



HOLLAND HISTORIC DISTRICT COMMISSION

Regular Meeting

Tuesday, July 7, 2026

5:00 p.m.

Second Floor Training Room, City Hall, 270 S. River Avenue

I. **Call to Order 5:00 p.m. and roll call**

II. **Election of Officers - Chair and Vice Chair**

III. **Approval of Meeting Minutes**

Regular meeting of May 6, 2026

IV. **Public Comment - Please limit comments to five (5) minutes.**

V. **New Business**

A. Certificate of Appropriateness Application: 75 W. 12th Street
Amanda Green, owner. Basement window trim detail.

B. Certificate of Appropriateness Application: 209 W. 11th Street
Roman Yepishev, owner. Solar Panels.

C. Certificate of Appropriateness Application: 93 W. 14th Street
Aaron Jones, owner. Remove existing rear covered porch and replace with larger rear addition.

D. Certificate of Appropriateness Application: 89 W. 12th Street
Duane Kooyers, owner. New awnings (3).

VI. **Administrative Approval**

None.

VII. **Committee and Staff Report**

None.

VIII. **Adjournment**

Next Meeting: Thursday, August 6 at 5:00 p.m. in the Second Floor Training Room, City Hall.

PLEASE NOTE: The City of Holland will provide necessary services and auxiliary aids, such as signers for the hearing impaired and audiotapes of printed materials, to individuals with disabilities, upon receipt of seven days prior notice. Persons with disabilities requiring auxiliary aids services should contact the City of Holland by writing or calling: Esther Fifelski, Human/Community Relations Director, 270 S River Avenue Holland, MI 49423, phone 616.355.1300. Document(s) available for translation upon request.

La Ciudad de Holland proporcionará servicios necesarios y ayudas auxiliares, tales como personas que usan lenguaje de señas para aquellos con discapacidad auditiva y cintas de audio de materiales impresos, a las personas con discapacidad, con un aviso previo de siete días de anticipación. Las personas con discapacidades que necesitan servicios de ayudas auxiliares deben ponerse en contacto con la Ciudad de Holland escribiendo o llamando a: Human/Community Relaciones comunicándose con Esther Fifelski, 270 S River Avenue, Holland, MI 49423, teléfono 616.355.1300. Documento(s) en traducción disponible(s) a petición.

Any questions regarding this agenda may be directed to Anna Schutter at a.schutter@cityofholland.com or by calling the Department of Community and Neighborhood Services at (616) 355-1330.



CITY OF HOLLAND
HISTORIC DISTRICT COMMISSION MEETING
DRAFT MEETING MINUTES
May 6, 2026

I. Call to Order at 5:00 p.m. and **roll call** by Chair Lambers.

Present: Chair Justin Lambers, Vice Chair Audrey Hislop, Katie Sparling, Amy Alderink, Kim Cioffi, Alan Denko, and Linda Walvoord.

Absent: Abby Klomprens.

Staff: Preservation Planner Anna Schutter, Senior Planner Steve Peterson, and Department Assistant Miranda Neyens.

Applicants and Guests: Jillian Waigand, Tony Grajqevci, Jim Winter-Troutwine, Cystal Morgan, Dave Morgan, Charlie Sterken, Annie Sterken, Lama Al-Shohaty, Nick Rolinski, Jeff Burke, and Bruce Nash.

II. Approval of Meeting Minutes – Regular Meeting of April 7, 2026.

Vice Chair Hislop motioned, supported by Denko, to approve the meeting minutes of April 7, 2026.

The Commission unanimously approved the motion.

III. Public Comment

None.

IV. Old Business

- A. Certificate of Appropriateness Application: 276 Pine Avenue, Jillian Waigand, owner. Addition. *Tabled April 7, 2026.*

Schutter introduced the application, a tabled request from the April meeting in which the foundation portion of the CoA was approved. The application returned this month with revisions to the form of the proposed addition. The proposed materials remain the same and are intended to be like-for-like replacements. The proposed replacement windows, while not like-for-like, will remain vinyl double-hung windows. Schutter noted that the primary revision from the previous meeting was the change in the addition's form to a cross-gabled style, featuring a north-south facing gable and an additional smaller rear-facing gable over the porch area. Schutter noted that the applicant, Jillian Waigand, was able to address the questions outlined in the staff report.

Before discussion began, applicant's fiancé, Tony Grajqevci, advised that the



submitted measurements were not to scale and that the renderings were intended only as visual references.

Chair Lambers inquired whether the starburst detail would be replicated on the addition. Grajqevci confirmed that it would be. Grajqevci clarified that the intent was to replicate the entire existing gable detail, including the roof return and starburst treatment, on the new rear porch gable. The Commission expressed appreciation for the revised design and stated that the updated cross-gable form fit the home more appropriately than the previously proposed design.

Vice Chair Hislop inquired about the style of the gutters. Grajqevci advised that gutters would be added; however, the style had not yet been determined. He noted that gutters currently exist on the rear of the home and that the new gutters would match the existing ones. Schutter advised that the applicants would need to return for approval of the gutter style.

Chair Lambers and Sparling noted that the existing north and south windows are awning windows. Grajqevci stated that the intent is to match the existing windows on the home. He further explained that final window placement and sizing may change depending on structural requirements identified during construction planning and that additional details would likely return to the Commission for review.

Sparling clarified with Staff Schutter that the Commission's vote for this meeting pertained to the overall shape and form of the addition, rather than the specific design elements.

Chair Lambers expressed concern regarding the proposed 250 Series windows, noting that they are generally considered a lower-end vinyl product. He suggested that the applicants reconsider the window selection. Grajqevci acknowledged that the current windows are lower quality and explained that the intent was to match the existing windows. He stated that he is open to selecting a higher-quality window product. Schutter noted that opportunities for improvement are always encouraged and supported.

Discussion occurred regarding the appropriateness of matching existing non-historic windows. Commission members clarified that while replacement windows are typically expected to match original historic conditions, applicants are not required to replicate previously installed non-historic windows if a more historically appropriate option is available.

Chair Lambers requested clarification regarding the shingles, specifically whether the entire roof or only the addition would be reroofed. Waigand advised that the entire roof would be replaced to avoid color differences between the addition and the existing home. The applicants further clarified that the revised roof configuration required the existing and new roof areas to connect, making reroofing of the entire structure necessary to maintain a consistent appearance. Grajqevci asked whether a different color or shade would be permitted, to which Schutter advised that such a change would be allowed without administrative approval or



CoA.

The Commission expressed appreciation for the revised design changes and voiced support for the updated proposal.

Vice Chair Hislop moved to **approve with conditions** the amended application for a Certificate of Appropriateness as submitted and per testimony for the rear addition at 276 Pine Avenue based on the local guidelines and the Secretary of Interior's Standards #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."

Conditions: Windows and gutters are excluded from this approval and must return with full details and specifications for HDC review and approval.

Supported by Sparling.

The Commission unanimously approved the motion.

V. New Business

- A. Certificate of Appropriateness Application: 69 W. 13th Street, Jim Winter-Troutwine, architect, obo Crystal and Dave Morgan, owners. House and garage renovations.

Schutter introduced the application, which was previously reviewed at the January HDC meeting. The prior CoA was approved for the renovation work, with the understanding that design details would return to the Commission for further review. Schutter noted that administrative approval for the windows, doors, and other openings was granted in April 2026. Schutter explained that the current application includes revisions to the front porch to better reflect a historic appearance, with proposed materials intended to be like-for-like replacements. Schutter also noted that multiple chimney design options were included for Commission consideration, while some remaining elements may qualify for administrative approval.

Chair Lambers inquired about the proposed front porch materials, noting that the application referenced a composite material. Applicant Crystal Morgan provided a sample of the proposed tongue-and-groove composite decking material (TimberTech). Winter-Troutwine explained that the porch would follow a fiberglass picture-frame style detail using AZEK trim, and that all horizontal surfaces exposed to weather would utilize smooth composite materials due to durability concerns with wood.

Winter-Troutwine further noted that portions of the existing roof structure are in deteriorated condition and would require complete reconstruction. The new roof would utilize a truss system and may be approximately six to eight inches higher than the existing ridge, but would not alter the overall architectural style of the home. He emphasized that the intent is to reconstruct the porch and roof structure in a like-for-like manner in terms of scale, proportion, and massing, even though structural



rebuilding is required.

Winter-Troutwine clarified that porch columns would not be tapered. The front columns would measure 10 inches by 10 inches, while rear columns would measure 8 inches by 8 inches. He noted that column sizes vary across the house based on location and proportion. The columns are square in profile and do not include entasis or tapering.

Winter-Troutwine advised that the home may also undergo reroofing, utilizing either asphalt shingles or fiberglass three-tab shingles. Chair Lambers noted that applicants typically provide the manufacturer, product line, and material specifications for roofing materials. Winter-Troutwine stated that this information could be provided prior to installation. Chair Lambers suggested that final roofing material approval be handled administratively. It was clarified that the entire roof may ultimately be replaced to ensure consistency in color and material across both existing and new roof sections.

Winter-Troutwine addressed the siding, stating that existing siding would be removed and replaced with new wood siding in a like-for-like manner, likely cedar clapboard with similar exposure. Window trim and sill plates would be composite materials, likely AZEK, matching existing style and dimensions. Morgan clarified that composite materials would have a smooth finish rather than a wood grain texture, and that all trim would be painted white.

Winter-Troutwine noted that the foundation of the home would remain unchanged, as it is composed of multiple existing materials including stone, brick, and block with a cementitious parge coat.

Winter-Troutwine explained that the proposed addition would include an angled wall to maintain driveway usability. The addition measures approximately 12 feet by 12 feet, with a 3-foot angled cutout. He noted that this adjustment was made to accommodate vehicle movement and rear-view clearance along the driveway. The proposed casement windows for the addition had previously received administrative approval from Staff.

Chair Lambers inquired about the chimney design and proposed materials. Morgan stated that the applicants had not finalized the chimney materials but intended to salvage as much of the existing chimney as possible. She acknowledged that they may need to return for administrative approval if material changes are necessary. Chair Lambers noted that existing plans do have material specifications so this may need to be addressed in the motion.

Chair Lambers also inquired about chimney venting and whether side venting would be appropriate. Denko stated that side venting has been observed elsewhere within the historic district. Lambers commented that a chimney would be preferable aesthetically, as it would help break up the home's symmetry.

Chair Lambers questioned the proposed skylight above the shower and asked whether Staff had prior experience reviewing skylights within the district. Schutter advised that she did not have specific experience with skylights but did not identify any concerns with the proposal. Lambers stated that, because the skylight would not be visible from



the street, he had no concerns provided the final design was not a bubble-style skylight. The Commission indicated support for administrative approval of the skylight design.

Chair Lambers further advised that if building code requires a graspable handrail, the applicants would need to return for administrative approval of the handrail design, as no detailed sketches had been fully reviewed. Winter-Troutwine confirmed that handrail drawings exist and clarified mounting details, noting that the pipe rail would be surface-mounted and anchored into structural elements per code requirements. He further explained that the rail is a one-and-a-half-inch diameter steel pipe intended to be installed at required entry points, including front and side entries, and that locations would be determined based on code compliance.

Commission members discussed the need for additional detail beyond code minimums, including how the handrail connects to the structure, how it is supported at the base, and how it transitions at posts and landings. It was noted that building code governs height and diameter, but not attachment detailing, which the Commission typically reviews for visual compatibility.

Discussion also included whether sufficient detail had been provided to approve the concept as shown, with some members expressing comfort with the general material and form, while others requested that attachment methods and installation details be submitted for administrative review prior to final approval.

Winter-Troutwine also discussed dentil detailing on the main roofline fascia, which is considered a key architectural feature. It was noted that mock-ups may be used on-site to determine appropriate spacing and final design, Chair Lambers noted that dentil details had previously been left for administrative approval during the January meeting approval.

Alderink requested clarification from the Commission regarding which outstanding conditions should be addressed within the motion, noting that the submitted drawings and CoA materials appeared to answer the Commission's questions. Schutter responded that the only unresolved item was the chimney material, specifically if the applicants proposed deviating from the Chicago brick identified in the plans. Winter-Troutwine requested flexibility to utilize either Chicago brick or Michigan brick, noting that the primary difference between the materials would be color variation.

