

1. 7:00 P.M. Historic District Commission Regular Meeting

Documents:

02-301 N HAMILTON.PDF
03-302 E CROSS.PDF
04-COMPOSITE WINDOWS.PDF
05-HISTORIC DISTRICT 2-11-2020 FULL MINUTES.PDF
HDC FEBRUARY 25, 2020 FULL PACKET.PDF
00-HDC FEBRUARY 25, 2020 AGENDA.PDF
01-101 W MICHIGAN.PDF



HDC Work Permit Staff Review

Property address: 301 N Hamilton (408 Emmet)

Property History: The proposed work is in the right-of-way at the northwest corner of N Hamilton and Emmet Street. The applicant lists the address as 301 N Hamilton, however the adjacent property is 408 Emmet.

The property at 408 Emmet Street includes a late nineteenth century Gabled-El house and mid-twentieth century detached garage.

The property is contributing to the historic district.

Date of Application: February 7, 2020

Date of Review: February 18, 2020

Date of Meeting: February 25, 2020

Proposed work: Small cell communication system.

Materials: Wood pole, antennas, power boxes, fiber boxes.

Staff review:

1. The application replaces an existing wood light pole with a similar one.
 - a. The existing pole is 28'4" tall, and the new pole will be a little over 10' taller, at 38'6."
 - b. The pole will include a light mount to match the existing feature.
 - c. The pole will be surmounted by a small cell communication feature, consisting of three antennas.
 - d. A caution sign will be placed between the light fixture and antennas.
 - e. Various connection boxes will be placed 10' above ground level.
2. The Michigan State Historic Preservation Office (SHPO) reviewed this project as part of required Section 106 documentation.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

- a. A copy of the Section 106 documentation is included in the application.
 - b. SHPO concurred with the applicants findings that historic properties were in the area of potential effects, and recommended that the installation would have no adverse effect on these properties.
3. Staff spoke with the SHPO reviewer who said that these new colocation antennas are much smaller than earlier installations and appear to have minimal impact on historic resources.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 301 N Hamilton as submitted in the application, dated February 7, 2020, for installation of a 38'6" wood pole, light fixture, antennas, and connection boxes, as specified.

Relevant Secretary of the Interior's Standards:

#10

Prepared by:

Scott E. Slagor, Preservation Planner

RECEIVED

FEB 07 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

PHDC-20 0013

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address Within a public right-of-way near the address:
301 N Hamilton Street, Ypsilanti, Washtenaw County, MI 48197

Applicant**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Trileaf Corporation on behalf of Verizon Wireless

Address

City

St. Louis

State

MO

Zip

63141

Phone / Fax

[REDACTED] 1

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

DTE

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

- Installment of a 38.5-foot wood pole
- All power, communication, and street lights from the adjacent existing pole will be moved to the new one
- Old pole will be removed
- Ground restoration
- Verizon will install small cell antennas, power boxes, and fiber boxes on the new pole

Materials (for paint include color chips or samples with application):

Please see "minor material" attachment in construction drawings
(3) Ericcson 6701 antennas

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$27, 600

Permit fee:

 $\$45 + \$40 = \$85$ **Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

2/6/2020

Print Name:

Kayla Ratliff

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

PHDC-20-0013

PROJECT SUMMARY

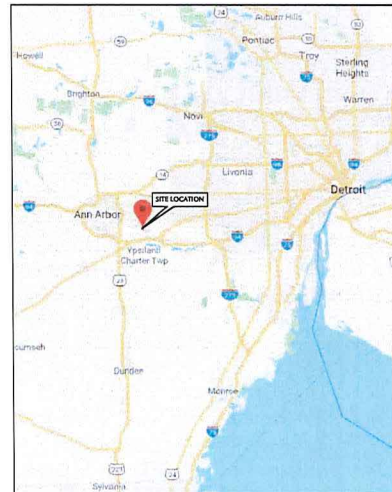
SITE NAME: 40213
 SITE ADDRESS: 301 N HAMILTON ST
 (ESTIMATED) YPSILANTI, MI 48197
 COUNTY: WASHTENAW COUNTY
 SITE COORDINATES:
 LATITUDE: 42° 14' 41.424" N (NAD 83)
 LATITUDE: 42.24484°
 LONGITUDE: 83° 37' 3.432" W (NAD 83)
 LONGITUDE: -83.61762°
 ELEVATION: ±738'-3"
 PROPERTY DEFINITION: R.O.W.
 FUZE PROJECT ID: 15487099
 PSLC CODE: 544753
 EXISTING POLE NUMBER: N/A
 EXISTING POLE HEIGHT: 38'-6"
 EXISTING POLE CLASS: N/A



SITE NAME: 40213

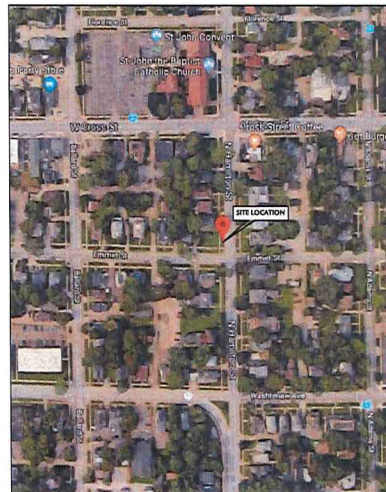
PROPOSED SMALL CELL EQUIPMENT ON AN EXISTING DTE POLE

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

SHEET INDEX

NO.	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
C1	SITE LAYOUTS
C2	POLE ELEVATION
C2A	ANTENNA LAYOUT
C3	DTE NOTES
C4	SITE DETAILS
C5	EQUIPMENT DETAILS
E1	UTILITY SITE PLAN
E2	ELECTRICAL DETAILS
E3	SINGLE LINE DIAGRAM

SCOPE OF WORK

- INSTALLING EQUIPMENT
 - CFIT BOX
 - DISCONNECT
- CONNECTING ON SITE UTILITIES TO WIRELESS EQUIPMENT

STATE COUNTY MAP



PREPARED FOR:



PREPARED BY:

TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

DRAWING NOTICE:
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DRAWN BY: AJD
 CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

DESIGN TYPE: COLOCATION

SHEET TITLE: TITLE SHEET

DRAWING NO. T1

REVISION: 0

STRUCTURAL REVIEW

STRUCTURAL ANALYSIS PERFORMED BY OTHERS.

SHEET SCALE FACTOR:

PLOT SIZE:
11" x 17": TO SCALE



1 (800) 482-7171
 www.missdig.com
 CONTRACTOR TO CALL MICHIGAN
 ONE-CALL SYSTEMS AT LEAST 72 HOURS
 PRIOR TO DIGGING.

GENERAL NOTES

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED IN THE CONTRACT DOCUMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR(S) SHALL VISIT THE JOB SITE(S) AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED PER THE CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED ON ANY WORK NOT CLEARLY DEFINED OR IDENTIFIED IN THE CONSTRUCTION DOCUMENTS BEFORE STARTING ANY WORK.
5. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES INCLUDING APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. IF THESE RECOMMENDATIONS ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR APPLICABLE CODES OR REGULATIONS, REVIEW THE CONFLICT FOR DIRECTION WITH THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION TEAM AND WITH THE AUTHORIZED REPRESENTATIVE OF ANY OUTSIDE POLE OR PROPERTY OWNER. (BASE COMMANDER OR AUTHORIZED AGENT)
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACE OR OTHER EXISTING ELEMENTS AND UPON COMPLETION OF THE WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF EXTENT.
9. KEEP THE GENERAL AREA CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION DAILY.
10. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED UNLESS OTHERWISE NOTED. RELY ONLY ON ANNOTATED DIMENSIONS AND REQUEST INFORMATION IF ADDITIONAL DIMENSIONS ARE REQUIRED.
11. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCY'S FACILITIES ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST BEYOND WHAT IS NOTED. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION AND USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES OR OTHER AGENCY'S FACILITIES WITHIN THE LIMITS OF THE WORK, WHETHER THEY ARE IDENTIFIED IN THE CONTRACT DOCUMENTS OR NOT.
12. ALL MOUNTING HARDWARE SUCH AS BOLTS, NUTS, LAG SCREWS, CLEVIS, CONDUIT STRAPS, STAPLES, (ANYTHING EXPOSED AND CONNECTING EQUIPMENT TO THE POLE SHALL BE HOT DIPPED GALVANIZED, UNLESS OTHERWISE STATED)

DEFINITIONS

1. "TYPICAL" OR "TYP." MEANS THAT THIS ITEM IS VIRTUALLY IDENTICAL ACROSS SIMILAR CONDITIONS. "TYP." SHALL BE UNDERSTOOD TO MEAN "TYPICAL WHERE OCCURS" AND SHALL NOT BE CONSIDERED AS WITHOUT EXCEPTION OR CONSIDERATION OF SPECIFIC CONDITIONS.
2. "SIMILAR" MEANS COMPARABLE TO CHARACTERISTICS FOR CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
3. "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE OR BY THE CONTRACT DOCUMENTS.
4. "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES OF MATERIALS IN THE SAME PLANE.
5. THE TERM "VERIFY" OR "V.I.F." SHALL BE UNDERSTOOD TO MEAN VERIFY IN FIELD WITH ARCHITECT AND REQUIRES THAT THE CONTRACTOR CONFIRM INTENTION REGARDING NOTED CONDITION AND PROCEED ONLY AFTER RECEIVING DIRECTION.
6. WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR INTENT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTOR'S ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.
7. FURNISH: SUPPLY ONLY, OTHERS TO INSTALL. INSTALL: INSTALL ITEMS FURNISHED BY OTHERS. PROVIDE: FURNISH AND INSTALL.

PROJECT SPECIFIC NOTES

1. THIS SET IS PROVIDED TO ILLUSTRATE THE EXPECTED SCOPE OF DRAWINGS, QUALITY OF DRAWINGS AND EXTENT GRAPHIC STANDARDS. NOTES ARE FOR A&E CONTRACTOR REFERENCE TO HELP CLARIFY THE SCOPE. ADDITIONAL DRAWINGS MAY BE REQUIRED TO MEET THE REQUIREMENTS OF A GIVEN BASE. ALL EXAMPLES SHOWN ARE FOR REFERENCE ONLY AND ANY NOTES, DETAILS, CALCULATIONS OR OTHER WORK NEEDS TO BE COMPLETED OR CONFIRMED BY THE CONTRACTOR GENERATING THE DRAWINGS IN CONSTRUCTION DOCUMENTS.
2. THIS SET IS TO BE PRINTED AT 11" x 17". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THIS SIZE IS ACCEPTABLE BY THE BASE AND TO PROVIDE A LARGER STANDARD SIZE IF REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ENGINEER TO CONFIRM ALL WORK SHOWN IS IN COMPLIANCE WITH BASE AND FEDERAL CODES. DRAWINGS SHOWN WITHIN THIS SET ARE SAMPLES AND MAY NOT REFLECT ALL OF THE REQUIRED ELEMENTS, CLEARANCES OR OTHER ITEMS OF ASSEMBLIES NEEDED TO BE CODE COMPLIANT IN THE PARTICULAR MUNICIPALITY THE NODE IS LOCATED WITHIN.

GROUND CONSTRUCTION NOTES:

1. 120/240V POWER REQUIRED FOR 3-WIRE SERVICE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL STANDARDS AND REGULATIONS AS WELL AS NEC.
3. CALL MICHIGAN ONE CALL 72 HOURS PRIOR TO EXCAVATING AT (800) 482-7171.
4. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. ALL EQUIPMENT TO BE BONDED.
6. METERING CABINET (IF INSTALLED) REQUIRES 3' CLEARANCE AT DOOR OPENING.

STANDARD GROUNDING NOTES:

1. GROUND TESTED AT 25 OHMS OR LESS.
2. 5/8" x 8' RODS, CAD WELD OR UL LISTED DIRECT BURY CLAMP BELOW GRADE.
3. #6 GROUND AND BOND WIRE.
4. MOLDING, STAPLED EVERY 1" AND AT EACH END.
5. GROUND RODS 18" FROM POLE.

STANDARD CONDUIT NOTES:

1. FOR UNDERGROUND CONDUIT AND ABOVE GRADE RISERS USE SCHEDULE 40.
2. IF DIRECTIONAL BORING PLACE 1-1/4" SDR-11 GRAY CONDUIT FOR UNDERGROUND POWER APPLICATIONS.
3. IF TRENCHING, PLACE PVC SCH 40 CONDUIT PER TABLE ON SHEET E1 FOR UNDERGROUND POWER APPLICATIONS.
4. RISERS TO BE ATTACHED TO POLE WITH STANDARD STRAPS AND LAG SCREWS.
5. RISER STRAPS TO BE INSTALLED EVERY 5'.
6. CONDUIT UNDER 1" MAY BE ATTACHED WITH GROUND WIRE MOLDING STAPLES.
7. ALL CONDUIT WILL BE PROOFED WITH A MANDREL AND EQUIPPED WITH PULL ROPE OR MULE TAPE.

STANDARD TRENCHING NOTES:

1. MAINTAIN 36" MINIMUM COVER FOR ELECTRICAL CONDUIT.
2. MAINTAIN 36" MINIMUM COVER FOR COMMUNICATION CONDUIT.
3. IN STREET SLURRY TO GRADE AND MILL DOWN 1-1/2" FOR AC CAP.
4. IN DIRT SLURRY 18" FROM GRADE AND FILL WITH 95% COMPACTION NATIVE SOIL FOR BALANCE.
5. PLACE WARNING TAPE IN TRENCH 12" ABOVE ALL CONDUITS AND #18 WARNING TAPE ABOVE GROUND EQUIPMENT.

UTILITY POLE CONSTRUCTION NOTES:

1. NO BOLT THREADS TO PROTRUDE MORE THAN 1/2".
2. FILL ALL HOLES LEFT IN POLE FROM REARRANGEMENT OF CLIMBERS.
3. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
4. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
5. 90° SHORT SWEEP UNDER ANTENNA ARM. ALL CABLES MUST ONLY TRANSITION ON THE INSIDE OR BOTTOM OF ARMS (NO CABLE ON TOP OF ARMS).
6. USE CABLE CLAMPS TO SECURE CABLE TO ARMS; PLACE 2" CARRIER ID TAGS ON BOTH SIDE OF ARMS.
7. USE 90° CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
8. USE 1/2" CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

VERIZON WIRELESS CONSTRUCTION NOTES:

1. CONTRACTOR IS TO FOLLOW THE MOST CURRENT VZW STANDARDS DOCUMENTS PROVIDED TO COMPLETE THIS INSTALLATION.
2. CONTRACTOR SHALL COMPLETE VZW PROVIDED "SMALL CELL SWEEP REPORT" WITH ALL INFORMATION FILLED IN ACCURATELY AND COMPLETELY.
3. CONTRACTOR TO REFER TO THE MOST CURRENT VZW STANDARDS FOR APPROVED "PIM" TEST EQUIPMENT AND GUIDELINES.
4. CONTRACTOR IS TO USE BATTERY POWERED "PIM" EQUIPMENT TO VALIDATE THE FINAL LOCATION OF THE JUMPER AND ANTENNA ARE FREE OF INTERNAL AND EXTERNAL "PIM" SOURCES.
5. CONTRACTOR SHALL PROVIDE AT LEAST ONE TECHNICAL LEAD THAT IS CERTIFIED AND PROFICIENT IN EXECUTING, INTERPRETING AND RECORDING "PIM" MEASUREMENTS.

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

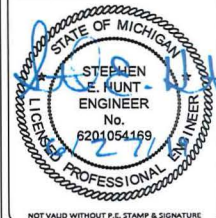
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DRAWN BY: AJD
CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:

40213

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 41.424" N

LONGITUDE:

83° 37' 3.432" W

DESIGN TYPE:

COLOCATION

SHEET TITLE:

GENERAL NOTES

DRAWING NO.

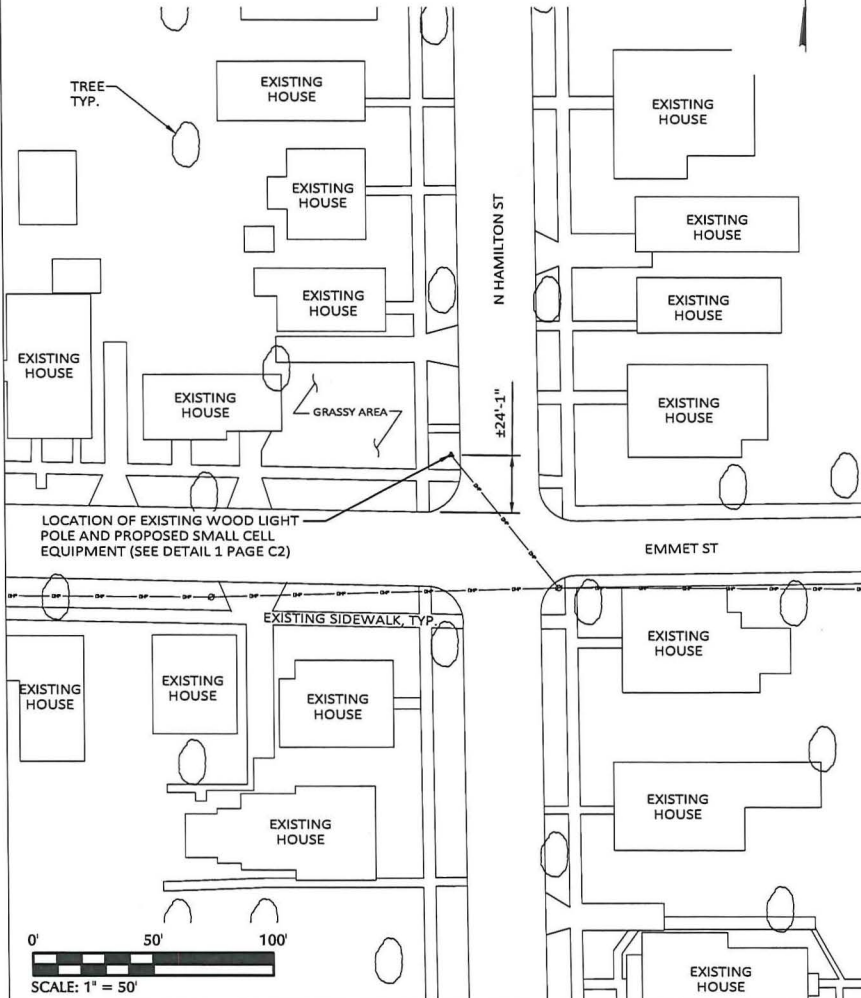
GN1

REVISION:

0

NOTES:

1. THIS DRAWING IS BASED ON AERIAL IMAGERY AND FIELD OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.
5. OPEN CUT CONSTRUCTION THROUGH EXISTING PAVEMENT, I.E. ROADWAYS, PARKING AREAS, SIDEWALKS WILL NOT BE ALLOWED. CONSTRUCTION UNDER EXISTING PAVEMENTS WILL BE REQUIRED TO BE INSTALLED WITH DIRECTIONAL BORING TECHNIQUE.

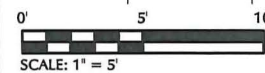


1 OVERALL SITE LAYOUT

LEGEND

UNDERGROUND POWER	---
OVERHEAD POWER	---
OVERHEAD UTILITIES	---
UNDERGROUND TELCO	---
OVERHEAD TELCO	---
GAS LINE	---
FENCE	---
SEWER LINE	---
WATER LINE	---
COAX CABLE	---
HYBRID CABLE	---
HIGH VOLTAGE POWER	---
FIBER	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EDGE OF PAVEMENT	---
CATCH BASIN	⊠
IRON PIN SET (IPF) 1" REBAR	⊙
IRON PIN FOUND (IPF)	⊙
BENCHMARK	⊙
CONCRETE MON. FOUND	⊠
CONCRETE MON. SET	⊠
UTILITY POLE	⊙
LIGHT POLE	⊙
WATER VALVE	⊙
MANHOLE	⊙
GAS VALVE	⊙
FIRE HYDRANT	⊙
TELCO PEDESTAL	⊙
ELECTRICAL PULL BOX	⊙

LOCATION OF EXISTING WOOD LIGHT POLE AND PROPOSED SMALL CELL EQUIPMENT (SEE DETAIL 1 PAGE C2)



2 ENLARGED SITE LAYOUT

PREPARED FOR:

verizon

PREPARED BY:

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FAX: 423-843-9509

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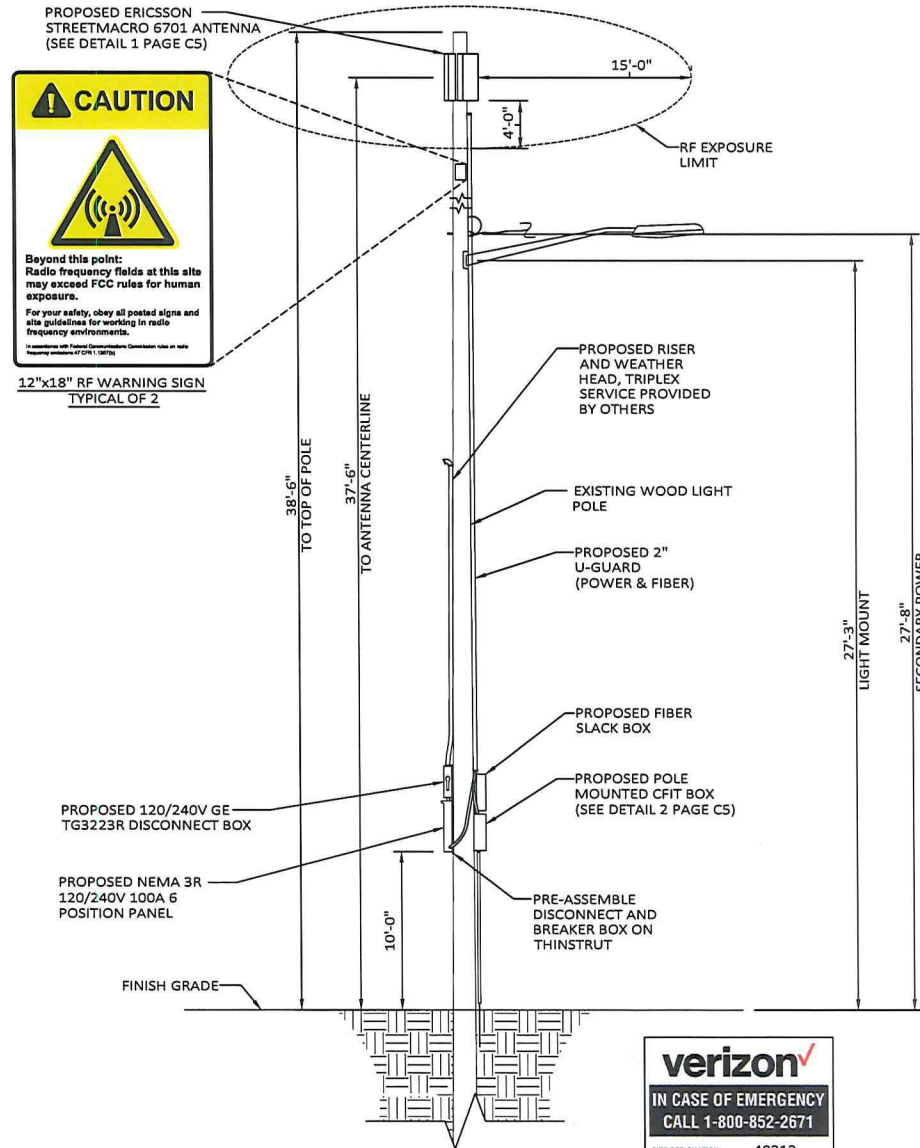
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ENGINEER'S STAMP:
STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213
COUNTY: WASHTENAW
LATITUDE: 42° 14' 41.424" N
LONGITUDE: 83° 37' 3.432" W
DESIGN TYPE: COLOCATION
SHEET TITLE: SITE LAYOUTS
DRAWING NO. C1
REVISION: 0

CONTRACTOR TO OBTAIN
LATEST RFDS FROM VERIZON
PRIOR TO CONSTRUCTION.



PREPARED FOR:

verizon

PREPARED BY:

TeleCAD
Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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COUNTY:

WASHTENAW

LATITUDE:

42° 14' 41.424" N

LONGITUDE:

83° 37' 3.432" W

DESIGN TYPE:

COLOCATION

SHEET TITLE:

POLE ELEVATION

DRAWING NO.

C2

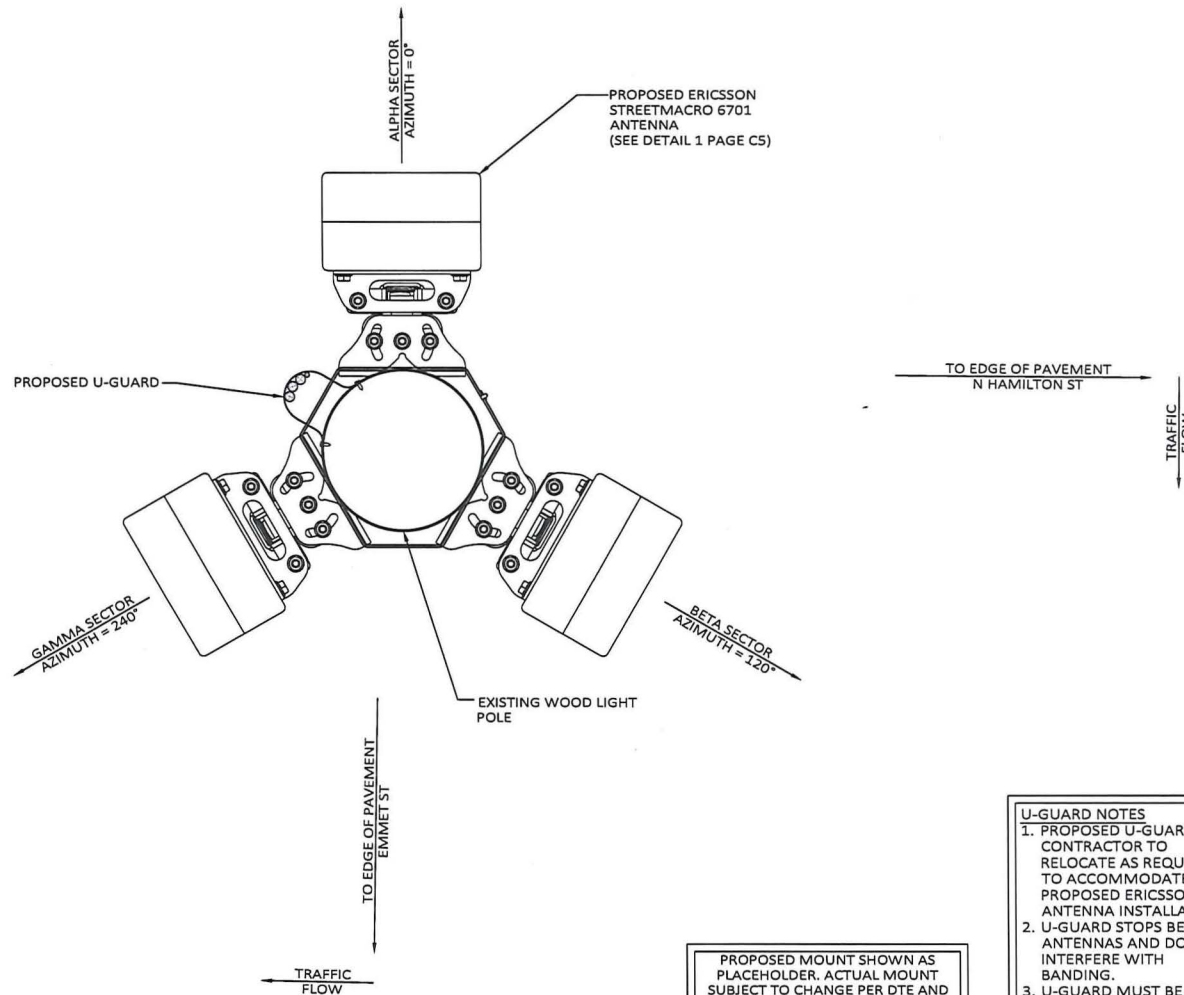
REVISION:

0

AZIMUTHS ARE SUBJECT TO CHANGE. CONTRACTOR TO VERIFY AZIMUTHS FROM FINAL RFDS FROM VZW. ANTENNA MOUNT TO BE SUPPLIED BY ERICSSON OR VERIZON. ANTENNA TO BE INSTALLED BY VERIZON CONTRACTOR.

CONTRACTOR TO OBTAIN LATEST RFDS FROM VERIZON PRIOR TO CONSTRUCTION.

INSTALL STRAIN RELIEF FOR POWER & FIBER CABLES AT OR NEAR ANTENNAS



PROPOSED ERICSSON STREETMACRO 6701 ANTENNA (SEE DETAIL 1 PAGE C5)

PROPOSED U-GUARD

EXISTING WOOD LIGHT POLE

BETA SECTOR
AZIMUTH = 120°

GAMMA SECTOR
AZIMUTH = 240°

ALPHA SECTOR
AZIMUTH = 0°

TO EDGE OF PAVEMENT
N HAMILTON ST

TRAFFIC
FLOW

TO EDGE OF PAVEMENT
EMMET ST

TRAFFIC
FLOW

PROPOSED MOUNT SHOWN AS
PLACEHOLDER. ACTUAL MOUNT
SUBJECT TO CHANGE PER DTE AND
VERIZON FUTURE DISCUSSIONS

- U-GUARD NOTES**
1. PROPOSED U-GUARD, CONTRACTOR TO RELOCATE AS REQUIRED TO ACCOMMODATE THE PROPOSED ERICSSON ANTENNA INSTALLATION.
 2. U-GUARD STOPS BELOW ANTENNAS AND DOES NOT INTERFERE WITH BANDING.
 3. U-GUARD MUST BE RACEWAY CAPABLE.

PREPARED FOR:

verizon

PREPARED BY:

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1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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DRAWN BY: AJD
CHECKED BY: CTD

REVISIONS			
NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
1	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:
40213

COUNTY:
WASHTENAW

LATITUDE:
42° 14' 41.424" N

LONGITUDE:
83° 37' 3.432" W

DESIGN TYPE:
COLOCATION

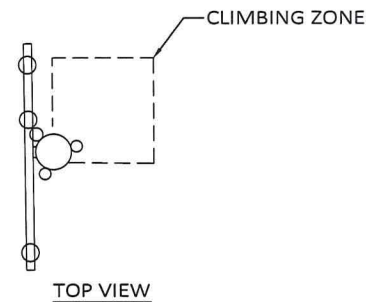
SHEET TITLE:
ANTENNA LAYOUT

DRAWING NO.
C2A

REVISION:
0

POLE ATTACHED EQUIPMENT

EQUIPMENT	VOLUME (CU-FT)
STREET MACRO 6701 ANTENNA	0.46
STREET MACRO 6701 ANTENNA	0.46
STREET MACRO 6701 ANTENNA	0.46
TOTAL IN CU-FT	1.38



NOTES:

1. WORKING CLEARANCE FROM ENERGIZED ANTENNA MUST BE GREATER THAN 4 FT, OTHERWISE SHUT DOWN RADIO AND ANTENNA PER INSTRUCTIONS ON PLACARD OR BY OPENING DISCONNECT SWITCH TO RADIO EQUIPMENT ON POLE.
2. ANTENNA AND MOUNTING BRACKETS INSTALLED ABOVE DTE WIRES MUST BE INSTALLED AND MAINTAINED BY DTE OR DTE'S DESIGNATED CONTRACTOR.
3. VERTICAL CLIMBING ZONE MUST BE MAINTAINED ON ALL POLES. (SEE TOP VIEW)
4. BASE CABINET TO BE CLEARLY LABELED WITH OWNER'S NAME AND 1-800 PHONE NUMBER WITH 3/4" TALL LETTERING.
5. SHUTDOWN PLACARD TO BE PLACED ON THE POLE NEAR BASE CABINET AND DISCONNECT SWITCH BOX.
6. 5' FT MIN. CLEARANCE ABOVE ANY DTE EQUIPMENT.
7. ANTENNA POLE TOP CLEARANCES APPLY TO ANY DTE EQUIPMENT OR WIRES INSTALLED UNDER THE ANTENNA.

