



AGENDA

Historic Preservation Commission Meeting

8:00 AM - Wednesday, May 20, 2026

City Hall

	Page
1. CALL TO ORDER	
2. ROLL CALL/QUORUM	
3. APPROVAL OF AGENDA	
3.1. Approval of the May 20, 2026 meeting agenda	
4. APPROVAL OF MEETING MINUTES	
4.1. Approval of (date) meeting minutes	3 - 9
	Historic Preservation Commission - 15 Apr 2026 - Minutes - Pdf
5. PUBLIC COMMENT RE: ITEMS ON THE AGENDA	
6. NEW BUSINESS	
6.1. 316 N Union St	11 - 16
	ARF-26-159 316 N Union, Bird residence, update exterior - Pdf
6.2. 115 W Shawnee St	17 - 21
	ARF-26-160, Schaefer residence, 115 W Shawnee, porch upgrade - Pdf
6.3. The Patterson 1953 LLC	23
	ARF-26-161, 401 N Van Buren, The Patterson 1953 LLC homes on Union - Pdf
7. PUBLIC COMMENT RE: ITEMS NOT ON THE AGENDA	
8. REPORTS	
8.1.	
8.2.	
9. COMMUNICATIONS	
10. ADJOURNMENT	

DRAFT MINUTES

Historic Preservation Commission Meeting



8:00 AM - Wednesday, April 15, 2026

City Hall

The Historic Preservation Commission met on Wednesday, April 15, 2026 at 8:00 AM in the City Hall.

PRESENT: Chairperson Cheri Hinkleman, Member Pam Adair, Member Sean Autrey, and Member Mary Joslin

LATE:

ABSENT: Member Mark Raine, Anne Flora, and Commissioner Rick Ruhl

STAFF PRESENT:

1. CALL TO ORDER

Meeting called to order at 8:02 AM

2. ROLL CALL / ESTABLISHMENT OF A QUORUM

2.1

Moved by Pam Adair

Seconded by Mary Joslin

Motion to excuse Rick Ruhl and Anne Flora.

MOTION CARRIED

3. APPROVAL OF AGENDA

3.1

Moved by Mary Joslin

Seconded by Sean Autrey

Motion to approve the agenda of the April 15, 2026 meeting

MOTION CARRIED

4. APPROVAL OF MEETING MINUTES

4.1 Approval of the November 19, 2025 meeting minutes

Moved by Pam Adair

Seconded by Mary Joslin

Motion to approve the November 19, 2025, meeting minutes

MOTION CARRIED

5. PUBLIC COMMENT RE: ITEMS ON THE AGENDA

There were none.

6. NEW BUSINESS

6.1 Awning -102 &108 W Chicago Blvd.

Ian Macfarlane from Addison Awning was present. He clarified that there was a miscommunication on the previous awning approval and is seeking approval to move the awning up 7.5" and have it extend - by slight overlap - to the end of the building (leaving about an inch from the actual end).

Autrey asked if the awning will have a dressed edge. Ian said it would.

[HPC approval letter 4.14.26](#)

Moved by Sean Autrey

Seconded by Pam Adair

Motion to approve the awnings as presented.

MOTION CARRIED

6.2 710 W Chicago Blvd - Outdoor event backdrop

Director Engle described the location as being in the SE area of the yard, but not near any neighbors.

Hinkleman asked if there was a buffer? Director Engle stated there would be screening, and the arch would be brick with a concrete foundation.

Autrey asked if the colors of the brick would be close to the Mansion colors. Director Engle stated they would. Autrey also asked if there would be iron grates in the opening. Director Engle stated that it is a work in progress and will be similar.

All agreed that it looks very nice and is needed for that location.

[HPC Approval Stacy Mansion 4.14.26](#)

Moved by Mary Joslin

Seconded by Sean Autrey

Motion to allow a brick archway as presented.

MOTION CARRIED

7. PUBLIC COMMENT RE: ITEMS NOT ON THE AGENDA

Adair had a question about Patterson and what the houses on Union would look like. Hoping to see

something somewhat historic. Engle suggested she go to the planning commission meeting on June 9, 2026.

The commission also suggested that the picnic tables at the Stacy Mansion be moved from the front yard, to the side yard.

