



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY STAFF REPORT (08/28/2026)

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: 15067 WARWICK

MEETING DATE: 09/09/2026

APPLICATION NUMBER: HDC2026-00289

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: RITA RIBIAT, TIMELESS REAL ESTATE LLC

OWNER: WAYNE'S PROPERTIES, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/17/2026

DATE(S) OF STAFF SITE VISIT: 08/26/2026

SCOPE PHRASE FOR AGENDA: DEMOLISH GARAGE; ERECT GARAGE

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- **Demolish existing garage**
 - Dimensions: 21' wide x 18' deep
 - Side gable roof, asphalt shingles
 - Walls – clapboard (material??), brick cladding at front walls adjacent overhead door
 - Single automotive door; north wall: pedestrian door, two (2) windows
- **Erect garage**
 - 20'-2" wide x 22'-7" deep x 15'-1" high
 - Side gable roof; asphalt shingles:
 - Walls: - clapboard engineered siding, brick cladding at front walls, adjacent overhead door
 - Single automotive door; north wall; pedestrian door, two (2) windows

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

Existing garage

- Photographic documentation showing deterioration

Proposed garage

- Cut-sheets for wall/roofing materials and components (i.e., doors and windows)

EXISTING CONDITIONS:

- The dwelling is a two-story structure clad in brick comprised of an assortment of colors, including brown, dark red/burgundy and dark gray. The side gable roof and pent roof at the first floor are covered with dark brown dimensional asphalt shingles. The three-bay-wide house, with extending single-story wing at the south wall, is accentuated by grouped window openings at the first floor and single window openings at the second floor; each of which has a single brick sill. The windows are double-hung in operation and have a 15-over-1 or 18-over-1 glass pattern. Storm windows are in place at each opening. The façade's masonry wall extends forward to create an interior vestibule at the front door. The raised porch landing is partially covered by a pedimented roof with a curved underside ceiling. The garage is located at the southwest rear corner of the property; a driveway extends from Warick to the garage's 2-car wide, east-facing overhead door. Brick clads the east-facing walls that flank the overhead door, whereas wood lap siding appears to cover the remaining walls. The garage has a steeply-pitched side gable roof that matches the house.



Staff photo, looking northwest, 08/28/2026



Detroit Base Unit Tools

BACKGROUND INFORMATION:

- None

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1916 – 1955 (National Register of Historic Places nomination report)
- Link to [District Elements of Design](#)

- Date/period of construction: House -1927; Garage - unknown.
- Contributing status of resource: House – contributing; Garage - no opinion as date of construction is not known

REPORT PREPARED BY: AD

PH