



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 11/10/25

Application Number: HDC2025-00679

APPLICANT & PROPERTY INFORMATION

NAME: MICHIGAN FORECLOSURE SOLUTION LLC		COMPANY NAME: MICHIGAN FORECLOSURE SOLUTION LLC	
ADDRESS: 24300 Joy Road	CITY: REDFORD	STATE: MI	ZIP: 48239
PROJECT ADDRESS: 1606 Chicago			
HISTORIC DISTRICT: Boston-Edison			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please provide:

- Detailed photographs of every window proposed for replacement, showing clearly the condition of the interior and exterior of each window.
- A product cut sheet, window order, or other information describing the color, materials, and configuration of the proposed replacement windows. (Configuration refers to the number of lights or panes of glass in each sash, so if there were 6 panes of glass in the top sash over one pane of glass in the bottom sash, you could call that configuration "6 over 1.")

Thank you.

APPLICANT RESPONSE

Response Date: 01/15/2026



Date - 2/9/26

Address – 1606 Chicago Blvd, Detroit

Dear Members of the Historic District Board,

I hope this letter finds you well. I am writing to respectfully submit an appeal regarding the approval of vinyl window installations at our recently purchased home located within the Historic District.

At the time of purchase, the property already had several vinyl windows installed by the previous owner. In addition, the remaining original wood windows were in severely deteriorated condition and, upon professional inspection, were determined to be not salvageable due to extensive rot, and lack of insulation integrity.

We applied for the required city permit in October, well before the onset of winter. Unfortunately, due to the urgency of the situation, the existing windows could not safely or practically serve through the winter season. Based on contractor assessment and timing constraints, replacement with vinyl windows was necessary to protect the home from weather damage, heat loss, and potential safety risks. The installation was completed in good faith and with the intent of preserving the home's habitability rather than altering its historic character.

We fully understand and respect the Historic District's preference for maintaining wood windows to preserve architectural integrity. However, we respectfully note the following considerations:

1. Pre-Existing Condition: Some vinyl windows were already present at the time of purchase and were not installed by us.
2. Non-Salvageable Wood Windows: The original wood windows were beyond repair and replacement with wood was not a feasible option at that time.
3. Winter Safety & Preservation: The replacement was essential to prevent further deterioration of the structure during winter months.
4. Neighborhood Precedent: Several other homes within the same Historic District currently have vinyl windows installed.
5. Financial Hardship: The cost of replacing all windows with historically accurate wood windows is exceptionally high and creates a significant financial burden for homeowners.

We are committed to being responsible stewards of our home and the Historic District. Our intention has never been to diminish the character of the neighborhood, but rather to maintain the property in a safe, livable, and well-preserved condition.

In light of the above, we respectfully request the Board's consideration and approval of the existing vinyl window installation. We are open to discussing reasonable conditions, future guidelines, or aesthetic accommodations that align with the district's goals while recognizing practical limitations.

Thank you very much for your time, understanding, and service to the community. We appreciate the Board's thoughtful review of our appeal and look forward t

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Respectfully submitted,

Vaishali Thakkar

Michigan Foreclosure Solution LLC





Customer Receipt

3/14/2025, 5:52 PM EDT

Sales Person DMZ4U9

Store Phone # (313) 271-8842

Store # 6821

Location 3163 FAIRLANE DRIVE, ALLEN PARK, MI 48101

Customer Information

VAISHALI THAKKAR

(248) 705-3473

REDFORDSOUTHLLC@GMAIL.COM

4167 N RIVER RD

FORT GRATIOT, MI 48059



Order # H6821-390179

PO / Job Name Windows 1606 Chicago blvd

Delivery

Delivery Address
1606 Chicago Blvd
Detroit, MI 48206

Delivery Options
Outside Delivery

Estimated Arrival

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 American Craftsman 24 in. x 46 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Replacement Window, Screen Incl DISCOUNT \$31.35 OFF EACH	50 SH BUCK	406853	\$209.00 / each \$177.65 / each	2	\$355.30
02 American Craftsman 28 in. x 54 in. 50 Series Single Hung White Vinyl Window with Buck Frame DISCOUNT \$31.35 OFF EACH	50 SH BUCK	378090	\$209.00 / each \$177.65 / each	1	\$177.65
03 American Craftsman 28 in. x 46 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Replacement Window, Screen Incl DISCOUNT \$31.35 OFF EACH	50 SH BUCK	405999	\$209.00 / each \$177.65 / each	8	\$1,421.20
04 American Craftsman 28 in. x 58 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Replacement Window, Screen Incl DISCOUNT \$31.35 OFF EACH	50 SH BUCK	379082	\$209.00 / each \$177.65 / each	6	\$1,065.90
05 Outside Delivery DISCOUNT \$79.00 OFF EACH	N/A	515663	\$79.00 / each \$0.00 / each	1	\$0.00