8. REPORTS

8.1 Chair - had nothing to report.

8.2 Director - had nothing to report.

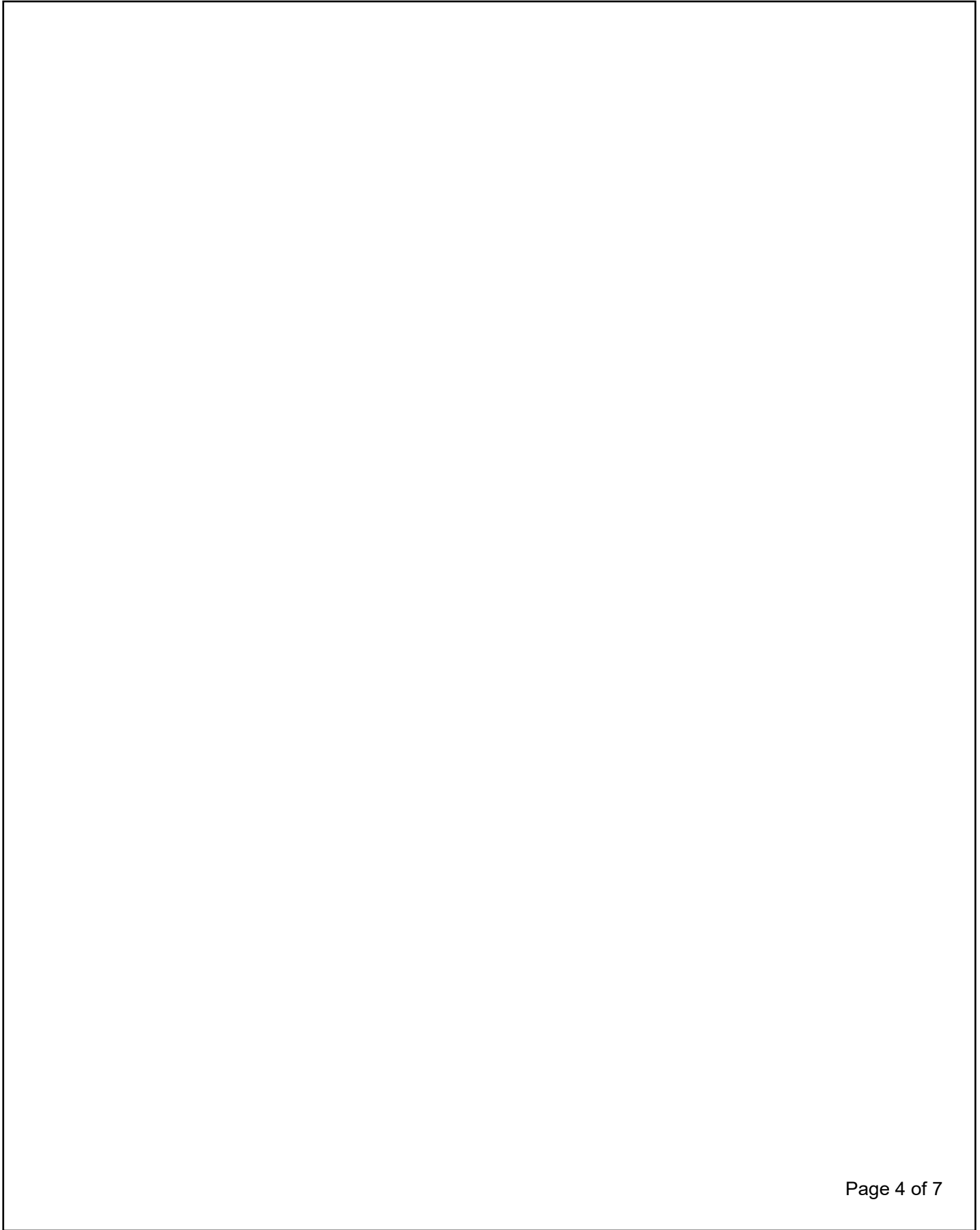
9. COMMUNICATIONS

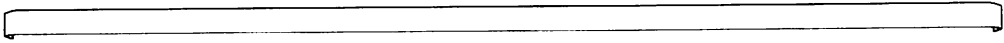
10. ADJOURNMENT

Moved by Sean Autrey
Seconded by Pam Adair

Motion to adjourn at 8:49 AM

MOTION CARRIED





City of Tecumseh
HISTORIC PRESERVATION COMMISSION

Name of Business / Homeowner BCKS Investments

Address for Consideration 102 & 108 W Chicago Blvd

Representative Name Dave Stimpson / Ian Macfarlane

Improvement for discussion awning to be raised and go across both buildings - unattached