REFERENCE DTE ENERGY
CELLULAR ANTENNA SMALL CELL SITE CONSTRUCTION
LINE CONSTRUCTION STANDARDS 4-JOINT USE 1-4-26.1
DATED 11/1/2017

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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ENGINEER'S STAMP:



SITE NAME:

40213

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 41.424" N

LONGITUDE:

83° 37' 3.432" W

DESIGN TYPE:

COLOCATION

SHEET TITLE:

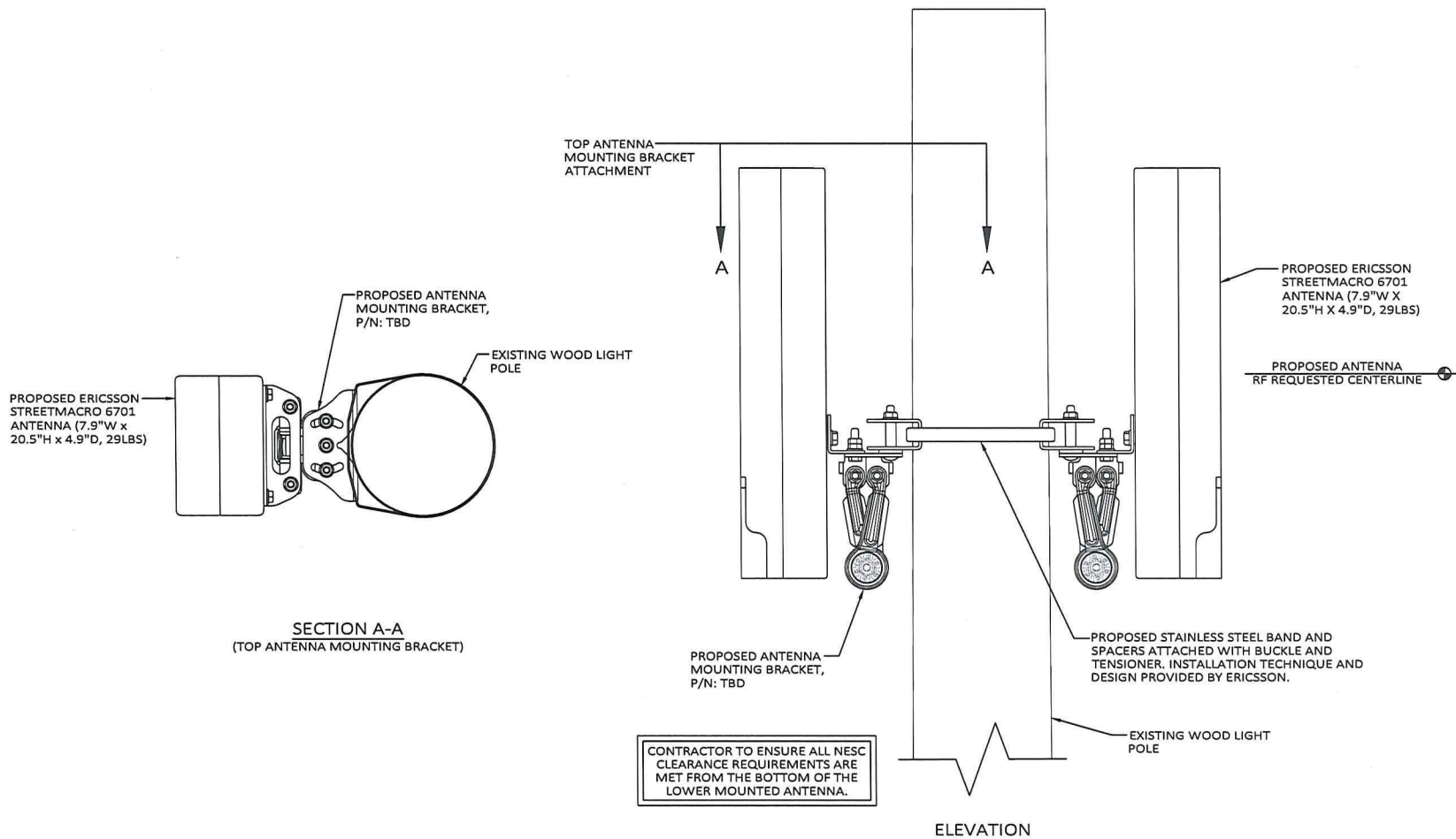
DTE NOTES

DRAWING NO.

C3

REVISION:

0



PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
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STATE OF MICHIGAN
 STEPHEN E. HUNT
 ENGINEER
 No. 6201054169
 LICENSED PROFESSIONAL ENGINEER

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SITE NAME: 40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

DESIGN TYPE: COLOCATION

SHEET TITLE: SITE DETAILS

DRAWING NO. C4

REVISION: 0

Spectrum: 28 GHz
 IBW Full band
 OBW 800 MHz
 EIRP ~ 55 dBm

of Users: 2,000+
 Total Antenna BW: 1600 MHz
 Throughput: 5 Gbps DL/ 1 Gbps UL
 # RI ports: 2
 TN/IDLports: 2
 Misc: 4xExternal Alarms, USB connector
 PoE, GPS, 1588 Synch

Weight: ~ 13 kg (29 lbs)
 Size: 20,5"x4,9"x7,9" (13 l)
 Operational conditions: -40 to +55 degrees
 Cooling: Active
 Power: AC, <300W Max
 IP Class: IP 65

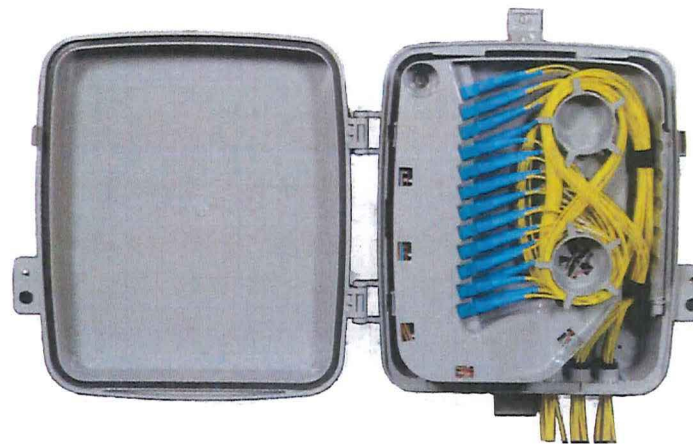
Ericsson Confidential 2016-03-15



20,5"x5"x8" Not to Exceed Dimensions

CFIT BOX

PART CODE: CFIT-C48D4LHXVZ
 DESIGNED BY CHARLES INDUSTRIES



PRODUCT SPECIFICATIONS

TECHNICAL SPECIFICATIONS	
HEIGHT (PANEL ONLY)	15 in.
DEPTH, BASE (FRONT TO BACK)	5.5 in.
WIDTH	12 in.
WEIGHT	4 lbs.
CONSTRUCTION	RUGGED UL94-5VA GRAY POLYCARBONATE
SUPPORTED FIBER CONNECTOR TYPES	SC, LC or MPO
COMPLIANCE	DESIGNED TO MEET GR-950, GR2898, NEMA 4, IP66
SPLICING CAPACITY	UP TO THREE (3) 4"x6" HINGED SPLICE TRAYS ON FEED FIBER SIDE.
BULKHEAD CAPACITY	24 SC ADAPTERS

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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 CHECKED BY: CTD

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ENGINEER'S STAMP:



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SITE NAME: 40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

DESIGN TYPE: COLOCATION

SHEET TITLE: EQUIPMENT DETAILS

DRAWING NO. C5 REVISION: 0

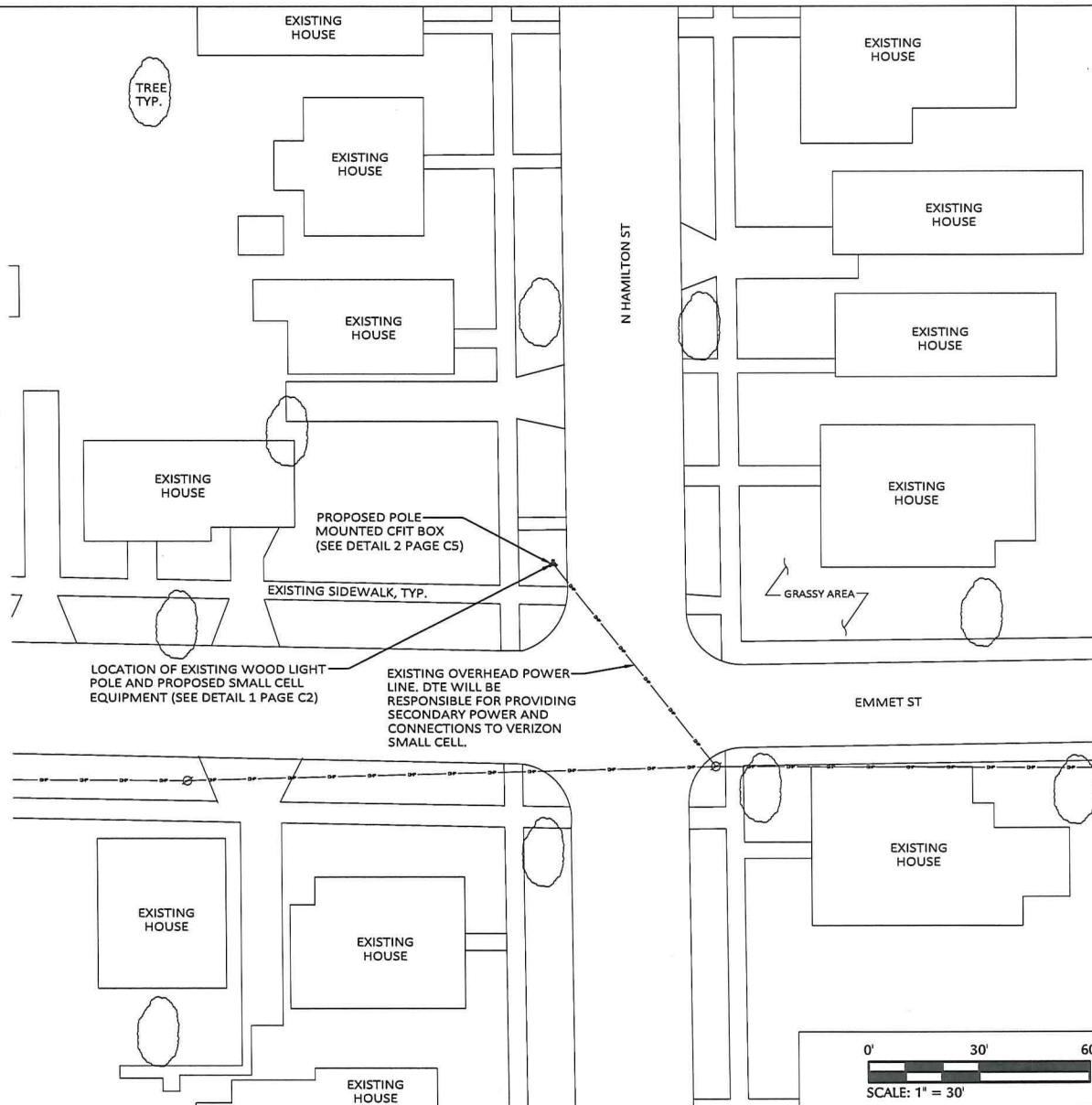
1. PROVIDE AND INSTALL WARNING TAPE FOR ELECTRIC SERVICE CONDUIT 12" BELOW GRADE.
2. CONTRACTOR TO PAY FOR THE SERVICE AS DIRECTED BY THE MUNICIPALITY.
3. CONTRACTOR TO USE PVC SCH 40 CONDUIT WHERE CONDUITS CROSS ACCESS ROADS.
4. CONTRACTOR SHALL COORDINATE WITH ELECTRIC AND TELEPHONE UTILITY COMPANIES FOR SERVICES.
5. CONTRACTOR TO PAY ALL FEES FOR SERVICES REQUIRED.
6. CONTRACTOR TO BE ADVISED THAT EXISTING UNDERGROUND CONDUITS, GROUND CABLES EXIST. DIG WITH CAUTION.
7. CONTRACTOR TO VERIFY POWER AND TELCO LB LOCATIONS AND FLEX CONDUIT SIZE AND ROUTING TO THE EQUIPMENT SHELTER WITH MANUFACTURER'S DRAWINGS.
8. OPEN CUT CONSTRUCTION THROUGH EXISTING PAVEMENT, I.E. ROADWAYS, PARKING AREAS, SIDEWALKS WILL NOT BE ALLOWED. CONSTRUCTION UNDER EXISTING PAVEMENTS WILL BE REQUIRED TO BE INSTALLED WITH DIRECTIONAL BORING TECHNIQUE.

1. ALL POWER CONDUITS ABOVE GRADE, SWEEPS, & ELBOWS TO BE PVC SCH 40.
2. INSTALL PULL STRING IN TELCO CONDUIT.

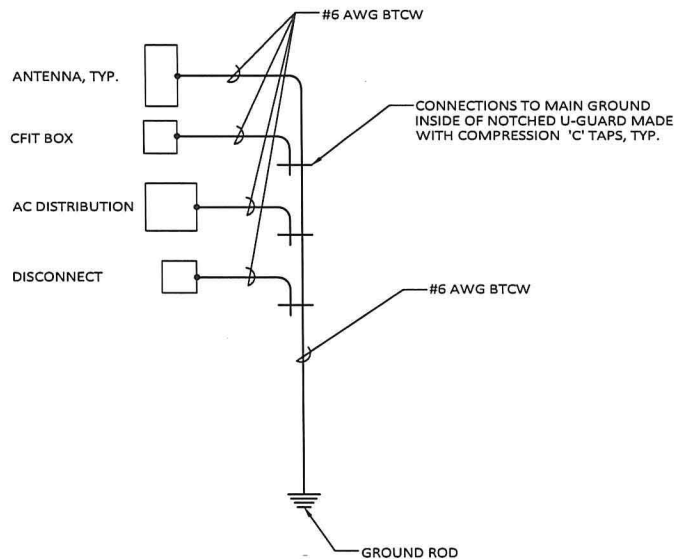
SERVICE CONDUCTOR MAXIMUM DISTANCE CHART (BASED ON 80 AMP MAX. CONTINUOUS LOAD)

WIRE SIZE	ALUMINUM	COPPER	CONDUIT SIZE
	120V	120V	
3 AWG	55'	90'	3/4" MIN
2 AWG	70'	115'	3/4" MIN
1 AWG	85'	145'	3/4" MIN
1/0 AWG	110'	180'	1" MIN
2/0 AWG	140'	230'	1" MIN
3/0 AWG	175'	290'	1 1/4" MIN
4/0 AWG	220'	365'	1 1/4" MIN
250 KCMIL	265'	435'	1 1/4" MIN
300 KCMIL	315'	520'	1 1/2" MIN
350 KCMIL	370'	610'	1 1/2" MIN
400 KCMIL	420'	695'	2" MIN
500 KCMIL	530'	870'	2" MIN

UNDERGROUND POWER		CATCH BASIN	
OVERHEAD POWER		IRON PIN SET (IPP) 8" REBAR	
OVERHEAD UTILITIES		IRON PIN FOUND (IPP)	
UNDERGROUND TELCO		BENCHMARK	
OVERHEAD TELCO		CONCRETE MON. FOUND	
GAS LINE		CONCRETE MON. SET	
FENCE		UTILITY POLE	
SEWER LINE		LIGHT POLE	
WATER LINE		WATER VALVE	
COAX CABLE		MANHOLE	
HYBRID CABLE		GAS VALVE	
HIGH VOLTAGE POWER		FIRE HYDRANT	
FIBER		TELCO PEDESTAL	
RIGHT-OF-WAY		ELECTRICAL PULL BOX	
PROPERTY LINE			
EDGE OF PAVEMENT			

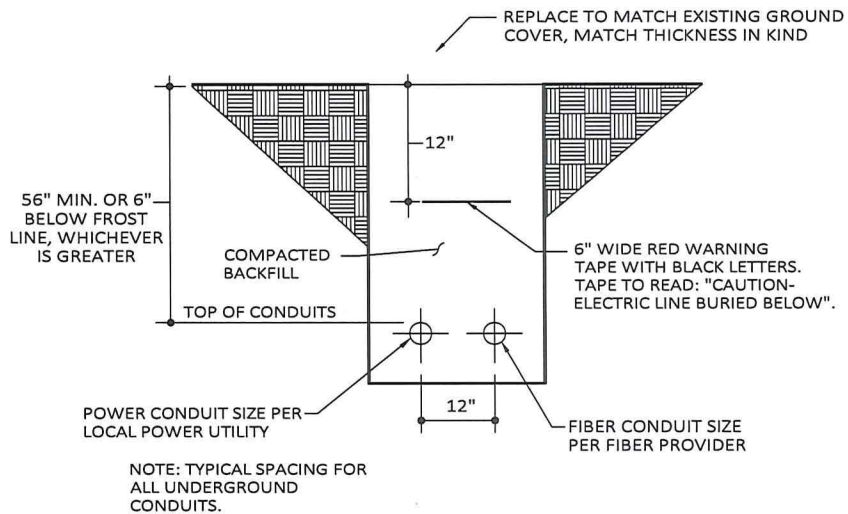


DRAWING NO.	REVISION:
E1	0



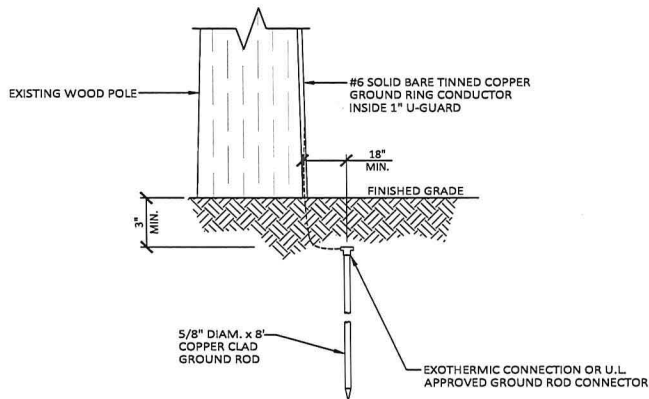
1 SINGLE POINT RADIAL GROUND DETAIL

N.T.S.



2 TRENCH DETAIL (IF REQUIRED)

N.T.S.



3 GROUND ROD DETAIL

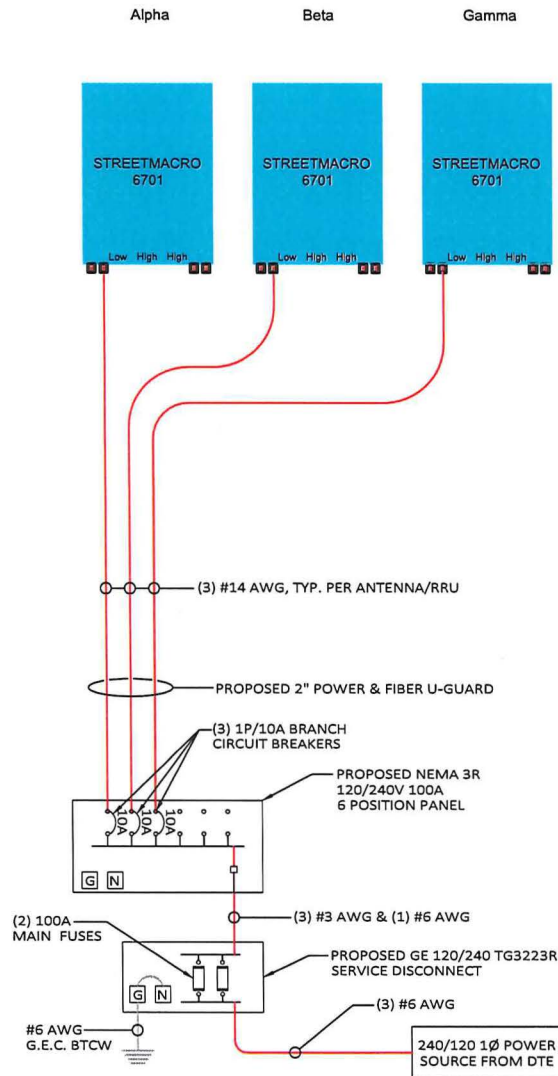
N.T.S.

4 DETAIL NOT IN USE

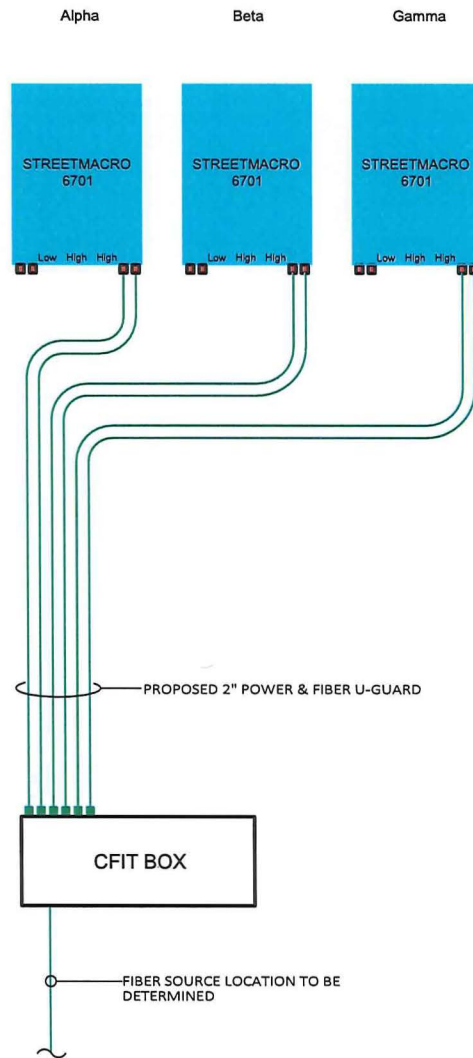
N.T.S.

PREPARED FOR:			
verizon			
PREPARED BY:			
1961 NORTHPOINT BLVD, SUITE 130 HIXSON, TN 37343 PH: 423-843-9500 FAX: 423-843-9509			
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CHECKED BY:	CTD		
REVISIONS			
NO.	DATE	BY	DESCRIPTION
D	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW
ENGINEER'S STAMP:			
NOT VALID WITHOUT P.E. STAMP & SIGNATURE			
SITE NAME:			
40213			
COUNTY:			
WASHTENAW			
LATITUDE:			
42° 14' 41.424" N			
LONGITUDE:			
83° 37' 3.432" W			
DESIGN TYPE:			
COLOCATION			
SHEET TITLE:			
ELECTRICAL DETAILS			
DRAWING NO.		REVISION:	
E2		0	

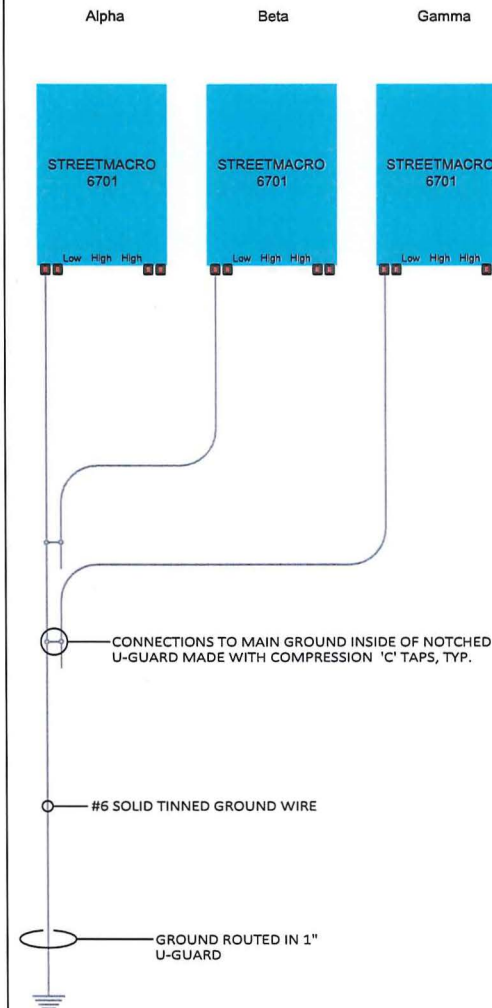
POWER ROUTING



FIBER ROUTING



GROUND ROUTING



PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
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FAX: 423-843-9509

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CHECKED BY: CTD

REVISIONS

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A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:

40213

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 41.424" N

LONGITUDE:

83° 37' 3.432" W

DESIGN TYPE:

COLOCATION

SHEET TITLE:

SINGLE LINE DIAGRAM

DRAWING NO. E3
REVISION: 0

Attachment 5. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:**a. Describe the APE for direct effects and explain how this APE was determined.**

The APE for Direct Effects is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the Undertaking. Verizon Wireless proposes to collocate of a new small-cell telecommunications site on an existing 38.5-ft (11.7-m) wood utility light pole at 301 N. Hamilton Street, Ypsilanti, MI 48197 (42.24484, -83.61762). The proposed antenna will have a centerline height of 37.5-ft (11.4-m) and an overall installed height of approximately 38.5-ft (11.7-m). Associated equipment will be mounted to the wood pole, and utility access will be provided by local services, within the existing right-of-way (ROW) corridor; new ground disturbances will be minimal, if any.

The subject property is an existing wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The subject property is, however, located within the boundaries of the NRHP-listed *Ypsilanti Historic District*, although, it does not appear to be a contributing structure within that district.

b. Describe the APE for visual effects and explain how this APE was determined.

The APE for Visual Effects is the geographic area in which the Undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register. The presumed APE for Visual Effects for construction of new facilities is the area from which the tower will be visible: (a) within 0.5 miles from the tower site if the proposed Tower is 200 ft or less in overall height; (b) within 0.75 mile from the tower site if the proposed Tower is more than 200 ft, but no more than 400 ft in overall height; or (c) within 1.5 miles from the proposed tower site if the proposed Tower is more than 400 ft in overall height.

Due to the overall height of the subject property (38.5-ft), the presumed APE for Visual Effects for this project is a 0.5-mile radius from the tower site per the FCC programmatic agreement. However, given the low height of the existing collocation structure and the complexity of the surrounding urban residential landscape, one that includes myriad structures, mature shade trees, and existing utility installations, it is unlikely that the effective Visual APE will exceed

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Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
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Approved by OMB
3060-1039

several hundred feet in any direction. As a result, and in keeping with similar urban projects, we have reduced the working Visual APE to a 0.25-mile radius from the subject property in order to be better reflect real-world conditions.

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
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Attachment 5. Continued

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

- a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**

N/A

- b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**

N/A

For each property identified as a Historic Property in the online e-106 form:

- a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

The subject property is an existing wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. As such, the proposed project will have *no effect* on the collocation structure.

For detailed recommendations supporting 'no adverse effect' in the relation to the APE for Visual Effects, see Attachment 8.

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
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Attachment 7. Historic Properties Direct Effects**a. List all properties within the APE for direct effects.**

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, Inc., through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and the Michigan Economic Development Corporation files in November 2019, it was determined that the subject property is a wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The existing wood utility light pole is, however, located within the NRHP-listed *Ypsilanti Historic District*, but does not appear to be a contributing component within that historic district designation.

b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part "a" (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.

N/A

c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.¹ If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.²

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, Inc., through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and the Michigan Economic Development Corporation files in

¹ Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

² Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

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November 2019, it was determined that the subject property is a wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The existing wood utility light pole is, however, located within the NRHP-listed *Ypsilanti Historic District*, but does not appear to be a contributing component within that historic district designation.

Great Lakes Research, LLC, also completed an on-site evaluation of the proposed Project Site for the likelihood of containing previously undocumented archeological or architectural Historic Properties on 9 November 2019; no such properties were noted. As there are no ground disturbances associated with the current project, no formal archaeological survey of the subject property was undertaken.

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Project Name: 40213 ANN ARBOR EAST 5G – A
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FCC Form 621

Attachment 8. Historic Properties Visual Effects**Historic Properties Identified for Visual Effects Guidelines**

- a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.1.a. of the Nationwide Agreement.

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, LLC, through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and a review of the Michigan Economic Development Corporation's architectural property files in November 2019, it was determined that almost all of the reduced 0.25-mile radius Visual APE is included within NRHP-listed *Ypsilanti Historic District*. Three additional structures within that same area have been individually listed on the NRHP. As the vast majority of the structures within the defined 0.25-mile radius Visual APE are covered by NRHP listings, no attempt has been made to identify additional properties that have been cataloged by the State of Michigan or the City of Ypsilanti, as that coverage would be largely redundant:

NRHP-Listed and Districts and Properties

- (1) ***Ypsilanti Historic District***, irregular pattern along Huron River with boundaries extending to Forest Ave., Grove, Buffalo, and Hamilton Sts. (NRHP No. 78001515); *Ypsilanti Historic District Boundary Increase -- Western Addition* (1988)

The proposed project is located on the northwest corner of N. Hamilton St. and Emmet St., at the approximate center of the Ypsilanti Historic District, on the boundary line (N. Hamilton St.) between the original 1978 district to the east and the 1988 western addition to the west. In general, with the exception of a small area along the northwest edge, the entire 0.25-mile radius Visual APE is included within the currently defined boundaries of the *Ypsilanti Historic District*. As the proposed project site is located within the historic district, there will be inevitable shared visibility between the historic district and the project site. However, given the low overall height of the proposed installation (38.5-ft) and small size of the proposed antenna structure, it is unlikely that shared visibility will extend more than several hundred in any direction, and will be unlikely to occur beyond the associated cross streets, i.e., N. Hamilton St. and Emmet St. In any event, any shared views that may obtain will be largely comparable to views of

Applicant's Name: Verizon Wireless
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already existing utility poles, light poles, etc. As a result, it is recommended that the proposed project will have *no adverse effect* on the viewshed of the *Ypsilanti Historic District*.

- (2) ***Ladies Literary Club Building***, 218 N. Washington St., Ypsilanti, MI (NRHP No. 72000666)

The *Ladies Literary Club Building* is located ~900 ft due east of the proposed project site, with its primary façade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be minimal to no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no adverse effect* on the viewshed of this historic property.

- (3) ***Pease Auditorium***, College Ave., Ypsilanti, MI (NRHP No. 84000018)

Pease Auditorium is located ~1200 ft northwest of the proposed project site, with its primary facade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no effect* on the viewshed of this historic property.

- (4) ***Brinkerhoff-Becker House***, 601 W. Forest Ave., Ypsilanti, MI (NRHP No. 82002890)

The *Brinkerhoff-Becker House* is located ~1300 ft northwest of the proposed project site, with its primary façade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no effect* on the viewshed of this historic property.

- b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part “a”, identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).**

As of the date of this report, Trileaf Corporation has not received comments from Indian Tribes, NHOs, local governments, or members of the public that identify Historic Properties in the APE for visual effects.

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Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
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- c. For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

N/A

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
FCC Form 621

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

December 10, 2019

JILL SPRINGER
FEDERAL PRESERVATION OFFICER
FCC WIRELESS TELECOMM BUREAU
445 12TH STREET SW
WASHINGTON DC 20554

RE: ER02-261.20.656543 Trileaf Cellular Communications Antenna Collocation Review #656543,
301 N. Hamilton Street, Ypsilanti, Washtenaw County (FCC)

Dear Ms. Springer:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of the FCC that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR § 800.5(b)] on historic properties within the area of potential effects for the above-cited undertaking.

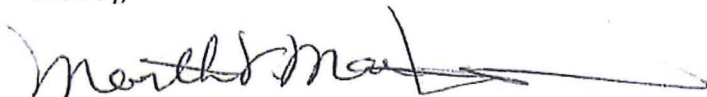
This letter evidences the FCC's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," and the fulfillment of the FCC's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking.

Sincerely,



Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:BGG

Copy: Matthew Gehrke, Trileaf Corporation

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103



1. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to northwest from intersection Emmet St. and N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



2. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to ENE from Emmet St. towards N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



3. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to southeast across intersection of Emmet St. with N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



4. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to south along N. Hamilton St., just north of intersection with Emmet St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.

	5. Close-up of existing/proposed collocation site.
	6. View to north along N. Hamilton St. from base of existing/proposed collocation structure through NRHP-listed Ypsilanti Historic District.



