

From: [rebecca radcliff](#)
To: [Historic District Commission \(Staff\)](#); [Jennifer Radcliff](#)
Subject: [EXTERNAL] 1300 LEC Lack of Accountability according to a 1300 LEC Resident & Shareholder
Date: Wednesday, May 14, 2025 1:49:39 PM

To the Detroit Historic District Commission Members,

On behalf of my mother, Jennifer L. Radcliff, and myself, first, thank you for your service. It is no small task. My mother is in her 6th year as a Member of Clarkston's HDC. She has committed her life's work for over 4 decades to preservation. I am formally trained as an interior architect from Lawrence Technological University and was mentored closely by Dr. Gordon Bugbee and Dr. Virginia North. Locally, I was an Assistant Superintendent for Joel Landy on the Addison Hotel restoration. We are both caregivers to old and aging properties every day of our lives. That is in part why we were so happy to become residents of 1300 Lafayette East Cooperative when she became a shareholder in the summer of '22 - it being in a Historic District and on the National Register itself.

However, I will not bore you with the details of mismanagement we've experienced in the last two plus years except to say they have been exceptionally costly. It was an arduous process, proving ourselves to be responsible and financially deserving enough, by 1300 LEC's standards, to be welcomed into the cooperative. But we knew we were capable of following the rules and contributing to the resurrecting of things neglected. We knew we were buying into a "fixer upper" of a community and were happy to "pay our dues", even those beyond our carrier charges for necessary investments.

Even when we were told by other residents, after purchasing, that mismanagement in the past, resulted in 1300 LEC necessitating strict oversight by the mortgage company for the mortgage company to grant us a new mortgage because of malfeasance on the part of former board members, we still put faith in the professionalism of our sitting board members and our management team. Because we believed, that when the we needed the community, they would reciprocate and stand by us, at the least according to the rules.

That has not proved to be the case. Recently, we have been forced into a situation by 1300 LEC, where we may have to reach out to the legal system for help with the Cooperative because of their mismanagement and lack of accountability according to the Bylaws, and Occupancy Agreements.

We understand the mandate you all have to enforce the Federal and State

regulations, as well as equally challenging, to educate the public to why you have to make the decisions you have to make. We know that your decision will not be made subjectively based on pressure and pity, but objectively according to rules and regulations you must follow in the positions you hold. We know that it is the Cooperative's responsibility to meet the permitting and building standards as a part of the city, neighborhood, and community. 1300 LEC can and will have steam if we cooperate with your efforts to help us meet the requirements of our neighbors for their rights to quiet enjoyment of their historic homes and neighborhood.

Unfortunately, all that said, based on, as residents/shareholder and members of the community, our experience with 1300 Lafayette East Cooperative, we regret to suggest to the Detroit Historic District Commission that it hold 1300 Lafayette East Cooperative to the strictest of standards and the most stringent oversight possible. And that every other permitting agency in the city, do the same.

Thank you for your time and consideration.

Respectfully,

Rebecca Smith Radcliff