

STAFF REPORT: FEBRUARY 11, 2026 MEETING

PREPARED BY: E. THACKERY

APPLICATION NUMBER: HDC2026-00003

ADDRESS: 1731 LONGFELLOW

HISTORIC DISTRICT: BOSTON-EDISON HISTORIC DISTRICT

APPLICANT: GLEN STERN

PROPERTY OWNER: SUMMER MOULKALLED

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/19/26

DATE OF STAFF SITE VISIT: JANUARY 27, 2026

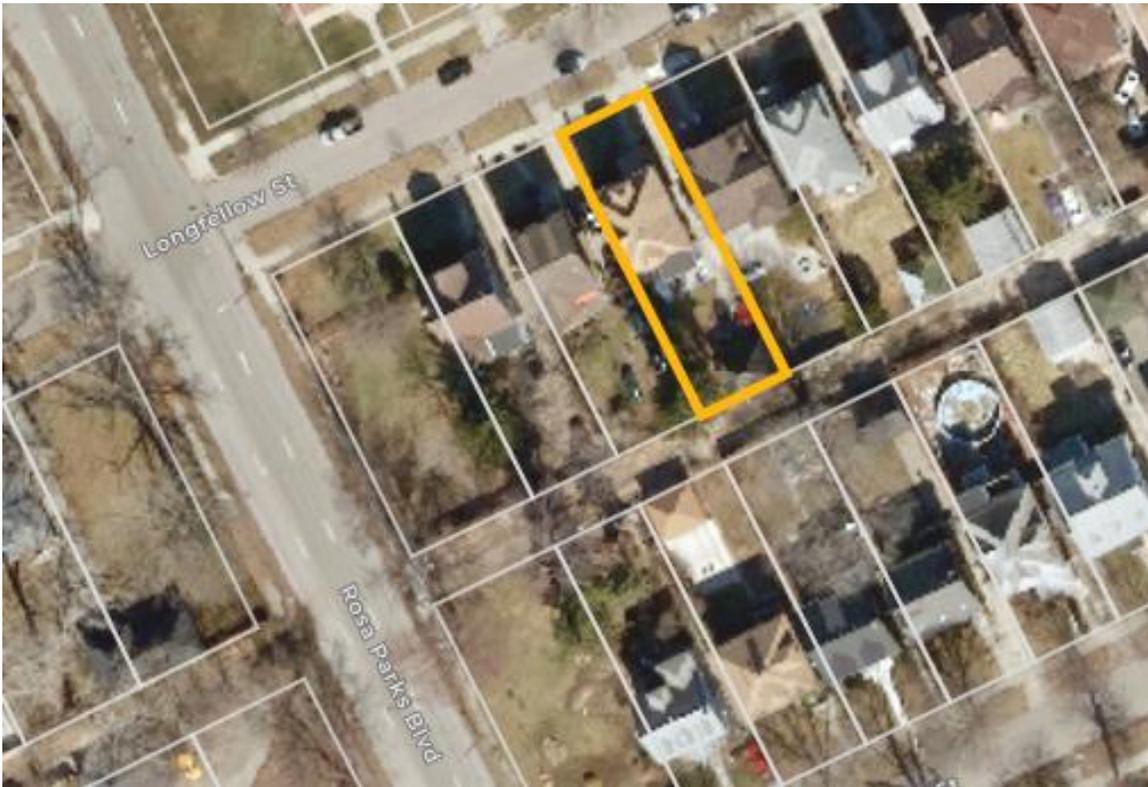
SCOPE: REPLACE HISTORIC WOOD WINDOWS, OTHER ALTERATIONS (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS/ BACKGROUND

1731 Longfellow is on the south side of Longfellow between Woodrow Wilson Street and Rosa Parks Boulevard. The house is a four-square house with Prairie and Craftsman influences. The house has a hipped roof, three hipped-roof dormers, deep overhangs, and a one-story porch with square brick columns and a low concrete-capped brick porch rail with wing walls flanking the steps. The house is clad in brick at the first floor and stucco at the second. The historic wood windows had Craftsman-style muntins dividing the sashes. The work proposed in this application has already been completed. For background, an application to replace historic wood windows was received in 2020, but it was incomplete and additional information was not received. There is no record of an issued COA or permits, but the window replacement proceeded. In December 2025, HDC staff sent a request for inspection to BSEED for work without a permit that included window replacement in 2020 and white paint on stucco, dormer siding, and trim between 2015 and 2018. It appears that the property was sold in December 2025.



