

Dupont Circle Façade Design Guidelines



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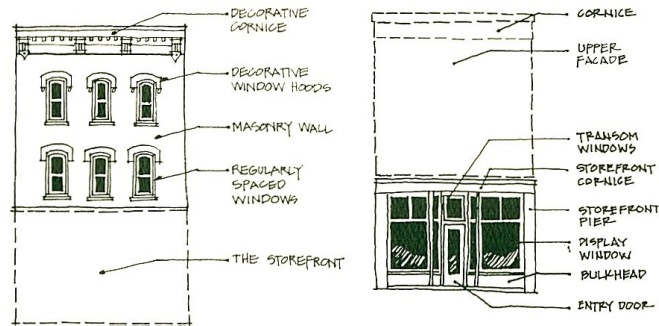
Dupont Circle Façade Design Guidelines

Introduction

These guidelines are intended to help building owners and tenants of historic buildings care for, preserve, and improve the architectural character of their property. Good design standards have been proven to protect a community's character and maintain its livability.

These guidelines are *not* intended to replace the building permitting or review processes administered by District of Columbia agencies or organizations. These guidelines will help you:

- Locate assistance for design and construction projects that preserve the historic character of your building and the Dupont Circle Historic District.
- Identify business and residential incentives and benefits available to you in the Dupont Circle Historic District.
- Prepare for the Historic Preservation Review process that is required to obtain a building permit.

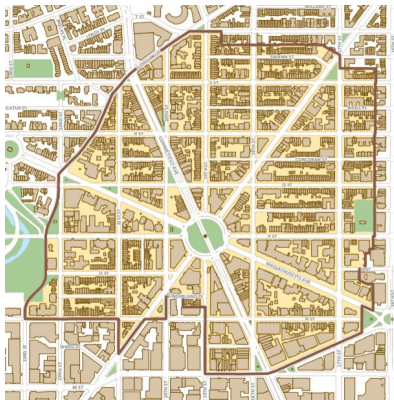


Before Beginning a Project

1. Contact Dupont Circle Main Street

Building and business owners are encouraged to contact the Dupont Circle Main Street's office early in any building project.

Dupont Circle Main Streets offers:



- information on business incentives and financing options
- guidance prior to the Historic Preservation Review process required to obtain a building permit in the Dupont Circle Historic District
- design assistance and detailed design guidelines
- help to owners concerned about determining the effect of proposed work on the historic character of the building or the district
- access to a set of the Washington, D. C. municipal regulations for commercial and residential property owners
- historic preservation resources

2. Seek Information from Preservation Organizations

District of Columbia *Historic Preservation Guidelines*

The National Park Service *Preservation Briefs*

The National Trust for Historic Preservation *Information Series*

3. Historic Preservation Review

The DC Historic Preservation Review Board approves any new construction, exterior alteration, or demolition within the Dupont Circle Historic District as part of the building permitting process. However, work limited to minor repairs, signs, or in-kind replacement may be cleared over the counter by the Historic Preservation Office. Contacting Dupont Circle Main Streets early in the process can help you understand the *Secretary of the Interior's Standards for Rehabilitation* (see Appendix A) before formal historic preservation review. This review evaluates whether a project would change, destroy, or affect any character-defining architectural features, or in the case of new construction, infringe on the historic integrity of the neighboring buildings.

4. Obtain a Building Permit

Any work affecting the physical structure of the building, inside or out, will require a building permit, including but not limited to demolition, electrical work, awnings and signs larger than one square foot. For information, call the Department of Consumer & Regulatory Affairs.

Important Considerations

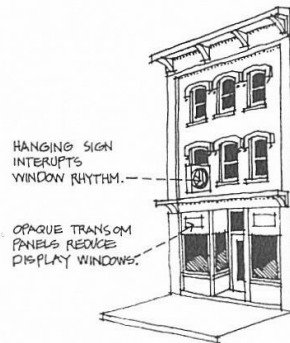
Maintaining and replacing historic and existing storefronts makes an important contribution to the image of the business. A well maintained storefront suggests that a business cares about its customers, and it provides quality goods and services. A poorly maintained storefront, on the other hand, suggests that customers are less likely to find high-quality goods and services inside.