Alderink moved to **approve** the application for a Certificate of Appropriateness as submitted and per testimony for the restoration and addition at 69 W. 13th Street based on the local guidelines and the Secretary of Interior's Standards #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."

Alderink noted that her motion includes either Chicago or Michigan brick are approved for use on the chimney.



Supported by Walvoord.

The Commission approved the motion, 5-2.

- B. Notice to Proceed Application: 129 W. 12th Street, Lama Al-Shohaty, designer, obo Charles and Anne Sterken, owners. Garage Demo. ***PUBLIC HEARING***

Schutter introduced the application for the proposed demolition of the existing garage at 129 West 12th Street to allow for the future construction of an accessory dwelling unit (ADU). Schutter clarified that the current request pertained only to the demolition of the garage and that a future CoA application would be required for review of the proposed ADU design. She noted that this was a Notice to Proceed (NTP) application and emphasized that the Commission's decision was limited to demolition only, not approval of any future construction.

Schutter noted that one of the required demolition criteria must be met for approval and referenced the City's Master Plan goals related to housing and the City's housing policy supporting incremental housing development. She advised that the demolition request was not based on safety concerns regarding the existing structure. She added that the garage is considered historic and likely original to the property, dating to 1912, the same year as the house.

Applicants Charlie and Annie Sterken explained that the proposed ADU would provide housing for a family member with special needs.

Lama Al-Shohaty stated that the proposed new garage would better meet the functional needs of the property by providing additional vehicle storage as well as a new housing unit. She further noted that the project would add value to the property while complementing the existing home. She discussed the design elements of the proposal and described revisions made to better align with the Tudor-style architecture of the primary residence. She emphasized that the design was intentionally developed to harmonize with the historic character of the main house, incorporating simplified Tudor architectural motifs.

Charlie Sterken stated that the applicants' primary concern was ensuring that the ADU would fit appropriately within the neighborhood context. He noted that neighboring property owners had expressed support for both the garage demolition and the proposed new design.

Vice Chair Hislop noted that preliminary designs had been presented to the HDC at the previous month's meeting and expressed appreciation for the applicants' responsiveness to Commission feedback.

Nick Rolinski stated that the applicants ultimately determined that locating the ADU above a three-stall garage would best meet both the applicants' needs and the City's housing goals. He also explained that the design team explored multiple alternatives, including relocating the garage to another corner of the property and investigating a rear access/easement connection to the Washington School development, but these options



were ultimately not feasible.

Cioffi inquired about the history of the garage doors previously coming before the Commission. Schutter advised that a CoA application for the garage doors had been reviewed in 2023 and the motion failed.

Chair Lambers stated that he struggled with approving the demolition request because the existing garage remained in good condition for its age. Rolinski acknowledged similar concerns but noted that the structure would not be replaced with a larger apartment-style development and that the proposed designs aimed to preserve the historic character of the property. He also referenced a similar Tudor-style ADU project on 10th/11th Street and the "Hookman project" as inspiration for the design approach, noting Jeff Burke's anticipated continued involvement. Annie Sterken additionally stated that the garage also presents safety concerns.

Sparling inquired whether any existing elements of the current garage would be reused in the new construction. Rolinski stated that some materials or design elements may be reused but did not want to formally commit those details within the NTP.

Chair Lambers opened the public hearing.

Bruce Nash, 203 W 12th Street, inquired whether the existing garage doors could be reused or replicated for the proposed structure and whether doing so would be cost prohibitive."

Chair Lambers closed the public hearing.

Chair Lambers reminded the Commission that the current action concerned only the NTP for demolition and not approval of the proposed ADU itself. Lambers and Denko expressed concern about approving demolition without simultaneously reviewing a CoA or finalized replacement design.

Schutter noted that the Commission could include a condition requiring future CoA approval as part of any motion to approve the demolition request. Staff also referenced precedent such as prior greenhouse deconstruction approvals, where demolition permits were conditioned on approval of future construction documents.

Vice Chair Hislop acknowledged the difficulty of approving demolition of a historic structure but noted that the garage was secondary to the primary historic residence. She stated that the proposed ADU would provide an opportunity for additional housing while supporting the long-term needs of the applicants' family. Hislop referenced the City's Master Plan, Strategic Plan, and Housing Policy, specifically noting language supporting improved mobility and housing options for people of all abilities, which she felt aligned with the proposed project. She emphasized that approving demolition was not an easy decision despite those considerations.

Alderink moved to approve the application for Notice to Proceed as submitted and per testimony for the demolition of the garage at 129 W. 12th Street based on Criteria (D):



“Retaining the resource is not in the interest of the majority of the community.”

Supported by Denko.

The Commission approved the motion, 6-1.

- C. Certificate of Appropriateness Application: 11 W. 14th Street, Lynn Wildt, contractor, obo Amanda Eckerman and Markus Wunder (Eleven West Fourteenth Street LLC), owners. Window replacements.

Schutter introduced the application for the replacement of two windows: one north-facing rear window and one south-facing front window. The applicant proposed replacing the existing windows with historically appropriate window sizes and proportions. The proposed replacements would be Jeld-Wen aluminum-clad wood double-hung windows installed within the existing openings. The applicants were not present for the application review.

Schutter explained that the north-facing rear window would be restored to the original opening size, as the current window is smaller than the opening. She further noted that the south-facing front window would restore the original cottage-style window proportions that had previously been removed when a casement window was installed. All existing wood trim surrounding the windows would be repaired and preserved.

Chair Lambers voiced concern that the proposed replacement front window was cottage style while the existing front windows did not appear to be cottage style. Schutter noted that the existing windows were likely intended to be cottage style replacement windows, but that their proportions appeared incorrect. Commissioners further discussed the varying window pane proportions visible on different elevations of the home and noted that it was difficult to fully assess from the submitted photographs alone.

Vice Chair Hislop moved to **approve** the application for a Certificate of Appropriateness as submitted and per testimony for the replacement windows at 11 W. 14th Street based on the local guidelines and the Secretary of Interior's Standards #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.”

Supported by Alderink.

The Commission unanimously approved the motion.

The Commission voted to change the order of the agenda. Alderink motioned to move item E up in the agenda, supported by Denko. The Commission unanimously approved the motion.



D. Certificate of Appropriateness Application: 203 W. 12th Street, E. Bruce Nash, owner.
Porch repairs.

Schutter introduced the application for porch repairs at 203 West 12th Street, noting that the request primarily concerned replacement of porch flooring and skirting materials on the front and rear porches. Schutter stated that the application was generally proposed as a like-for-like replacement in both style and material, with the primary question before the Commission relating to the proposed decking material options. She noted that the existing yellow pine porch flooring had been installed in 2012 but had deteriorated due to weathering issues. Schutter advised that the application also included a proposed access door within the porch skirting, drainage improvements, and preventative measures for animals beneath the porch. She stated that landscaping elements would help screen some of the proposed changes from public view.

Applicant Bruce Nash advised that dimensions shown on the submitted property plan were inaccurate, though the narrative dimensions provided by the contractor were correct. Nash explained that the project involved repairs to rotting boards within the porch skirting and columns. He stated that he intended to preserve as much original wood as possible, particularly the original Douglas fir located in portions of the columns. Nash explained that portions of the skirting had deteriorated after previously being buried in soil, resulting in significant rot extending above the bottom joist and into replacement support wood. He stated that the contractor recommended full replacement of the skirting material due to its condition, while replicating the existing appearance as closely as possible with matching paint colors.

Nash discussed multiple decking material options considered for the project, including old-growth Douglas fir, white pine, tropical hardwoods such as Ipe, and several composite products. He stated that while his preference was to use historically appropriate wood materials, sourcing suitable old-growth lumber had proven difficult. Nash further explained concerns regarding the long-term durability of yellow pine and noted contractor concerns regarding the workability and installation requirements of Ipe decking.

Schutter noted that different species of wood are typically not distinguished by the Commission during review, provided the replacement remains like-for-like in appearance and installation. Nash advised that he was attempting to keep materials as historically appropriate as possible while balancing durability and cost considerations. Nash then presented several composite decking samples to the Commission, including painted and unpainted options, and noted that the dimensions closely matched the existing porch boards. Commissioners discussed the appearance, texture, width, exposed end grain, and overall compatibility of the composite products with the historic structure. Nash stated that some composite products could also be installed with a "picture frame" border detail to conceal cut ends if preferred.

Chair Lambers inquired about the proposed design treatment if composite materials were selected. Nash advised that he had initially intended to maintain the exposed board ends similar to the existing porch but would also be comfortable incorporating a picture-frame border detail if desired by the Commission.

Nash advised that an access door was proposed within the front porch skirting so that future access beneath the porch could occur without cutting through the skirting materials to address wildlife issues. He explained that the proposed access panel would be integrated into the existing skirting pattern, hinged internally, and screened from view by landscaping. Nash further explained that drainage improvements would include removing soil from direct contact with the skirting, replacing it with stone for improved drainage, and installing discreet barriers to discourage animals from nesting beneath the porch.

Chair Lambers noted that he had no significant concerns with the application, describing it as substantially like-for-like in appearance, with the primary discussion relating to the potential use of composite materials.

Vice Chair Hislop and Cioffi inquired whether the applicant had a preferred material option. Nash stated that his preference remained high-quality Douglas fir if a suitable product could be sourced otherwise, he would likely pursue one of the composite decking options presented to the Commission.

Chair Lambers stated that he appreciated the tongue-and-groove composite sample and the possibility of incorporating a picture-frame border detail, though he would also be comfortable approving the installation without framing. Lambers additionally noted appreciation that the composite samples closely matched the width and dimensions of the existing porch boards.

Alderink moved to **approve** the application for a Certificate of Appropriateness for the porch restoration as submitted and per testimony at 203 W. 12th Street based on the local guidelines and the Secretary of Interior's Standards #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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Alderink noted that her motion allows for wood or composite materials and picture frame finishing is at the discretion of the applicant.

Supported by Denko.

The Commission unanimously approved the motion.

- E. Certificate of Appropriateness Application: 162 W. 12th Street, David Stubbs, owner. Garage door replacement.

Schutter introduced the application for replacement of an existing garage door at 162 West 12th Street, noting that Staff does not believe it is likely not original to the structure. Schutter described the existing door as featuring recessed square panels without windows and noted that it likely dates to the mid-century period. The applicant proposed two replacement options with nearly identical recessed panel designs, differing primarily in



surface texture, with one option featuring a smooth finish and the other a wood-grain texture. Schutter explained that both proposed replacement doors would maintain a carriage-house appearance with vertical recessed panels and no windows. She further noted that the proposed doors represented a stylistic departure from the existing door but remained compatible with Historic District standards due to the recessed panel design. The applicant indicated that the interior side of the existing garage door had significantly deteriorated and required ongoing bracing and reinforcement. The applicant was not present for the review.

Denko inquired whether the proposed garage door style was unusual. Schutter advised that it was somewhat uncommon historically for the door to lack windows, though the existing garage door similarly contains no windows.

Chair Lambers stated that he appreciated the proposed replacement door's carriage-house appearance. He noted that while he would have preferred windows within the upper panels, the vertical orientation of the recessed panels improved the overall appearance compared to the existing door. Vice Chair Hislop agreed, noting that the proposed design was an improvement over the existing door and complemented the vertical window patterns and architectural detailing present elsewhere on the home, particularly within the breezeway and adjacent windows.

The Commission indicated a preference for the smooth finish option over the wood-grain texture, though members stated they would support either finish.

Denko moved to **approve** the application for a Certificate of Appropriateness as submitted and per testimony for the garage door replacement at 162 W. 12th Street based on the local guidelines and the Secretary of Interior's Standards #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."

Supported by Alderink.

The Commission unanimously approved the motion.

- F. Certificate of Appropriateness Application: 75 W. 12th Street, Amanda Green, owner. Basement window replacements.

