

ALLEGAN HISTORIC DISTRICT HANDBOOK

City of Allegan
Allegan Historic District Commission

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SECTION 1

INTRODUCTION

A Historic District is an area, structure, site or object designated by the Allegan City Council. Historic Districts were established under Michigan's Historic District Act, PA 169. PA 169 requires the city councils to appoint a historic district commission and adopt a historic preservation ordinance with design review guidelines based on the U.S. Secretary of the Interior's Standards for Rehabilitation. In 1985 the Allegan City Council established the Allegan Historic District Commission (**AHDC**) and the various historic districts (see Section 7). The AHDC is a body of seven members appointed by the City Council. The AHDC responsibilities include reviewing requests for exterior changes in historic districts; advising the City Council and Planning Commission on proposed changes that may affect historic buildings or neighborhoods; promoting the appreciation of Allegan history and architecture; and maintaining an informational service on local history, architecture and historic preservation. The AHDC and districts were formed in order to protect, enhance, and perpetuate the historical and cultural significance of the buildings and sites that helped to shape the identity of generations of citizens. Historic Districts are areas with a high degree of integrity and proven historic significance to the community, state and nation. Local district designation is really the only way to provide legal protection to historic resources.

The districts are significant and necessary to promote the economic, cultural, educational, and general welfare of the public. These districts protect and enhance the distinctive elements that make the City of Allegan unique, foster civic pride, and make the City more attractive to visitors. They provide a stimulus to the economy, ensure efficient and harmonious growth, and promote economic prosperity and welfare by improving properties and encouraging their appropriate use. The AHDC reviews all proposed work affecting the exterior appearance of any structure, including construction, alteration, repair, moving and demolition, within the historic districts. ***Project review and the issuance of a certificate of appropriateness (COA) are required before commencing any exterior work in the historic districts. Building permits for exterior work in local historic districts cannot be issued without a certificate of appropriateness.***

PROJECT REVIEW OVERVIEW

Residents wishing to perform exterior alterations in a local historic district should be aware that they must follow the established project review guidelines. The purpose of project review is to protect and preserve the existing historic character of both the individual properties within a district and the district as a whole. Through review of proposed construction, renovation and demolition of structures within the historic districts, the AHDC protects the rights and investments of property owners and residents. By protecting and maintaining the historic character of the districts, the AHDC ensures that future generations will enjoy the benefits of Allegan's rich architectural heritage. The project review process applies to residential as well as commercial structures located in the City of Allegan Historic District's.

Some examples of what project review may include are: any changes to existing exterior, facades, roofing, fencing, windows and doors, porches, siding, masonry and new construction. Only when interior work has an exterior effect (such as changing a window, door or roof-line), would the project review guidelines apply. It is imperative that all exterior changes or additions to individual properties be reviewed prior to commencement of construction to ensure compatibility with the district's historic character. Project review by the AHDC and the issuance of a Certificate of Appropriateness (COA) are critical to guiding the preservation of existing structures. The AHDC will use the Secretary of the Interior's Standards for Rehabilitation, the AHDC Design Guidelines, Chapter 13 (Historic Preservation) of the City of Allegan Code of Ordinances, and the Historic Architecture Survey (1984) in the project process to determine what is appropriate and inappropriate for historic structures in the City of Allegan.

Properties that are located in Allegan's Historic District's are defined in the Historic Architecture Survey (1984) as "historically significant" and are assigned a high priority rating for Certificate of Appropriateness (COA) design review purposes. The remaining properties that either have a "general historic significance" or "non-contributing structure" status are assigned either a medium or low priority rating for Certificate of Appropriateness (COA) design review purposes. However, there are some properties that may not be assigned as "historically significant," yet contribute significantly to the fabric of the historic district. In these cases, it is possible that the proposed project will be held to a higher standard when being reviewed for a COA.

High Priority – Contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic places.

Medium Priority – Contributes to local history or broader historical patterns, but alterations have diminished its integrity; is a good but typical example of architecture, engineering, or crafted design; is a good but altered illustration of a common local building form, architectural style or type; is a modern or recent landmark not old enough to be judged in historic context.

Low Priority – Typifies a common local building form, architectural style or type, with little or no identified historic associations; is a moderate to severely altered resource that exemplifies a distinctive building type or architectural style, or that has only minor historic significance.

The priority rating of a structure is an important factor to take into account when considering external changes to a historic property since the AHDC will consider the priority rating of a structure during the design review process and issuance of a COA. A high priority structure will be held to a higher standard of review than a low priority structure. The Historic Preservation Administrator can assist in determining the priority rating of a particular structure.

PROJECT REVIEW PROCEDURE

Consult with the AHDC Preservation Administrator

Owners contemplating exterior changes to their properties should contact the AHDC Preservation Administrator at the Department of Development Services, 112 Locust Street, Allegan, MI 49010, or call (269) 686-1109 to find out if the project will require an application for Certificate of Appropriateness (COA) from the AHDC. Certain projects can be reviewed and approved by the AHDC Preservation Administrator at city hall and do not require a review by the entire commission. In any case, work may not begin before a COA is issued. Work done prior to obtaining a COA will in violation of the Allegan City Code of Ordinances and may result in fines, delays, and the possible need to make expensive changes at the owner's expense.

File an application

A copy of the design review application is located at the end of this handbook or can be obtained by contacting the AHDC Preservation Administrator at (269) 686-1109 or may be downloaded via the city web site at <http://www.cityofallegan.org>.

It is the applicant's responsibility to schedule project review and approval activities that meet their project schedule. The City of Allegan cannot alter the project review process or requirements to meet project deadlines. An application is required even if a building permit is not necessary. Applications must be accompanied by required documentation (photographs, drawings, written specifications and other information) sufficient to illustrate the proposal and its impact on the property. Documentation checklists are included on the application. Documentation must be complete and in order to begin review of an application. Applications to be reviewed at the AHDC monthly public meeting must be filed at least **7 calendar days** in advance of the meeting date in order to be scheduled for project review. AHDC meetings occur on the first Monday of each month (unless otherwise noted) at 7:00 p.m. in the 1st floor council chambers at the Griswold Auditorium, 401 Hubbard St., Allegan, MI 49010.

Application is reviewed

Routine repairs and minor projects are generally reviewed in-house by staff within a few days from the filing of a completed application; however, if staff cannot approve an application normally reviewed in-house, the application will be referred to the AHDC for review. All major alterations, new construction, demolition and moving of structures are reviewed by the AHDC at the monthly meeting. Applicants should attend the public meeting or send a representative who is familiar with the project and able to discuss details with the AHDC. Meeting attendance allows the applicant to answer questions, lessens the chance of the application being tabled (postponed) to the next meeting and strengthens the approval process. The applicant presents the proposal and discusses it with the AHDC. The AHDC votes whether to approve the application as submitted, to approve with conditions, or to deny the application. The AHDC may also vote to table the application if further information is needed.

Decision is issued

For projects approved in-house by the Preservation Administrator, a Certificate of Appropriateness is issued and will be mailed to the applicant. It is the applicant's responsibility to find out whether a building permit is needed and to obtain other necessary permits from the Allegan City Building Official. Applicants whose projects are reviewed at the AHDC meeting receive a written response describing the AHDC's decision and the reasons behind it along with the Certificate of Appropriateness if the application is approved. The AHDC may approve, conditionally approve, deny, or give notice to proceed. If an application is denied, the project may not proceed. Any AHDC decision may be appealed to the State Historic Preservation Office within 60 days of the date of the decision (contact the AHDC Preservation Administrator for further details on the appeal process).

APPLICATION CATEGORIES

- Alteration: Changes in materials, design, dimensions, configuration, texture and visual appearance, including changes required by building, housing, fire and barrier free access codes, and other regulations.
- New construction: New buildings or structures of any kind, or additions to existing structures.
- Demolition: The partial or complete destruction of any building or structure.
- Moving structure: Relocation of any structure that is moved within its current lot, brought into the district from an outside site, moved from one site to another within the district, or moved out of the district altogether.
- Signs: The installation or modification of signs as permitted by the Zoning Ordinance.

STAFF APPROVALS

The following projects may be reviewed in-house by the AHDC Preservation Administrator in accordance with the AHDC Design Guidelines. In certain circumstances, the AHDC Preservation Administrator may determine that an application normally reviewed in-house must go before the AHDC for design review.

- Repairs, replacement and restoration using like material
- Fences
- Windows
- Storm doors and windows
- Gutters and down spouts
- Roof replacement

VIOLATIONS

Work done prior to obtaining a COA will be in violation of the Allegan City Code of Ordinances and may result in issuance of a stop work order, civil infraction, fines, delays, and the possible need to make expensive changes at the owner's expense.

SECTION 2

DESIGN GUIDELINES OVERVIEW

The guidelines apply to the exterior only. Although interior space is not insignificant, only the part of the structure visibly accessible to the public is subject to the guidelines.

The AHDC will abide by these guidelines in rendering decisions during the design review process. However, due to the complexity and variety of structures within the various historic districts, it is impossible to anticipate every circumstance and request. While the AHDC attempts to uniformly apply these guidelines, exceptions do occur. Each project is evaluated on an individual basis and prior decisions should not be considered precedent setting.

ADDITIONS

Additions may be designed in the spirit of the existing architectural style, or may be clearly differentiated from the historic structure but compatible with it and with the surrounding historic district. It is not always necessary to replicate historic architectural styles; designs should be contextual, but should not seek to create a false sense of historical development.

1. Additions shall be of a compatible character and design in keeping with the original structure and surrounding structures in the neighborhood. Consideration should be given to the following architectural and site features: height, scale, massing, form, proportions, topography, parking, directional expression, setbacks, landscaping, roof shape, height of foundation platform, views, sense of entry, porches, doors, stairs, rhythm and size of openings, known archeological features, color and texture of materials, architectural detail, and development patterns.
2. Additions should be secondary (subordinate) to the original structure in scale, design, and placement.
3. Additions should typically be located onto the rear facade, not on primary facade or visible parts of secondary facades.
4. Additions should be constructed in a manner that avoids extensive removal or loss of historic materials, and which does not damage or destroy character-defining features.
5. It is recommended that the exterior walls of the original structure be kept intact and existing openings utilized for connecting an addition with the original structure.
6. Additions should not be created through enclosure of a front porch or architecturally important prominent side porch.
7. Excavation adjacent to historic foundations should take care to avoid undermining the structural stability of the historic building.

ARCHITECTURAL DETAILS

Architectural details are those unique characteristics that contribute to the external appearance of a building. Details define a style and relate the architecture to a particular historical time frame. Architectural elements such as columns, capitals, brackets, pediments, cornices, and trims are usually made of wood. Other examples of details include different types of siding, fish-scale shingles, columns, balustrades, roof shapes, eave and cornice treatments, roof crests, and pinnacles. In historic structures this detailing is very significant. Architectural detailing adds to the style, architecture, and historic character of the building and gives the structure a distinct appearance.

1. It is preferable to repair rather than replace an original architectural detail or feature.
2. It is not appropriate to add details unless original and authentic to the structure and accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, Historic District Guidelines scale, location, proportions, form and detailing.
3. In most cases, original details should not be removed or changed.

Figure 1-Architectural Detail

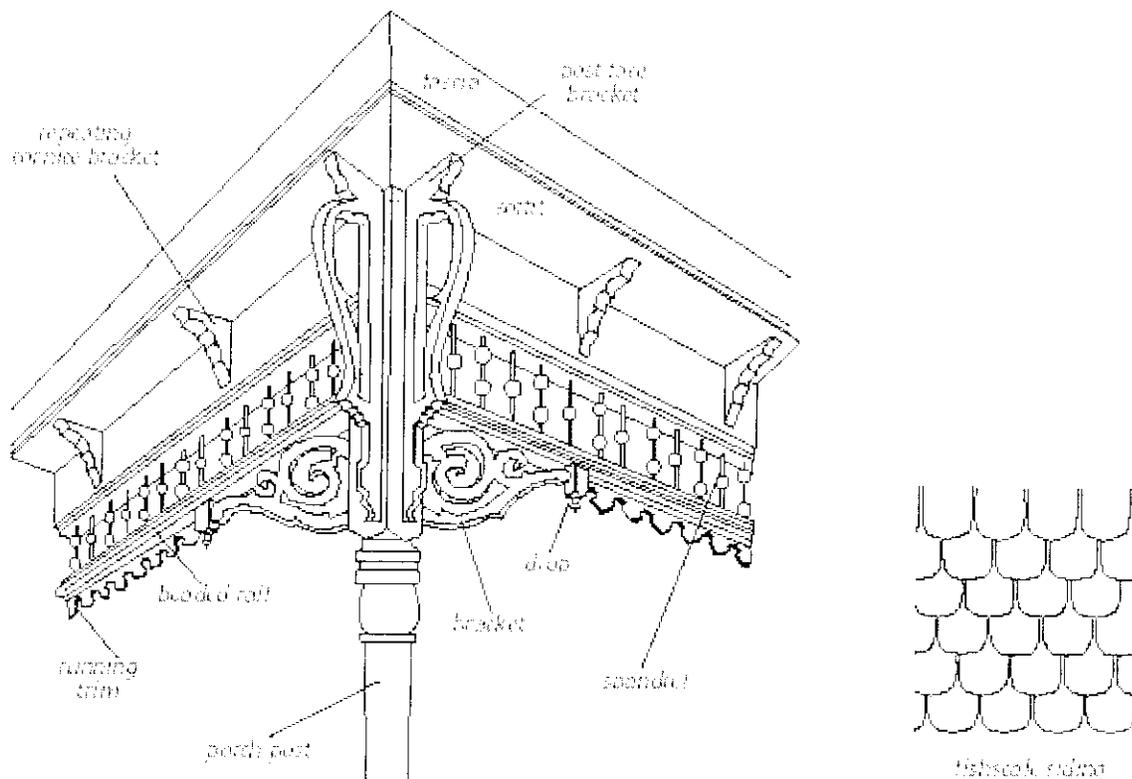


Figure 2-Architectural Detail



BARRIER FREE RAMPS

The ideal barrier free access solution for a historic property is one which provides the highest level of access, is readily achievable, and does not threaten or destroy the property's historically significant materials, features and spaces.

1. Consider locations which will have the least visual impact on the historic building and setting. On some buildings, ramps can be integrated into existing stairs or porches with little visual impact. Preferred location is placed at the rear of the home.
2. If the ramp must be placed at the front or side of the home, all measures must be taken to make the new structure as unobtrusive as possible and minimize the impact to the streetscape.
3. Ramp and railing designs should be coordinated with existing elements wherever possible.
4. Materials for ramps and railings should be compatible with the building.
5. Barrier free ramps should be designed to be removable with minimal impact on the historic structure.

BRICK AND MASONRY

Masonry products such as brick, stone, or cast stone are an important architectural detail that helps define the style of a building. All historic masonry should be preserved and maintained.

1. Brick, stone, stucco and concrete should be repaired with a material closely matching the existing in color, texture and dimension; patching materials should have integral color.
2. Surface coatings such as sealers and waterproofers are not encouraged, as they can trap moisture within walls and lead to further deterioration.
3. Masonry that has not previously been painted should not be painted unless deterioration has progressed so far that a protective surface coating is needed. In such cases, use a breathable masonry paint in a color consistent with the natural masonry. Masonry that has previously been painted may be repainted; colors should be consistent with natural masonry colors.
4. Repointing should preserve original mortar colors and joint profiles. Old mortar should be removed by hand to avoid damaging the surrounding masonry. Soft brick can be damaged by mortars with high concentrations of portland cement; repointing mixes should include a high lime content.
5. Cleaning methods can damage historic materials and remove the irreplaceable patina of age. Buildings should be cleaned only when necessary to halt deterioration or to remove heavy soils. Use the gentlest method possible: usually detergent and a low pressure water wash (under 600 pounds per square inch), and scrubbing with natural bristle brushes, will clean surface soils. All cleaning methods should be tested in an inconspicuous location on the building to make sure no damage will ensue. Chemical cleaners should be used with care: determine the weakest possible solution which will do the job without damaging historic materials, and neutralize afterwards. Abrasive mechanical cleaners, such as sandblasting, rotary sanding disks and rotary wire strippers are not permitted because they can erode masonry surfaces and shred wood surfaces, leaving pits and scars and increasing the chance of water damage.

COMMERCIAL BUILDINGS

The basic commercial façade consists of the storefront, with large display windows; the upper façade, with large regularly spaced windows; and the decorative cornice. The storefront is the ground floor of the commercial structure. It typically has a well-defined opening composed almost entirely of windows, which allow light to penetrate deep into the buildings and are important for the display of merchandise.

A. Storefronts

1. Preserve (maintain or restore, not remove or alter) existing original storefronts.
2. Storefront features which are deteriorated should be repaired rather than replaced.
3. If replacement of the original storefront is necessary due to significant deterioration, replace with features to match the original in design and materials.

4. Remodeling storefronts should be based on pictorial or physical evidence of the original design. If the original storefront design and features cannot be determined, install a traditional storefront arrangement with features, materials, and proportions typical of similar buildings of the same style or period.
5. Original storefront doors should be preserved and maintained. Traditional entrance arrangements such as recessed or flush with the sidewalk should be maintained. If the original door design is unknown, replace with a single light (glass area): door design, not solid paneled door, decorative doors, or any kind of door based on a different historical period or style.
6. Preserve maintain, or repair original display windows. If a storefront is missing display windows, new windows should match the original in location, design, size, and materials.
7. Clear, rather than tinted glass should be used for storefronts. If privacy, or shade is required, use interior shades or blinds.
8. Preserve, maintain, or repair bulkheads (kickplates) where they exist. Original bulkhead panels should not be removed.
9. Paint color on commercial buildings should conform to original color and general streetscape. Unpainted brick should not be painted.

B. Windows

1. Window sashes should be preserved, maintained, or repaired including size, number and arrangement of lights, materials, and decorative detailing. Windows should not be concealed, enclosed or covered.

C. Upper level façade

1. Preserve, maintain, or repair original appearance and details of brick, concrete, or terra cotta cornices. Cornices should not be concealed or covered with modern materials.
2. Architectural details such as brick corbelling, inlaid brick and concrete patterns, should not be removed or concealed.
3. Decorative architectural features should not be added to a commercial building where none originally existed.
4. Replace missing architectural features and remove facades which conceal the original facade and cornice.
5. Do not paint unpainted masonry surfaces on commercial building unless the masonry is mismatched or extremely deteriorated. If painting a previously unpainted building is necessary, choose a color which matches the original color of the masonry.

DECKS

1. Decks should be located on the rear of the main structure--placed in an unobtrusive location and be minimally visible. In certain cases screening from street view with fencing and/or plants and shrubs is necessary.
2. Decks can be constructed of cedar, cypress, redwood or pressure treated lumber, or alternative materials as approved on a "case by case" basis.
3. Decks should be stained, painted to match or blend with the house if visible from street view.
4. The style of the deck and its balusters and railing should match the style of the house if visible from street view.
5. Decks should be kept to a minimum and subordinate to house and yard in size and scale.

DEMOLITION

Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of Allegan. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.

