

415 West Washington Street Historic District Information



Fig 1. Main building façade along West Washington Street

Introduction and History

415 West Washington Street is a historic building within the Old West Side Historic District. The two-story brick industrial building was built for the Michigan Milling Company Cooperaage in 1907. The Washtenaw County Road Commission was located here for many years before the City acquired the property and used it for Field Operations and Parks and Recreation.

The main building has a limestone façade treatment, including piers that divide the building into multiple bays. It is articulated with a regular fenestration pattern of multi-light steel sash industrial window units, with an operable awning window in the center of each unit. The main building is a contributing historic resource in the district, which is defined by the Michigan State Historic Preservation Office as one that adds to the historic association, historic architectural quality, or archeological values for which a property is significant because it was present during the period of significance, relates directly to the documented significance, and possesses historic integrity. The Historic District Commission may not issue a certificate of appropriateness for the removal of a contributing resource. Whether other buildings on the site are contributing or non-contributing would be determined by the Historic District Commission.



Fig 2. Main building, rear façade, looking north

All exterior work on the entire site must be reviewed by the Commission. This includes changes to the exterior of all existing buildings, changes to open spaces, new construction, parking areas, fences, landscaping, etc.

Decision Making Process

Prior to the issuance of any building permits for work that affects the exterior of a building or site, an application must be made to the Historic District Commission for a certificate of appropriateness. The Commission meets on the second Thursday of each month. Information on the application process, including the application form and meeting schedule, is available at:

<http://www.a2gov.org/government/communityservices/planninganddevelopment/historicpreservation/Pages/APPLICATIONINSTRUCTIONSANDINFORMATION.aspx>

Draft Historic District Design Guidelines

Design guidelines for the City's thirteen historic districts are available in draft form. The guidelines reflect the Secretary of the Interior's Standards for Rehabilitation and City policy. The document is currently being formatted and is expected to be sent to City Council for final adoption after June of 2008. Particularly relevant sections are those on windows, masonry, roofs, site and landscaping, additions, and demolition.

http://www.a2gov.org/government/communityservices/planninganddevelopment/historicpreservation/Documents/Historic_Design_Guidelines_May%202_in_Arial_10-10-2007.pdf

Historic Preservation in City Code

See Chapter 8 Organization of Boards and Commissions and Chapter 103 Historic Preservation of the Ann Arbor City Code:

<http://www.municode.com/resources/gateway.asp?pid=11782&sid=22>

Standards of Review

The Commission follows the United States Secretary of the Interior's Standards for Rehabilitation and their Guidelines for Rehabilitating Historic Buildings.

An introduction to and a list of the Standards may be viewed at:

<http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>

The Guidelines may be found at:

<http://www.nps.gov/history/hps/tps/tax/rhb/guide.htm>

Both pages have links on the left side for particular areas of concern, such as masonry, windows, site, setting and new additions. The following table shows a few examples of the kinds of work that are recommended and not recommended by the Guidelines. *This list is not exhaustive. Many other sections of the Guidelines will also apply to work proposed on this site.*

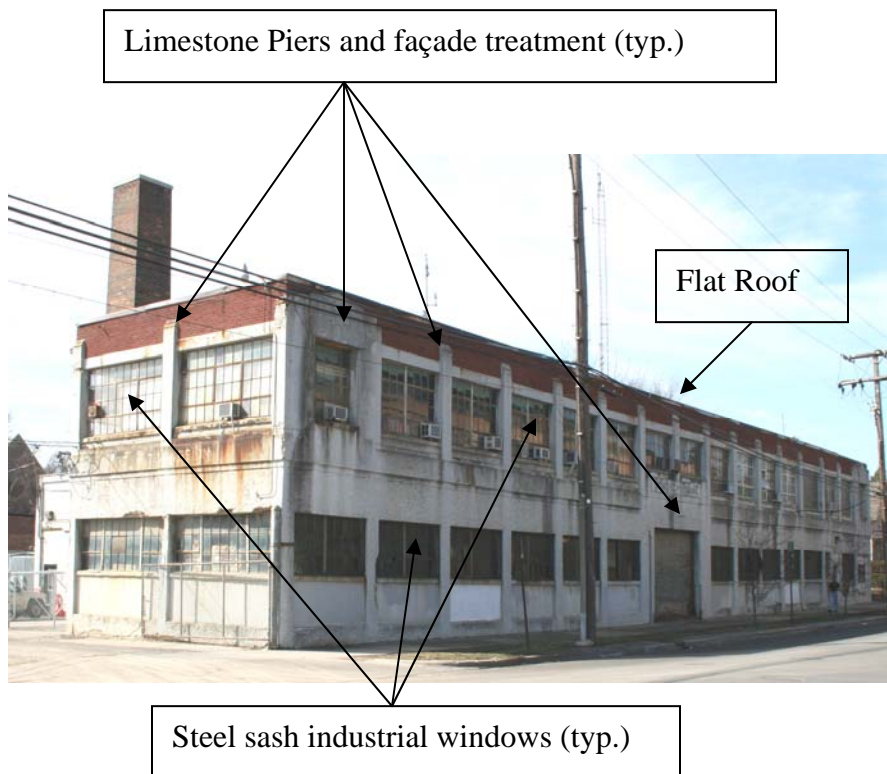
Table 1. Examples of Work that is Recommended and Not Recommended from the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings

<i>Recommended</i>	<i>Not Recommended</i>
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.	Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.	<p>Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.</p>
<p>Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.</p> <p>Retaining the historic relationship between buildings, landscape features, and open space.</p>	Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.
Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, streetlights, signs, benches, parks and gardens, and trees.	Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Table 1, continued

<i>Recommended</i>	<i>Not Recommended</i>
<p>Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color and texture.</p> <p>Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.</p> <p>Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.</p>	<p>Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character.</p> <p>Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.</p> <p>Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.</p>

Examples of Character Defining Features



Historic Tax Incentives

Rehabilitation of the building may qualify the owner for state and federal income tax credits if the rehabilitation is approved by the State Historic Preservation Office and National Park Service. These programs are administered by the State Historic Preservation Office. Applications and more information can be found at:

www.michigan.gov/hhcredit