Schutter introduced the application for replacement of basement windows at 512 W 12th Street. She explained that the applicant proposed Andersen 100 Series Fibrex replacement windows, which have been approved in prior Historic District applications, and noted that the Commission has historically been more flexible regarding basement window materials and configurations. Schutter further advised that the applicant had responded to questions raised in the Staff report and confirmed that the proposed windows would include grille patterns matching the existing windows. The applicant was not present for



the review.

Schutter noted that the proposed replacement windows would be custom sized to closely match the existing openings and proportions. She explained that the applicant also proposed removing the existing projecting windowsills and trimming the windows with aluminum on the exterior.

Chair Lambers shared concern regarding the proposed aluminum trim surrounding the basement windows as aluminum trim can appear overly modern, age poorly, and become visibly dented or damaged over time. The Commission expressed greater comfort with composite or AZEK-style trim materials if additional trim was necessary due to the basement location and moisture concerns.

Commissioners additionally discussed the prominence of the basement windows due to the home's raised foundation, noting that the windows are more visually prominent than typical basement openings and therefore warranted additional scrutiny.

Schutter read the applicant's clarification into the record, stating that the windows would be inserted into the existing openings without projecting sills, that dimensions would match the existing windows, and that the proposed exterior trim material would be aluminum. Alderink voiced uncertainty regarding whether the proposed aluminum would function primarily as visible trim or as a minimal flashing/kick-out detail intended for water management purposes.

Alderink moved to **approve** the application for a Certificate of Appropriateness as submitted and per testimony for the replacement basement windows at 75 W. 12th Street based on the local guidelines and the Secretary of Interior's Standards #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."

Conditions: Trim details must return to the HDC for further review and approval.

Supported by Cioffi.

The Commission unanimously approved the motion.

- G. * Study Committee Report: 496 Central Avenue, City Greenhouses. Recommend to City Council. ***PUBLIC HEARING***

Schutter introduced the report and memorandum regarding the former City greenhouse landmark designation and stated that Staff was seeking a recommendation from the Historic District Commission to City Council regarding the report's findings.

Schutter provided a brief overview of the process completed to date, noting that a City greenhouse study committee had previously been formed to evaluate the landmark status of the greenhouse property. She stated that, following approval by the study committee,



the report was distributed for review to the State Historic Preservation Office (SHPO), the Michigan Historical Commission, the State Preservation Review Board, City staff, and the City Manager.

Schutter explained that the study committee recommended removal of the landmark designation language from the City Code because the greenhouse structures previously located at State and Central had been demolished and no longer existed. She stated that the study committee determined the property was no longer eligible as a historic landmark due to the loss of the historic resource.

Schutter advised that SHPO submitted comments supporting the report and its findings. She further noted that no comments either supporting or opposing the recommendation had been received from other reviewing entities or members of the public.

Schutter clarified that the Commission's role was to either support or oppose the report and its findings and forward that recommendation to City Council, which would make the final determination regarding any ordinance amendment removing the landmark designation.

Chair Lambers opened public hearing.

No comments received.

Chair Lambers closed public hearing.

Sparling moved to **recommend approval** to City Council.

Supported by Denko.

The Commission unanimously approved the motion.

G. Administrative Approval

None.

H. Committee and Staff Report

- a. May is National Historic Preservation Month

Schutter advised that May is National Historic Preservation Month. She encouraged awareness and participation in local preservation-related programming and events.

- b. Washington Square Highlights

Schutter highlighted recent promotional efforts for Washington Square, noting positive community engagement and collaboration on the project. She referenced upcoming presentation of the project at the Michigan Historic Preservation Network Conference, which will include the development process and historical context.

- c. Election of Officers & New Commissioners in July



Schutter reminded the Commission that the July meeting will include election of officers (Chair and Vice Chair). Commissioners were encouraged to consider interest in leadership roles. Schutter also noted that two new commissioners, Derek Matthews and Eric Kaslik, will be joining the Commission in July

I. Adjournment

Upon motion by Denko, supported by Vice Chair Hislop, the Commission voted unanimously to adjourn at 7:35 p.m.

Next Meeting: Tuesday, June 2, 2026, at 5:00 p.m. in the Second Floor Training Room, City Hall.

Minutes recorded by Municipal Planner, Anna Schutter and Department Assistant, Miranda Neyens. A recording of the meeting can be found at: <https://vimeo.com/1190131915?share=copy&fl=sv&fe=ci>.

DRAFT

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

75 W. 12th Street

Applicant Name: Amanda Green

Property Address: 75 W. 12th Street

Meeting Date: May 6, 2026 – **June 2, 2026**

Project Description: Basement Window Replacement – **Amendment to previous approval**

Proposal:

- Holland Historic District: This house has a foundation of concrete blocks, a bay window, and two pedimented gables. The roof is a steep hipped roof with a central chimney. The open front porch has large square pillars, a flat roof, and a rusticated sandstone planter.
- The applicant is requesting to replace the existing basement windows, which have degraded over time.
 - Attempts were made to repair via restoration companies, but that was unsuccessful.
 - Copper mesh has been inserted in the decaying wood to prevent critters from entering in the interim.
- Proposed replacement windows are:
 - [Andersen 100 Series](#) Fibrex Composite
 - Fixed units
 - Eight (8) windows measure 38.5" x 28"
 - One (1) window measures 18" x 21"
- The windows will be trimmed with aluminum, and the current sills will be removed and not replaced.
- Applicant stated intent for replacement windows to be "roughly" the same size as the existing window. Currently a vertical grille/muntin is not planned but can be added if required for approval.

Staff Notes:

- Fibrex as been approved for previous below grade applications – if details can be accurately replicated, it's an appropriate replacement option.
- Staff has some concerns that the offerings of the 100 series won't be able to match the existing windows – both in sizing and grille pattern options. Suggest requiring cut/spec sheets return for review (admin or HDC) before final approval.
- **[New for June 2, 2026](#)**

- The Commission **approved with conditions** the application for a Certificate of Appropriateness as submitted and per testimony for the replacement basement windows at 75 W. 12th Street based on the local guidelines and the Secretary of Interior's Standard #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.*
- **Conditions: Trim details must return to the HDC for further review and approval.**

The applicant has returned for final approval with the following information:

Written explanation

Pictures of windows

Picture of similar example in the HDC

Possible Motions:

Move to approve the application for a Certificate of Appropriateness as submitted and per testimony for the trim details for the previously approved replacement basement windows at 75 W. 12th Street based on the local guidelines and the Secretary of Interior's Standard #9:

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

Attachments:

1. Application
2. Survey
3. Work Description
4. Photos

Attachments:

5. Original Application and staff report packet
6. Additional detail from applicant regarding trim
7. C of A from the May meeting

Revised description of work proposed:

The basement windows at 75 W. 12th Street; Holland, Michigan need to be replaced. Copper mesh had to be inserted around the decaying wood in order to keep outdoor critters outside the home. The proposed windows will complement the vinyl siding that was installed by previous owners years ago.

I contacted Michigan Historic Window Company, Heritage Restoration Company and Midtown Craftsmen: Historic Home Restoration Experts. One company was too far away to consider the project. Another company was unresponsive and the third was too busy for this project. Other companies were then contacted in regard to the project which is to replace 9 basement windows that measure 38.5" X 28" and one that measures 18" X 21".

I met with Steve Peterson on Friday, May 8, to gain clarification of next steps in the approval of basement windows at 75 W. 12th Street.

I have attached pictures of the sides and back of the house so that you have a clear picture of the windows that will be replaced. The windows are numbered in the same manner as presented in the original request.

I have also included a picture from a random Holland Historic House that will resemble the window that will be installed at 75 W. 12th Street. I am asking that I do not need to use sills, since they inhibit snow and water runoff.

Since the April meeting, I have worked with another contractor who recommends Lindsay Pinnacle windows that are comparable or better than the originally proposed Anderson 100 Series windows that were previously approved.

Key materials used in Lindsay windows include:

- Vinyl (PVC) - the main frame and sash material. Lindsay emphasizes vinyl because it resists rot, rust, warping, and water damage while requiring very little maintenance
- Low-E glass - energy-efficient coated glass that helps reduce heat transfer and improve insulation
- Argon gas fills - insulating gas placed between glass panes to improve thermal performance
- Spacer systems - Lindsay uses "Super Spacer" technology between panes instead of traditional metal spacers to reduce heat conduction
- Aluminum components - used in some reinforcement or accessory parts, though Lindsay promotes minimizing metal between panes for better efficiency

Regardless of the vendor chosen, windows 1 and 2 and 4-8 are proposed to be replaced with obscured glass picture windows with an outside vertical mullion. Window 3 will be replaced with a casement window that meets the Michigan Building Code Standards for an egress window. This window will open outward with a hand crank. Window 10 will also be a picture window with obscured glass but without a center mullion.

Either window company is willing to frame the basement windows in aluminum or use a composite board or wood grained PVC board. The composite board would be approximately 3/4" wide. The measurements of the windows are the same as presented above. Definitive measurements cannot be made until the project has been finalized.



Left side of house, windows 6-10.



This picture is from a random Holland Historic Home. The window at 75 W. 12th will look similar to this. I hope that no sills will be required because they trap water and snow above and below the window casement causing the wood to rot which is why the current windows need to be replaced.



Right side of house, windows 1 and 2.



Back of house, Windows 3-5. Window 4 is hidden by the air conditioner.



Storm windows currently installed at 75 W. 12th.
Green is vinyl; white is aluminum.

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

209 W 11th Street

Applicant Name: Roman Yepishev
Property Address: 209 W. 11th Street
Meeting Date: July 7, 2026
Project Description: Solar Panels

Proposal:

This two story Queen Anne style home has a very low brick foundation of "Michigan brick" says the owner. It has narrow beveled siding of wood. The gables are decorated with fancy shingles and the large gabled dormer has a double door leading onto a balcony. There is a side door with a gabled hood supported by consoles. There is a large screened front porch, a good sized room projecting off at an angle and decorated with scrolls.

Bibliographic References The eaves have carpenter's gothic trim and the balcony is made of flat balustrades. The home is built on a large lot, much larger than those around it.

- The solar panels are proposed in two locations. One on the west elevation of the roof of the home. The other on the south elevation of the detached garage. Both arrays will be flush mounted to the roof and will be no more than 6 inches above the roof.
- The panels will be black and are expected to generate 62% of the church's annual electricity demand.

Staff Notes:

- The HDC has previously approved solar panels at 203 W. 10th Street, 204 W. 12th Street and most recent at 77 W. 11th St. (Hope Church)
- Per site visit and attached photos, the view of panels on sloped roofs from the right of way would be minimal.

Possible Motions:

Move to **approve** the application for a **Certificate of Appropriateness** as submitted and per testimony for solar panels at 209 W. 11th Street based on the local guidelines and the Secretary of Interior's Standard #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.”

Attachments:

1. Application
2. Site Plan and Proposed Work



**City of Holland Historic District Commission
Application for a Certificate of Appropriateness (CoA)**

This application, supporting materials, and associated fee, must be received in the office of Community and Neighborhood Services a minimum of ten (10) working days prior to a scheduled Historic District Commission (HDC) meeting. Applicants are encouraged to conduct a preliminary discussion with staff and/or the HDC prior to submitting an application. The Commission generally meets monthly and attendance by the owner is strongly recommended.

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Property Address: _____

Owner’s Name: _____ **Phone:** _____

Email: _____

Name of Applicant (if different than owner): _____

Relationship to Project: _____ **Applicant’s Phone:** _____

Applicant’s Email: _____

Description of work proposed, **BE SPECIFIC** (use additional sheets if needed):

(over)



Application Materials to be submitted by Owner/Applicant:

	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
	Site Plan	<ul style="list-style-type: none"> • “Birdseye view” of the parcel, with dimensions (if known) and locations of existing and proposed structures
	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
	Application Fee	<ul style="list-style-type: none"> • \$25 filling fee for HDC review • Additional \$50 late charge for all applications submitted retroactively

An application is not complete without the materials listed above. If you believe that one or more of the materials listed are not necessary for a successful review of your project, please consult with staff before submitting.

Directions for Submission

Please **email** completed form with all application materials to cns@cityofholland.com

Applications may also be dropped **in person** or **mailed** to:

Community & Neighborhood Services

Attn: Anna Schutter

270 S. River Avenue

Holland, MI 49423

Fee payment will be collected after successful application submission.

