached houses often had door glazing divided into multiple panes of clear glass comprising one-half to two-thirds the height of the door.

Profile

The profile of a door is established by the depth of inset or raised panels, the thickness of applied moldings, and the thickness of the door itself.

In the late 18th and early 19th centuries, Colonial and Federal era houses typically had relatively thin, delicate molding profiles around door panels. In the late 19th century, more robust bolection molding was often used to trim out the recessed panels on doors to provide a greater sense of heft and prominence to the appearance of the door.



The fiberglass door on the left has flattened panels and no molding. The wood door on the right, with deeper panels and raised moldings, is a better match for the replacement of an historic door.

Many replacement doors today, particularly those of materials other than wood, have panels that are flatter and less recessed than would have been found historically. The recessed panels and raised moldings that can be achieved on a wood door are typically a better match for historic buildings.

For doors with multiple glass panes, replacement doors should have simulated- or true-divided lights (commonly denoted as “SDL” and “TDL” in catalogues), in which the muntins that separate the panes of glass have both interior and exterior profiles. Muntins sandwiched between the panes of glass or that can be removed are not appropriate as they do not replicate the profile on historic doors.



An early 20th century multi-pane door typical of porch-front houses.

New doors are categorized as either exterior or interior grade. The standard exterior door thickness is 1-3/4” while the thickness of interior doors is typically 1-3/8”. Replacement doors should be exterior grade to provide energy efficiency, stability and safety. Modern interior grade doors are often of light duty “hollow core” construction and are not meant for long-term exposure to the elements.



The unusual panel configuration and faux-leaded glazing of the door on the left, and the fanlight glazing in the door on the right have no historical precedent and are not compatible replacements for historic properties.

Door Installation

New doors are available with two possible methods of installation. *Pre-hung units* are mounted in a new frame that is installed within the rough (unframed) door opening. This method requires that any old framing be removed before installation to ensure that the door and jamb are properly sized and proportioned. *Leaf replacement* is where a new door is hung on the existing frame. Leaf replacement is often the best method for an historic building, as existing framing and jamb elements often have design characteristics that should be retained, particularly for openings with transoms or sidelights.

DOORS FOR COMMON HISTORIC BUILDING TYPES

FLAT FRONT ROWHOUSES

Small wood-frame flat-front houses are some of the earliest surviving in the District, dating from the 1830s through the 1870s. Narrow brick flat-front houses were built in both the 19th and early 20th centuries, sometimes as alley dwellings. Modest flat-front houses can be found in neighborhoods such as Capitol Hill, Mount Vernon Square and Georgetown. Single structures or small groups of flat- or gabled-roofed houses typically feature simple paneled doors without glazing.

Typical house features and characteristics:

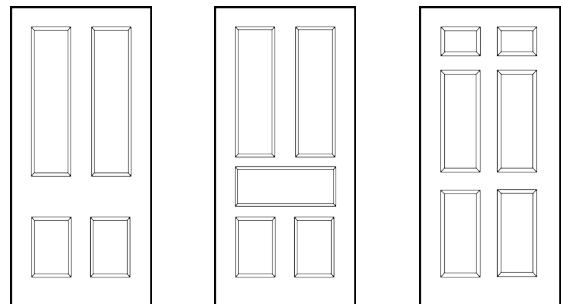
- Earliest examples are clad in wood clapboards or stucco; or of brick if built after 1870
- Typically built close to grade, often with no basement
- Two or three windows wide
- Modest wood or brick detailing

