

# US-31/Division Corridor and Historic Properties



# Why Treat Historic Properties Differently?

- Section 106 of the National Historic Preservation Act
- Section 4(f) of the Department of Transportation Act of 1966
- Both laws are triggered by any federal funding, permitting, etc.

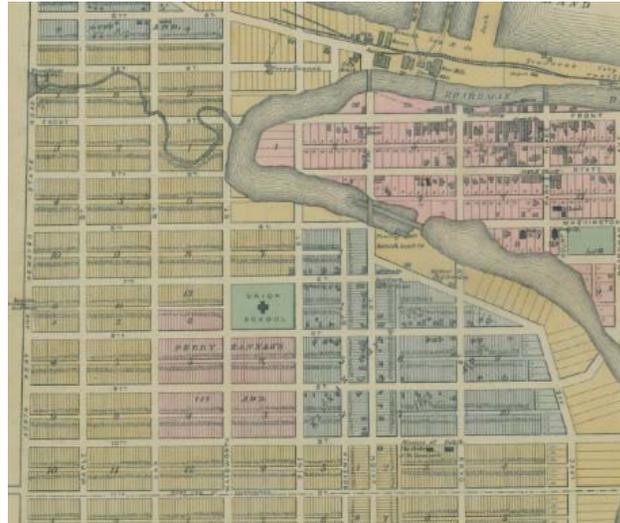


# Federal Historic Law Background



- Both laws passed in 1966
- Passage of the laws was a response to the demolition of historic buildings and neighborhoods for new highways
- State Historic Preservation Office (SHPO) established

# Historic Property Identification



- Each law utilizes the National Register of Historic Places Criteria for Evaluation
- Eligible properties are treated the same as already listed properties
- Only a small percentage of the State of MI has ever been surveyed

# National Register Criteria

- A. Association with significant historic events
- B. Association with lives of persons significant in the past
- C. Significant architecture, design and/or construction
- D. Likely to yield prehistoric or historic information



# Historic District Boundary Criteria

- Unified historically or aesthetically by plan or physical development
- Definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style . . . or documented differences in patterns of historic development or association



