



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (07-31-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 15014 PIEDMONT

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00341

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT/CONTRACTOR: JASON RIBBITS

OWNER: SARA LACROIX (BASE UNIT TOOLS)

DATE OF PROVISIONALLY COMPLETE APPLICATION: 06-30-2026

DATE(S) OF STAFF SITE VISIT: 07-28-2026

SCOPE PHRASE FOR AGENDA: INSTALL ENTRY DOOR SYSTEM

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Remove non-historic steel door**
- **Remove two (2) wood sidelights**
- **Install Entry Door System**
 - Material: Fiberglass
 - Color: Signet Oak
 - Door size: 36" W by 81" H
 - Sidelight size: 12" W by 81" H

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A
COMPLETE SCOPE OF WORK:**

- No further information is needed at this time.

EXISTING CONDITIONS:

- Built in 1948, 15014 Piedmont is a two-story residential building, located in the middle of the block between Chalfonte and Fenkell Street. Built in the Neo-Georgian style, the single-family dwelling features a symmetrical front façade with a hipped roof and a reddish-brown brick veneer. The house sits on 0.138-acre parcel and includes a detached brick garage at the rear of the property.



Staff photo, Front View, 07/27/2026



15014 Piedmont, Base Unit Tools

BACKGROUND INFORMATION:

- A Building Permit Card dated April 26, 1948, for the house with a brick veneer and a brick veneer private garage 22x22x10'.
- In April of 2015, a Certificate of Appropriateness (COA) was issued for staining the existing wood fence either grey or brown.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1917-1955, based on the HDAB designation report.
- This house is a contributing feature to the district.
- Link to Rosedale Park Historic District's Elements of Design: [Sec. 21-2-199.](#)

REPORT PREPARED BY: BS