



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 3/2/26

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:

Historic District Commissions use the Secretary of the Interior's Standards for Rehabilitation to review work in historic districts. Standard 6 requires that any historic feature, like a historic wood window, is repaired before being replaced. If the feature is beyond repair and must be replaced, the replacement must match the historic material, in design, color, texture, and, where possible, material. The Guidelines that accompany the Standards state that broken glass, broken ropes, or failing paint are not reasons to replace historic sashes. Please note that, typically, vinyl has been found not to be compatible in historic districts. It is likely that the vinyl windows in your neighborhood, if they are in the historic district, were not approved by the commission.

Because the windows have been removed without review and approval, the Commission needs to understand what your windows looked like before replacement and what they look like now. Please provide:

- overall photos of every side of your house that shows all windows. Please provide at least two overall photos of each entire side of the house--one before the window replacement and one after.
- In addition, if you have any detailed photos of your historic windows before they were removed, please provide them.

To clarify, the Commission does not need to see detailed photos of every vinyl window. Sorry for the confusion on that point. The Commission would benefit, however, from seeing photos of every historic window that was removed. Please provide any photos you have of your historic windows when they were in place, and please label them so the Commission understands which side of the house they reflect.

Once we have as complete a picture as we can get for the Commission, we will add your application to an upcoming meeting agenda for the Commission's review. Complete applications for the April 8 meeting are due March 16 at 5:00 pm. That is the next meeting we can aim for. We will watch for additional documentation to make your application as complete as possible, and if you have any questions or concerns, please reach out to us at hdc@detroitmi.gov. Thank you.

APPLICANT RESPONSE

Response Date: 03/06/2026



Dear Members of the Historic District Commission,

In response to your request, we have attached photographs showing all sides of the property and the currently installed windows. These images reflect the existing condition of the house following the window replacements and also Previous photos before windows replacement.

At the time we purchased the property, several vinyl windows had already been installed by the previous owner. Additionally, many of the remaining original wood windows were in severely deteriorated condition, including extensive rot and structural damage. Based on contractor assessment, these windows were determined to be beyond practical repair.

Due to the urgency of protecting the home from weather exposure during the winter season and maintaining the safety and habitability of the structure, replacement windows were installed in good faith. The replacements were installed within the existing window openings and maintain similar proportions and visual appearance to the original windows so that the overall architectural character of the home remains preserved.

Our intention has always been to responsibly maintain and improve the property while respecting the historic character of the neighborhood.

We respectfully request that the Commission consider our submission and place our application on the upcoming meeting agenda for review. Please let us know if there is any additional documentation that would assist in your evaluation.

Thank you again for your time and consideration.

Respectfully submitted,

Vaishali Thakkar

Michigan Foreclosure Solution LLC







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American Craftsmen

American Craftsmen

American Craftsmen

American Craftsmen

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