



HOLLAND HISTORIC DISTRICT COMMISSION

Regular Meeting

Wednesday, May 6, 2026

5:00 p.m.

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

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- I. **Call to Order** 5:00 p.m. and **roll call**
 - II. **Approval of Meeting Minutes** – Regular Meeting of April 7, 2026.
 - III. **Public Comment** – Please limit to five (5) minutes.
 - IV. **Old Business**
 - A. Certificate of Appropriateness Application: **276 Pine Avenue**, Jillian Waigand, owner. Addition. *Tabled April 7, 2026.*
 - 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.
 - B. * Notice to Proceed Application: **129 W. 12th Street**, Lama Al-Shohaty, designer, obo Charles and Anne Sterken, owners. Garage Demo. ***PUBLIC HEARING***
 - 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.
 - D. Certificate of Appropriateness Application: **162 W. 12th Street**, David Stubbs, owner. Garage door replacement.
 - E. Certificate of Appropriateness Application: **203 W. 12th Street**, E. Bruce Nash, owner. Porch repairs.
 - F. Certificate of Appropriateness Application: **75 W. 12th Street**, Amanda Green, owner. Basement window replacements.
 - G. * Study Committee Report: **496 Central Avenue**, City Greenhouses. Recommend to City Council. ***PUBLIC HEARING***
 - VI. **Administrative Approval:**

None.
 - VII. **Committee and Staff Report**
 - A. May is National Historic Preservation Month
 - B. Washington Square Highlights
 - C. Election of Officers & New Commissioners in July

VIII. Adjournment

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

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.

* Denotes a required public hearing

Public Hearing Procedure:

1. Identification of Agenda Item by Chairperson.
2. Presentation by Applicant, questions from Commission & Staff.
3. Comments by Staff, questions from Commission.
4. Public Hearing: Comments and questions from individuals in the audience.
5. Individuals approach the microphone and state name, address.
6. All comments and questions should be directed to the Chairperson.
7. Comments and questions from individuals should be limited to 5 minutes.
8. Chairperson will close the public hearing.
9. Commission discussion and action on the request.

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 necesiten 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.



CITY OF HOLLAND
HISTORIC DISTRICT COMMISSION MEETING
DRAFT MEETING MINUTES
April 7, 2026

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

Present: Vice Chair Audrey Hislop, Katie Sparling, Alan Denko, and Linda Walvoord.

Absent: Chair Justin Lambers, Amy Alderink, Kim Cioffi and Abby Klomprens.

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

Applicants and Guests: Nick Rolinski, Jeff Burke, Jillian Waigand and Tony Grajcevci.

II. Approval of Meeting Minutes – Regular Meeting of March 3, 2026.

Denko motioned, supported by Walvoord, to approve the meeting minutes of March 3, 2026.

The Commission unanimously approved the motion.

III. Public Comment

None.

IV. Pre-Application Discussion

A. 129 W. 12th Street, Notice to Proceed

Schutter introduced Nick Rolinski and Jeff Burke. She explained that this was a pre-application discussion and clarified that no decisions would be made at this meeting and that the discussion was intended for feedback and questions only.

The proposed plan would demolish the existing garage and construct a new structure. The proposed design includes a three-stall garage with a dwelling unit above. Rolinski noted that the drawings in packet are extremely preliminary and are intended to solicit initial feedback from the Commission.

Rolinski and Burke both expressed that the proposal would add housing to the community, which they view as a positive outcome. Rolinski further noted that they view preservation not only as retaining physical structures, but also as continuing traditional building practices and design approaches that contribute to the district's character.

Denko inquired about flexibility regarding the size of the building, including minimum and maximum footprint. Sparling asked about regulations related to height and square



footage. Rolinski stated that he does not anticipate requesting any deviations from existing code and ordinances.

Rolinski requested guidance on next steps. Denko advised that submission of a Certificate of Appropriateness would require a detailed application. Schutter added that a Notice to Proceed with conditions could be considered. Rolinski and Burke indicated their intent to submit a Notice to Proceed application for the May meeting, with conditions leading to a future Certificate of Appropriateness.

V. Old Business

- A. Certificate of Appropriateness Application: 276 Pine Avenue, Jillian Waigand, owner. Chimney Removal and Replacement.

Schutter introduced the application, noting that this is an amendment to a previously approved Certificate of Appropriateness, which included a condition requiring the applicant to return with additional details regarding the chimney design and construction.

Sparling revisited the height of the chimney, noting that the previous application proposed a 2-foot chimney, while the current proposal is 3 feet. Staff clarified that the Commission had previously indicated that 2 feet was too short and 4 feet was likely unnecessary, leading to the revised 3-foot proposal.

Grajčevci noted that he is unsure of the condition of the existing cap due to its location but intends to reuse it if possible. If reuse is not feasible, the applicant will replicate the existing cap as closely as possible.

Sparling inquired about the two proposed brick options. Grajčevci stated that he has not yet finalized the selection and intends to match the existing chimney color as closely as possible.

Sparling moved to **approve with conditions** the amended application for a Certificate of Appropriateness as submitted and per testimony for the chimney removal and replacement at 276 Pine Avenue 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."

Conditions: Final brick veneer selection must be returned for administrative approval.

Supported by Denko.

The Commission unanimously approved the motion.

VI. New Business

- A. Certificate of Appropriateness Application: 276 Pine Avenue, Jillian Waigand, owner. Foundation and Addition.

Schutter introduced the application for foundation repair along the rear portion of the south wall, which is bowing inward and structurally compromised. Due to the condition of the existing brick foundation, a like-for-like replacement is not feasible.

Grajčevci expressed a preference to remove existing glass block windows due to structural concerns. He indicated a desire to replace the openings with solid masonry to strengthen the wall but acknowledged the need for some ventilation. Vice Chair Hislop suggested the possibility of alternative window types, which Schutter noted would be subject to Commission approval.

Denko noted that although the proposal is not a like-for-like replacement, the approach is appropriate and necessary to preserve the overall structure of the home.

Sparling moved to **approve** the application for a Certificate of Appropriateness as submitted and per testimony for the foundation replacement 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."

Any changes that differ from the approved drawings MUST return for HDC review.

Supported by Walvoord.

The Commission unanimously approved the motion.

Schutter introduced the second portion of the application for a proposed addition in the attic area. Applicants provided three design options for consideration. Schutter noted that Pella 250 vinyl double-hung windows are proposed, rather than aluminum clad options included in the application.

Denko and Walvoord both spoke in support of option two, and Denko had additional questions on option three. Sparling inquired whether any studies were conducted to use alternative roof pitches or a cross gable in a Queen Anne style. Grajčevci noted that style was not explored, the focus was on matching the existing pitch line to avoid impeding neighbors. Commissioners discussed that maintaining the vernacular Victorian appearance of the house is a priority and that the mass of the back addition should not be overwhelming.

Walvoord moved to **table** the review of the application for a Certificate of Appropriateness for the addition at 276 Pine Avenue in order to provide more information and further roofline study.



Supported by Denko.

Denko clarified that the tabling is only for the addition as the foundation is already approved.

Walvoord **amended the motion** to specify a two-to-three-month period for the applicants to submit additional information.

Supported by Denko.

The Commission unanimously approved the motion.

VII. Administrative Approval

None.

VIII. Committee and Staff Report

A. City Greenhouse Report, Public Hearing May 6, 2026

A public hearing will be held at the next HDC meeting, scheduled for May 6th. Neighbors within 300 feet of the Greenhouse property will be notified. The HDC will provide a recommendation on whether the report should be forwarded to City Council.

B. Essentials of Local Government Training

Schutter encouraged the Commission to attend the Essentials of Local Government training, which will be held at Herrick Library on April 22nd. The training will cover local government basics, the Open Meetings Act, FOIA, and the roles of boards, committees, and commissions.

IX. Adjournment

Upon motion by Denko, supported by Walvoord, the Commission voted unanimously to adjourn at 6:41 p.m.

Next Meeting: Wednesday, May 6, 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/1181200797?fl=pl&fe=sh>.

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

276 Pine Avenue

Applicant Name: Jillian Waigand

Property Address: 276 Pine Avenue

Meeting Date: May 6, 2026 (*tabled from April 7, 2026*)

Project Description: ~~Foundation Repair and~~ Rear Addition

Proposal:

- Holland Historic District: This two-story vernacular Queen Anne home has a combination of brick and cement block foundation, and narrow, beveled, wood siding. There is a cutaway window with a decorated vergeboard and a top finial and pendant. A second-story balcony has a wood railing, and two gables have decorative shingle patterns.
- The applicant requested approval for two projects:
 - Foundation Repair – complete replacement of a 38’ section of the south wall
 - Rear Addition – complete replacement of existing undersized attic framing; request to raise wall height to convert to living space.
- The **foundation repair** was **approved** by the HDC on April 7, 2026.
- The **rear addition** was **tabled** – and the applicant has now returned with updated information.

Updated Information for 5/6/2026:

- Undersized 2x4s are supporting the attic in its current condition and pose a danger to current occupants – the attic needs to be rebuilt for safety.
- As the entire roof needs to be rebuilt, the applicant is requesting approval to also raise the ceiling height to 8’ and expand the space as a functional addition.
- **A rear addition is proposed with a cross-gable roof, facing north-south, and an additional smaller north-facing gable on the rear porch entry.**

Proposed Materials:

- Asphalt shingles, close color match to existing.
- Siding will be mix of salvaged original clapboard, and matching replacements
 - 3½-inch × ½-inch beveled cedar, matching the exposure, lap, and profile of the existing siding.
- Trim will be salvaged and reused, or be replaced with an exact match.
- Soffit and fascia will match the existing home in material (wood), profile, and finish.

Windows:

- The home currently has Pella Architect Series vinyl frame double hung windows, which have since been discontinued. [Pella 250 series](#) are proposed instead.
 - Double hung and awning units
 - Vinyl interior and exterior
 - Low-E Argon Double Pane
 - Full screens
 - Exterior wood trim to match existing

Staff Notes:

- Consider approval with the condition that final window sizing, placement, etc. return for either HDC or Staff review before installation.
- Address differences between drawings and photographic render – **will the same gable treatment (starburst) be replicated on the addition?** And confirm chimney placement/retention.

Possible Motions:

Move to **approve** to the 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 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. Annotated Part 2 Work Description
4. Updated Drawings
5. Site Plan



**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.

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

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:

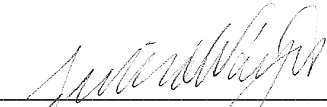
Community & Neighborhood Services

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*

PINE

Merrick Hanchett Home
Marguerite Hadden Home

Map Type

Site No.

Title

276 Pine Ave.
308
Holland City

Ottawa

residential
residential

Gary and Ellen R.

Roll ~~NEGATIVES~~

Frame

Date

Quantity

View

HAHAC



Division: — EK-84-10,000

Description This home was built about 1893 by Isaac Lamoreaux, a physician. Syloa (?) Lamoreaux acquired the property and deeded it to Frank Hadden in 1903. Hadden owned the house north of this one. (106 W. 11th) Merrick and Sylvia Hanchett lived in the house in the 1920's. Sylvia was Hadden's daughter. After Mr. Hadden's death in 1934, the property was given to the heirs. Mayo (Sylvia's brother) and Marguerite Hadden lived in the house from about 1936 until around 1977. Mayo Hadden was a state auditor, played professional baseball and football and was a veteran of World War I. Mrs. Hadden, the former Marguerite Leenhouts, was the daughter of one of Holland's early physicians and was the granddaughter of Jacob (Jannes) Vande Luyster, founder of Zeeland.