Owner’s Signature: _____ **Date:** _____

Applicant’s Signature:  _____ **Date:** _____

*Any questions may be directed to Anna Schutter, Municipal Planner
(616) 355-1362 or a.schutter@cityofholland.com*

Roman Yepishev - 209 W 11th St, Holland, MI 49423, USA
System Size: 8.6 kW DC

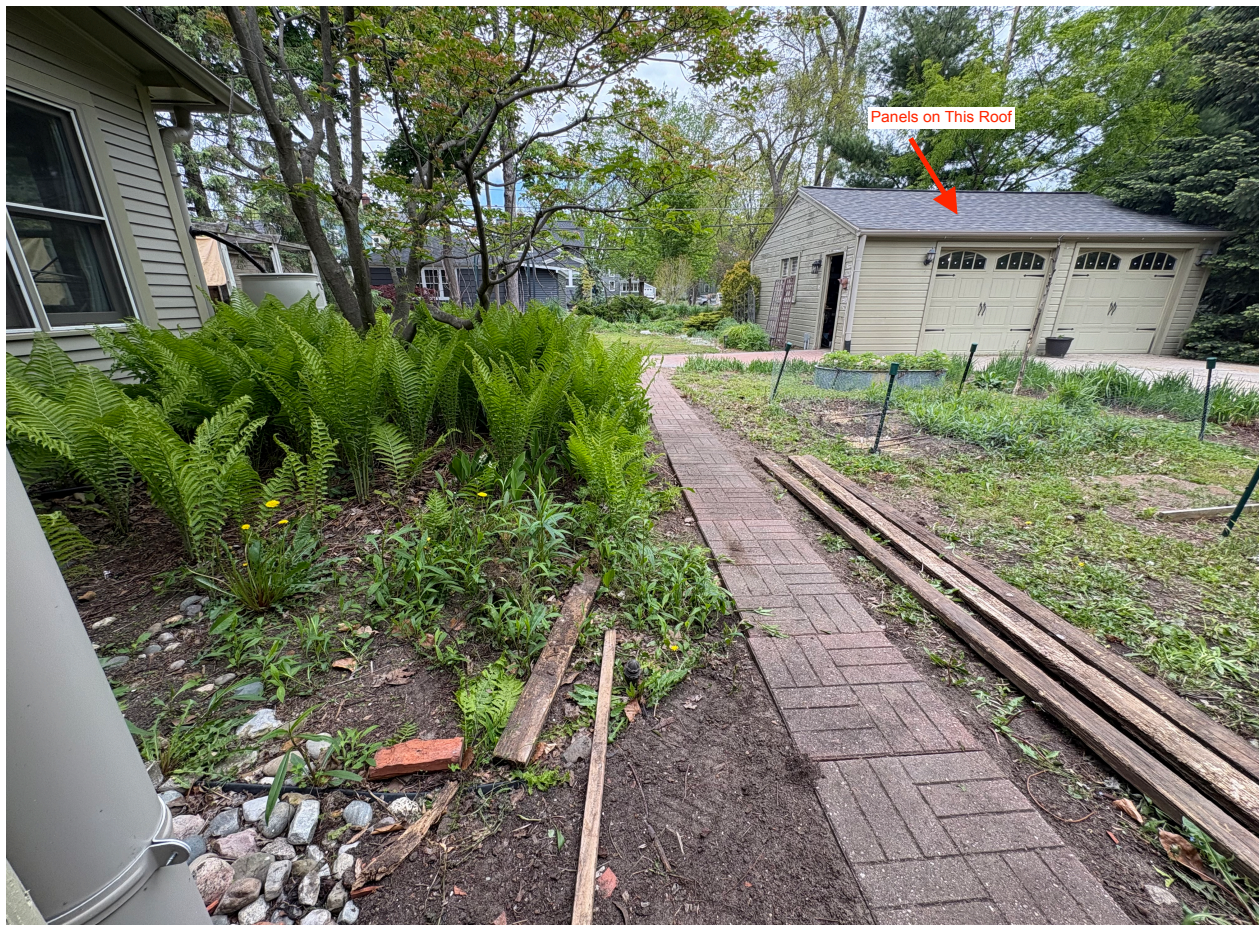
System Design (2D)





Panels on This Roof





SOLAR'S MOST TRUSTED



REC ALPHA[®] PURE 2 SERIES

DATASHEET

COMPACT PANEL SIZE

430 W_P
22.2% EFFICIENCY
20.7 W/FT²



ELIGIBLE



LEAD-FREE
ROHS COMPLIANT

EXPERIENCE



PERFORMANCE

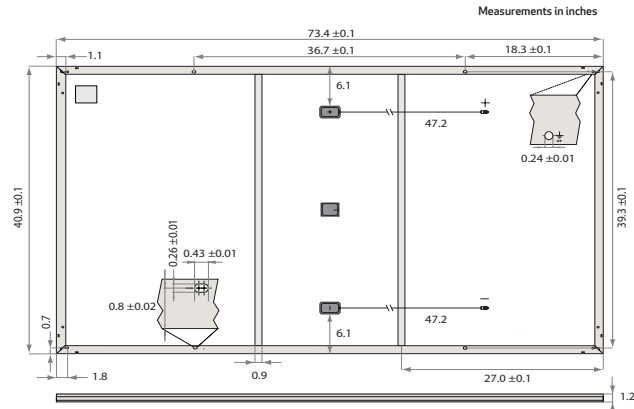
REC ALPHA[®] PURE 2 SERIES

DATASHEET



GENERAL DATA

Cell Type	132 half-cut bifacial REC heterojunction cells, with lead-free, gapless technology
Glass	0.13 in solar glass with anti-reflective surface treatment in accordance with EN12150
Backsheet	Highly resistant polymer (Black)
Frame	Anodized aluminum (Black)
Junction Box	3-part, 3 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors	Stäubli MC4 PV-KBT4/KST4 (12AWG) in accordance with IEC 62852, IP68 only when connected
Cable	12 AWG solar cable, 47.2 in + 47.2 in in accordance with EN50618
Dimensions	73.4 x 40.9 x 1.2 in (20.8 ft ²)
Weight	47.8 lb
Origin	Made in Singapore



ELECTRICAL DATA

PRODUCT CODE*: RECxxxAA Pure 2

STC

Power Output - P _{max} (W _p)	400	410	420	430
Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10
Nominal Power Voltage - V _{MPP} (V)	41.1	41.6	42.2	42.8
Nominal Power Current - I _{MPP} (A)	9.74	9.86	9.96	10.05
Open Circuit Voltage - V _{oc} (V)	48.5	48.8	49.1	49.3
Short Circuit Current - I _{sc} (A)	10.60	10.67	10.74	10.81
Power Density (W/ft ²)	19.2	19.7	20.2	20.7
Panel Efficiency (%)	20.6	21.1	21.7	22.2

NMOT

Power Output - P _{max} (W _p)	304	312	320	327
Nominal Power Voltage - V _{MPP} (V)	38.7	39.2	39.8	40.3
Nominal Power Current - I _{MPP} (A)	7.86	7.96	8.05	8.12
Open Circuit Voltage - V _{oc} (V)	45.7	45.8	46.0	46.2
Short Circuit Current - I _{sc} (A)	8.5	8.62	8.68	8.73

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 77°F (25°C)), based on a production spread with a tolerance of P_{max}, V_{oc} & I_{sc} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s)). *Where xxx indicates the nominal power class (P_{max}) at STC above.

MAXIMUM RATINGS

Operational Temperature	-40 °F - 185 °F
System Voltage	1000 V
Maximum Test Load (front)	+7000 Pa (146 lb/ft ²)
Maximum Test Load (rear)	-4000 Pa (83.4 lb/ft ²)
Max Series Fuse Rating	25 A
Max Reverse Current	25 A

* See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

TEMPERATURE RATINGS*

Nominal Module Operating Temperature	44 °C ± 2°C
Temperature coefficient of P _{max}	-0.24% /K
Temperature coefficient of V _{oc}	-0.24% /K
Temperature coefficient of I _{sc}	0.04% /K

*The temperature coefficients stated are linear values

DELIVERY INFORMATION

Panels per Pallet	33
Panels per 40 ft GP/high cube container	792 (24 Pallets)
Panels per 53 ft truck	858 (26 Pallets)

Available from:



Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

CERTIFICATIONS

IEC 61215:2011; IEC61730:2016; UL61730
IEC 62716 Ammonia Resistance
IEC 61701 Salt Mist (SM6)
IEC 61215:2016 Hailstone (35mm)
UL 61730 Fire Type 2
IEC 62321 Lead-free acc. to RoHS EU 863/2015
ISO 14001; ISO9001; IEC45001; IEC62941



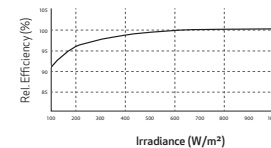
WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

The REC ProTrust Warranty is only available on panels purchased through an REC Certified Solar Professional installer. Warranty conditions apply. See www.recgroup.com for more details.

LOW LIGHT BEHAVIOR

Typical low irradiance performance of module at STC:



REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com



Specifications subject to change without notice.

Ref: PM-DS-12-06-Rev-313.2024

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

93 W 14th St

Applicant Name: Aaron Jones

Property Address: 93 W 14th St

Meeting Date: July 7, 2026

Project Description: Remove existing rear covered porch and replace with larger rear addition.

Proposal:

- Holland Historic District: The stately two-and one-half story cross gable roof Queen Anne house is built on a cement block foundation. The red brick veneer house with matching red mortar has a second story sleeping porch, a typical Queen Anne feature. A full open wrap-around porch with classical columns and balustrades reflect the influence of the Colonial Revival houses that were soon to follow. ' The dominant front dormer is clad in shingles and embellished with a pair of rectangular windows.
- DATE OF CONSTRUCTION C. 1896-1901
- HISTORICAL SIGNIFICANCE Architecture
- SIGNIFICANCE STATEMENT This fully developed Queen Anne adds to the architectural and historic integrity of the area.

Information for 7/7/2026:

The applicant is requesting approval of the following:

- Remove existing rear covered porch.
- Replace rear covered porch with larger addition.
- Existing block foundation is damaged and will be replaced with a new poured wall foundation.
- New exterior materials will include
 - Vinyl siding
 - Viny Windows
 - Fiberglass Doors
 - Aluminum Fascia/Soffit
 - Asphalt singles
- Other than the replacement steps, this addition will not be seen from the road.
- The exiting rear porch area extends about 3-4 feet off the house. The replacement porch will extend about 10 feet of the rear of the home.

- The existing window on the rear second story is planned to be made small (vertical) to accommodate the roof for the larger rear porch.

Staff Notes:

- Consider approval with the condition that final window and door details return for Staff review before installation.

Possible Motions:

Move to **approve** to the application for a Certificate of Appropriateness as submitted and per testimony for the rear addition at 93 W 14th St based on the local guidelines and the Secretary of Interior's Standard #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.

Attachments:

1. Application
2. Historic District Survey
3. Photos of existing Drawings
4. Site Plan
5. Materials list



**City of Holland Historic District Commission
Application for a Certificate of Appropriateness (CoA)**

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Refer to the Secretary of the Interior’s Standards for Rehabilitation and the HDC guidelines, which can be found on the City of Holland’s website under Historic Preservation, for specific details on permissible alterations to the exterior of a structure, new construction or demolition of any structure in the Historic District. Work that will match existing or original materials and design may proceed without a CoA, please contact staff for more information.

