



**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: 15355 PIEDMONT

MEETING DATE: 07-12-2026

APPLICATION NUMBER: HDC2026-00270

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT/OWNER: GABRIELLE RAGLAND

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-20-2026

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

SCOPE PHRASE FOR AGENDA: INSTALL VINYL DOORS AND WINDOWS AT SUNROOM

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:

- Replace existing aluminum windows and sliding door at rear of the one-story sunroom with vinyl windows and sliding doors

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

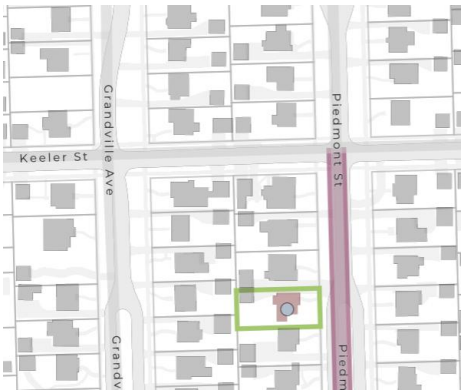
- None

EXISTING CONDITIONS:

- Erected in 1936, 15355 Piedmont is a two-story, Colonial Revival style, single-family dwelling
- The building features a side-gabled central roof with a front-gabled project wing at the façade. A lower, side-gabled sunroom which features aluminum doors and windows is at the side wall
- Windows are vinyl, 1/1 units
- Walls are primarily clad with brick, although stone is located at the façade's projecting wing. Vinyl siding is also present at the front facade, the rear roof dormer, and the side sunroom wing.



- 15355 Piedmont, facing southwest. HDC staff, 7-28-2026



- Detroit Parcel Viewer, 15355 Piedmont, outlined in green

BACKGROUND INFORMATION:

- A COA was issued for the installation of a new front door in 2019

DISTRICT INFORMATION/SIGNIFICANCE:

- Rosedale Park was designated as a local historic district in February 2007. The designation report indicates that the district's period of significance as 1917 - 1955
- The district was listed in the National Register of Historic Places in 2006. This nomination identified the building as contributing to the district.
- As the building retains its original footprint, brick and stone cladding, and overall massing, it does contribute to the district.

REPORT PREPARED BY: JR