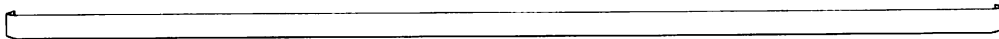
On this 15 **day of** April **in the year of** 2026

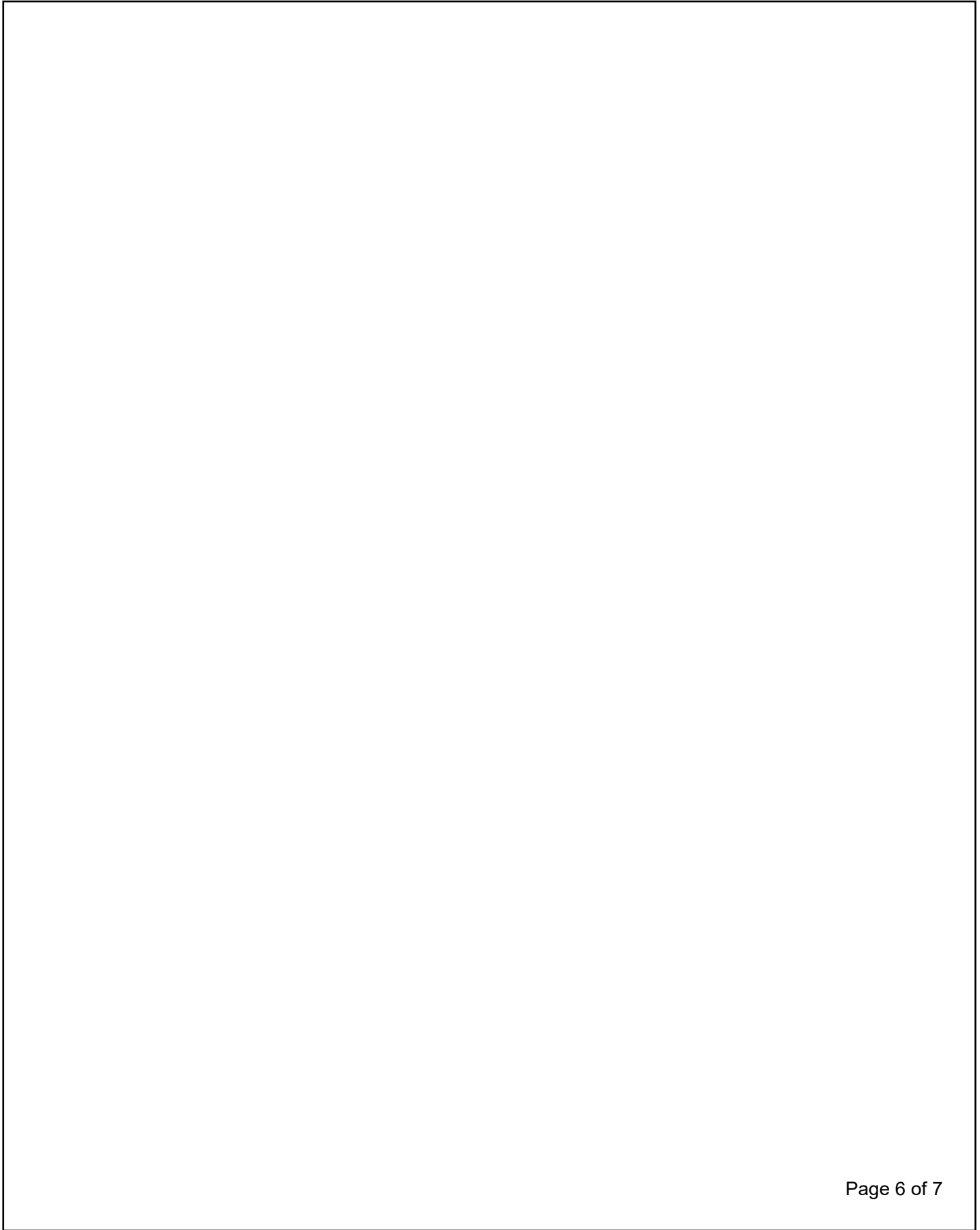
It is advised by this Commission to:

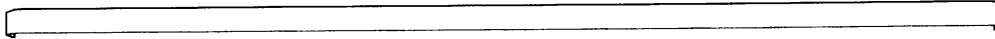
- Accept plans as submitted*
- Accept plans as submitted with the attached conditions and comments*
- Not accept the plans as submitted*
- Table the item until further discussion*


HPC Chairperson

Conditions and/or Comments:







City of Tecumseh
HISTORIC PRESERVATION COMMISSION

Name of Business / Homeowner Stacy Mansion

Address for Consideration 710 W Chicago Blvd

Representative Name _____

Improvement for discussion place a permanent back drop in the rear portion of the property for events

On this 15 **day of** April **in the year of** 2026

It is advised by this Commission to:

Accept plans as submitted

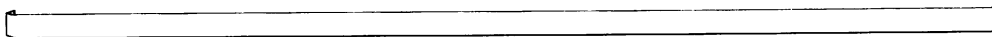
Accept plans as submitted with the attached conditions and comments

Not accept the plans as submitted

Table the item until further discussion


HPC Chairperson

Conditions and/or Comments:





Agenda Review Form

Historic Preservation Commission - May 20, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For Historic Preservation Commission	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted May 11, 2026	Department Building Services

Subject
316 N Union St

Summary
Rochelle Bird, owner of 316 N Union St, XT0-300-0050-00, would like to update the exterior of their home and garage, including the roof of the house. She would like to add white, vertical siding with new windows outlined in black with a newer, more "farmhouse" look.

Budgeted
No

Attachments
[Bird documents for HPC](#)

Brett Coker, City Manager
Sonya Grubb

Approved - 11 May 2026
Approved - 13 May 2026



PO BOX 396.TECUMSEH, MI 49286
517.424.6548 OR 517.423.2107 X102
buildingsservices@tecumsehmi.gov

DATE: 4/8/26

Ed Engle
Developmental Services Director Signature

HISTORIC PRESERVATION COMMISSION APPLICATION

APPLICANT IDENTIFICATION

Full Name: Bird Rochelle
Last First M.I.
 Address: 316 N Union St
Street Number Apt/Unit/Lot
Tecumseh MI 49286-1345
City State Zip
 Phone: 517.260.4900 E-Mail: union316@icloud.com

PROPERTY INFORMATION & SCOPE OF WORK

Address: 316 N Union St PARCEL ID: XT0-____-____-____
Street Number

- SCOPE OF WORK: (Check ALL That Apply)
- | | | | | | |
|---|--|---------------------------------------|---|--|-----------------------------------|
| <input checked="" type="checkbox"/> Windows/Doors | <input checked="" type="checkbox"/> Walls/Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Major Alteration (3+ scope items) | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc) | |

BRIEF PROJECT DESCRIPTION: updating exterior of home to garage including the house roof

Included Improvements: (Check all that apply; these trades require separate, additional permit applications)

- Building HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

PROJECT REVIEW CHECKLIST

- Detailed letter to HPC (include description of existing conditions, description of project and detailed scope of work wanting to be done - please keep simple using a bullet point list)
- Current Photos Plans
- Any support material (brochures, pamphlets, data sheets, etc.)

HOMEOWNER AFFIDAVIT

I hereby certify that I am the legal owner and occupant of the subject property. I take full responsibility for all code compliance, City of Tecumseh ordinances, fees and inspections related to the installation/work herein described. I certify that all information on this application is true and correct. I understand that some restrictions may apply to the scope of work intended. I am further aware that all permits will expire 180 days from the issue date and expired permits will need to be reinstated at the fee listed in the City's fee schedule.