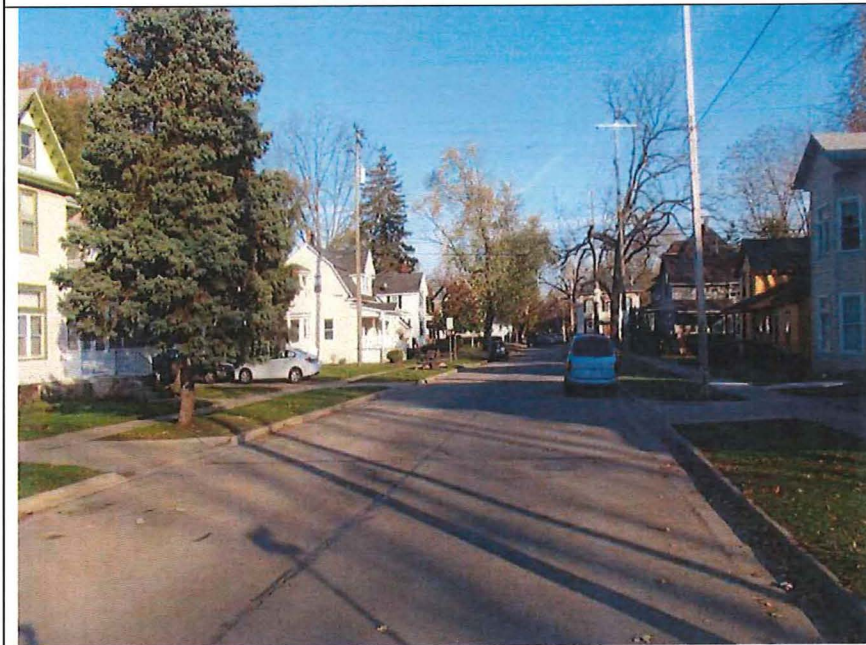
7. View to east along Emmet St. from base of existing/proposed collocation structure through NRHP-listed *Ypsilanti Historic District*.



8. View to south along N. Hamilton St. from base of existing/proposed collocation structure through NRHP-listed *Ypsilanti Historic District*.



9. View to west along Emmet St. from base of existing/proposed collocation structure through NRHP-listed Ypsilanti Historic District.



10. View to east along Emmet St. towards proposed project site from intersection with Ballard St., at a distance of ~400 ft; minimal to no shared views at this distance due to trees, etc.



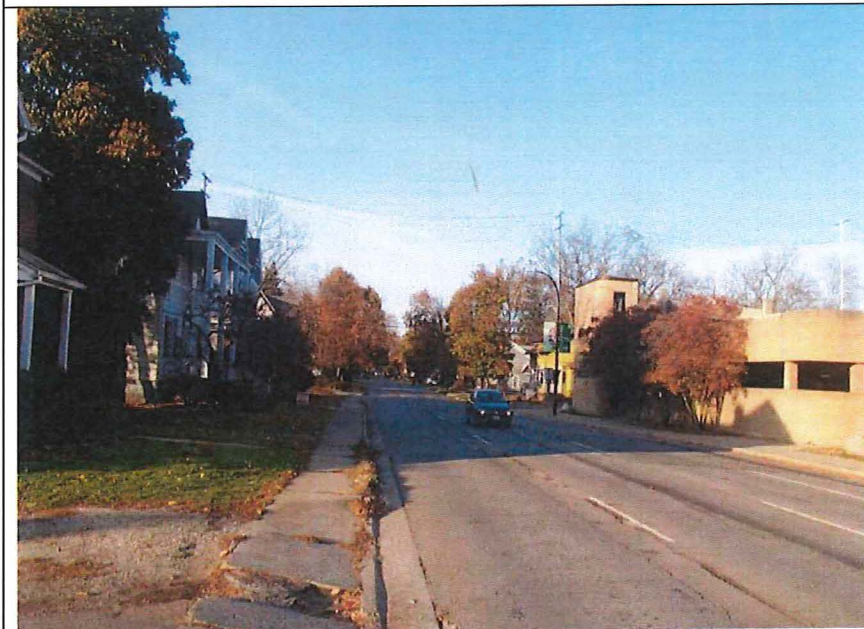
11. View to west along Emmet St. towards proposed project site from intersection with N. Adams St., at a distance of ~400 ft; minimal to no shared views at this distance due to trees, etc.



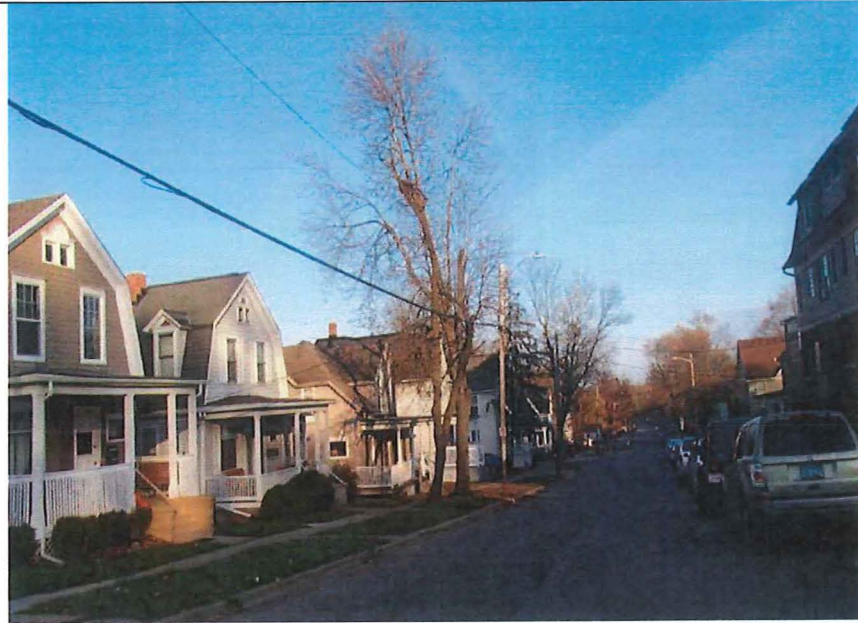
12. View to south along N. Hamilton St. towards proposed project site from north limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



13. View to west along Emmet St. towards proposed project site from east limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



14. View to north along N. Hamilton St. towards proposed project site from south limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



15. View to east along Emmet St. towards proposed project site from west limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



16. NRHP-listed *Pease Auditorium*, College Ave., viewed to east.



17. View to southeast towards proposed project site from vicinity of Pease Auditorium; no shared visibility with proposed project site at this distance.



18. NRHP-listed Brinkerhoff-Becker House, 601 W. Forest Ave., viewed to west.



19. View to southeast towards proposed project site from *Brinkerhoff-Becker House* frontage; no shared views with proposed project site at this distance.



20. NRHP-listed *Ladies Literary Club Building*, 218 N. Washington St., viewed to east.



21. View to west along Emmet St. towards proposed project site from *Ladies Literary Club Building* frontage; minimal to no shared views at this distance.









HDC Demolition by Neglect Staff Report- Update

Property Address: 302 E Cross

Property History

The building was constructed ca. 1880. Based on a 2013 HDC review letter, a series of three rear additions were removed as they were a public safety hazard. Internal background research did not reveal additional information on the property history.

Property Significance

The house contributes to the Ypsilanti Historic District under Criterion C, architecture. The house is a ca. 1880 "Late Victorian" style residence. It has the vernacular Gabled Ell form, but stylistic features that reflect Queen Anne and Gothic Revival styles.

Demolition by Neglect Timeline

- 8/23/2018 Notice to Appear sent to property owner to attend HDC meeting discussion on Demolition by Neglect (DBN).
- 9/11/2018 HDC found the property to be a case of DBN.
- Staff had advised to wait to establish a timeline until the Building Department had a chance to visit the structure.
- 2/26/2019 The owner was approved to reroof the house.
- 4/2019 Planning and Building Departments Staff toured the property with the owner.
- 5/14/2019 The HDC and owner agreed on a timeline for repair.
- 10/7/2019 Staff discussed the project with the owner, who stated that the roof repairs are complete, the foundation repair is progressing from the interior, and the next steps are the siding and porches.
- 10/22/2019 The HDC approved a revised timeline for repairs and requested that the applicant come to the 11/12/2019 meeting with an update.
- 11/12/2019 The owner was unable to come to the meeting and the HDC requested that the open fenestration and walls of the building be covered for the winter. The HDC requested the owner's presence at the next meeting on 11/26/2019.
- The 11/26/2019 HDC meeting was canceled and agenda items moved to 12/10/2019
- 12/10/2019 The owner provided sample of original and replacement siding to work on west elevation. There was discussion of windows, decorative features, and doors. The HDC requested that the owner come to the 1/14/2020 meeting to provide a plan for the

windows, including which need to be replaced, and how; and documentation of the final closing of the exterior of the building; and an update on foundation work.

- 1/14/2020 Owner not present at the meeting, discussions postponed.
- 1/28/2020 Owner provided cost estimates of new windows vs. sash packs. Commission agreed that the applicant should provide window-by-window documentation and treatment plan. The owner agreed to allow a site visit by commissioners, and provide said documentation at the following meeting. Owner also stated that the west elevation is nearly finished being resided.
- 2/11/2020 Owner could not attend meeting. Commissioner Swift described her site visit for the property and stated that all of the historic windows are in sound condition and are not contributing to demolition by neglect. Recommended that the commission address the two window openings with no fenestration.

Revised Timeline

Temporary boarding, roof repairs, and a study item for window repair shall be completed and/or presented at the November 12, 2019 meeting; the property owner may use siding as presented at the October 22, 2019 meeting to clad the open wall areas on the west side of the house. Repairs to the east elevation foundation will be completed by the end of December, 2019 and foundation repairs on the west (Park Street) elevation shall be complete by the end of March, 2020. The property owner will meet with the HDC at the first meeting in April to reevaluate the timeline.

Next Steps

The owner and HDC should continue to address the outstanding items.

Outstanding Items to be Addressed by Owner's Proposed Timeline

These items were identified by the Building Department as deterrents to the building's safety and structural integrity.

- Roof completion- Appears to be complete.
- Foundation instability – All exterior foundation work appears to be completed.
- Damaged or missing siding – Infill replacement siding on west elevation to be completed as soon as possible.
- Damaged windows and doors –Window treatment plan due at 2/11/2020 meeting.
- Deterioration of porches on the façade and west elevation, including porch decking, ceiling, and eaves- TBD.

For 2/25/2020 Meeting

Commission asked that the applicant provide:

Product information on two windows as indicated in Commissioner Swift's field review of the property; and additional information regarding single missing door on the west elevation, if the applicant will be reusing an existing door or proposing a new door for that installation.

Recommended motions:

Move to allow administrative approval of the window proposal for the two openings as presented on February 25, 2020.

Move to continue discussion of fenestration at the historic district commission meeting on [date].

Move to ask for the property owner to provide information on [Insert items requiring additional information], at the [date] meeting.



Facing south-southeast to facade and west elevation



Facing southwest to facade and east elevation



Facing southwest to facade and east elevation.



Facing southwest to facade and west elevation



Facing east to west elevation.



Facing northeast to west and south elevations.



Memo

To: Historic District Commission
From: Scott E. Slagor, Preservation Planner
Date: February 25, 2020
Subject: Composite Replacement Windows

- At the January 28, 2020 Historic District Commission (HDC) meeting, the Commission requested that Staff investigate the appropriateness of composite windows, such as Fibrex.
- Staff consulted the article, "Composites: The New Replacement Window" in the Fall 2019 edition of the *Alliance Review*, and advice from fellow professionals via the National Alliance for Preservation Commissions listserv, and the Historic Preservation Professionals facebook group.
- Composite windows are made from a blend of materials including resin, fiberglass, and in some instances wood fiber and thermoplastic polymer. Some of the wood-blend composites have aluminum cladding.
- They are marketed as an alternative to vinyl replacements; said to have greater energy efficiency than aluminum and ability to withstand high temperatures. Additionally, the composite windows are supposed to have an appropriate expansion/contraction rate to avoid seal failure.
- Composite windows are typically more eco-friendly than vinyl as they contain around 60% recycled glass.
- However, the life span of composite windows is not known. They are still too new of a product to see how they age.
- Several historic district commissions have found them appropriate in some cases, including commissions in major cities such as Indianapolis, Jacksonville, Charlotte, and El Paso.
- Some comments and recommendations staff received include:
 - a. Not all composite windows are treated equally. One Preservation Coordinator noted that both Envioguard and Tucker brand windows had been approved. Envioguard was found to have relatively flat muntins once installed. Tucker looked much more appropriate, however they were much more expensive than Envioguard.
 - b. Along the same argument, one Preservation Planner suggested the HDC should consider the warranty of the windows as an indicator to their expected lifespan.
 - c. Another Preservation Planner noted that while the commission had approved composites, they were generally the same cost as wood replacements and so for their commission, it made more sense to stick with wood windows.

- d. Preservation Planners also recommended having applicants investigate made-to-order wood windows from local providers before considering replacement.
- e. Other planners and commissioners reiterated that there have been composite windows that are generally compatible dimensionally.

Recommendation:

Staff recommend that the HDC consider composite windows on a case-by-case basis. The products appear to vary in quality and historic appropriateness from brand to brand. The HDC should ask applicants to first consider repair of historic windows and exploration of acceptable window replacement options- such as replica wood sashes. If the applicant still wishes to explore composite windows, staff recommends the HDC request a sample window to be brought to the meeting for in-depth examination. Based on input from other professionals, composite windows may be best suited for one-over-one configuration and greater scrutiny should be applied to proposals for multi-light composite windows.

Enclosures:

Please find enclosed supplemental research completed by Commissioner James Chesnut regarding specific fiber and composite products.

ALTERNATIVE MATERIALS FOR WINDOWS

Research by Commissioner James Chesnut

General Overview

This is a short study to consider the use of contemporary materials in new construction and/or replacement windows for historic buildings. This is limited to three materials (Fibrex, fiberglass, and vinyl) which are options in three well know window manufacturers.

Fibrex – Andersen Corporation - Extruded Composite

Andersen Fibrex windows are extruded composites, comprised of 40 percent wood and 60 percent thermoplastic polymer by weight. This was developed by Andersen and is used in replacement and new construction models. Below is a portion of the Andersen 100 Series master format specification with some highlights that would be relevant to the aesthetic pros/cons of Fibrex. This material is also used in Renewal by Andersen which is their replacement window line.

ANDERSEN 100 SERIES WINDOWS GUIDE SPECIFICATION 08 54 00 Composite Windows

Fibrex composite material combines the strength and stability of wood with the low-maintenance features of vinyl. With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass viewing area. Fibrex material has insulating properties on par with wood, vinyl or fiberglass and can be made into nearly any style of window.

A. Material Composition: Extruded composite profile consisting of 40 percent reclaimed pre-consumer wood fiber and 60 percent thermoplastic polymer, by weight.

B. Manufacturer Designation: Fibrex material.

Andersen Corporation employs manufacturing strategies to optimize recycled content. Efficient use of materials reduces overall resource consumption and demand for additional materials. Recycling materials and content in construction and building components help reduce the demand for natural resources. Pre-consumer recycled content varies by product. For more information contact Andersen Corporation, or go to www.Andersenwindows.com.

Black color interior is only available with Black color exterior. Dark Bronze color

interior is only available with Dark Bronze color exterior. Sandstone color interior is only available with Sandtone color exterior. White color interior is available with all exterior color options.

A. Interior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**White**].

B. Exterior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**Terratone**] [**White**].

AAMA 615 is a voluntary standard applicable to composite profiles. It is comparable to the AAMA 2605 standard which is applicable to aluminum profiles but does not apply to plastics. AAMA 615 contains the same 10 year color retention requirements as AAMA 2605.

C. **Exterior Color Retention:** *Resist fading with a change of no more than 5 Delta E units over 10 years in compliance with color retention provisions of AAMA 615 and ASTM D2244.*

Ultrex – Marvin Windows – Pultruded Fiberglass -

Pultrusion is a process where raw materials (in this case glass fiber reinforcements and resins) are drawn into a profile die by a mechanical pulling force. These fibers are injected with resins while under tension where they are combined and cured. Marvin did not have a MasterSpec that added any valuable information.

Pultruded Fiberglass or Vinyl – Pella – Pella uses a non-trade marked pultruded fiberglass option and vinyl option for their windows. Pella did not have a MasterSpec that added any valuable fiberglass specific information. The AIA MasterSpec did however provide comparable fiberglass windows as listed below

FIBERGLASS WINDOWS

- A. *Basis-of-Design Product: Subject to compliance with requirements, provide Pella Corporation; Pella® Impervia® or a comparable product by one of the following:*
1. Accurate Dorwin.
 2. Alpen High Performance Products.
 3. Inline Fiberglass Ltd.
 4. Milgard Manufacturing, Inc.

Some thoughts....

- Vinyl windows are often considered inappropriate for rehab of historic

buildings. One point here to note is that this is often due to the weak nature of extruded vinyl that requires the profiles of the window construction to be larger than ideal, which reduces the glazing area. Both Fibrex and fiberglass contend that the stronger nature of the material allows for thinner profiles and more glazing area.

- The Fibrex material has a pretty stringent color retention specification which means that it will maintain its look for longer, where vinyl has been known to yellow over time
- Extruded Fiberglass cannot be manufactured in curved form due to the extrusion process.
- It is my understanding that the use of fiberglass in windows and doors is more recent than both Fibrex and vinyl but it does have a long history in other exterior applications.
- There are other pros and cons that speak to the energy efficiency and cost of each type but that is not considered here.
- In my mind, it is best to allow the commission to consider Fibrex and fiberglass in determining what is appropriate in an application request. Our windows cut sheet is currently worded to allow this.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, February 11, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:01 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut

Commissioners Absent: Erika Lindsay, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff indicated having received contact from Study Item applicants that they would not be present due to illness – 302 E Cross and 208 E Cross.

Motion: Stevenson (second: Swift) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

101 W Michigan

**The application for sign and lighting was moved to the end of the agenda as the applicant was not present.*

116-118 W Michigan

**Storefront windows and doors.*

Applicant: Adam Tasselmyer, owner - not present.

Discussion: *[Commissioners discussed application history; reviewed and discussed reference materials]*

Motion: Stevenson (second: Swift) moved to approve and issue a notice to proceed for the work at 116-118 W Michigan, as submitted in the application dated February 3, 2020, for the installation of an aluminum storefront system, as specified in the submitted drawings.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and not destroy significant original material.

Approval: Unanimous. Motion carried.

106 N Adams

**Sign.*

Applicant: Devin O'Rourke, representative of Harmony House Collective - not present.

Discussion: *[Commissioners reviewed and discussed application and reference materials]*

Motion: Swift (second: Stevenson) moved to issue a notice to proceed for the work already completed at 106 N Adams, as submitted in the application dated February 4, 2020, for the installation of a wood sign as specified.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and not destroy significant original material.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Commissioner Swift: Provided an update of her site visit to the home and her contact with owner as to the condition of windows and weatherization considerations.

[Discussion followed as to windows, foundation and siding]

[Procedural discussion ensued]

Motion: Chesnut (second: Swift) moved to request product information on two windows as indicated in Commissioner Swift's field review of the property at 302 E Cross; and additional information regarding single missing door on the west elevation, if the applicant will be reusing an existing door or proposing a new door for that installation.

Approval: Unanimous. Motion carried.

208 E Cross

**Correction of Unapproved Siding.*

Applicant: Robert and Carrie Taylor, owners – not present.

Discussion: Slagor: Staff provided background information and provided an update of his contact with owners.

[Procedural discussion ensued]

NEW BUSINESS

**Returned to New Business*

101 W Michigan

**Sign and Lighting.*

Applicant: Richard Muszynski of Shelter Bay Realty LLC, owner- not present.

Discussion: *[Commissioners reviewed and discussed application and reference materials]*

Motion: Stevenson (second: Swift) moved to table action on the proposed work at 101 West Michigan for the applicant to provide additional information on the location and dimensions of the proposed signs, and the style, location and mounting of the proposed light fixtures.

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Windows Fact Sheet Update

[Discussion of proposed revisions to the Windows Fact Sheet]

Motion: Stevenson (second: Swift) moved to adopt the updated Window Fact Sheet as presented at the February 11, 2020 Historic District Commission meeting.

Approval: Unanimous. Motion carried.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- One public comment was given.

HOUSEKEEPING BUSINESS

1. Nominations for Chair and Vice Chair

Slagor: *[Procedural discussion]*

Swift: Moved to nominate Commissioner Pettit for Chair – Accepted

Pettit: Moved to nominate Commissioner Stevenson for Chair and Vice Chair – Accepted

2. Approval of the minutes of January 28, 2020

Motion: Swift (second: Chesnut) moved to approve the minutes of January 28, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Interim Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:19 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, February 25, 2020 - 7:00 p.m.
Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Alex Pettit, Interim-Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

- | | |
|--------------------------|--|
| 1. 101 W Michigan | Signage and lighting
Study Item- Storefront windows |
|--------------------------|--|

B. NEW BUSINESS

- | | |
|--------------------------|--|
| 1. 301 N Hamilton | Small cell communication installation |
|--------------------------|--|

C. STUDY ITEMS

- | | |
|----------------------------|------------------------------------|
| 1. 320 N Washington | Window replacement proposal |
| 2. 302 E Cross | Window treatment proposal |

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

- 1. Staff memo on composite windows**
- 2. Property monitoring**
- 3. Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 1. Elections for Chair and Vice Chair**

Chair Nominees: Alex Pettit and Anne Stevenson

Vice Chair Nominees: Anne Stevenson

- 2. Approval of meeting minutes, February 11, 2020**

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



HDC Work Permit Staff Review

Property address: 101 W Michigan

Property History: The property includes three-story Italianate-style commercial building that is contributing to the Historic District. The building was erected in 1858 as a new location for the King Store.ⁱ The King Store was one of Ypsilanti's first grocery stores, established by George King in 1838. The business remained in the King name for several decades, changing names to reflect the various partners; G. & E. King, King & Son, and Charles King & Co. In 1913, Charles E. King, son of founder George King, died and the business was succeeded by his partner John G. Lamb, and his son, Charles King Lamb; changing business the name to G. Lamb & Son. They remained in business until closing in July 1942- after four generations and 104 years of operation.

The building storefront has changed multiple times during its 162-year history. The nineteenth-century storefront was remodeled in the early 1920s to make better use of display windows.ⁱⁱ In the mid-century, blue metal panels were added to the storefront; presumably after the King Store closed in 1942. The current rehabilitation is a tax credit project to return the building to its early twentieth century appearance, featuring large display windows and Italianate details. The applicant was approved for two different design proposals on April 23, 2018.

Date of Application: February 3, 2020

Date of Review: February 4, 2020

Date of Meeting: February 11, 2020, and February 25, 2020

Proposed work: Signage and lighting.

Materials: Wood signboard and light fixtures.

Staff review:

The HDC tabled action on February 11, 2020 due to a lack of information. The application will be denied on procedural grounds if sufficient information is not provided by the March 24 meeting.

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
- 10. New work shall be removable.**

The applicant provided additional information on February 21, 2020.

1. The application is for new signage and exterior lighting, which was not part of the original rehabilitation approval.
2. The plan has already been approved by the State Historic Preservation Office to meet Federal Historic Tax Credit qualifications.

Sign

3. The applicant proposes two signs, one including letters on the façade storefront, the other a wood signboard on the east elevation.
 - a. The façade sign is designed to be similar to the original storefront sign. Staff included a photo as part of this application.
 - i. The sign appears to be wood-painted and raised letters.
 - b. The east elevation sign will be a rectangular wood-painted sign 1'6" x 10'
 - c. Both signs will be painted in a matte finish to match the existing trim on the building, dark and light brown.

Light Fixtures

4. The applicant proposes 10 new light fixtures.
 - a. Four down-lights on the façade.
 - b. One over the storefront window on the east elevation.
 - c. Three over sign on the east elevation.
 - d. One over each entry door on the east elevation.
5. The lights are to be exterior LED dusk to dawn gooseneck fixtures, in black. These will be similar to the gooseneck down-facing light fixtures next-door at 10 S Huron. Photo attached.
 - a. HDC to confirm that the light temperature of the fixtures will not be greater than 3000k.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 101 W Michigan, as submitted in the application dated February 3, 2020- with appended drawings from February 21, 2020; for the installation of signage on the façade and east elevation as specified; and ten gooseneck light fixtures as depicted. The sign on the east elevation shall be mounted to the mortar joints. The gooseneck light fixtures will be black in color and not exceed a light temperature of 3000k.

Relevant Secretary of the Interior's Standards:
#9 #10

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ Laura Bein "Before Ypsilanti's First Supermarket," *Ann Arbor News*, (MLive: September 18, 2009).

ⁱⁱ Ibid.



RECEIVED

FEB 03 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R.26815 #1510
PHDC-20-0009

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

101 W MICHIGAN AVE YPSILANTI, MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

SHUTTER BAY REALTY LLC

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Rich MUSZYNSKI

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

- ☐ Porches
- ☒ Sign
- ☐ Fence (or other sitework)

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

RESTAURANT SIGN HORON + MICHIGAN AVE
APPROVED IN ACCORDANCE TO SHPO.
EX. LIGHTING APPROVED IN ACCORDANCE
TO SHPO.
LIGHTING :- 3 DOWN LIGHTS ON MICHIGAN
- 1 OVER ENTRY DOOR
- 3 OVER HORON SIGN
- TWO OVER HORON DOORS

Materials (for paint include color chips or samples with application):

SAME POINT AS CURRENT STORE FRONT.
PT-3 (DARK BROWN)
PT-5 (LIGHT BROWN)

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1,000.00

Permit fee:

\$45 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

[Redacted Signature]

Date:

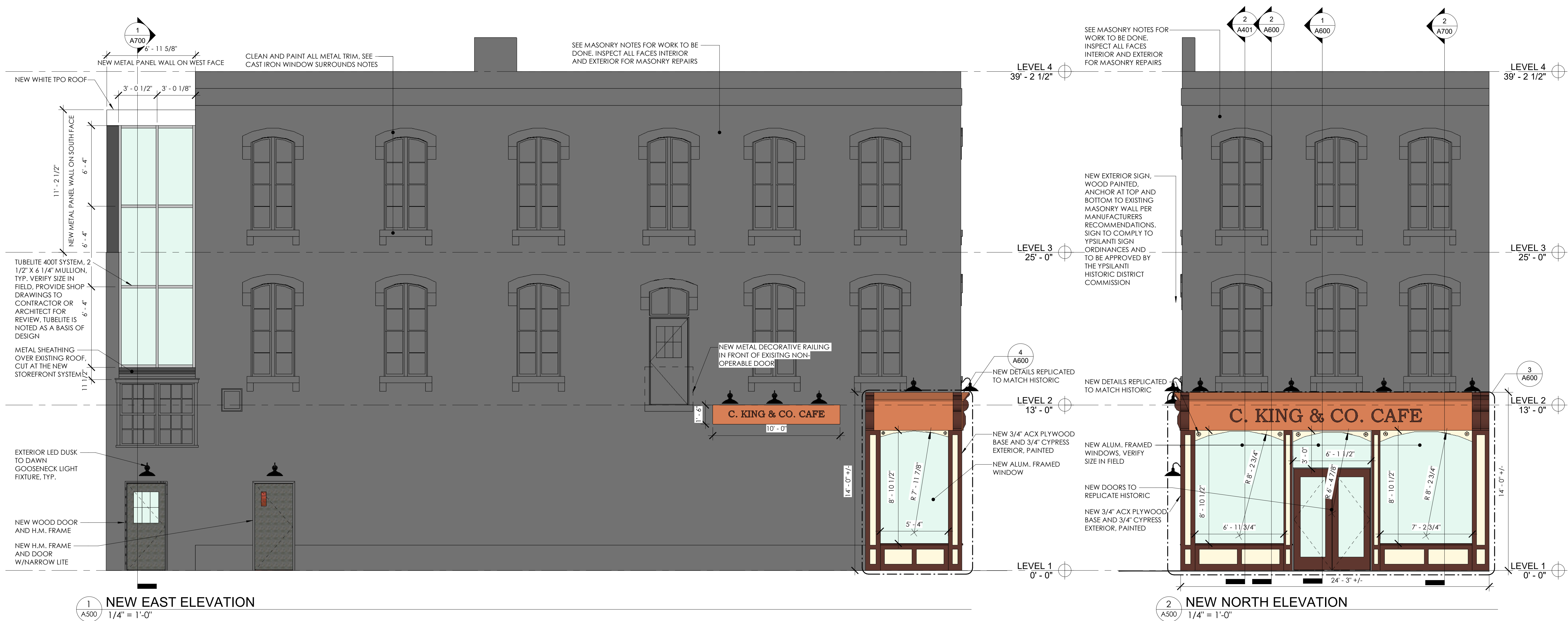
2-3-20

Print Name:

RM

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



MASONRY NOTES

1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
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 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
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 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

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3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 2/21/2020 9:19:40 AM

SCALE As indicated

STAMP

PROJECT 2018.08

SHEET

A500



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

PHDC-20-0009

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name 101 West Michigan Avenue

Property address 101 West Michigan Avenue, Ypsilanti, Michigan

2. This form ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates applicant or contact information.
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

The Part 2 application is to be amended as follows, the windows on the front of the building (facing Michigan Avenue) are to add in the historic muttins matching the windows on the rest of the building. A new sign is to be added to match the historic sign in location and size on the Michigan Avenue and Huron Street side.

3. Project Contact (if different from applicant)

Name Cody Newman Company Driven Design Studio
Street 11 Carlyle Street City Battle Creek State MI
Zip 49017 Telephone 2697538040 Email Address cody@drivendesignstudio.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Richard Muszynski Signature _____ Date 8/7/2019
Applicant Entity Shelter Bay Realty SSN _____ or TIN _____
Street 5848 Pinecrest Estates Drive City Ann Arbor State MI
Zip 481059571 Telephone 917548880 Email Address shelterbayrealty@hotmail.com
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Property name _____ NPS Project Number _____

Property address _____

The historic muttins running horizontally in the windows on Michigan Avenue are to be added back to the windows which were historically in the windows. The original windows are being restored and the windows on Huron Avenue do have the original muttins in them so the new muttins on Michigan Avenue will be recreated per the size and specifications of the existing muttins in the windows on Huron Street.

Two new exterior signs will be added to the building. One centered on the front of the building on Michigan Avenue to match the historic sign in size, material (wood), and location (centered on band above doorway). The sign will have a matte finish. There are to be three arched barn style lights centered over the sign on Michigan Avenue as well as the Huron Street side.

Two arched barn style lights are to be added to either side of the entryway to the upper levels on Huron Street to illuminate the entryway and sidewalk in that area.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

October 25, 2019

Mr. Antonio Aguilar, Reviewer
National Park Service
Technical Preservation Services
1849 C Street NW, Mail Stop 7243
Washington DC 20240

PROJECT: 101 W Michigan Ave, Ypsilanti, Washtenaw Co, MI 48197
MI Project #: TX18-1019 NPS Project #: 39486

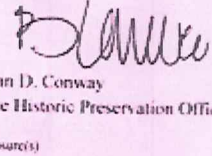
Dear Mr. Aguilar:

The Historic Preservation Certification Application, Part 2 amendment #2, for the above project is enclosed, together with the State Review Sheet.

The proposed rehabilitation amendment appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. We recommend the approval of this request for preliminary certification of the rehabilitation Part 2 application amendment.

Please contact Robbert McKay (517) 335-2727 if you have any questions regarding this review.

