



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for SHPO Section 106 Consultation Form* when completing this application.

Submit application materials online at www.michigan.gov/shposection106 or mail to: Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48913

- I. **GENERAL INFORMATION** New submittal
 - More information relating to SHPO ER# [SHPO Project #](#)
 - Submitted under a Programmatic Agreement (PA)
PA Name/Date: [PA name/date, if applicable](#)

a. **Project Name:** **Black Rock Crossing**

b. **Project Location(s):**

If there is more than one location for your project, additional rows may be added to the table below. Township, Range, Section/Private Claim refer to the public land survey sections. Each Township/Range group must have its own row in the table below and must include the corresponding county and municipal unit.

County	Municipality	Street Address	Township (N/S)	Range (E/W)	Section(s) or Private Claim
Marquette	Marquette	1303 and 1400 Grant Ave; 1502 West Ridge St.	T48N	R25W	Section 22

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

a. **Federal Agency:** Housing and Urban Development
Contact Name: [Name of federal contact](#)
Contact Address: [Federal contact mailing address](#) **City:** [Federal contact city](#) **State:** [Federal contact state](#)
Zip: [Federal contact zip code](#)
Email: [Federal contact email](#)
Specify the federal agency involvement in the project: 9% MSHDA Reservation and Project-Based Vouchers

b. **If HUD is the Federal Agency:** 24 CFR Part 50 or Part 58
Responsible Entity (RE): City of Marquette
Contact Name: Karen Kovacs, City Manager
Contact Address: City Hall, 300 W. Baraga Ave. **City:** Marquette **State:** MI **Zip:** 49855
RE Email: kkovacs@marquettemi.gov **Phone:** 906-228-0435

c. **State Agency Contact (if applicable):** [Name of state agency](#)
Contact Name: [Name of state agency contact](#)
Contact Address: [State agency contact's mailing address](#) **City:** [State contact's city](#) **Zip:** [State contact's zip code](#)
Email: [State contact's email](#) **Phone:** [State contact's phone #](#)

d. **Applicant (if different than federal agency):** Woda Cooper Companies
Contact Name: Alex Keller
Contact Address: 500 South Front Street, 10th Floor **City:** Columbus **State:** Ohio **Zip:** 43215
Email: akeller@wodagroup.com **Phone:** 614-499-3278



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- e. **Consulting Firm (if applicable):** The Mannik & Smith Group, Inc.
Contact Name: Dr. Robert Chidester, RPA
Contact Address: 607 Shelby St., Suite 300 **City:** Detroit **State:** MI **Zip:** 48226
Email: rchidester@manniksmithgroup.com Phone: 313-961-9500 x2062

III. PROJECT INFORMATION

- a. **Project Work Description**

Describe all work to be undertaken as part of the project:

Two existing buildings within the Project Area (one residential, one commercial) will be demolished. Two three-story, multi-unit apartment buildings will be constructed along the west and north ends of the Project Area, along with two parking lots (74 total parking spaces) and two driveways leading out to North McClellan Ave. and West Ridge St. Other site features will include a community building attached to one of the apartment buildings, a picnic area with tables, a playground, a trash enclosure for two dumpsters, and a maintenance shed. The proposed site plan and architectural renderings are included in Attachment B.

- b. **Project Location and Area of Potential Effect (APE)**

- i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

- Street map, clearly displaying the direct and indirect APE boundaries
- Site map
- USGS topographic map Name(s) of topo map(s): Marquette, MI
- Aerial map
- Map of photographs
- Other: Soil Probe Map

- ii. **Site Photographs**

- iii. **Describe the APE:**

The area of potential effects (APE) occupies parts of N. McClellan Ave., Grant Ave., and W. Ridge St. The APE includes parcels adjacent to the Project Area on the south and west, a small wooded portion of Trowbridge Park to the north, and properties directly across from the Project Area on the east side of N. McClellan Ave.