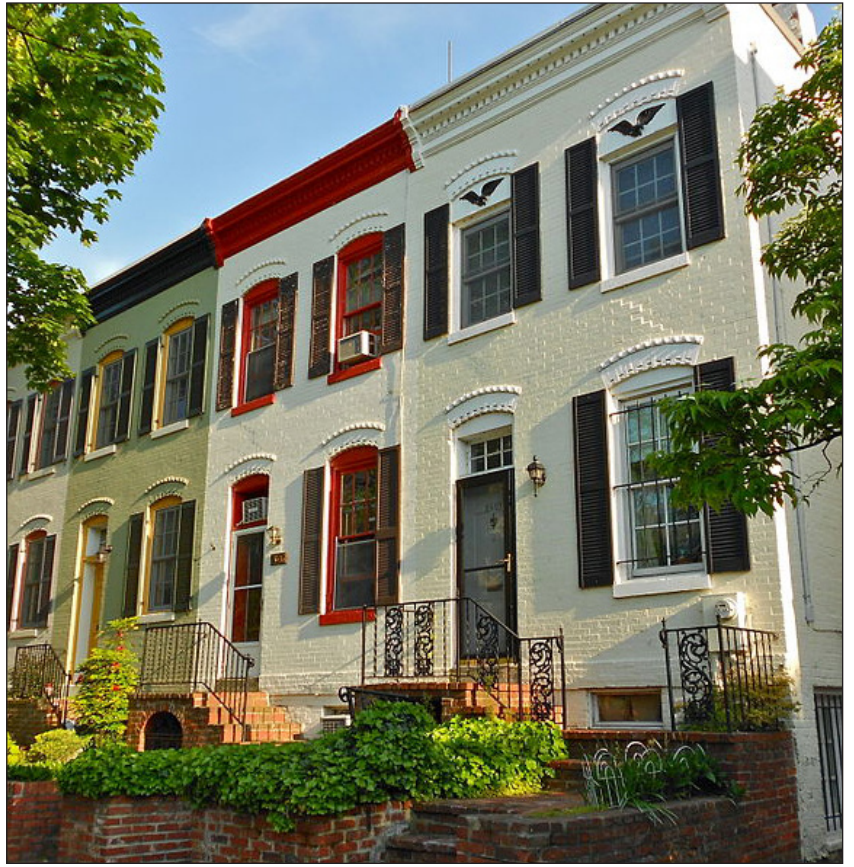
Typical door features and characteristics:

- Four, five or six vertically-oriented panels
- Most typically without glass, as these houses did not have interior vestibules
- Flat, simple detailing without elaborate molding
- Smallest houses sometimes without a transom



Doors often found on flat front houses:





BAY FRONT ROWHOUSES

Two- and three-story rowhouses with projecting bays became common beginning in the 1870s. Bay-front row houses were built throughout the neighborhoods surrounding downtown, from Georgetown to Capitol Hill. These houses date from around 1870 through 1895 and were often built in rows of identical or similar designs. They are often called “Victorian” or “Queen Anne.”

Most bay-front houses had single doors, but larger houses and those with wider openings often had double doors. Doors typically had recessed panels or a combination of panels and single pane glazing without muntins. Decorative raised molding was common, and doors were almost always surmounted by a transom. Like the houses themselves, doors often had attenuated vertical proportions.



Typical house features and characteristics:

- Typically red brick with decorative brick patterning and detailing
- Substantial projecting bay window
- Vertical proportions
- Raised first floor with cast iron or stone stairs
- Interior vestibule

Typical door features and characteristics:

- Pronounced vertical proportions
- Single or double doors, depending on width of opening
- Topped by a transom window
- Typically contains four or five inset panels; upper panel(s) often glass
- Raised molding around panels
- Occasionally found with more elaborate wood patterning, such as sunburst, flower or diagonal detailing

Doors often found on bay front houses:





Bay-front houses were often built in groups. Looking at other buildings in the same row or at buildings of a similar architectural style and period of construction can often provide examples of original doors.

PORCH FRONT HOUSES

As the city expanded and began to suburbanize in the first decades of the 20th century, houses with porches became increasingly popular. Sometimes referred to as “daylight” houses, they reflect the era’s interest in greater light and more open floor plans. Houses of this era often have Colonial Revival or Craftsman detailing, particularly in the design of the porches themselves. Porch-front houses are found in continuous rows, as paired duplexes, and as detached houses. Porch-front houses date from around 1910 through the 1930s and are found in many districts, including Anacostia, Capitol Hill, Mount Pleasant, Woodley Park, Cleveland Park, and Takoma Park.