Business and property owners should regularly inspect and maintain existing and historic storefronts. When deterioration is detected, the business or property owner should first try repairing the deteriorated area rather than replacing the material.

1. The Original Facade -
The Original Resource



2. Minor Facade Change



3. More Minor Facade Change



4. Storefront Remodeling -
Facade Looks Cut in Half.

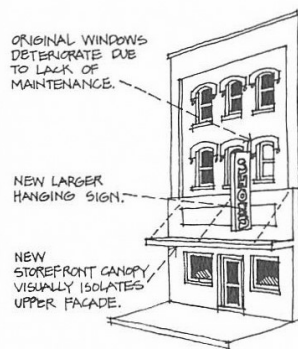


If the deterioration is more extensive, replacing the deteriorated areas using the same materials and methods of construction should be considered first, if original. If the condition is original, replacement in-kind is always encouraged. Only after the restoration of an architectural element has been determined to be *not* economically or technically feasible should the business or property owner consider replacing the deteriorated areas. If that is determined, a substitute material that is chemically and physically compatible with surrounding materials, as well as similar in appearance to the existing material, should be selected. Substitute materials can sometimes be approved if it replicates the original in terms of its characteristics and overall appearance. These are questions that the Historic Preservation Office will be asking when altering a storefront or building.

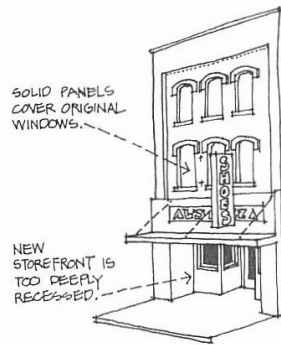
Retaining Existing Storefronts

Some storefronts in historic commercial areas are original while others have been replaced or altered over time. Some storefronts were replaced when new materials or styles became available. If a storefront of a historic building is original, it should be retained for architectural significance. If a storefront is a replacement, the business or property owner should consider the following before deciding to retain the existing storefront or restore the entire façade.

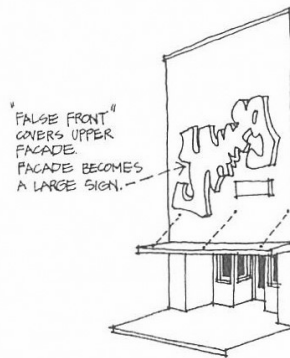
5. More Storefront Change



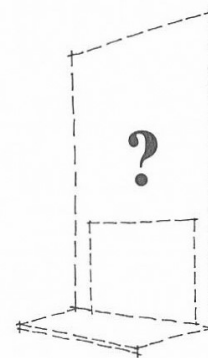
6. Another Storefront Remodeling



7. Drastic Facade Change - The Original Facade Is Gone.



8. The Future - What Direction Will Future Change Take?



- Does the existing storefront contribute to the character of the building?
- Are the materials used compatible with those of the rest of the façade?
- Is the scale, proportion, color, details, and ornamentation of the storefront compatible with the façade?
- Is the storefront a good example of an architectural style or period?
- Was it designed by a well-known architect or designer?
- Is it historically important?
- Does it exhibit a rare use of materials or particularly fine craftsmanship?

If the answer is yes to one or more of these questions, the modified storefront may be significant in its own right and should be retained, if feasible.

Replacing Existing Storefronts

If it has been determined that a storefront is not significant or that it is so deteriorated that it is not technically or economically feasible to repair, then the business or property owner may consider replacing it. A new storefront should be designed to be compatible with the front façade. Its scale, proportions, materials, and color should relate to the rest of the façade.

