



CITY OF

Ypsilanti

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Historic District Fact Sheet

Doors

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The Importance of Historic Doors

Just like windows are the “eyes” of a building, doors are an integral part of how we experience buildings. Door designs are often specific to a building’s style and feature elements that are repeated elsewhere on the structure. If a historic door is present, every effort should be made to preserve it. The HDC encourages repair of historic doors, and may approve replica or replacement doors on a case-by-case basis. A compatible replacement may be approved for non-historic doors.

Please contact the Preservation Planner for door inquiries. Include a cut sheet of a proposed new door with a product description in the Work Permit application.

Criteria for Door Replacement

- Original or historic doors should be repaired rather than replaced. The applicant must demonstrate severe deterioration to obtain approval for removal of original fabric.
- If security or weatherization is the impetus for replacing a door, the HDC asks to first consider appropriate storm doors to protect the historic fabric.
- Non-historic doors may be replaced with doors that are appropriate to the building.

General Guidelines for Replacement Doors

- Original doors being replaced should be replicated as close as possible. For properties where there is no documentation of the historic door, a **door that is compatible with the architectural style should be used**.
- Historic doors were typically wood, and replacement doors should ideally be wood as well. Replacement non-wood doors should be **smooth-finished** and painted. Textured faux-wood doors are not appropriate.
- The door finish, whether stained or painted, should be compatible with the color palette of the house.
- Historic doors typically had some kind of paneling or trim. **A paneled door is encouraged** over a flat-surfaced door.
- Many exterior historic doors include some type of window. **A window is encouraged** for most replacement doors concerning a main entrance.
- Fan-light, or “Half Moon” windows are generally not appropriate.
- Historic sidelights and transoms shall be retained.
- Doors that feature shiny brass casing are not appropriate.

Sliding Doors

- Sliding glass doors, frequently used to access a deck or patio, may be approved on a case-by-case basis on elevations that are not publically visible.

Door Hardware

- Door hardware: such as knobs/handles, locks, hinges, and escutcheons, should be appropriate to the style of the door.
- Generally, replacement hardware should be as modest with a clean finish.

See Page 2 for Examples of doors that may and may not be approved.

Below is a selection of doors that are more likely to be appropriate **depending on the style of the building**, and doors that are likely to be inappropriate. Please contact the Preservation Planner with door inquiries.

Replacement doors that are likely appropriate on a case-by-case basis.



Replacement doors that are likely inappropriate.