Sincerely,



Brian D. Conway
State Historic Preservation Officer

Enclosure(s)

C. Richard Maszynski, Shelter Bay Realty LLC, 5818 Pinecrest Estates Dr, Ann Arbor, MI 48105
Cody Newman, Driven Design Studios PLLC, 11 Carlyle St, Battle Creek, MI 49017

BDC:REM

STATE HISTORIC PRESERVATION OFFICE

200 North Washington Square Lansing, MI 48911 888.677.0107

RECEIVED



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

OMIS Approved
No. 1024-0009
Form 10-168
Rev. 2014

AUG 14 2019

NPS Project Number

39486

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Property address 101 West Michigan Avenue, Ypsilanti, Michigan

TX18-1019

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Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached



Facing south-southwest to facade



Facing east-southeast to east elevation



Detail of east elevation doors



Detail of east elevation storefront window



Detail of facade storefront

1 | C. KING & SON. | 1



Photo showing lighting design desired for 101 W Michigan

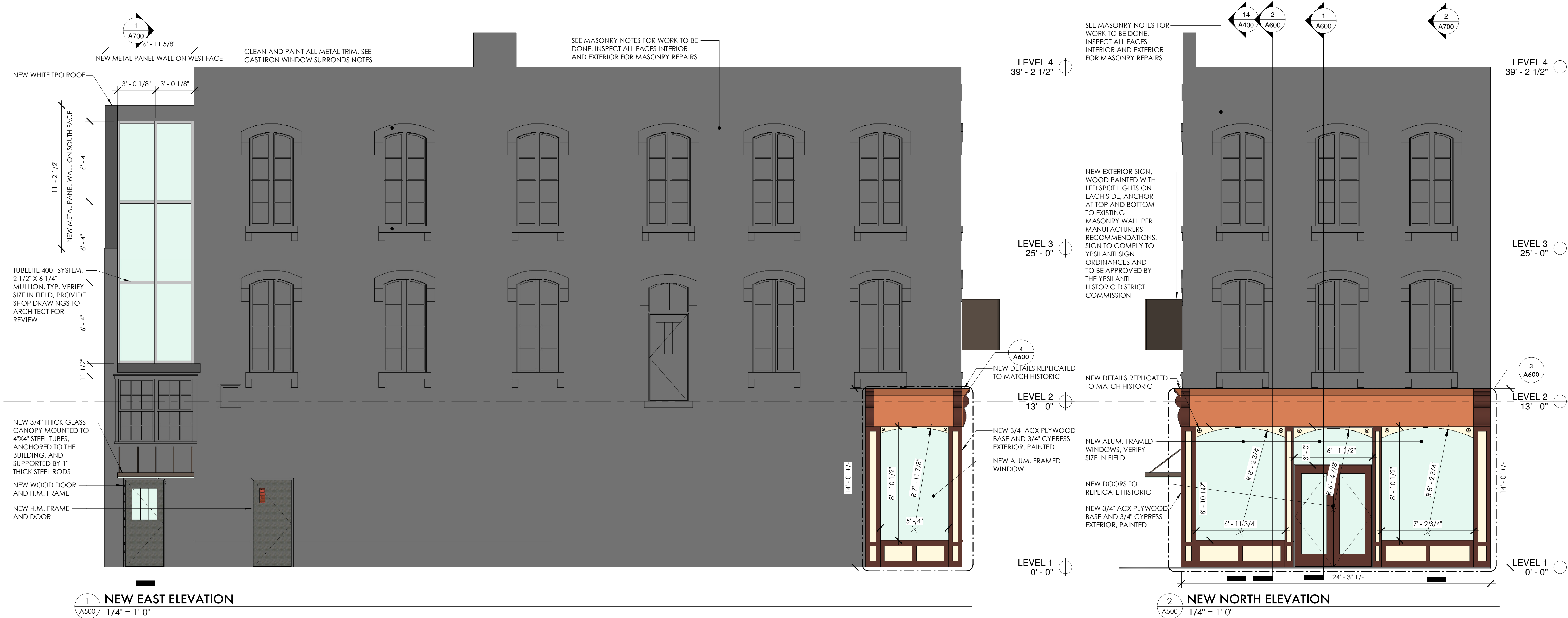




HDC Study Item

Property address: 101 W Michigan

1. On February 11, 2020 the HDC noticed that the installed storefront window dimensions do not match what was originally approved for the property on October 23, 2018.
2. Staff expressed this concern to the owner who said that the window sizes were constrained by interior support columns that were discovered once work began.
 - a. The owner has provided photos to document this issue.
3. Staff stated that the applicant must file an amendment to the approved storefront application, if the final product is not going to match what was approved.



MASONRY NOTES

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EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:36:56 AM

SCALE As indicated

STAMP

PROJECT 2018.08

SHEET

A500



1
A501
ALTERNATIVE EAST ELEVATION
1/4" = 1'-0"

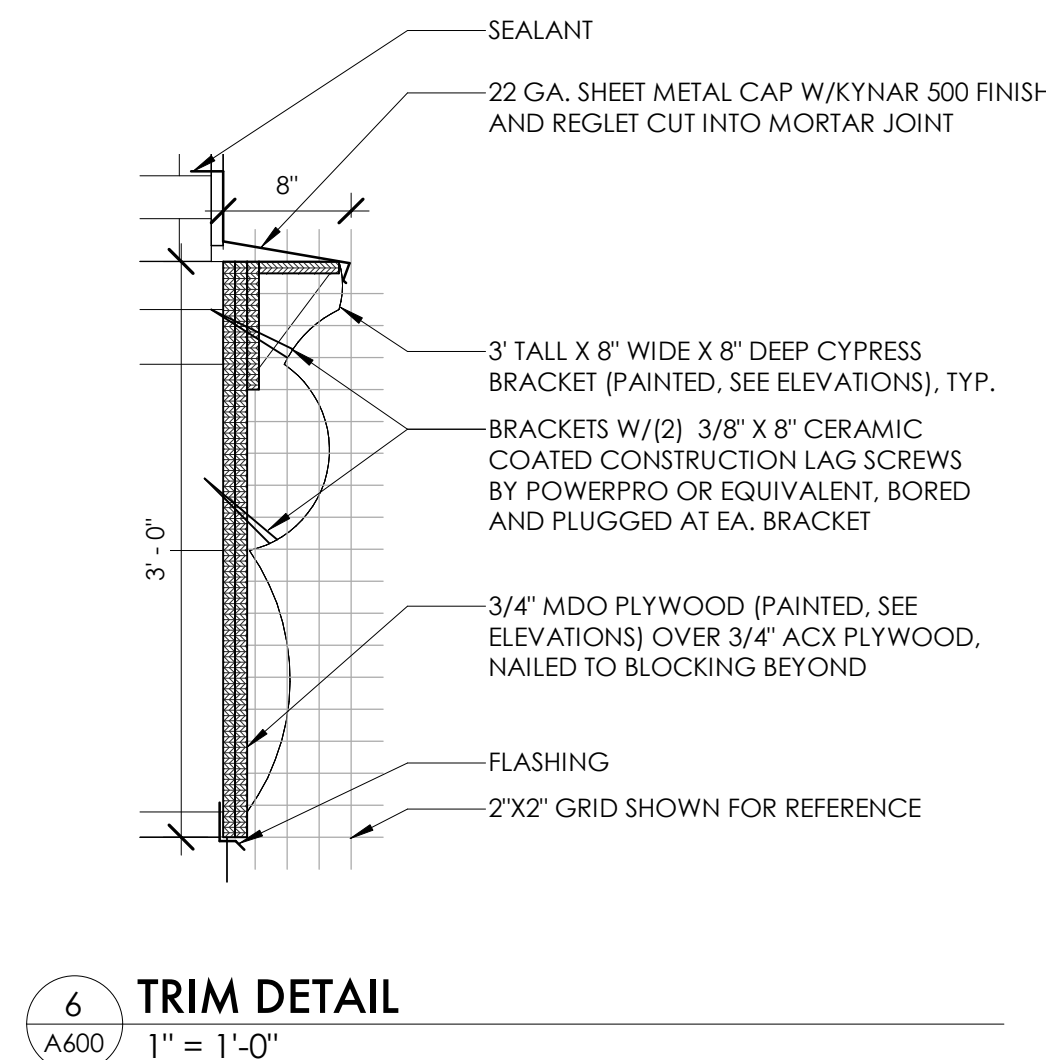
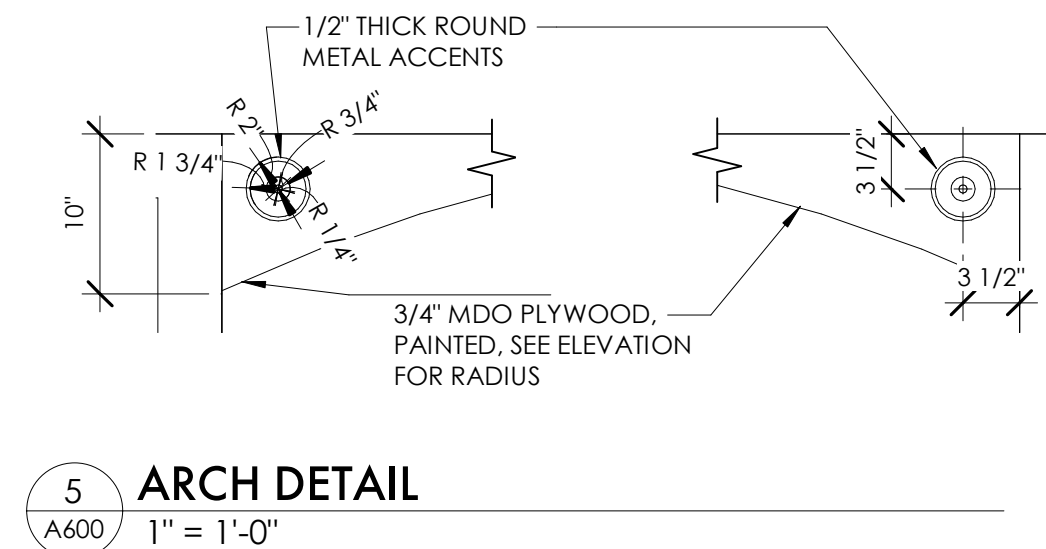
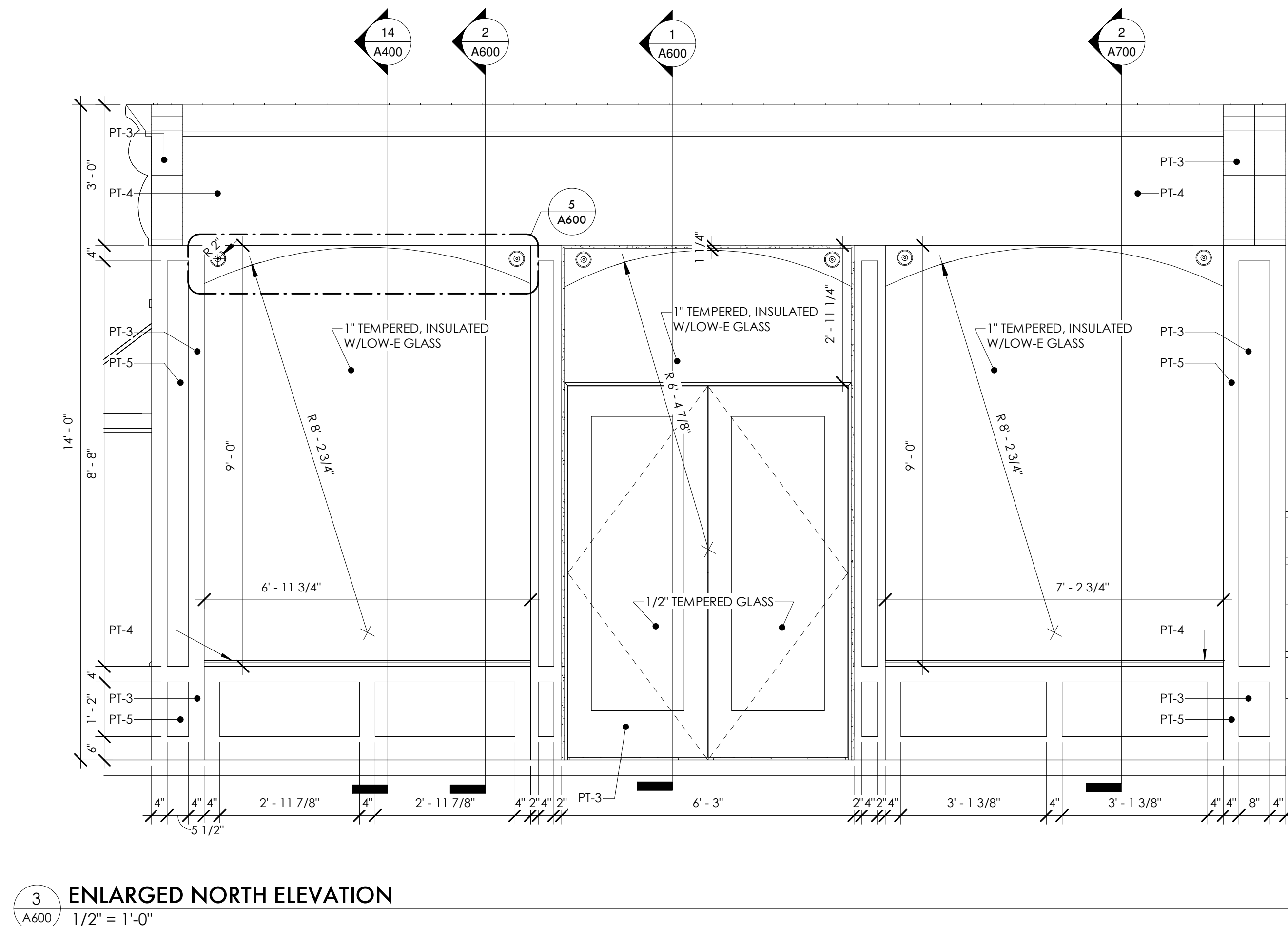
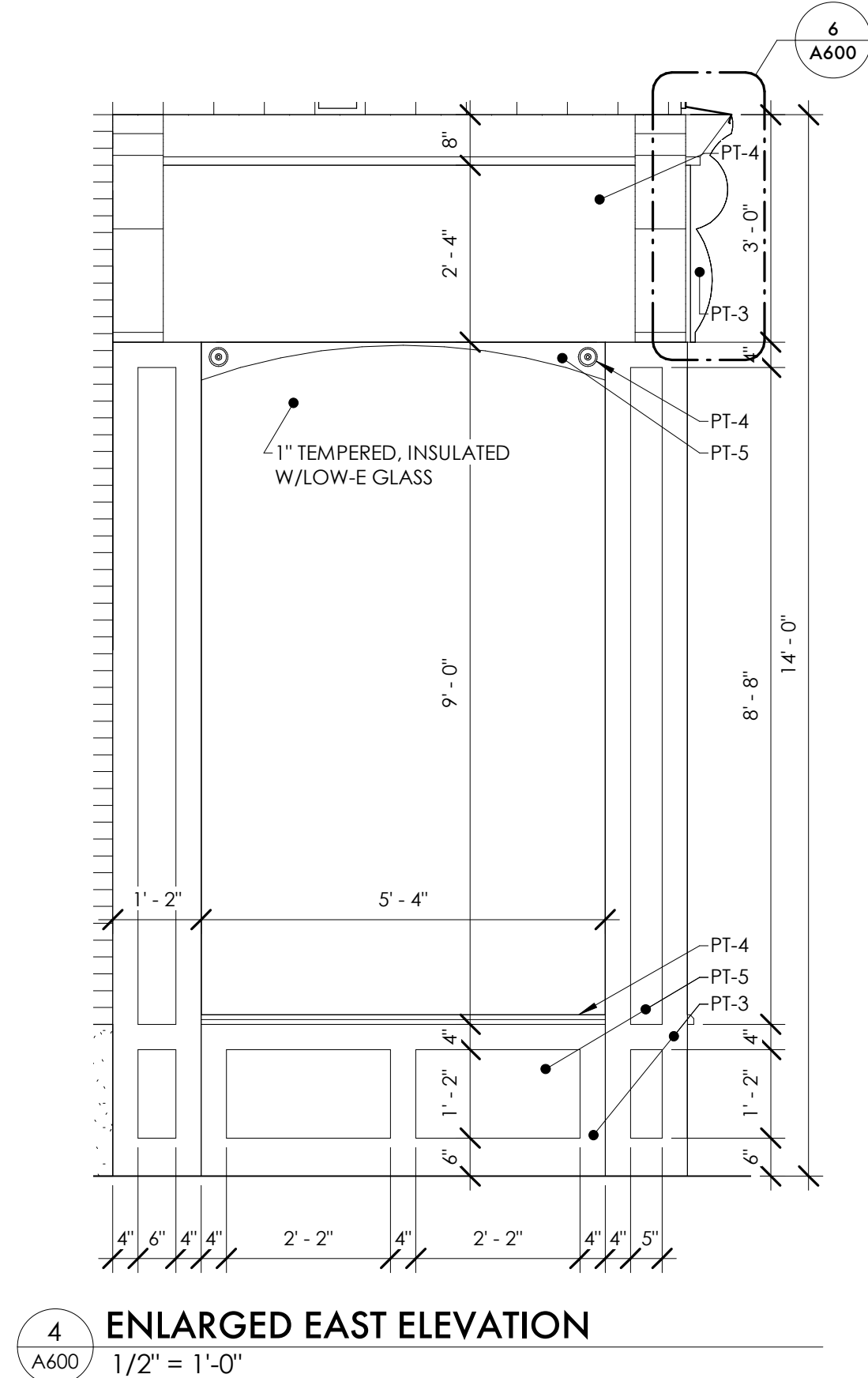
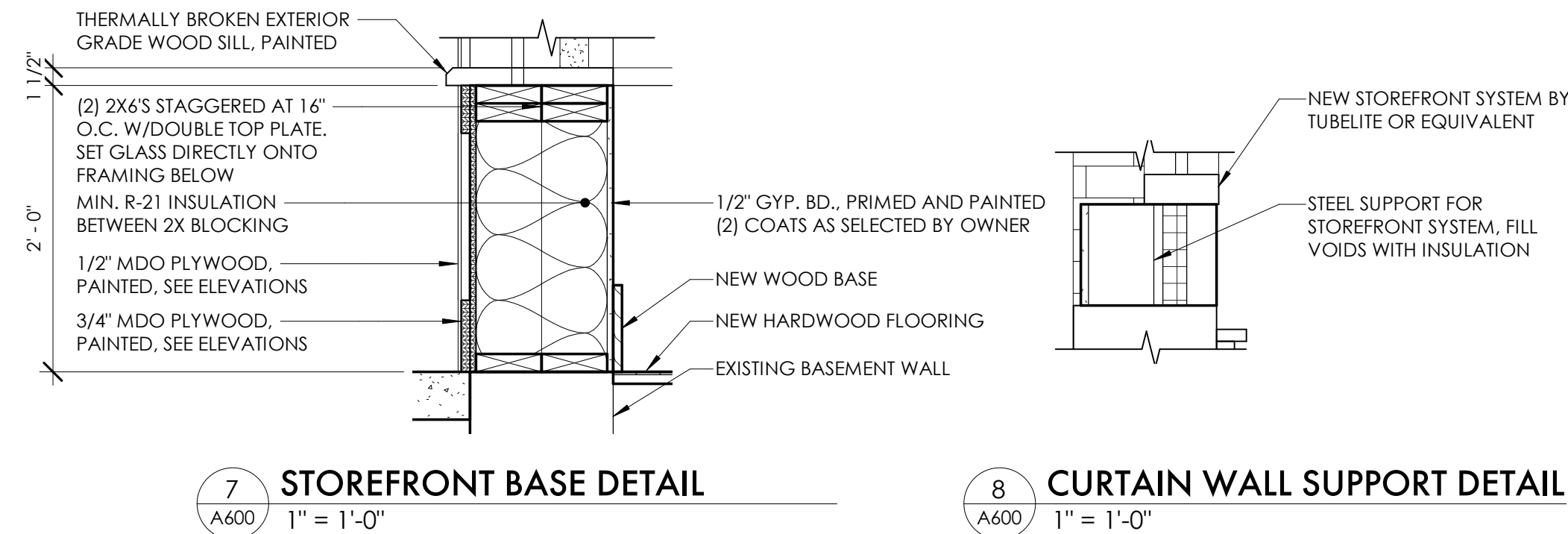
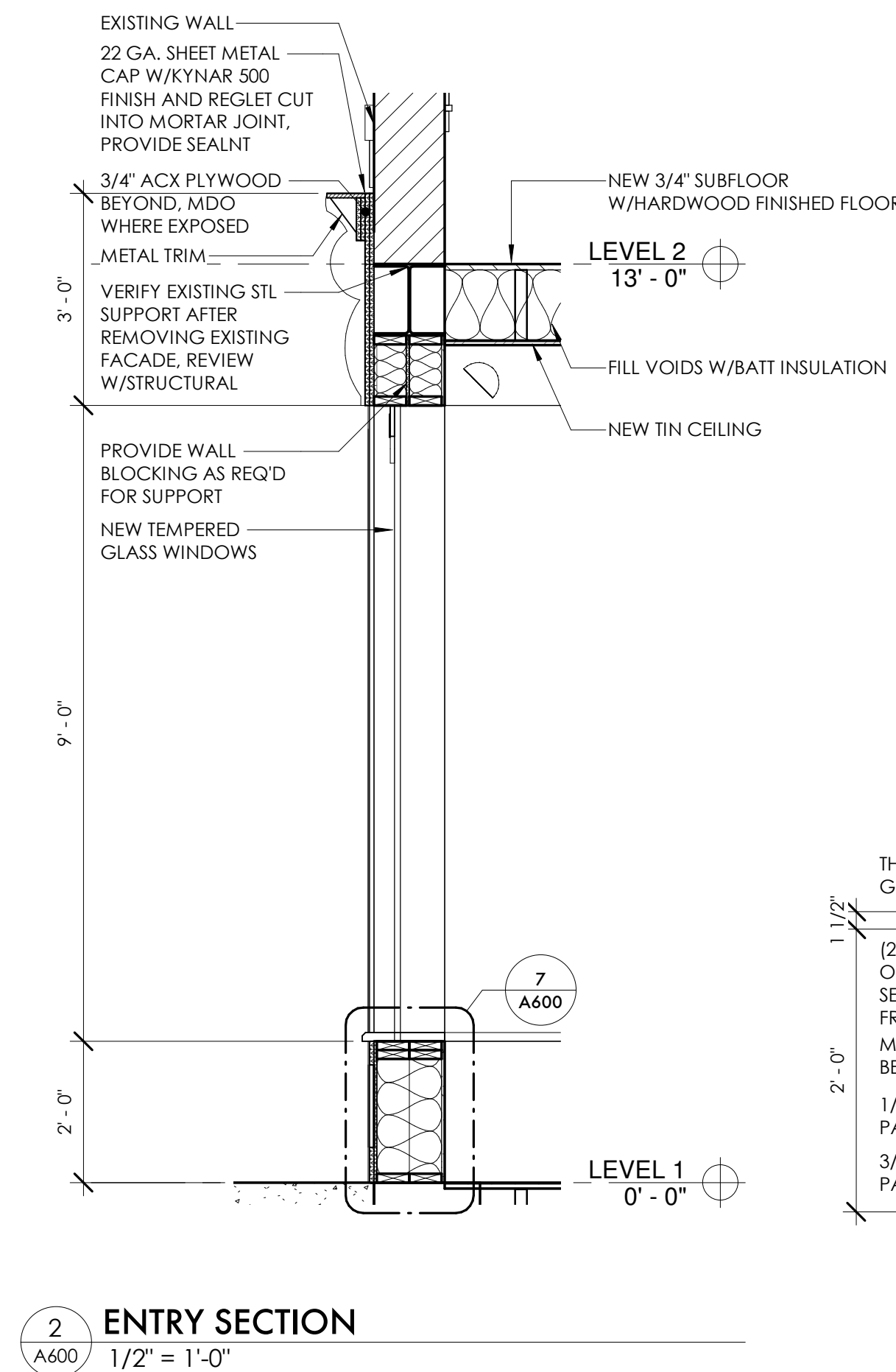
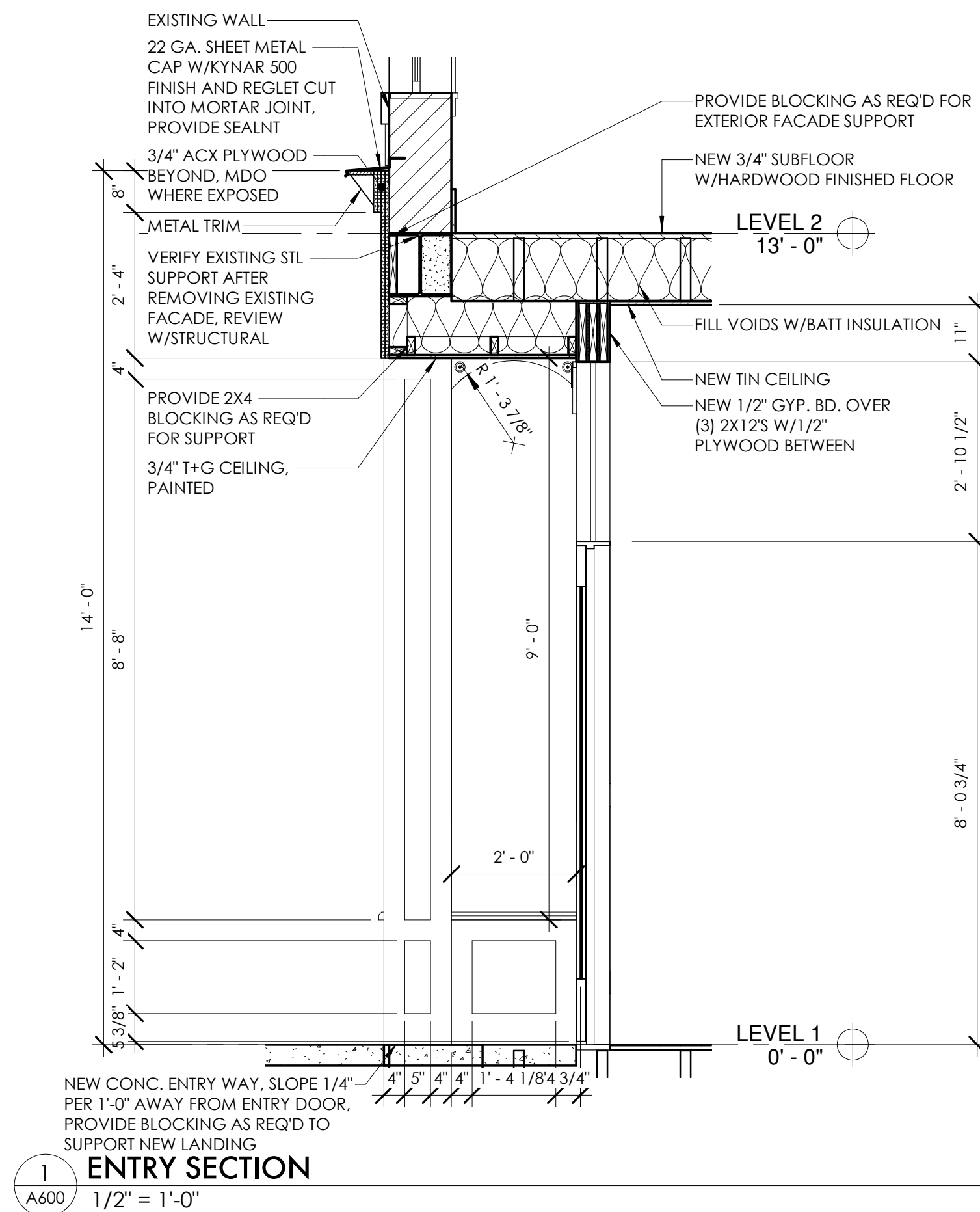


2
A501
ALTERNATIVE NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

GENERAL NOTES

1. PROVIDE TEMPORARY WALL ON THE INTERIOR WHEN DOING FACADE WORK. UTILIZE EXISTING DOOR ON HURON STREET AS TEMPORARY ENTRANCE DURING RENOVATION WORK.
2. SHORE ALL WORK AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION.
3. CAULK ALL JOINTS BETWEEN LAYERS OF WOOD AND BETWEEN WOOD AND METAL FLASHING AT ALL LOCATIONS ON THE FACADE.
4. AFTER REMOVING THE EXISTING STOREFRONT, CONSULT WITH ARCHITECT AND STRUCTURAL ENGINEER FOR DETAILING OF NEW STOREFRONT SYSTEM



NOT FOR CONSTRUCTION

EXTERIOR DETAILS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY: AUTHOR
DATE: 10/11/2018 6:37:05 AM
SCALE: As indicated
STAMP:

PROJECT
2018.08

SHEET

A600



HDC Work Permit Staff Review

Property address: 301 N Hamilton (408 Emmet)

Property History: The proposed work is in the right-of-way at the northwest corner of N Hamilton and Emmet Street. The applicant lists the address as 301 N Hamilton, however the adjacent property is 408 Emmet.

The property at 408 Emmet Street includes a late nineteenth century Gabled-El house and mid-twentieth century detached garage.

The property is contributing to the historic district.

Date of Application: February 7, 2020

Date of Review: February 18, 2020

Date of Meeting: February 25, 2020

Proposed work: Small cell communication system.

Materials: Wood pole, antennas, power boxes, fiber boxes.

Staff review:

1. The application replaces an existing wood light pole with a similar one.
 - a. The existing pole is 28'4" tall, and the new pole will be a little over 10' taller, at 38'6."
 - b. The pole will include a light mount to match the existing feature.
 - c. The pole will be surmounted by a small cell communication feature, consisting of three antennas.
 - d. A caution sign will be placed between the light fixture and antennas.
 - e. Various connection boxes will be placed 10' above ground level.
2. The Michigan State Historic Preservation Office (SHPO) reviewed this project as part of required Section 106 documentation.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

- a. A copy of the Section 106 documentation is included in the application.
 - b. SHPO concurred with the applicants findings that historic properties were in the area of potential effects, and recommended that the installation would have no adverse effect on these properties.
3. Staff spoke with the SHPO reviewer who said that these new colocation antennas are much smaller than earlier installations and appear to have minimal impact on historic resources.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 301 N Hamilton as submitted in the application, dated February 7, 2020, for installation of a 38'6" wood pole, light fixture, antennas, and connection boxes, as specified.

Relevant Secretary of the Interior's Standards:

#10

Prepared by:

Scott E. Slagor, Preservation Planner

RECEIVED

FEB 07 2020

PHDC-20 0013

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address Within a public right-of-way near the address:
301 N Hamilton Street, Ypsilanti, Washtenaw County, MI 48197

Applicant**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Trileaf Corporation on behalf of Verizon Wireless

Address

City

St. Louis

State

MO

Zip

63141

Phone / Fax

[REDACTED] 1

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

DTE

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

- Installment of a 38.5-foot wood pole
- All power, communication, and street lights from the adjacent existing pole will be moved to the new one
- Old pole will be removed
- Ground restoration
- Verizon will install small cell antennas, power boxes, and fiber boxes on the new pole

Materials (for paint include color chips or samples with application):

Please see "minor material" attachment in construction drawings
(3) Ericsson 6701 antennas

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$27, 600

Permit fee:

 $\$45 + \$40 = \$85$ **Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

2/6/2020

Print Name:

Kayla Ratliff

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

PHDC-20-0013

PROJECT SUMMARY

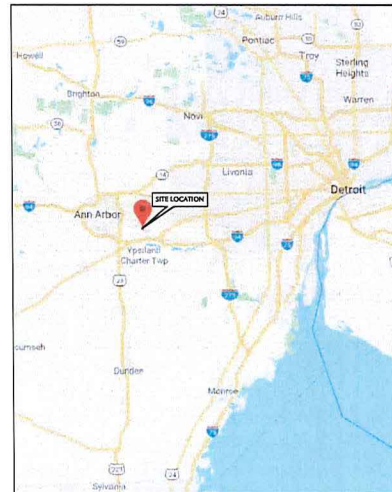
SITE NAME: 40213
 SITE ADDRESS: 301 N HAMILTON ST
 (ESTIMATED) YPSILANTI, MI 48197
 COUNTY: WASHTENAW COUNTY
 SITE COORDINATES:
 LATITUDE: 42° 14' 41.424" N (NAD 83)
 LATITUDE: 42.24484°
 LONGITUDE: 83° 37' 3.432" W (NAD 83)
 LONGITUDE: -83.61762°
 ELEVATION: ±738'-3"
 PROPERTY DEFINITION: R.O.W.
 FUZE PROJECT ID: 15487099
 PSLC CODE: 544753
 EXISTING POLE NUMBER: N/A
 EXISTING POLE HEIGHT: 38'-6"
 EXISTING POLE CLASS: N/A



SITE NAME: 40213

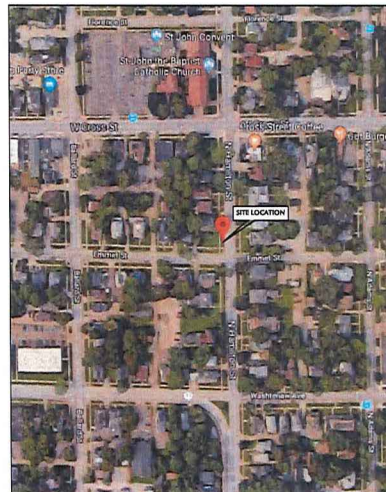
PROPOSED SMALL CELL EQUIPMENT ON AN EXISTING DTE POLE

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

SHEET INDEX

NO.	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
C1	SITE LAYOUTS
C2	POLE ELEVATION
C2A	ANTENNA LAYOUT
C3	DTE NOTES
C4	SITE DETAILS
C5	EQUIPMENT DETAILS
E1	UTILITY SITE PLAN
E2	ELECTRICAL DETAILS
E3	SINGLE LINE DIAGRAM

SCOPE OF WORK

- INSTALLING EQUIPMENT
 - CFT BOX
 - DISCONNECT
- CONNECTING ON SITE UTILITIES TO WIRELESS EQUIPMENT

STATE COUNTY MAP



PREPARED FOR:



PREPARED BY:

TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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DRAWN BY: AJD
 CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213
 COUNTY: WASHTENAW
 LATITUDE: 42° 14' 41.424" N
 LONGITUDE: 83° 37' 3.432" W
 DESIGN TYPE: COLOCATION

SHEET TITLE: TITLE SHEET

DRAWING NO. T1
 REVISION: 0

STRUCTURAL REVIEW

STRUCTURAL ANALYSIS PERFORMED BY OTHERS.