Doors on porch-front houses typically had a high proportion of glass to bring in light. Multi-pane configurations are most common.



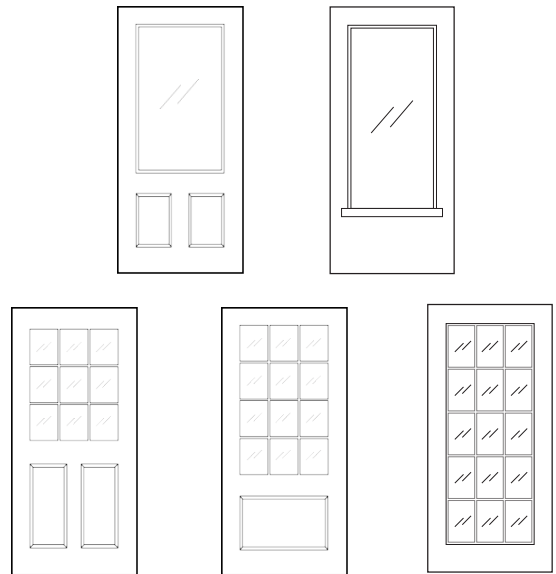
Typical house features and characteristics:

- Porches, often with Colonial Revival or Craftsman style detailing
- Tan or red brick facades
- Pent roofs with dormers

Typical door features and characteristics:

- High proportion of glazing, typically with half to three-quarters of the door as glass
- Single or multi-light configurations
- Sidelights flanking doors in larger openings
- Topped by a transom

Doors often found on porch front houses:





COMMERCIAL BUILDINGS

Doors on historic commercial buildings almost always featured expansive glazing to maximize light and views into the retail space. To present a unified composition, the bottom rails on commercial doors typically align with the kickplate of the storefront or sidelights, and the height of the door aligns with the top of the storefront windows. These proportional relationships should be maintained when new door and storefront systems are installed.

Doors on smaller-scale commercial row buildings typically had a single retail door and a second door, often without glazing, leading to the building's upper stories. Double retail doors were typically only used on larger buildings.

Commercial doors in the 19th and early 20th centuries were typically wood, complementing the wood framing elements used in the storefront. Beginning in the 1920s, with the influence of Art Deco and Moderne styles, some commercial buildings featured metal doors. Thin-frame aluminum doors became widespread in the 1950s, and are only appropriate as a replacement option for mid-20th century buildings.



The lower panels of these doors align with the height of the storefront base to present a unified appearance.

Typical door features and characteristics:

- High percentage of glass
- Glazing in door typically aligns with height of glazing in sidelights and/or adjacent storefront to provide a unified appearance
- Set symmetrically in openings
- Wood on 19th and early 20th century commercial buildings; metal sometimes used on 20th century buildings; thin-framed aluminum on buildings after the 1950s.



This opening had narrow double doors which did not meet egress requirements. The replacement door was designed to retain a symmetrical appearance with a single sidelight.