Significance

Date of Construction about 1893

Architect/Builder This two story Queen Anne style home has a combination brick and cement block foundation, and narrow beveled wood siding. The sash 1/1 windows have lintel trim and some have louvered shutters. There is a cutaway window with a decorated vergeboard and a top finial and pendant. There is a front colonial columned porch and an enclosed hexagonal sun porch. A second story balcony has a wood railing. This cross gabled pitched roof has wide eaves which are box corniced. Two gables have decorative shingle patterns.

Bibliographic References

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PART 2: SECOND-STORY ADDITION AND STRUCTURAL REHABILITATION



Figure 1: Existing front view of 276 Pine Ave. Red outline indicates the lower rear roofline of the current attic, the area proposed for the addition. Mature trees screen the rear of the property from the street.

6. Applicant & Property Information

Applicant Name	Jillian Waigand
Property Address	276 Pine Ave, Holland, MI 49424
Contact	jillian.waigand@gmail.com 269-330-6644
Property Owner	Jillian Waigand (Owner-Occupied Primary Residence)
Year Built	1882
Application Type	Certificate of Appropriateness – New Addition / Structural Rehabilitation

7. Project Overview & Background

This application covers two related and interconnected scopes of work at 276 Pine Ave, both of which are necessary and neither of which can be fully addressed in isolation. Part 1, the foundation rehabilitation, is driven by an actively failing south foundation wall that presents an immediate structural safety hazard. Part 2, the second-story addition and structural rehabilitation, is driven by unsafe attic framing that must be replaced regardless. Both scopes are being brought forward together because they are dependent on each other: the addition cannot proceed safely until the foundation is repaired, and the foundation work provides the opportunity to address the overall rehabilitation of the home in a single coordinated project.

This project is rooted in structural necessity and immediate safety concerns. The existing attic framing consists of undersized 2x4 members spanning wall to wall, a construction method that does not meet modern structural standards and currently renders the attic space structurally unsafe. This is not a future risk, the condition is present today and poses an active safety threat to the occupants of my home. Because of this, a complete removal and replacement of both the roof structure and attic floor is already required, regardless of any addition.

Beyond the attic, the broader interior of the home presents additional unsafe conditions that reinforce the necessity and logic of this project. The existing interior staircase, structural framing in parts of the second floor, and foundation elements all require significant rehabilitation to bring the home to safe, code-compliant conditions. These interior safety issues are interconnected, addressing them in a coordinated project, rather than piecemeal, is both the safest and most practical approach.

Since the entire roof must be removed and rebuilt with proper trusses, **I am requesting permission to simultaneously raise the second-floor walls to 8 feet and convert the attic into functional living space, specifically additional bedrooms and a bathroom.** This is the responsible path: rather than simply restoring a dangerous space to its original dangerous condition, I am taking the opportunity to bring the entire upper structure of the home up to safe, modern standards.

My proposed addition follows the existing foundation footprint and extends to the existing west wall of the structure. No new ground-level extension beyond the existing building footprint is proposed. The rear 5 feet of the addition falls within the required rear yard setback; a Zoning Board of Appeals Special Exception under Section 39-12.12D3 has been submitted separately to address this.

All exterior finishes, siding, trim, windows, soffit, fascia, and roofing, are designed to match or complement the existing historic character of my home and the surrounding district, as detailed in this application.

8. Structural Necessity & Safety, Why This Work Cannot Wait

The following conditions make a full roof removal unavoidable and constitute active safety hazards in my home today:

- Attic framing: The existing 2x4 members span wall to wall, a pre-modern construction technique from 1882 that does not meet current structural standards. This framing is structurally unsafe and must be fully removed and replaced regardless of any addition.
- Attic floor: The attic floor structure is also in need of full replacement to meet current code requirements. The attic as it currently exists is not safely accessible or habitable.
- Interior staircase: The existing staircase configuration presents unsafe conditions that require structural correction as part of this rehabilitation project.
- Foundation: The foundation requires rehabilitation and will be addressed. The foundation work is directly related to the addition and the overall structural rehabilitation of the home.
- Second-floor structural framing: Additional structural concerns within the second floor of the existing home require attention and correction as part of the full rehabilitation scope.

Taken together, these conditions mean that my home requires a comprehensive structural rehabilitation, the addition is not a luxury project bolted onto an otherwise sound structure. It is a coordinated intervention in a home that has multiple interconnected safety deficiencies, all of which must be addressed. My proposed addition allows me to correct all of these issues in a single, well-planned project rather than through repeated partial repairs that would cause more disruption to the historic fabric of the home over time.

Rather than removing the unsafe attic structure and simply restoring the space to its original unsafe condition, I am proposing to rebuild it properly, to code, with modern structural members, and in doing so, create functional living space while maintaining all of the character/material of the home. This is the most responsible outcome for both the safety of the occupants and the long-term preservation of the structure.



Figure 6: Close-up of the existing attic gable at the rear of the structure, showing the low, cramped profile of the current attic space.



Figure 7: Full rear view showing the second-story attic roof (center) sitting visibly lower than the main house roofline, the area proposed for the addition.



Figure 7: Full rear view of 276 Pine Ave, the lower attic roofline (center) sits significantly below the main roof peak. This is the existing structure that must be rebuilt and the area where the proposed addition will be located. Taken in winter when vegetation is absent; during the growing season this area is fully screened by trees.

Anna Schutter

From: Jillian Waigand <jillian.waigand@gmail.com>
Sent: Wednesday, April 22, 2026 11:25 PM
To: Anna Schutter
Cc: Steven Peterson
Subject: Re: COA Application - Foundation & Addition - 276 Pine Ave
Attachments: IMG_4442.jpeg; IMG_4443.jpeg; IMG_4440.jpeg; IMG_4441.jpeg; IMG_4439.jpeg

Caution! This message was sent from outside your organization.

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Hi Anna

Thank you for your continued guidance on our project at 276 Pine Ave. Following our meeting with the Historic District Commission, we took the feedback seriously and spent time driving through the neighborhood studying the Queen Anne and vernacular architecture of the surrounding homes.

After that research, we fully agree with the HDC's position that the addition should reflect the Queen Anne character of the existing structure and the surrounding streetscape. We have worked with our architect to revise the design accordingly.

Key changes in the updated drawings:

1. The roof orientation on the second-story addition has been revised. The gable is now properly oriented to complement the existing roofline and align with the Queen Anne style predominant in the district.
2. A small pitched roof has been added over the rear porch, which we believe enhances the historical character and is consistent with similar details on neighboring homes.

We feel these changes bring the addition into much better harmony with the Queen Anne vernacular style of the district. Window placement may change but it will match the rest of the house.

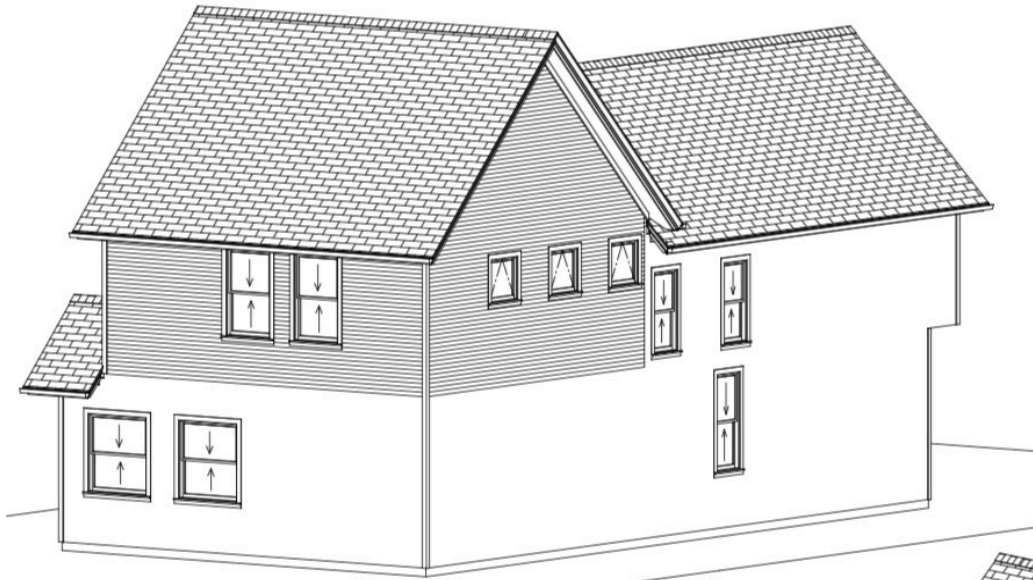
I have attached the updated architectural drawings for your review.

Please let us know if you have any questions or if additional information is needed ahead of the next HDC meeting.

Thank you,

On Fri, Apr 10, 2026 at 9:37 AM Anna Schutter <a.schutter@cityofholland.com> wrote:

Hello Jillian,





LEFT ELEVATION
DRAWING SCALE: 1/4 in = 1 ft



*NOTE:
HOME SITS WITHIN
ROOFING, SIDING,
DETAILS TO MATG

RIGHT ELEVATION
DRAWING SCALE: 1/4 in = 1 ft



REAR ELEVATION

DRAWING SCALE: 1/4 in = 1 ft



Options included in original submission have been omitted from this version of the document.

10. Roofing Material

Existing Condition – see attached below

The existing roof features weathered asphalt shingles that have aged significantly. Moss growth is visible and the shingles are at or near end-of-life. Due to their age and weathering, the color of any new shingle will differ noticeably from the aged existing material, making a seamless mid-slope shingle match impossible without replacing the affected existing shingles to achieve uniformity.

Proposed Roofing Strategy: South Side Seamless Connection

~~On the south-facing slope, the new addition roof will physically connect to and continue the existing roofline. To achieve a seamless, uniform appearance on the south side, the existing south-facing shingles will be replaced to match the new addition shingles. This means the entire south slope, from the existing ridge down through the addition, will be re-shingled in a single uniform material and color. This is the most preservation-appropriate outcome for the south side because:~~

- ~~• The south slope is the most visible face of the roof from the street and from the historic district context. A uniform surface on this side ensures the roof reads as a single cohesive element rather than an obvious patchwork of old and new material.~~

~~Replacing the south-facing shingles is also practically sensible given their existing end-of-life condition. The shingles are weathered, moss-covered, and near failure. Replacing them in conjunction with the addition avoids a second round of roofing work in the near future.~~

- ~~• The result on the south side is a continuous, matching roof surface that is fully consistent with the historic character of the home and the neighborhood.~~

~~On the north side, the roofline of the addition will meet the existing structure and the contractor will determine the best connection method per code requirements. The north side is not visible from the primary public way and is screened by mature trees.~~

If the contractor determines during construction that a full re-roof of all remaining slopes is necessary to achieve proper flashing, code compliance, or a uniform appearance, I am prepared to replace the entire roof in the same material and color. A complete re-roof would result in total uniformity across all surfaces and is consistent with the HDC guideline recommendation for heavier-weight dimensional shingles on historic buildings.