A. The demolition of any original feature or part of a historic building should be avoided.

B. Demolition of a building which contributes to the historic or architectural integrity of the historic district should not occur, unless:

1. Public safety and welfare requires the removal of a building or structure as determined by the building inspector and concurring reports commissioned by and acceptable to the AHDC from a structural engineer, architect, or an expert in historic preservation.
2. Where economic hardship (the fact that no reasonable return on or use of the building exists) has been demonstrated, proven, and accepted by the AHDC.
3. Where rehabilitation is undesirable due to severe structural instability or deterioration of a building.
4. The building has lost its original architectural integrity and no longer contributes to the district.
5. No other reasonable alternative is feasible, including relocation of the building.

DOORS

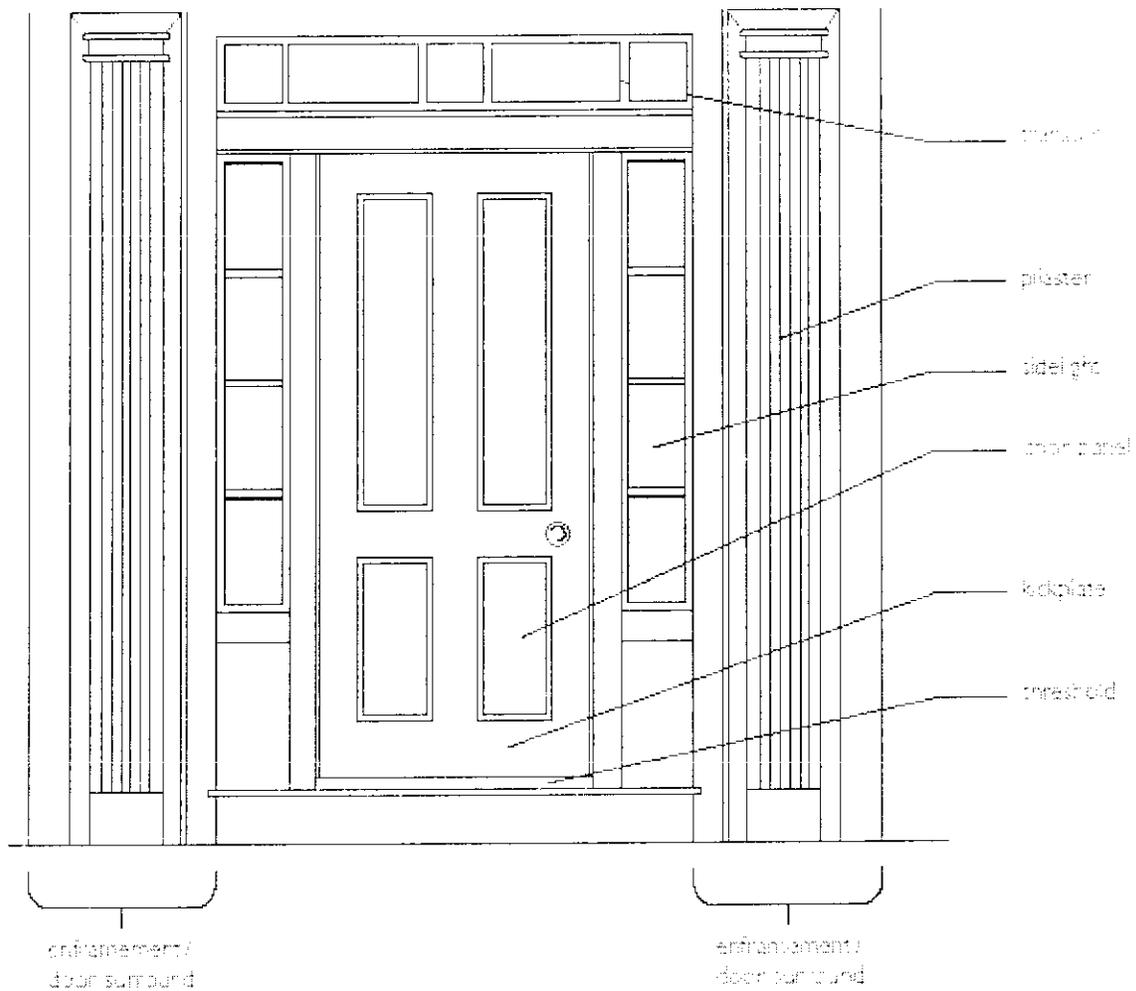
Doors are among the most commonly altered façade elements on a house. However, doors often chronicle how the house has changed over time. Doors, combined with their

surrounds, are important elements in architectural detailing that define the style and character of a building.

A. Entrance and side/rear doors

1. If the original door is missing or has deteriorated beyond practical use, it should be replaced with a door that matches the original in size, appearance, material when applicable, and design--glazing (glass area) and lights (pane configuration).
2. Deteriorated or missing pieces should be replicated in kind to match the original. If the original door is gone, every effort should be made to select a door that is typical of the architectural style of the house.
3. The functional and decorative features of the original door should be preserved, such as the doorframes, sills, heads, jambs, and moldings.
4. Extra doors should not be added to the primary facade or to secondary facades where readily visible from the street.
5. Doors, if added where inconspicuous on secondary or rear facades, should be similar to the original doors, not of a style or period earlier than the original building.

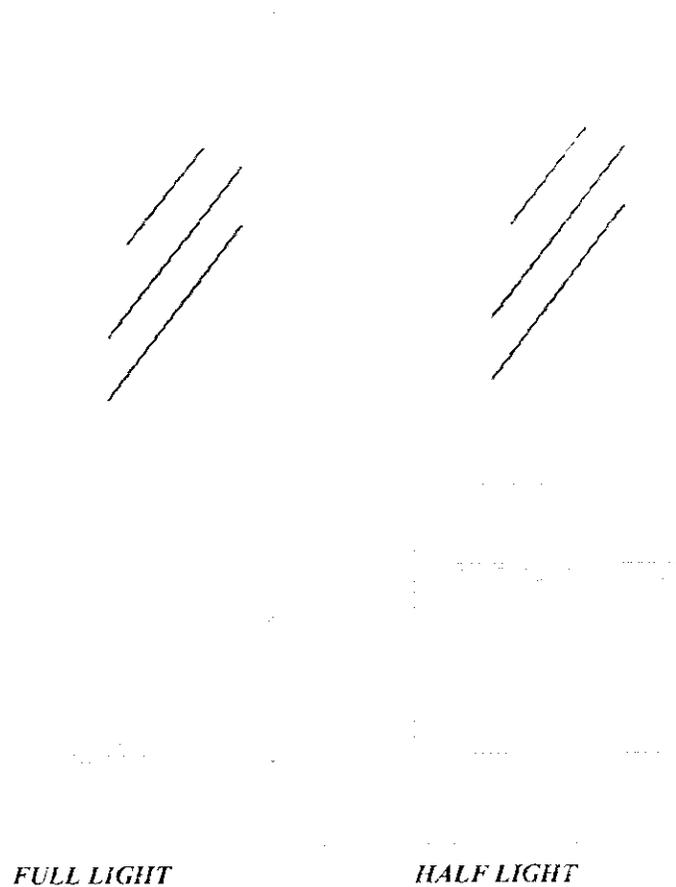
Figure 3-Front Door Detail



B. Storm doors

1. Storm doors should have a full light design and constructed of wood or metal with white finish or colored to match door trim.
2. A half light design is acceptable in place of a full light design when the existing entry door has a half light.
3. Cross buck doors (with a paneled or embossed "X" in the lower panel) are not appropriate.

Figure 4-Storm Door Examples



FENCES

While complete privacy is often not possible in densely built urban areas, a fence can mark the boundary between one property and another, or distinguish public spaces (streets and sidewalks) from semi-public spaces (front yards). Fences are often character-defining features and should be treated sensitively. It is important that the fence design harmonize with the character of the historic structure and the surrounding district. Fencing requirements are determined by the city zoning ordinance. It is important to consult with the Historic Preservation Administrator about fence projects to make sure the aesthetic requirements as well as height and setback requirements are met.

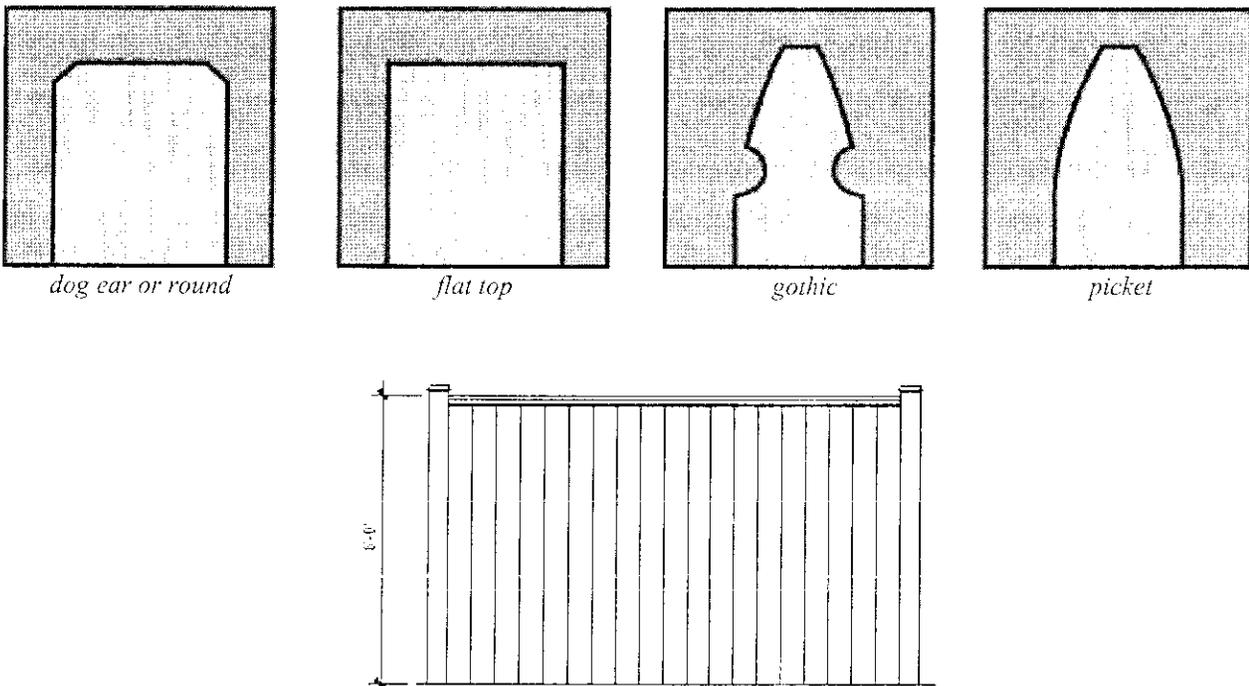
A. Any location

1. Wood picket fences of standard design with vertical pickets from 2 1/4" to 5" in width and evenly spaced not more than 2 times the width of the picket. Each picket to be no more than 6" above ground level. Pickets must not have any design cut into the boards, painted designs are permissible. The bottom of the fence is to be no more than 6" above ground level and no higher than 3'. Other styles may be approved on a case by case basis.

B. Side and backyard

2. Privacy fences of standard design constructed of wood with the following board profiles, dog ear (or round), flat top, gothic, or picket are appropriate. The bottom of the fence is to be no more than 6" above ground level and no higher than 6'. Other styles may be approved on a case by case basis.

Figure 5-Fencing



GARAGE DOOR (OVERHEAD) REPLACEMENT

1. Preferably overhead garage doors will be single doors. Double doors will be considered.
2. Metal doors are acceptable—in all cases the doors must paneled and not flat.
3. Windows in the door may be acceptable if shape is rectangle/square but are reviewed on a case-by-case basis.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts provide proper drainage needed to avoid water damage to the buildings.

1. Gutters and downspouts constructed of industry standard materials with white finish or colored to match the adjacent trim are acceptable as long as the installation does not eliminate, alter or obscure existing architecturally significant structural features.

2. Downspouts should be located away from significant architectural features on the front of the house.

MOVING BUILDINGS

When a historic structure is moved from its original site, it loses its integrity of setting and its sense of time and place, which are important aspects of the historic building and its environment.

1. It may be appropriate to move a building into the historic district if that building is compatible with the district architectural character through style, period, height, scale, materials, setting, and placement on the lot.
2. New foundation walls should be compatible with the architectural style of the building.
3. Moving existing buildings out of the district that contribute to the historic and architectural character of the district should be avoided unless demolition is the only alternative.

NEW CONSTRUCTION

For the purposes of these guidelines, "new construction" refers to new buildings or structures of any kind, including garages, and to substantial additions to existing structures.

A. New construction of additions should be compatible to the existing structure, but not a copy. An addition could be shorter or narrower than the primary resource or perhaps the surface treatment could be complementary to the original structure.

1. Height should generally be lower than the primary building.
2. The addition should generally be narrower than the primary structure.
3. The addition should be located behind the rear wall of the building or the side building line on a corner lot.
4. Roof forms should be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style.
5. Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
6. Ratio of window area to solid wall for the facade as a whole.
7. While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.

8. Color should complement or contrast primary resource.

B. New construction of primary buildings should not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in the following:

1. Scale (height and width)
2. Shape
3. Roof shape and pitch
4. Orientation to the street
5. Location and proportion of entrances, windows, columns, porches, and divisional bays
6. Foundation/first floor height
7. Floor to ceiling height
8. Porch height and depth
9. Material design and material color--the use of vinyl or synthetic siding will be considered for new construction as a way of differentiating it from the original houses.
10. Placement on the lot

C. New construction of secondary structures such as garages, storage buildings and other outbuildings:

1. Should be smaller in scale than the primary building.
2. Located where such a structure would have historically been located.
3. Compatible in design, shape, materials, and roof shape with primary structure.
4. Trimmed around the windows and doors and at the corners with 5/4 stock, typically 5/4 x 4 or 5/4 x 6 or to match the house.
5. Color should complement or contrast primary resource.
6. Preferably overhead garage doors will be single doors--double doors will be considered.
7. Metal overhead garage doors are acceptable—doors should be paneled and not flat
8. Windows in overhead garage doors may be acceptable if shape is rectangle/square

9. Materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered

PAIN T COLORS

The Allegan Historic District Commission does not regulate what color a homeowner chooses to paint their house.

1. To be historically accurate with the paint color, some research will be necessary to find out what color(s) were originally used on the house. Colors that would have been original to the structure are encouraged.
2. If the homeowner chooses to change the color of their house, it is recommended that colors that would have been of the time period be selected. Another approach is to note color combinations of other historic homes that are preferable. Remember that color choices will have an impact on the entire block because colors have an impact on the total visual effect created by the houses in a neighborhood.

PORCHES

Porches help to define the style of the house and serve to frame and protect the entrance of the house. Most of the porches in the City of Allegan were originally constructed of wood. Historic homes built after 1920 typically have concrete porches. The porch columns and balustrade were typically constructed of wood or combinations of wood, brick, stone, or stucco.

1. Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.
2. The porch in its original design was intended as a focal point for the entrance to the house and should not be removed if original. Enclosure of a porch changes the overall character of a house and should be avoided.
3. Enclosure or removal of a porch can make a building facade seem flat. Without a porch there is no transition from sidewalk to house. If a porch must be enclosed, the manner of the enclosure should not destroy the original openness, focus and transition from outside to inside. The use of materials and details compatible with the original character of the house is important in any necessary porch enclosure.
4. Porch details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale, and placement.
5. Porch columns and rails should not be replaced by decorative wrought iron.

Figure 6-Porch Detail

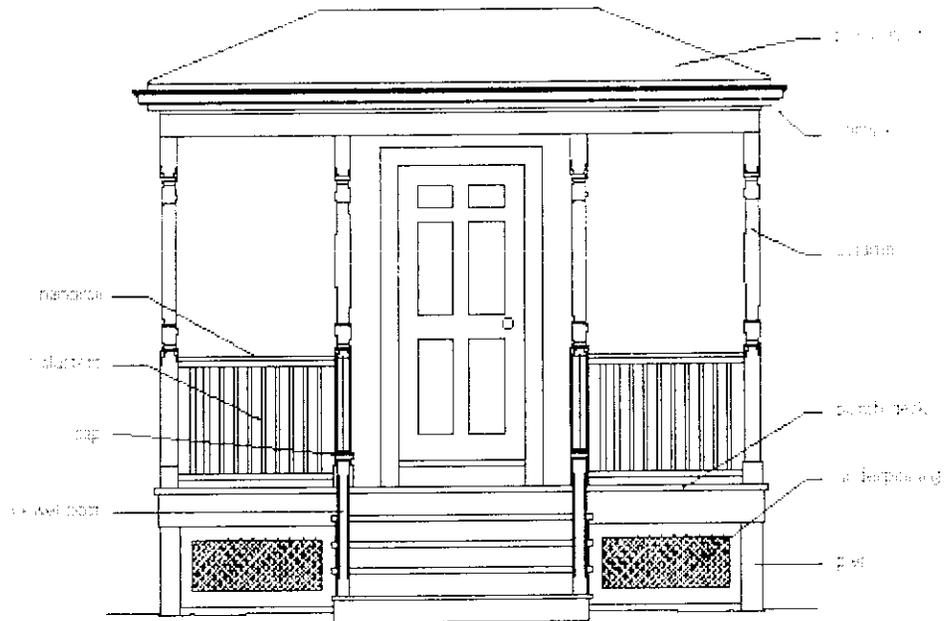
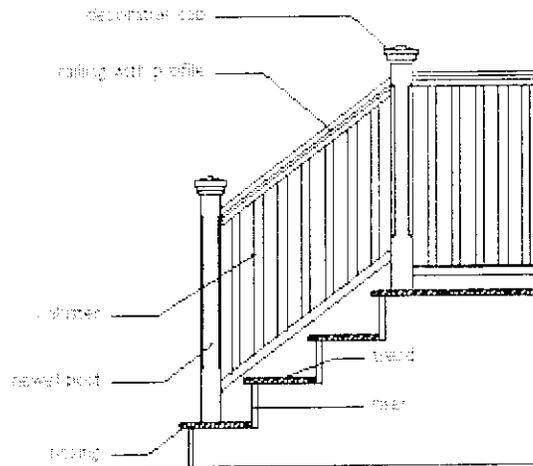


Figure 7-Porch Railing Detail



ROOFS

Roofs are one of the most character defining features of a building. Any change in the material, shape, or pitch of the roof has drastic effects on the architectural integrity of a house.

A. Roofline

1. It is advisable to not alter the roofline of the building since altering the roofline significantly changes the architectural character of the house.

2. It is strongly recommended that the original size and shape of dormers be maintained on any part of the roof that is visible from the street.

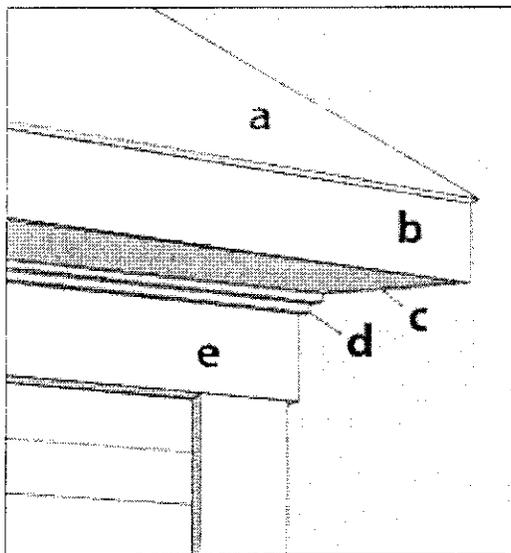
B. Roof replacing

1. Select a material and pattern that is historically appropriate to the house.
2. Composition roofing material that replicates the size, shape, and pattern of the original roof or similar roofs in the neighborhood is recommended.
3. Select a neutral color for the material--these colors are more adaptable to future color changes on the house.