Property Address: _____

Owner’s Name: _____ **Phone:** _____

Email: _____

Name of Applicant (if different than owner): _____

Relationship to Project: _____ **Applicant’s Phone:** _____

Applicant’s Email: _____

Description of work proposed, **BE SPECIFIC** (use additional sheets if needed):

(over)



Application Materials to be submitted by Owner/Applicant:

	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
	Site Plan	<ul style="list-style-type: none"> • “Birdseye view” of the parcel, with dimensions (if known) and locations of existing and proposed structures
	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
	Application Fee	<ul style="list-style-type: none"> • \$25 filling fee for HDC review • Additional \$50 late charge for all applications submitted retroactively

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Community & Neighborhood Services

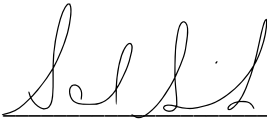
Attn: Anna Schutter

270 S. River Avenue

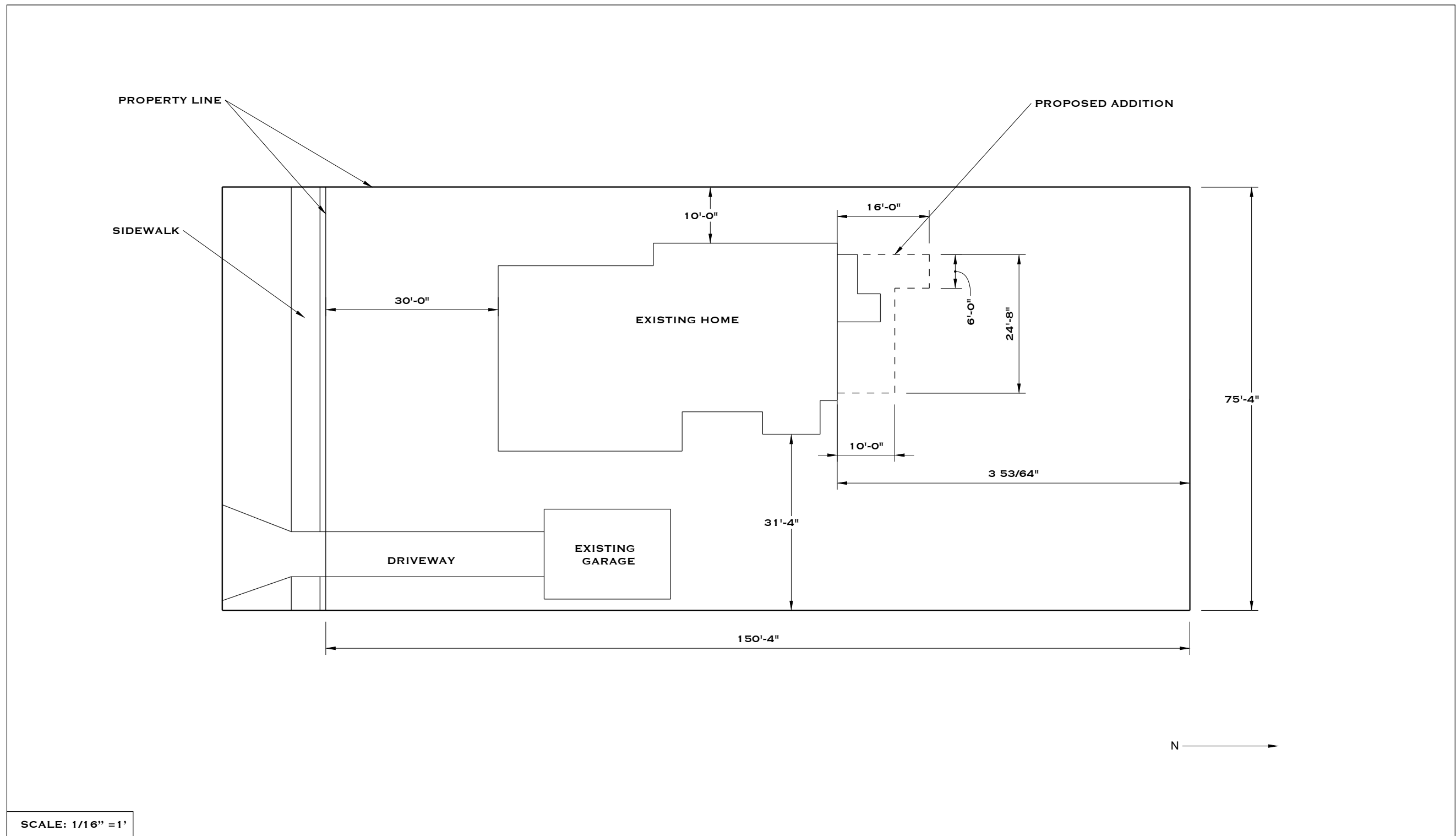
Holland, MI 49423

Fee payment will be collected after successful application submission.

Owner’s Signature: _____ **Date:** _____

Applicant’s Signature:  _____ **Date:** _____

*Any questions may be directed to Anna Schutter, Municipal Planner
(616) 355-1362 or a.schutter@cityofholland.com*



SCALE: 1/16" = 1'



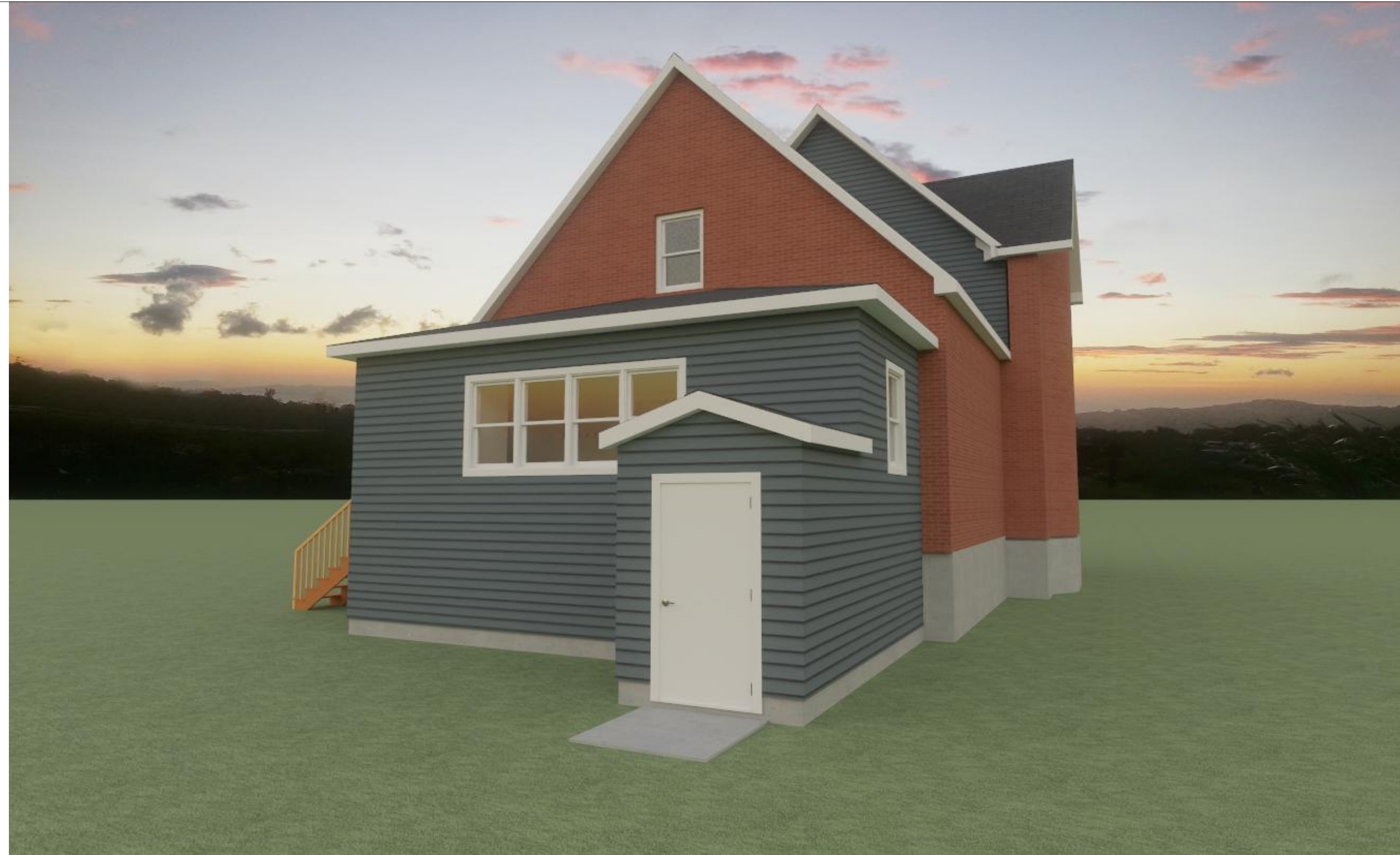
CLIENT
JONES

PROJECT
REAR ADDITION

DRAWN BY
SAM SINCOCK

ISSUE
05/15/26

SITE PLAN



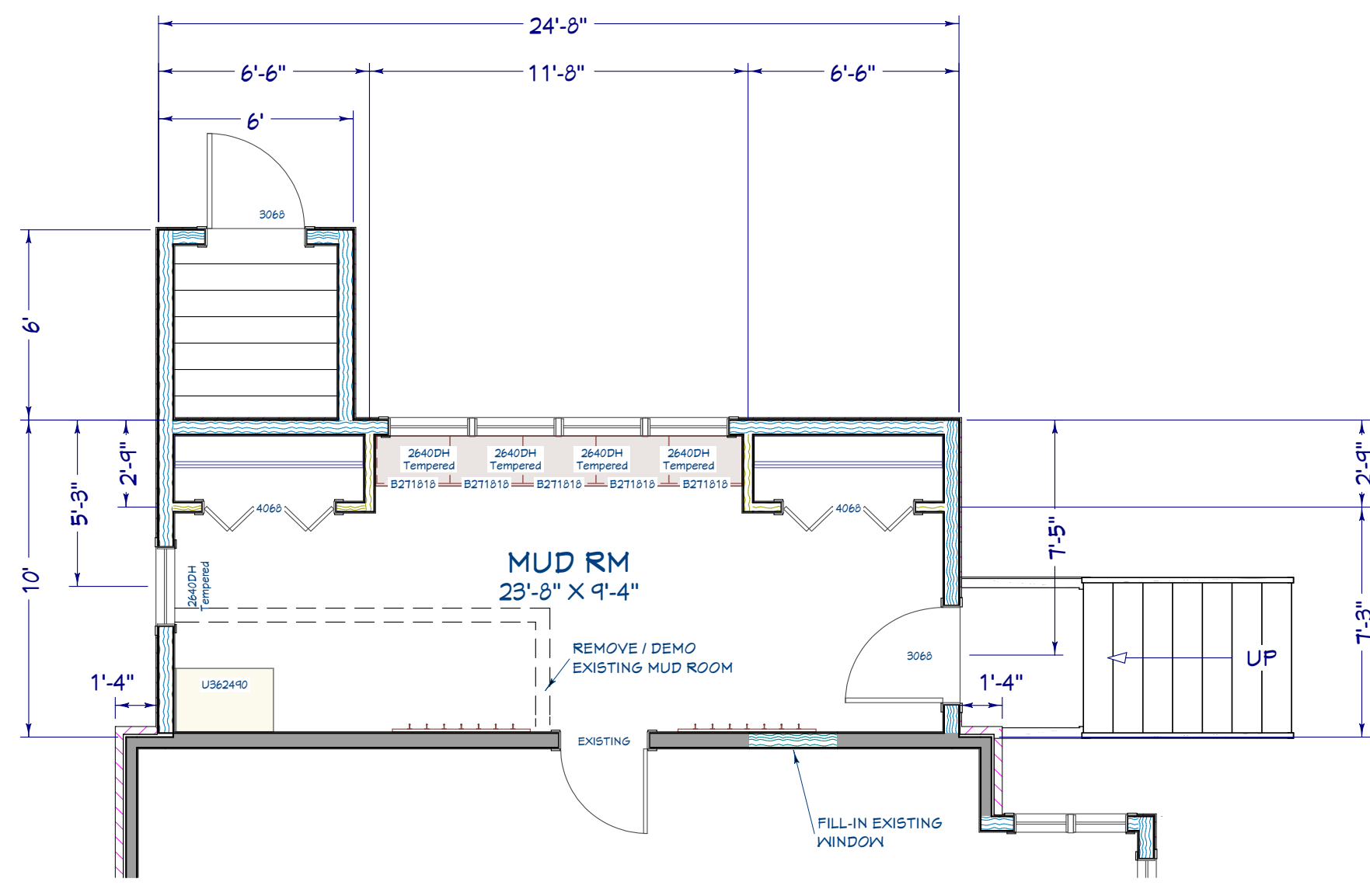
Please note that while every effort has been made in the preparation of these plans to be accurate, there is no guarantee against the possibility of human error. All beam sizes, loadings and other structural data must be verified by a licensed engineer or architect. All Federal, State and local codes, ordinances, rules and regulations must be followed. The contractor must verify all dimensions and sizes before construction. This drawing and design is the copyrighted property of Dennis Fleming Home Design Service, LLC and cannot be used in another project without the written permission of Dennis Fleming Home Design Service, LLC. Use of these drawings constitutes acceptance of this disclaimer.