Proposed Roofing Material

The proposed shingle for the addition and the south slope replacement is CertainTeed Landmark® Designer Shingles in Georgetown Gray, a dimensional heavier-weight composite shingle selected to closely match the tone of the existing weathered roof surface.

- Product: CertainTeed Landmark® Designer Shingles
- Color: Georgetown Gray, closest available match to the existing aged gray shingles
- Style: Dimensional laminated architectural shingle, matte non-reflective earth-tone finish
- Weight/Profile: Heavier dimensional profile, consistent with Holland HDC Guideline 8 recommending heavier-weight dimensional shingles for historic buildings
- Roof pitch: 12:12 maintained on all slopes, matching the existing historic pitch of the home

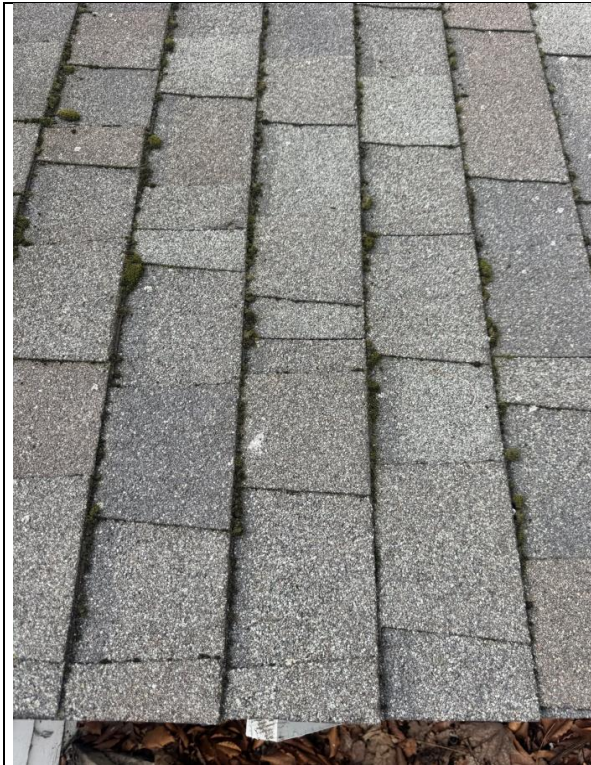


Figure 4: Existing roof shingles, current weathered gray condition with visible moss growth, showing end-of-life status.



Figure 5: Proposed CertainTeed Landmark® Georgetown Gray, selected as the closest color match to the existing weathered shingles. The south slope will be re-shingled in this material to achieve a seamless uniform surface.

11. Exterior Materials, Full Specifications

11.1 Siding

The existing siding is 3½-inch x ½-inch beveled cedar clapboard siding, a traditional wood siding consistent with the home's 1882 construction and the Holland Historic District character.

My proposed approach:

- All existing siding removed from the addition area will be carefully salvaged and reused on the addition wherever possible, maintaining material continuity and minimizing the introduction of new material.
- Where additional siding is required beyond what is salvaged, new cedar clapboard siding will be installed in the identical profile: 3½-inch x ½-inch beveled cedar, matching the exposure, lap, and profile of the existing siding.
- The goal is a seamless transition, the addition's siding will be indistinguishable in material, texture, and profile from the existing house.
- Paint finish will match the existing exterior color scheme to maintain visual continuity.



Figure 8: Existing cedar clapboard siding at 276 Pine Ave, showing the 3½-inch beveled profile and current condition. The siding requires sanding and repainting; the cedar substrate and profile are sound and will be preserved and matched on the addition.

Holland HDC Guideline Reference: Siding Guidelines §1, "Repair and/or replacement of siding should match in material, size, style, and exposure." This proposal complies fully; the same cedar species, lap dimension, and beveled profile are maintained throughout.

11.2 Exterior Trim

All exterior trim, including corner boards, window surrounds, door trim, frieze boards, and any decorative accent pieces, will be matched to the existing trim on the home in species, profile, dimension, and paint finish. Existing trim pieces removed during construction will be salvaged and reused wherever structurally sound. New trim pieces will replicate the existing profiles exactly.

11.3 Soffit & Fascia

Soffit and fascia on the addition will match the existing home in material (wood), profile, and finish. Soffit venting, where installed, will be painted to match the soffit color per HDC Roof Materials Guideline §6. No change to existing soffit or fascia profiles elsewhere on the home is proposed.

11.4 Windows

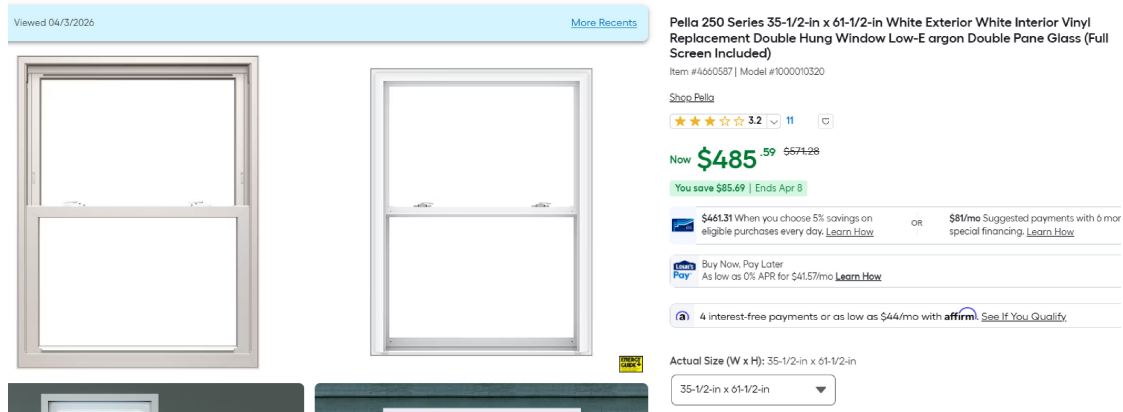
The existing windows on the home are Pella Architect Series vinyl frame double-hung windows. This product line was discontinued and has been replaced by successor products in Pella's current lineup.

Proposed windows for the addition:

- Product: Pella 250 Series, Vinyl Double-Hung Window
- Model: 1000010320 (Lowe's Item #4660587)
- Frame Material: Vinyl
- Color: White Exterior/Interior, solid white throughout, matching the existing windows on the home
- Glass: Low-E Argon Double Pane
- Style: Double-hung with tilt-in sashes, full screen included
- Exterior trim: wood trim to match existing window surrounds in profile and dimension

The size referenced in the model number above is a standard stock size used for product identification purposes only. Final window sizes, placement, and spacing for the addition will be determined by our architect, who will size and position the windows to match the proportions, rhythm, and pattern of the existing windows on the structure as closely as possible.

The goal is visual continuity across the entire home ensuring the addition windows are consistent with the established pattern of the house in size, spacing, and placement, in keeping with the HistoricDistrict's compatibility and design standards. Final sizing will be confirmed with the architect and can be presented to the Commission prior to final approval if requested.



Holland HDC Guideline Reference: New Construction §6, "The relationship of the height to width of windows, doors and other openings shall be consistent with the pattern established by the character of the neighborhood." The proposed windows follow this principle by replicating the proportion and rhythm of the existing historic windows.

12. Secretary of the Interior's Standards for Rehabilitation, Response

I have reviewed all ten of the Secretary of the Interior's Standards for Rehabilitation as applied to this project and I am confident this proposal is consistent with each of them. Standards 1 through 8 are addressed briefly below to demonstrate that I have considered each one. I have then dedicated focused attention to Standards 9 and 10, which I understand to be the primary concerns the HDC is likely to raise given the size of the proposed addition relative to the existing ridgeline, and I want to make sure those are answered thoroughly and completely.

Standards 1–8: Summary Overview

I do not anticipate Standards 1 through 8 to present significant concerns with this proposal. The following summarizes my position on each:

Standard	Topic	My Position
1	Historic Use	The property continues as a single-family residence.
2	Historic Character	All character-defining exterior features, cedar clapboard siding, wood trim, window profiles, 12:12 roof pitch, and front facade, are preserved and replicated on the addition. The primary street-facing facade is not altered.
3	Record of Time	The addition is designed as a product of its own time. No conjectural or false historic elements are introduced. New materials are selected for compatibility, not imitation.
4	Acquired Significance	No historically significant changes or later additions to this property are being removed. The project works above the existing structure.
5	Craftsmanship	The cedar siding, wood window profiles, wood trim, and 12:12 roof pitch are all preserved and replicated. No distinctive historic material is removed except as required by the structural rehabilitation.
6	Repair vs. Replace	Existing siding is salvaged and reused wherever possible. Where replacement is needed, matching cedar clapboard is used. The proposed shingle is selected to match the color and texture of the existing aged roof as closely as currently available products allow.
7	Gentle Treatment	No chemical or abrasive treatments are planned on any historic exterior surface at this time. Not directly applicable to this scope.
8	Archeological Resources	The addition is built above the existing foundation within the current footprint. No new ground disturbance beyond the existing foundation perimeter is proposed.

Standards 9 & 10: Detailed Response

I recognize that Standards 9 and 10 are where the HDC is most likely to focus its review, given that the proposed addition involves a roofline that is larger than the existing second-story ridgeline. I want to be transparent about that, I understand the concern, I have thought carefully about it, and I believe the design as proposed is fully consistent with both standards. My detailed responses follow.

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.

Does the addition destroy historic materials, features, or spatial relationships?

No. The addition does not remove, obscure, or destroy any character-defining feature of the existing structure. The primary street-facing facade, including the front porch, decorative gable details, historic windows, and cedar siding, remains entirely intact. The addition is located at the rear and upper portion

of the structure, out of sight from the primary public way. All exterior materials on the addition replicate the existing home's materials exactly: the same cedar clapboard siding, the same window profile, the same wood trim and soffit details.

Is the new work differentiated from the old?

Yes. All three options address Standard 9's differentiation requirement, each in a different way. Under Options 1 and 2, the differentiation is expressed through the form of the addition: the slightly raised ridge of Option 1 and the pitch change of Option 2 both clearly identify where the new work begins. Under Option 3, the differentiation is most explicit of all: the visible separation at the ridge between the existing roof and the new addition roof makes it immediately clear to any observer exactly where the historic structure ends and the new work begins. Option 3 is in fact the most direct compliance with Standard 9's differentiation principle. On the south slope under Options 1 and 2, the existing shingles would be replaced to achieve a seamless uniform surface, so the south face reads as a single cohesive roof. Under Option 3, the existing roof surface is left completely untouched, which also means no existing material is removed or altered, directly satisfying Standards 2, 5, and 6 as well.

Is the new work compatible in scale, massing, and proportion?

I want to directly address the concern about size: yes, the addition's ridge is higher than the existing second-story ridgeline. I am not trying to minimize that. But I want to explain clearly why this is unavoidable and why it is still compatible with the Standards.