C. Roof venting

1. A continuous ridge vent, with covering to match the roof is preferred.
2. Where possible, soffit venting is encouraged to have a continuous airflow between each rafter and out through the ridge vent.

Figure 8-Roof Eave Detail



- a. Roof
The upper exterior surface of the home.
- b. Fascia
A flat horizontal band around a roof's perimeter.
- c. Boxed eave
An overhang enclosed with a soffit that runs horizontally from the eave edge to the side of the building.
- d. Molding
The decorative section just below the roofline. The cornice may be simple or ornate depending on building style.
- e. Rake
the pitched edge of a gable roof. Rakes may be close, or extend from the building to allow for an overhang.

SATELLITE DISHES & ANTENNAS

A local historic district commission may not deny the installation of satellite dishes according to the Federal Communications Commission (47 C.F.R Section 1.4000 10-14-1996). However, a commission may regulate the placement of the satellite dish on a structure as long it does not unreasonably delay installation, unreasonably increase cost of installation, and maintenance or preclude reception of an acceptable quality signal,. As much as possible, it is preferred that a dish be installed as far as possible from the public

view. Installation should be as unobtrusive as possible and be reversible. *No exterior woodwork or trim detail shall be altered or damaged in the installation.* If the antenna or satellite dish must be mounted in a conspicuous place for optimal reception, the commission would like to see proof of this necessity in writing from the satellite dish company or from a qualified professional in the case of antennas. Within the restrictions required by the dish for optimal reception, the commission prefers installation:

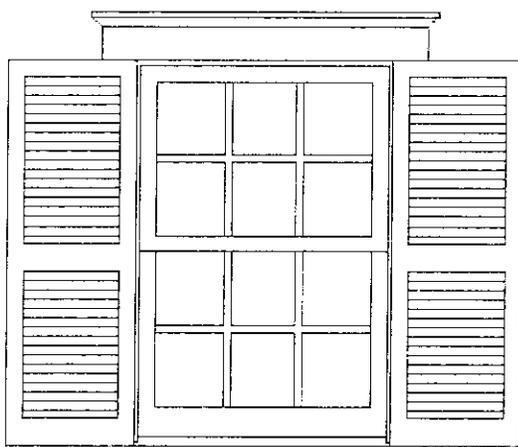
1. On the rear façade or the rear half of the sides if mounted on the wall of the structure.
2. Behind a chimney if this still provides optimal reception.
3. No exterior woodwork or trim detail shall be altered or damaged in the installation.

SHUTTERS

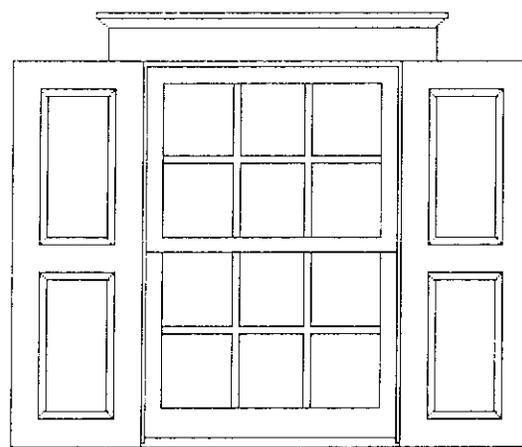
Historically, shutters served a variety of purposes such as controlling heating and cooling, protecting against inclement weather, and providing privacy. Shutters are an important architectural feature of many historic homes found in the City of Allegan.

1. Shutters should not be installed when there is no historic evidence of shutters or if they are not appropriate to the architectural style of the house.
2. In instances where the architectural style of the house historically had shutters, the addition of new shutters will be considered on a case-by-case basis.
3. New shutters should match the size of the window openings.
4. The removal of original shutters alters the appearance of a building and is discouraged.
5. When replacing, the use of alternate materials may be considered if the replacement design matches the original.

Figure 9-Shutter Examples



▲ An example of louvered shutters.



▲ An example of paneled shutters.

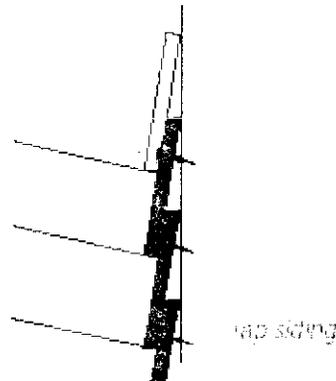
SIDING

Wood is by far the most common material used to clad the exteriors of historic houses in the City of Allegan. Most homes use a horizontally applied, lap, siding.

A. Wood siding

1. All original wood siding should be retained
2. If the wood siding needs replacing then the new wood siding should match in style and be applied in a way that matches the original siding
3. Avoid changing the width of lap, which will change the appearance of the structure
4. Wood siding, if properly managed through regular maintenance and painting will last a long time and help reduce costly repairs. **For more detailed information on painting exterior wood on historic buildings see the NPS Preservation Brief #10 available at Allegan City Hall.**

Figure 10-Lap Siding Example



B. Substitute Siding

1. Generally the application of substitute siding, such as vinyl, on an existing structure with wood siding will be discouraged if the existing siding is in good condition or easily repaired.
2. If the proposed substitute siding will substantially alter the character of the historic building, or if the proposed substitute siding will damage or obscure the architectural features and trim of the building, replacement will be discouraged.
3. If substitute siding is desired, the applicant must provide sufficient information to prove that the application of the substitute siding will not have a harmful effect on the historic integrity of the structure and will not detract from the surrounding neighborhood.
4. If a substitute siding is approved, the new siding must match as closely as possible the width and depth of the existing siding

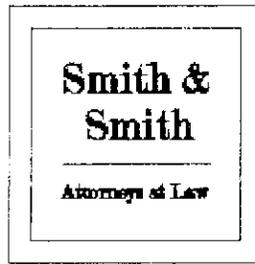
5. The siding cannot have a fake wood grain pattern
6. Original decorative features and details cannot be removed or covered by the substitute siding. The substitute material cannot cover corner boards, windows and doorframes that are original to the house. **For more detailed information on the use of substitute siding on historic buildings see the NPS Preservation Brief #8 available at Allegan City Hall.**

SIGNS

Signs are one of the most prominent visual elements on a street. Well designed signs add interest, color and variety to building facades and streetscapes; poorly designed signs can cause visual clutter and be a major distraction from a well designed storefront or converted residential building. The AHDC only reviews the “design” of the proposed sign for its appropriateness in the historic district. A separate sign permit application will need to be submitted to the city building official for compliance review with the city zoning/sign ordinance before application is made with the AHDC. Contact the Historic Preservation Administrator at Allegan City Hall for further details.

1. The following types of signs may be acceptable: painted or applied wall signs, projecting signs, signs on awnings or canopies and freestanding signs.
2. Shapes include the rectangle, square and oval.
3. Lettering on inside of windows or door glass and interior window signs are permitted without design review.
4. Wood is the most traditional sign material but a variety of other materials may be approved on a case by case basis.
5. Lettering may be carved, applied or painted.
6. The font style will be reviewed as to it’s appropriateness to the surrounding streetscape and neighborhood.
7. Colors should be compatible with the building and the surrounding buildings—a sign is more easily read when the letters or graphics contrast with the background color.
8. Signs may be lighted indirectly with exterior fixtures however internally lit signs (back-lit plastic) are generally not approved.

Figure 11-Sign Examples



WINDOWS

Windows serve both the exterior and interior of a building and as such, windows are always an important part of the historic character of a building. In most buildings, windows comprise a considerable amount of the historic fabric of the building and deserve special consideration.

A. Original/Replacement

1. The historically important design of the windows, such as the casing, sash, muntins, sills, etc. etc. should be maintained.
2. If the window needs to be replaced, it should be replaced using the same sash, pane configuration, size, and material as the original.
3. If it is not economically feasible to replace using like material then a compatible substitute material may be considered.
4. Windows that do not match the originals are generally not approved.
5. The size of the window opening should not be altered. An original opening should not be closed in to accommodate a smaller window.
6. The positions of windows on facades facing the street should not be changed and new window openings should not be added.
7. Restoring window openings that have been altered over time is encouraged.

Figure 12-Window Detail

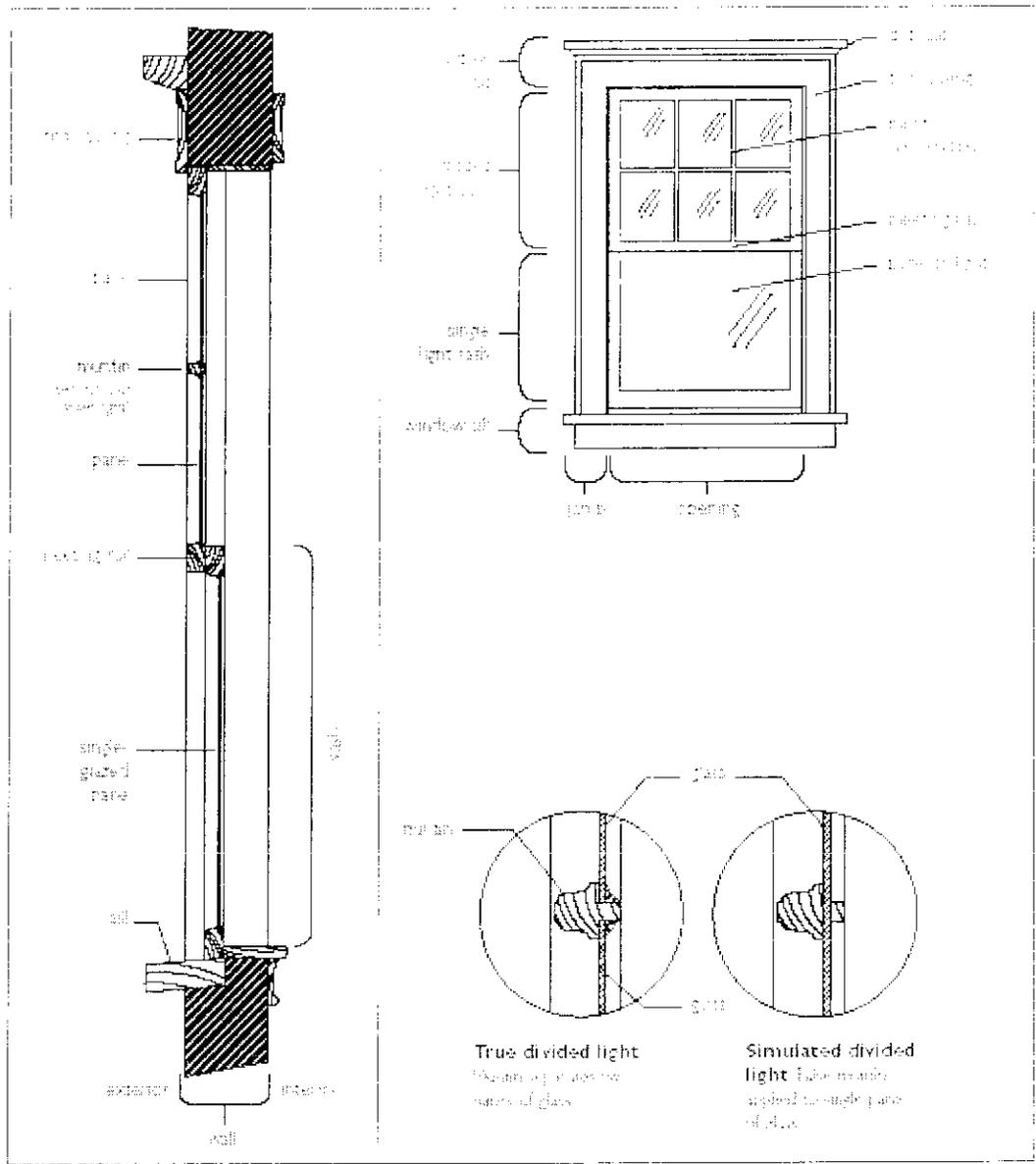
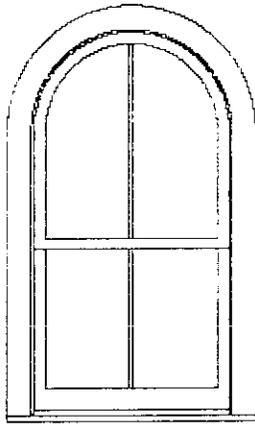
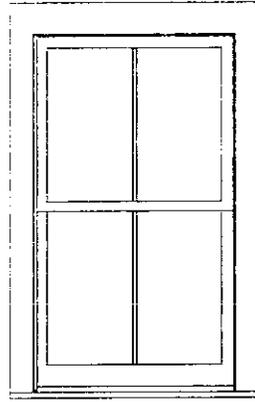


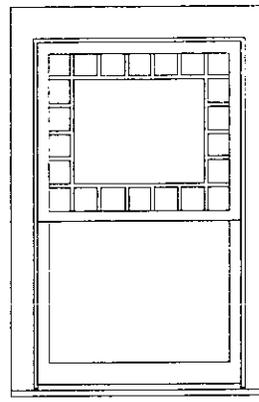
Figure 13-Window Examples



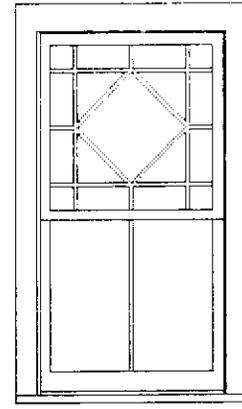
▲ **Arched 2/2 Second Empire** (1840s and 1870s)



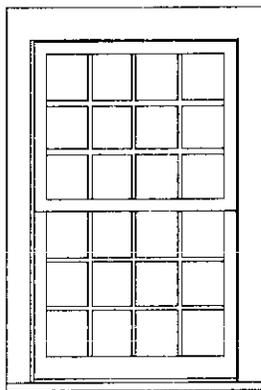
▲ **2/2 Second Empire** (1840s and 1870s)



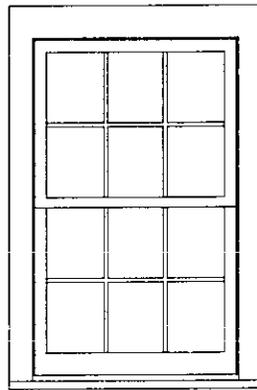
▲ **Multi-light Queen Anne** (late 17th century)



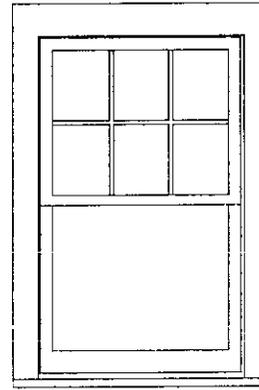
▲ **Multi-light Queen Anne** (late 17th century)



▲ **12/12 Colonial or Federal** (late 18th century)



▲ **6/6 Greek Revival** (1830s and 1840s or Federal)

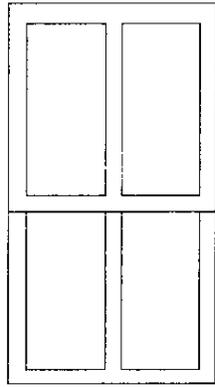


▲ **6/1 Colonial Revival**

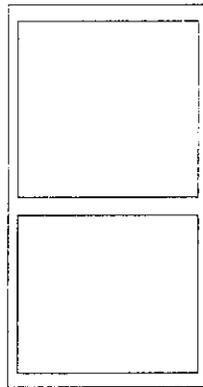
B. Storm windows

1. Storm windows, if installed correctly, are good options and a popular alternative to replacing old windows that allow air infiltration and suffer from low energy efficiency.
2. Storm windows can be installed on the interior or exterior of the window.
3. Installation and/or replacement of exterior storm windows constructed of wood or aluminum with a white baked enamel finish or colored to match the house trim are acceptable.
4. Storm windows must not change the appearance of the window or the trim by virtue of its design or method of installation and must be secured on the inner edge of the window trim molding and not overlapping the trim molding.

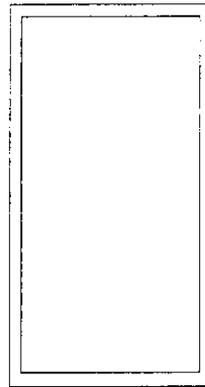
Figure 14-Storm Window Examples



*window with
center sash*



*storm window
matched sash*



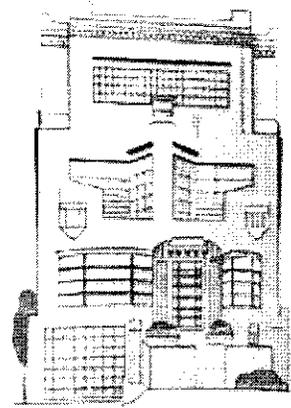
*storm window
single pane*

SECTION 3

ARCHITECTURAL STYLES

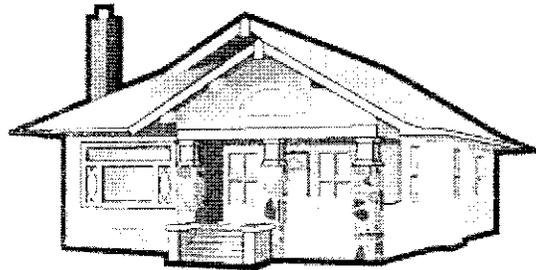
Art Deco

The 1925 Paris Exhibition Internationale des Arts Decoratifs launched the Art Deco style, which echoed the Machine Age with geometric decorative elements and a vertically oriented design. This distinctly urban style was never widely used in residential buildings; it was more widespread in public and commercial buildings of the period. Towers and other projections above the roofline enhance the vertical emphasis of this style, which was popularized by Hollywood movies of the 1930s. Flat roofs, metal window casements, and smooth stucco walls with rectangular cut-outs mark the exteriors of Art Deco homes. Facades are typically flush with zigzags and other stylized floral, geometric, and "sunrise" motifs. By 1940 the Art Deco style had evolved into "Art Moderne," which features curved corners, rectangular glass-block windows, and a boat-like appearance. Popularized in the United States by Finnish architect Eliel Saarinen, the style enjoyed a revival in the 1980s.



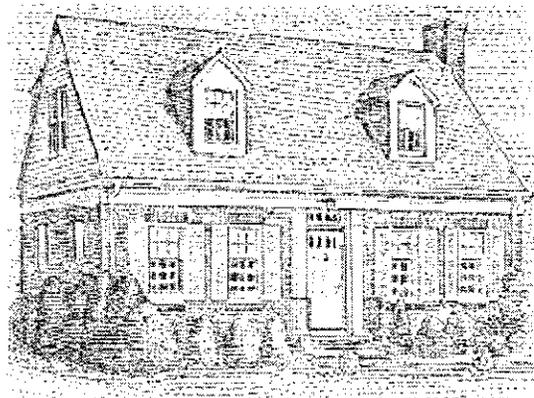
California Bungalow

The style, often called the California Bungalow, was most popular between 1900 and 1920 and evolved into the Craftsman movement. An offshoot, the Chicago Bungalow, appeared in the Midwest, also in the early part of the century. It's characterized by few material details, an offset entryway, and a projecting bay on the facade.