Display windows should appropriate with the building façade. Visual emphasis should be placed on the storefront entry. If awnings or canopies are used, they should also fit within the storefront opening and be compatible in scale, proportion, and materials to the rest of the façade. If the new storefront is one of a series of storefronts in the same building, it should relate to the others in scale, proportion, materials, and color.

Removing or Covering-up Storefront and Display Windows

When the use of a ground-floor space changes, sometimes the storefront and display windows no longer have a functional purpose. For example, a jewelry store wanting small display windows moves into a traditional retail space with large windows. Even if the storefront or display windows no longer have a functional purpose, they should not be removed or covered. The storefront and display windows are still character-defining elements of the building façade and should be retained. Blinds, shades, window painting, or gilding could be implemented to provide the desired “small windows,” or display boxes could be constructed inside the existing windows to focus attention on small, valuable objects.

Storefront Security Design

Security after business hours is a concern for many business owners. Fortunately, a number of electronic security systems that are available do not significantly alter the character of a storefront. Those that have glass breakage and motion detectors can be installed inside display windows and entries without altering the storefront. Another type using thin foil strips applied to the glass will slightly change the character of a storefront, but is not noticeable to the average eye.



Only after it has been determined that an electronic or interior non-electronic security system is inadequate should a business or property owner consider installing exterior bars, grilles, or grates. If these types of security systems are used, a business owner should first consider installing retractable or removable grates on the inside of the display windows and doors. During business hours, the system should be retracted into housing designed to blend into the interior. If it is appropriate, the housings should be designed to blend into the storefront cornice or piers. The housing should be located so that they do not obscure details or damage character-defining features. Open, rather than solid, grilles should be used so that police have visual access into the ground floor after business hours, and pedestrians can view merchandise.

Transom Windows



Sometimes transom windows are removed or covered-up when a ceiling inside a storefront space is lowered for a drop ceiling or because the windows are not properly maintained.

Transom windows are character-defining elements of storefronts and should not be removed or covered up. If a ceiling inside the storefront must be lowered, the new ceiling should be recessed behind the transom windows. If

this is not possible, the height of the new ceiling should align with the frame between the transom and display windows.

Air Conditioning Units in Transom Windows

Sometimes air conditioning units are installed in transom windows. If possible, air conditioners should be removed and the transom window replaced. If air conditioning units cannot be removed, their exterior grill should be screened and painted to blend in with the storefront and the drip tube installed so that condensation does not drip onto pedestrians or cause water damage to the façade.

Adding and Removing Decorative Details

Existing decorative details should be retained, and if necessary, repaired or reconstructed. The design of missing or very badly deteriorated details should be based on existing ones or photographic or other documentary evidence. Replacement details should be profiled, finished, and colored to match the original. Removing original details from a storefront without replacing them is *never* appropriate. Adding new details, except as replacements, is also *inappropriate*. To do either will alter the historic character of a storefront.

Design of Outdoor Seating Areas

Outdoor seating areas help to enliven the street for pedestrians as well as to attract customers to restaurants and cafes. Umbrellas may be used to provide shade for customers as well as give color to the street. If the outdoor seating area is located in front of a building or is visible from a street, it should be designed to be compatible with the façade of the building.

Types of seating areas allowed in the district:

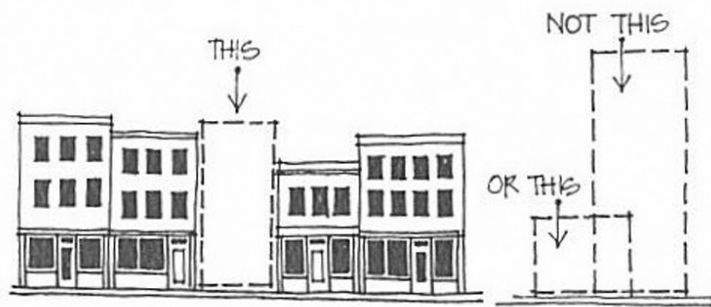
- Unenclosed Seating Areas usually consist of a few tables and chairs placed on the sidewalk during business hours. Planters help enliven a seating area and welcome guests.
- Enclosed Seating Areas use fences, railings, and other permanent barriers to separate the tables and chairs from pedestrian traffic

Considerations for the District

Dupont Circle is historically significant as a part of the Dupont Circle Historic District, as well as being a historic commercial corridor. In addition, certain structures along the corridors are significant for their architecture or for their historical significance. These aspects are equally important when considering the impact of design changes within a historic district.