- The addition is wider than the existing second-story roof. Maintaining the same 12:12 pitch on a wider base mathematically produces a higher peak, there is no way to avoid this without either abandoning the established pitch (Option 2) or reducing the usable interior space below what is functionally necessary.
- Option 2, which holds the ridge at the same height, requires a shallower north pitch that departs more significantly from the historic character of the roofline than a modest peak increase does. A change in pitch changes the visual form of the building. A slightly higher peak, with the same pitch, retains the same visual form.
- The addition is located at the rear of the structure. The increased height is not visible from the primary street facade and is heavily screened by mature trees on both sides of the property, particularly during the growing season.
- The finished height of approximately 31 feet is consistent with, and does not exceed, the general scale of surrounding homes in the neighborhood, which are predominantly larger and taller than my existing structure.
- The Holland HDC Guidelines (New Construction §5) state that the proposed height "shall be within a reasonable average of existing adjacent resources (from slightly lower to slightly higher than the range of existing historic resources)." My proposed addition falls within that range.

In summary on Standard 9: I have preserved all historic materials and features, I have differentiated the new work from the old through a clear architectural break, and I have designed the addition to be compatible in material, pitch, and neighborhood scale, while being transparent that the ridge is modestly higher than the existing second-story roof, and explaining exactly why that is the most preservation-appropriate solution available.

Standard 10

New additions and adjacent or related new construction will 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.

Could the addition be removed without impairing the historic structure?

Yes. My addition is built directly above the existing first-floor footprint, using the existing exterior walls and foundation as its structural base. The first-floor structure, the front facade, the porch, the historic windows, and all ground-level exterior features remain completely intact and unaltered. If the addition were removed at some future point, the essential form of the 1882 house, its street presence, its primary facade, its siding and trim and windows, would be fully unimpaired.

Does the mandatory roof reconstruction affect the Standard 10 analysis?

It actually strengthens it. The attic framing and roof structure at 276 Pine Ave must be completely removed and replaced regardless of any addition, this is a structural safety requirement, not an elective choice. Because of this, the addition does not introduce any new or irreversible intervention in the historic fabric beyond what the required rehabilitation already demands. The existing roof is coming off either way. What I am proposing is to rebuild it, properly, to code, in a way that also addresses my family's need for additional living space.

Does this minimize the footprint of new intervention?

Yes. By combining the mandatory structural rehabilitation with the addition in a single coordinated project, I am minimizing the total number of times the historic fabric of this home is disrupted. Addressing the attic, the foundation, the staircase, and the structural framing all at once, rather than through repeated future interventions, is the approach most consistent with Standard 10's goal of preserving the long-term integrity of the property.

In summary on Standard 10: The addition is fully reversible without impairing the historic structure, the mandatory roof replacement means no new irreversible intervention is introduced beyond what is already required, and the coordinated single-project approach minimizes cumulative disruption to the historic fabric, all of which are consistent with the intent and letter of Standard 10.

13. Materials Summary

The following table summarizes all proposed exterior materials for the addition.

Element	Proposed Material / Product	Match to Existing
Siding	3½" x ½" beveled cedar clapboard; existing salvaged material reused first	Exact match, same species, dimension, profile, and exposure
Roofing	CertainTeed Landmark® Dimensional Shingles, Georgetown Gray; south slope fully re-shingled to match addition	CertainTeed Landmark Georgetown Gray; south slope re-shingled to match for seamless uniform surface; full re-roof if required by contractor or code
Exterior Trim	Cedar or clear wood; painted to match existing trim	Exact match, same profile, dimension, and paint color
Soffit	Wood soffit, painted to match existing	Exact match, material and color
Fascia	Wood fascia, painted to match existing	Exact match, material and color
Windows	Pella Lifestyle Series or Pella Reserve™ Traditional, vinyl frame double-hung	Direct successor to existing Pella Architect Series; same vinyl frame profile and construction
Window Trim	Wood surround trim to match existing window surrounds	Exact match, profile, dimension, paint color
Roof Pitch	12:12 (Option 1), matches existing house pitch throughout	Exact match
Foundation	Existing foundation extended per structural drawings; 18" above grade	Consistent with existing

14. Key Dimensions

Total Finished Height	~31'-1" (foundation to roof peak)
1st Floor Wall Height	9'-0"
2nd Floor Wall Height	8'-0"
Roof Pitch	12:12
Roof Rise	11'-0"
Foundation Height Above Grade	18"
Addition Footprint	22' x 21'
Lot Size	0.10 acres (48' x 85.31')

15. Neighborhood & Visual Context

My property at 276 Pine Ave is situated on a wooded lot with mature, tall trees on both the north and south sides of the structure. The rear of the property (where the addition is most visible) is heavily screened by vegetation, particularly during the growing season. The addition is not prominently visible from the primary street facade.

The surrounding neighborhood consists predominantly of homes that are larger and taller than my existing structure. The proposed finished height of approximately 31 feet is consistent with and does not exceed the general scale of nearby homes. Granting this COA will not introduce any visual or physical impact that does not already exist in the surrounding neighborhood context.

The north side of the roof in both proposed options matches the current roofline of the existing house, the addition's roofline change is most visible from the rear and from the south, where it is most screened by vegetation and where the proposed pitch remains consistent with the character of neighboring homes.

16. Thank you

I am available to provide any additional materials, meet on-site, or present additional views of the proposed design at the HDC's request. I appreciate everyone's time and guidance and look forward to working collaboratively toward an outcome that respects the historic character of this property and the Holland Historic District.

Respectfully submitted,

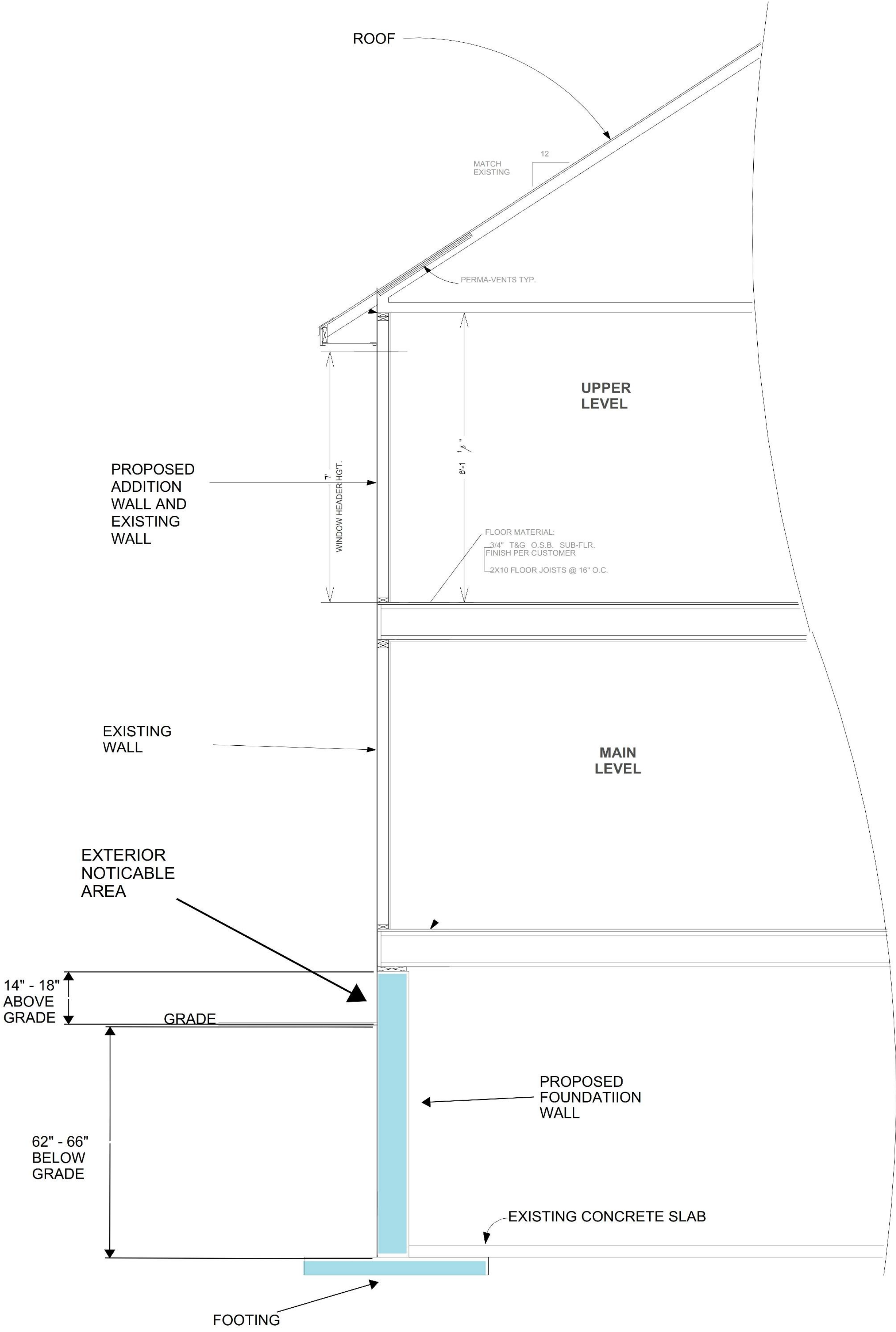
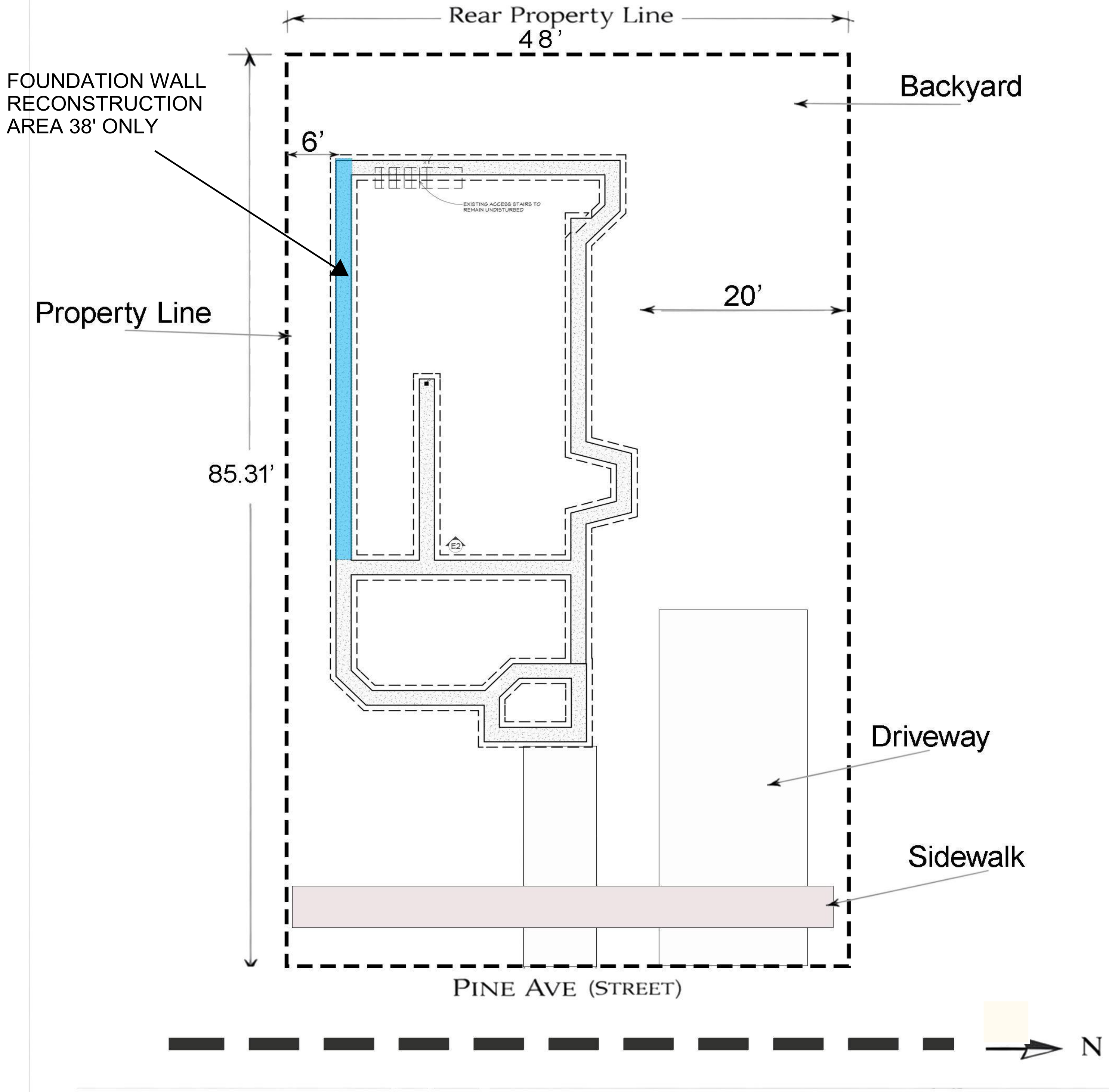
Jillian Waigand
276 Pine Ave, Holland, MI 49424
jillian.waigand@gmail.com | 269-330-6644

