



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2026-00289

PROPERTY INFORMATION

ADDRESS(ES): 15067 Warwick St

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---|---|---|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☒ Demolition | ☐ Signage | ☒ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The 2 car detached garage on the property is in need of a tear down and rebuild. The foundation is unstable, and the structure is rotted, and beyond repair. The roof on the garage is also unstable, sloped, and has a very noticeable dip. The garage is not safe for a repair, but requires full demo, and rebuild of the structure. It will be rebuilt according to the historical guidelines and requirements.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Rita Ribiat

COMPANY NAME: Timeless Real Estate LLC

ADDRESS: 6689 Orchard Lake Rd. #170

CITY: West Bloomfield

STATE: MI

ZIP: 48322

PHONE: +1 (248) 722-2332

EMAIL: rita@timelessrealestate.net

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| ☒ | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| ☒ | I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work. |
| ☒ | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

Signed by:

Rita Ribiat

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SIGNATURE

06/17/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

n/a

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

THE EXISTING GARAGE IS A 18 X 21 GABLE ROOF GARAGE WITH A BRICK FACE ON EACH SIDE OF THE OVERHEAD DOOR. THE GARAGE ALSO HAS A MAN DOOR AND TWO WOOD WINDOWS ON THE NORTH SIDE OF THE GARAGE.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

WE ARE PROPOSING TO REMOVE THE EXISTING GARAGE, INCLUDING THE EXISTING CONCRETE SLAB AND BUILD A NEW TWO CAR GARAGE THE EXACT SIZE AND LOCATION.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

INSTALL NEW MONOLITHIC SLAB
BUILD WALLS WITH 2 X 4 X 8 STUDS, INSTALL 1/2 SHEATHING, HOUSE WRAP, CLAP BOARD SIDING- 3 SIDES OF THE GARAGE, INSTALL BRICK FACE ON EACH SIDE OF THE OVERHEAD DOOR, INSTALL NEW RAISED PANEL OVERHEAD DOOR, AND INSTALL NEW ARCHITECTURAL SHINGLES

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i>	

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