Aaron & Patty Jones

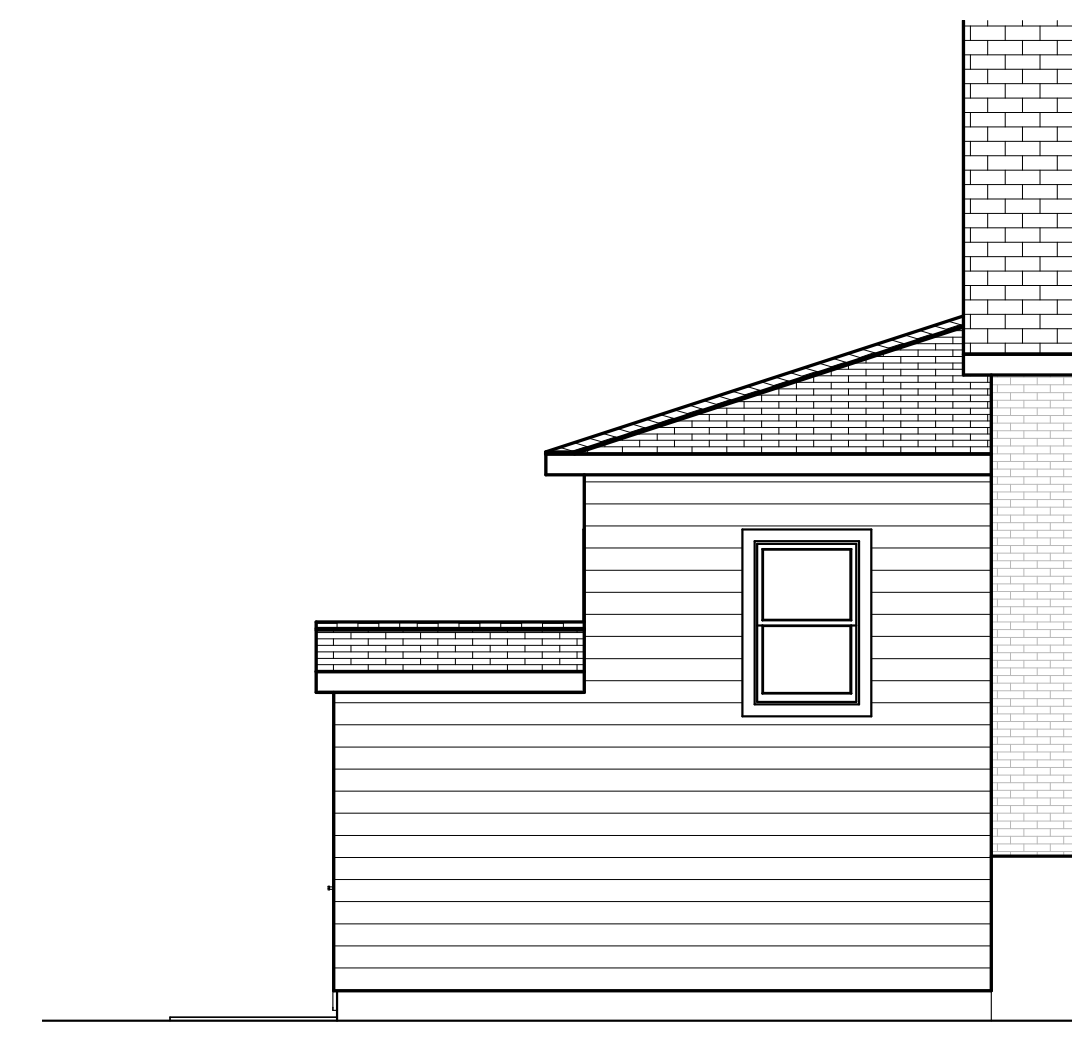
DRAWINGS PROVIDED BY:
 Dennis Fleming Home Design
 Service LLC
 Hamilton, MI 49419
 616.422.3912
 Dennis@DFHDS.biz