SITE PLAN — 276 PINE AVE, HOLLAND, MI 49423

Parcel #70-16-29-308-004

Owner: Waigand Jillian

PROPERTY DIMENSIONS: 48' × 85.31'



City of Holland

Historic District Commission

Application for Certificate of Appropriateness

69 W. 13th Street

Applicant Name: Jim Winter-Troutwine (architect), Crystal & Dave Morgan (owners)

Property Address: 69 W. 13th Street

Meeting Date: May 6, 2026

Project Description: Restoration and Addition

Proposal:

- Holland Historic District: This small square home is a one-story Greek Revival structure, c. 1872. It has a low hip roof, square plan, and central chimney. A front porch was added and enclosed, and the home is clad in aluminum siding. The property is non-contributing to the historic district.
- This property was last reviewed by the HDC in January 2026. At that time conditional approval was granted for renovations of the existing structure, an addition to the rear, and renovations to the garage. Administrative approval was required for all window, door, and all other openings – this was granted in April 2026.
- All several details were required to return for final HDC review. That is this application.

House (Phase 1)

- New **roof** to match the old in every detail
- New **sunroom** details to match that of the restored original house
- Two **chimney** options;
 - Aluminum sidewall vent
 - A veneered chimney shaft above the roof line with a brick and simulated stone cap.
- Front and side porches to be removed and replaced
 - Front (south) porch to match existing footprint
 - Side (east) porch to be extended slightly to the north
 - All other elements will match existing materials and form, including:
 - Front Porch**
 - Reconstructed with like-for-like materials, profiles and proportions based on research of similar period structures.
 - Flooring to be a composite 1"x 4" T & G with composite skirting including the 6/4" column bases.
 - The columns are 10"x10" wood wrapped around an interior 6"x6" structural post.
 - The exposed porch ceiling to match original material like-for-like (1"x 4" beaded wood).

- An optional painted 1 ½” steel pipe or similar handrail as approved by staff if necessary is proposed.

Side Porch

- Reconstructed with like-for-like materials, profiles and proportions found prior to demolition.
 - Exterior flooring, skirting and column base to be constructed of composite similar in detail to the front porch reconstruction.
 - Option for a painted 1 ½” steel pipe or similar handrail as approved by staff if necessary.
- East and west **bay extensions/bump outs** will be of cantilever construction. A fixed skylight is proposed over the west bay.
 - Existing **chimney** to be removed and reconstructed with new brick and mortar.
 - Requesting that **architectural details**, like the dentils, be determined on site via administrative review and approval.

Garage (Phase II)

- Openings to return for later review, per previously approved COA.
- Remove aluminum siding, replace with siding and trim to match house.

Staff Notes:

- Consider approval with the following conditions:
 - o Final column base and cap details to return for HDC or administrative approval
 - Ensure proper entasis and vertical alignment, from the guidelines, *“Entasis is the convex tapering of a rounded column beginning about one-third up the shaft. It is also important that the neck of the column be in flush vertical alignment with the beam above. When done correctly, the column’s capital details such as the abacus ... should protrude beyond the plane of the column neck and the beam carried above.”*
 - o Handrail details to return for Admin Approval
 - o Salvage brick noted on drawings for chimney reconstruction; final chimney brick materials and mortar selections to return for HDC or administrative approval
 - o Architectural details to return for administrative approval.

Possible Motions:

Move to **approve with conditions** 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 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.”

>Include named conditions<

Attachments:

- | | |
|-----------------------------|------------------------|
| 1. Application | 3. Description of Work |
| 2. Historic District Survey | 4. Updated Drawings |

Non Contributing

Historic Name
Common Name Charles Ketchum Home

Map Type
Title

Site No.

Street and Number 69 W. 13th St.,
Block Number 376
Municipal Unit Holland
District
County Ottawa

Original Usage residential
Present Usage residential

Ownership Leon Wenzel, J

Photography: Roll
NEGATIVES NOT IN FILE
Date
Quantity
View

Survey HAHAC
Recorder Martha Kaiser
Date 11/80



Reproduced by the State of Michigan

Michigan History Division: — EK-84-10,000

Description

IN 1900 this home was owned by Winslow Quackerbush who worked at the bottling works. By 1913, a laborer at the Cappon-Bertsch tannery, John De Voy and his wife, Maggie, lived here. From 1921 until 1952, the home was owned by Charles H. Ketchum, an employee of the Holland Furnace Company, and his widow, Rose. Several families lived here from 1953 until the mid 1960's when the present owners, the Leon Wenzel, Jr., family moved in. Mr. Wenzel is a cook.

Reproduced by the State of Michigan

Significance

Date of Construction before 1900
Architect/Builder

This small, square, woodframe home has been extensively modernized but the enclosed front porch and aluminum siding hide what appears to have been a Greek Revival house on a brick foundation. The low hip roof, square plan and central chimney all point to its original design.

Bibliographic References



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.

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.

Property Address: 09 W 13th STREET, HOLLAND, MICHIGAN

Owner's Name: CRYSTAL & DAVE MORGAN Phone: 616 581-5665

Email: CMORGAN18451@GMAIL.COM / DAVE.MORGAN3924@GMAIL.COM

Name of Applicant (if different than owner): JIM WINTER-TROUTWINE

Relationship to Project: ARCHITECT Applicant's Phone: 616-822-9491

Applicant's Email: JIM@WINTER-TROUTWINE.COM

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

SEE ATTACHED



Planning & Historic Preservation
Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

Application Materials to be submitted by Owner/Applicant:

<input checked="" type="checkbox"/>	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
<input checked="" type="checkbox"/>	Site Plan	<ul style="list-style-type: none"> • “Birdseye view” of the parcel, with dimensions (if known) and locations of existing and proposed structures
<input checked="" type="checkbox"/>	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
<input checked="" type="checkbox"/>	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
<input checked="" type="checkbox"/>	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: /s/ David Morgan /s/ Crystal Morgan Date: 04.03.2026

Applicant’s Signature: /s/ Jim Winter-Troutwine Date: 04.03.2026

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

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

Description of Work for 69 W. 13th Street, Holland, Michigan:

The following is a narrative follow-up of a prior submission on January 6, 2026, for the same project. This narrative is intended to address questions mentioned during that meeting and the items requiring HDC review as identified in the conditions of the January 9, 2026, Certificate of Appropriateness.

The attached drawings dated March 30, 2026, depict the proposed scope of work for the exterior repair, restoration and/or reconstruction of this small, one-story Greek Revival. The attached drawings are included to articulate the reconstruction and restoration details for every aspect of this house. With few exceptions, the proposed exterior materials and details are based on found conditions.

House (Phase I)

1. The original roof over Building "B", due to found conditions, is to be removed in its entirety and replaced with a new trussed roof to match the original roof in every detail including pitch/slope, roof edge detail and height of eave and ridge. (See Architectural sheets 5/13, 6/13, 9/13 and 10/13 for details).
2. The addition proposed and previously approved on the North side (Sunroom) is designed to be built to match the detailing of the (restored) original house in detail regarding siding, trim, porch and skirting. (See Architectural sheets 4/13, 5/13, 6/13, 7/13, 11/13 and 13/13). Proportions and massing are reflective of design elements resulting from existing site restraints, including relationship to the existing setbacks, driveway maneuverability and the existing house and garage. The proposed chimney/fireplace venting is shown with two options:
 - a. An aluminum side wall vent.
 - b. A veneered chimney shaft above the roof line with a brick and simulated stone cap.
3. The existing front (South) and side (East) porches, due to found conditions are both to be removed in their entirety and replaced with new construction to match the existing materials and form including roof pitch/slope, footprint (except as the East porch was extended slightly to the North), flooring, ceiling(s), siding and all exterior architectural trim including the following details:
 - a. The front porch is to be reconstructed with like-for-like materials, profiles and proportions based on research of similar period structures. Flooring to be a composite 1"x 4" T & G with composite skirting including the 6/4" column bases. (See Architectural sheets 7/13 and 12/13 for details). The columns are 10"x10" wood wrapped around an interior 6"x6" structural post.
 - b. The exposed porch ceiling to match original material like-for-like (1"x 4" beaded wood). All exterior wood and composite material to be painted with quality paint suitable for each application. An optional painted 1 ½" steel pipe or similar handrail as approved by staff if necessary is proposed.

Page Two

- c. The side (East) porch is to be reconstructed with like-for-like materials, profiles and proportions found prior to demolition. (See Architectural sheets 10/13 and 11/13). Exterior flooring, skirting and column base to be constructed of composite similar in detail to the front porch reconstruction. Option for a painted 1 ½" steel pipe or similar handrail as approved by staff if necessary.
4. The two bay extensions/bump-outs (one of the East porch and the shower bay on the West) are cantilevered constructions (see Architectural sheets 5/6, 6/13, and 10/13). A fixed (2'x 4') skylight is proposed on the West bay over the shower.
5. The existing masonry chimney on Building 'A' is proposed to be removed to the roof line and reconstructed with new period appropriate brick masonry and mortar.
6. All new windows and doors shown on the Elevations are reflective of the period of this house. (See Architectural sheets 5/13, 6/13 and 7/13). The windows and doors are the subject of a separate application for administrative approval per the January 9, 2026, Certificate of Appropriateness and, thus, are not included this application.
7. New and replacement roofing and roof detail/flashings to match existing roofing on Building 'A' like-for-like.
8. Replication of period exterior architectural details (specifically, the dentils to be located on Building 'A') to be determined on site. If necessary, the owners and Architect will accommodate an on-site meeting with HDC staff for administrative review and approval at a date to be mutually agreed upon.
9. All new and existing exposed wood to receive an oil-based primer and a minimum of two coats of high-quality exterior finish paint or equivalent protective coating.

