
[EXTERNAL] Re: Staff report available for 1731 Longfellow for your review

From Glen Stern <glenstern2@gmail.com>
Date Mon 2/9/2026 9:26 PM
To Ellen Thackery <ellen.thackery@detroitmi.gov>
Cc summer9658@gmail.com <summer9658@gmail.com>

Hello Ellen,

Thanks for giving us the opportunity to review. After reading the staff report, we do have a couple important points of clarification:

- **The windows previously installed and removed were also aluminum clad.** Not sure if this implies that they were not the “original” 1916 – 1919 windows, but it seems important to note, given the Secretary of the Interiors Standard 6 requirements that “replacements will match the original”.
 - We would also note (in regards to Sol standards 2 and 5 “Historic character shall be retained...” and “Distinctive features...that recognize a historic property shall be preserved”, respectively) were very much top of mind in the selection of these replacement windows, as the materials do indeed match. This also applies to the alleged violations of Design Elements 7 and 8.
- Regarding the character defining soffits, it is also worth noting that the **originally installed and removed soffits had a “bead board” pattern.** This is difficult to tell in the Google street view photos & the 1974 designation photo, but I think the camera technology used is partially to blame.
 - The pattern of the replacement soffit was intended to match the original, but with ventilation to prevent damage to the attic & roof caused by heat and moisture. Again, we believe it is important to note this intent to preserve the original style in regards to the alleged violations of standards 2, 5, and 6, and elements 7 and 8.

Both members of our applicat team plan to attend in person, so no need for Zoom promotion.

Thanks,

Glen

On Mon, Feb 9, 2026 at 3:47 PM Ellen Thackery <ellen.thackery@detroitmi.gov> wrote:

Good afternoon.

Attached is report outlining staff response and recommendation to the Historic District Commission regarding your application for work at 1731 Longfellow, to be heard at the Detroit Historic District Commission meeting on 2/11/2026 at 4:30 PM.

Please note that the Commission is not required to follow staff recommendations and you should be prepared to make a case to the Commission as to why your project should be approved as designed.

You will have the opportunity to vocalize a presentation and respond to staff analysis.

This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00 PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting me know which members of your applicant team expect to join via Zoom**, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, February 11, 2026 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226
Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone): 312-626-6799 (Meeting ID # 532007617)

Please take this opportunity to review the staff report carefully and alert me immediately to any omissions or errors of fact you detect. Should you wish to add additional information to your submission or clarify any matters, you are welcome to do so prior to the meeting, and the staff report will be updated as necessary. Staff and applicants will also have the opportunity to clarify/discuss matters during your Commission review. The Commission may also have additional questions or comments concerning your proposal, outside of what is discussed in the staff report, which you should be ready to answer.

Lastly, please confirm that all your submitted materials have been made available for Commission review (click on your property) at the website below:

<https://detroitmi.gov/events/regular-historic-district-commission-hdc-meeting-02112026>

Thank you.

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 www.detroitmi.gov/hdc

✉️ ellen.thackery@detroitmi.gov

Mary Sheffield, Mayor

