



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – ADVISORY STAFF REPORT (03-06-2026)

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: 14539 GLASTONBURY

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00040

SCOPE: REPLACE FRONT PORCH

ADVISORY STAFF REPORT PREPARED BY: J. ROSS

STAFF OBJECTIONS TO APPROVAL:

- None

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.



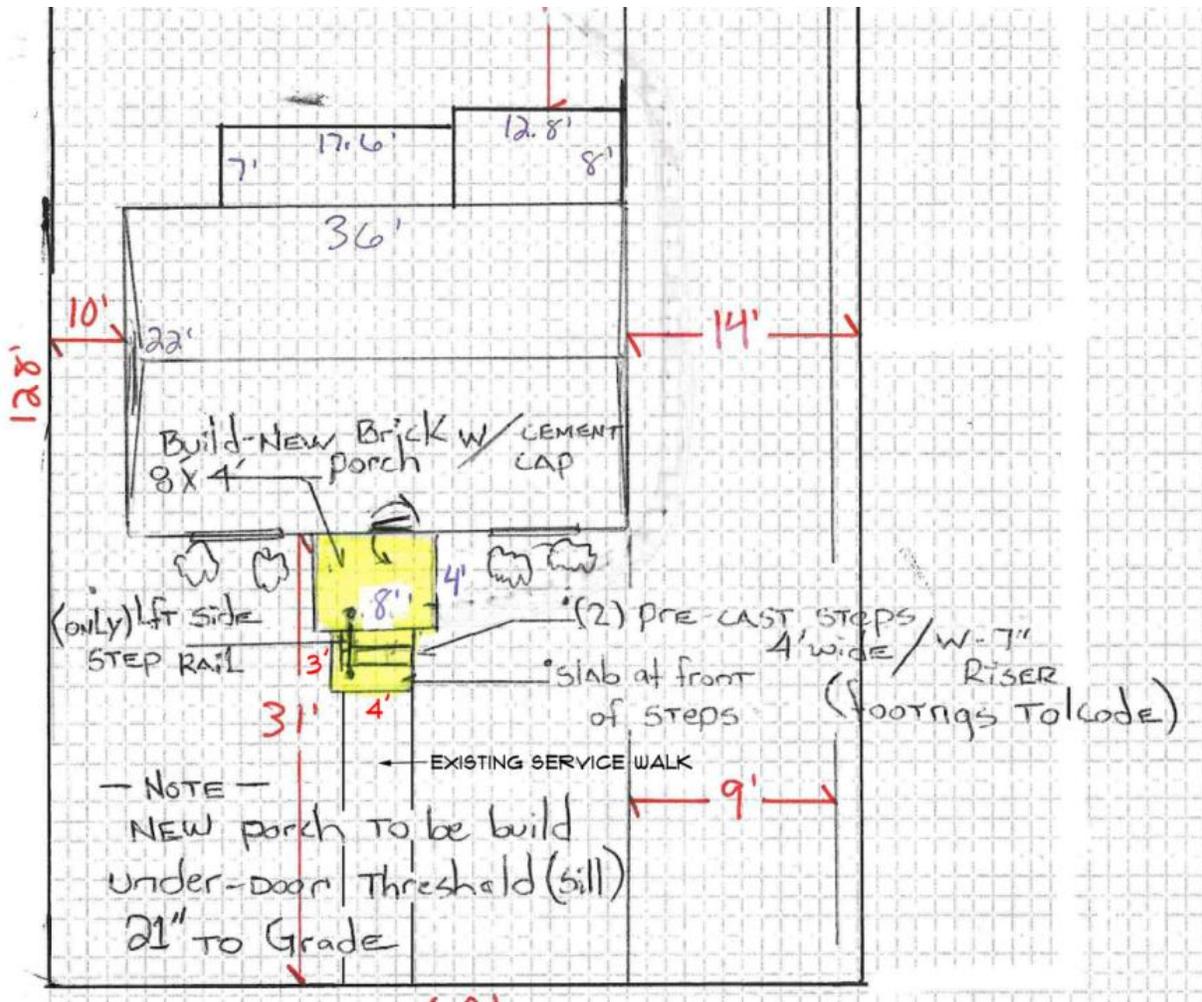
14539 Glastonbury. Staff photo taken in 2002

- The Rosedale Park historic district was designated in 2007. The above photo of the property, taken in 2002, indicates that the current front façade porch was present at the time of the district’s designation (see yellow arrow)
- A review of the design and materials of the current front porch indicate that it was installed well after the district’s period of significance, likely in the 1990s (see below photo)



14539 Glastonbury, current front porch. Photo by applicant

- It is staff’s opinion that the current porch detracts from the house’s historic character and is not an historic distinctive character-defining feature of the house as it was installed after the district’s period of significance.
- The proposed new porch will be constructed of salvaged brick and will have a concrete floor/cap and concrete steps. The porch will also measure 4’-0” in depth and will be 8’0” wide. A single 36”-high, aluminum handrail shall be installed at the south end of the new porch. In email correspondence sent to HDC staff on 3/3/2026, the applicant stated that the new porch will be centrally located on the building’s façade/in front of the main entry despite the below plan, which appears to indicate that it will be slightly offset to the south of the front door.