Garage (Phase II)

Openings (windows, doors, etc.) and any other work requiring HDC review per the January 9, 2026, Certificate of Appropriateness will return for review under a separate application for a Certificate of Appropriateness at a later date.

Building Code Summary

Project Description:	This project involves the complete restoration and a 164 SF addition of the one-story house single family house at 69 W 13 th Street. The resulting design will be a completely restored single family home.
Legal Description:	The West 39 feet of the East 131 ½ feet of Lot 5, Block 56, City of Holland Original Plat, according to the recorded Plat thereof, as recorded in Liber 1 of Plats, Pages 11, Ottawa County Records.
Applicable Building Code:	Michigan Rehabilitation Code for Existing Buildings 2015 (MRC) Michigan Building Code:
Classification of the Work:	Michigan Rehabilitation Code for Existing Buildings 2015 (MRC) Section, work is classified as a Level 1 Alteration • Holland Historic District Commission Design Guidelines
Use/Zone Group:	R-1 Residential • Traditional Neighborhood Residential Zone
Work Area:	Phase I work area includes the entire building and site. Phase II work area includes the garage.
Building Area: (finished)	Existing First Floor: 992 SF Addition: 164 SF Occupant Load= 2 Building Height: 18' 6" (Hip)
Historic District Design Guidelines	<ul style="list-style-type: none"> • Architectural Detail and Ornamentation (per drawings) • Demolition Criteria (existing roof over secondary building) • Doors and Windows (staff Approved) <ul style="list-style-type: none"> • Repair and/or replace (existing windows to be removed) • Alternative window material (See attached window and Door schedule) • Historic Material <ul style="list-style-type: none"> • Like-for-Like (match existing material re: proportions, profile, and relationship to other materials) • New Construction/Additions (match exterior materials and details at eaves, windows and doors) • Painting (prime paint all surfaces with quality-based oil primer) • Composite materials <ul style="list-style-type: none"> • Flooring/Skirting/spindles/Steps • Column bases • Window sills • Water table trim • Wood materials <ul style="list-style-type: none"> • Components/Columns • Window trim • Corner trim • Roofing (match existing asphalt shingles and roof details) • Cornice and Eaves (wood) (Determined on Site) • Skylights (above shower "bump out") • Siding/wood (like-for like wood) <p>Consult project Architect prior to changes to materials and details noted on drawings.</p> <ul style="list-style-type: none"> • Composite material: Where used, keep smooth side out.

RENOVATION FOR:
69 W. 13th Street
Holland, Michigan

Project Directory

Project Architect
Jim Winter-Troutwine Associates Inc.
Jim Winter Troutwine
937 Fairmont SE Grand Rapids MI 49506
jim@winter-troutwine.com

Architect of Record

Drawing Index

CS	cover sheet
Architectural	
1 of 13	Overall Layout Plan
2 of 13	Site/Landscape Plan
3 of 13	Floor Plan 'A'
4 of 13	Floor Plan 'B'
5 of 13	Proposed East Exterior Elevation
6 of 13	Proposed West Exterior Elevation
7 of 13	Proposed North and South Elevations
8 of 13	Foundation and Framing Plan
9 of 13	Roof Framing Plan
10 of 13	Building Section 'A'
11 of 13	Building Section 'B'
12 of 13	Building Section 'C'
13 of 13	Wall Section at Sunroom

69 W 13th Street
Holland, Michigan

Page: CS

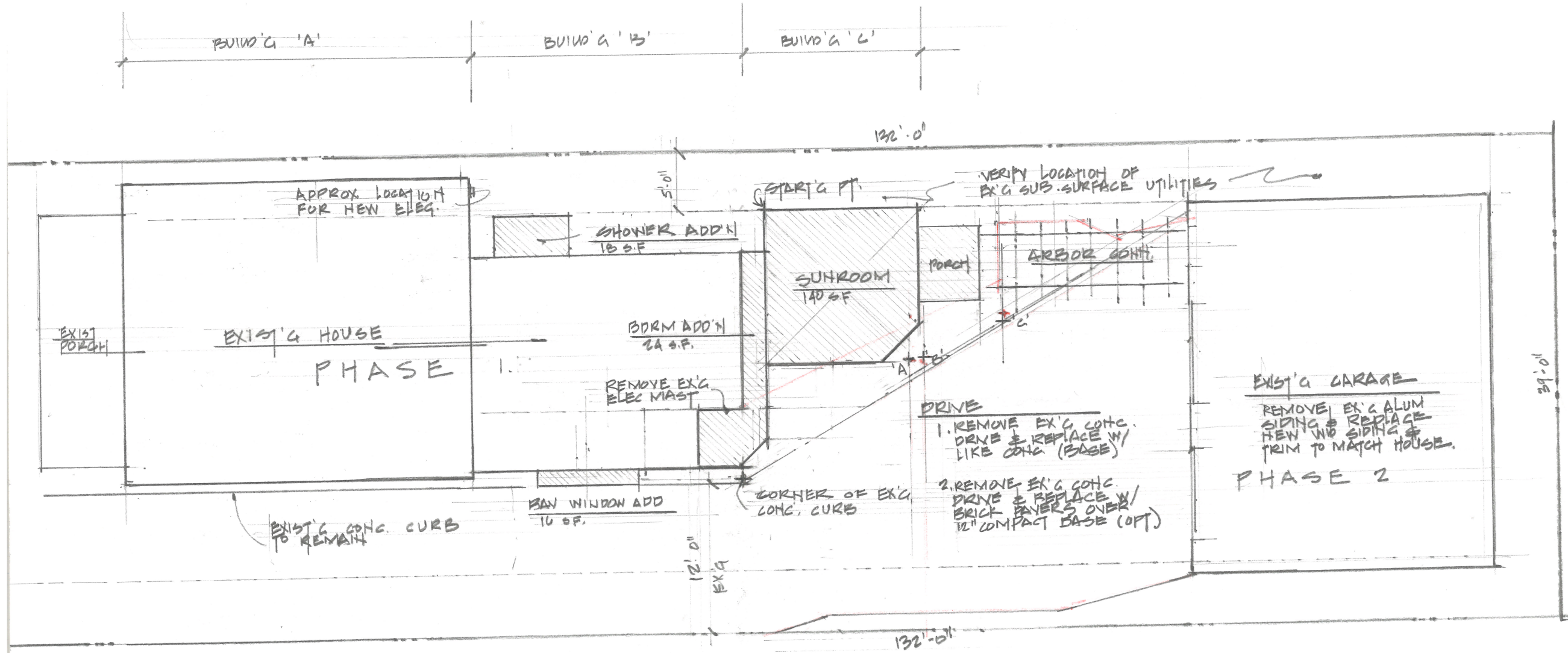
Winter-Troutwine Associates, Inc.

jim@winter-troutwine.com
937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA



ISSUE FOR HDC REVIEW 3/30/20
WINTER REVIEW 2/10/20 + 2/25/20
69 W. 13th STREET
HOLLAND, MICHIGAN
3



OVERALL LAYOUT PLAN

SCALE

1/8" = 1'-0"

ISSUE FOR HDC REVIEW 7/30/26
 OWNER REVIEW 2/10/26 → 2/25/26

69 W. 13TH STREET
 HOLLAND, MICHIGAN

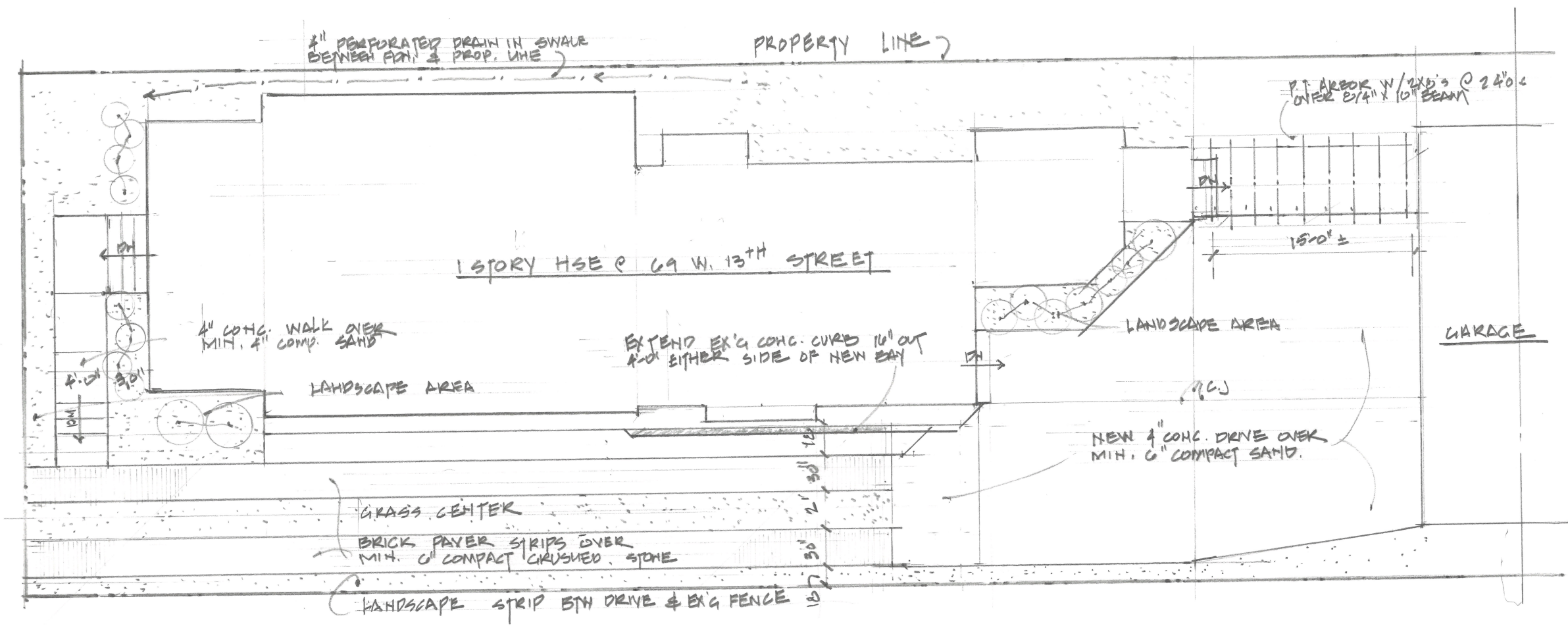


Winter-Troutwine
 Associates, Inc.

jim@winter-troutwine.com
 937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA

91
 3



PROPOSED LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

- DRIVE OPTIONS**
1. BASE BID: 4" CONC. OVER MIN 6" COMPACT SAND.
 2. ALTER: 1. 30" EMBOSSED CONC STRIP W/ NO GROW GRASS STRIP BTH OVER 6" COMP. SAND
 3. ALTER: 2. BRICK PAVES OVER MIN 8" COMP. CRUSHED STONE.