APARTMENT BUILDINGS

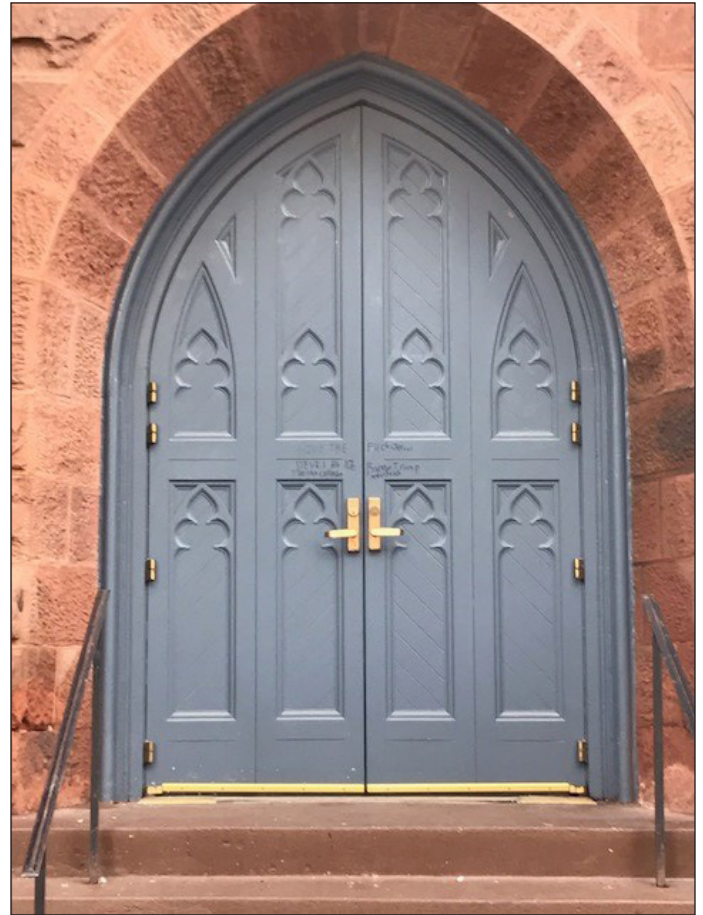
Doors on historic apartment buildings typically featured a high percentage of glass to allow views and light into the lobby. Double doors or a single door flanked by sidelights are most common. Doors are typically wood, although sometimes specialty doors in metal were also used.



These metal replacement doors were designed to relate to the building's Art Deco character.

SPECIAL PURPOSE BUILDINGS

Doors on historic institutional buildings, banks, churches, and other special purpose buildings are often one of the most distinctive architectural features of these building types, and were frequently custom-designed. Original specialty doors should be maintained, and replication of missing doors is encouraged.



Custom-designed doors such as these should be retained.



The replacement doors on this historic school building were based on the design shown in the original construction drawings.

DEFINITIONS

Casing – decorative molding, often in shaped strips made of wood, used to trim out interior or exterior door openings.

Finish – the texture, color and reflective quality of the door's exterior. Historic wood doors are characterized by their painted or stained finish.

Frame or Jamb – the structural element that is attached to the masonry or wood opening to support an operable door leaf. A complete door frame consists of one "header" and a jamb on each side. A strip of wood called a "stop" keeps the door from swinging through the frame

Historic door – one that appears to date from the construction of the building, that is of a type characteristic of the building when constructed, or that was incorporated into the building within the landmark or district's period of significance.

Leaf – the hinged, movable portion of a door assembly.

Lintel or Header – a horizontal structural member spanning and usually carrying the load above a door opening.

Muntin – a wood or metal structural element separating and holding panes of glass in a multi-light door.

Panel – an inset element held in place by a door's stiles and rails. Door panels are typically trimmed by raised molding.

Pre-hung door – a door that is already mounted on to a frame.

Primary elevation – a building face that fronts a street or public open space, or any major building elevation that possesses significant architectural composition or features. Examples include the front façade of a rowhouse, the front and side elevations of a corner rowhouse, and all elevations of a free-standing building with equal architectural distinction on all sides.

Rails – the horizontal structural pieces of a door. The "top rail" and "bottom rail" are distinguished by their location in the structure of the door.