SHEET SCALE FACTOR:

PLOT SIZE:
 11" x 17": TO SCALE



1 (800) 482-7171
 www.missdig.com
 CONTRACTOR TO CALL MICHIGAN
 ONE-CALL SYSTEMS AT LEAST 72 HOURS
 PRIOR TO DIGGING.

GENERAL NOTES

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED IN THE CONTRACT DOCUMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR(S) SHALL VISIT THE JOB SITE(S) AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED PER THE CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED ON ANY WORK NOT CLEARLY DEFINED OR IDENTIFIED IN THE CONSTRUCTION DOCUMENTS BEFORE STARTING ANY WORK.
5. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES INCLUDING APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. IF THESE RECOMMENDATIONS ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR APPLICABLE CODES OR REGULATIONS, REVIEW THE CONFLICT FOR DIRECTION WITH THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION TEAM AND WITH THE AUTHORIZED REPRESENTATIVE OF ANY OUTSIDE POLE OR PROPERTY OWNER. (BASE COMMANDER OR AUTHORIZED AGENT)
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACE OR OTHER EXISTING ELEMENTS AND UPON COMPLETION OF THE WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF EXTENT.
9. KEEP THE GENERAL AREA CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION DAILY.
10. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED UNLESS OTHERWISE NOTED. RELY ONLY ON ANNOTATED DIMENSIONS AND REQUEST INFORMATION IF ADDITIONAL DIMENSIONS ARE REQUIRED.
11. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCY'S FACILITIES ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST BEYOND WHAT IS NOTED. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION AND USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES OR OTHER AGENCY'S FACILITIES WITHIN THE LIMITS OF THE WORK, WHETHER THEY ARE IDENTIFIED IN THE CONTRACT DOCUMENTS OR NOT.
12. ALL MOUNTING HARDWARE SUCH AS BOLTS, NUTS, LAG SCREWS, CLEVIS, CONDUIT STRAPS, STAPLES, (ANYTHING EXPOSED AND CONNECTING EQUIPMENT TO THE POLE SHALL BE HOT DIPPED GALVANIZED, UNLESS OTHERWISE STATED)

DEFINITIONS

1. "TYPICAL" OR "TYP." MEANS THAT THIS ITEM IS VIRTUALLY IDENTICAL ACROSS SIMILAR CONDITIONS. "TYP." SHALL BE UNDERSTOOD TO MEAN "TYPICAL WHERE OCCURS" AND SHALL NOT BE CONSIDERED AS WITHOUT EXCEPTION OR CONSIDERATION OF SPECIFIC CONDITIONS.
2. "SIMILAR" MEANS COMPARABLE TO CHARACTERISTICS FOR CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
3. "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE OR BY THE CONTRACT DOCUMENTS.
4. "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES OF MATERIALS IN THE SAME PLANE.
5. THE TERM "VERIFY" OR "V.I.F." SHALL BE UNDERSTOOD TO MEAN VERIFY IN FIELD WITH ARCHITECT AND REQUIRES THAT THE CONTRACTOR CONFIRM INTENTION REGARDING NOTED CONDITION AND PROCEED ONLY AFTER RECEIVING DIRECTION.
6. WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR INTENT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTOR'S ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.
7. FURNISH: SUPPLY ONLY, OTHERS TO INSTALL. INSTALL: INSTALL ITEMS FURNISHED BY OTHERS. PROVIDE: FURNISH AND INSTALL.

PROJECT SPECIFIC NOTES

1. THIS SET IS PROVIDED TO ILLUSTRATE THE EXPECTED SCOPE OF DRAWINGS, QUALITY OF DRAWINGS AND EXTENT GRAPHIC STANDARDS. NOTES ARE FOR A&E CONTRACTOR REFERENCE TO HELP CLARIFY THE SCOPE. ADDITIONAL DRAWINGS MAY BE REQUIRED TO MEET THE REQUIREMENTS OF A GIVEN BASE. ALL EXAMPLES SHOWN ARE FOR REFERENCE ONLY AND ANY NOTES, DETAILS, CALCULATIONS OR OTHER WORK NEEDS TO BE COMPLETED OR CONFIRMED BY THE CONTRACTOR GENERATING THE DRAWINGS IN CONSTRUCTION DOCUMENTS.
2. THIS SET IS TO BE PRINTED AT 11" x 17". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THIS SIZE IS ACCEPTABLE BY THE BASE AND TO PROVIDE A LARGER STANDARD SIZE IF REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ENGINEER TO CONFIRM ALL WORK SHOWN IS IN COMPLIANCE WITH BASE AND FEDERAL CODES. DRAWINGS SHOWN WITHIN THIS SET ARE SAMPLES AND MAY NOT REFLECT ALL OF THE REQUIRED ELEMENTS, CLEARANCES OR OTHER ITEMS OF ASSEMBLIES NEEDED TO BE CODE COMPLIANT IN THE PARTICULAR MUNICIPALITY THE NODE IS LOCATED WITHIN.

GROUND CONSTRUCTION NOTES:

1. 120/240V POWER REQUIRED FOR 3-WIRE SERVICE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL STANDARDS AND REGULATIONS AS WELL AS NEC.
3. CALL MICHIGAN ONE CALL 72 HOURS PRIOR TO EXCAVATING AT (800) 482-7171.
4. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. ALL EQUIPMENT TO BE BONDED.
6. METERING CABINET (IF INSTALLED) REQUIRES 3' CLEARANCE AT DOOR OPENING.

STANDARD GROUNDING NOTES:

1. GROUND TESTED AT 25 OHMS OR LESS.
2. 5/8" x 8' RODS, CAD WELD OR UL LISTED DIRECT BURY CLAMP BELOW GRADE.
3. #6 GROUND AND BOND WIRE.
4. MOLDING, STAPLED EVERY 1' AND AT EACH END.
5. GROUND RODS 18" FROM POLE.

STANDARD CONDUIT NOTES:

1. FOR UNDERGROUND CONDUIT AND ABOVE GRADE RISERS USE SCHEDULE 40.
2. IF DIRECTIONAL BORING PLACE 1-1/4" SDR-11 GRAY CONDUIT FOR UNDERGROUND POWER APPLICATIONS.
3. IF TRENCHING, PLACE PVC SCH 40 CONDUIT PER TABLE ON SHEET E1 FOR UNDERGROUND POWER APPLICATIONS.
4. RISERS TO BE ATTACHED TO POLE WITH STANDARD STRAPS AND LAG SCREWS.
5. RISER STRAPS TO BE INSTALLED EVERY 5'.
6. CONDUIT UNDER 1" MAY BE ATTACHED WITH GROUND WIRE MOLDING STAPLES.
7. ALL CONDUIT WILL BE PROOFED WITH A MANDREL AND EQUIPPED WITH PULL ROPE OR MULE TAPE.

STANDARD TRENCHING NOTES:

1. MAINTAIN 36" MINIMUM COVER FOR ELECTRICAL CONDUIT.
2. MAINTAIN 36" MINIMUM COVER FOR COMMUNICATION CONDUIT.
3. IN STREET SLURRY TO GRADE AND MILL DOWN 1-1/2" FOR AC CAP.
4. IN DIRT SLURRY 18" FROM GRADE AND FILL WITH 95% COMPACTION NATIVE SOIL FOR BALANCE.
5. PLACE WARNING TAPE IN TRENCH 12" ABOVE ALL CONDUITS AND #18 WARNING TAPE ABOVE GROUND EQUIPMENT.

UTILITY POLE CONSTRUCTION NOTES:

1. NO BOLT THREADS TO PROTRUDE MORE THAN 1/2".
2. FILL ALL HOLES LEFT IN POLE FROM REARRANGEMENT OF CLIMBERS.
3. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
4. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
5. 90° SHORT SWEEP UNDER ANTENNA ARM. ALL CABLES MUST ONLY TRANSITION ON THE INSIDE OR BOTTOM OF ARMS (NO CABLE ON TOP OF ARMS).
6. USE CABLE CLAMPS TO SECURE CABLE TO ARMS; PLACE 2" CARRIER ID TAGS ON BOTH SIDE OF ARMS.
7. USE 90° CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
8. USE 1/2" CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

VERIZON WIRELESS CONSTRUCTION NOTES:

1. CONTRACTOR IS TO FOLLOW THE MOST CURRENT VZW STANDARDS DOCUMENTS PROVIDED TO COMPLETE THIS INSTALLATION.
2. CONTRACTOR SHALL COMPLETE VZW PROVIDED "SMALL CELL SWEEP REPORT" WITH ALL INFORMATION FILLED IN ACCURATELY AND COMPLETELY.
3. CONTRACTOR TO REFER TO THE MOST CURRENT VZW STANDARDS FOR APPROVED "PIM" TEST EQUIPMENT AND GUIDELINES.
4. CONTRACTOR IS TO USE BATTERY POWERED "PIM" EQUIPMENT TO VALIDATE THE FINAL LOCATION OF THE JUMPER AND ANTENNA ARE FREE OF INTERNAL AND EXTERNAL "PIM" SOURCES.
5. CONTRACTOR SHALL PROVIDE AT LEAST ONE TECHNICAL LEAD THAT IS CERTIFIED AND PROFICIENT IN EXECUTING, INTERPRETING AND RECORDING "PIM" MEASUREMENTS.

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

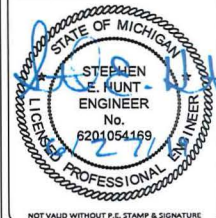
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DRAWN BY: AJD
CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:

40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

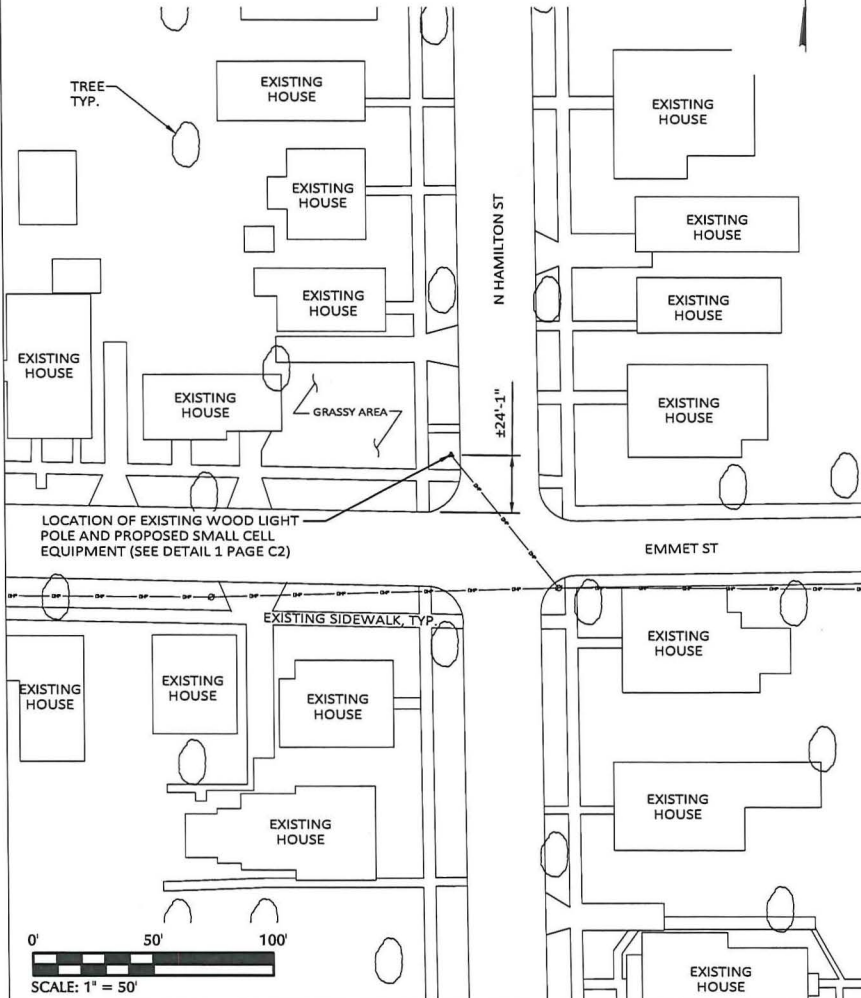
DESIGN TYPE: COLOCATION

SHEET TITLE: GENERAL NOTES

DRAWING NO. GN1
REVISION: 0

NOTES:

1. THIS DRAWING IS BASED ON AERIAL IMAGERY AND FIELD OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.
5. OPEN CUT CONSTRUCTION THROUGH EXISTING PAVEMENT, I.E. ROADWAYS, PARKING AREAS, SIDEWALKS WILL NOT BE ALLOWED. CONSTRUCTION UNDER EXISTING PAVEMENTS WILL BE REQUIRED TO BE INSTALLED WITH DIRECTIONAL BORING TECHNIQUE.



1 OVERALL SITE LAYOUT

LEGEND

UNDERGROUND POWER	---
OVERHEAD POWER	---
OVERHEAD UTILITIES	---
UNDERGROUND TELCO	---
OVERHEAD TELCO	---
GAS LINE	---
FENCE	---
SEWER LINE	---
WATER LINE	---
COAX CABLE	---
HYBRID CABLE	---
HIGH VOLTAGE POWER	---
FIBER	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EDGE OF PAVEMENT	---
CATCH BASIN	⊠
IRON PIN SET (IPF) 1" REBAR	⊙
IRON PIN FOUND (IPF)	⊙
BENCHMARK	⊙
CONCRETE MON. FOUND	⊠
CONCRETE MON. SET	⊠
UTILITY POLE	⊙
LIGHT POLE	⊙
WATER VALVE	⊙
MANHOLE	⊙
GAS VALVE	⊙
FIRE HYDRANT	⊙
TELCO PEDESTAL	⊙
ELECTRICAL PULL BOX	⊙

LOCATION OF EXISTING WOOD LIGHT POLE AND PROPOSED SMALL CELL EQUIPMENT (SEE DETAIL 1 PAGE C2)



2 ENLARGED SITE LAYOUT

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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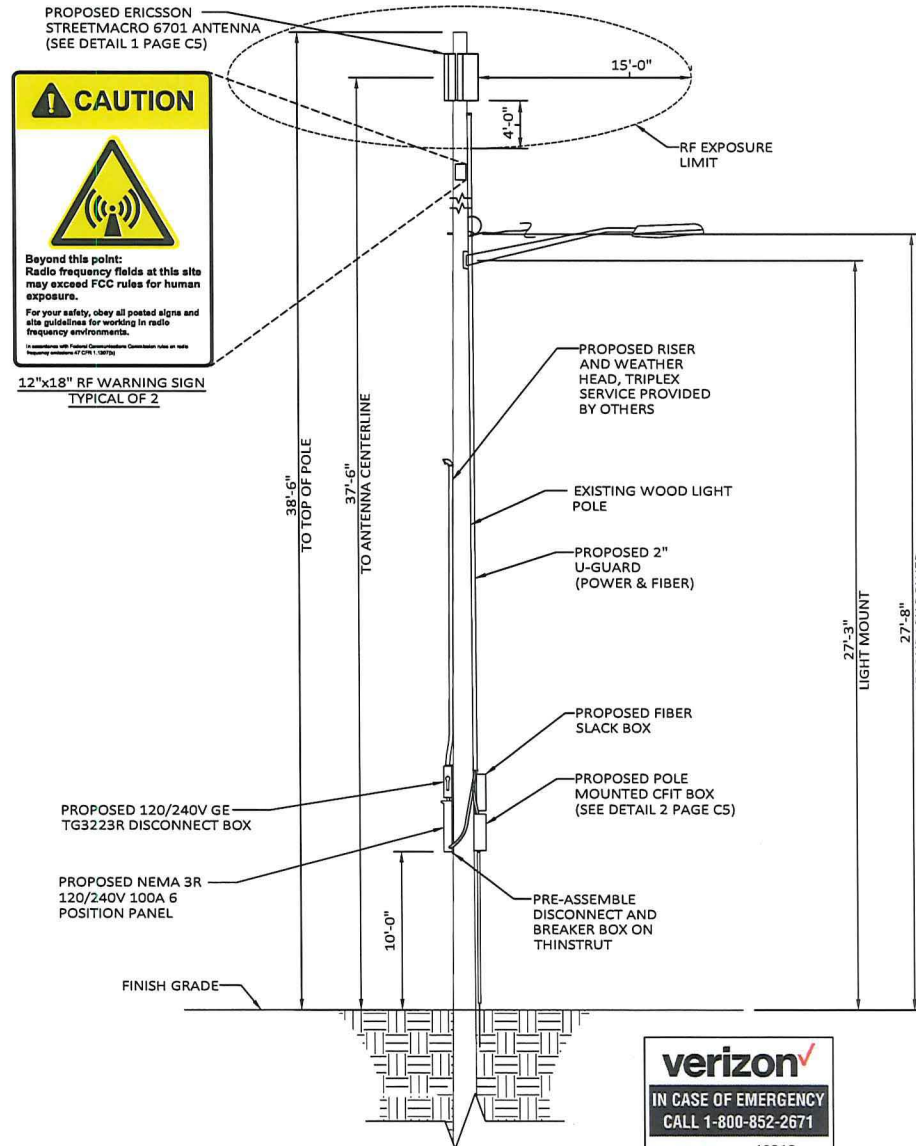
DRAWN BY: AJD
CHECKED BY: CTD

REVISIONS			
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A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:
STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213
COUNTY: WASHTENAW
LATITUDE: 42° 14' 41.424" N
LONGITUDE: 83° 37' 3.432" W
DESIGN TYPE: COLOCATION
SHEET TITLE: SITE LAYOUTS
DRAWING NO. C1
REVISION: 0

CONTRACTOR TO OBTAIN
LATEST RFDS FROM VERIZON
PRIOR TO CONSTRUCTION.



5'-0" MIN. CLEARANCE
ABOVE ANY DTE EQUIPMENT
TO BOTTOM OF ANTENNA

40" MIN. CLEARANCE
BELOW NEW TRIPLEX
SERVICE

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
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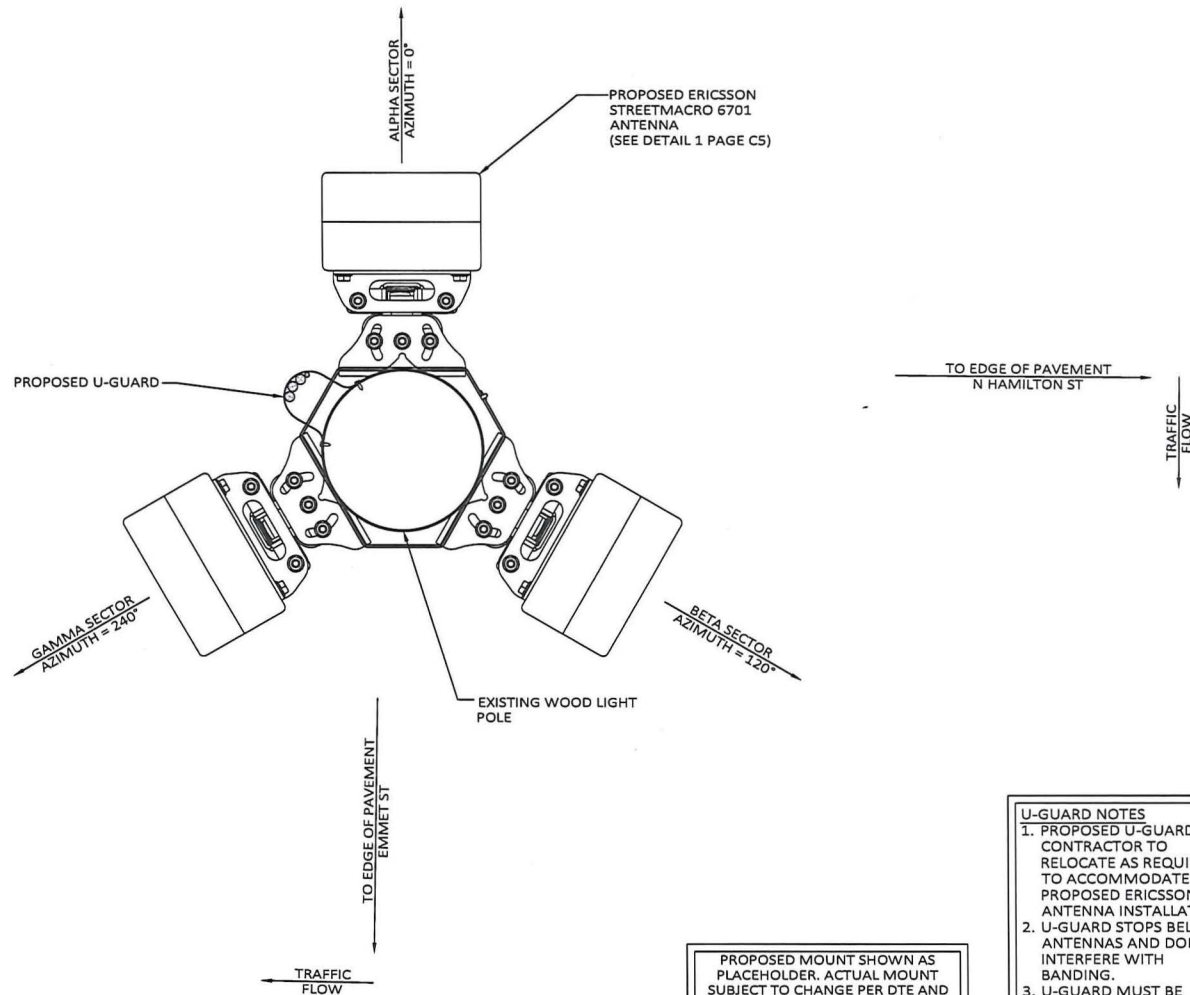
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STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213
COUNTY: WASHTENAW
LATITUDE: 42° 14' 41.424" N
LONGITUDE: 83° 37' 3.432" W
DESIGN TYPE: COLOCATION
SHEET TITLE: POLE ELEVATION
DRAWING NO. C2
REVISION: 0

AZIMUTHS ARE SUBJECT TO CHANGE. CONTRACTOR TO VERIFY AZIMUTHS FROM FINAL RFDS FROM VZW. ANTENNA MOUNT TO BE SUPPLIED BY ERICSSON OR VERIZON. ANTENNA TO BE INSTALLED BY VERIZON CONTRACTOR.

CONTRACTOR TO OBTAIN LATEST RFDS FROM VERIZON PRIOR TO CONSTRUCTION.

INSTALL STRAIN RELIEF FOR POWER & FIBER CABLES AT OR NEAR ANTENNAS



PROPOSED ERICSSON STREETMACRO 6701 ANTENNA (SEE DETAIL 1 PAGE C5)

PROPOSED U-GUARD

EXISTING WOOD LIGHT POLE

BETA SECTOR
AZIMUTH = 120°

GAMMA SECTOR
AZIMUTH = 240°

TO EDGE OF PAVEMENT
EMMET ST

TRAFFIC FLOW

TO EDGE OF PAVEMENT
N HAMILTON ST

TRAFFIC FLOW

PROPOSED MOUNT SHOWN AS PLACEHOLDER. ACTUAL MOUNT SUBJECT TO CHANGE PER DTE AND VERIZON FUTURE DISCUSSIONS

- U-GUARD NOTES**
1. PROPOSED U-GUARD, CONTRACTOR TO RELOCATE AS REQUIRED TO ACCOMMODATE THE PROPOSED ERICSSON ANTENNA INSTALLATION.
 2. U-GUARD STOPS BELOW ANTENNAS AND DOES NOT INTERFERE WITH BANDING.
 3. U-GUARD MUST BE RACEWAY CAPABLE.

PREPARED FOR:

verizon

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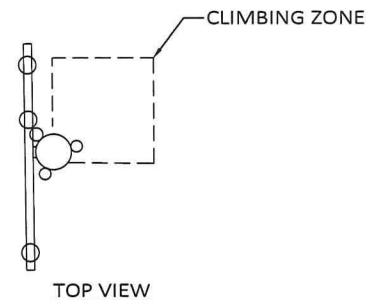
DESIGN TYPE: COLOCATION

SHEET TITLE: ANTENNA LAYOUT

DRAWING NO.: C2A **REVISION:** 0

POLE ATTACHED EQUIPMENT

EQUIPMENT	VOLUME (CU-FT)
STREET MACRO 6701 ANTENNA	0.46
STREET MACRO 6701 ANTENNA	0.46
STREET MACRO 6701 ANTENNA	0.46
TOTAL IN CU-FT	1.38



NOTES:

1. WORKING CLEARANCE FROM ENERGIZED ANTENNA MUST BE GREATER THAN 4 FT, OTHERWISE SHUT DOWN RADIO AND ANTENNA PER INSTRUCTIONS ON PLACARD OR BY OPENING DISCONNECT SWITCH TO RADIO EQUIPMENT ON POLE.
2. ANTENNA AND MOUNTING BRACKETS INSTALLED ABOVE DTE WIRES MUST BE INSTALLED AND MAINTAINED BY DTE OR DTE'S DESIGNATED CONTRACTOR.
3. VERTICAL CLIMBING ZONE MUST BE MAINTAINED ON ALL POLES. (SEE TOP VIEW)
4. BASE CABINET TO BE CLEARLY LABELED WITH OWNER'S NAME AND 1-800 PHONE NUMBER WITH 3/4" TALL LETTERING.
5. SHUTDOWN PLACARD TO BE PLACED ON THE POLE NEAR BASE CABINET AND DISCONNECT SWITCH BOX.
6. 5' FT MIN. CLEARANCE ABOVE ANY DTE EQUIPMENT.
7. ANTENNA POLE TOP CLEARANCES APPLY TO ANY DTE EQUIPMENT OR WIRES INSTALLED UNDER THE ANTENNA.

REFERENCE DTE ENERGY
CELLULAR ANTENNA SMALL CELL SITE CONSTRUCTION
LINE CONSTRUCTION STANDARDS 4-JOINT USE 1-4-26.1
DATED 11/1/2017

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	06/27/19	DAJ	CONSTRUCTION ISSUE
A	06/19/19	AJD	PRELIMINARY REVIEW

ENGINEER'S STAMP:



SITE NAME:

40213

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 41.424" N

LONGITUDE:

83° 37' 3.432" W

DESIGN TYPE:

COLOCATION

SHEET TITLE:

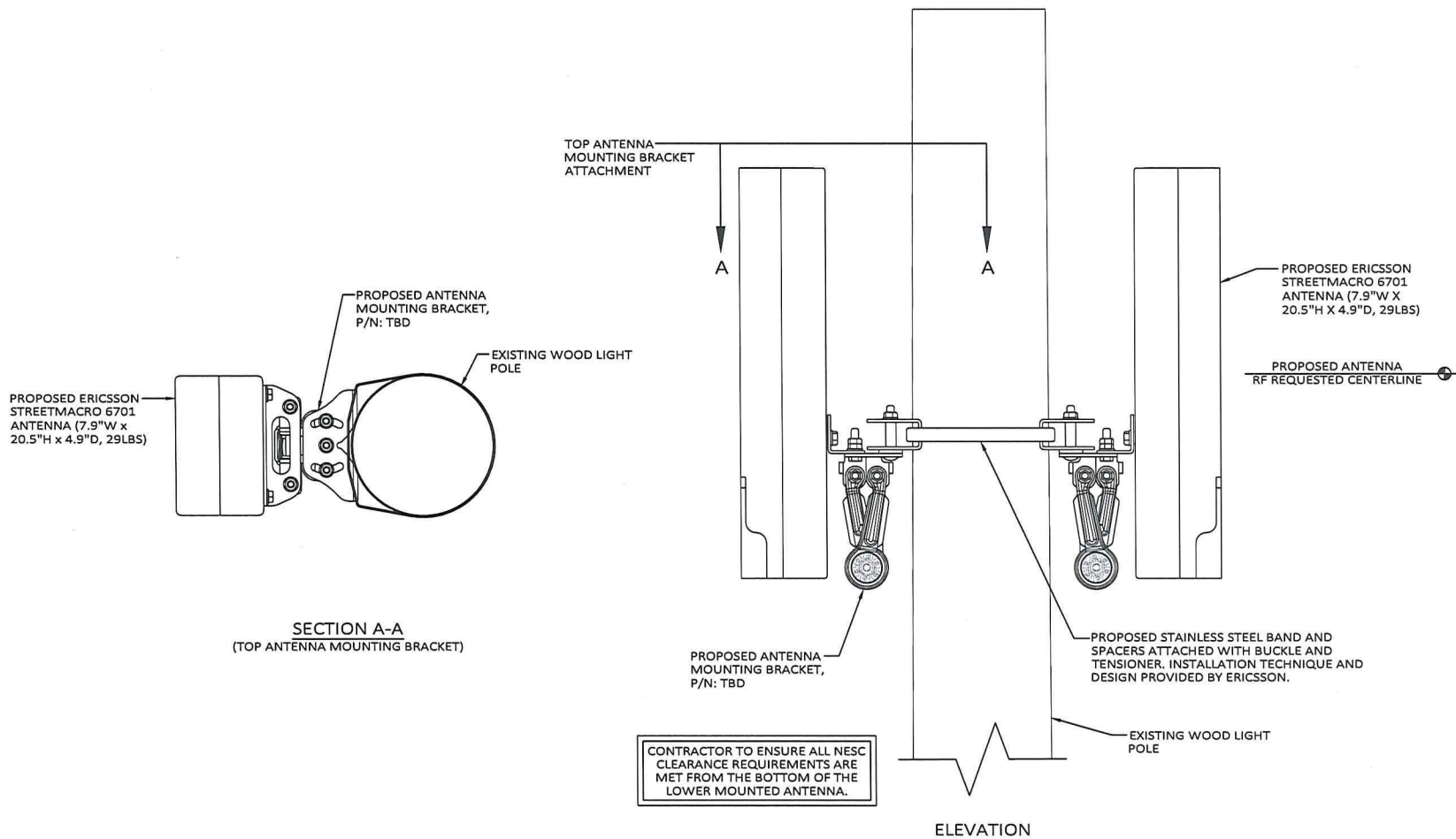
DTE NOTES

DRAWING NO.