HDC REVIEW 3/30/20
69 W 13TH STREET
HOLLAND MICHIGAN

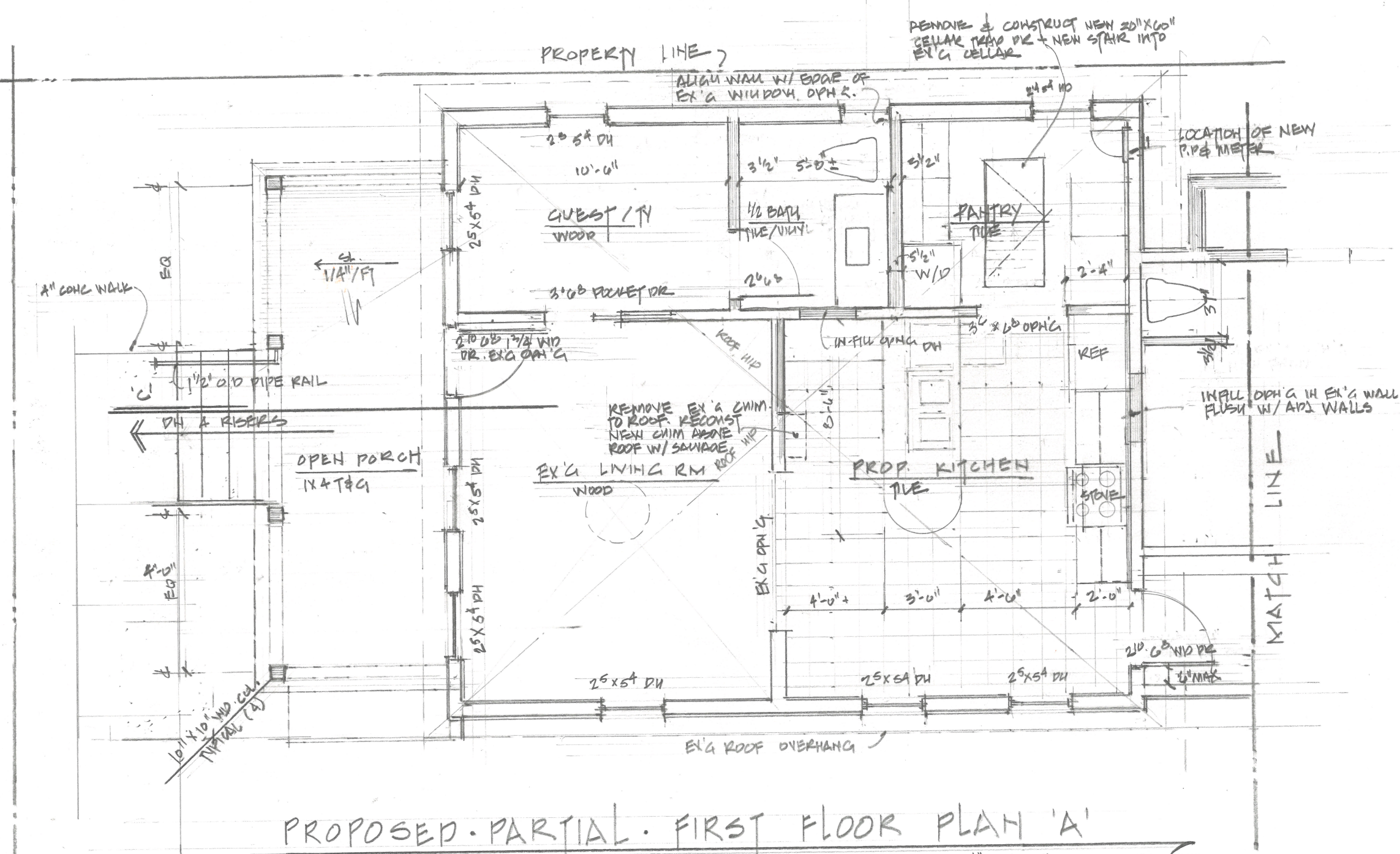
Winter Troutwine Associates, Inc.

Jim@winter-troutwine.com
937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA



3/30/20



PROPOSED PARTIAL FIRST FLOOR PLAN 'A'

SCALE

1/4" = 1'-0"

Winter-Troutwine Associates, Inc.

Jim@winter-troutwine.com
937 Fairmont SE, Grand Rapids, MI 49506

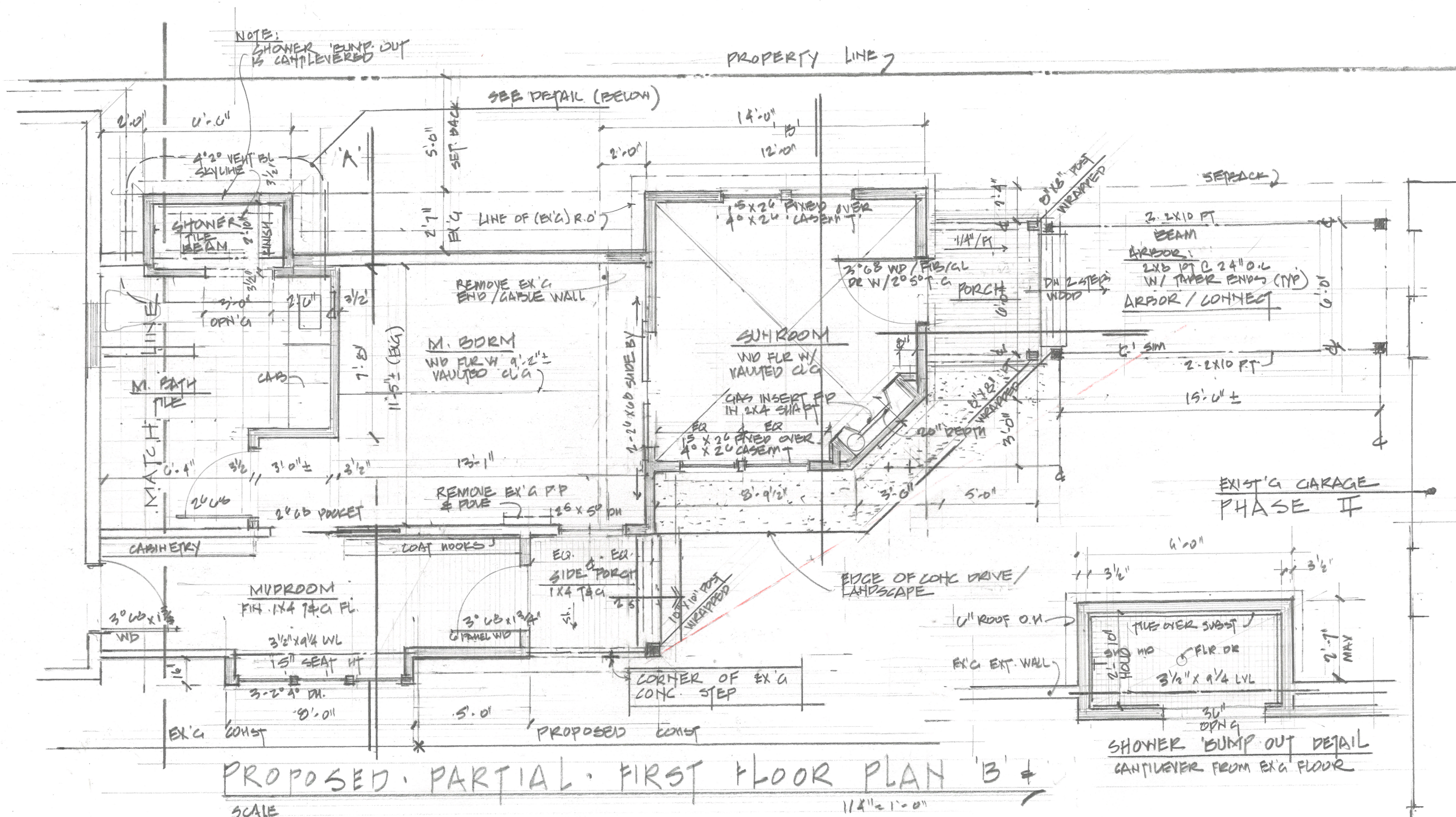
Jim Winter-Troutwine RA



ISSUED FOR HDC REVIEW 3/30/20
OWNER REVIEW 2/25/20

69 W. 18th STREET
HOLLAND, MICHIGAN

MSB



PROPOSED PARTIAL FIRST FLOOR PLAN 'B' #
SCALE 1/4" = 1'-0"