Elements to Consider

Buildings in traditional commercial districts share a similar height. Infill construction should respect this. A new facade that is too high or low can interrupt this consistent quality.



Scale: The most important characteristic shared by buildings along Dupont Circle is the relative size in relationship to its neighbors. To preserve the scale of the district, all buildings should adhere to height limits that are similar to those of neighboring structures. The majority of buildings within each block tend to be rather modest in scale, rising one or two stories and extending two to three bays with a single door. Sprinkled amidst modest height buildings are larger and grander buildings of more

elaborate architectural details and better-articulated form. Finally, more substantial, three-story, mixed-use buildings with ground level retail anchor the blocks at most corners. Due to this variety, owners should consult with Dupont Circle Main Street, Zoning, and the Historic Preservation Office to determine the appropriate height for additions and/or new construction in comparison to other buildings on the block.

Scale also refers to the size of building elements, such as windows, doors, cornices, to each other and to the building as a whole.

Proportion and Texture: Proportion is the relationship of the height and width dimensions of building elements, such as windows and doors, to each other and to the elevation. Texture refers to visual and tactile surface characteristics of materials used, or the characteristic structure given to something by the size, shape, arrangement, and proportions of its parts.

On Connecticut Avenue, buildings are predominantly brick or stone. Decorative brickwork adorns flat walls and is configured into bays and turrets, allowing richness in detail but a consistency in texture.

Façades: Structural shape, placement of openings, and architectural details may give a mostly vertical or horizontal character to a building's façade. Late 19th and early 20th Century commercial architecture has a horizontal, pedestrian-oriented feel. Any new construction in the area should have the same orientation.

Front Façade: Like most historic buildings in Washington, Dupont Circle buildings have a primary wall and foundation facing the public street. Typically, the street-facing façade contributes most to the character of the building. The primary wall is generally formal, uses high quality materials, and usually contains the front entrance. Primary walls may also contain character-defining details. Secondary, or side and rear, walls that do not face a major public street are often less formally composed and may be made of lesser quality materials with less elaborate details.

Setback: Due to the pedestrian nature of the district, there is no setback on the front commercial façades. All buildings should begin at the lot line.

Roof Form: The repetition of roof shape is an important factor in neighborhood appearance. Many buildings along Dupont Circle have flat roofs hidden behind elements, including cornices, parapets, pent roofs, eaves, dormers, towers, chimneys, finials, cresting, gutters, and downspouts. Such features at the edges of a flat roof are almost always visible, and their design often contributes to the character of a building. Building owners should regularly inspect and maintain existing roof materials, elements, and details. Because a flat roof is typically not visible from the ground, its design does not contribute to the character of a building. Some Dupont Circle buildings express side-gabled roofs behind false fronts or parapets. These can indicate an earlier construction date and should be considered contributing to the character of both the building and the district.

The composition of the infill facade (that is, the organization of its parts) should be similar to that of surrounding facades.



Color: A building's color is often derived from the materials used in its construction. Historically, brick, stone, terra cotta, slate, asphalt shingle, copper, lead, and other materials were left unpainted and gave color to a façade. Where unpainted brick remains, it should not be painted. The most preferable treatment of a painted brick building that cannot be sensitively stripped is to match the paint color to the building's brick. The style, nature, and condition of the existing buildings in the district justify varied colors provided that it relates well to the neighborhood and surrounding buildings.