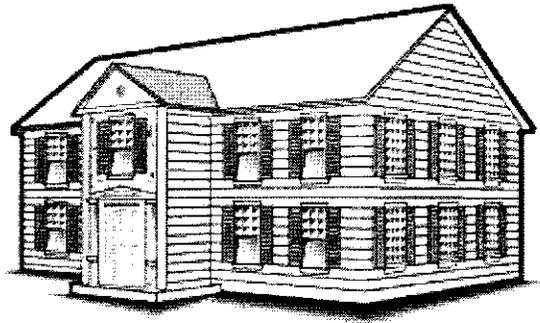
Cape Cod

Some of the first houses built in the United States were Cape Cods. The original colonial Cape Cod homes were shingle-sided, one-story cottages with no dormers. During the mid-20th century, the small, uncomplicated Cape Cod shape became popular in suburban developments. A 20th-century Cape Cod is square or rectangular with one or one-and-a-half stories and steeply pitched, gabled roofs. It may have dormers and shutters. The siding is usually clapboard or brick.



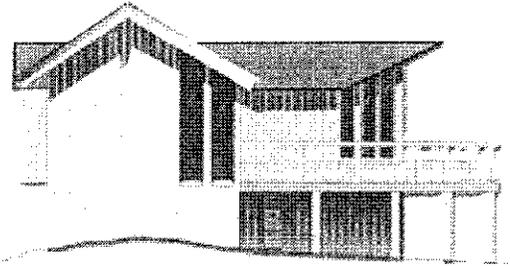
Colonial

America's colonial period encompassed a number of housing types and styles, including Cape Cod, Saltbox, Georgian, and Dutch Colonial. However, when we speak of the Colonial style, we often are referring to a rectangular, symmetrical home with bedrooms on the second floor. The double-hung windows usually have many small, equally sized square panes. During the late 1800s and throughout the 20th century, builders borrowed Colonial ideas to create refined Colonial Revival homes with elegant central hallways and elaborate cornices. Unlike the original Colonials, Colonial Revival homes are often sided in white clapboard and trimmed with black or green shutters.



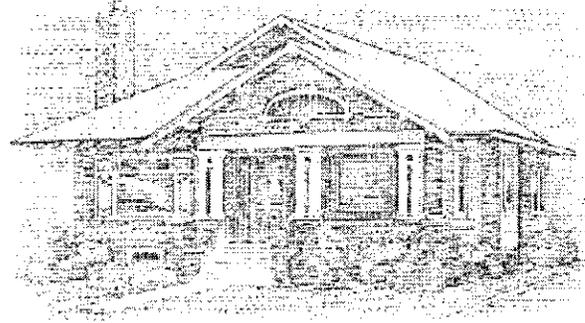
Contemporary

You know them by their odd-sized and often tall windows, their lack of ornamentation, and their unusual mixtures of wall materials--stone, brick, and wood, for instance. Architects designed Contemporary-style homes (in the Modern family) between 1950 and 1970, and created two versions: the flat-roof and gabled types. The latter is often characterized by exposed beams. Both breeds tend to be one-story tall and were designed to incorporate the surrounding landscape into their overall look.



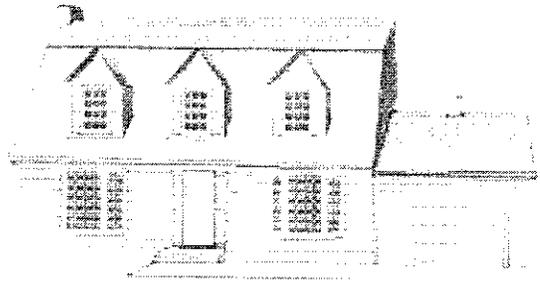
Craftsman

Popularized at the turn of the 20th century by architect and furniture designer Gustav Stickley in his magazine, *The Craftsman*, the Craftsman-style bungalow reflected, said Stickley, "a house reduced to it's simplest form... its low, broad proportions and absolute lack of ornamentation gives it a character so natural and unaffected that it seems to... blend with any landscape." The style, which was also widely billed as the "California bungalow" by architects such as Charles Sumner Greene and Henry Mather Greene, featured overhanging eaves, a low-slung gabled roof, and wide front porches framed by pedestal-like tapered columns. Material often included stone, rough-hewn wood, and stucco. Many homes have wide front porches across part of the front, supported by columns.



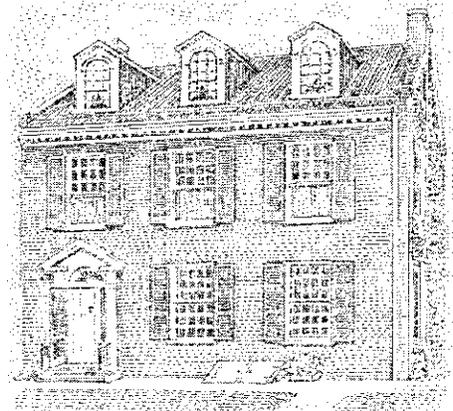
Dutch Colonial

This American style originated in homes built by German, or "Deutsch" settlers in Pennsylvania as early as the 1600s. A hallmark of the style is a broad gambrel roof with flaring eaves that extend over the porches, creating a barn-like effect. Early homes were a single room, and additions were added to each end, creating a distinctive linear floor plan. End walls are generally of stone, and the chimney is usually located on one or both ends. Double-hung sash windows with outward swinging wood casements, dormers with shed-like overhangs, and a central Dutch double doorway are also common. The double door, which is divided horizontally, was once used to keep livestock out of the home while allowing light and air to filter through the open top. The style enjoyed a revival during the first three decades of the 20th century as the country looked back with nostalgia to its colonial past.



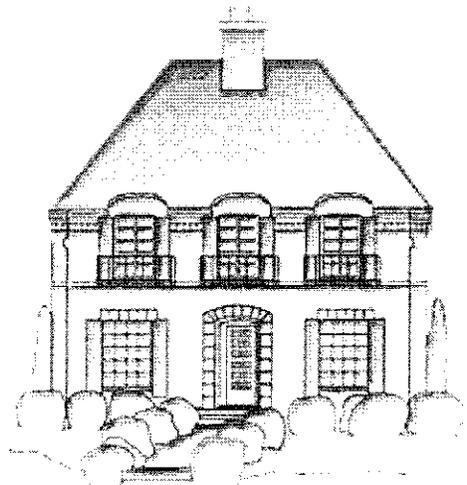
Federal

Ubiquitous up and down the East Coast, Federal-style architecture dates from the late 1700s and coincided with a reawakening of interest in classical Greek and Roman culture. Builders began to add swags, garlands, elliptical windows, and other decorative details to rectangular Georgian houses. The style that emerged resembles Georgian, but is more delicate and more formal. Many Federal-style homes have an arched Palladian window on the second story above the front door. The front door usually has sidelights and a semicircular fanlight. Federal-style homes are often called "Adam" after the English brothers who popularized the style.



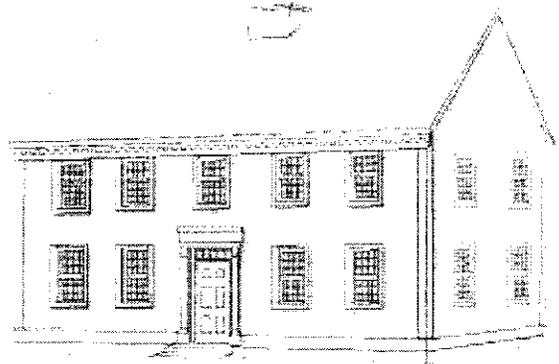
French Provincial

Balance and symmetry are the ruling characteristics of this formal style. Homes are often brick with detailing in copper or slate. Windows and chimneys are symmetrical and perfectly balanced, at least in original versions of the style. Defining features include a steep, high, hip roof; balcony and porch balustrades; rectangle doors set in arched openings; and double French windows with shutters. Second-story windows usually have a curved head that breaks through the cornice. The design had its origins in the style of rural manor homes, or chateaus, built by the French nobles during the reign of Louis XIV in the mid-1600s. The French Provincial design was a popular Revival style in the 1920s and again in the 1960s.



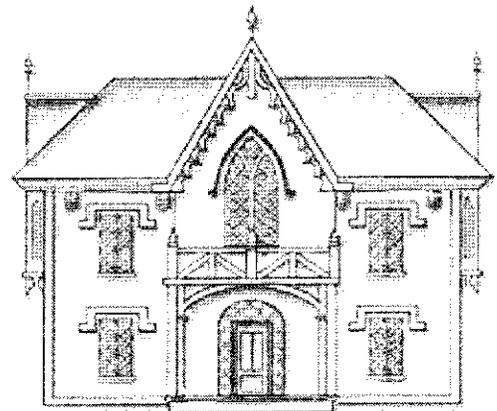
Georgia

Befitting a king—in fact, the style is named for four King Georges of England—Georgian homes are refined and symmetrical with paired chimneys and a decorative crown over the front door. Modeled after the more elaborate homes of England, the Georgian style dominated the British colonies in the 1700s. Most surviving Georgians sport side-gabled roofs, are two to three stories high, and are constructed in brick. Georgian homes almost always feature an orderly row of five windows across the second story. Modern-day builders often combine features of the refined Georgian style with decorative flourishes from the more formal Federal style.



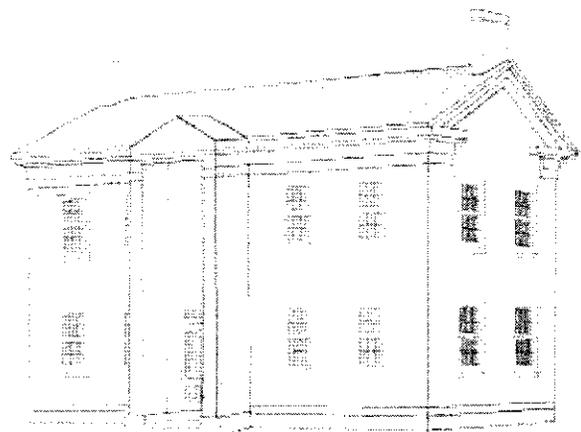
Gothic Revival

The influence of English romanticism and the mass production of elaborate wooden millwork after the Industrial Revolution fueled the construction of Gothic Revival homes in the mid-1800s. These picturesque structures are marked by "Gothic" windows with distinctive pointed arches; exposed framing timbers; and steep, vaulted roofs with cross-gables. Extravagant features may include towers and verandas. Ornate wooden detailing is generously applied as gable, window, and door trim. American architects Alexander Jackson Davis and Andrew Jackson Downing championed Gothic in domestic buildings in the 1830s. Most Gothic Revival homes were constructed between 1840 and 1870 in the Northeast.



Greek Revival

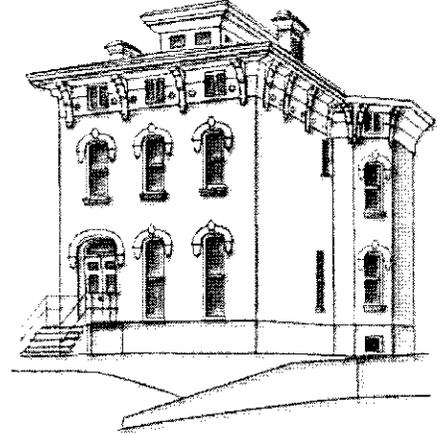
This style is predominantly found in the Midwest, South, New England, and Midatlantic regions, though you may spot subtypes in parts of California. Its popularity in the 1800s stemmed from archeological findings of the time, indicating that the Grecians had spawned Roman culture. American architects also favored the style for political reasons: the War of 1812 cast England in an unfavorable light; and public sentiment favored the Greeks in their war for independence in the 1820s. Identify the style by its entry, full-height, or full-building width porches, entryway columns sized in scale to the porch type,



and a front door surrounded by narrow rectangular windows. Roofs are generally gabled or hipped. Roof cornices sport a wide trim. The front-gable found in one subtype became a common feature in Midwestern and Northeastern residential architecture well into the 20th century. The townhouse variation is made up of narrow, urban homes that don't always feature porches. Look for townhouses in Boston, Galveston, Texas, Mobile, Ala., New York, Philadelphia, Richmond, Va., and Savannah, Ga.

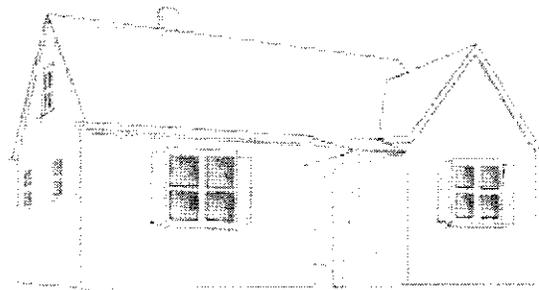
Italianate

Italianate homes, which appeared in Midwest, East Coast, and San Francisco areas between 1850 and 1880, can be quite ornate despite their solid square shape. Features include symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; and towers, in some cases. The elaborate window designs reappear in the supports, columns, and door frames.



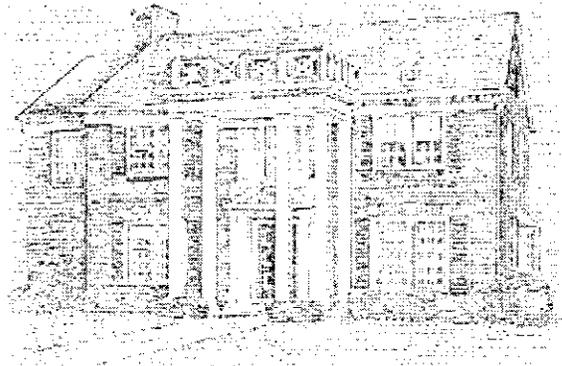
National

Born out of the fundamental need for shelter, National-style homes, whose roots are set in Native American and pre-railroad dwellings, remain unadorned and utilitarian. The style is characterized by rectangular shapes with side-gabled roofs or square layouts with pyramidal roofs. The gabled-front-and-wing style pictured here is the most prevalent type with a side-gabled wing attached at a right angle to the gabled front. Two subsets of the National style, known as "half-and-parlor family" and "I-house," are characterized by layouts that are two rooms wide and one room deep. Massed plan styles, recognized by a layout more than one room deep, often sport side gables and shed-roofed porches. You'll find National homes throughout the country.



Neoclassical

A well-publicized, world-class event can inspire fashion for years. At least that's the case with the 1893 World's Columbian Exposition in Chicago, which showcased cutting-edge classical buildings that architects around the country emulated in their own residential and commercial designs. The Neoclassical style remained popular through the 1950s in incarnations from one-story cottages to multilevel manses. Its identifying Ionic or Corinthian columned porches often extend the full height of the house. Also typical: symmetrical facades, elaborate, decorative designs above and around doorways, and roof-line balustrades (low parapet walls).



Queen Anne

A sub-style of the late Victorian era, Queen Anne is a collection of coquettish detailing and eclectic materials. Steep cross-gabled roofs, towers, and vertical windows are all typical of a Queen Anne home. Inventive, multistory floor plans often include projecting wings, several porches and balconies, and multiple chimneys with decorative chimney pots. Wooden "gingerbread" trim in scrolled and rounded "fish-scale" patterns frequently graces gables and porches. Massive cut stone foundations are typical of period houses. Created by English architect Richard Norman Shaw, the style was popularized after the Civil War by architect Henry Hobson Richardson and spread rapidly, especially in the South and West.



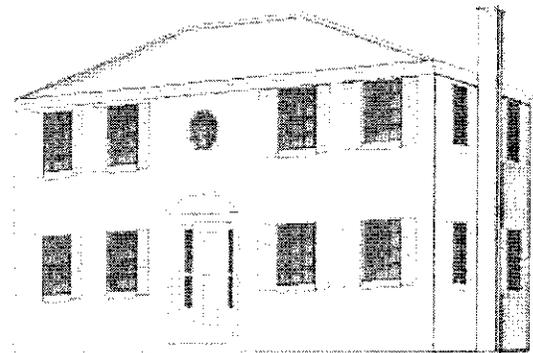
Ranch

Sometimes called the California ranch style, this home in the Modern family, originated there in 1930s. It emerged as one of the most popular American styles in the 1950s and 60s, when the automobile had replaced early 20th-century forms of transportation, such as streetcars. Now mobile homebuyers could move to the suburbs into bigger homes on bigger lots. The style takes its cues from Spanish Colonial and Prairie and Craftsman homes, and is characterized by its one-story, pitched-roof construction, built-in garage, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios.



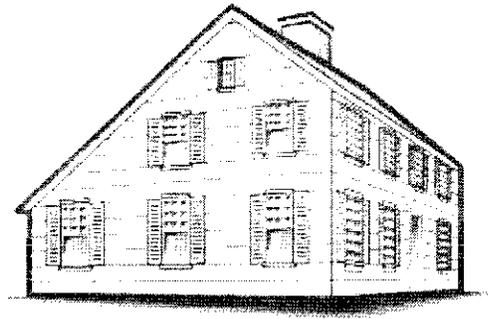
Regency

Although they borrow from the Georgian's classic lines, Regency homes eschew ornamentation. They're symmetrical, two or three stories, and usually built in brick. Typically, they feature an octagonal window over the front door, one chimney at the side of the house, double-hung windows, and a hip roof. They've been built in the United States since the early 1800s.



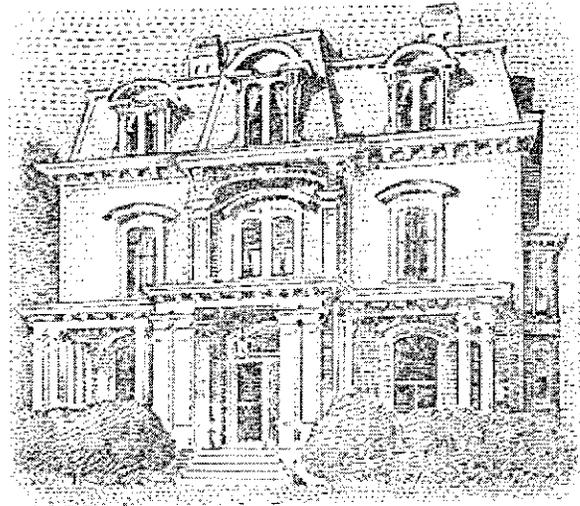
Salt Box

This New England Colonial style got its name because the sharply sloping gable roof that resembled the boxes used for storing salt. The step roofline often plunges from two and one-half stories in front to a single story in the rear. In Colonial times, the lower rear portion was often used as a partially enclosed shed, which was oriented north as a windbreak. These square or rectangular homes typically have a large central chimney and large, double-hung windows with shutters. Exterior walls are made of clapboard or shingles. In the South this style is known as a "cat's slide" and was a popular in the 1800s.



Second Empire

Popular in the Midwest and Northeast, this Victorian style was fashionable for public buildings during Ulysses S. Grant's presidency, but its elaborate, costly detail fell out of favor in the late 1800s for economic reasons. Second empire homes feature mansard roofs with dormer windows, molded cornices, and decorative brackets under the eaves. One subtype sports a rectangular tower at the front and center of the structure.



