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reluctance to get into house rehabilitation she was destined to do it.

"My parents have done rehabilitation projects and I helped as a child. I knew what would be involved," Bunton said. "My sister is really surprised with what we've done, that I've become this domestic goddess."

A very different rehabilitation project is represented by 184-190 N. Washington.

The Phoenix Place Apartments are an example of a public/private partnership to create affordable rental housing and restore historic buildings at the same time.

The Queen Anne Style duplex was built in 1894. It was home to an Episcopal rector, a mathematics professor at what was then Norma College, a doctor, a grocer and several local businessmen. It eventually became a rooming house and began a gradual decline.

In 1990 a fire heavily damaged the declining building. When Shoen Shari- eff/190 Washington Associates bought the building in 1993, they had to gut the interior to create eight uniquely designed one, two and three bedroom apartments while retaining the Queen Anne exterior.

"It was an involved process," said Shari- eff. "The basic elements of architecture and design are there."

About 70 percent of the exterior was preserved. The basement was dropped nine inches to create a higher ceiling. Dormers were added to the front and existing dormers were expanded. Two chimneys were removed and the bricks were used to repair interior walls that use exposed brick.

The complex has two mirror image north and south sides and features two 3-bedroom, 2-story, 1400 square foot units with 1 1/2 baths and the distinctive brick walls; two 2-story, 2-bedroom units with decorative non-functioning fireplaces; two 1-bedroom units; and two 2-bedroom single floor units that

run across the top length of the building.

The most significant factor in this is the financing. This is a project that makes use of state funding and state and federal tax credits to create affordable housing with a top rental of \$671 for a three bedroom.

"The state of Michigan is very pleased with what we're doing," Shari- eff said. "It's a building that shows what can be done with public and private joint partnerships. We were able to make apartments affordable with help from the state and haven't skimped on anything."

Major funding for the project came from 1st of America Community Development Corp., a subsidiary of 1st of America, which in turn provided the mortgage loan.

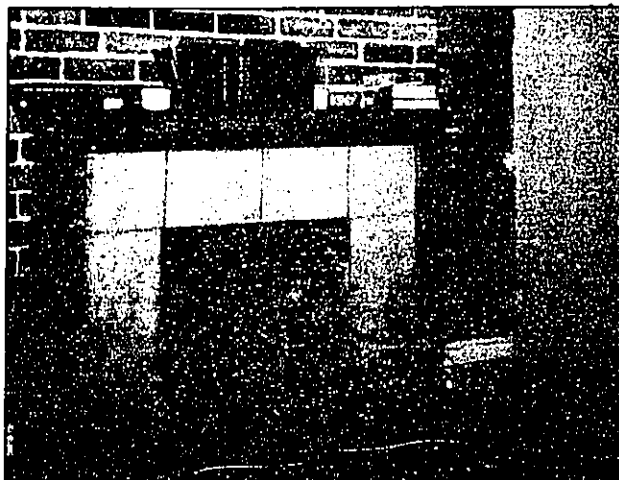
Richard Buss, president of 1st of America Community Development, said his company was able to take advantage of a federal tax program that allows investment in the form of a grant to develop the project.

"The money we invest comes back to us through federal tax credits," Buss said. "We get money back plus a profit and a grant to the project. That's what makes this project unique, the bank is an equity investor."

To receive tax credits, the project must comply with a 15-year rent restriction program. Buss said rents usually work out to around 30 percent of a renter's income. Buss said the rent restrictions will be longer on the Washington Street apartment building.

The other houses in the tour are examples of Ypsilanti's architectural diversity.

David and Linda Rapasky's Tudor Revival house at 709 Cambridge features classic cedar and stucco combined with brick and field stone. The house was built in 1925, one of the first in College Heights. David Rapasky designed an addition in 1991 that



Phoenix fireplace: The interior brick walls of the Phoenix Place Apartments were restored using bricks from the building's chimneys. The fireplace is not functioning but makes an interesting decorative feature.

blends beautifully with the existing house. The Rapaskys have made numerous improvements including a new kitchen, a first floor bath and a deck with a year-round spa. The house is furnished with antiques.

The Colonial Revival house of Jeff and Jennifer Goulet at 1207 Roosevelt in College Heights was built in 1939 and designed by architect Ward Swartz. The house is simply designed and intended for functionality. The interior is notable for Jennifer Goulet's needlework and the Goulets' collections of pot-

ttery, dolls, textiles and glassware.

The architecture books describe the 1015 W. Cross house of Jim and Helen Vick as a "comfortable house," a style prevalent following the First World War and marked by relatively small size and simplicity, a break from the Victorians. The Vicks have owned the house since 1975, only the fourth owners since it was built in 1928. They have added a second floor dormer, a large master bath and built-in cupboards and bookcases.

APPLIANCE DOCTOR

Appliance Bill needs your voice to succeed



JOE GAGNON

In just a few weeks members of the appliance service industry will be convening at the state capital in Lansing to discuss the Appliance Repair Act. This bill sponsored by state Rep. Lyn Bankes has received plenty of support from both parties and also from some of the leaders in the appliance industry.

What Bill No. 5833 needs now is support of consumers who have been taken to the cleaners by some of the unethical, rip off companies that took their money. For the past 10 years, Rep. Bankes and I have been working on issues of consumerism and have devoted much of our time to getting this bill enacted into law. The Appliance Repair

Act is designed to give you information that will enable the consumer to immediately recognize whether or not they are getting a fair shake from the service.

A month ago while backing out of my driveway, I noticed a service van parked across the street in my neighbors yard. I pulled back into my garage and removed my camera from the trunk of my car. I went for a walk with camera in hand and took pictures of the van parked across the street. The side of the van had lettering which indicates it is from an appliance repair business, but the name of the company has been removed. I wonder why a company which has been in business for 20 years, which uses truck advertising would remove their company name from view of the consumer.

A half hour later the van left and I walked across the street and knocked

on the front door. I introduced myself and asked if I could be of assistance in the appliance problem they were having. The lady informed me that because of the new motor needed in her clothes dryer, she would be shopping for a new one real soon.

The service technician had told her it would cost \$269 to repair her six year old dryer. He had unplugged the dryer and placed a red tag on it saying, "Danger, do not use." I asked if I could look at the dryer and without reservation she led me to the laundry room. I plugged it in and turned it on and to everyone's amazement it purred like a kitty. I fetched my tools and took it apart and found not one darn thing wrong with the dryer. Whether the plug was loose or whatever caused her to call for service, I couldn't find what caused the problem. The dryer is still operating one month later and certain-

ly didn't need a motor. By the way, she did spent \$55 for the service call. It angered me that a service company would do this to a neighbor, but then again, how many times in the past 10 years have I heard and seen these stories, too many.

The major appliance repair industry has been tainted for years by the unethical companies who always profess to be honest. The honest companies are tired of the poor image created by these rip offs and we want change. I am inviting any service technician who wishes to clear his conscience, to come to Lansing on Sept. 11 at 9 a.m. in room 427 of the State Capitol and testify in front of our state legislature. Also invited - you the general public and consumer. See you on the 11th.

Joe Gagnon, the Appliance Doctor, will answer your questions large appliances.