C3

REVISION:

0



PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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ENGINEER'S STAMP:

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: 40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

DESIGN TYPE: COLOCATION

SHEET TITLE: SITE DETAILS

DRAWING NO. C4
REVISION: 0

Spectrum: 28 GHz
 IBW Full band
 OBW 800 MHz
 EIRP ~ 55 dBm

of Users: 2,000+
 Total Antenna BW: 1600 MHz
 Throughput: 5 Gbps DL/ 1 Gbps UL
 # RI ports: 2
 TN/IDLports: 2
 Misc: 4xExternal Alarms, USB connector
 PoE, GPS, 1588 Synch

Weight: ~ 13 kg (29 lbs)
 Size: 20,5"x4,9"x7,9" (13 l)
 Operational conditions: -40 to +55 degrees
 Cooling: Active
 Power: AC, <300W Max
 IP Class: IP 65

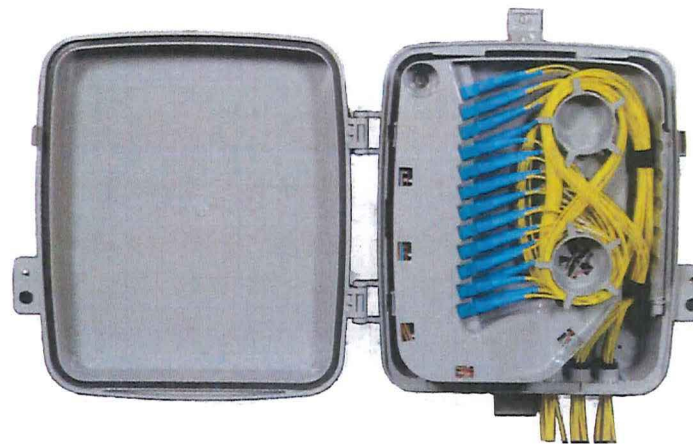
Ericsson Confidential 2016-03-15



20,5"x5"x8" Not to Exceed Dimensions

CFIT BOX

PART CODE: CFIT-C48D4LHXVZ
 DESIGNED BY CHARLES INDUSTRIES



PRODUCT SPECIFICATIONS

TECHNICAL SPECIFICATIONS	
HEIGHT (PANEL ONLY)	15 in.
DEPTH, BASE (FRONT TO BACK)	5.5 in.
WIDTH	12 in.
WEIGHT	4 lbs.
CONSTRUCTION	RUGGED UL94-5VA GRAY POLYCARBONATE
SUPPORTED FIBER CONNECTOR TYPES	SC, LC or MPO
COMPLIANCE	DESIGNED TO MEET GR-950, GR2898, NEMA 4, IP66
SPLICING CAPACITY	UP TO THREE (3) 4"x6" HINGED SPLICE TRAYS ON FEED FIBER SIDE.
BULKHEAD CAPACITY	24 SC ADAPTERS

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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ENGINEER'S STAMP:



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SITE NAME: 40213

COUNTY: WASHTENAW

LATITUDE: 42° 14' 41.424" N

LONGITUDE: 83° 37' 3.432" W

DESIGN TYPE: COLOCATION

SHEET TITLE: EQUIPMENT DETAILS

DRAWING NO. C5
 REVISION: 0

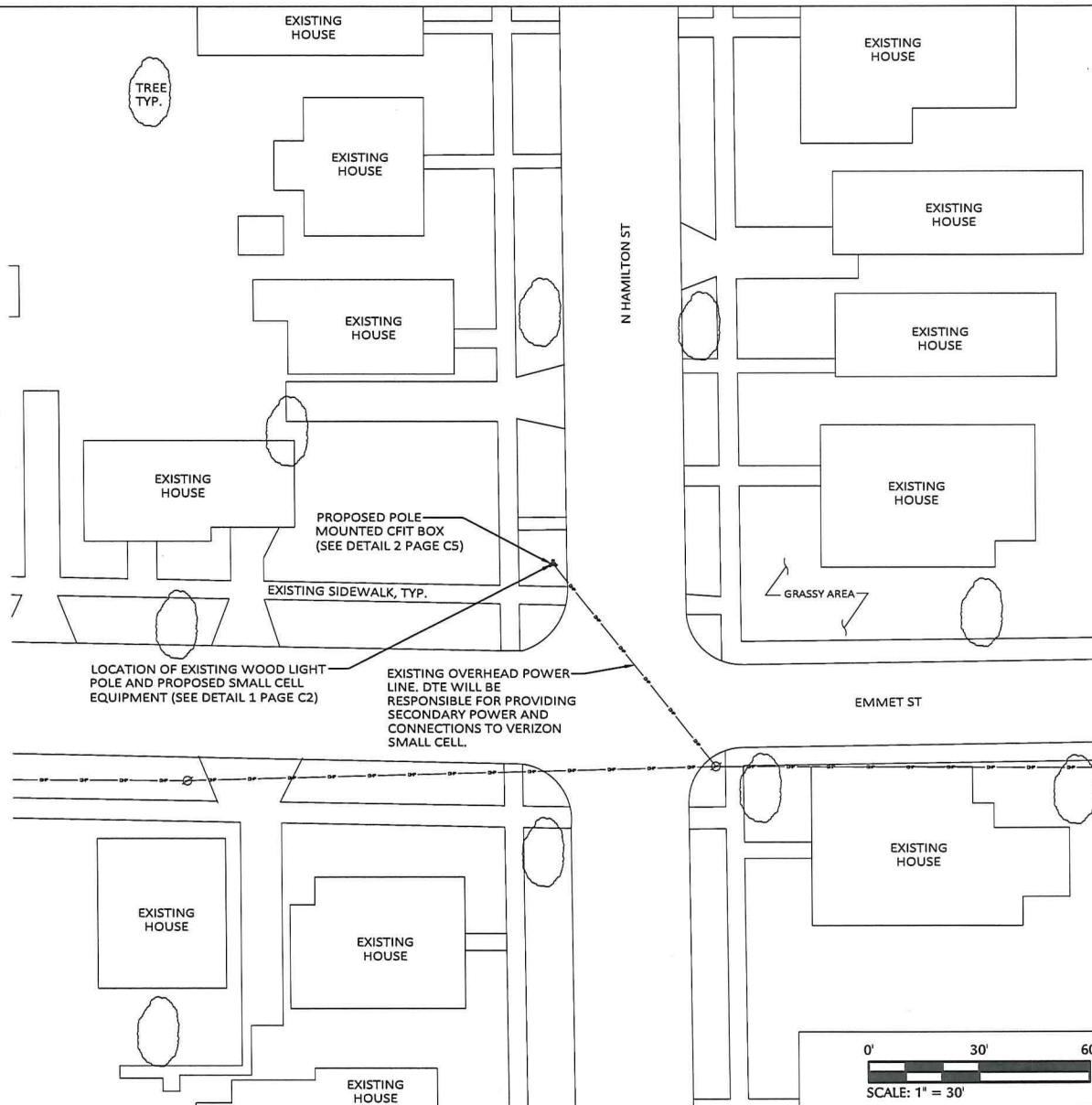
1. PROVIDE AND INSTALL WARNING TAPE FOR ELECTRIC SERVICE CONDUIT 12" BELOW GRADE.
2. CONTRACTOR TO PAY FOR THE SERVICE AS DIRECTED BY THE MUNICIPALITY.
3. CONTRACTOR TO USE PVC SCH 40 CONDUIT WHERE CONDUITS CROSS ACCESS ROADS.
4. CONTRACTOR SHALL COORDINATE WITH ELECTRIC AND TELEPHONE UTILITY COMPANIES FOR SERVICES.
5. CONTRACTOR TO PAY ALL FEES FOR SERVICES REQUIRED.
6. CONTRACTOR TO BE ADVISED THAT EXISTING UNDERGROUND CONDUITS, GROUND CABLES EXIST. DIG WITH CAUTION.
7. CONTRACTOR TO VERIFY POWER AND TELCO LB LOCATIONS AND FLEX CONDUIT SIZE AND ROUTING TO THE EQUIPMENT SHELTER WITH MANUFACTURER'S DRAWINGS.
8. OPEN CUT CONSTRUCTION THROUGH EXISTING PAVEMENT, I.E. ROADWAYS, PARKING AREAS, SIDEWALKS WILL NOT BE ALLOWED. CONSTRUCTION UNDER EXISTING PAVEMENTS WILL BE REQUIRED TO BE INSTALLED WITH DIRECTIONAL BORING TECHNIQUE.

1. ALL POWER CONDUITS ABOVE GRADE, SWEEPS, & ELBOWS TO BE PVC SCH 40.
2. INSTALL PULL STRING IN TELCO CONDUIT.

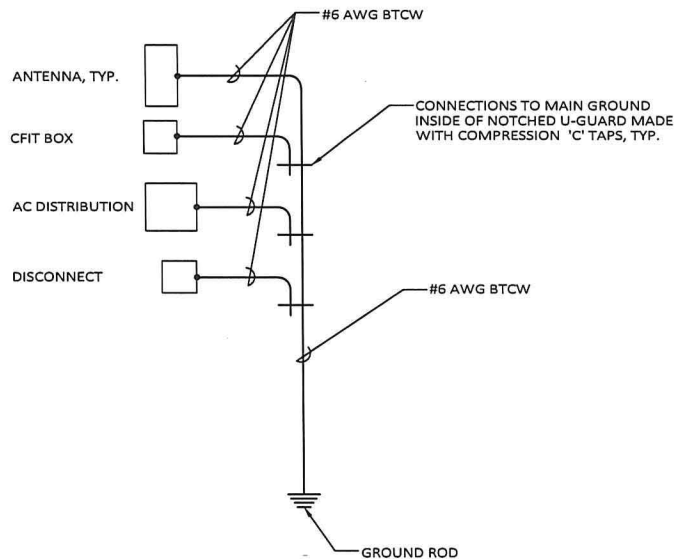
SERVICE CONDUCTOR MAXIMUM DISTANCE CHART (BASED ON 80 AMP MAX. CONTINUOUS LOAD)

WIRE SIZE	ALUMINUM	COPPER	CONDUIT SIZE
	120V	120V	
3 AWG	55'	90'	3/4" MIN
2 AWG	70'	115'	3/4" MIN
1 AWG	85'	145'	3/4" MIN
1/0 AWG	110'	180'	1" MIN
2/0 AWG	140'	230'	1" MIN
3/0 AWG	175'	290'	1 1/4" MIN
4/0 AWG	220'	365'	1 1/4" MIN
250 KCMIL	265'	435'	1 1/4" MIN
300 KCMIL	315'	520'	1 1/2" MIN
350 KCMIL	370'	610'	1 1/2" MIN
400 KCMIL	420'	695'	2" MIN
500 KCMIL	530'	870'	2" MIN

UNDERGROUND POWER		CATCH BASIN	
OVERHEAD POWER		IRON PIN SET (IPF) REBAR	
OVERHEAD UTILITIES		IRON PIN FOUND (IPF)	
UNDERGROUND TELCO		BENCHMARK	
OVERHEAD TELCO		CONCRETE MON. FOUND	
GAS LINE		CONCRETE MON. SET	
FENCE		UTILITY POLE	
SEWER LINE		LIGHT POLE	
WATER LINE		WATER VALVE	
COAX CABLE		MANHOLE	
HYBRID CABLE		GAS VALVE	
HIGH VOLTAGE POWER		FIRE HYDRANT	
FIBER		TELCO PEDESTAL	
RIGHT-OF-WAY		ELECTRICAL PULL BOX	
PROPERTY LINE			
EDGE OF PAVEMENT			

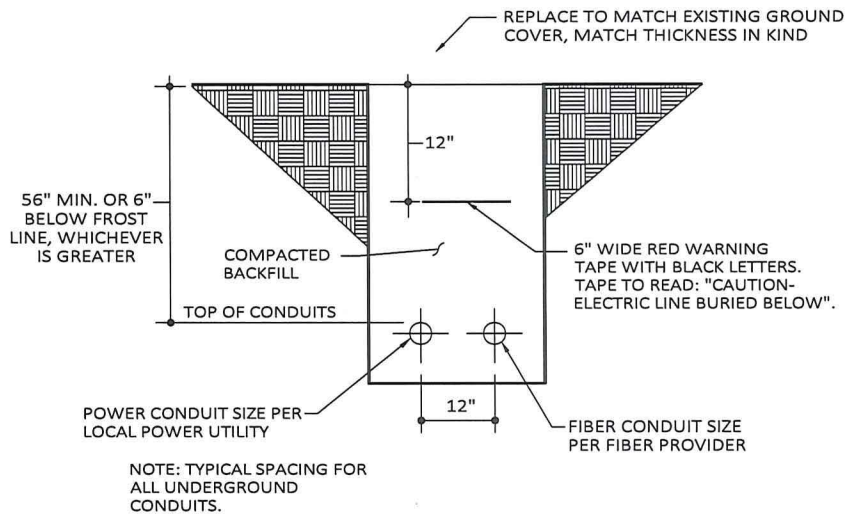


DRAWING NO.	REVISION:
E1	0



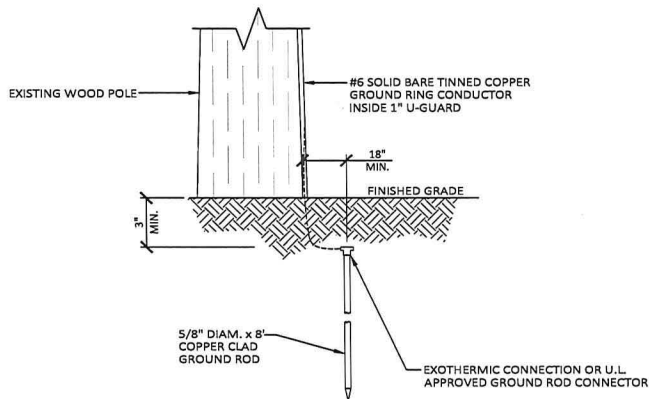
1 SINGLE POINT RADIAL GROUND DETAIL

N.T.S.



2 TRENCH DETAIL (IF REQUIRED)

N.T.S.



3 GROUND ROD DETAIL

N.T.S.

4 DETAIL NOT IN USE

N.T.S.

PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:
40213

COUNTY:
WASHTENAW

LATITUDE:
42° 14' 41.424" N

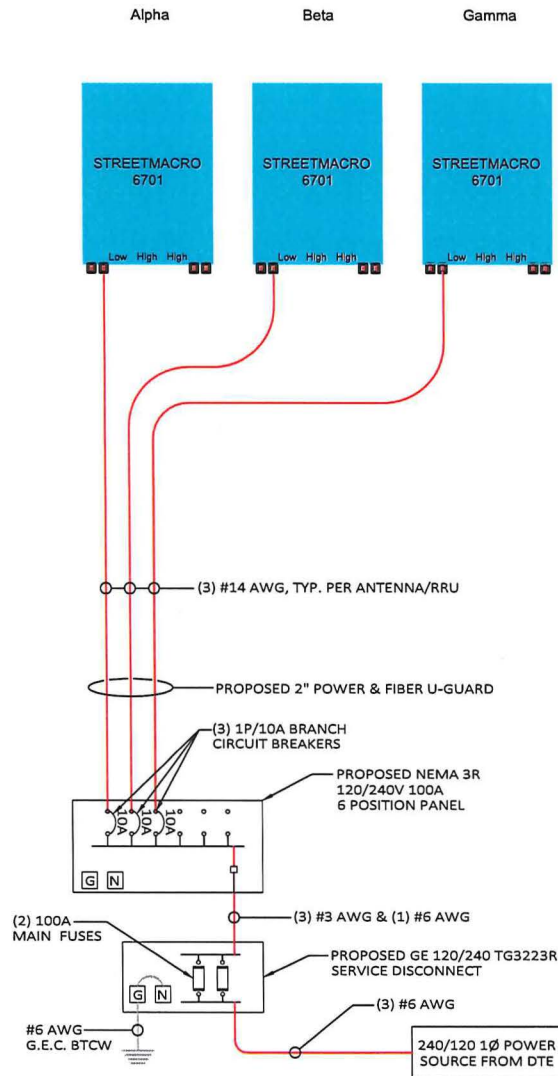
LONGITUDE:
83° 37' 3.432" W

DESIGN TYPE:
COLOCATION

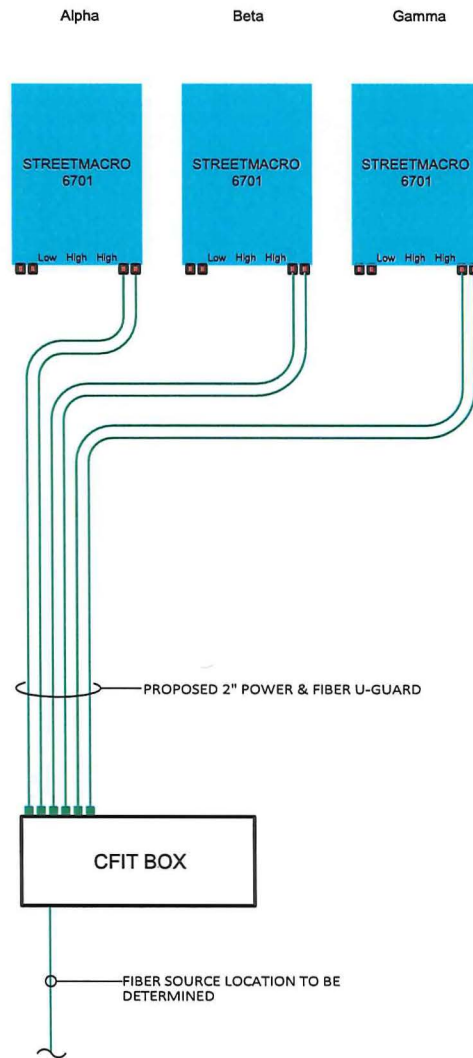
SHEET TITLE:
ELECTRICAL DETAILS

DRAWING NO. E2
REVISION: 0

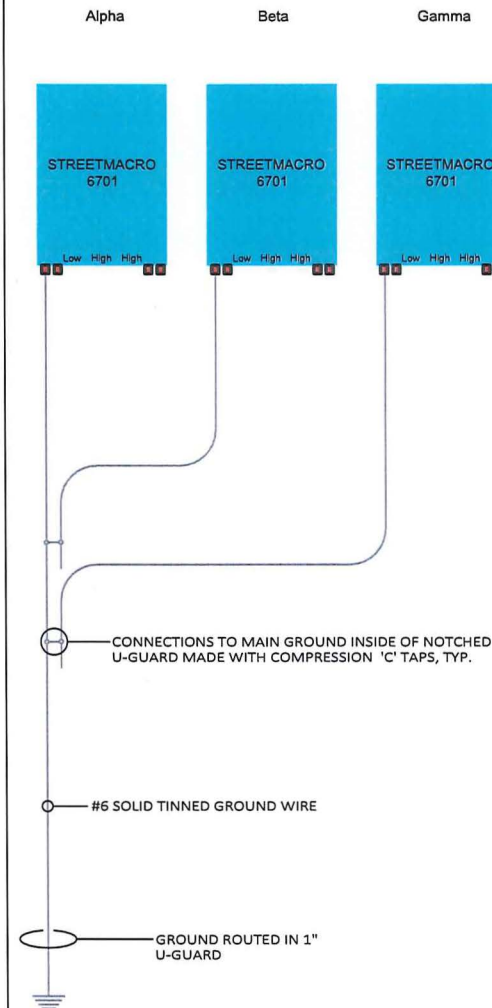
POWER ROUTING



FIBER ROUTING



GROUND ROUTING



PREPARED FOR:

verizon

PREPARED BY:

TeleCAD Wireless

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HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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CHECKED BY: CTD

REVISIONS

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STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER

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SITE NAME:
40213

COUNTY:
WASHTENAW

LATITUDE:
42° 14' 41.424" N

LONGITUDE:
83° 37' 3.432" W

DESIGN TYPE:
COLOCATION

SHEET TITLE:
SINGLE LINE DIAGRAM

DRAWING NO. E3
REVISION: 0

Attachment 5. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:**a. Describe the APE for direct effects and explain how this APE was determined.**

The APE for Direct Effects is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the Undertaking. Verizon Wireless proposes to collocate of a new small-cell telecommunications site on an existing 38.5-ft (11.7-m) wood utility light pole at 301 N. Hamilton Street, Ypsilanti, MI 48197 (42.24484, -83.61762). The proposed antenna will have a centerline height of 37.5-ft (11.4-m) and an overall installed height of approximately 38.5-ft (11.7-m). Associated equipment will be mounted to the wood pole, and utility access will be provided by local services, within the existing right-of-way (ROW) corridor; new ground disturbances will be minimal, if any.

The subject property is an existing wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The subject property is, however, located within the boundaries of the NRHP-listed *Ypsilanti Historic District*, although, it does not appear to be a contributing structure within that district.

b. Describe the APE for visual effects and explain how this APE was determined.

The APE for Visual Effects is the geographic area in which the Undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register. The presumed APE for Visual Effects for construction of new facilities is the area from which the tower will be visible: (a) within 0.5 miles from the tower site if the proposed Tower is 200 ft or less in overall height; (b) within 0.75 mile from the tower site if the proposed Tower is more than 200 ft, but no more than 400 ft in overall height; or (c) within 1.5 miles from the proposed tower site if the proposed Tower is more than 400 ft in overall height.

Due to the overall height of the subject property (38.5-ft), the presumed APE for Visual Effects for this project is a 0.5-mile radius from the tower site per the FCC programmatic agreement. However, given the low height of the existing collocation structure and the complexity of the surrounding urban residential landscape, one that includes myriad structures, mature shade trees, and existing utility installations, it is unlikely that the effective Visual APE will exceed

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Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
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several hundred feet in any direction. As a result, and in keeping with similar urban projects, we have reduced the working Visual APE to a 0.25-mile radius from the subject property in order to be better reflect real-world conditions.

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
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Attachment 5. Continued

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

- a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**

N/A

- b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**

N/A

For each property identified as a Historic Property in the online e-106 form:

- a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

The subject property is an existing wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. As such, the proposed project will have *no effect* on the collocation structure.

For detailed recommendations supporting 'no adverse effect' in the relation to the APE for Visual Effects, see Attachment 8.

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
Project Number: 656543
FCC Form 621

Attachment 7. Historic Properties Direct Effects**a. List all properties within the APE for direct effects.**

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, Inc., through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and the Michigan Economic Development Corporation files in November 2019, it was determined that the subject property is a wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The existing wood utility light pole is, however, located within the NRHP-listed *Ypsilanti Historic District*, but does not appear to be a contributing component within that historic district designation.

b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part "a" (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.

N/A

c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.¹ If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.²

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, Inc., through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and the Michigan Economic Development Corporation files in

¹ Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

² Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

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November 2019, it was determined that the subject property is a wood utility light pole that would be unlikely to prove eligible for NRHP listing on its own merits. The existing wood utility light pole is, however, located within the NRHP-listed *Ypsilanti Historic District*, but does not appear to be a contributing component within that historic district designation.

Great Lakes Research, LLC, also completed an on-site evaluation of the proposed Project Site for the likelihood of containing previously undocumented archeological or architectural Historic Properties on 9 November 2019; no such properties were noted. As there are no ground disturbances associated with the current project, no formal archaeological survey of the subject property was undertaken.

Applicant's Name: Verizon Wireless
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FCC Form 621

Attachment 8. Historic Properties Visual Effects**Historic Properties Identified for Visual Effects Guidelines**

- a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.1.a. of the Nationwide Agreement.

Based on a review of online database files conducted by Mr. Branstner, Archaeologist with Great Lakes Research, LLC, through the National Register Information System website (<http://nrhp.focus.nps.gov/>) and a review of the Michigan Economic Development Corporation's architectural property files in November 2019, it was determined that almost all of the reduced 0.25-mile radius Visual APE is included within NRHP-listed *Ypsilanti Historic District*. Three additional structures within that same area have been individually listed on the NRHP. As the vast majority of the structures within the defined 0.25-mile radius Visual APE are covered by NRHP listings, no attempt has been made to identify additional properties that have been cataloged by the State of Michigan or the City of Ypsilanti, as that coverage would be largely redundant:

NRHP-Listed and Districts and Properties

- (1) ***Ypsilanti Historic District***, irregular pattern along Huron River with boundaries extending to Forest Ave., Grove, Buffalo, and Hamilton Sts. (NRHP No. 78001515); *Ypsilanti Historic District Boundary Increase -- Western Addition* (1988)

The proposed project is located on the northwest corner of N. Hamilton St. and Emmet St., at the approximate center of the Ypsilanti Historic District, on the boundary line (N. Hamilton St.) between the original 1978 district to the east and the 1988 western addition to the west. In general, with the exception of a small area along the northwest edge, the entire 0.25-mile radius Visual APE is included within the currently defined boundaries of the *Ypsilanti Historic District*. As the proposed project site is located within the historic district, there will be inevitable shared visibility between the historic district and the project site. However, given the low overall height of the proposed installation (38.5-ft) and small size of the proposed antenna structure, it is unlikely that shared visibility will extend more than several hundred in any direction, and will be unlikely to occur beyond the associated cross streets, i.e., N. Hamilton St. and Emmet St. In any event, any shared views that may obtain will be largely comparable to views of

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
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already existing utility poles, light poles, etc. As a result, it is recommended that the proposed project will have *no adverse effect* on the viewshed of the *Ypsilanti Historic District*.

- (2) ***Ladies Literary Club Building***, 218 N. Washington St., Ypsilanti, MI (NRHP No. 72000666)

The *Ladies Literary Club Building* is located ~900 ft due east of the proposed project site, with its primary façade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be minimal to no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no adverse effect* on the viewshed of this historic property.

- (3) ***Pease Auditorium***, College Ave., Ypsilanti, MI (NRHP No. 84000018)

Pease Auditorium is located ~1200 ft northwest of the proposed project site, with its primary facade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no effect* on the viewshed of this historic property.

- (4) ***Brinkerhoff-Becker House***, 601 W. Forest Ave., Ypsilanti, MI (NRHP No. 82002890)

The *Brinkerhoff-Becker House* is located ~1300 ft northwest of the proposed project site, with its primary façade viewed to the east. At this distance, and given the intervening visual obstacles (trees and structures), there will be no shared views between the historic property and the proposed project site. As a result, it is recommended that the proposed project will have *no effect* on the viewshed of this historic property.

- b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part “a”, identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).**

As of the date of this report, Trileaf Corporation has not received comments from Indian Tribes, NHOs, local governments, or members of the public that identify Historic Properties in the APE for visual effects.

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- c. For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

N/A

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A
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MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

December 10, 2019

JILL SPRINGER
FEDERAL PRESERVATION OFFICER
FCC WIRELESS TELECOMM BUREAU
445 12TH STREET SW
WASHINGTON DC 20554

RE: ER02-261.20.656543 Trileaf Cellular Communications Antenna Collocation Review #656543,
301 N. Hamilton Street, Ypsilanti, Washtenaw County (FCC)

Dear Ms. Springer:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of the FCC that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR § 800.5(b)] on historic properties within the area of potential effects for the above-cited undertaking.

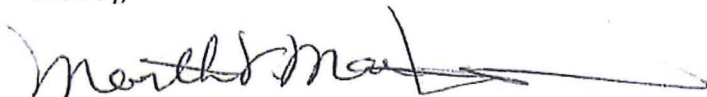
This letter evidences the FCC's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," and the fulfillment of the FCC's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking.

Sincerely,



Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:BGG

Copy: Matthew Gehrke, Trileaf Corporation

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103



1. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to northwest from intersection Emmet St. and N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



2. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to ENE from Emmet St. towards N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



3. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to southeast across intersection of Emmet St. with N. Hamilton St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.



4. Existing/proposed wood utility light pole collocation structure (301 N Hamilton St.), viewed to south along N. Hamilton St., just north of intersection with Emmet St.; proposed project side is situated within and surrounded by NRHP-listed *Ypsilanti Historic District*.

	5. Close-up of existing/proposed collocation site.
	6. View to north along N. Hamilton St. from base of existing/proposed collocation structure through NRHP-listed Ypsilanti Historic District.

Applicant's Name: Verizon Wireless
Project Name: 40213 ANN ARBOR EAST 5G – A



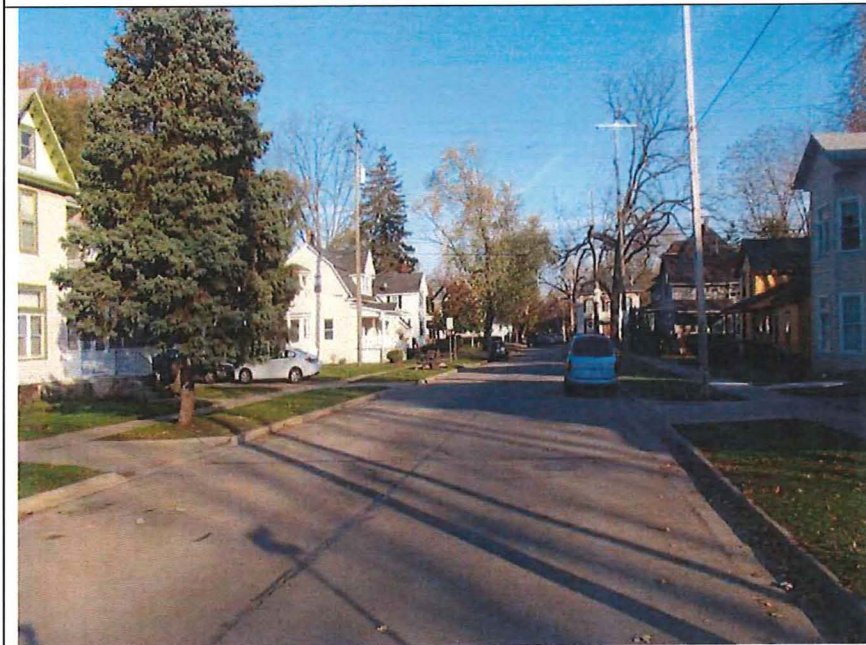
7. View to east along Emmet St. from base of existing/proposed collocation structure through NRHP-listed *Ypsilanti Historic District*.



8. View to south along N. Hamilton St. from base of existing/proposed collocation structure through NRHP-listed *Ypsilanti Historic District*.



9. View to west along Emmet St. from base of existing/proposed collocation structure through NRHP-listed Ypsilanti Historic District.



10. View to east along Emmet St. towards proposed project site from intersection with Ballard St., at a distance of ~400 ft; minimal to no shared views at this distance due to trees, etc.



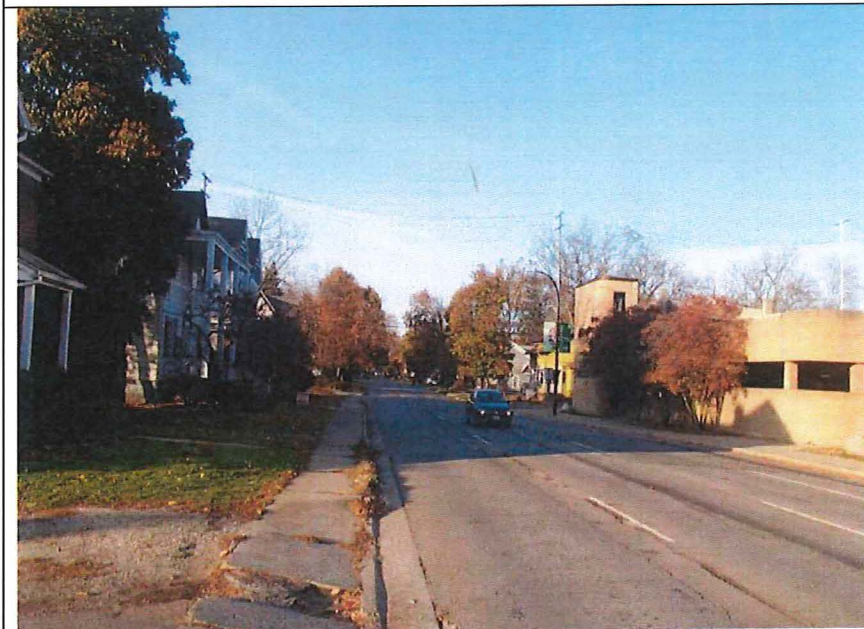
11. View to west along Emmet St. towards proposed project site from intersection with N. Adams St., at a distance of ~400 ft; minimal to no shared views at this distance due to trees, etc.