- iv. **Describe the steps taken to define the boundaries of the APE:**

Direct effects will include the demolition of one vacant commercial building and one vacant single-family home, and the construction of two new apartment buildings. All ground-disturbing work will occur within the Project Area. Anticipated indirect effects from the redevelopment of the site will be visual in nature. Any auditory effects will be temporary, being limited to the period of construction, and the undertaking is not anticipated to result in significant changes to patterns of traffic circulation in the vicinity of the Project Area, which has already experienced a high degree of commercial development. MSG conducted a site visit on October 16, 2023 to observe extant conditions within the Project Area and to photographically document the limits of visibility of the proposed new construction, travelling around the Project Area and noting the maximum distance from which the proposed buildings will be visible. Photos of the Project APE can be found in Attachment D.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. **Scope of Effort Applied**

- i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

- Hinsdale's Archaeological Atlas of Michigan (1931)
- Aerial Photographs (1939-2020)



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- SHPO files – Architectural Properties and Districts, Archaeological Sites, Previous Surveys
- USGS 15” topographic map (1907)
- General Land Office Plat Map (1846)

- ii. Provide documentation of previously identified sites as attachments.
- iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.
- iv. Have you reviewed existing site information at the SHPO: Yes No
- v. Have you reviewed information from non-SHPO sources: Yes No

b. Identification Results

i. Above-ground Properties

A. **Are you submitting above-ground identification information?** Yes No

B. **If yes, please indicate level:**

Literature Review Reconnaissance Survey Report Intensive Survey Report

C. **Total number of properties surveyed** 4

D. **Total number of previously identified Historic Properties in your APE** 0

E. **Total number of newly identified properties recommended eligible for listing in the National Register of Historic Places** 0

F. **Summarize, briefly, your findings for above-ground resources.**

The literature review revealed that there are three previously recorded above-ground resources within a 1-mile study area around the Project Area. These include two properties listed on the NRHP and one property listed on the Michigan State Register of Historic Sites (SRHS). The SRHS property is listed as a contributing resource within the potential Dollar Bay Historic District, though no other information about this district was found during the literature review. None of the three properties are within the APE for the current Project. Details about these properties can be found in Attachment C.

During MSG’s site investigation, four architectural properties over 40 years of age were identified within the APE. These include a c. 1926 vernacular residence, a c. 1947 Minimal Traditional residence, and two c. 1970s office buildings. None of these properties appear to meet the criteria for listing on the NRHP, either individually or as part of a district. These properties have been recorded on MISHPO Architectural Properties Identification Forms, which can be found in Attachment E.

G. **Attach the appropriate Michigan SHPO Architectural Identification Form for each resource or site 50 years of age or older in the APE.** Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.

H. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

Name Mollie Olinyk, M.S. **Agency/Consulting Firm:** The Mannik & Smith Group, Inc.

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO attach this individual's qualifications form and resume.



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ii. Archaeology

Submit the following information using attachments, as necessary.

A. Are you submitting archaeological information? Yes No

B. If yes, please indicate: Assessment (Desktop Review) Archeological Report

C. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** Variable dimensions. The proposed apartment buildings will be built slab on grade, with excavation to a depth of approximately 42 inches for footings. Excavation and grading for the parking lots and driveways will be a maximum of 3 feet below current grade. Utility installations will be a maximum of 7 feet below current grade. The total area disturbed will be approximately 3.18 ac of the total 5.6-acre parcel.

D. Is a portion of the APE underwater? Yes No

If the assessment did not include the underwater portions of the APE, please briefly justify:

Justification for not assessing the potential for submerged historic resources:

E. **Potential to adversely affect significant archaeological resources:**

Low Moderate High

Is fieldwork recommended? Yes No

Briefly justify the recommendation:

Aerial photographs from 1939-2020 indicate that, except for the existing buildings within it, the Project Area has never been developed. Five soil probes were taken across the property during MSG’s site visit (see Attachment A, Figure A3). One probe at the eastern end of the site (Soil Probe 5) encountered an impenetrable gravel layer at a depth of 13 cm (5 in) below ground surface, but three of the other four probes revealed an apparently intact soil profile consisting of a dark brown to black sandy loam A horizon overlying a reddish gray silt loam E horizon, below which was a reddish brown Bhs/Bs subsoil horizon. The fifth soil probe (Soil Probe 2) was located in an area where the A and E horizons appear to have eroded away. Based on these results, it appeared that the majority of the Project Area retains undisturbed soils.

F. Have you attached an Archaeological Sensitivity Map? Yes No

G. **Summary of previously reported archaeological sites and surveys:**

No archaeological sites have been previously recorded within the 1-mile literature review study area. One Phase I archaeological survey – ER-950012 – was conducted previously in 2020, but did not cover any portion of the current Project Area. More information regarding this survey can be located in Attachment C.