1731 Longfellow, January 2026. (Staff photo)



1731 Longfellow outlined in yellow as shown on Detroit Parcel Viewer. The house faces north and is located near the intersection of Longfellow and Rosa Parks Boulevard.

PROPOSAL

STAFF SUMMARY OF SCOPE OF WORK:

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

- **Replace windows**
 - Remove 15 wood windows with vertical muntins dividing the lights
 - Install 15 black aluminum-clad wood double-hung windows with simulated muntins installed between the glass.

- **Replace all gutters and downspouts with white aluminum gutters and downspouts.**

- **Wrap all frieze boards, soffits, and fascia, with white aluminum.**

- **Paint stucco and dormer white.**

All of the work listed has been completed.

STAFF ANALYSIS AND RESEARCH

- The Boston-Edison Local Historic District was designated in 1974.
- A local designation report from HDAB does not exist for this district, but the National Register district nomination establishes a period of significance for this district from 1900 to 1930. The nomination notes that this particular three-block stretch was developed between 1916 and 1919.
- This house contributes to the district. Its historic, character-defining features include, but are not limited to: the dormers, any remaining historic windows, the brick cladding, the stucco cladding, the prominent chimney on the west side of the house, the front porch with square columns, concrete coping, and wing

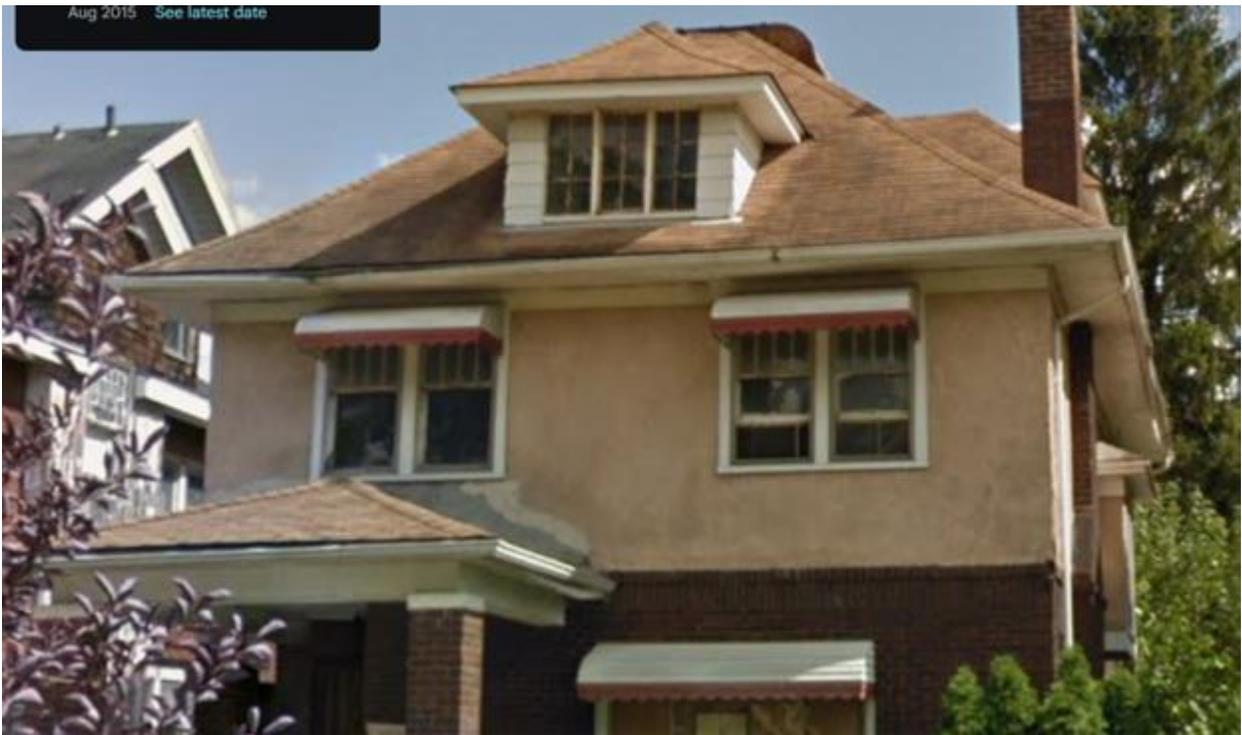
walls, and the narrow concrete walking path along the house's west side.