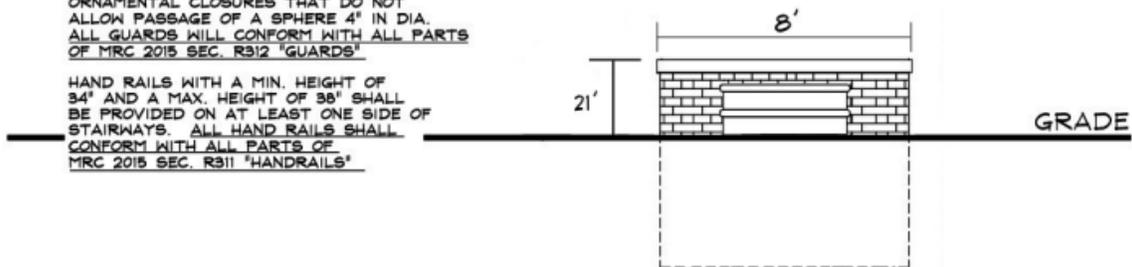
Plan, showing the proposed new porch

GENERAL NOTES

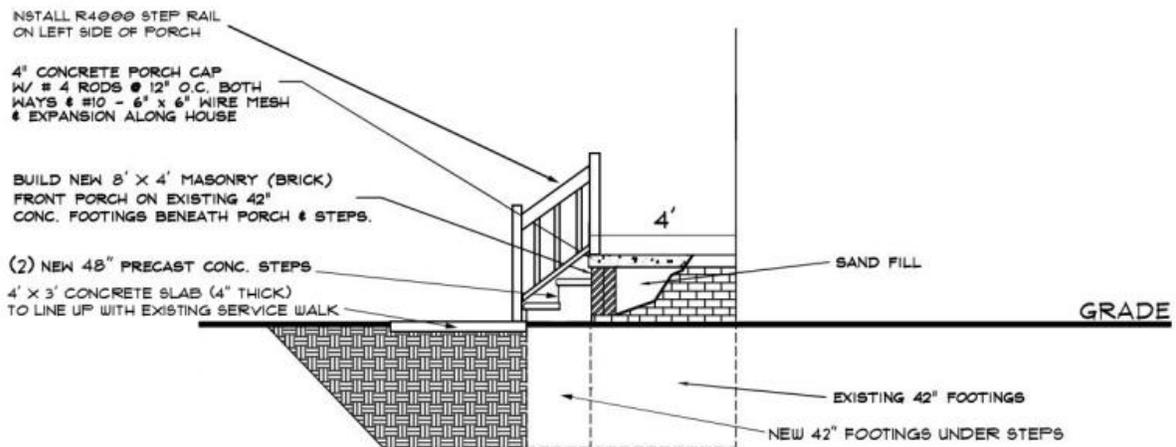
ALL STAIRS/STEPS SHALL HAVE A MAX. RISER HEIGHT OF 8-1/4" & A MIN. TREAD DEPTH OF 9" AND SHALL CONFORM WITH ALL PARTS OF MIRC 2015 SEC. 311, "STAIRWAYS"

ALL GUARD RAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. THE GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIA. ALL GUARDS WILL CONFORM WITH ALL PARTS OF MIRC 2015 SEC. R312 "GUARDS"

HAND RAILS WITH A MIN. HEIGHT OF 34" AND A MAX. HEIGHT OF 38" SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL HAND RAILS SHALL CONFORM WITH ALL PARTS OF MIRC 2015 SEC. R311 "HANDRAILS"



Elevation drawing of the proposed new porch



Elevation drawing of the proposed new porch

- Relevant Elements of Design include the following:
 - (6) **Rhythm of entrance and/or porch projections.** Entrance and porch types usually relate to the style of the building. Generally, entrances and porches on buildings of English Revival precedents exhibit freedom of placement and orientation, while buildings of Classical inspiration typically have porches and entrances centered on the front façade. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply-gabled vestibule or gabled wall punctured with an arched opening. On smaller-scaled buildings of later building styles, such as the Garrison Colonials, minimalist traditionals and ranches, entrances and porches are positioned on one side of the front façade. Some houses have entrances that recede while others have porches, steps, and/or entrances that project. Most porches occupy a single bay while others, particularly on Arts-and-Crafts and Bungalow style houses, span the length of the front façade. Side and rear secondary entrances and porches, and enclosed sunrooms, are common. A rhythm of entrances and porches is not discerned due to the variety of house designs in the district.
 - (7) **Relationship of materials.** Masonry is the most significant material in the majority of houses in the Rosedale Park Historic District in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements. Glass block exists as an original material in some window openings of buildings in "modern" styles. Roofs on the majority of the houses in the Rosedale Park Historic District are asphalt shingled, while several original slate roofs still exist. Garages, where they are contemporary with the residential dwelling, often correspond in materials.
 - (8) **Relationship of textures.** The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood-shingled or horizontally-sided elements. Some Arts and Crafts style buildings have stone as their major first floor material, providing a rustic, organic appearance, and stucco

or wood at second story level. Slate roofs have particular textural values where they exist; asphalt shingles generally do not.

- It is staff's opinion that new porch design is compatible with the house's historic character and conforms to the district's Elements of Design

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, Certificate of Appropriateness

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