Shingle

This American style originated in cottages along the trendy, wealthy Northeastern coastal towns of Cape Cod, Long Island, and Newport in the late 19th century. Architectural publishers publicized it, but the style was never as popular around the country as the Queen Anne. Shingle homes borrow wide porches, shingles, and asymmetrical forms from the Queen Anne. They're also characterized by unadorned doors, windows, porches, and cornices; continuous wood shingles; a steeply pitched roof line; and large porches. The style hints at towers, but they're usually just extensions of the roof line.



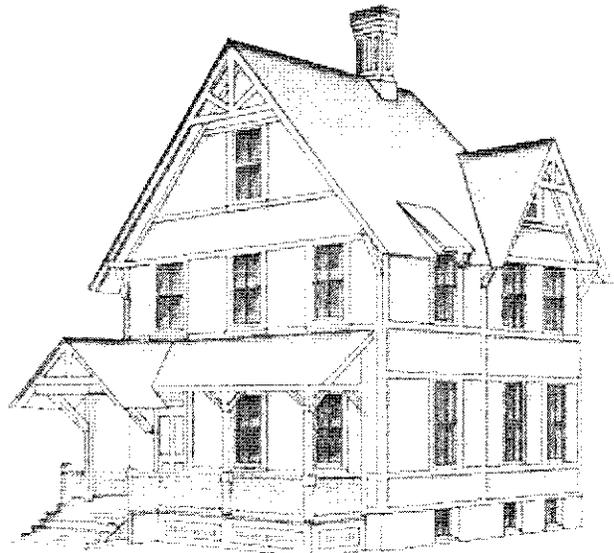
Split Level

A Modern style that architects created to sequester certain living activities--such as sleeping or socializing--split levels offered an multilevel alternative to the ubiquitous Ranch style in the 1950s. The nether parts of a typical design were devoted to a garage and TV room; the midlevel, which usually juttred out from the two-story section, offered "quieter" quarters, such as the living and dining rooms; and the area above the garage was designed for bedrooms. Found mostly in the East and Midwest, split-levels, like their Ranch counterparts, were constructed with various building materials.



Stick

A member of the Victorian family, along with Second Empires and Queen Annes, the Stick house boasts a lot of detailing. However, few Stick homes incorporate all the possible features. Typical characteristics include gabled, steeply pitched roofs with overhangs; wooden shingles covering the exterior walls and roof; horizontal, vertical, or diagonal boards--the "sticks" from which it takes its name--that decorate the cladding; and porches. You'll find traditional sticks in the Northeast and their sister, the Western Stick, in California. The Western Stick is rectangular with sliding glass doors, a small chimney, and large panes of glass.



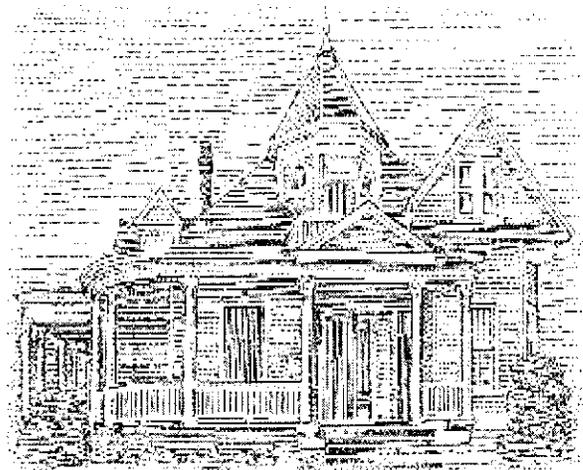
Tudor

This architecture was popular in the 1920s and 1930s and continues to be a mainstay in suburbs across the United States. The defining characteristics are half-timbering on bay windows and upper floors, and facades that are dominated by one or more steeply pitched cross gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys. A subtype of the Tudor Revival style is the Cotswold Cottage. With a sloping roof and a massive chimney at the front, a Cotswold Cottage may remind you of a picturesque storybook home.



Victorian

Victorian architecture dates from the second half of the 19th century, when America was exploring new approaches to building and design. There are a variety of Victorian styles, including Second Empire, Italianate, Stick, and Queen Anne. Advancements in machine technology meant that Victorian-era builders could easily incorporate mass-produced ornamentation such as brackets, spindles, and patterned shingles. The last true Victorians were constructed in the early 1900s, but contemporary builders often borrow Victorian ideas, designing eclectic "neo-Victorians." These homes combine modern materials with 19th century details, such as curved towers and spindled porches. A number of Victorian styles are recreated on the fanciful "Main Street" at Disney theme parks in Florida, California, and Europe.



SECTION 4

DEFINITIONS

Adaptive Use: Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

Addition: New construction added to an existing building or structure.

Alteration: Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Appropriate: Especially suitable or compatible.

Arch: A curved construction of wedge-shaped stones or brick which spans an opening and supports the weight above it. See net arch, jack arch, segmental arch and semicircular arch.

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster: One of a series of short, vertical, often vase-shaped members used to support stairs, a porch handrail, forming a balustrade.

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay: The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay Window: A projecting window that forms an extension to the floor space of the internal room; usually extending to the ground level.

Belt Course: A horizontal band usually marking the floor levels of the exterior facade of a building.

Board and Batten: Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond: A term used to describe the various pattern in which brick, or stone is laid, such as "common bond" or "Flemish bonds".

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Building: A structure used to house human activity such as a dwelling, office, or garage.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Capital: The head of a column or pilaster.

Case ment Window: A window with one or two sashes which are hinged at the sides and usually open outward.

Certificate of Appropriateness: A document awarded by a preservation commission allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Local Government: Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Character: The qualities and attributes of any structure, site, street or district.

Chopped Gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather proof exterior wall surface.

Classical Order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature, having standardized details and proportions, according to one of the five canonized modes; Doric, Tuscan, Ionic, Corinthian, or Composite.

Column: A circular or square vertical structural member.

Commission: The City of Allegan Historic District Commission.

Common bond: A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

Compatible: In harmony with location and surroundings.

Configuration: The arrangement of element and details on a building or structure which help to define its character.

Contemporary: Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Context: The existing in which a historic element, site, structure, street or district exists.

Corbel: In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian Order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature, or feature resembling it. Any projection ornament molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof which meets the primary roof at right angles.

Demolition: Any act which destroys in whole or in part a building or structure.

Demolition by Neglect: The destruction of a building or structure through abandonment or lack of maintenance.

Dentils: A row of small tooth-like blocks in a classical cornice.

Design Guidelines: Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and structures.

Doric Order: A classical order with simple, unadorned capitals, and with no base.

Dormer Window: A window that projects from a roof.

Double-hung Window: A window with two sashes, one sliding vertically over the other.

Due Process: The established procedure by which legal action is carried out.

Eaves: The edge of a roof that projects beyond the face of a wall.

Element: A material part or detail of a site, structure, street or district.

Elevation: Any one of the external faces or facades of a building.

Eli: The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged Column: A round column attached to a wall.

Entablature: A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Fabric: The physical material of a building, structure, or community, connoting an interweaving of component parts.

Facade: The face or front elevation of a building.

Fanlight: A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows on a building.

Finial: A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale Shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat Arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish Bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frieze: The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable Roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel Roof: A ridge roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

Harmony: Pleasing or congruent arrangements.

Height: The distance from the bottom to the top of a building or structure.

Historic District: A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a Historic District Commission or historic district board.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing building (historic replica).

Hipped Roof: A roof with uniform slopes on all sides.

Hood Molding: A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic Order: One of the five classical orders used to describe decorative scroll capitals.

Infill: New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Jack Arch: See flat arch

Keystone: The wedge-shaped top or center member of an arch.

Knee Brace: An oversized bracket supporting a cantilevered or projecting element.

Landmark: A building, structure, object or site which is identified as an historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Lattice: An open work grill of interlacing wood strips used as screening.

Lintel: The horizontal top member of a window, door or other opening.

Maintain: To keep in an existing state of preservation or repair.

Mansard Roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone or adobe laid up in small units.

Massing: The three-dimensional form of a building.

Material Change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site or work of art within an historic district.

Metal Standing Seam Roof: A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar: A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion: A heavy vertical divider between windows or doors.

Multi-light Window: A window sash composed of more than one pane of glass.

Muntin: A secondary framing member to divide and hold the panes of glass in multilight window or glazed door.

New Construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and sites.

Notice to Proceed: Written permission to issue a permit for work that is inappropriate and adversely affects a structure

Obscured: Covered, concealed, or hidden from view.

Oriel Window: A bay window which emerges above the ground floor level.

Paired Columns: Two columns supported by one pier, as on a porch.

Palladian Window: A window with three openings, the central one arched and wider than the ranking ones.

Paneled Door: A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet: A low guarding horizontal wall at any point of sudden drop, as at the edge of a terrace, roof, battlement, balcony, etc.

Pediment: A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier: A vertical structural element, square or rectangular in cross-section.

Pilaster: A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch: The degree of the slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland Cement: A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Pressed Tin: Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Proportion: Harmonious relation of parts to one another or to the whole.

Pyramidal Roof: A roof with four identical sides rising to a central peak.

Quoms: A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail, or structure might be reused in the historic district.

Rhythm: Movement or fluctuations marked by the regular occurrence or natural flow of related elements.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughening of stonework of concrete blocks to give great articulation to each block.

Sash: The moveable framework containing the glass in a window.

Scale: Proportional elements that demonstrate the size, materials, and style of building.

Segmental Arch: An arch whose profile or radius is less than a semicircle.

Semi-circular Arch: An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Sheathing: An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed Roof: A gently-pitched, almost flat roof with only one slope.

Sidelight: A vertical area of fixed glass on either side of a door or window.

Siding: The exterior wall covering or sheathing of a structure.

Significant: Having particularly important associations within the contexts of architecture, history and culture.

Sill: The bottom crosspiece of a window frame.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization: The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, destiny of the street, and rooms of surrounding buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of an opening and other features on a facade.

Turret: A small slender tower.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular: A regional form or adaptation of an architectural style.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water Table: A projecting horizontal ledge, intended to prevent water from running down the face of walls lower section.

Weatherboard: Wood siding, consisting of overlapping boards usually thicker at one edge than the other

SECTION 5

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards that follow were originally published in 1977 and revised in 1990 as part of department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design in color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

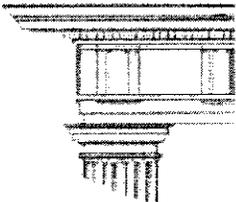
from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

SECTION 6

Meeting Date _____

Case # _____

	<h2 style="margin: 0;">Allegan Historic District Application for Project Review</h2>	<h1 style="margin: 0; font-family: serif;">AHDC</h1> <p style="margin: 0; font-size: small;">Allegan Historic District Commission 112 Locust St. Allegan, MI 49010 Ph: 269-673-5511 Fax: 269-673-2869</p>
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1. Address & Parcel # Where Work is to be Performed _____ #03-51- _____
(property parcel number)

2. Owner/Applicant Information:

<i>Property Owner Information</i>	<i>Applicant Information (if different from Property Owner)</i>
Owners Name:	Name:
Contact Name:	Contact Name:
Address:	Address:
City, State, Zip:	City, State, Zip:
Phone:	Phone:
Fax:	Fax:
E-mail address:	E-mail address:

3. Describe Proposed Project: *(Completely describe project in outline format noting sizes, materials, & finishes)*

(continue on additional page if necessary)

3. Type of Project: Alteration New Construction Demolition Moving Structures Signs

4. Estimated Cost of the Project: *(Please attach all estimates for review if applicable)* _____

5. Documentation: *(Please note that **all applicable** documentation noted below is required before an application will be accepted.)*

- Photographs showing overall front structure streetscape;
- Detail photographs of features affected by project;
- Site plan/floor plan showing existing structure, street locations, and proposed new elements;
- Elevations, dimensioned and showing appearance of proposed project;
- Construction details as needed to explain and clarify the project;
- Complete materials list/specification (include type of finishes used if applicable--paint, stain etc. etc.)

6. Certification and Agreement:

I hereby certify that I will complete the project described herein as approved by Allegan Historic District Commission (AHDC) as required by the Historic Preservation Ordinance (Chapter 13, Allegan Municipal Code). I understand that the AHDC or its Staff will monitor this project to ensure compliance with the approved design. I also authorize the AHDC or its Staff to perform visual inspections as part of the compliance verification process.

Signature of Owner or Applicant _____

Print Name _____ Date _____

7. RETURN THIS FORM AND SUPPORTING MATERIALS ON OR BEFORE APPLICATION DEADLINE TO:

Allegan Historic District Commission
City Hall
112 Locust St.
Allegan, MI 49010
Ph: 269-673-5511 Fax: 269-673-2869

<http://www.historicalallegan.org>
<http://www.cityofallegan.org>

Historic District Commission meetings occur the first Monday of each month (unless otherwise posted). Meetings are held at the Griswold Auditorium, 401 Hubbard Street, Allegan, MI, 49010. Please visit the City of Allegan web site at <http://www.cityofallegan.org> or contact the Historic Preservation Administrator at 269-686-1109 to verify meeting dates. **Applications for project review are due the Monday before the scheduled meeting.**

APPLICATION FORM INSTRUCTIONS

Complete each item of the application for design review and submit required supplemental materials. Review will not begin until the completed application and all supplemental materials have been received. The owner of the property or his/her representative with the knowledge and consent of the owner must submit applications.

1. Address & Parcel #: Use the property address of where work is to be performed. If you do not know the parcel number, Allegan City Hall can supply that information to you at (269)-686-1109.

2. Owner/Applicant Information: Supply all property owner information and applicant information if different from property owner.

3. Describe Proposed Project: Describe in depth **ALL** elements of the project in outline format on the application form. "Refer to accompanying plans" is not an acceptable description of project. If additional space is needed, attach a separate sheet. Remember to be as complete as possible and list all proposed materials and sizes.

4. Application Categories

- Alterations: Changes in materials, design, dimensions, configuration, texture and visual appearance, including changes required by building, housing, fire and barrier free access codes, and other regulations.
- New construction: New buildings or structures of any kind, or additions to existing structures.
- Demolition: The partial or complete destruction of any building or structure.
- Moving of structures: Relocation of any structure that is moved within its current lot, brought into the district from an outside site, moved from one site to another within the district, or moved out of the district altogether.
- Signs: The installation or modification of signs as permitted by the Zoning Ordinance.

5. Estimated Cost of Project: Supply copies of estimates for review if applicable.

6. Documentation Submitted: It is imperative that additional documentation be supplied with the application for the AHDC to approve the application. Any application submitted without any of the requested documentation will risk the possibility of denial and cause the project process to start over. Please supply all the following that apply:

- Photographs showing overall front structure/streetscape (digital images are preferred and can be submitted on a floppy disk or a CD—city staff will also be glad to take pictures for you if you do not have access to a digital camera);

- Detailed photographs of features affected by the project (digital images are preferred and can be submitted on a floppy disk or a CD—city staff will also be glad to take pictures for you if you do not have access to a digital camera);
- Site plan and or floor plan showing existing structure, street locations, and proposed new elements;
- Elevations, dimensions showing appearance of proposed project;
- Construction details as needed to explain and clarify the project—such as installation methods, and effects on existing materials;
- Complete materials list/specifications— note all materials, sizes, and finishes that will be used on project;

7. Certification and Agreement: The applicant certifies by signature that the project will be carried out as approved. If design changes are made, the application must be amended and resubmitted for consideration and approval by the AHDC. Once the project is completed an inspection of the final work is required before final approval is given.

8. Submitting Application: The application and supporting materials must be submitted on or before application deadline for applicants desired meeting date. Deadlines are listed on application. Submit application to the AHDC Preservation Administrator at Allegan City Hall.

☞ Applicants should also be aware of the **State and Federal Income Tax Credits** available for rehabilitation of qualified structures. These credits require a separate application and must receive preliminary approval from the AHDC **before starting work on the project.** Information is available at http://www.michigan.gov/hal/0,1607,7-160-18833_18873---,00.html or call (517)-373-1630 for information.

TAX CREDITS

Governor John Engler initiated the State of Michigan Historic Preservation tax credits in January 1999 (PA 213 Single Business Tax and PA 214 Income Tax). All of the "contributing" structures within Allegan's historic districts qualify for this 25% tax credit for work done according to the Secretary of the Interior's Standards for Rehabilitation. While the Historic District Commission reviews projects affecting the exterior of the structure, tax credit projects must be reviewed for both interior and exterior work. *Historic District Commission approval does not necessarily mean that the same project will be approved for tax credits.* Allow plenty of time for review and approval before you purchase materials or begin work.

To be eligible these criteria must be met:

1. The property must be located in a local historic district.
2. The property owner must spend at least 10% of the State Equalized Valuation of the property for eligible projects. (Work can be lumped together, i.e. painting + porch rail + new furnace.)
3. A project should be reviewed **BEFORE** work begins (Review may take up to 60 days).
4. Proposed work must adhere to the Secretary of the Interior's Standards.
5. Taxpayer must retain ownership of the property for FIVE years after the credit is claimed.

The credit can be taken for the year the project was completed AND the certification was completed. It is possible to apply for the tax credit after the work is complete but there is a risk that the work will not be approved. Eligible projects include: heating, air conditioning, electrical work, plumbing upgrades, outbuildings, interior and exterior painting, fencing, storm windows, some paving, floor coverings and refinishing and almost all maintenance and repair projects. Further information and applications can be requested by contacting the State Historic Preservation Office at (517) 373-1630 or on their website at: www.michigan.gov/hal/. (The website begins at the new department of History, Arts and Libraries. Click on "Historic Preservation Tax Incentives".) *The work needs to be documented with photographs – both before and after.* Many projects are eligible for the tax credit, except additions, new construction and appliances. If the tax credit is applied for an addition or new construction such as a garage, it will be reviewed for its compatibility with the original structure--the credit cannot be claimed for its cost.

Federal Historic Preservation Income Tax Credits

A Federal credit is also available for income producing properties located within the historic districts. The forms can be requested by contacting the State Historic Preservation Office at (517) 373-1630 or on their website at: www.michigan.gov/hal/.

SECTION 7

ALLEGAN HISTORIC DISTRICT PARCEL LIST BY STREET NAME

This list is intended to serve as a reference only. Please consult the City of Allegan Historic District Coordinator for an official determination of the location of a property within the Allegan Historic District boundaries at (269) 673-5511.