1731 Longfellow, designation slide, 1974, HDAB. The historic wood Craftsman-style windows are in the second-floor window openings, the stucco appears to be a pale gray, and the first-floor window at the front of the house is altered.

- Some notes about the house's evolution, based on Google Street View:
 - From at least 2007 through 2015: The stucco was peach-beige. The historic Craftsman windows were white.
 - Between 2015 and 2018, the stucco was painted bright white. Staff finds no approval for the repainting. The historic Craftsman windows remained white.
 - By 2019, at least some of the soffit boards had been replaced with aluminum.
 - In the 2020 application for work, all the soffits appear to have been replaced with aluminum. Staff finds no approval for work on gutters, downspouts, or work on trim in the house's eaves.
 - By 2022, all of the wood Craftsman-style windows were replaced.

See photos below.



Google Street View, August 2015. Peach-beige stucco shown, and wood soffits, trim, and historic windows are shown in place. White gutters and downspouts are in place.



Google Street View, August 2018. Gutters and downspouts have been removed and the stucco has been painted white. Historic windows are still in place.



Google Street View, June 2019. Historic windows remain in place, new gutters and downspouts have been installed, and new aluminum soffits and aluminum trim over frieze boards have been installed.

- The *Secretary of the Interior's Standards for Rehabilitation* and the *Guidelines for Rehabilitating Historic Buildings* emphasize preserving historic, character-defining material and features whenever possible.
 - Proposed (completed) wood window replacement:
 - Historic windows are almost always a character-defining feature of a historic house, and these windows were no exception. The historic, character-defining windows were removed and replaced, so staff cannot opine on the feasibility of their repair or restoration. Photos of some of the windows proposed for replacement were included in the 2020 submitted application that was never completed, and those photos have been included below.
 - Secretary of the Interior's **Standard 6** requires repair of a historic feature before replacing it, and it requires that if replacement is necessary, the replacement will match the original. Without detailed documentation about window conditions and without measurements of the key components of both historic and proposed replacement windows, staff cannot recommend window replacement.
 - Staff also notes that the replacement windows' muntins are between the glass and so are not dimensional, like historic window muntins. Losing that dimensionality diminishes the house's historic character.
 - In addition to Standard 6, **Standards 2 and 5** were also violated when historic, character-defining windows were removed. Standard 2 states, "The historic character of a property shall be retained and preserved. The removal of historic materials...that characterize a property shall be avoided." Standard 5 states, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."
 - Turning to the district's *Elements of Design*, **Design Element 7 (Relationship of materials)** was not followed when the historic wood windows were removed. It states that wood "is almost universally used for window frames and other functional trim and

is used in many examples for all trim.” Additionally, *Element of Design 8 (Relationship of textures)* was not followed when the historic wood windows were removed, because the house lost some of its architectural richness in the contrast of brick or stucco with the smooth surface of wood.

- Wrap all frieze boards, soffits, and fascia with white aluminum (completed):
 - Painted historic wood trim, including frieze boards and soffits, are character-defining features of a historic house. The dimensional profile that helps to define historic wood frieze boards is lost when the features are covered (or replaced) with aluminum. Additionally, the pattern of the aluminum replacement soffits draws attention to the soffits whereas they were simple and understated before the replacement. The replacement of these materials is in violation of **Standards 2, 5, and 6** and it conflicts with the *Elements of Design 7 and 8* as quoted above. As a result, staff cannot recommend the installation of aluminum covering or replacing historic wood trim at the house’s fascia, soffits, or frieze boards.
- Paint stucco and dormer white (completed):
 - Color System E (for Prairie buildings and Bungalows) is the appropriate color system for this house. The introductory text to this system states, “Stucco houses of these styles might be painted in grays, yellows, browns, or when used only for the second floor which is stuccoed above a first floor of another material, one of two oranges. However, stark white was rarely used for Prairie or Bungalow (or for that matter Arts and Crafts) houses.” The text continues, “It is in the choice of trim colors that there is the greatest freedom, for the use of whites, grays, soft greens, browns, and yellows are all acceptable. Keeping in mind the need to provide color contrast between the trim and any shingles or stucco and half-timbering, (the stucco color should also be different than the half-timbering), grays, yellows, browns, greens and oranges would be appropriate trim colors... Sash is ‘usually painted black, white, ivy green or deep rich colors such as copper browns....If desired, one of the same shades may be used that is employed for the body of the house.’” The color system includes two yellowish-whites that the stucco could be, but a bright, stark white is not included. Staff does not typically recommend colors that are outside the appropriate color system. Staff notes that trim should contrast with the body color and sashes can match trim color, body color, or some specific colors, including black.
 - Similarly, the district’s *Elements of Design (9) (Relationship of colors)* states that natural brick colors, such as red, yellow, brown, and buff, predominate in wall surfaces, and that stucco typically remains natural or is painted in a shade of cream. Also noted is that paint colors often relate to style, and paint colors are especially closely related to the subject style.
- Replace all gutters and downspouts with white aluminum gutters and downspouts (completed):
 - Staff would recommend the like-for-like replacement of aluminum gutters and downspouts (staff has administrative authority to approve such work), but staff notes that bright white is not an approved color in this house’s color system.