Rochelle Bird
Signature Applicant

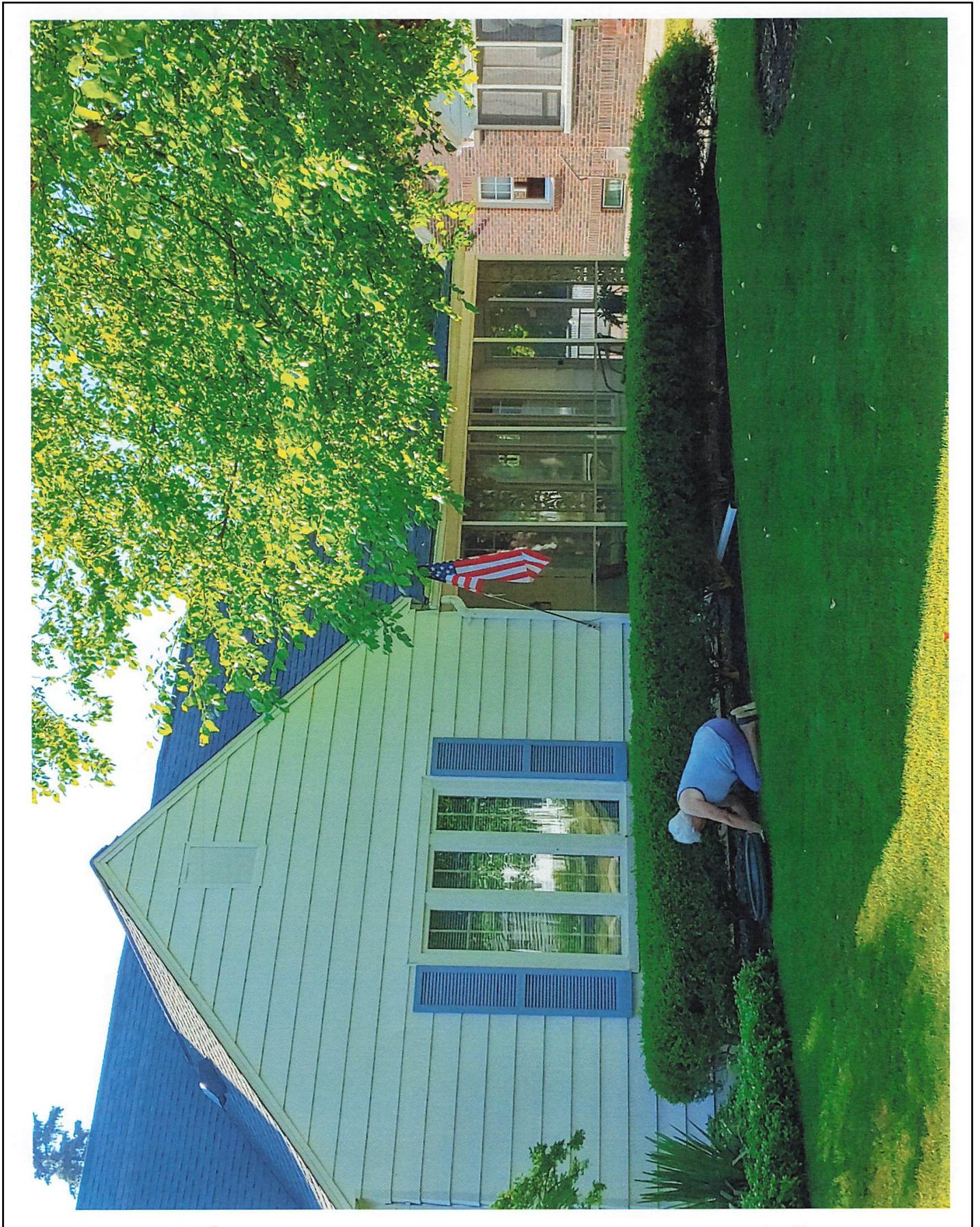
Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