H. **Summarize past and present land use:**

The General Land Office plat map for Township 48 North, Range 25 West, dated 1846, shows that the area of Marquette had yet to be heavily settled by Euro-Americans. Within Sections 15-16, 21-22 and 27-28, numerous areas of augitic trap rock were noted. By 1907 the 15’ Marquette, Michigan topographic quadrangle shows that the city had become a major settlement, though it only extended as far west as modern-day Lincoln Ave. The current Project Area was located to the west, adjacent to the South Arm Lumber Co. Railroad. No structures were depicted within the Project Area, though two structures were located immediately to the south of it on Ridge Street.

Historical sources document that the current dwelling located in the southwest corner of the Project Area was constructed in 1926. Two outbuildings (e.g., garage, shed, or barn) associated with the dwelling were present by at least 1952. It is unclear when these outbuildings were demolished, but they were no longer present by 1986. The commercial building at 375 N. McClellan Ave., within the



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Project Area, was built between 1973 and 1986. Up through 2006 the Project Area was wooded, but by 2009 it had been cleared of most trees. Reproductions of the maps and aerial photographs discussed here can be found in the attached Phase I archaeological survey report (Attachment F).

- I. **If archaeological fieldwork has been conducted, please attach a copy of the report copy and provide full report reference here:**
 Hickle, E., M. Olinyk, M. Bell, J. Joblinski, R. Chidester, and K. Hayfield
 2023 *Results of a Phase I Archaeological Survey for the Black Rock Crossing Project in the City of Marquette (Township 48 North, Range 25 West, Section 22), Marquette County, Michigan*. Report submitted to PM Environmental, Inc. by The Mannik & Smith Group, Inc.
- J. **Provide the name and qualifications of the person who provided the information for the Archaeology section:**
Name: Dr. Robert Chidester, RPA **Agency/Firm:** The Mannik & Smith Group, Inc.
 Is the person a 36CFR Part 61 Qualified Archaeologist? Yes No
 Are their credentials currently on file with the SHPO? Yes No
If NO, attach this individual's qualifications form and resume.

*Archaeological site locations are legally protected.
This application may not be made public without first redacting sensitive archaeological information.*

V. IDENTIFICATION OF CONSULTING PARTIES

- a. **Provide a list of all consulting parties**, including Native American tribes, local governments, applicants for federal assistance/permits/licenses, parties with a demonstrated interest in the undertaking, and public comment:
 The City of Marquette has been involved in the project as the HUD-designated Responsible Entity. Woda Cooper Companies is the applicant for federal assistance.
- b. **Provide a summary of consultation with consultation parties:**
 See next question.
- c. **Provide summaries of public comment and the method by which that comment was sought:**
 The proposed development was discussed at three public meetings in Marquette:
 - City Council Meeting, March 13, 2023
 - City Planning Commission Meeting, March 21, 2023
 - City Council Meeting, March 27, 2023

Agenda attachments and meeting minutes from these meetings can be found in Attachment G. No comments specific to potential cultural resource impacts were received.

VI. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

- a. **Basis for determination of effect:**
 MSG delineated the APE for the project based on the maximum distance from which the proposed new apartment buildings will be visible. Within the APE there are four architectural properties over 40 years of age, none of which appear to meet the criteria for NRHP listing either individually or as part of a district. Additionally, a Phase I archaeological survey failed to identify any archaeological resources within the Project Area.
- b. **Determination of effect**
 No historic properties will be affected
 Historic properties will be affected and the project will (check one):



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- have **No Adverse Effect** on historic properties within the APE.
- have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.
- More Information Needed:** We are initiating early consultation. A determination of effect will be submitted to the SHPO at a later date, pending results of survey.

Federally Authorized Signature: _____ Date: _____

Type or Print Name: _____

Title: _____



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ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

- Additional federal, state, local government, applicant, consultant contacts
- Maps of project location
 - Number of maps attached: 3
- Site Photographs
 - Map of photographs
- Plans and specifications
- Other information pertinent to the work description: [Identify the type of materials attached](#)
- Updated documentation of previously identified historic properties
- New Architectural Properties Identification Forms
- Map showing the relationship between identified historic properties, your project footprint, and project APE
- Above-ground qualified person's qualification form and resume
- Above-ground survey report
- Archaeological sensitivity map
- Archaeology survey report
- Archaeologist and Historian qualifications and resume- if not on file already.
- Other: Public meeting agendas and minutes