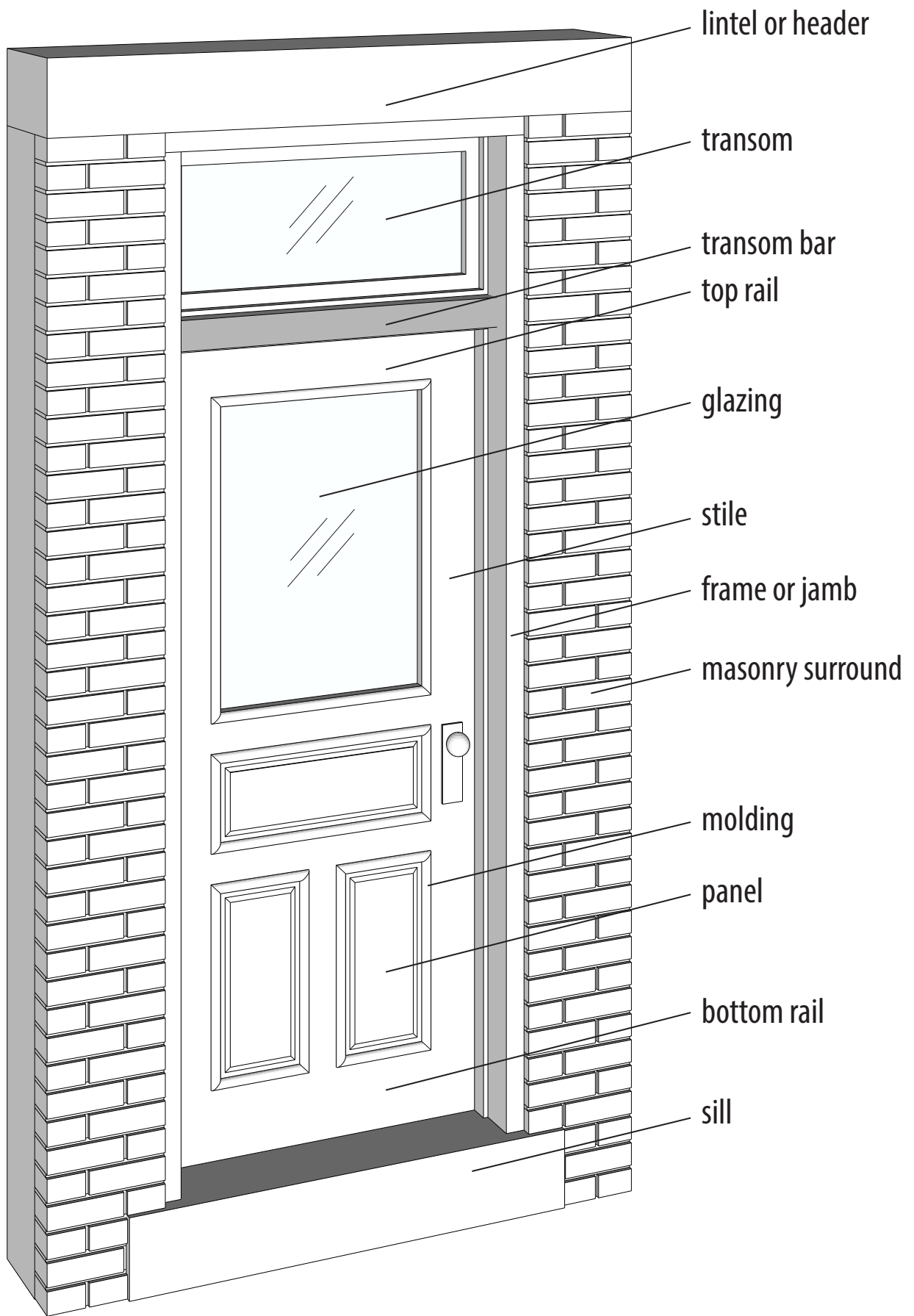
Secondary elevation – a building wall that does not face a street or public open space and that does not possess significant architectural composition or features. Examples include the rear or alley elevation of a rowhouse, and the sides and rear of a detached house where the architectural composition of those elevations notably lacks the architectural qualities of the primary elevation.

Special door – one that creates a special architectural effect or is a custom design not typically found in a manufacturer's catalog. Features that make a door "special" may include non-rectilinear shapes, unusual pane or panel configurations, distinctive transoms or sidelights, or original stained or leaded glass.

Stiles – the vertical structural pieces of a door.