105 Brady Street	Old Town Allegan	51-305-001-00
107 Brady Street	Old Town Allegan	51-305-002-00
108 Brady Street	Old Town Allegan	51-205-024-00
111 Brady Street	Old Town Allegan	51-305-003-00
113 Brady Street	Old Town Allegan	51-205-225-00
113 ½ Brady Street	Old Town Allegan	51-305-004-00
115 Brady Street	Old Town Allegan	51-305-005-00
118 Brady Street	Old Town Allegan	51-205-025-00
125 Brady Street	Old Town Allegan	51-305-007-00
131 Brady Street	Old Town Allegan	51-305-008-00
132 Brady Street	Old Town Allegan	51-205-027-00
134 Brady Street	Old Town Allegan	51-205-028-00
135 Brady Street	Old Town Allegan	51-305-009-00
136 Brady Street	Old Town Allegan	51-205-030-00
137 Brady Street	Old Town Allegan	51-305-011-00
139 Brady Street	Old Town Allegan	
141 Brady Street	Old Town Allegan	51-305-013-00
142 Brady Street	Old Town Allegan	51-205-029-00
144 Brady Street	Old Town Allegan	
145 Brady Street	Old Town Allegan	51-305-015-00
149 Brady Street	Old Town Allegan	51-305-016-00
155 Brady Street	Old Town Allegan	51-305-017-00
330 Catherine Court	Priest Hill	51-280-062-00
103 Cedar Street	Pritchard's Outlook	51-105-077-00
105 Cedar Street	Pritchard's Outlook	51-105-078-00
200 Cedar Street	Pritchard's Outlook	51-105-099-00
205 Cedar Street	Pritchard's Outlook	51-105-061-00
208 Cedar Street	Pritchard's Outlook	
215 Cedar Street	Pritchard's Outlook	51-105-059-00
317 Cedar Street	Pritchard's Outlook	51-105-045-00
321 Cedar Street	Pritchard's Outlook	51-105-043-00
403 Cedar Street	Pritchard's Outlook	51-105-030-00
409 Cedar Street	Pritchard's Outlook	51-105-031-00
414 Cedar Street	Pritchard's Outlook	51-105-141-00
416 Cedar Street	Beucher House	51-305-116-00
417 Cedar Street	Pritchard's Outlook	51-105-029-00
419 Cedar Street	Pritchard's Outlook	
422 Cedar Street	Pritchard's Outlook	51-105-140-00

423 Cedar Street	Pritchard's Outlook	51-105-028-00
500 Cedar Street	Pritchard's Outlook	51-105-268-00
508 Cedar Street	Pritchard's Outlook	51-105-267-00
324 Chestnut Street	Pritchard's Outlook	51-105-191-00
130 Cook Street	Brooklyn District	51-280-143-00
134 Cook Street	Brooklyn District	51-280-142-00
140 Cook Street	Brooklyn District	
132 Cora Street	Augustus Lilly House	51-240-041-00
139 Cora Street	Ira Chichester House	51-240-025-00
117 Crescent Street	Pritchard's Outlook	51-105-250-00
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125 Crescent Street	Pritchard's Outlook	51-105-236-00
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217 Cutler Street	Pritchard's Outlook	51-105-173-00
218 Cutler Street	Pritchard's Outlook	51-105-168-00
221 Cutler Street	Pritchard's Outlook	51-105-174-00
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318 Cutler Street	Pritchard's Outlook	51-105-122-00
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334 Cutler Street	Pritchard's Outlook	51-105-120-00
335 Cutler Street	Pritchard's Outlook	51-105-113-00
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800 Ely Street	William Brown House	51-100-030-00
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632 Grand Street	Sarah Lowe Steadman	51-251-011-00
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640 Marshall Street	Marshall Street	51-300-112-00

645 Marshall Street	Marshall Street	51-300-100-00
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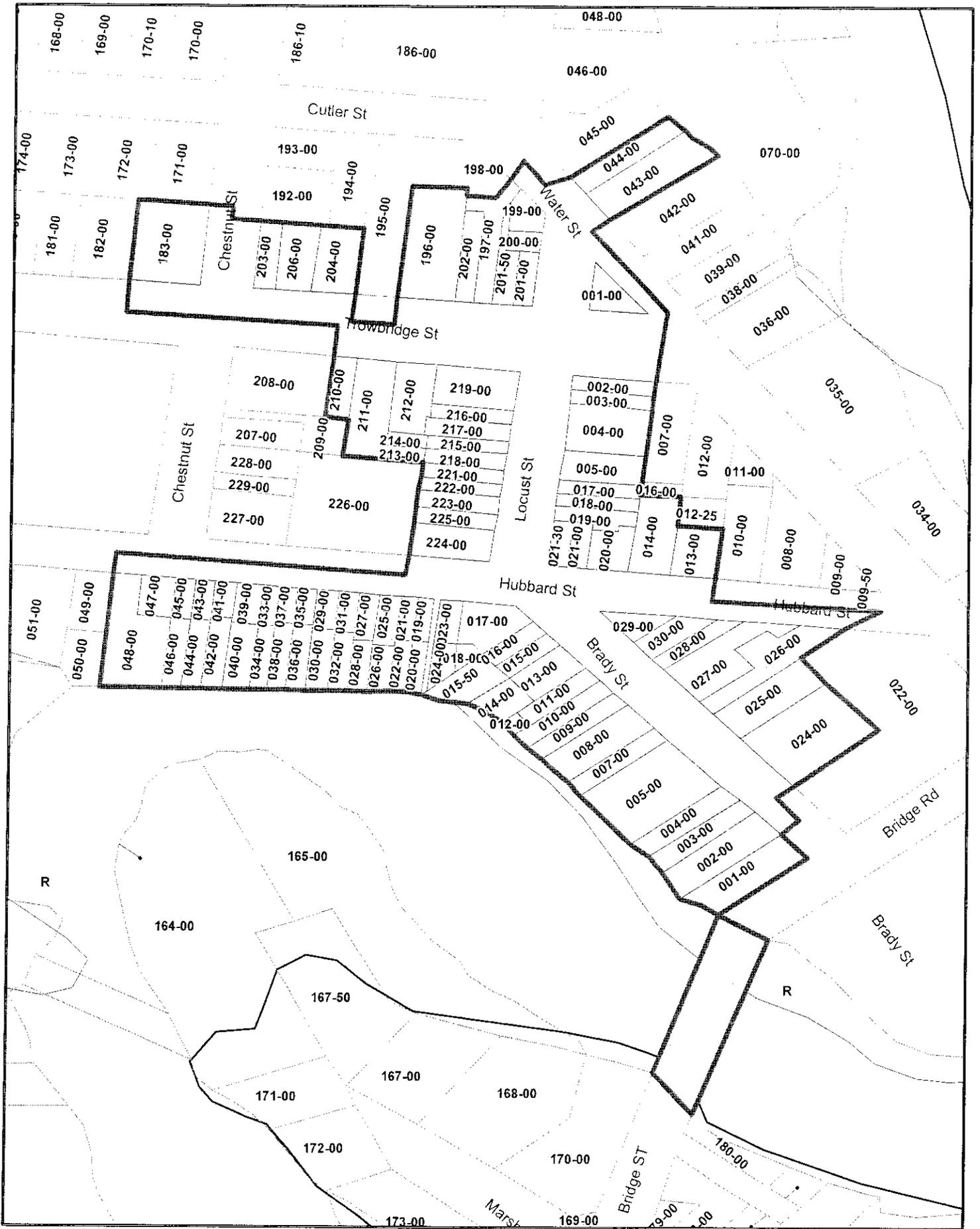
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219 Walnut Street	Pritchard's Outlook	51-105-109-00

223 Walnut Street	Pritchard's Outlook	51-105-108-00
314 Walnut Street	Pritchard's Outlook	51-105-163-00
316 Walnut Street	Pritchard's Outlook	51-105-161-00
320 Walnut Street	Pritchard's Outlook	51-105-160-00
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410 Walnut Street	Pritchard's Outlook	51-105-145-00
404 Water Street	Old Town Allegan	
406 Water Street	Old Town Allegan	51-205-043-00
412 Water Street	Old Town Allegan	
422 Water Street	Old Town Allegan	51-205-044-00
1 Williams Lane	Pritchard's Outlook	51-120-165-00

ALLEGAN HISTORIC DISTRICT MAPS

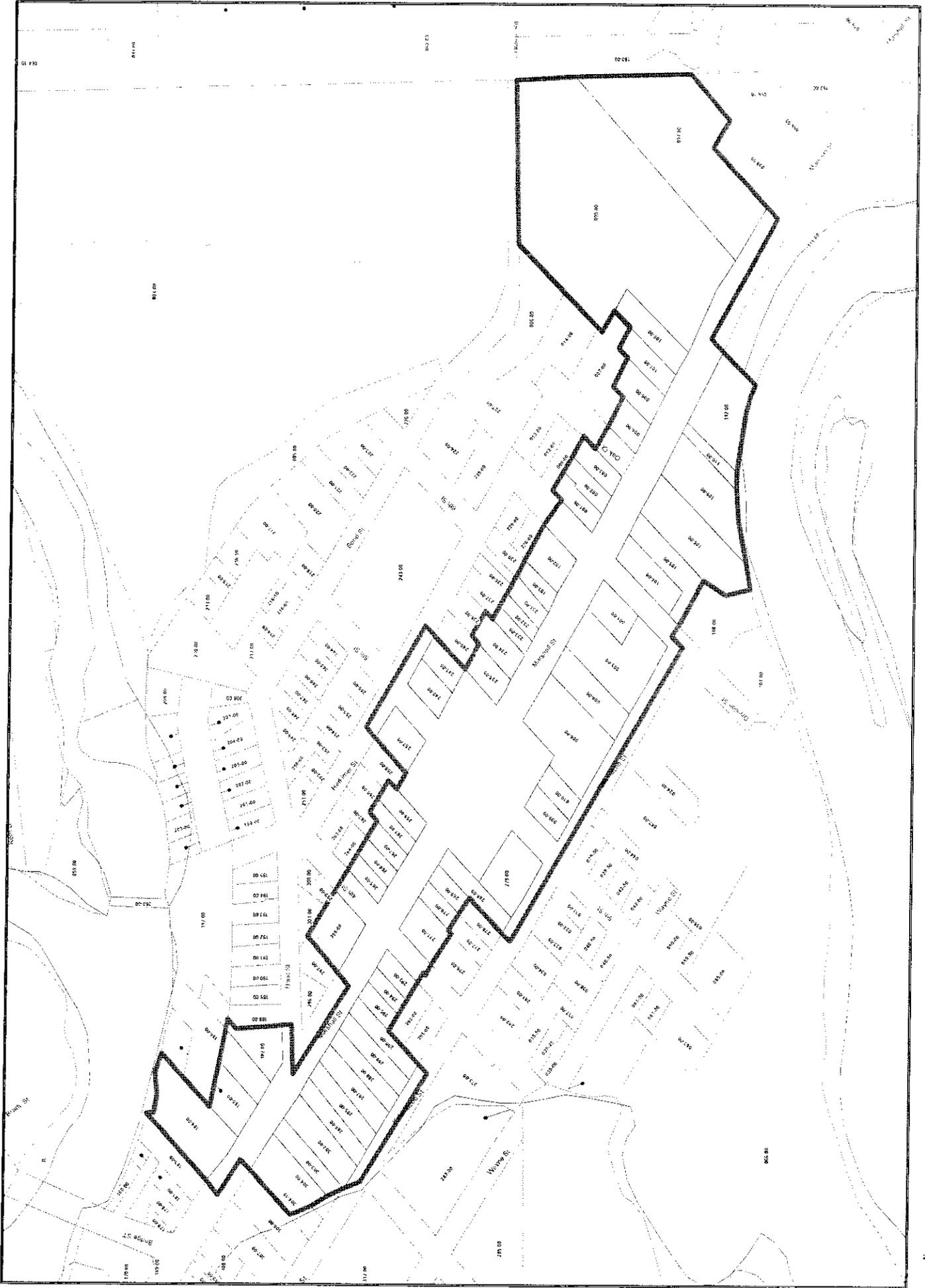
Marshall Street District
Old Town Allegan District
Griswold Civic District
Pritchard's Overlook District
Brooklyn District
Mill District
Priest Hill District
Augustus Lilly House
Ira Chichester House
Sarah Lowe Steadman
William Brown House
Higginbotham House
Oakwood Cemetery Chapel
Yates House
Beucher House



