

**STAFF REPORT:** NOVEMBER 13, 2024 REGULAR MEETING

**PREPARED BY:** T. BOSCARINO

**APPLICATION NUMBER:** HDC2024-00567

**ADDRESS:** 14936 GLASTONBURY

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** JASMINE DEFORREST

**PROPERTY OWNER:** JASMINE DEFORREST

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** SEPTEMBER 26, 2024

**DATE OF STAFF SITE VISIT:** OCTOBER 24, 2024

**SCOPE:** REPLACE WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS, REPLACE DOOR

### **EXISTING CONDITIONS**

14936 Glastonbury is a two-story, brick house demonstrating a mix of Colonial Revival and Prairie elements. Its symmetrical, three-bay facade is clad with red-brown brick and features a low-pitch, hip roof. Noteworthy features include a porch with Doric columns, soldier belt courses of brick, and leaded glass windows on the front façade only (not subject of this application), and a prominent wall chimney on the south elevation. The house was built in 1927.



*October 2024 photo by staff.*

### **PROPOSAL**

The proposal is to replace seven existing side (north and south elevation) and rear (east elevation) windows with aluminum-clad wood windows. The proposed windows are Pella Lifestyle, aluminum-clad wood, double-hung windows in “white” color.

The applicant also proposes to replace the back (east) door. The replacement product is not specified.



*Windows proposed for replacement. Left to right: south elevation, north elevation, east elevation. Photos from application materials.*



*Pella Lifestyle Series window, interior view. Image from product website.*

## **STAFF OBSERVATIONS AND RESEARCH**

- The Rosedale Park Historic District was established by City Council ordinance in 2007. The Final Report and Elements of Design imply a period of significance into the 1950s.
- The Elements of Design (Sec. 21-2-199) provide the following pertinent observations:
  - “Wood is almost universally used for window frames ... Windows are commonly either of the metal casement or wooden sash variety.
  - “Paint colors often relate to style. The buildings derived from Classical precedents, such as the Neo-Dutch Colonials and Garrison Colonials, generally have woodwork painted in the white or cream range.”
- The applicant estimates that the windows proposed for replacement are “25–30 years old.” If so, they would not be historic features and their preservation would not be required. However, staff is unable to verify the age of the windows. The photos submitted with the application are difficult to interpret due to their low resolution; further, staff was not able to easily view the windows from the sidewalk due to their distance and because they are partly obscured behind storm windows. Nonetheless, the existing sashes appear to have thicker dimensions characteristic of historic wood windows. Staff asked the applicant for

additional photos and description by email on October 28 and October 31, 2024, but has not yet received any additional information.



Left: Example windows. Image from application materials, cropped by staff. Right: Staff photo from October site visit.

- If the applicant can show that the windows are non-historic (that is, neither original nor from the period of significance), staff would be able to approve appropriate replacement windows administratively per Resolution 97-01; this would not require further Commission review.
  - If the existing windows are shown to be non-historic, National Park Service guidance on “replacement windows where no historic windows remain” would apply (See *Replacement Windows that Meet the Standards*, <https://www.nps.gov/subjects/taxincentives/windows-replacement-meet-standards.htm>.) An appropriate window would be “compatible with the overall historic character of the building” and be “consistent with the general characteristics of a historic window of the type and period,” among other concerns.
  - The Pella Lifestyle Series windows specified are appropriate for the building, in that their materials and dimensions closely resemble that of a wood window from the building’s period of significance. The proposed white color is also appropriate for the Classical/Colonial building, as stated in the Elements of Design.
- The applicant also states that there is deterioration of the windows: “Two of the windows being replaced have large cracks. The other five don’t open, don’t have handles to open and/or are broken.” However, these conditions are typical maintenance needs of old windows and are usually repairable (John H. Myers, “The Repair of Historic Wooden Windows,” Preservation Brief 9, (National Park Service Technical Preservation Services), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>). Again, staff has asked for additional photos to establish the condition of the windows.
- The applicant states that the door proposed for replacement is non-historic and is missing a knob. However, as with the windows, the existing photos do not clearly show the door, and staff has asked for more information.
- Staff shared the Historic District Commission *Guidelines for Historic Wood Windows* (March 13, 2024) with the applicant.



*Back (east) door. Image from application. Note that the submitted photo does not show the bottom half of the door.*

## **ISSUES**

- Although the windows proposed for replacement are not as distinctive as the leaded-glass windows on the front façade, they are nonetheless character-defining, in staff opinion: they appear to be original wood windows, as referenced in the Elements of Design, and they support the character of the building due to their materials, dimensions, operation, and overall appearance. Replacing these windows would be contrary to the Secretary of the Interior’s Standards, namely Standard #3 (quoted below).
- Although the applicant estimates that the windows are only a few decades old, no confirmation of this is provided; staff suggests that they are likely original or historic features, based on their thickness and appearance.
- Although the applicant describes damage to the windows, staff believes that they are very unlikely to be beyond repair.
- Similar to the windows, the application does not provide enough information to determine if the door is a historic, distinctive, or character-defining feature. (Replacement of non-historic doors can be approved administratively by staff per resolution 97-01.)

## **RECOMMENDATION**

### Section 21-2-78: Determinations of Historic District Commission

Staff concludes that the proposed window replacement does not meet the Secretary of the Interior’s Standards for the following reasons:

- The windows proposed for removal appear to be original or historic features that contribute to the character of the property (no evidence is provided that they are newer or non-historic).
- The windows proposed for removal have not been shown to be deteriorated beyond repair.

Staff concludes that the proposed door replacement does not meet the Secretary of the Interior’s Standards for the following reasons:

- Not enough information is provided to determine if the door is a historic, distinctive, or character-defining feature; such features must not be replaced.
- The proposed replacement door is not specified; any replacement must be compatible with the historic character of the property.

Therefore, staff recommends that the Commission issue a Denial as the proposed work fails to meet the Secretary of the Interior's Standards for Rehabilitation, in particular:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be documented by documentary, physical, or pictorial evidence.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*