Delivery

Delivery Address
1606 Chicago Blvd
Detroit, MI 48206

Delivery Options
Vendor Direct
S/O SILVER LINE BLDG PRD

Delivery Date
21 Days

Special Order Products	Model #	SKU #	Unit Price	Qty	Subtotal
S/O SILVER LINE BLDG PRD					
06 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#19} DISCOUNT \$50.82 OFF EACH	NA	238843	\$254.33 / each \$203.51 / each	3	\$610.53
07 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#18} DISCOUNT \$58.59 OFF EACH	NA	238843	\$293.19 / each \$234.60 / each	1	\$234.60
08 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#17} DISCOUNT \$54.86 OFF EACH	NA	238843	\$274.53 / each \$219.67 / each	2	\$439.34



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Sales Person DMZ4U9

Store Phone # (313) 271-8842

Store # 6821

Location 3163 FAIRLANE DRIVE, ALLEN PARK, MI 48101

Special Order Products	Model #	SKU #	Unit Price	Qty	Subtotal
09 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#16} DISCOUNT \$51.77 OFF EACH	NA	238843	\$259.06 / each \$207.29 / each	3	\$621.87
10 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#15} DISCOUNT \$54.86 OFF EACH	NA	238843	\$274.63 / each \$219.67 / each	2	\$439.34
11 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#14} DISCOUNT \$55.80 OFF EACH	NA	238843	\$279.25 / each \$223.45 / each	4	\$893.80
12 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#13} DISCOUNT \$45.23 OFF EACH	NA	238843	\$226.34 / each \$181.11 / each	1	\$181.11
13 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#12} DISCOUNT \$45.70 OFF EACH	NA	238843	\$228.70 / each \$183.00 / each	2	\$366.00
14 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#11} DISCOUNT \$54.98 OFF EACH	NA	238843	\$275.12 / each \$220.14 / each	4	\$880.56
15 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#10} DISCOUNT \$54.98 OFF EACH	NA	238843	\$275.12 / each \$220.14 / each	2	\$440.28
16 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#9} DISCOUNT \$55.10 OFF EACH	NA	238843	\$275.71 / each \$220.61 / each	2	\$441.22
17 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#8} DISCOUNT \$58.83 OFF EACH	NA	238843	\$294.37 / each \$235.54 / each	1	\$235.54
18 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#7} DISCOUNT \$54.86 OFF EACH	NA	238843	\$274.63 / each \$219.67 / each	2	\$439.34
19 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#6} DISCOUNT \$54.63 OFF EACH	NA	238843	\$273.35 / each \$218.72 / each	6	\$1,312.32
20 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#5} DISCOUNT \$54.86 OFF EACH	NA	238843	\$274.63 / each \$219.67 / each	2	\$439.34
21 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#4}	NA	238843	\$347.31 / each \$253.90 / each	2	\$507.80



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3/14/2025, 5:52 PM EDT

Sales Person DMZ4U9

Store Phone # (313) 271-8842

Store # 6821

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Special Order Products	Model #	SKU #	Unit Price	Qty	Subtotal
🔹 DISCOUNT \$63.41 OFF EACH					
22 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#3}	NA	238843	\$256.70 / each \$205.40 / each	1	\$205.40
🔹 DISCOUNT \$51.30 OFF EACH					
23 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#2}	NA	238843	\$225.16 / each \$180.17 / each	3	\$540.51
🔹 DISCOUNT \$44.99 OFF EACH					
24 S/O SILVER LINE BLDG PRD 50 Series Buck Single-Hung-2001 Equal Sa 50 Series Buck Single-Hung-2001 {#1}	NA	238843	\$301.59 / each \$241.31 / each	2	\$482.62
🔹 DISCOUNT \$60.27 OFF EACH					

Regular Products	Model #	SKU #	Unit Price	Qty	Subtotal
25 S/O SILVER LINE BLDG PRD S/O FREIGHT SKU D30	811843	811843	\$100.00 / each	1	\$100.00

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Pro Xtra 2025 Member Statement (as of 03/26) Visit ProXtra: https://www.homedepot.com/c/Pro_Xtra	Pro Xtra Spend	Pro Xtra Savings	Subtotal	\$15,868.91
	\$240,600.60	\$35,552.06	Discounts	-\$3,037.35
			Sales Tax	\$763.89
			Order Total	\$13,595.45
			Balance Due	\$0.00

Payment Method

📅 03/27/2025
3:14 PM EDT

Visa 8669

Charged \$13,595.45



Broken windows



971









1396



neighbor
wavy window



השכונה

השכונה
היא יפה
אין חניה