Old Town Allegan District

1 inch equals 200 feet

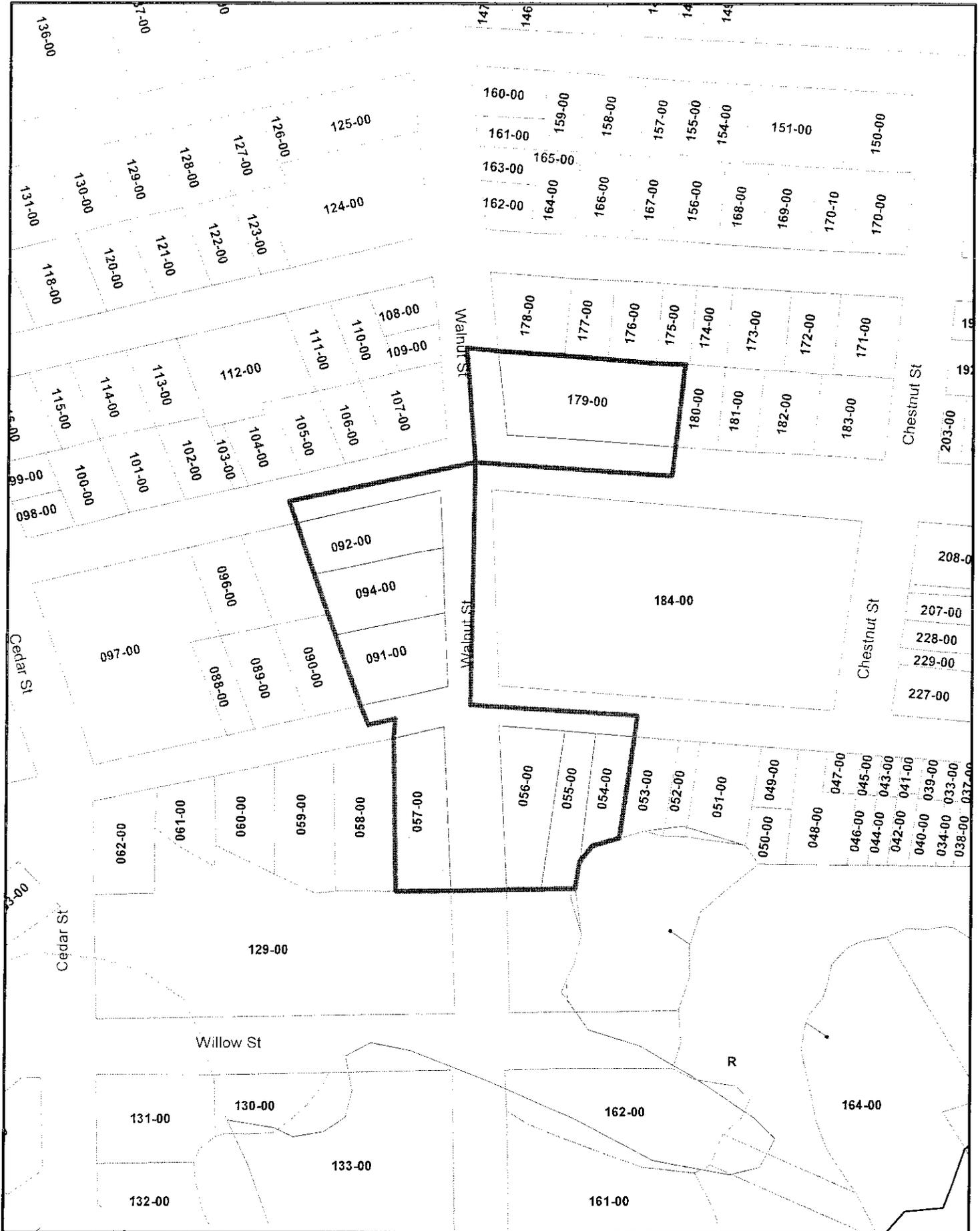




Marshall Street District

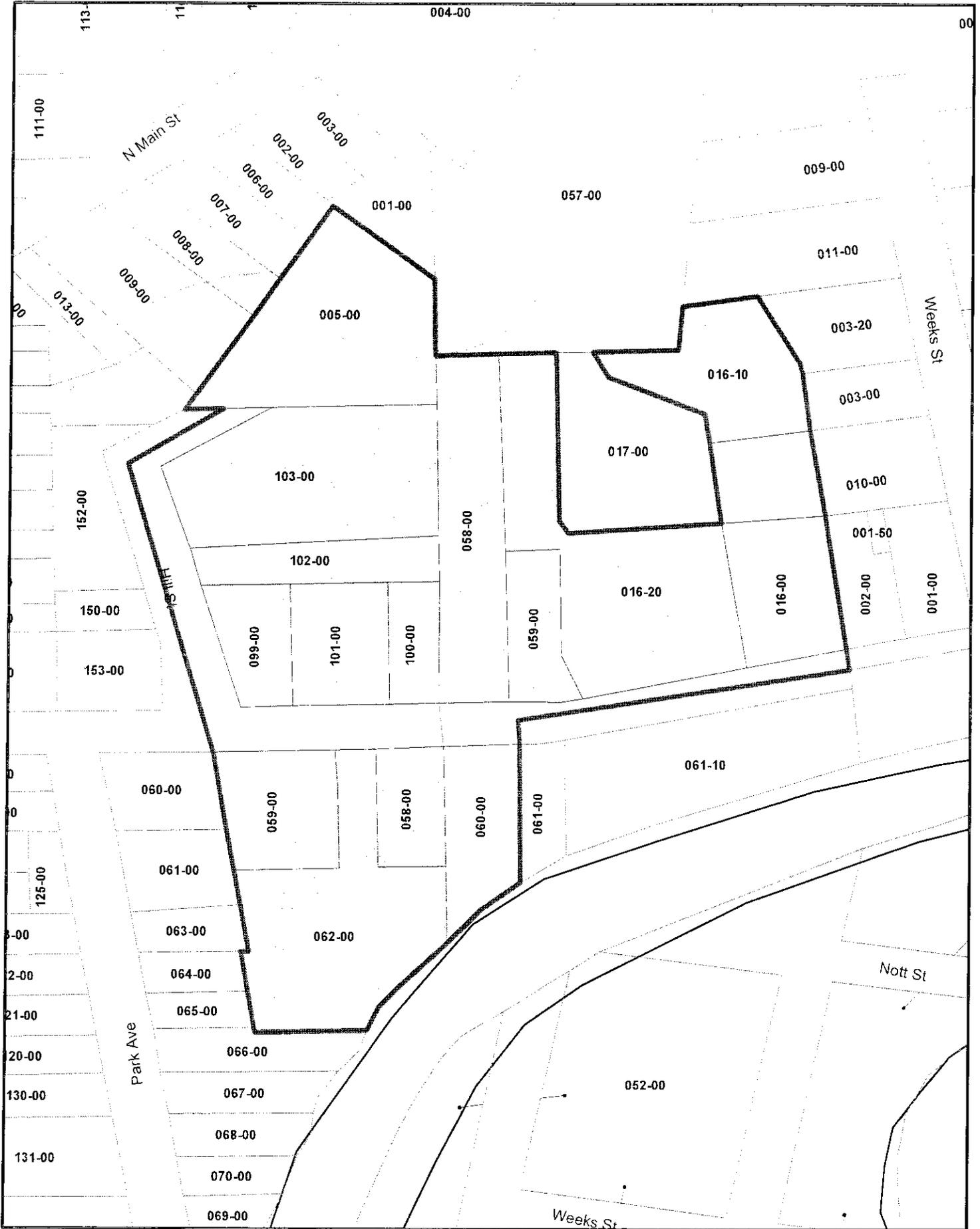
1 inch equals 400 feet





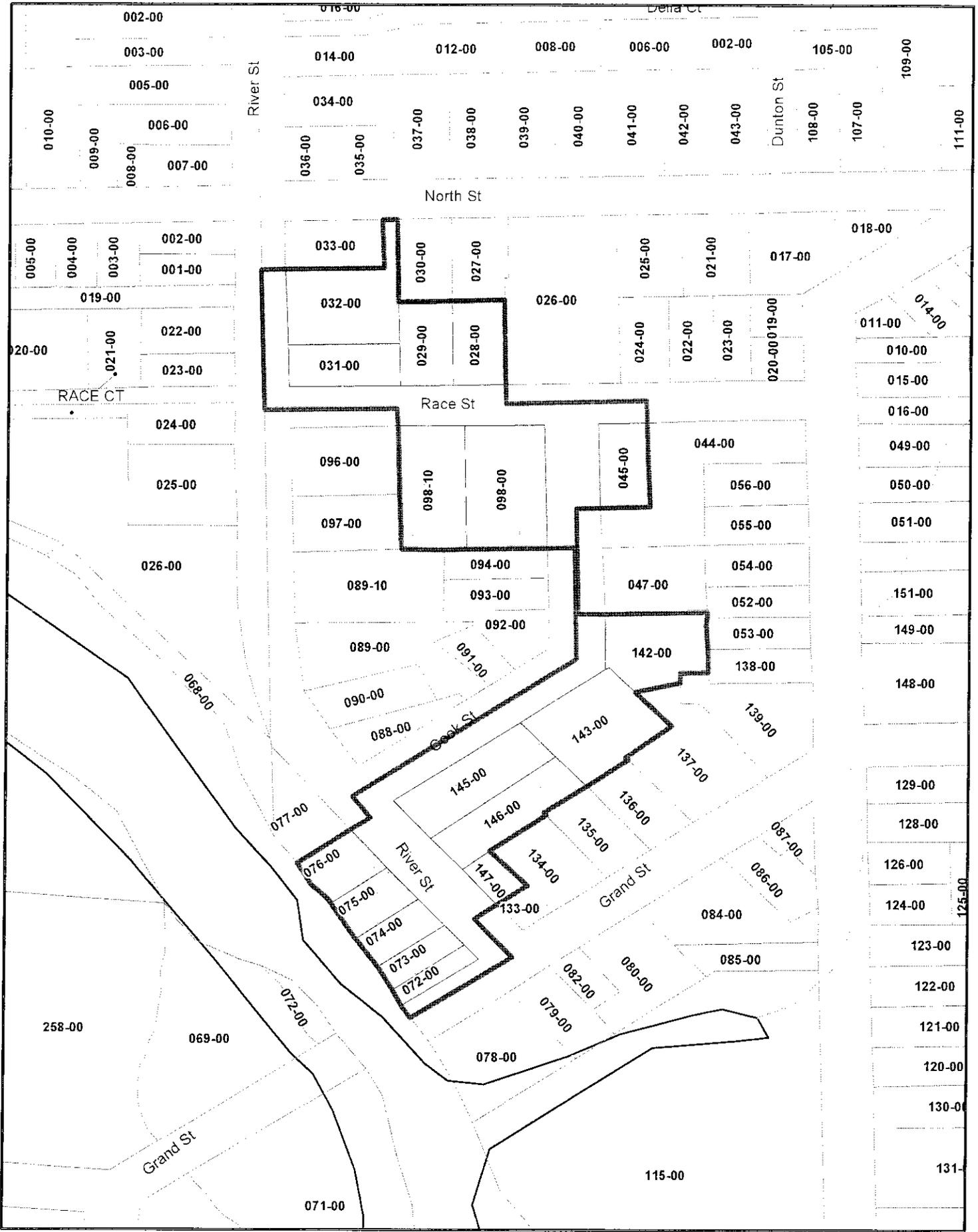
Griswold Civic District

1 inch equals 200 feet



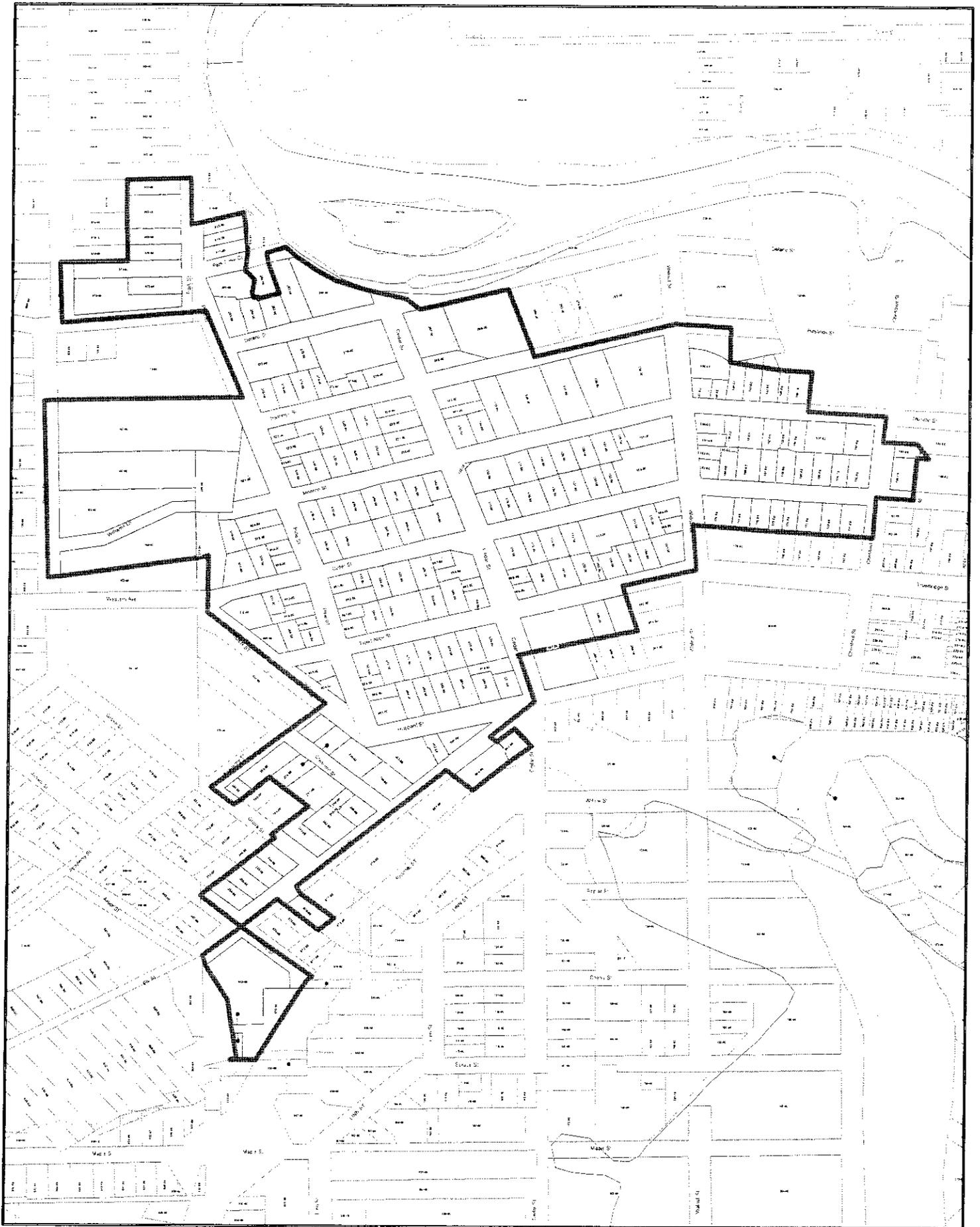
Priest Hill District

1 inch equals 200 feet



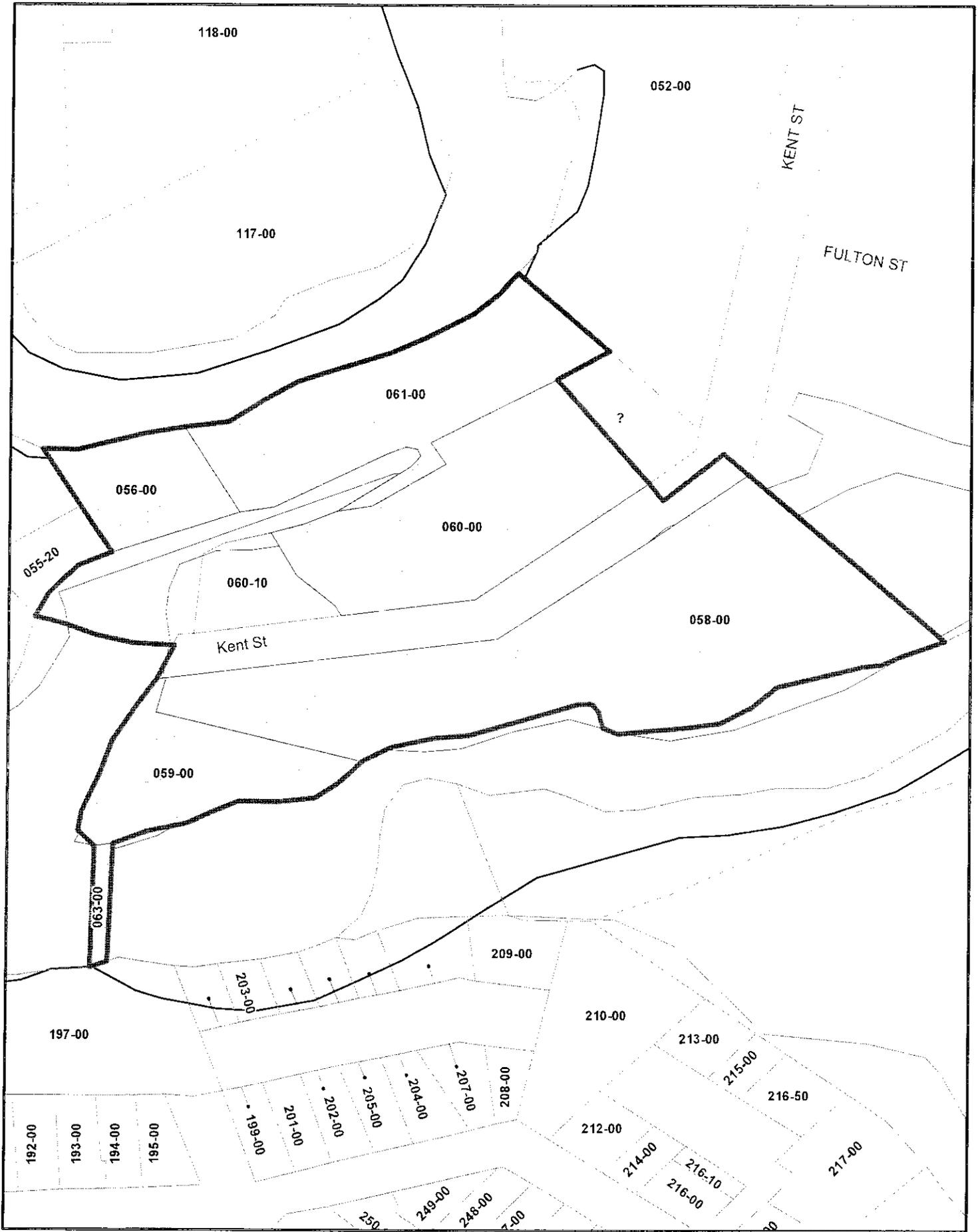
Brooklyn District

1 inch equals 200 feet



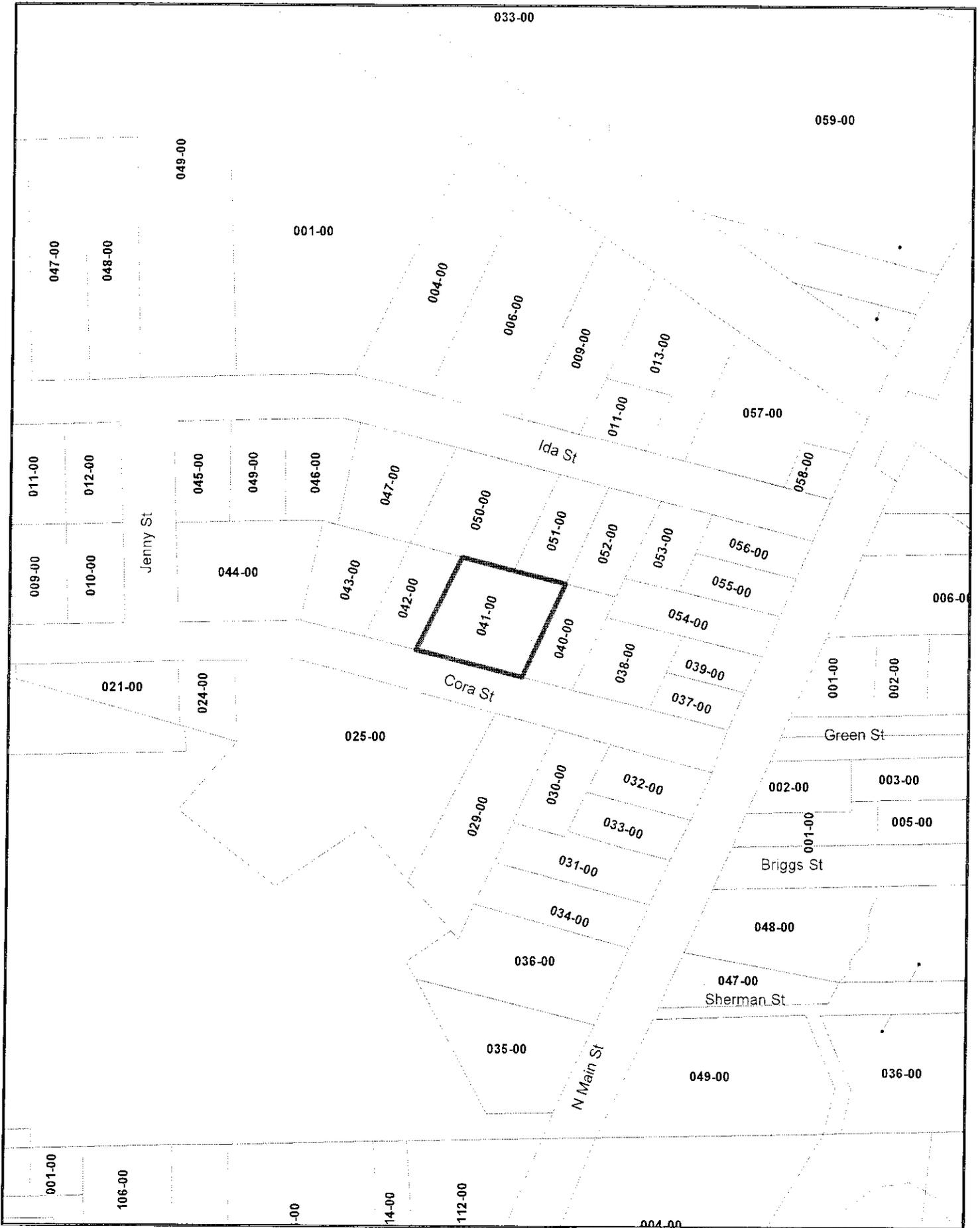
Pritchards Overlook District

1 inch equals 500 feet



Mill District

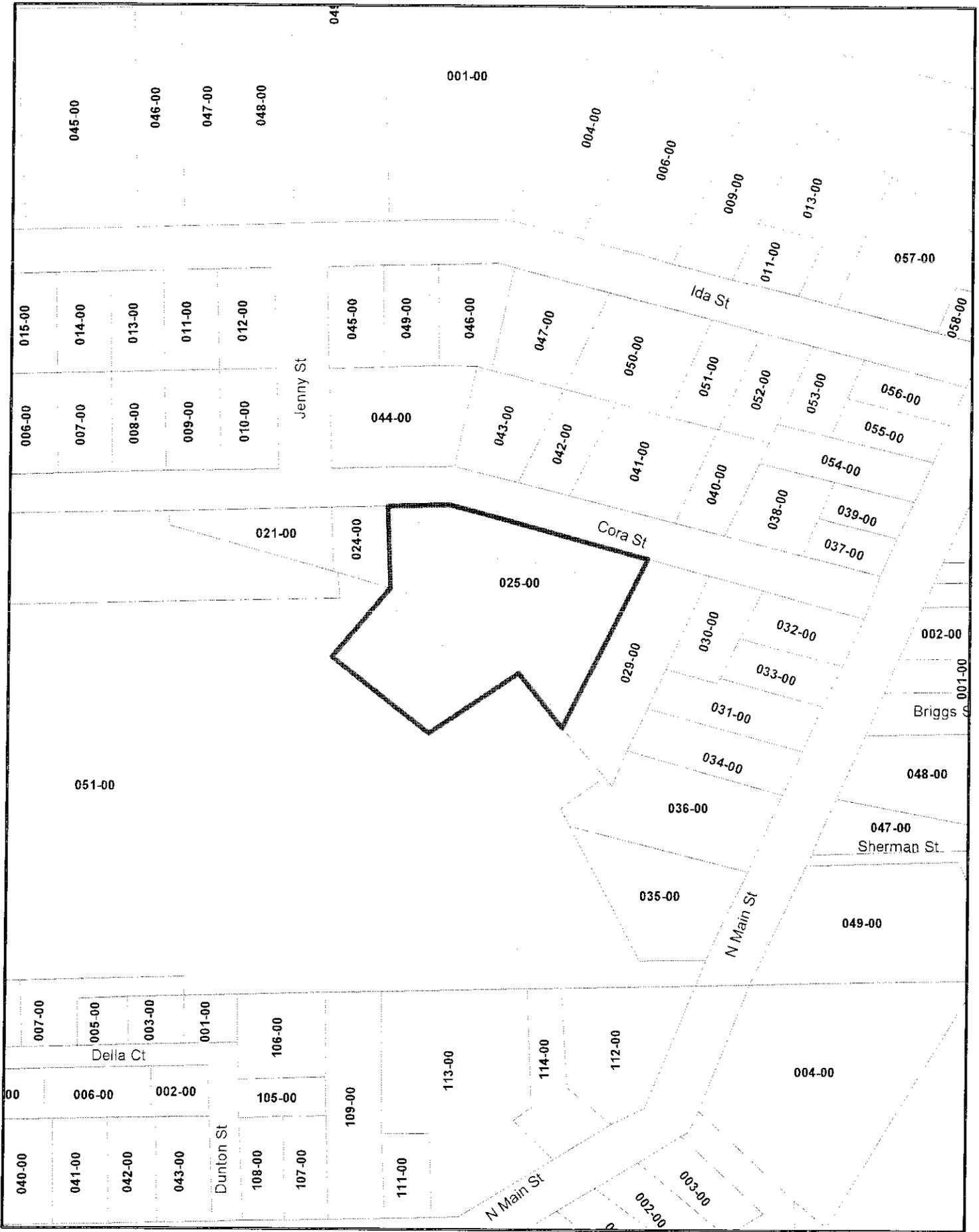