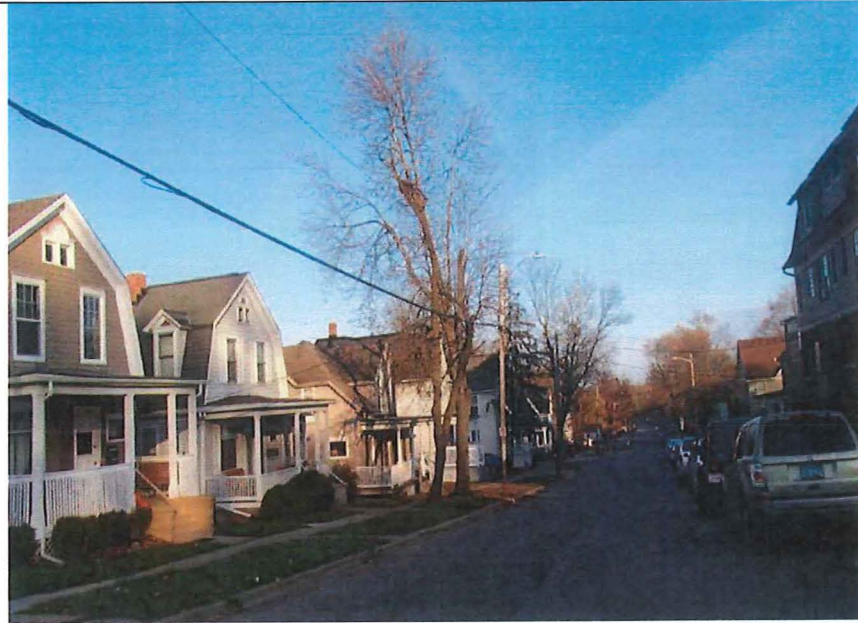
12. View to south along N. Hamilton St. towards proposed project site from north limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



13. View to west along Emmet St. towards proposed project site from east limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



14. View to north along N. Hamilton St. towards proposed project site from south limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



15. View to east along Emmet St. towards proposed project site from west limit of reduced 0.25-mile radius Visual APE; entire area included within *Ypsilanti Historic District*.



16. NRHP-listed *Pease Auditorium*, College Ave., viewed to east.



17. View to southeast towards proposed project site from vicinity of Pease Auditorium; no shared visibility with proposed project site at this distance.



18. NRHP-listed Brinkerhoff-Becker House, 601 W. Forest Ave., viewed to west.



19. View to southeast towards proposed project site from *Brinkerhoff-Becker House* frontage; no shared views with proposed project site at this distance.



20. NRHP-listed *Ladies Literary Club Building*, 218 N. Washington St., viewed to east.



21. View to west along Emmet St. towards proposed project site from *Ladies Literary Club Building* frontage; minimal to no shared views at this distance.









HDC Demolition by Neglect Staff Report- Update

Property Address: 302 E Cross

Property History

The building was constructed ca. 1880. Based on a 2013 HDC review letter, a series of three rear additions were removed as they were a public safety hazard. Internal background research did not reveal additional information on the property history.

Property Significance

The house contributes to the Ypsilanti Historic District under Criterion C, architecture. The house is a ca. 1880 "Late Victorian" style residence. It has the vernacular Gabled Ell form, but stylistic features that reflect Queen Anne and Gothic Revival styles.

Demolition by Neglect Timeline

- 8/23/2018 Notice to Appear sent to property owner to attend HDC meeting discussion on Demolition by Neglect (DBN).
- 9/11/2018 HDC found the property to be a case of DBN.
- Staff had advised to wait to establish a timeline until the Building Department had a chance to visit the structure.
- 2/26/2019 The owner was approved to reroof the house.
- 4/2019 Planning and Building Departments Staff toured the property with the owner.
- 5/14/2019 The HDC and owner agreed on a timeline for repair.
- 10/7/2019 Staff discussed the project with the owner, who stated that the roof repairs are complete, the foundation repair is progressing from the interior, and the next steps are the siding and porches.
- 10/22/2019 The HDC approved a revised timeline for repairs and requested that the applicant come to the 11/12/2019 meeting with an update.
- 11/12/2019 The owner was unable to come to the meeting and the HDC requested that the open fenestration and walls of the building be covered for the winter. The HDC requested the owner's presence at the next meeting on 11/26/2019.
- The 11/26/2019 HDC meeting was canceled and agenda items moved to 12/10/2019
- 12/10/2019 The owner provided sample of original and replacement siding to work on west elevation. There was discussion of windows, decorative features, and doors. The HDC requested that the owner come to the 1/14/2020 meeting to provide a plan for the

windows, including which need to be replaced, and how; and documentation of the final closing of the exterior of the building; and an update on foundation work.

- 1/14/2020 Owner not present at the meeting, discussions postponed.
- 1/28/2020 Owner provided cost estimates of new windows vs. sash packs. Commission agreed that the applicant should provide window-by-window documentation and treatment plan. The owner agreed to allow a site visit by commissioners, and provide said documentation at the following meeting. Owner also stated that the west elevation is nearly finished being resided.
- 2/11/2020 Owner could not attend meeting. Commissioner Swift described her site visit for the property and stated that all of the historic windows are in sound condition and are not contributing to demolition by neglect. Recommended that the commission address the two window openings with no fenestration.

Revised Timeline

Temporary boarding, roof repairs, and a study item for window repair shall be completed and/or presented at the November 12, 2019 meeting; the property owner may use siding as presented at the October 22, 2019 meeting to clad the open wall areas on the west side of the house. Repairs to the east elevation foundation will be completed by the end of December, 2019 and foundation repairs on the west (Park Street) elevation shall be complete by the end of March, 2020. The property owner will meet with the HDC at the first meeting in April to reevaluate the timeline.

Next Steps

The owner and HDC should continue to address the outstanding items.

Outstanding Items to be Addressed by Owner's Proposed Timeline

These items were identified by the Building Department as deterrents to the building's safety and structural integrity.

- Roof completion- Appears to be complete.
- Foundation instability – All exterior foundation work appears to be completed.
- Damaged or missing siding – Infill replacement siding on west elevation to be completed as soon as possible.
- Damaged windows and doors –Window treatment plan due at 2/11/2020 meeting.
- Deterioration of porches on the façade and west elevation, including porch decking, ceiling, and eaves- TBD.

For 2/25/2020 Meeting

Commission asked that the applicant provide:

Product information on two windows as indicated in Commissioner Swift's field review of the property; and additional information regarding single missing door on the west elevation, if the applicant will be reusing an existing door or proposing a new door for that installation.

Recommended motions:

Move to allow administrative approval of the window proposal for the two openings as presented on February 25, 2020.

Move to continue discussion of fenestration at the historic district commission meeting on [date].

Move to ask for the property owner to provide information on [Insert items requiring additional information], at the [date] meeting.



Facing south-southeast to facade and west elevation



Facing southwest to facade and east elevation



Facing southwest to facade and east elevation.



Facing southwest to facade and west elevation



Facing east to west elevation.



Facing northeast to west and south elevations.



Memo

To: Historic District Commission
From: Scott E. Slagor, Preservation Planner
Date: February 25, 2020
Subject: Composite Replacement Windows

- At the January 28, 2020 Historic District Commission (HDC) meeting, the Commission requested that Staff investigate the appropriateness of composite windows, such as Fibrex.
- Staff consulted the article, "Composites: The New Replacement Window" in the Fall 2019 edition of the *Alliance Review*, and advice from fellow professionals via the National Alliance for Preservation Commissions listserv, and the Historic Preservation Professionals facebook group.
- Composite windows are made from a blend of materials including resin, fiberglass, and in some instances wood fiber and thermoplastic polymer. Some of the wood-blend composites have aluminum cladding.
- They are marketed as an alternative to vinyl replacements; said to have greater energy efficiency than aluminum and ability to withstand high temperatures. Additionally, the composite windows are supposed to have an appropriate expansion/contraction rate to avoid seal failure.
- Composite windows are typically more eco-friendly than vinyl as they contain around 60% recycled glass.
- However, the life span of composite windows is not known. They are still too new of a product to see how they age.
- Several historic district commissions have found them appropriate in some cases, including commissions in major cities such as Indianapolis, Jacksonville, Charlotte, and El Paso.
- Some comments and recommendations staff received include:
 - a. Not all composite windows are treated equally. One Preservation Coordinator noted that both Envioguard and Tucker brand windows had been approved. Envioguard was found to have relatively flat muntins once installed. Tucker looked much more appropriate, however they were much more expensive than Envioguard.
 - b. Along the same argument, one Preservation Planner suggested the HDC should consider the warranty of the windows as an indicator to their expected lifespan.
 - c. Another Preservation Planner noted that while the commission had approved composites, they were generally the same cost as wood replacements and so for their commission, it made more sense to stick with wood windows.

- d. Preservation Planners also recommended having applicants investigate made-to-order wood windows from local providers before considering replacement.
- e. Other planners and commissioners reiterated that there have been composite windows that are generally compatible dimensionally.

Recommendation:

Staff recommend that the HDC consider composite windows on a case-by-case basis. The products appear to vary in quality and historic appropriateness from brand to brand. The HDC should ask applicants to first consider repair of historic windows and exploration of acceptable window replacement options- such as replica wood sashes. If the applicant still wishes to explore composite windows, staff recommends the HDC request a sample window to be brought to the meeting for in-depth examination. Based on input from other professionals, composite windows may be best suited for one-over-one configuration and greater scrutiny should be applied to proposals for multi-light composite windows.

Enclosures:

Please find enclosed supplemental research completed by Commissioner James Chesnut regarding specific fiber and composite products.

ALTERNATIVE MATERIALS FOR WINDOWS

Research by Commissioner James Chesnut

General Overview

This is a short study to consider the use of contemporary materials in new construction and/or replacement windows for historic buildings. This is limited to three materials (Fibrex, fiberglass, and vinyl) which are options in three well know window manufacturers.

Fibrex – Andersen Corporation - Extruded Composite

Andersen Fibrex windows are extruded composites, comprised of 40 percent wood and 60 percent thermoplastic polymer by weight. This was developed by Andersen and is used in replacement and new construction models. Below is a portion of the Andersen 100 Series master format specification with some highlights that would be relevant to the aesthetic pros/cons of Fibrex. This material is also used in Renewal by Andersen which is their replacement window line.

ANDERSEN 100 SERIES WINDOWS GUIDE SPECIFICATION 08 54 00 Composite Windows

Fibrex composite material combines the strength and stability of wood with the low-maintenance features of vinyl. With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass viewing area. Fibrex material has insulating properties on par with wood, vinyl or fiberglass and can be made into nearly any style of window.

A. Material Composition: Extruded composite profile consisting of 40 percent reclaimed pre-consumer wood fiber and 60 percent thermoplastic polymer, by weight.

B. Manufacturer Designation: Fibrex material.

Andersen Corporation employs manufacturing strategies to optimize recycled content. Efficient use of materials reduces overall resource consumption and demand for additional materials. Recycling materials and content in construction and building components help reduce the demand for natural resources. Pre-consumer recycled content varies by product. For more information contact Andersen Corporation, or go to www.Andersenwindows.com.

Black color interior is only available with Black color exterior. Dark Bronze color

interior is only available with Dark Bronze color exterior. Sandstone color interior is only available with Sandtone color exterior. White color interior is available with all exterior color options.

A. Interior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**White**].

B. Exterior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**Terratone**] [**White**].

AAMA 615 is a voluntary standard applicable to composite profiles. It is comparable to the AAMA 2605 standard which is applicable to aluminum profiles but does not apply to plastics. AAMA 615 contains the same 10 year color retention requirements as AAMA 2605.

C. **Exterior Color Retention:** *Resist fading with a change of no more than 5 Delta E units over 10 years in compliance with color retention provisions of AAMA 615 and ASTM D2244.*

Ultrex – Marvin Windows – Pultruded Fiberglass -

Pultrusion is a process where raw materials (in this case glass fiber reinforcements and resins) are drawn into a profile die by a mechanical pulling force. These fibers are injected with resins while under tension where they are combined and cured. Marvin did not have a MasterSpec that added any valuable information.

Pultruded Fiberglass or Vinyl – Pella – Pella uses a non-trade marked pultruded fiberglass option and vinyl option for their windows. Pella did not have a MasterSpec that added any valuable fiberglass specific information. The AIA MasterSpec did however provide comparable fiberglass windows as listed below

FIBERGLASS WINDOWS

- A. *Basis-of-Design Product: Subject to compliance with requirements, provide Pella Corporation; Pella® Impervia® or a comparable product by one of the following:*
1. Accurate Dorwin.
 2. Alpen High Performance Products.
 3. Inline Fiberglass Ltd.
 4. Milgard Manufacturing, Inc.

Some thoughts....

- Vinyl windows are often considered inappropriate for rehab of historic

buildings. One point here to note is that this is often due to the weak nature of extruded vinyl that requires the profiles of the window construction to be larger than ideal, which reduces the glazing area. Both Fibrex and fiberglass contend that the stronger nature of the material allows for thinner profiles and more glazing area.

- The Fibrex material has a pretty stringent color retention specification which means that it will maintain its look for longer, where vinyl has been known to yellow over time
- Extruded Fiberglass cannot be manufactured in curved form due to the extrusion process.
- It is my understanding that the use of fiberglass in windows and doors is more recent than both Fibrex and vinyl but it does have a long history in other exterior applications.
- There are other pros and cons that speak to the energy efficiency and cost of each type but that is not considered here.
- In my mind, it is best to allow the commission to consider Fibrex and fiberglass in determining what is appropriate in an application request. Our windows cut sheet is currently worded to allow this.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, February 11, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:01 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut

Commissioners Absent: Erika Lindsay, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff indicated having received contact from Study Item applicants that they would not be present due to illness – 302 E Cross and 208 E Cross.

Motion: Stevenson (second: Swift) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

101 W Michigan

**The application for sign and lighting was moved to the end of the agenda as the applicant was not present.*

116-118 W Michigan

**Storefront windows and doors.*

Applicant: Adam Tasselmyer, owner - not present.

Discussion: *[Commissioners discussed application history; reviewed and discussed reference materials]*

Motion: Stevenson (second: Swift) moved to approve and issue a notice to proceed for the work at 116-118 W Michigan, as submitted in the application dated February 3, 2020, for the installation of an aluminum storefront system, as specified in the submitted drawings.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and not destroy significant original material.

Approval: Unanimous. Motion carried.

106 N Adams

**Sign.*

Applicant: Devin O'Rourke, representative of Harmony House Collective - not present.

Discussion: *[Commissioners reviewed and discussed application and reference materials]*

Motion: Swift (second: Stevenson) moved to issue a notice to proceed for the work already completed at 106 N Adams, as submitted in the application dated February 4, 2020, for the installation of a wood sign as specified.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and not destroy significant original material.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Commissioner Swift: Provided an update of her site visit to the home and her contact with owner as to the condition of windows and weatherization considerations.

[Discussion followed as to windows, foundation and siding]

[Procedural discussion ensued]

Motion: Chesnut (second: Swift) moved to request product information on two windows as indicated in Commissioner Swift's field review of the property at 302 E Cross; and additional information regarding single missing door on the west elevation, if the applicant will be reusing an existing door or proposing a new door for that installation.

Approval: Unanimous. Motion carried.

208 E Cross

**Correction of Unapproved Siding.*

Applicant: Robert and Carrie Taylor, owners – not present.

Discussion: Slagor: Staff provided background information and provided an update of his contact with owners.

[Procedural discussion ensued]

NEW BUSINESS

**Returned to New Business*

101 W Michigan

**Sign and Lighting.*

Applicant: Richard Muszynski of Shelter Bay Realty LLC, owner- not present.

Discussion: *[Commissioners reviewed and discussed application and reference materials]*

Motion: Stevenson (second: Swift) moved to table action on the proposed work at 101 West Michigan for the applicant to provide additional information on the location and dimensions of the proposed signs, and the style, location and mounting of the proposed light fixtures.

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Windows Fact Sheet Update

[Discussion of proposed revisions to the Windows Fact Sheet]

Motion: Stevenson (second: Swift) moved to adopt the updated Window Fact Sheet as presented at the February 11, 2020 Historic District Commission meeting.

Approval: Unanimous. Motion carried.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- One public comment was given.

HOUSEKEEPING BUSINESS

1. Nominations for Chair and Vice Chair

Slagor: *[Procedural discussion]*

Swift: Moved to nominate Commissioner Pettit for Chair – Accepted

Pettit: Moved to nominate Commissioner Stevenson for Chair and Vice Chair – Accepted

2. Approval of the minutes of January 28, 2020

Motion: Swift (second: Chesnut) moved to approve the minutes of January 28, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Interim Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:19 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, February 25, 2020 - 7:00 p.m.
Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Alex Pettit, Interim-Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

- | | |
|--------------------------|--|
| 1. 101 W Michigan | Signage and lighting
Study Item- Storefront windows |
|--------------------------|--|

B. NEW BUSINESS

- | | |
|--------------------------|--|
| 1. 301 N Hamilton | Small cell communication installation |
|--------------------------|--|

C. STUDY ITEMS

- | | |
|----------------------------|------------------------------------|
| 1. 320 N Washington | Window replacement proposal |
| 2. 302 E Cross | Window treatment proposal |

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

- 1. Staff memo on composite windows**
- 2. Property monitoring**
- 3. Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 1. Elections for Chair and Vice Chair**

Chair Nominees: Alex Pettit and Anne Stevenson

Vice Chair Nominees: Anne Stevenson

- 2. Approval of meeting minutes, February 11, 2020**

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



HDC Work Permit Staff Review

Property address: 101 W Michigan

Property History: The property includes three-story Italianate-style commercial building that is contributing to the Historic District. The building was erected in 1858 as a new location for the King Store.ⁱ The King Store was one of Ypsilanti's first grocery stores, established by George King in 1838. The business remained in the King name for several decades, changing names to reflect the various partners; G. & E. King, King & Son, and Charles King & Co. In 1913, Charles E. King, son of founder George King, died and the business was succeeded by his partner John G. Lamb, and his son, Charles King Lamb; changing business the name to G. Lamb & Son. They remained in business until closing in July 1942- after four generations and 104 years of operation.

The building storefront has changed multiple times during its 162-year history. The nineteenth-century storefront was remodeled in the early 1920s to make better use of display windows.ⁱⁱ In the mid-century, blue metal panels were added to the storefront; presumably after the King Store closed in 1942. The current rehabilitation is a tax credit project to return the building to its early twentieth century appearance, featuring large display windows and Italianate details. The applicant was approved for two different design proposals on April 23, 2018.

Date of Application: February 3, 2020

Date of Review: February 4, 2020

Date of Meeting: February 11, 2020, and February 25, 2020

Proposed work: Signage and lighting.

Materials: Wood signboard and light fixtures.

Staff review:

The HDC tabled action on February 11, 2020 due to a lack of information. The application will be denied on procedural grounds if sufficient information is not provided by the March 24 meeting.

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
- 10. New work shall be removable.**

The applicant provided additional information on February 21, 2020.

1. The application is for new signage and exterior lighting, which was not part of the original rehabilitation approval.
2. The plan has already been approved by the State Historic Preservation Office to meet Federal Historic Tax Credit qualifications.

Sign

3. The applicant proposes two signs, one including letters on the façade storefront, the other a wood signboard on the east elevation.
 - a. The façade sign is designed to be similar to the original storefront sign. Staff included a photo as part of this application.
 - i. The sign appears to be wood-painted and raised letters.
 - b. The east elevation sign will be a rectangular wood-painted sign 1'6" x 10'
 - c. Both signs will be painted in a matte finish to match the existing trim on the building, dark and light brown.

Light Fixtures

4. The applicant proposes 10 new light fixtures.
 - a. Four down-lights on the façade.
 - b. One over the storefront window on the east elevation.
 - c. Three over sign on the east elevation.
 - d. One over each entry door on the east elevation.
5. The lights are to be exterior LED dusk to dawn gooseneck fixtures, in black. These will be similar to the gooseneck down-facing light fixtures next-door at 10 S Huron. Photo attached.
 - a. HDC to confirm that the light temperature of the fixtures will not be greater than 3000k.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 101 W Michigan, as submitted in the application dated February 3, 2020- with appended drawings from February 21, 2020; for the installation of signage on the façade and east elevation as specified; and ten gooseneck light fixtures as depicted. The sign on the east elevation shall be mounted to the mortar joints. The gooseneck light fixtures will be black in color and not exceed a light temperature of 3000k.

Relevant Secretary of the Interior's Standards:
#9 #10

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ Laura Bein "Before Ypsilanti's First Supermarket," *Ann Arbor News*, (MLive: September 18, 2009).

ⁱⁱ Ibid.



RECEIVED

FEB 03 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R.26815 #1510
PHDC-20-0009

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

101 W MICHIGAN AVE YPSILANTI, MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

SHELTER BAY REALTY LLC

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Rich MUSZYNSKI

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

- ☐ Porches
- ☒ Sign
- ☐ Fence (or other sitework)

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

RESTAURANT SIGN HORON + MICHIGAN AVE
APPROVED IN ACCORDANCE TO SHPO.
EX. LIGHTING APPROVED IN ACCORDANCE
TO SHPO.
LIGHTING :- 3 DOWN LIGHTS ON MICHIGAN
- 1 OVER ENTRY DOOR
- 3 OVER HORON SIGN
- TWO OVER HORON DOORS

Materials (for paint include color chips or samples with application):

SAME POINT AS CURRENT STORE FRONT.
PT- 3 (DARK BROWN)
PT- 5 (LIGHT BROWN)

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1,000.00

Permit fee:

\$45 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

[Redacted Signature]

Date:

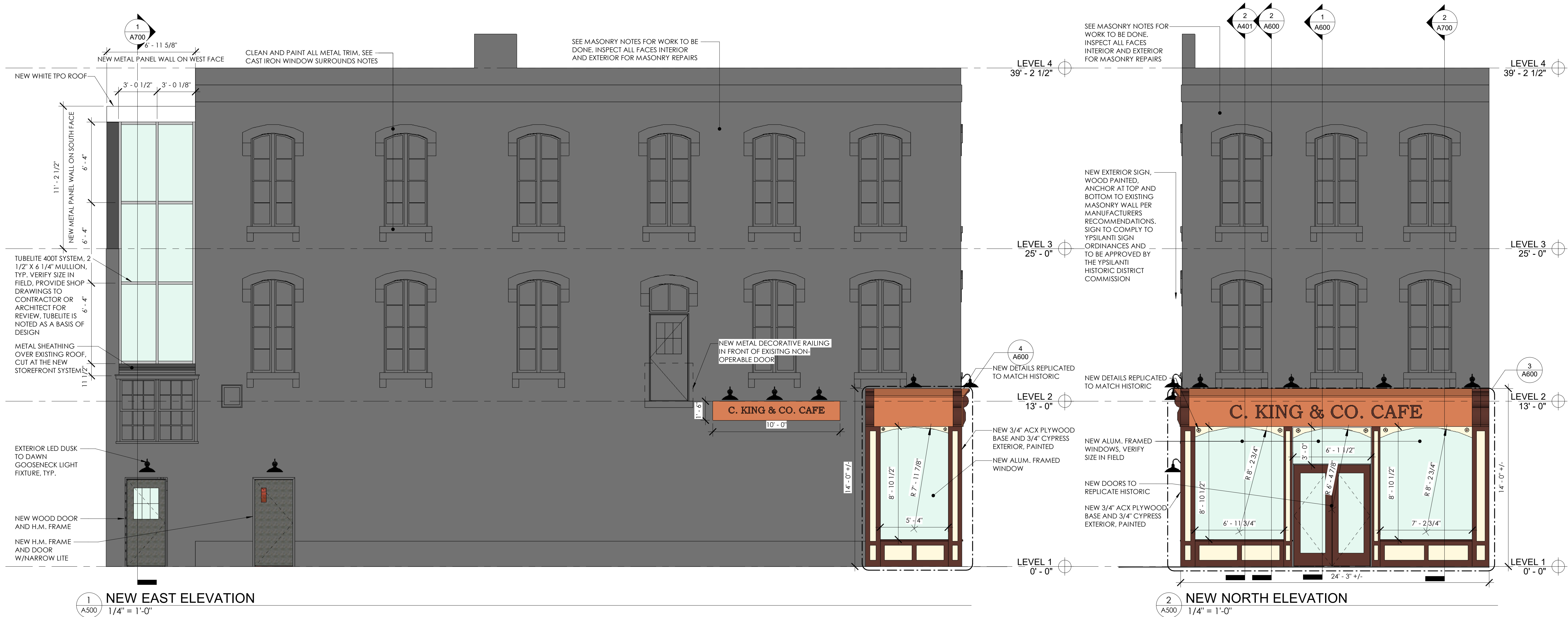
2-3-20

Print Name:

RM

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



MASONRY NOTES

1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
5. ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS. THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY. THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
6. MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - H. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - I. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

1. CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
2. CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 2/21/2020 9:19:40 AM

SCALE As indicated

STAMP

PROJECT 2018.08

SHEET

A500



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

PHDC-20-0009

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name 101 West Michigan Avenue
Property address 101 West Michigan Avenue, Ypsilanti, Michigan
2. This form ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates applicant or contact information.
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

The Part 2 application is to be amended as follows, the windows on the front of the building (facing Michigan Avenue) are to add in the historic muttins matching the windows on the rest of the building. A new sign is to be added to match the historic sign in location and size on the Michigan Avenue and Huron Street side.

3. Project Contact (if different from applicant)
Name Cody Newman Company Driven Design Studio
Street 11 Carlyle Street City Battle Creek State MI
Zip 49017 Telephone 2697538040 Email Address cody@drivendesignstudio.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
- Name Richard Muszynski Signature _____ Date 8/7/2019
Applicant Entity Shelter Bay Realty SSN _____ or TIN _____
Street 5848 Pinecrest Estates Drive City Ann Arbor State MI
Zip 481059571 Telephone 917548880 Email Address shelterbayrealty@hotmail.com
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Property name _____ NPS Project Number _____

Property address _____

The historic muttins running horizontally in the windows on Michigan Avenue are to be added back to the windows which were historically in the windows. The original windows are being restored and the windows on Huron Avenue do have the original muttins in them so the new muttins on Michigan Avenue will be recreated per the size and specifications of the existing muttins in the windows on Huron Street.

Two new exterior signs will be added to the building. One centered on the front of the building on Michigan Avenue to match the historic sign in size, material (wood), and location (centered on band above doorway). The sign will have a matte finish. There are to be three arched barn style lights centered over the sign on Michigan Avenue as well as the Huron Street side.

Two arched barn style lights are to be added to either side of the entryway to the upper levels on Huron Street to illuminate the entryway and sidewalk in that area.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

October 25, 2019

Mr. Antonio Aguilar, Reviewer
National Park Service
Technical Preservation Services
1849 C Street NW, Mail Stop 7243
Washington DC 20240

PROJECT: 101 W Michigan Ave, Ypsilanti, Washtenaw Co, MI 48197
MI Project #: TX18-1019 NPS Project #: 39486

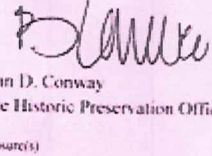
Dear Mr. Aguilar:

The Historic Preservation Certification Application, Part 2 amendment #2, for the above project is enclosed, together with the State Review Sheet.

The proposed rehabilitation amendment appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. We recommend the approval of this request for preliminary certification of the rehabilitation Part 2 application amendment.

Please contact Robbert McKay (517) 335-2727 if you have any questions regarding this review.

Sincerely,



Brian D. Conway
State Historic Preservation Officer

Enclosure(s)

C. Richard Maszynski, Shelter Bay Realty LLC, 5818 Pinecrest Estates Dr, Ann Arbor, MI 48105
Cody Newman, Driven Design Studios PLLC, 11 Carlyle St, Battle Creek, MI 49017

BDC:REM

STATE HISTORIC PRESERVATION OFFICE

200 North Washington Square Lansing, MI 48911 888.677.0107

RECEIVED



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

OMIS Approved
No. 1024-0009
Form 10-168
Rev. 2014

AUG 14 2019

NPS Project Number

39486

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1. Property name 101 West Michigan Avenue

Property address 101 West Michigan Avenue, Ypsilanti, Michigan

TX18-1019

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 Estimated rehabilitation costs of phase (QRE) _____

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City Battle Creek

State MI

Zip 49017

Telephone 2697538040

Email Address cody@drivendesignstudio.com

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Name Richard Muszynski

Signature [Signature]

Date 8/7/2019

Applicant Entity Shelter Bay Realty

SSN 207-92-0615 or TIN _____

Street 5048 Pinecrest Estates Drive

City Ann Arbor

State MI

Zip 481055571

Telephone 917548880

Email Address shelterbayrealty@hotmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

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☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met
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Date 8/7/2019

National Park Service Authorized Signature [Signature]