DATE:	9/17/2025
SCALE:	1/4" = 1'
SHEET:	1





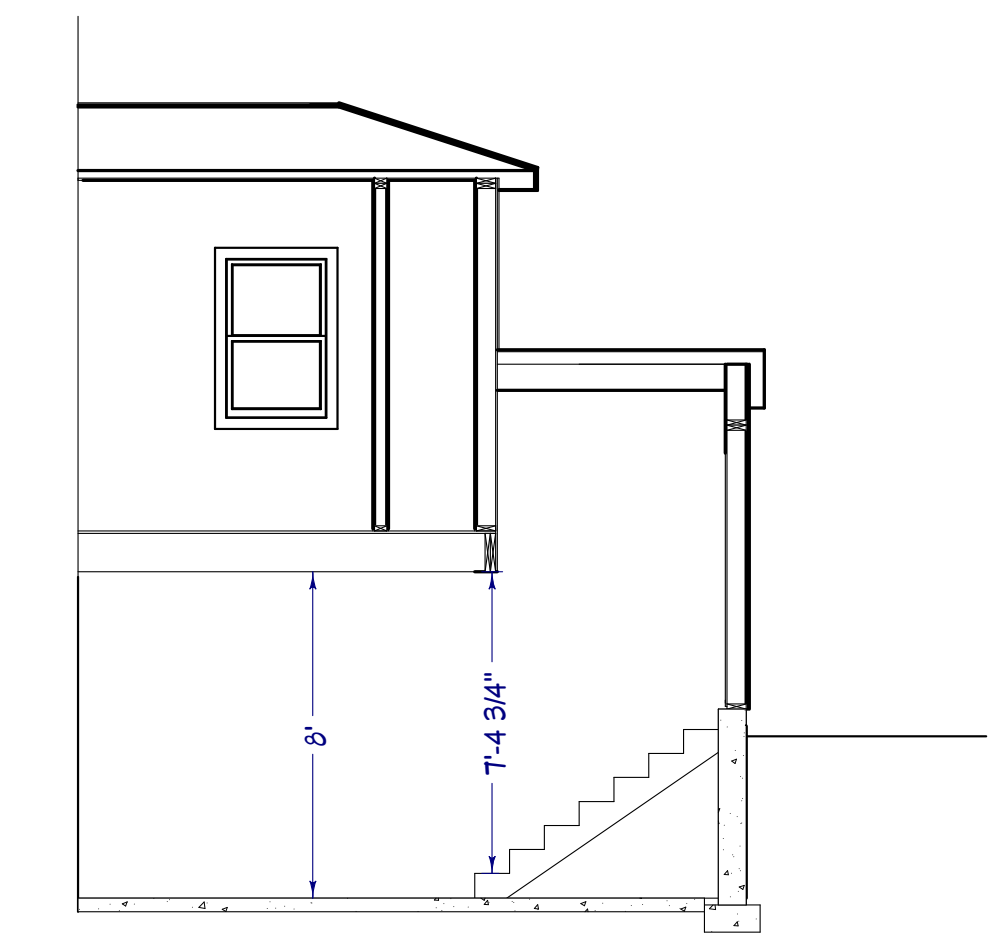
FLOOR PLAN



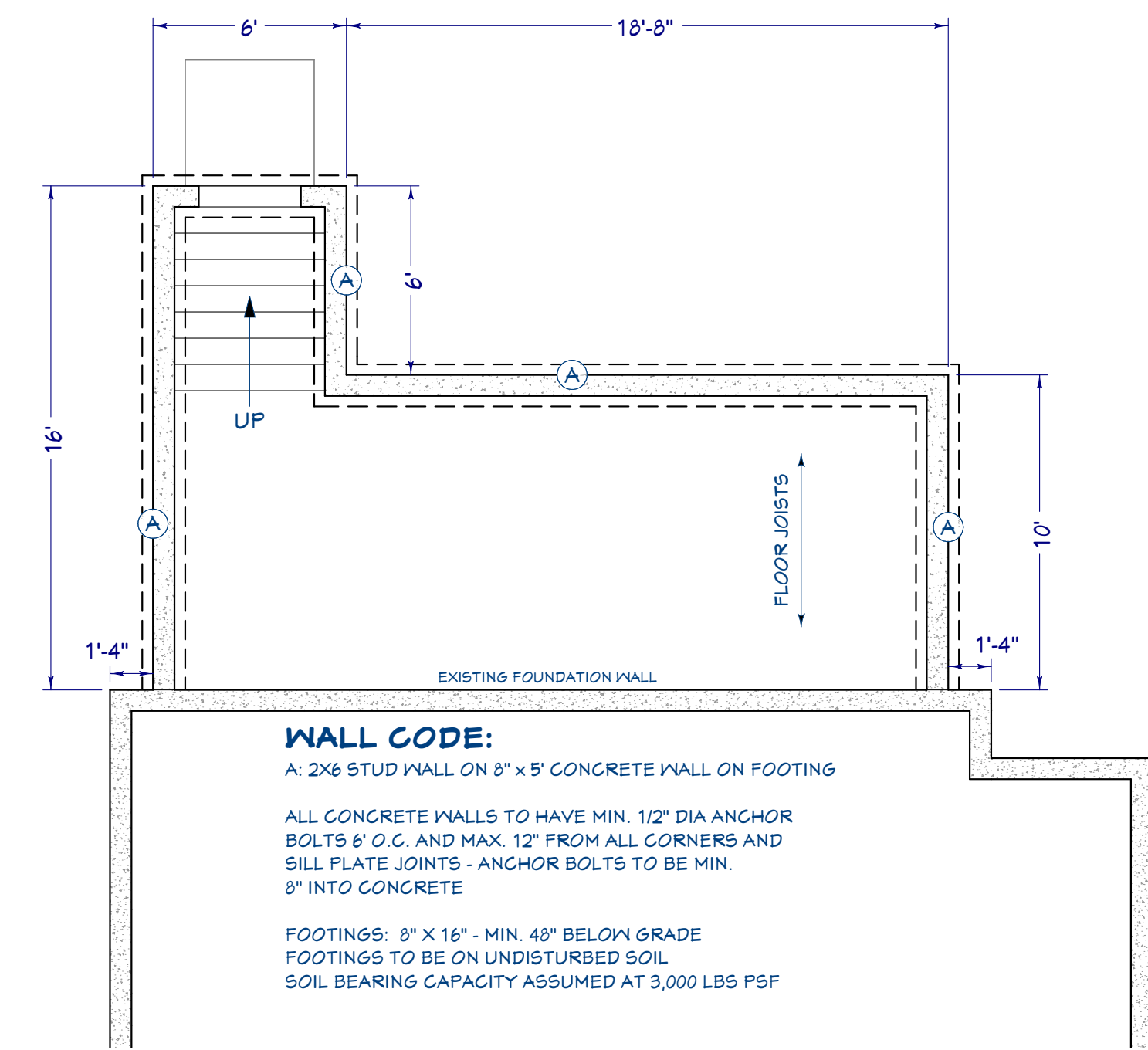
LEFT ELEVATION



RIGHT ELEVATION



SECTION THRU STAIRWAY

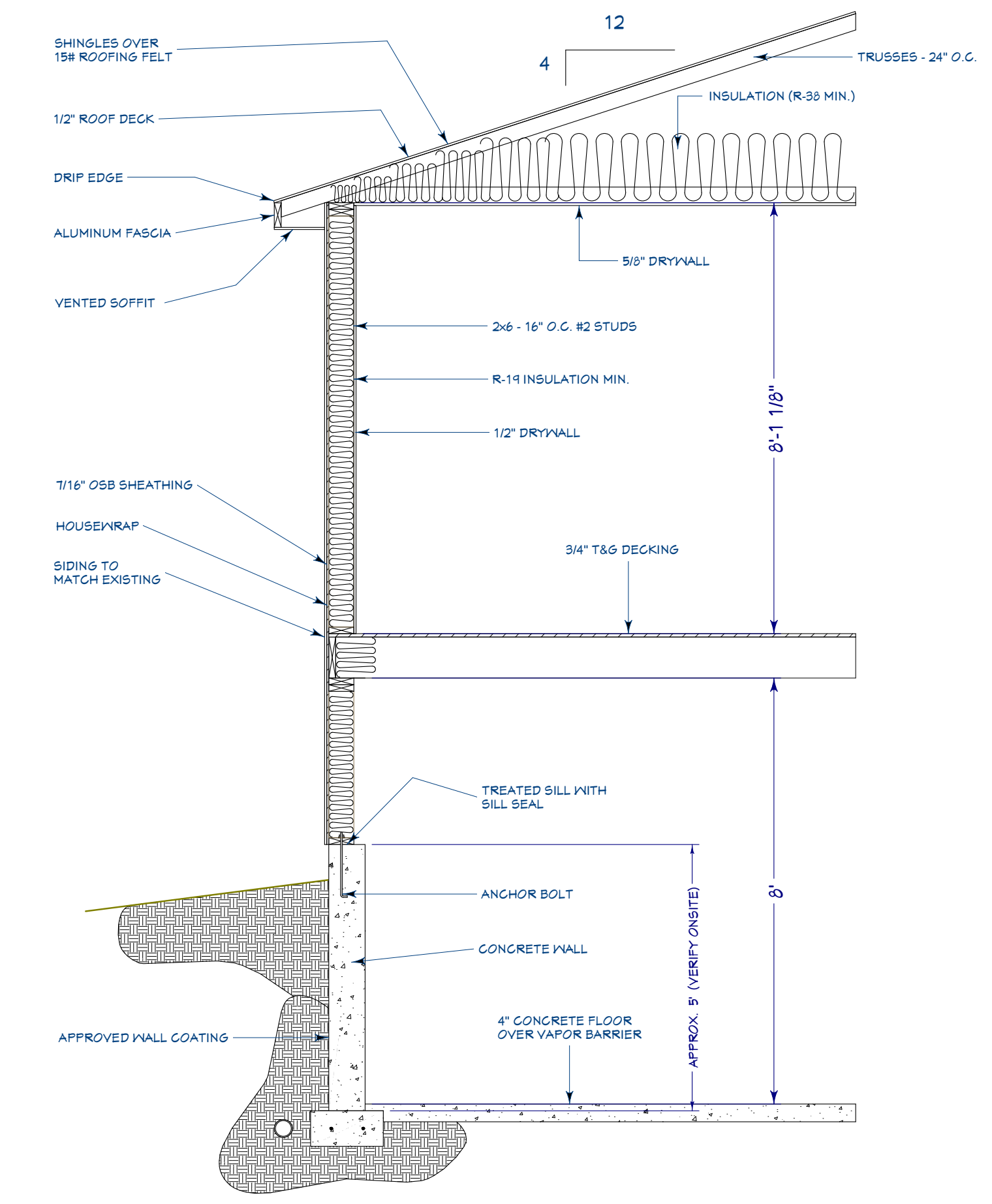


BASEMENT / FOUNDATION PLAN

WALL CODE:
 A: 2x6 STUD WALL ON 8" x 5' CONCRETE WALL ON FOOTING
 ALL CONCRETE WALLS TO HAVE MIN. 1/2" DIA ANCHOR BOLTS 6' O.C. AND MAX. 12" FROM ALL CORNERS AND SILL PLATE JOINTS - ANCHOR BOLTS TO BE MIN. 8" INTO CONCRETE
 FOOTINGS: 8" X 16" - MIN. 48" BELOW GRADE
 FOOTINGS TO BE ON UNDISTURBED SOIL
 SOIL BEARING CAPACITY ASSUMED AT 3,000 LBS PSF



REAR ELEVATION



WALL SECTION

Please note that while every effort has been made in the preparation of these plans to be accurate, there is no guarantee against the possibility of human error. All beam sizes, loadings and other structural data must be verified by a licensed engineer or architect. All Federal, State and local codes, rules and regulations shall be followed. The contractor shall be responsible for any dimensions or sizes after construction is started. This drawing and design is the copyrighted property of Dennis Fleming Home Design Service, LLC and cannot be used in another project without the written permission of Dennis Fleming Home Design Service, LLC. Use of these drawings constitutes acceptance of this disclaimer.

Aaron & Patty Jones

DRAWINGS PROVIDED BY:
 Dennis Fleming Home Design Service LLC
 Hamilton, MI 49419
 616.422.3812
 Dennis@DFHDS.biz

DATE:

9/17/2025

SCALE:

1/4" = 1'

SHEET:

2























93 W 14TH MATERIAL FINISHES

- Exterior
 - Poured concrete foundation
 - Vinyl Siding
 - Vinyl Windows
 - Fiberglass Exterior Doors
 - Aluminum Fascia/Soffit
 - Asphalt Shingle Roof
- Interior
 - Ceramic tile floor
 - Painted wood trim for baseboard and casing
 - Painted drywall walls and ceilings



City of Holland Historic District Commission
Application for a Certificate of Appropriateness (CoA)

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Owner's Name: _____ Phone: _____

Email: _____

Name of Applicant (if different than owner): _____

Relationship to Project: _____ Applicant's Phone: _____

Applicant's Email: _____

Description of work proposed, BE SPECIFIC (use additional sheets if needed):

(over)



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270 S. River Avenue

Holland, MI 49423

Fee payment will be collected after successful application submission.

Owner’s Signature: _____ **Date:** _____

Applicant’s Signature: _____ **Date:** _____

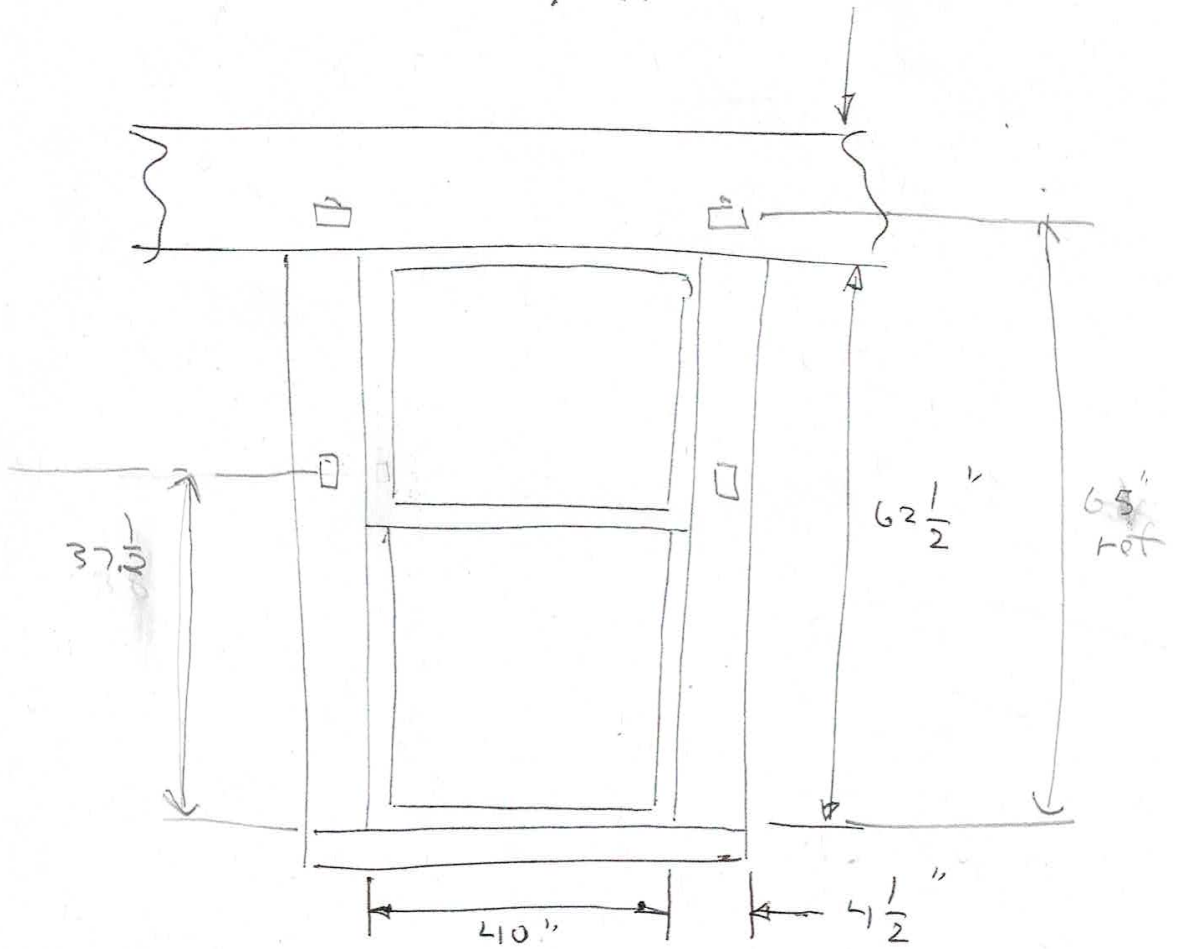
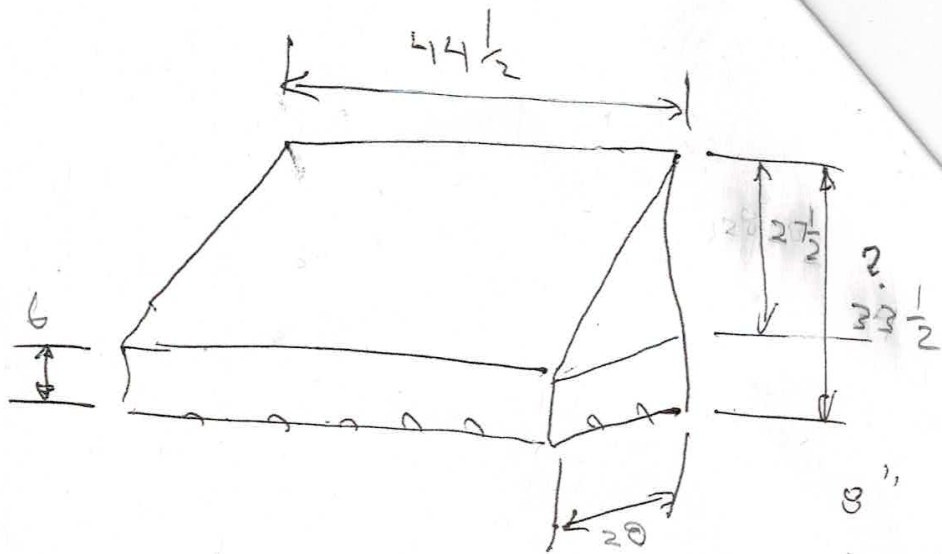
*Any questions may be directed to Anna Schutter, Municipal Planner
(616) 355-1362 or a.schutter@cityofholland.com*







