



**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: 15014 PIEDMONT

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00341

SCOPE: REPLACE ENTRY DOOR SYSTEM

ADVISORY STAFF REPORT PREPARED BY: B. SALIE

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 original wood mullions, door surrounds, and sidelights are distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The proposal, which seeks to replace the original front entry system, does not demonstrate that the historically distinctive, character-defining wood mullions, door surrounds, or sidelights are beyond reasonable repair.
3. The proposed door and sidelights do not match the old in design, color, texture, or other visual qualities.

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.*



Designation Photo 2003



Designation Photo 2007

15014
Piedmont 978
17568 4-26-48 Lot
Use dwelling
Cons. brick veneer
Remarks \$16,000 O. K.
garage 1,000
Also brick veneer pri-
vate garage 22x22x10'.



Photo taken by staff on 07/27/2026

- A Building Permit Card, dated April 26th, 1948, shows that the house was constructed within the districts Period of Significance, which runs from 1917 to 1955, based on the Historic Designation Advisory Board Report.

- While the main entry door does not appear to be of historic age, the wood mullions, door surround, and sidelights are historic age and are character defining features of the house.

- The proposal, which seeks to replace the original front entry door system, does not demonstrate that the historically distinctive, character-defining wood mullions, door surround, or sidelight windows are beyond reasonable repair.

- Therefore, it is staff's opinion that the original materials shall be retained and repaired, rather than replaced.



Proposed door, provided by applicant.

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 2, Denial: Remove wood mullions, door surround, and sidelight windows

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, & 6)

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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Elements of Design (#7)

For the following reasons;

1. The original wood mullions, door surrounds, and sidelights are distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The proposal, which seeks to replace the original front entry system, does not demonstrate that the historically distinctive, character-defining wood mullions, door surrounds, or sidelights are beyond reasonable repair.
3. The proposed door and sidelights do not match the old in design, color, texture, or other visual qualities.

Recommendation 2 of 2, Certificate of Appropriateness: Replace front door

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.