



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – ADVISORY STAFF REPORT (08-07-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 14529 GLASTONBURY

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00358

SCOPE: REPLACE FOUR STEEL WINDOWS WITH ALUMINUM-CLAD WINDOWS

ADVISORY STAFF REPORT PREPARED BY: E. THACKERY

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. The extant steel windows are distinctive and historic, character-defining features of the building. The submitted application materials do not substantiate that these windows are deteriorated beyond repair.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

- The application is for the replacement of four steel windows with four aluminum-clad wood windows. The windows to be replaced are one window with a casement on the north side of the house (over the kitchen sink), and the three windows in a bay window on the rear (west) side of the house.



14529 Glastonbury, staff photo, July 2026



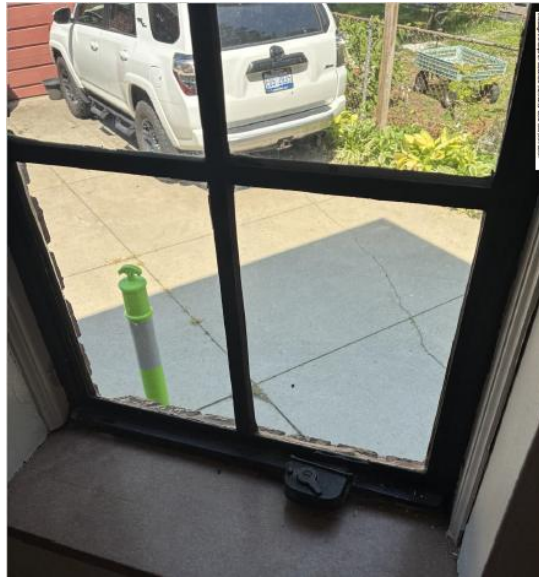
North side of house, window over sink to be replaced has been circled in blue. (Staff photo, July 2026 on left, applicant photo on right)



Interior photo of the north-side kitchen window. It is a centered casement window with fixed windows surrounding it and it appears to staff that a crank may be missing. An awning window is proposed to be installed. (Applicant photo)



West side (rear) bay window, applicant photo. Windows to the left and right are single casements, and the centered window is a pair of casements. The row of lights above all operating sashes is fixed. Proposed here is single casements and one central fixed window. (Applicant photo)



One of the single casements, exterior and interior. Proposed are single casements. (Applicant photo)



Applicant photo of the paired casements in the bay window. Proposed is a fixed window.

- Applicant proposes to replace existing windows with wood windows with reddish aluminum cladding (“Brick Red”) and they propose to use wood brick mold trim painted to match. The muntin pattern is proposed to stay the same with each window to be replaced. Staff notes, however, that the proportions would change with the replacement since the steel windows have operating sashes and fixed panes, and the widths of those components vary, whereas the replacement window muntins are all the same width. It is also possible that the replacement muntins do not have the same profile/dimension as the existing, so the result may also be a “flattening” of the windows with the replacements.
 - Steel window operating sash width is 1 1/8” and steel muntins are 5/8”, whereas muntins in replacements are 7/8”.
 - Additionally, the steel windows have thinner frames as compared to the proposed replacements.
 - The steel perimeter frame width is 1”, with 3/4 inch exposed when the inside window casing is in place, whereas the replacement window’s frame is 2 7/16” wide. The applicant describes the installation method and states that the “Interior plaster role back will be filled to the window’s interior and finished with wood trim.”
- Applicant describes that the windows are in poor condition, with some broken mechanisms and some missing screens. Staff did not receive repair estimates or information about potential replacement components.

- Applicant describes that the windows are not energy efficient. National Park Service (NPS) guidance for historic windows recommends storm windows to improve energy performance; storm windows are approvable by staff. Staff notes that in the PDD property files, a 2014 bid document for house repairs mentions that for the house's windows, proposed and approved was the following: (1) Remove and preserve storm windows for re-use. (2) Re-glaze all windows at exterior, replace broken glass, and caulk, prep, prime, and paint all previously painted exterior window components. (3) Fit and free all operable windows and replace all missing or damaged operating mechanisms, cranks, and lock hardware. Reinstall storms." If that work summary is accurate, it appears that the house had storm windows at that time.
 - A publication from Housing and Urban Development (HUD) states, "Steel windows are particularly good candidates for storm windows to compensate for their high level of conductive heat loss. A storm unit will reduce transfer through the individual lites typical of a steel window sash. Storm windows may be applied to existing steel sash frame with fasteners, magnetic trim, or adhesive tape, or can be affixed to material adjacent to the steel frame." (<https://www.huduser.gov/publications/pdf/doors5.pdf>)
 - A National Park Service Preservation Tech Notes publication describes an interior storm window for a hotel project (<https://www.nps.gov/orgs/1739/upload/tech-note-windows-15-interior-storms-steel-casements.pdf>) and a 2020 article by Bob Yapp provides some resources for steel window repair and replacement at <https://bobyapp.com/steel-casement-windows/>. John Seekircher of Seekircher Steel Window Repair describes a steel window storm window that can accommodate a screen as well at https://www.jlconline.com/how-to/roofing/storms-and-screens-for-metal-casement-windows_o/ and Seekircher's website is <https://www.seekirchersteelwindow.com/>.
- This Tudor Revival-style home appears to have all of its original steel windows and the windows are historic and character defining, in staff's opinion. It is not clear to staff that these windows are beyond repair. If they are, a metal replacement window with appearance and operation closer to the historic windows would better meet the Secretary of the Interior's Standards for Rehabilitation, if they are not technically or economically infeasible.
- Rosedale Park Historic District's Elements of Design recognize windows with muntins as important in the district. Element 3 states, "Windows are often subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms." Element 7 states, "Windows are commonly either of the metal casement or wooden sash variety." Element 8 states, "Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows," and Element 15 states, "Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the facades."

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Denial

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Rosedale Park Historic District's Elements of Design, specifically:

- Standards #2, 5, and 6:
 - 2) *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.*
 - 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - 6) *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.*
- Elements of Design 3, 7, 8, and 15

For the following reason:

1. The extant steel windows are distinctive and historic, character-defining features of the building. The submitted application materials do not substantiate that these windows are deteriorated beyond repair. Storm window installation, subject to staff review, should be considered as an option.