1 inch equals 200 feet



Augustus Lilly House

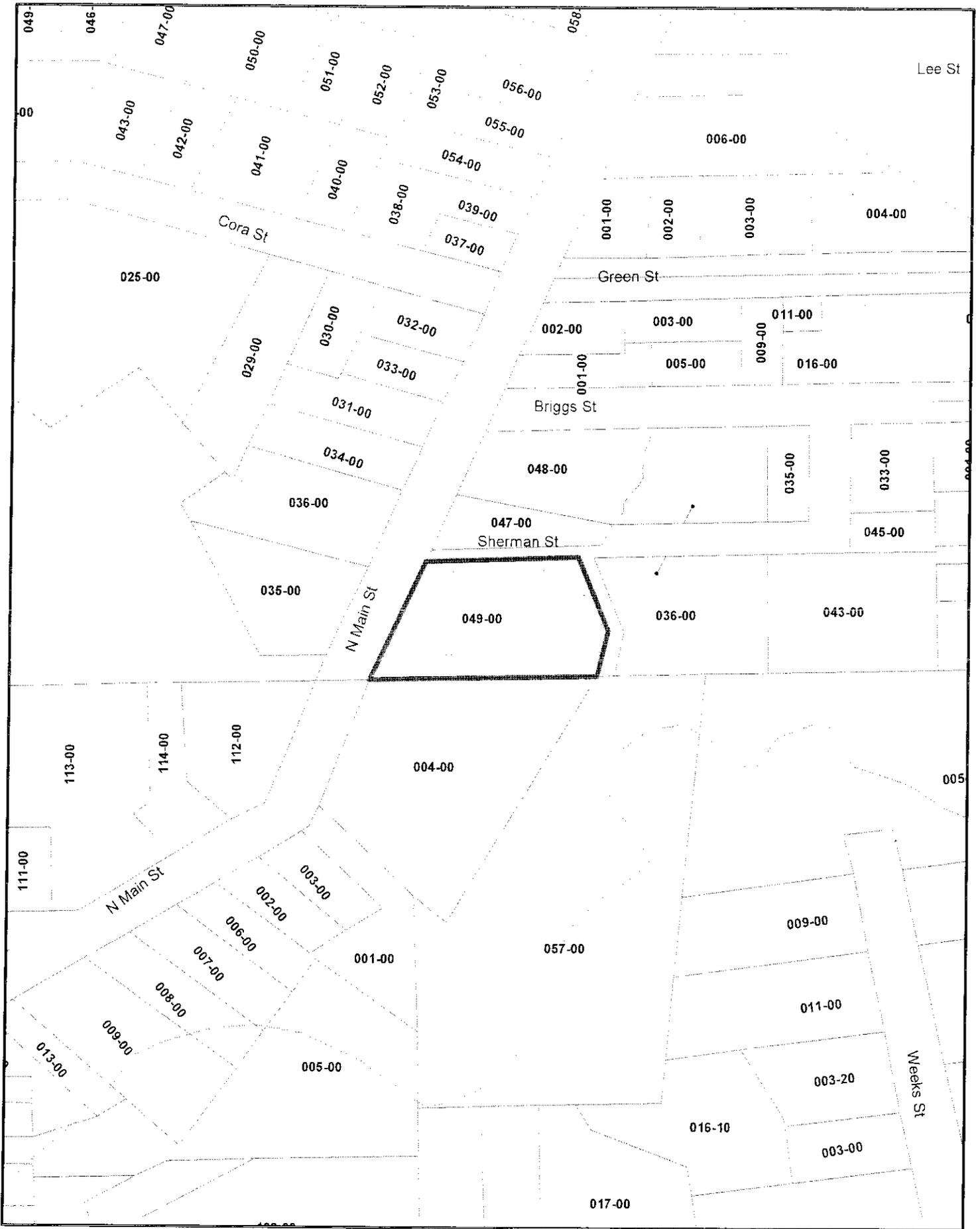
1 inch equals 200 feet





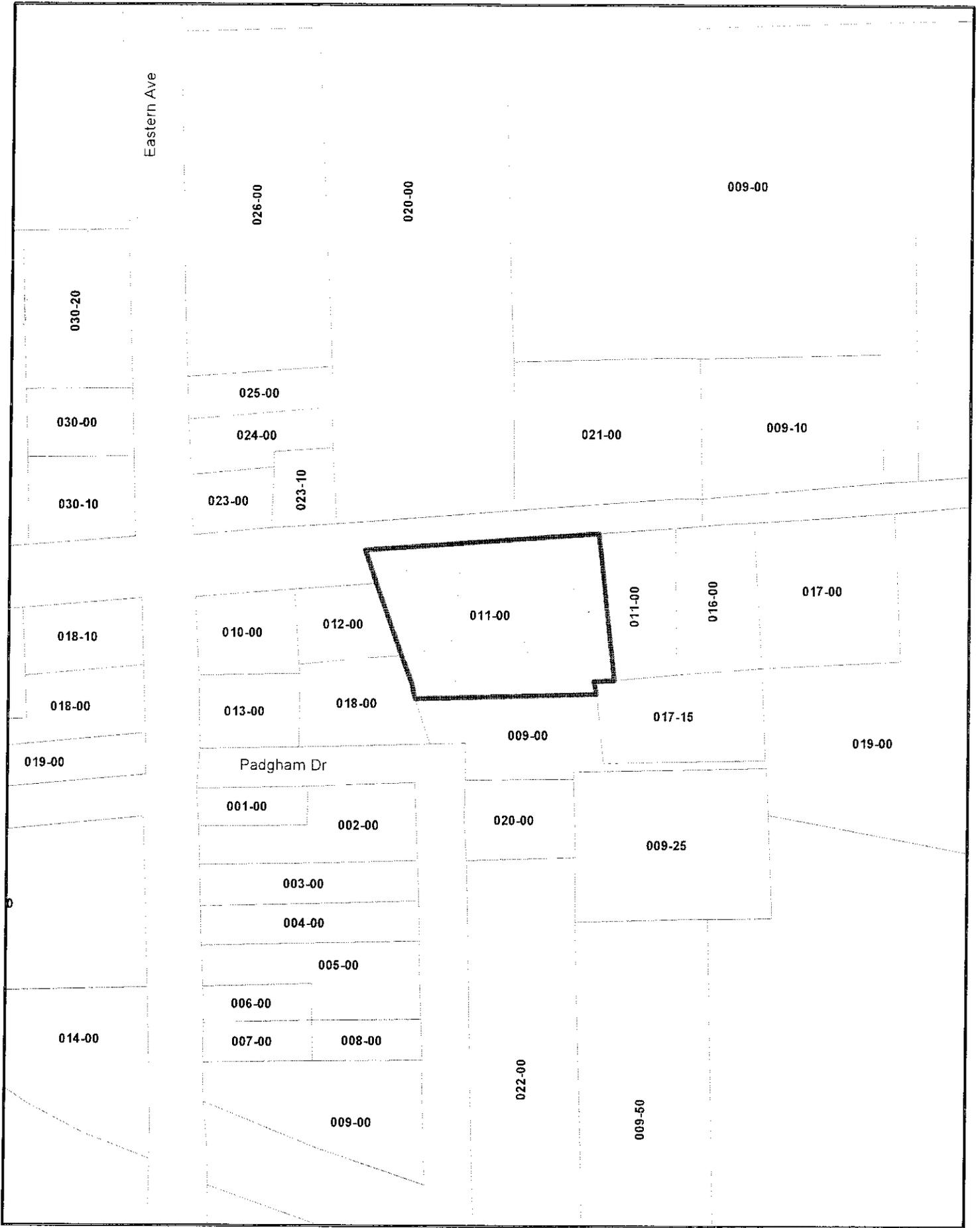
Ira Chichester House

1 inch equals 200 feet



Higginbotham House

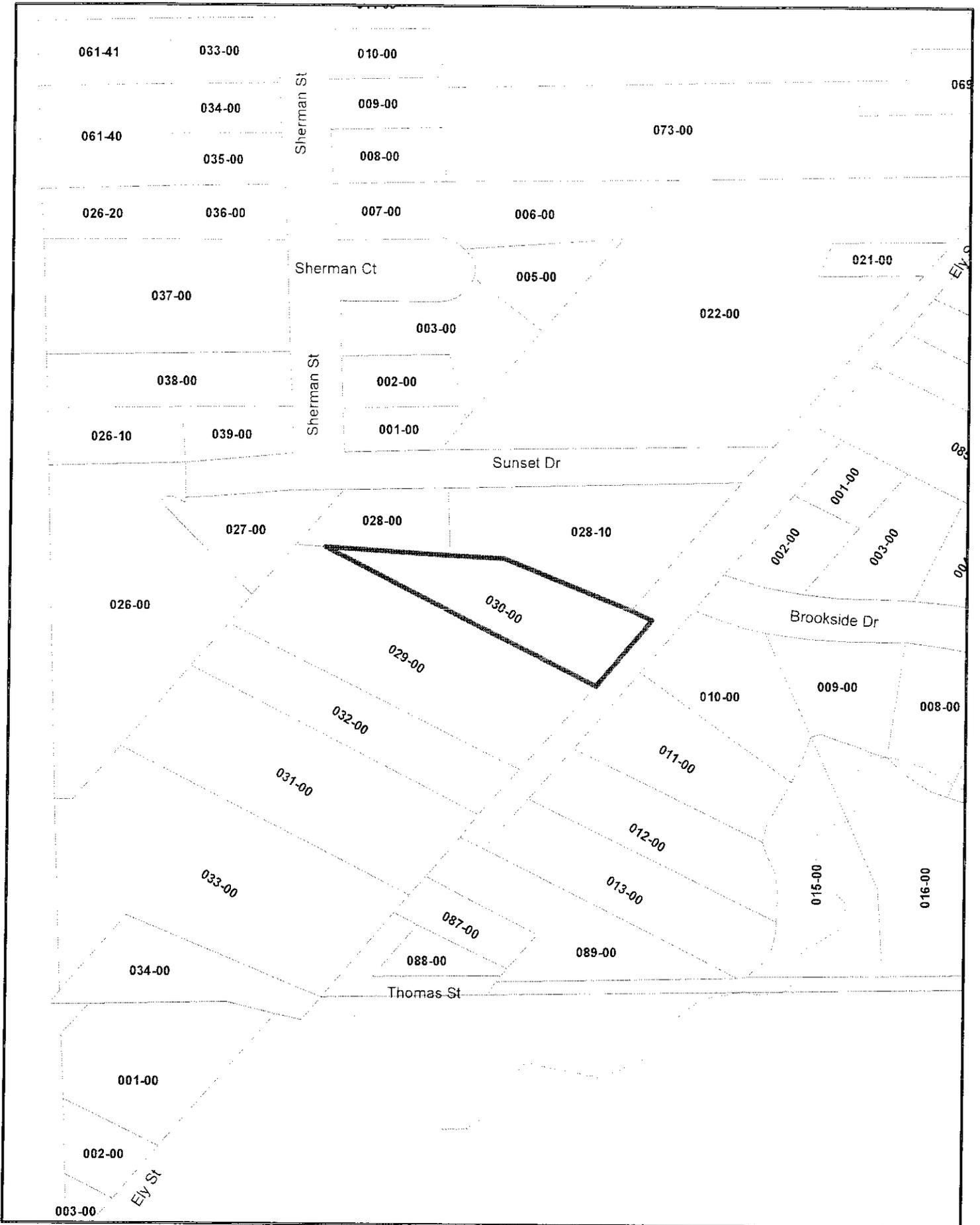
1 inch equals 200 feet



Sarah Lowe Steadman House

1 inch equals 200 feet

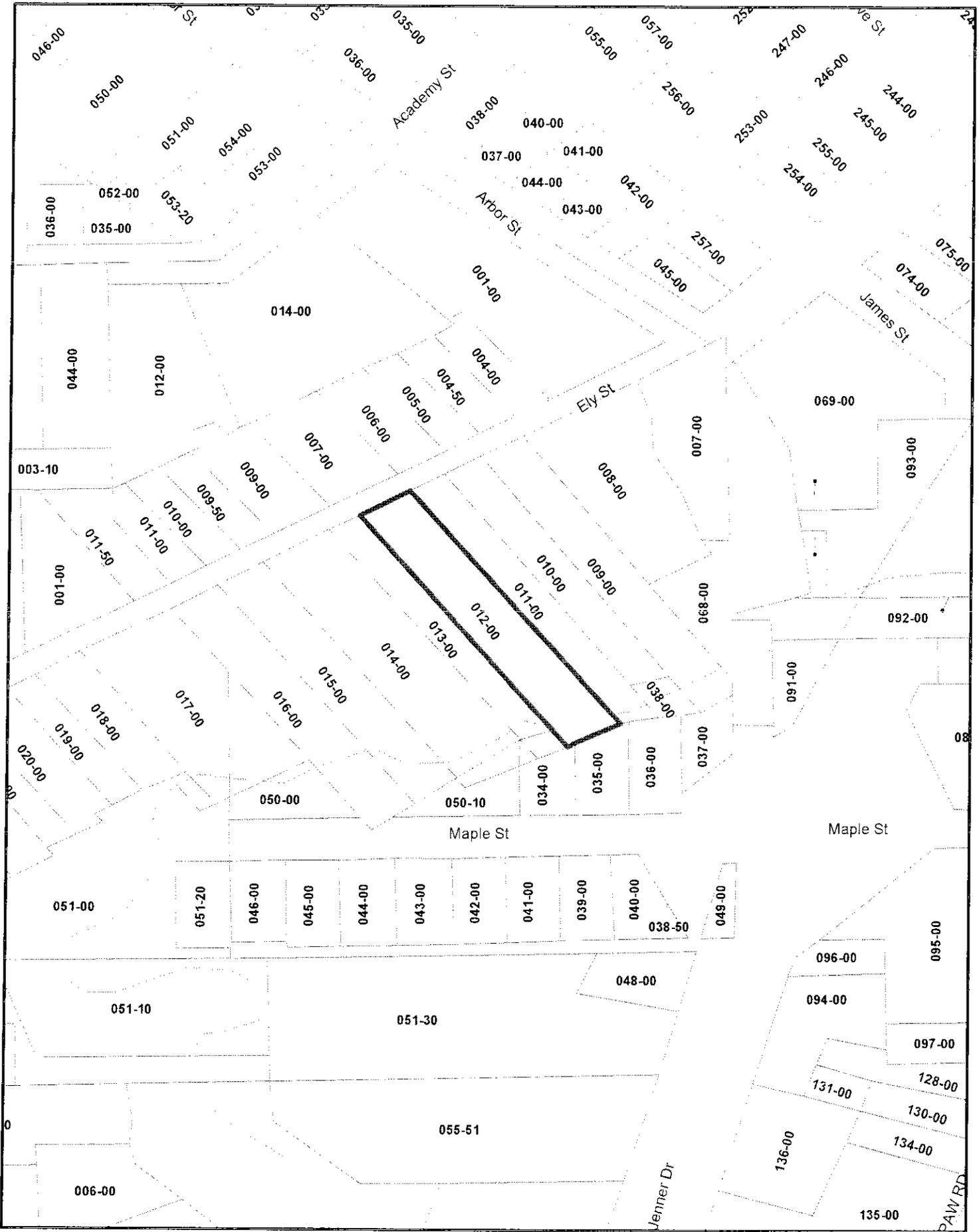




William Brown House

1 inch equals 200 feet





Yates House

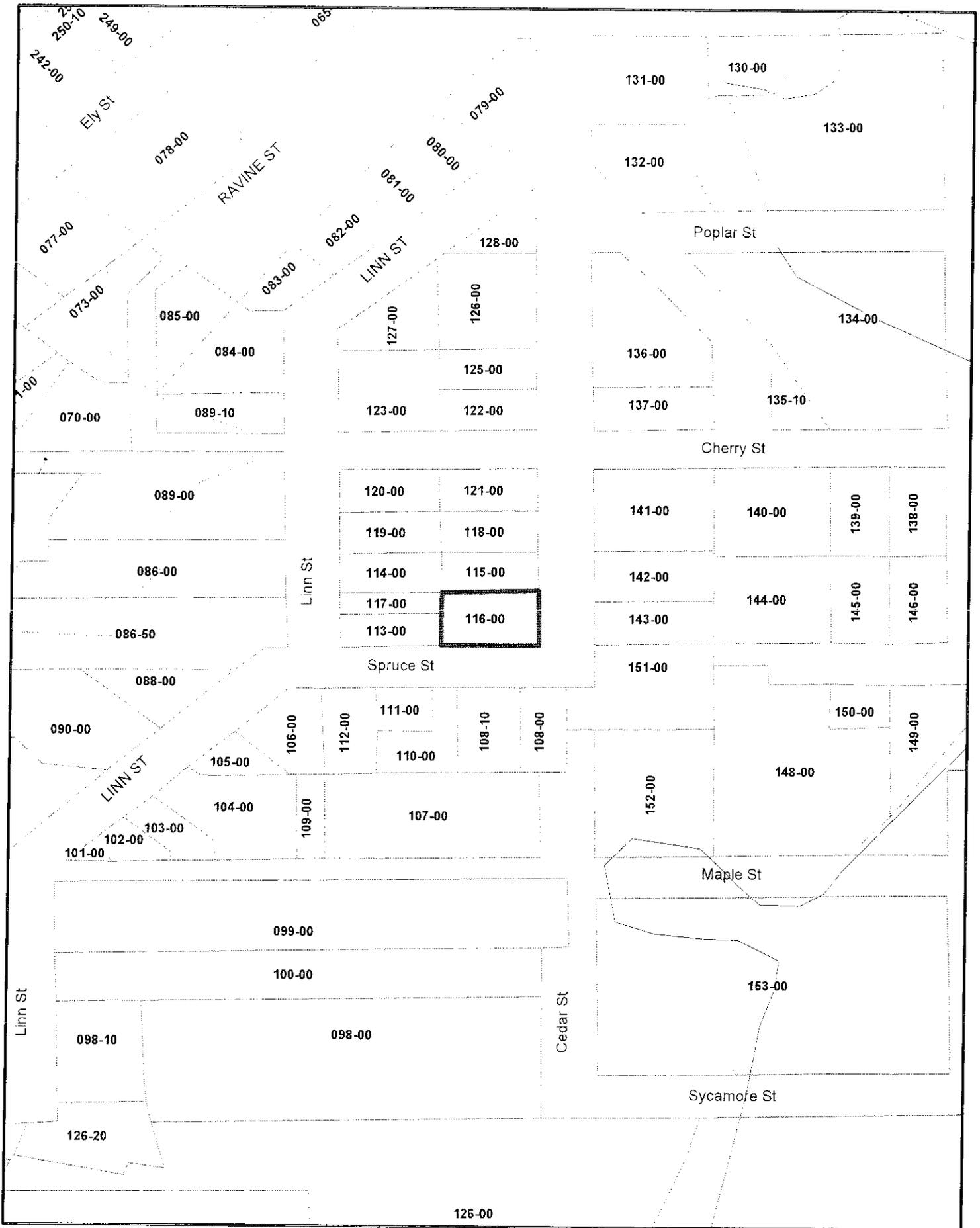
1 inch equals 200 feet



Oakwood Cemetery Chapel

1 inch equals 300 feet





Beucher House

1 inch equals 200 feet