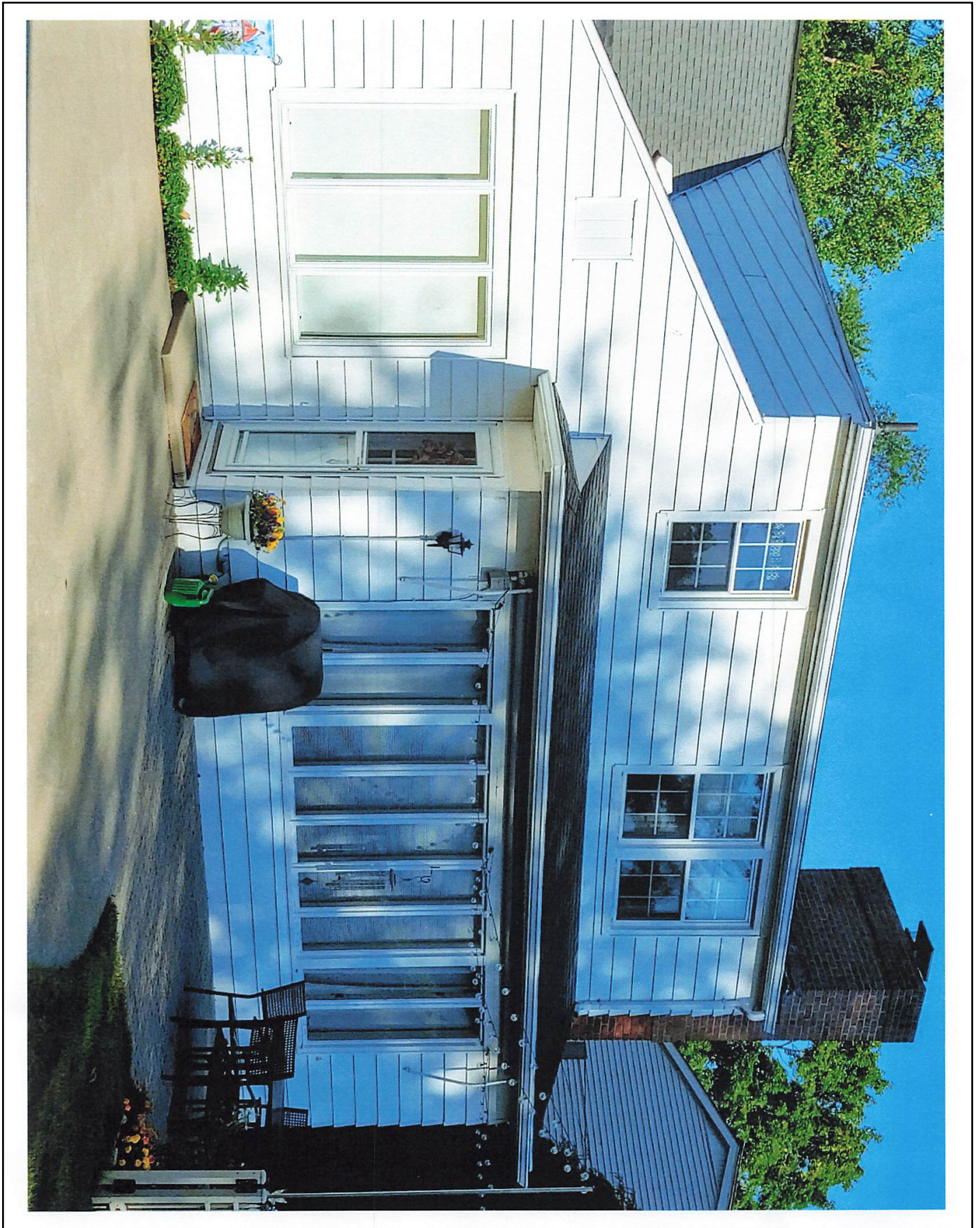
April 2026

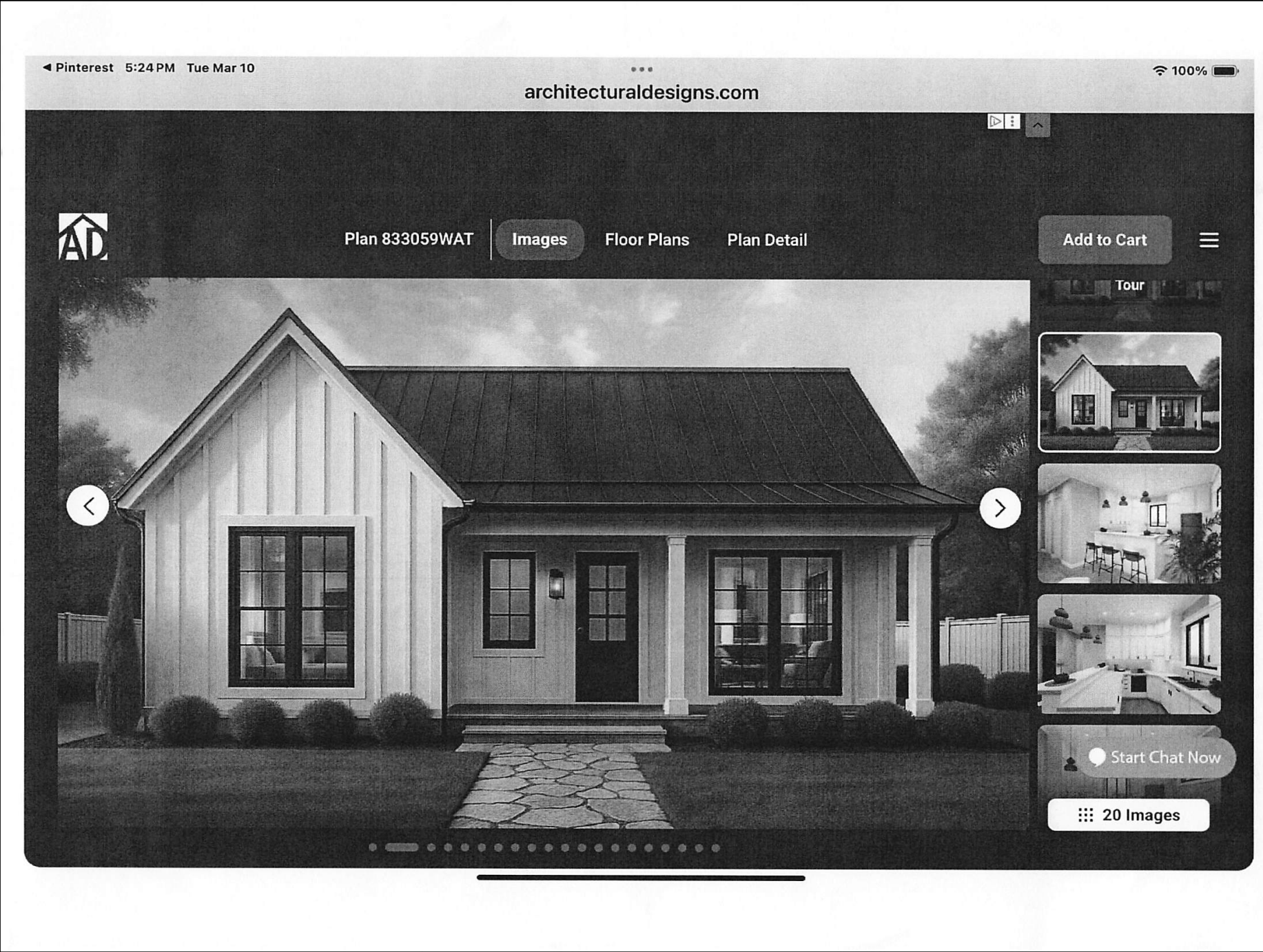
Rochelle Bird 316 N Union St Tecumseh – Purchased Dec/2012

Updating exterior of home built in 1940 and garage added much later

- 1960's vinyl siding is quite brittle and needing replacement
- 43 windows in home of three different brands, none equipped to reduce summer sun heating on E and S sides, or keep heat in during the winter
 - Example: 13 windows in rear family room have < 1/8" of thermal break in glass; and very cold in the winter and hot in the summer
- Other than a 2013 remodel of a quarter of the 1st floor back to the studs, we've found there is no insulation in the exterior walls and very little above 2nd floor
- Small roof over the side door entrance will not be replaced
- Insulation is very much needed all around the side walls and attic
- To freshen the look of the home we will be adding new white vertical siding and new (black on the outside) windows and frames and remove all the shutters
- The house roof will be fully replaced with standard shingles and garage roof seems to be in good shape
- Garage siding to match the house and two new windows installed
- *Two Outside doors*









Agenda Review Form

Historic Preservation Commission - May 20, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For Historic Preservation Commission	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted May 11, 2026	Department Building Services

Subject
115 W Shawnee St

Summary
Krista Schaefer, owner of 115 W Shawnee St, XT0-300-0520-00, would like to update the deteriorating porch on the side of their home by adding an angular "open" step that would connect the side porch to the front porch making it more consistent with the rest of the house.