Den

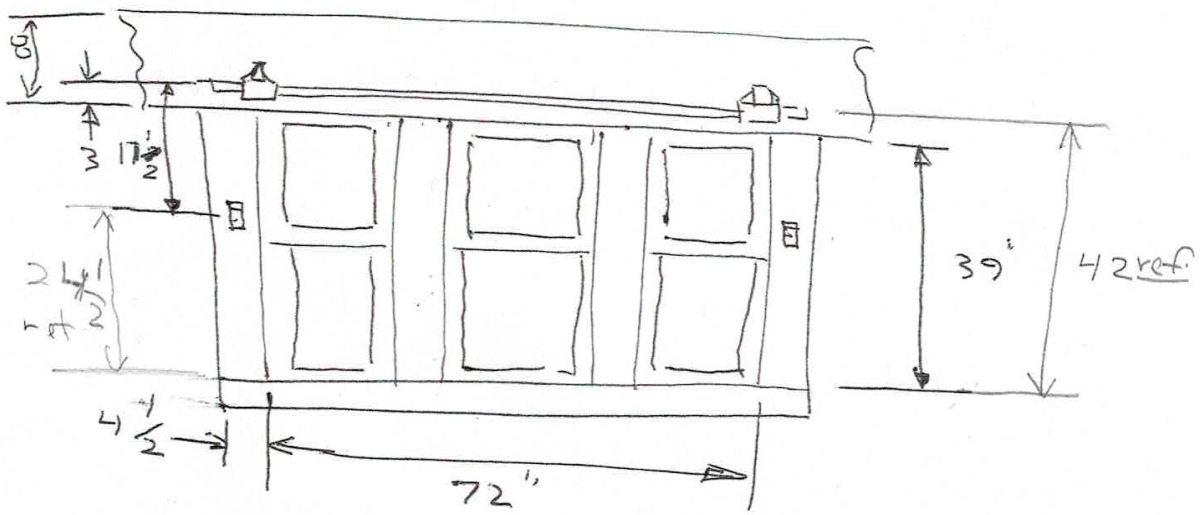
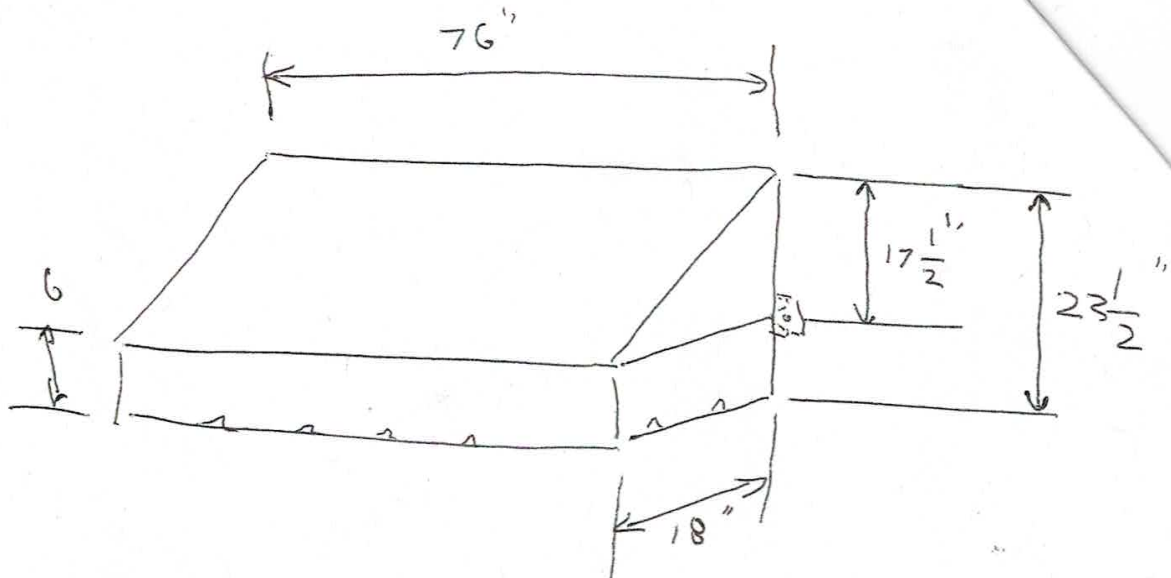


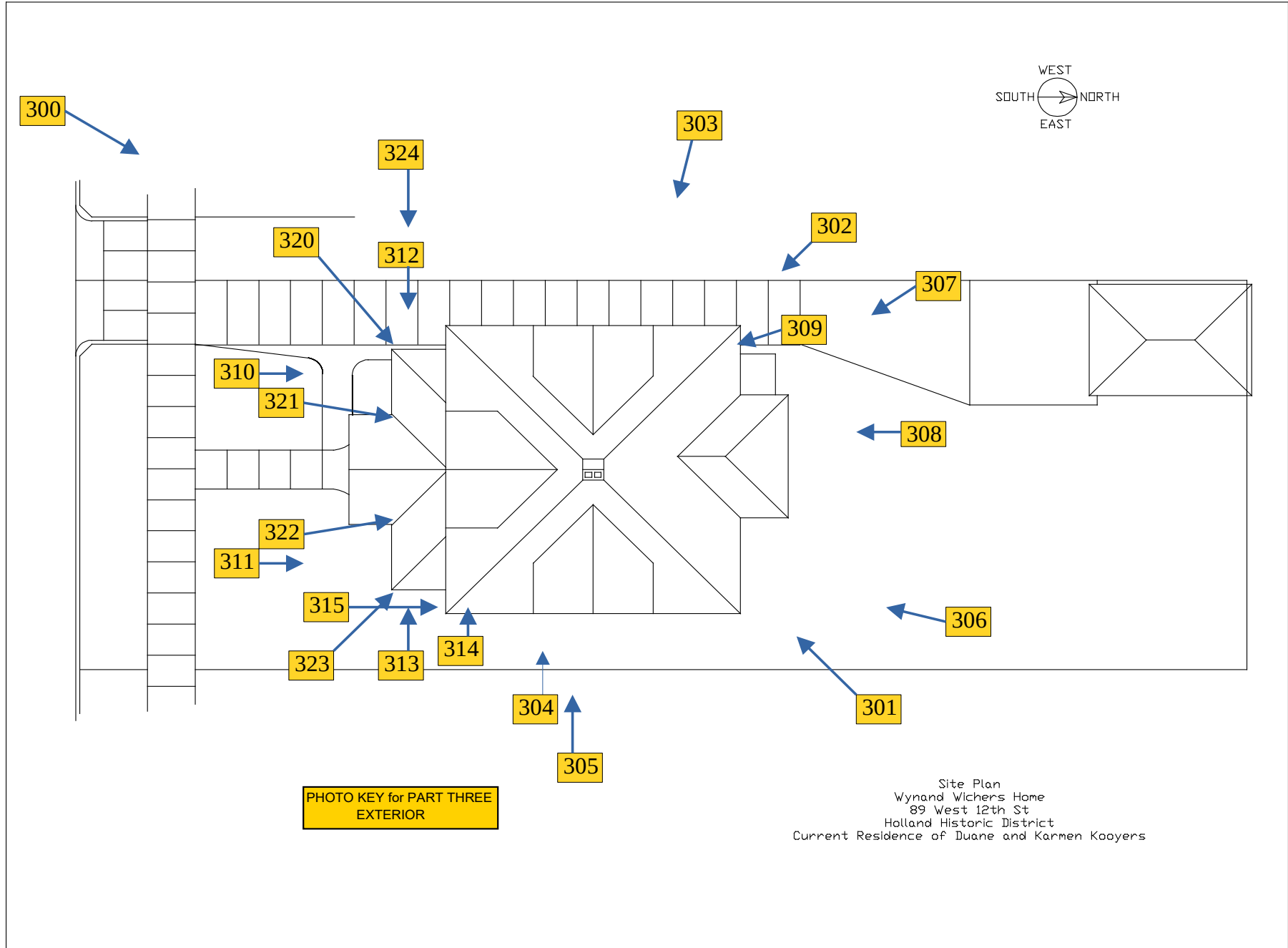


South Elevation
Wynand Wichers Home
89 West 12th St
Holland Historic District
Current Residence of Duane and Karmen Kooyers

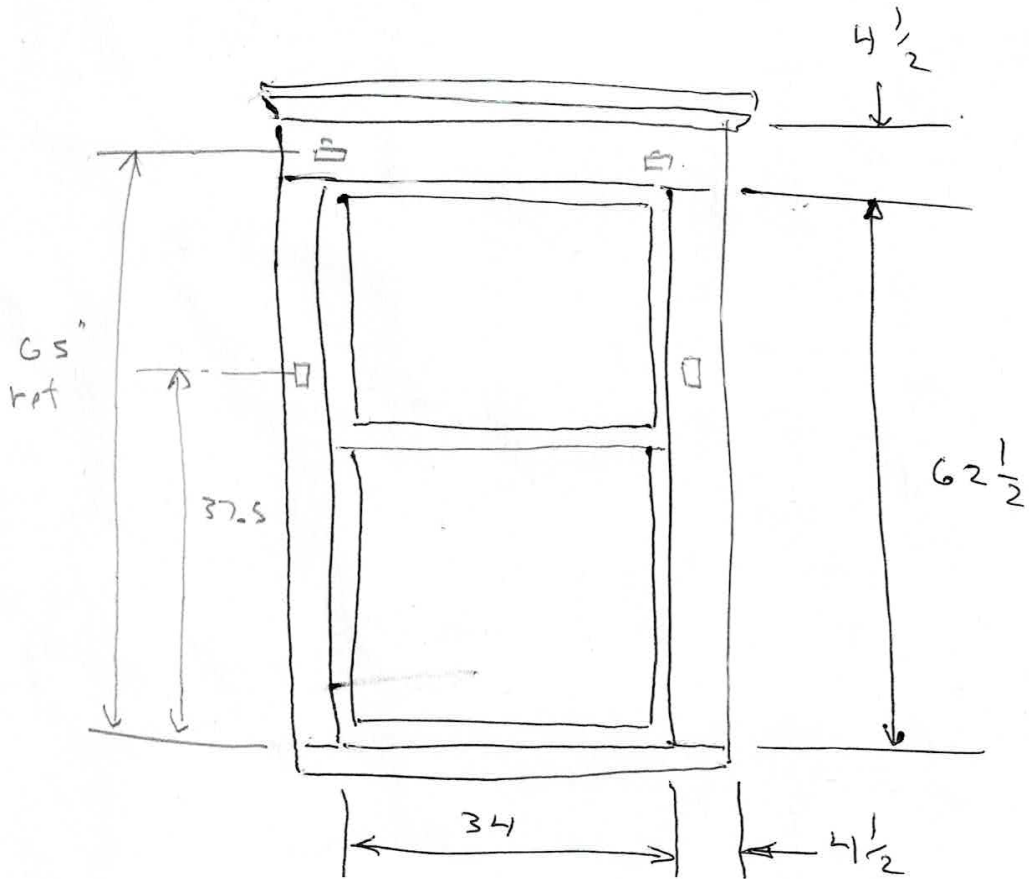
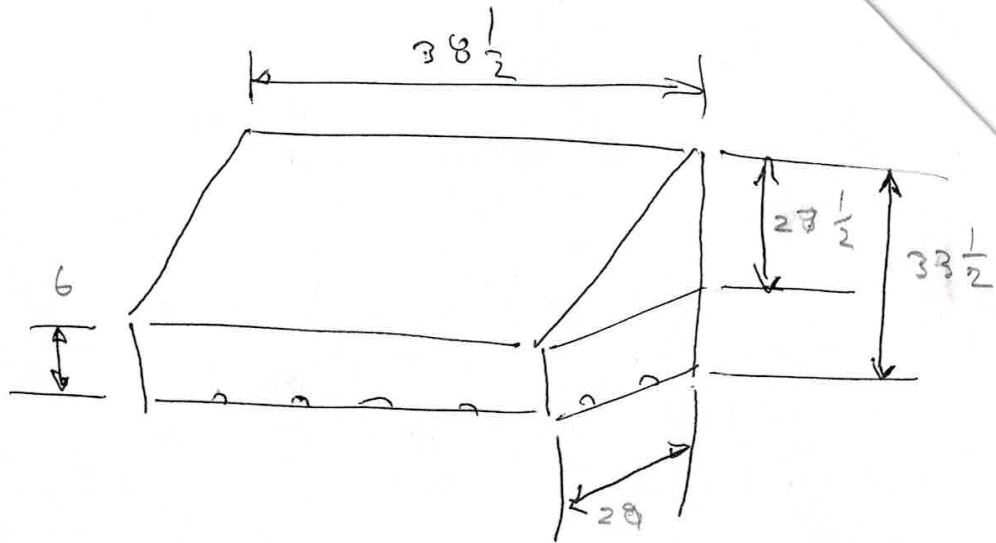


KITCHEN
Kitchen





stair way





West Elevation
Wynand Wichers Home
89 West 12th St
Holland Historic District
Current Residence of Duane and Karmen Kooyers