Repetition of Details: Exterior details, such as windows, doors, brackets, cornices, and balusters must be complementary to the style of the building and those around it. The repetition of separate, but similar, forms helps to unify a street. The design, materials, and location of windows and doors significantly contribute to the architectural character of historic buildings.

The spacing of repetitive façade elements, such as projecting bays, storefronts, windows, doors, and belt courses give a structure its rhythm. The overall width and height of row houses and other party-wall buildings give an entire street its rhythm. The rhythm of a street is also achieved through the use of trees, streetlights, and other repetitive landscape and building elements.

Integral Building Elements

Storefronts and Outdoor Seating Areas: The storefront is one of the most important components of a commercial building's façade. A well-designed and maintained first-floor front façade helps to attract customers and clients to a business by providing an inviting appearance and allowing views into ground floor spaces. Display windows typically stretch from the sidewalk to the ceiling across the entire storefront. Storefront entries may be recessed or flush with the storefront. A recessed entry provides protection to pedestrians from the weather as well as increases the size of the display window area – drawing shoppers into the store. Many historic storefronts have engaged classical pilasters, cornice brackets or molding, decorative stamped panels and ornamentation made of wood, metal, stone, and other materials.

Windows: The design materials and location of windows significantly contribute to the architectural character of historic buildings. Windows on storefronts of most historic commercial buildings consist of large panes of fixed glass, called display windows, as well as smaller transom windows located above entry doors and display windows. Display windows may be framed in wood, copper, bronze, aluminum, or other metal. Transom windows may be set in lead or zinc frames, called comes. The windows may consist of a single sheet of glass or be subdivided into multiple panes of clear, colored, stained, prism, or other types of specialty glass. Transom windows may be fixed or operable to allow heat to escape during warm months.

Moving the location, covering-up, or changing the dimensions of an original window opening is almost never appropriate since it alters the character of the existing window. On the other hand, adding a security system, shutters, air conditioning units, or awnings to existing windows may be appropriate if designed to be compatible with the building.

In row houses and attached commercial buildings, window patterns contribute to the visual appearance of entire blocks. Thus, retaining the location of windows contributes to maintaining important character-defining features. When restoration is unfeasible, replacement windows should match the original windows in size, material, configuration, and overall appearance. The light pattern in each sash (number of panes per window) shall be of the same size and configuration. Use of aluminum clad or vinyl clad replacement windows is generally *not allowed* in a historic district unless they are not visible from a public street. Also, the use of reflective film or dark tinted glass, which does not allow viewing into a building, is inappropriate for a commercial storefront and is not recommended.

Windows are an important element to maintain the quality of the historic district. Consult with the Historic Preservation Board and the NPS Preservation Briefs.

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Doors: The location and appearance of doors are important character-defining features of historic buildings. Main entry doors, usually located on front façades, often employ richer materials and more elaborate designs than side, rear, or service doors.

The main entry doors of commercial buildings are almost always constructed of a large pane of glass framed by wood or metal, typically with a transom window above it. Many main entry doors of commercial buildings are located in recessed entries. The recesses provide shelter from rain, snow and sun, and sometimes incorporate the name of the business or the building's address in the floor.

Moving or blocking-up existing doors, or adding a new door to a historic building, will almost always change its original character. If a door is located on the front façade, it is critical that the proposed alteration not significantly change the character of the façade. Retaining original doors and hardware is recommended. When necessary, replacement doors should match originals and relate in scale to the rest of the façade. Commercial doors should be attractive and have clear glass panels. Standard sized aluminum-framed doors or residential-type doors are not recommended for use on historic commercial façades.

Sidewalk Coverings

Awnings and Canopies: Awnings and canopies serve many functions, including shielding pedestrians or café diners from the elements, as well as providing shade and protection for display windows. Many commercial structures originally had retractable awnings. The awning's color and detailing should complement the design of the building. The awning frame should be designed to fit within the window opening. Its material, color, and detailing should be compatible with the design of the building.