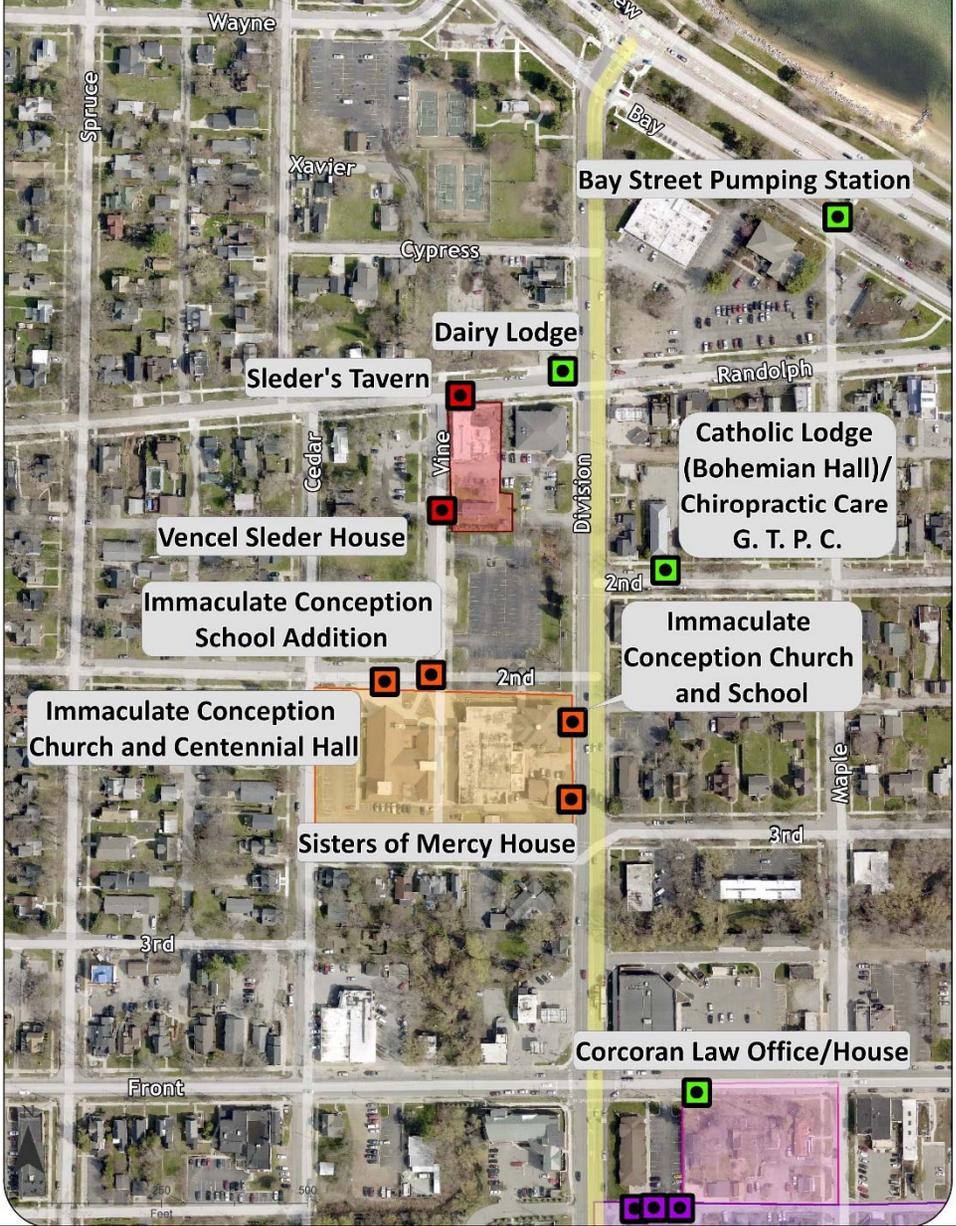
# National Register Listed and Eligible Properties along Division



- New historic above-ground survey just completed
- Central Neighborhood Historic District boundaries are larger
- Two new historic districts identified
- Six individual historic properties identified on or adjacent to US-31/Division



- Legend**
- Historic Properties Not Associated with a District
  - Central Neighborhood Historic District and Properties
  - Central Neighborhood Historic District Increase and Properties
  - Immaculate Conception Church and School Complex Historic District and Properties
  - Northern Michigan Asylum Historic District and Properties
  - Sleder's Tavern Historic District and Properties





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**Northern Michigan Asylum/  
Traverse City State Hospital/  
Grand Traverse Commons**



# Survey Example



## 636 West Eleventh St.

- Queen Anne-style house
- Property includes a Carriage House
- Both constructed about 1907
- Lawyer John J. Tweddle built both buildings
- Carriage House had an apartment above it originally
- Carriage House was an auto repair shop in the 1930s, the family of the mechanic who owned the business lived above the shop
- The Queen Anne-style elements of the house include multiple roof lines, decorative wood shingles, and circular porch
- The Carriage House has its original weatherboard siding and decorative shingles
- Each building has some special architectural features with the applique above the second-story window on the house, and the projecting cross gable on the carriage house
- Both buildings retain a high level of integrity and contribute to the expanded Historic District boundaries

# How Do the Laws Work?

- Avoidance is always the first and best alternative
- Must prove why avoidance is not possible
- Minimization is the mandated next step
- Section 4(f) has the most stringent language



## Section 4(f) Basics



- Section 4(f) applies to both parks and historic properties
- The “prudent and feasible” test is a very high threshold
- When multiple properties will be impacted, must choose the alternative with the “least overall harm”

# Northern MI Asylum Property (Grand Traverse Commons Park)

- Because this was formerly owned by the state, legislation was required to sell the property
- Most of the current park property has restrictions from that enabling legislation
- It will take time to address the restrictions if park property is needed