☐ NPS conditions or comments attached



Facing south-southwest to facade



Facing east-southeast to east elevation



Detail of east elevation doors



Detail of east elevation storefront window



Detail of facade storefront

1 | C. KING & SON. | 1



Photo showing lighting design desired for 101 W Michigan

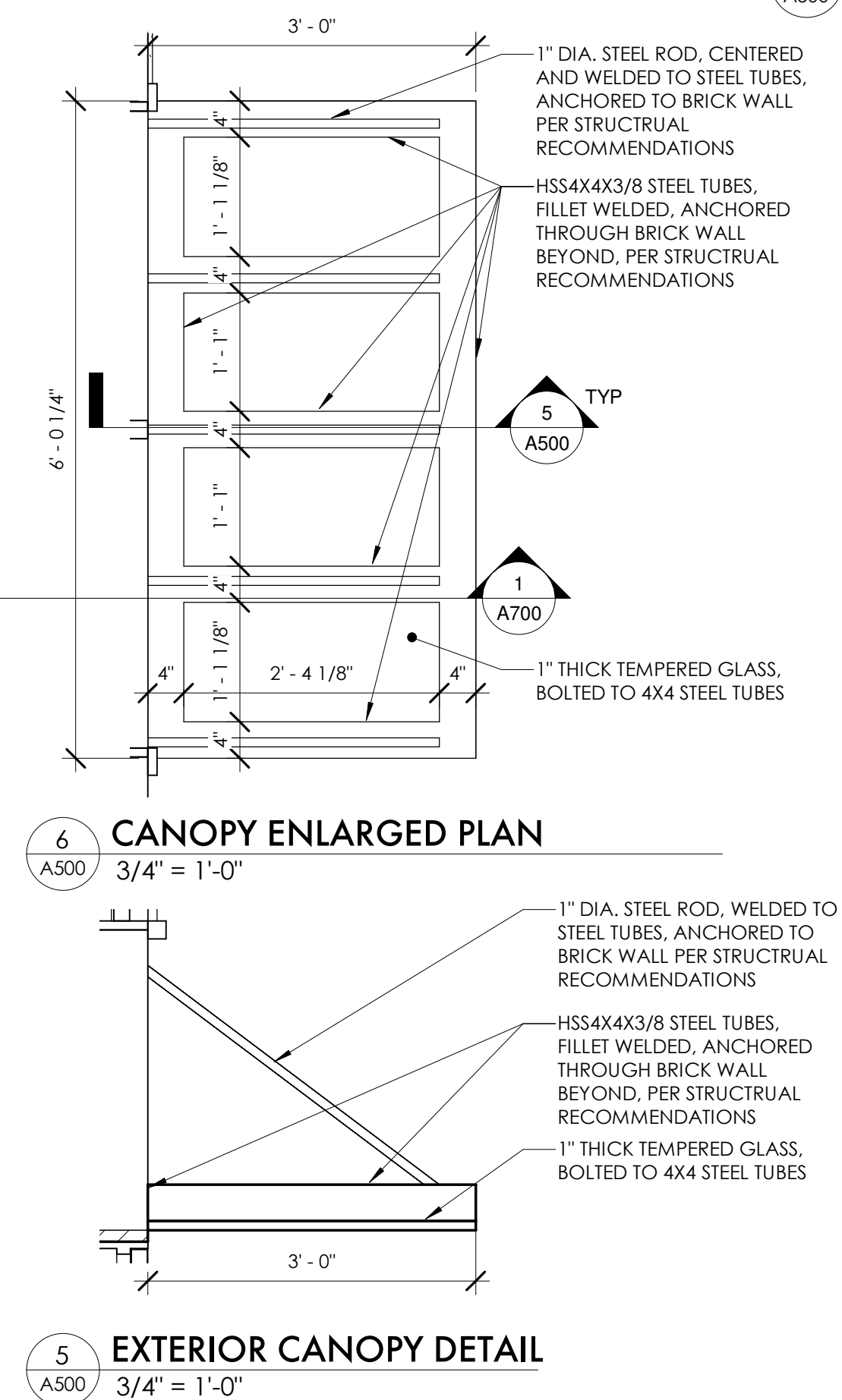
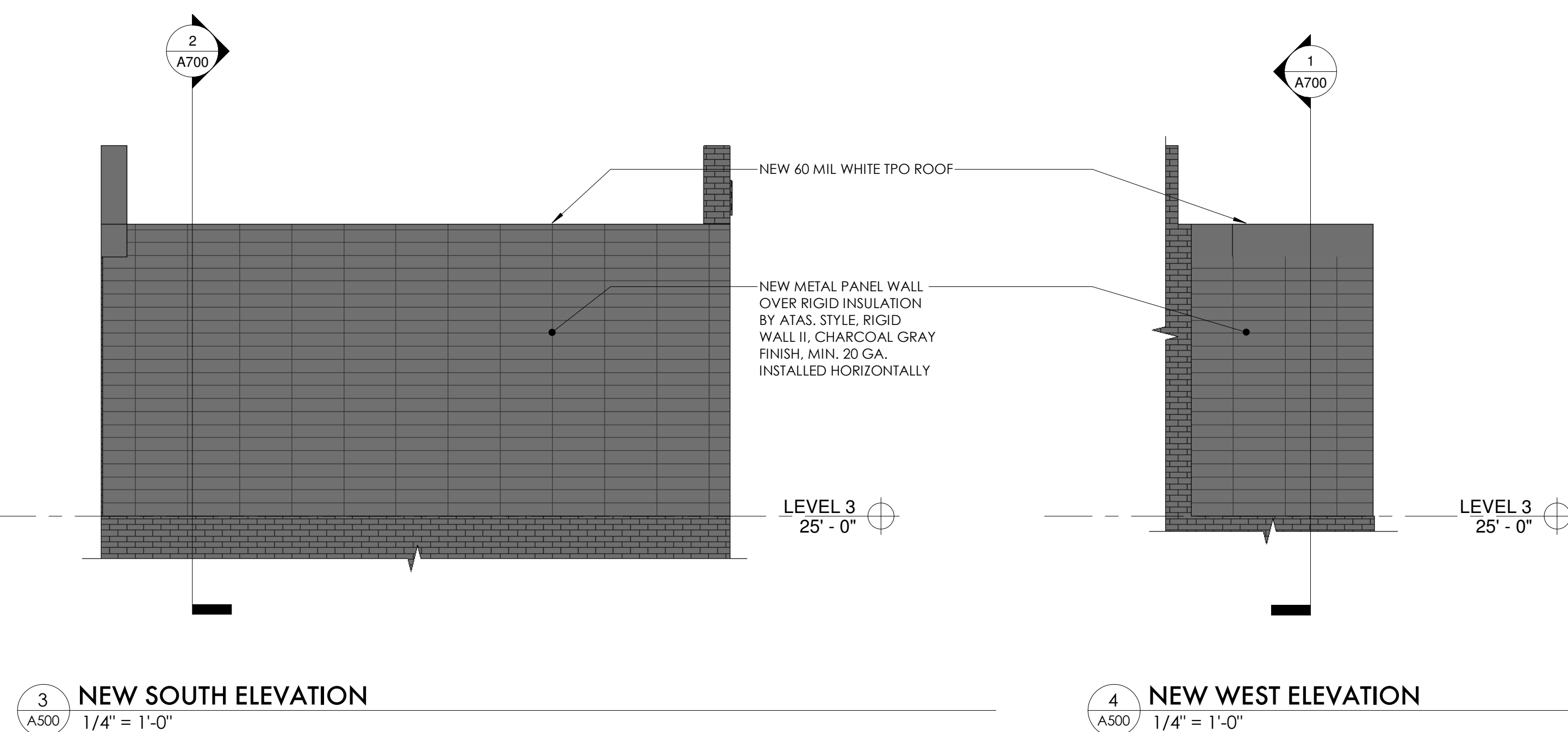
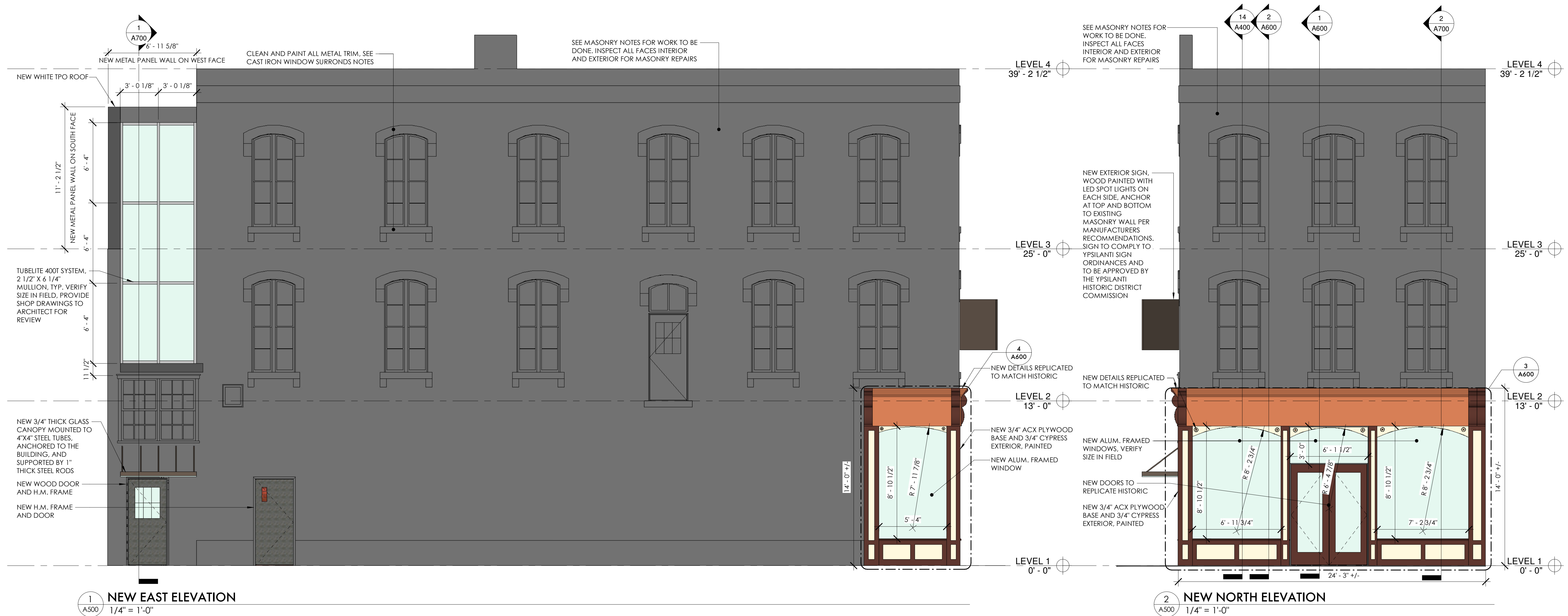




HDC Study Item

Property address: 101 W Michigan

1. On February 11, 2020 the HDC noticed that the installed storefront window dimensions do not match what was originally approved for the property on October 23, 2018.
2. Staff expressed this concern to the owner who said that the window sizes were constrained by interior support columns that were discovered once work began.
 - a. The owner has provided photos to document this issue.
3. Staff stated that the applicant must file an amendment to the approved storefront application, if the final product is not going to match what was approved.



MASONRY NOTES

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2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPAIR ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
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 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. REPAIR MORTAR WITH PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
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 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DO NOT BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

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EXTERIOR ELEVATIONS

01 W. MICHIGAN

01 WEST MICHIGAN AVE., YPSILANTI, MI 48197-1500

SHELTER BAY REALTY LLC

100% CONSTRUCTION DOCUMENTS

REVISION

XATNBT CMN

10/11/2010 0:30:30 AM

TAMP

PROJECT

2018.08

SHEET

A 500



1
A501
ALTERNATIVE EAST ELEVATION
1/4" = 1'-0"

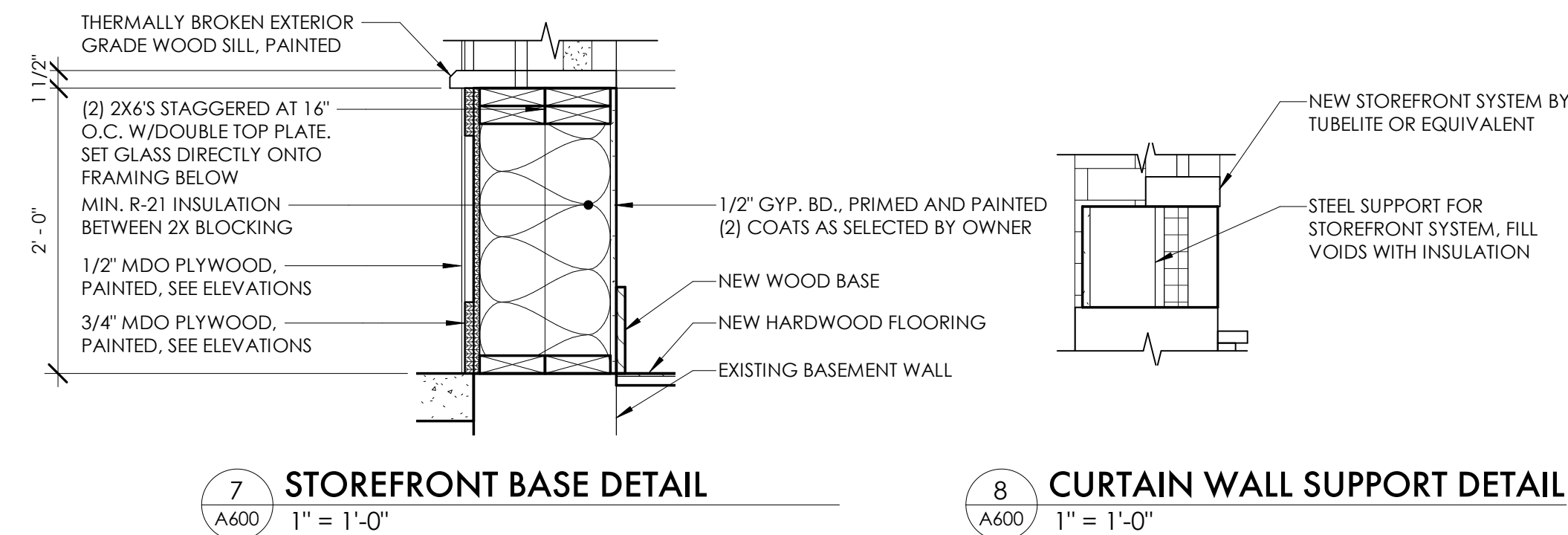
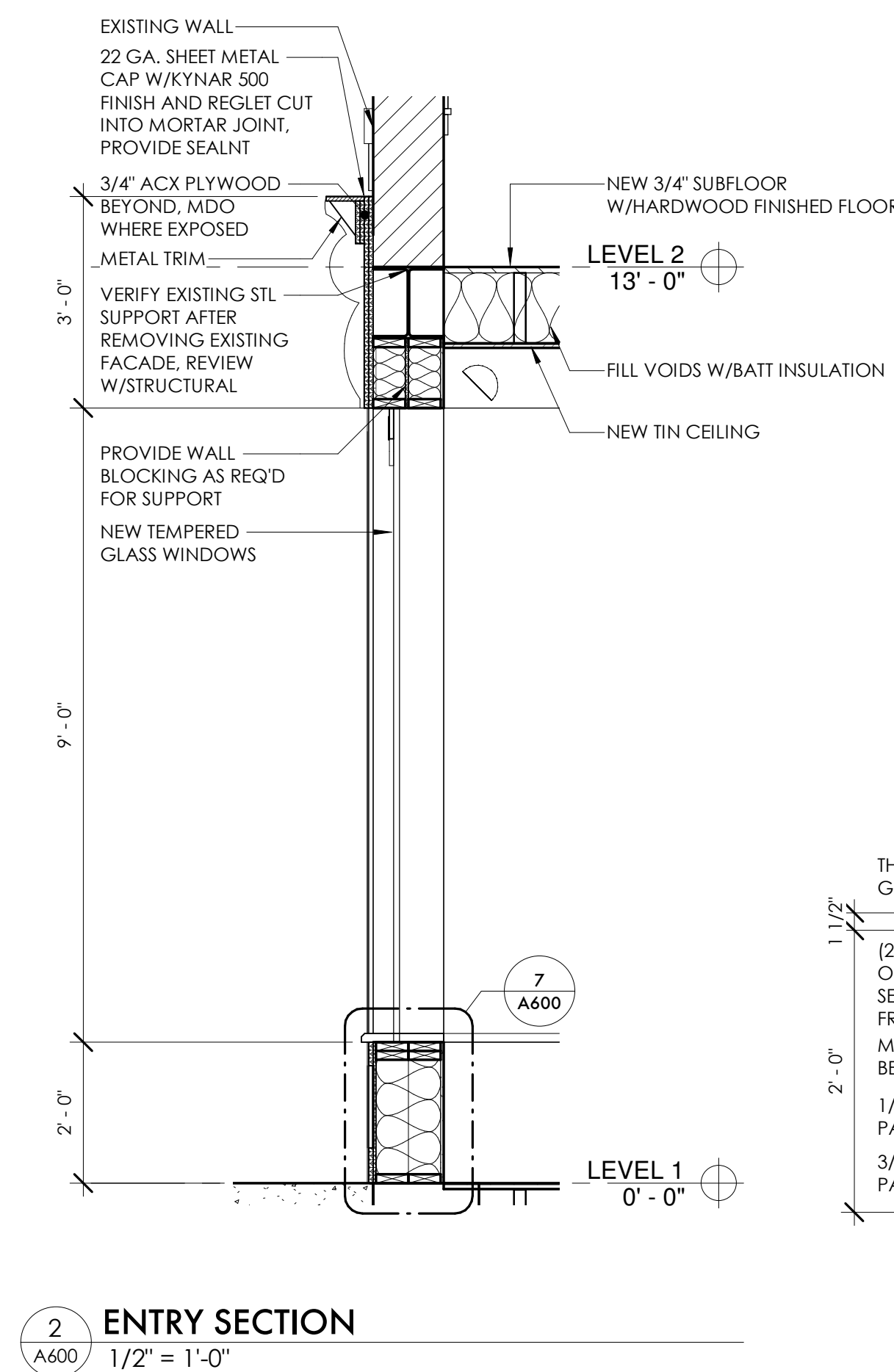
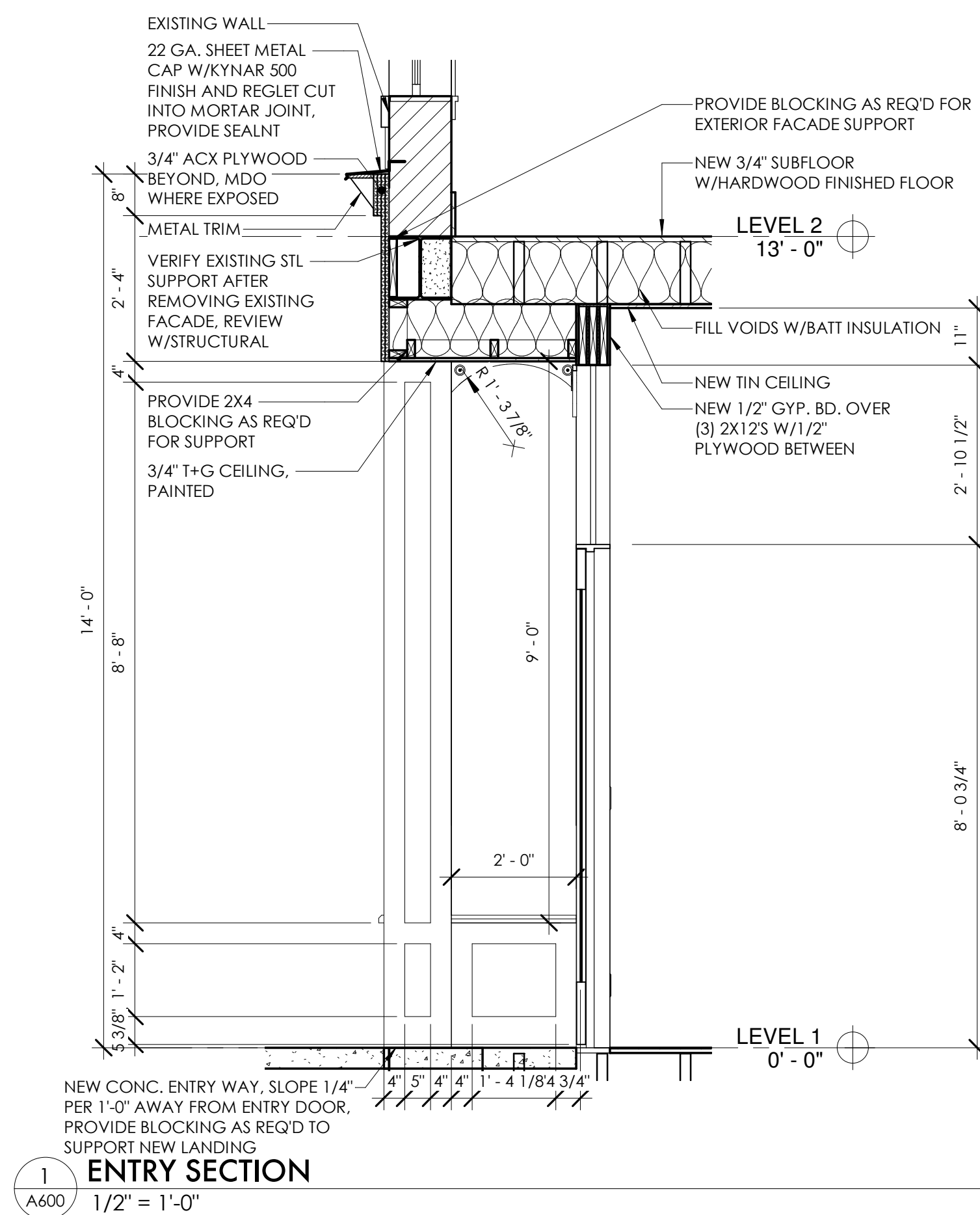


2
A501
ALTERNATIVE NORTH ELEVATION
1/4" = 1'-0"

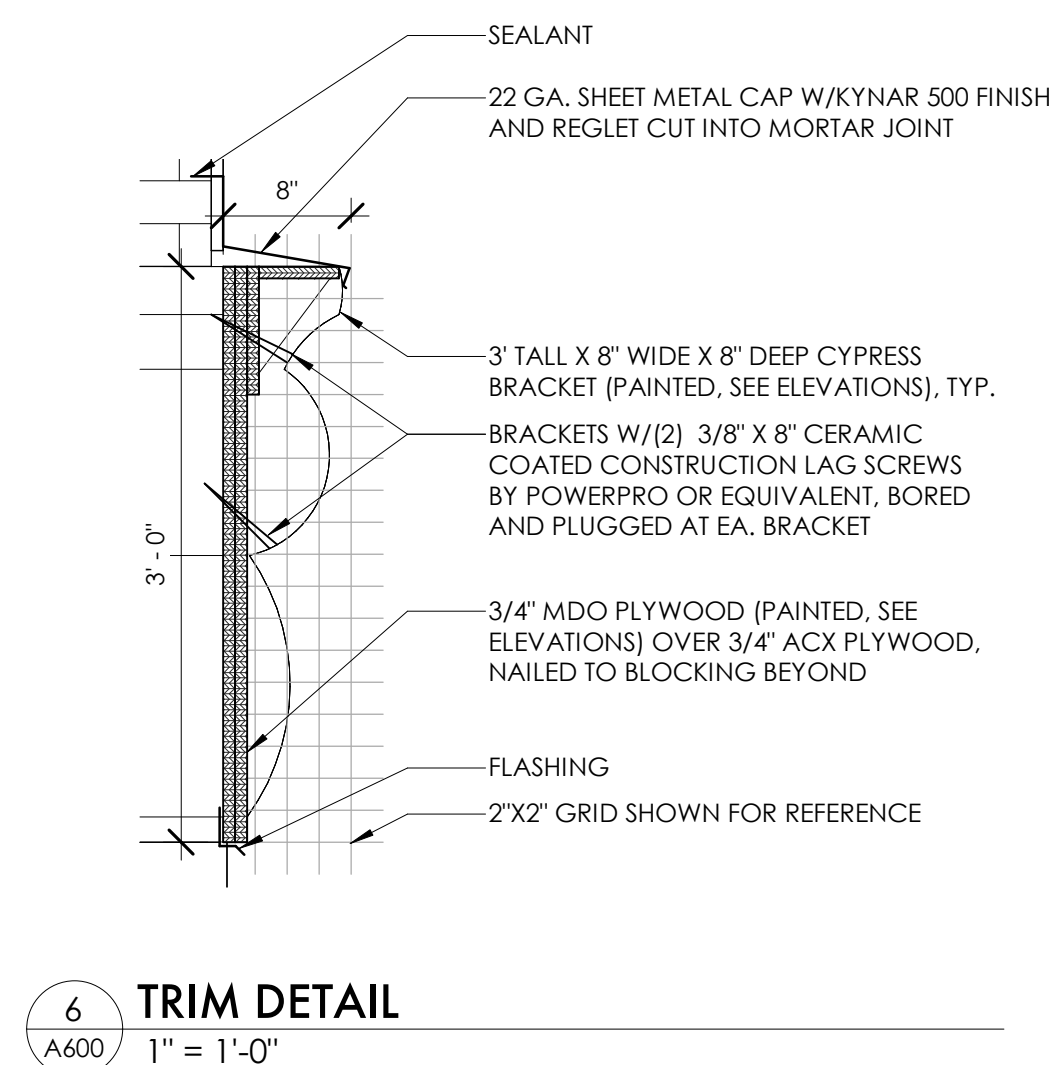
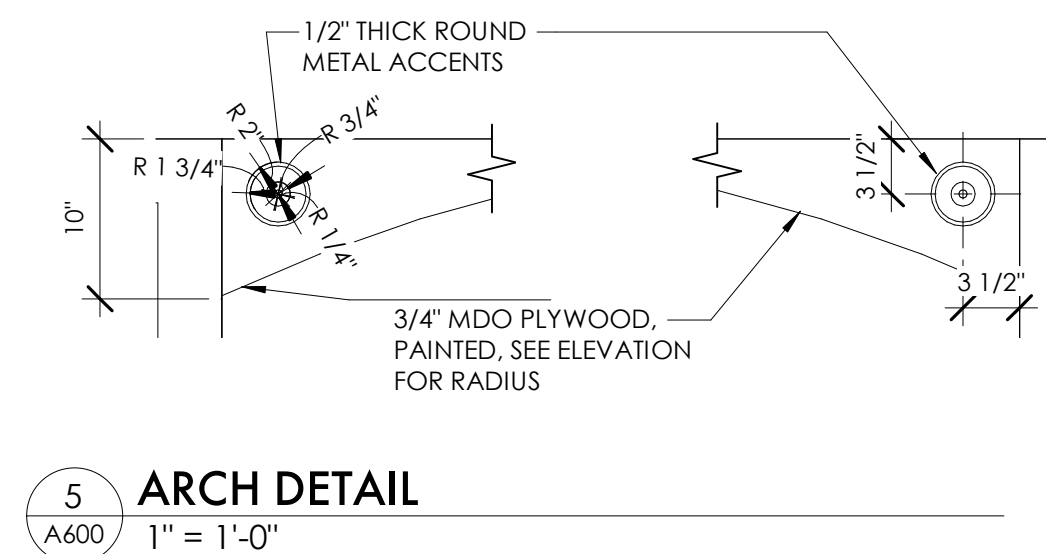
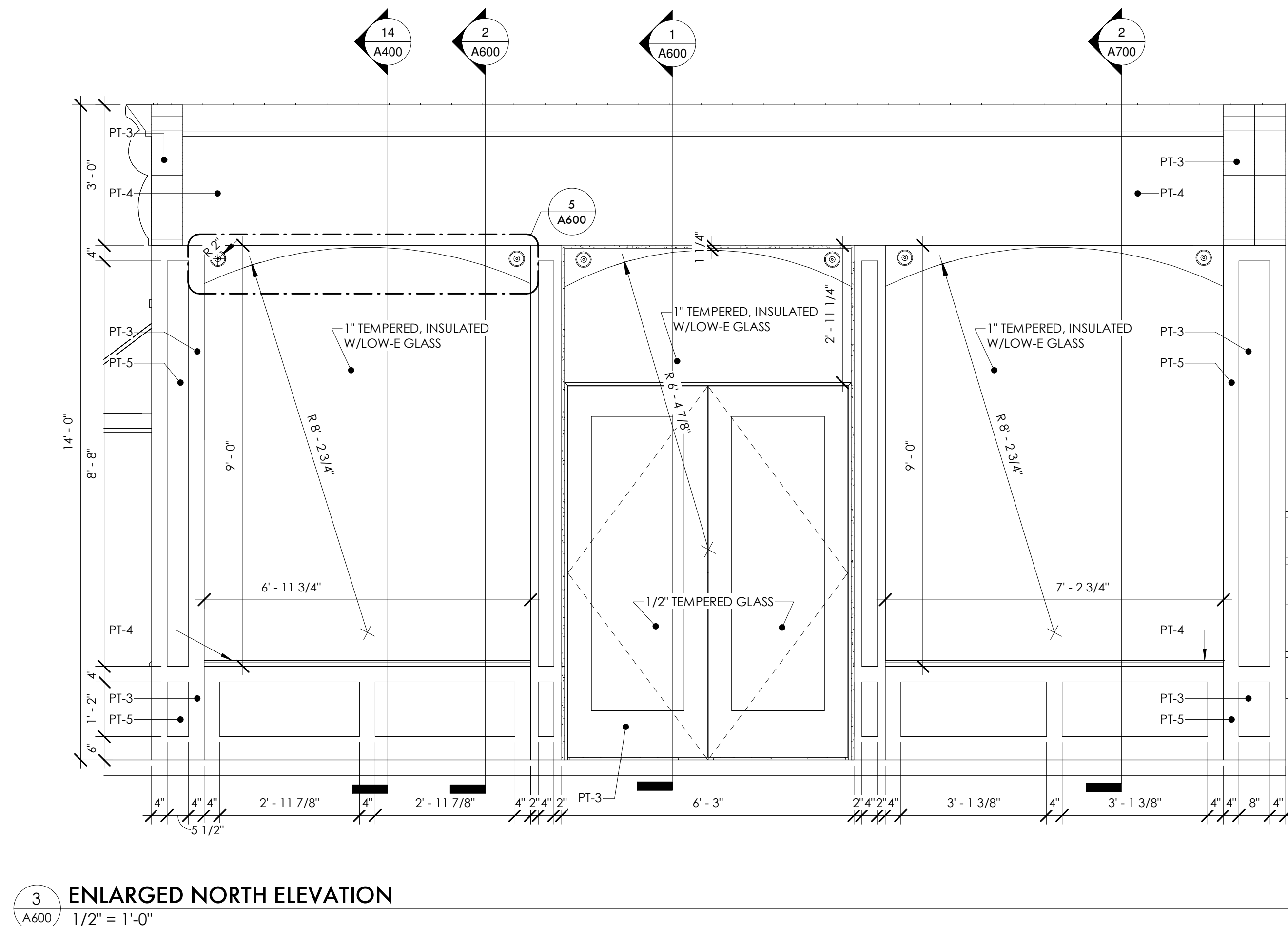
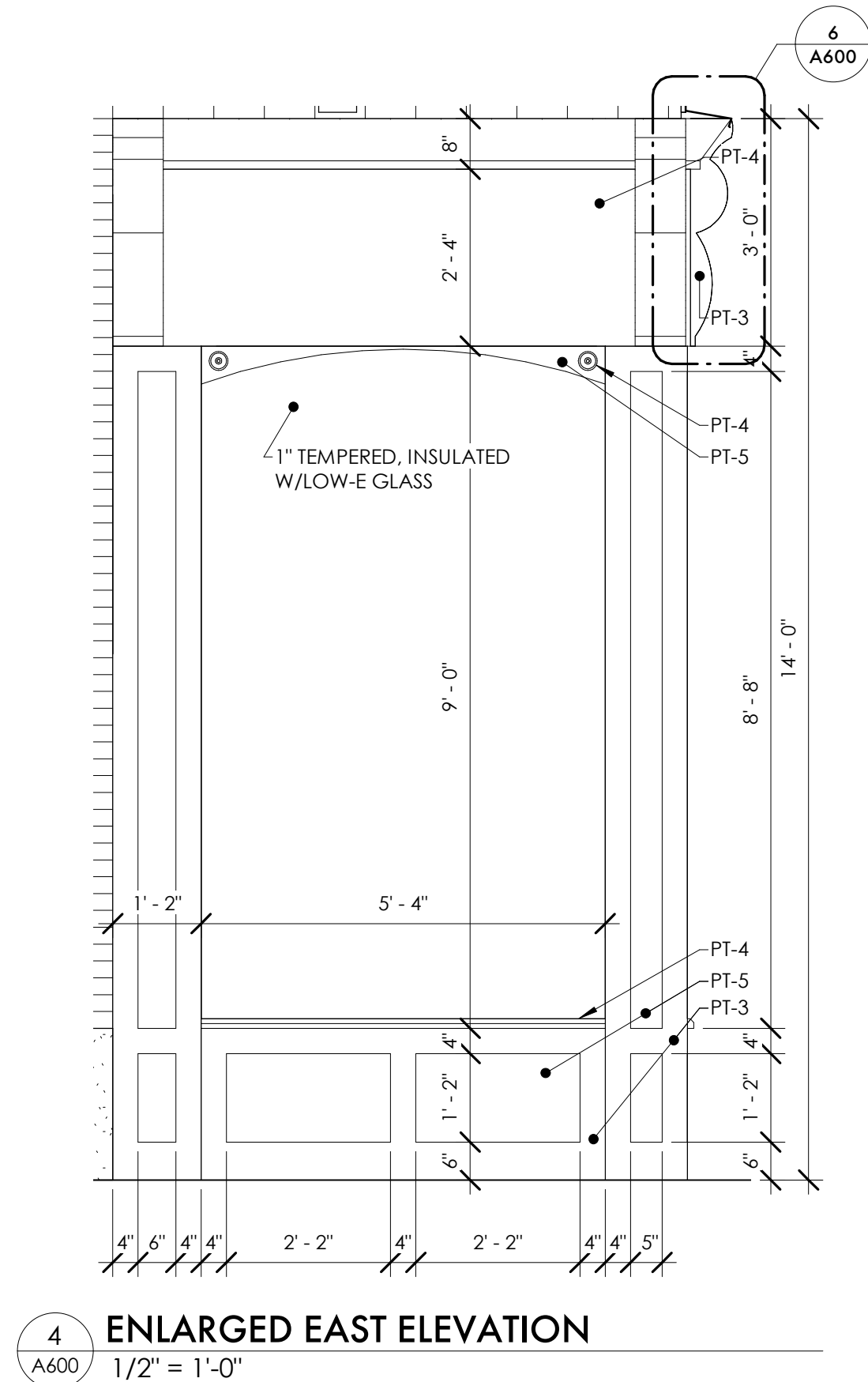
NOT FOR CONSTRUCTION

GENERAL NOTES

1. PROVIDE TEMPORARY WALL ON THE INTERIOR WHEN DOING FACADE WORK. UTILIZE EXISTING DOOR ON HURON STREET AS TEMPORARY ENTRANCE DURING RENOVATION WORK.
2. SHORE ALL WORK AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION.
3. CAULK ALL JOINTS BETWEEN LAYERS OF WOOD AND BETWEEN WOOD AND METAL FLASHING AT ALL LOCATIONS ON THE FACADE.
4. AFTER REMOVING THE EXISTING STOREFRONT, CONSULT WITH ARCHITECT AND STRUCTURAL ENGINEER FOR DETAILING OF NEW STOREFRONT SYSTEM



8 CURTAIN WALL SUPPORT DETAIL
1" = 1'-0"



NOT FOR CONSTRUCTION

EXTERIOR DETAILS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY Author
DATE 10/11/2018 6:37:05 AM
SCALE As indicated
STAMP

PROJECT
2018.08

SHEET

A600