Surround – an enframing element of wood, metal or masonry above and sometimes around the sides of a door opening to create an architectural effect.

Transom - a small window located above a door, separated from the underlying opening by a wood or masonry mullion, called a transom bar. Exterior transoms are commonly fixed and may have one or more panes, sometimes with stained or leaded glass in decorative patterns or denoting house numbers.



BUILDING PERMIT REVIEW

Repairing doors on historic property does not require a building permit or preservation approval. Repair and maintenance work exempted from needing a permit includes replacing glass, repairing wood damage, painting, applying weather stripping and installing storm doors and security bars.

Replacing doors does require a DC building permit. Permit applications are reviewed by HPO according to these guidelines and the preservation regulations established by the Historic Preservation Review Board (DCMR 10-C) to ensure that the doors are compatible with the building's character. The regulations can be found at www.preservation.dc.gov.

HPO staff can help property owners determine whether existing doors are original to the building, whether they are repairable, and to identify appropriate replacement options.

The following is needed for the HPO to review a permit application for door replacement:

- **Photographs of the existing doors** sufficient to show the building and door(s). If historic doors are proposed for replacement, photographs should document their deterioration.
- **A drawing providing measurements** of the existing and proposed doors. The drawing(s) of existing and proposed conditions should include the exterior height and width of the door opening, and the width of the door's framing.
- **Manufacturer's specification sheet**, a photograph, or a drawing of the proposed replacement door(s).
- **Completed application for a DC Building Permit for Construction Private Property.** Permit applications can be downloaded at www.dcr.dc.gov or obtained at the DCRA Permit Center at 1100 4th Street SW.

Permit applications and support materials should be submitted at the HPO at 1100 4th Street, SW in room 650 (Waterfront Metro). For questions, please call 442-8800 to speak to a preservation specialist.

FURTHER INFORMATION

The National Park Service has published a series of illustrated "Preservation Briefs" on many topics related to the repair and maintenance of historic building elements. www.nps.gov/history/hps/tps/briefs

The HPO website contains articles and links to information on improving the energy efficiency of historic windows and doors, and on the sustainability benefits of preservation. www.preservation.dc.gov

The DC Preservation League maintains an online directory of contractors who specialize in products and services for the repair and rehabilitation of older buildings. www.dcpreservation.org

PROPERTIES WITH EASEMENTS

Many properties in the District of Columbia have a conservation easement, typically denoted by a plaque on the façade. A conservation easement is a property interest that has been donated by the current or previous property owner to an easement-holding organization and provides an added level of protection and review to those historic properties.

While the standards applied by the HPO in the review of changes to historic property are generally the same as that applied by easement-holding organizations, there may be circumstances where an easement holder applies a more stringent standard. Owners of properties with easements are required to obtain written approval from the easement holder prior to the submission of a permit application for any exterior alteration, including door replacement.

**DC HISTORIC PRESERVATION REVIEW BOARD
PRESERVATION AND DESIGN GUIDELINES**

ROOFS ON HISTORIC BUILDINGS

WINDOW REPAIR AND REPLACEMENT

DOOR REPAIR AND REPLACEMENT

WALLS AND FOUNDATIONS OF HISTORIC BUILDINGS

MASONRY REPAIR AND REPOINTING

BASEMENT STAIRS AND WINDOWS

ADDITIONS TO HISTORIC BUILDINGS

NEW CONSTRUCTION IN HISTORIC DISTRICTS

PORCHES AND STEPS ON HISTORIC BUILDINGS

LANDSCAPING, LANDSCAPE FEATURES AND SECONDARY BUILDINGS
IN HISTORIC DISTRICTS

COMMERCIAL BUILDINGS

ACCOMMODATING PERSONS WITH DISABILITIES
IN HISTORIC BUILDINGS

SUSTAINABILITY GUIDE FOR EXISTING AND HISTORIC PROPERTIES

UTILITY METERS ON HISTORIC PROPERTY

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