If a new canopy is to be added to a historic building where one did not previously exist, it should be designed to be compatible in scale, proportion, color, and material with elements of the door. The use of awnings and canopies should be looked at on a case-by-case basis with Dupont Circle Main Street.



Signs

The District of Columbia's zoning and building codes control the number, size, location, materials and other aspects of signs and awnings. *Dupont Circle Main Street has developed Sign Guidelines to consult for examples of good signs.*

Repairs, Additions & New Construction

Repairs: If economically and technically feasible, repairs should be done so that original materials and elements remain intact. If such repair proves not to be feasible, the building owner should evaluate options for replacing the deteriorated portion *in-kind*, which is using the same material as the original for replacement. This will help ensure that the original character of the building is not altered. If replacement in-kind also proves not to be feasible, the building owner

may then consider replacing the deteriorated material or element with a compatible substitute material. However, the substitute material should have the same appearance, size, shape, texture, color, and other defining characteristics as the original. The substitute material should also be physically and chemically similar so that it does not cause future maintenance problems.

Additions: Existing and new additions should be compatible with the original building and the



The proportions of an addition should be compatible to those of the original building.

character of the Dupont Circle Historic District, but at the same time, the design of the addition should be distinct enough that it does not appear to have always existed. The materials used for walls, windows, sloping roofs, details, and other visible elements of historic buildings should be respected in the design of an addition. The size, texture, surface finish, and other defining characteristics of existing materials are as important as the type of material itself. The roof shape of an addition should relate to the roof shape of the existing building. An addition should consider the amount, location, and

elaborateness of existing details and ornamentation in its design. Existing details and ornamentation may be used as the basis for those on an addition, but they should not be copied exactly to maintain a visible chronology of construction.

An addition should be designed so that if it is removed in the future, the features, materials, surfaces, and other character-defining elements of the original building are not damaged. The *Secretary of the Interior's Standards for Rehabilitation* call this the principle of reversibility. It states that the addition should be designed to avoid removing, cutting, or otherwise damaging features, and details, and that junctions between the addition and existing building be designed to do the least harm to existing materials.

A rooftop addition to a historic building is sometimes necessary for mechanical and communications equipment. In other cases, a deck may be added to the roof of a commercial building. In still other cases, an entire floor may be added to the top of an existing building. Any rooftop addition to a historic building should be located far enough behind the existing cornice so that it is hidden from view on the street.

New Construction: The design of a new building is critical to preserving the character of the historic district. A new building should contribute to that character by respecting the location, design, materials, and other character-defining elements of the historic buildings, as well as respecting the character of the streetscape. A new building should be compatible with the existing environment without exactly duplicating existing buildings. A new building must also conform to the District of Columbia's zoning and building codes. The key to the design of a new building that enhances the existing environment is its compatibility with neighboring buildings. Compatibility does not mean exactly duplicating the existing buildings or environment. A new building should be seen as a product of its time. To reproduce a historic building, or to copy a style from the past, creates a false sense of history. By relating to the existing buildings and the

environment, but being of its own time, a new building shows a district's evolution just as the historic buildings relay its past.

Maintenance & Materials

Materials: A reason to keep a historic building in good repair is that it is far more expensive to restore or renovate a building than to regularly maintain it over the years.

The materials used in the construction of a building add to a community's distinctiveness. The buildings along Dupont Circle are almost entirely constructed of brick, with several stone buildings interspersed. Because work in a historic district should be sympathetic to original materials, brick and stone will generally be the appropriate material for construction.



Wood: Wood is commonly used for storefront piers, cornices, bases, window frames, doors, and details. Minor rot or insect infestation can be repaired by consolidating the deteriorated areas with epoxy or other wood consolidators. If the damage is more extensive, the affected area should be replaced in-kind using the same or similar species of wood. Keep in mind that such a wood repair when installed correctly can last over 100 years. The replacement piece should be profiled and finished to match the existing.

Sometimes, wood details become loose or are missing. Loose details and ornamentation should be reattached using appropriate dowels, nails, or other fasteners. If details are missing, new ones that match the existing details in size, profile, and finish should be milled and installed.