Budgeted
No

Attachments
[Schaefer documents for HPC](#)

Brett Coker, City Manager
Sonya Grubb

Approved - 11 May 2026
Approved - 13 May 2026



PO BOX 396.TECUMSEH, MI 49286
 517.424.6548 OR 517.423.2107 X102
buildingservices@tecumsehmi.gov

DATE: 5/6/2026

Krista Schaefer
 Developmental Services Director Signature

HISTORIC PRESERVATION COMMISSION APPLICATION

APPLICANT IDENTIFICATION

Full Name: Schaefer Krista M
Last First M.I.
 Address: 115 W Shawnee St
Street Number Apt/Unit/Lot
Tecumseh MI 49286
City State Zip
 Phone: 7342763156 E-Mail: lakrista@umich.edu

PROPERTY INFORMATION & SCOPE OF WORK

Address: 115 W Shawnee St PARCEL ID: XT0- 300 - 0520 - 00
Street Number

SCOPE OF WORK: (Check ALL That Apply) Windows/Doors Walls/Siding Painting Roof/Gutters/Chimney Porch/Deck/Balcony Addition
 Demolition Signage New Building Major Alteration (3+ scope items) Site Improvements (landscape, trees, fences, patios, etc)

BRIEF PROJECT DESCRIPTION: Repair side porch and extend deck to connect porches (leave roofs)
to match other side

Included Improvements: (Check all that apply; these trades require separate, additional permit applications)

Building HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

PROJECT REVIEW CHECKLIST

Detailed letter to HPC (include description of existing conditions, description of project and detailed scope of work wanting to be done - please keep simple using a bullet point list) Current Photos Plans
 Any support material (brochures, pamphlets, data sheets, etc.)

HOMEOWNER AFFIDAVIT

I hereby certify that I am the legal owner and occupant of the subject property. I take full responsibility for all code compliance, City of Tecumseh ordinances, fees and inspections related to the installation/work herein described. I certify that all information on this application is true and correct. I understand that some restrictions may apply to the scope of work intended. I am further aware that all permits will expire 180 days from the issue date and expired permits will need to be reinstated at the fee listed in the City's fee schedule.

Krista Schaefer
 Signature Applicant

****Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.****

Krista Schaefer

May 6, 2026

To Whom it May Concern,

We are looking to repair the side porch at 115 W Shawnee St. While completing this repair, we are hoping to extend the deck to connect the front porch to the side porch at the angle which already connects the two parts of the front porch.

- While the front porch is in good condition, the side porch is in poor condition with wood rot and structural weakening.
- The project will rebuild the side porch in the same design as it was originally **except**:
 - The project will connect the side porch to the front porch at the same angle in which the two components of the front porch are already connected. *See figure 5*
 - To complete this angle, the side porch will be one foot deeper than it is currently which would make the depth of the porch 6 ft instead of 5 ft.

Current condition:



Figure 1



Figure 2

Proposal draft:

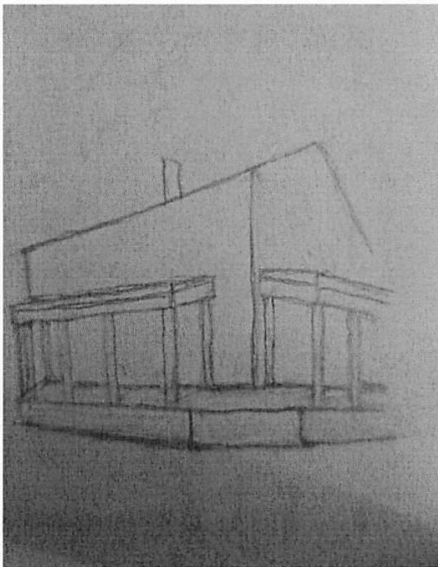


Figure 3

Current condition, demonstrating angle of connected front porches:



Figure 4



Figure 5



Agenda Review Form

Historic Preservation Commission - May 20, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For Historic Preservation Commission	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted May 11, 2026	Department Building Services

Subject
The Patterson 1953 LLC

Summary
Dan Meikle, owner and developer of The Patterson 1953 LLC, would like to discuss the homes to be built on Union St as they will become part of the historic district, as the property parcel is already located in the historic district.

Budgeted
No

Recommendation
Discussion from the HPC with Dan Meikle.

Brett Coker, City Manager
Sonya Grubb

Approved - 11 May 2026
Approved - 13 May 2026