Images Copied and Pasted from Applicant Materials:

Window Replacement:



Applicant-provided image labeling windows that were replaced at the front (north) of the house. (Email, January 2026)



Applicant-provided image labeling windows that were replaced on the east side of the house. (Email, January 2026)



Applicant-provided image labeling windows that were replaced on the west side of the house. (Email, January 2026) The house's door replacements were reviewed and approved.



Applicant-provided image labeling window that was replaced on the rear of the house (south). (Email, January 2026)

5. Detailed Photographs of Windows



First (of two) sets of images from the 2020 application for window replacement showing existing window conditions.

1731 Longfellow st – Window Replacement
12/15/2020



Second (of two) sets of images applicant submitted with the 2020 application for window replacement showing conditions of existing windows.

Aluminum covering/replacing wood eave details (soffits, fascia, frieze boards):



1974 designation slide (HDAB) when eave details were wood, compared with the image below.



Applicant-provided image (email, January 2026). Note the flattening of the frieze board and the pattern created by the aluminum soffits. (Staff added arrows.)

ISSUES

- Regarding the window replacements, the historic, character-defining windows were removed and replaced without first establishing the infeasibility of repair. Without detailed documentation about window conditions and without measurements of the key components of both historic and proposed replacement windows, window replacement is prohibited by the Standards, specifically Standards 2, 5, and 6. An additional issue is that the replacement window muntins are not dimensional, like those of historic windows. The window replacement also conflicts with the District's *Elements of Design 7* and *8*.
- Regarding the covering or replacement of trim around the house's eaves, the dimensional profile that helps to define historic, character-defining wood frieze boards is lost when the features are covered (or replaced) with aluminum. The pattern of the aluminum replacement soffits draws attention to the soffits whereas they were simple and understated before the replacement. The replacement or covering of the frieze boards, fascia, and soffits is in violation of Standards 2, 5, and 6, and is in conflict with the District's *Elements of Design 7* and *8*.
- Regarding the painting of the stucco and dormers a bright white, bright white is not an included color in Color System E. This repainting also conflicts with the District's *Elements of Design 9*.
- Regarding replacing the gutters and downspouts, staff does not see an issue with the replacement products, but notes that, as above, bright white is not an included color in Color System E.

RECOMMENDATION(S)

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 2, Denial: Wood window replacement, replacement or covering eave details, and painting the stucco and dormers bright white

Staff recommends that the proposed wood window replacement, replacement or covering eave details, and painting the stucco and dormers bright white will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Boston-Edison Historic District's Elements of Design, specifically:

- Standards 2, 5, and 6
 - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Elements of Design 7, 8, and 9

For the following reasons:

- Regarding the window replacements, the historic, character-defining wood windows were removed and replaced without first establishing the infeasibility of repair. Detailed documentation of window conditions is necessary to make this determination before replacement can be considered. Additionally, measurements of the key components of both the historic and proposed replacement windows is necessary to determine whether the proposed replacement is an adequate match for the historic windows. A third issue is that the replacement window muntins are not dimensional, like those of historic windows.

- Regarding the covering or replacement of trim around the house's eaves, the dimensional profile that helps to define historic wood frieze boards is lost when the features are covered (or replaced) with aluminum. The pattern of the aluminum replacement soffits draws attention to the soffits whereas they were simple and understated before the replacement. The completed replacement or covering of the frieze boards, fascia, and soffits diminishes the house's historic character.
- Regarding the painting of the stucco and dormers a bright white, bright white is not an included color in Color System E.

Recommendation 2 of 2, Certificate of Appropriateness: Replacing gutters and downspouts

Staff recommends that the proposed replacement of gutters and downspouts will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Boston-Edison Historic District's Elements of Design, with the condition that:

- Gutters must be replaced or repainted to a color included in Color System E.