Metal: Cast iron, zinc, tin, copper, bronze, enameled steel, stainless steel, and nickel are metals traditionally used for storefront piers and cornices, bases, window frames, doors, and details. Since World War II, aluminum has also been used extensively for storefronts. Cast iron, zinc, and tin are usually painted for protection from corrosion. Other metals commonly used on storefronts do not normally corrode and are left unpainted. Slight corrosion of tin, zinc, copper, and cast iron may be removed by hand-sanding with fine sandpaper, fine steel wool, or with a wire brush. More extensive corrosion of the same metals may require using the gentlest means necessary for abrasive or chemical cleaning. After the corrosion has been removed, tin, zinc, and cast iron should be repainted, and copper should be coated with a clear lacquer. While normally not subject to corrosion, stainless steel, nickel, and aluminum may show signs of corrosion, particularly at joints. If this occurs, corrosion may be removed using a mild detergent, solvents or emulsion cleaner.

Surface pitting caused by wind-blown grit or sand will affect metals. Light pitting is usually not harmful and may be left untreated. Heavy pitting will normally accelerate corrosion. Unfortunately, heavily pitted metal cannot be repaired, so the affected areas usually must be replaced.

If parts of a metal storefront are loose, they should be reattached. If missing, they should be duplicated using existing parts, photographic, or other documentary evidence as the basis for their design. If feasible, the same metal should be used; if not, a substitute material that is chemically and physically compatible with surrounding materials should be selected (see the Substitute Materials section).

Paint: Most wood and some metal storefronts are painted to protect them from the weather. Over time, paint will chip, blister, peel, and fade and need to be renewed. Loose paint should be sanded or scraped prior to repainting. Heavily encrusted paint that obscures details and profiles should be removed to the bare wood or metal prior to priming and repainting. Keep in mind that this process will remove years of paint – a record of history – unless documented by a conservator. Sometimes this may be accomplished by hand-sanding; often it requires the use of appropriate chemical or steam strippers. Power sanding, sandblasting, heat guns, and pressure washing are likely to harm wood or metal surfaces and should *not* be used to remove paint.

Selecting colors for repainting can be a difficult decision. Often it is best to use the same colors as existing. If, however, a change of color is desired, a paint analysis should be performed to determine the original storefront color. One type of paint analysis technique is called exposure windows. This usually involves carefully removing newer layers of paint by a combination of sanding and chemical solvents in protected areas of a façade to expose old layers of paint. The exposed colors should be wetted with water and then matched to color chips. If necessary, more extensive paint analysis to determine the true color, which may have faded over time, and chemical composition of an early paint scheme can be undertaken by an architectural conservator. Another method of selecting a new color for a storefront is to make it compatible with the color found on the rest of the façade. Typically, no more than three colors should be used on a storefront.

Stone and Brick: Granite, marble, limestone, sandstone, and other types of stone and brick are sometimes used for storefront piers and bases. While virtually maintenance free, stone and brick are subject to deterioration. One of their most common maintenance problems is spalling – the flaking-off of the surface of brick or stone. Spalling is caused by water penetrating behind the surface through pores or cracks or moisture rising up through the foundation. In cold weather, water freezes and expands, causing the surface to break off. Brick and stone may also become pitted by wind-blown grit or by chemical pollutants in the air (acid rain). Pitting also occurs when brick or stone is high-pressure washed, sandblasted, or if an inappropriate chemical cleaner is used.



Lightly spalled stone may be patched using an appropriate cement-based patching compound, colored, and then finished to match the surrounding stone texture. When choosing a patching material, it is important to find a material that will match the physical properties of the existing stone. If a patch is too hard, such as one that consists mostly of Portland cement, it may further damage the existing stone (see Substitute Materials section). Also, over time any patch may

become evident since it and the stone will weather differently. As an alternative, an appropriate stone consolidant may be used to slow or stop further deterioration, but it may not improve the appearance of the stone. In heavily spalled areas of stone and brick where appearance is important, such as on the front façade, these materials should be replaced in-kind.

The mortar used in stone and brick storefronts is subject to erosion. When joints have become recessed 1/2 inch or more behind their original surface, they should be repointed. Loose mortar should be removed by hand tools. Power tools and high pressure washers should never be used since they damage the edges of the brick or stone. New mortar that matches the existing mortar in chemical composition, profile, and color should be applied in the joints. Similar to masonry patching, it is particularly important that the chemical composition of the new mortar match that of the existing mortar. If the new mortar is stronger than the original, the mortar, brick, or stone may chip during freezing and thawing.

Permits are required to repair and repoint brick and stone, and the Historic Preservation Office should be consulted to find an experienced contractor.

Specialty Glass: Prism, colored, stained, and etched glass are the primary types of specialty glass found in storefronts. Typically, specialty glass is located in transom windows and entry doors. The most common deterioration problem associated with specialty glass is sagging of the comes that hold the glass in the frame. Usually made of lead or zinc, the comes are subject to metal fatigue caused by expanding and contracting as temperatures change. If the sagging is minor, comes may be braced on the inside of the window using a compatible metal with expansion and contraction ratios similar to that of the lead or zinc. If the sagging is pronounced or the glass is loose, the existing comes should be removed and replaced. Fortunately, a wide variety of replacement specialty glass is available from distributors or matching historic glass may be found at architectural salvage yards.

Substitute Materials: It is always best to repair or replace storefront materials in-kind. However, in cases where in-kind repairs or replacements are not technically or economically feasible, a substitute material may be considered. The Historic Preservation Office will consider the use of high-quality synthetic materials for both new construction and replacement materials if it is a convincing substitute for the original. When selecting a substitute material, particular attention should be paid to its expansion and contraction rates, weathering properties, and chemical composition.

Materials expand and contract at different rates due to temperature change and sunlight falling on surfaces. Installing a substitute material with very different expansion and contraction rates from those of surrounding materials will typically cause joints to open or connections to become loose. Materials also weather at different rates, changing appearance over time unless the substitute material is to be painted after installation. The chemical composition of a substitute material should be compatible to adjacent materials too. If adjacent materials are chemically incompatible, deterioration will occur. For example, if bronze or copper is in contact with cast iron or sheet iron, galvanic action will occur, causing the iron to corrode.

Appendix A

Secretary of the Interior's Standards for Rehabilitation

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.



Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix B

DC Government Resources

Dept. of Consumer & Regulatory Affairs
1100 4th Street, SW
2nd Floor
Washington DC 20024
(202) 442-4400
<http://dcra.dc.gov/dcra>

Department of Housing & Community Development
1800 Martin Luther King Avenue SE
Washington, DC 20020
(202) 442-7200
<http://dhcd.dc.gov>

Office of Planning, Historic Preservation Office
1100 4th Street, SW, Suite 650 East
Washington, DC 20024
Phone: (202) 442-7600
<http://planning.dc.gov>

DC Main Streets
441 4TH Street NW
Suite 800N
Washington, DC 20001
202-727-5208
<http://www.restore.dc.gov>



Other Preservation Resources

DC Preservation League
1221 Connecticut Avenue, NW
Suite 5A
Washington, DC 20036
(202) 783-5144
<http://www.dcpreservation.org>

Federal Historic Preservation Tax Incentives
<https://www.nps.gov/tps/tax-incentives.htm>

L'Enfant Trust: easements
2000 P Street, NW, Suite 320
Washington, DC 20036
202-483-4880
<http://www.lenfant.org>

National Main Street Center
53 West Jackson Blvd
Suite 350
Chicago, IL 60604
www.MainStreet.org

National Park Service Preservation Briefs
On 50 different subjects!
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

National Trust for Historic Preservation
2600 Virginia Avenue, NW
Washington DC 20004
202-588-6000
www.savingplaces.org