SHOWER BUMP OUT DETAIL
CANTILEVER FROM EX'G FLOOR

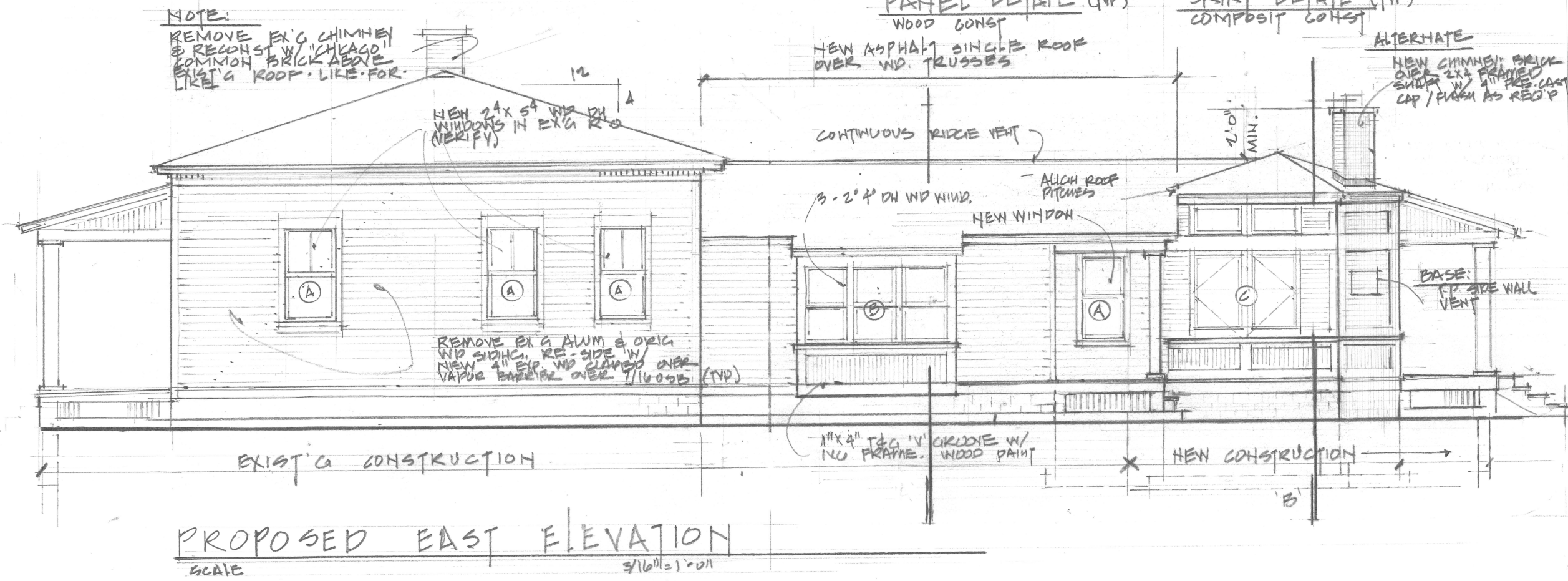
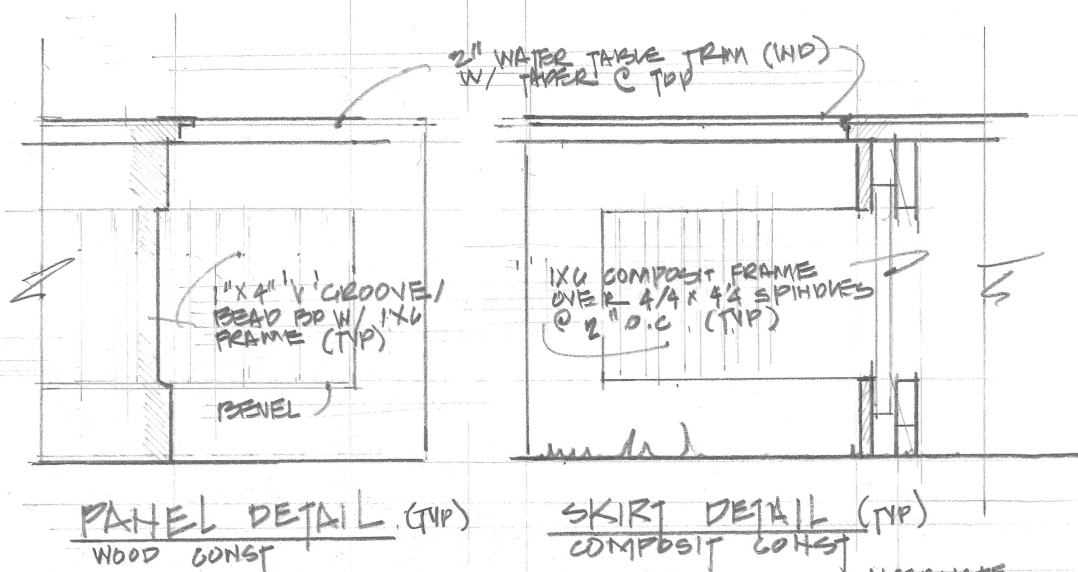
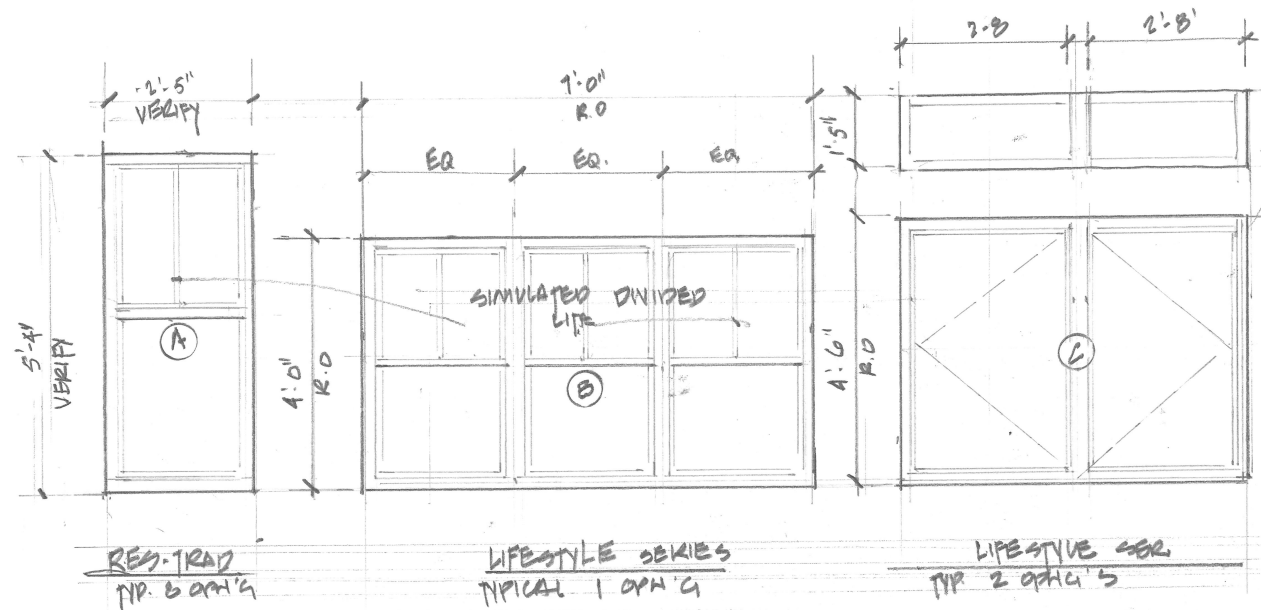
ISSUE FOR HDG REVIEW 3/30/2026
OWNER REVIEW 2/10/2026 = 2/25/26
69 W. 13TH STREET
HOLLAND, MICHIGAN

Winter-Troutwine
Associates, Inc.

jim@winter-troutwine.com
937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA



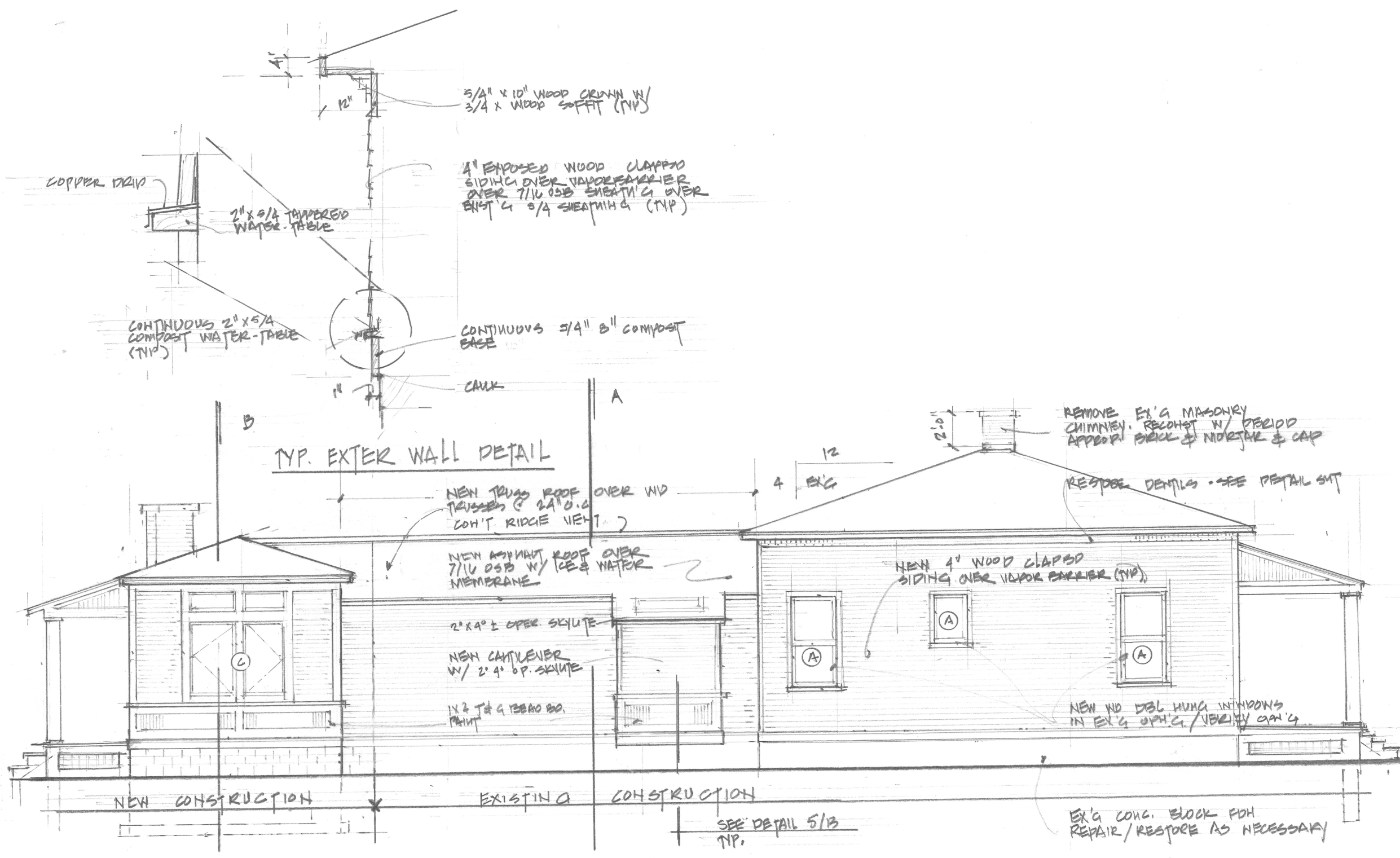


Winter-Troutwine Associates, Inc.
 jim@winter-troutwine.com
 937 Fairmoor SE, Grand Rapids, MI 49506
 Jim Winter-Troutwine RA



ISSUED FOR HDC REVIEW 3/30/20
 OWNER REVIEW 2/10/20 & 2/25/20
 69 W. 13TH STREET
 HOLLAND, MICHIGAN

5 OF 3

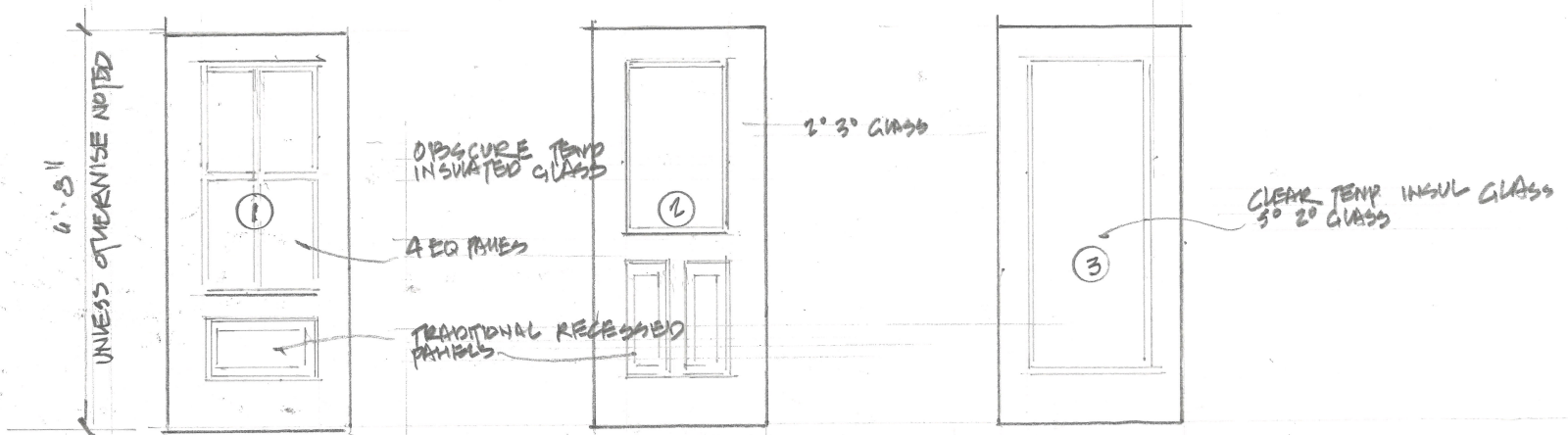


PROPOSED WEST ELEVATION
 SCALE 3/16" = 1'-0"



HDC REVIEW 3/30/20
 OWNER REVIEW 2/25/20
 69 W 13TH STREET
 HOLLAND, MICHIGAN

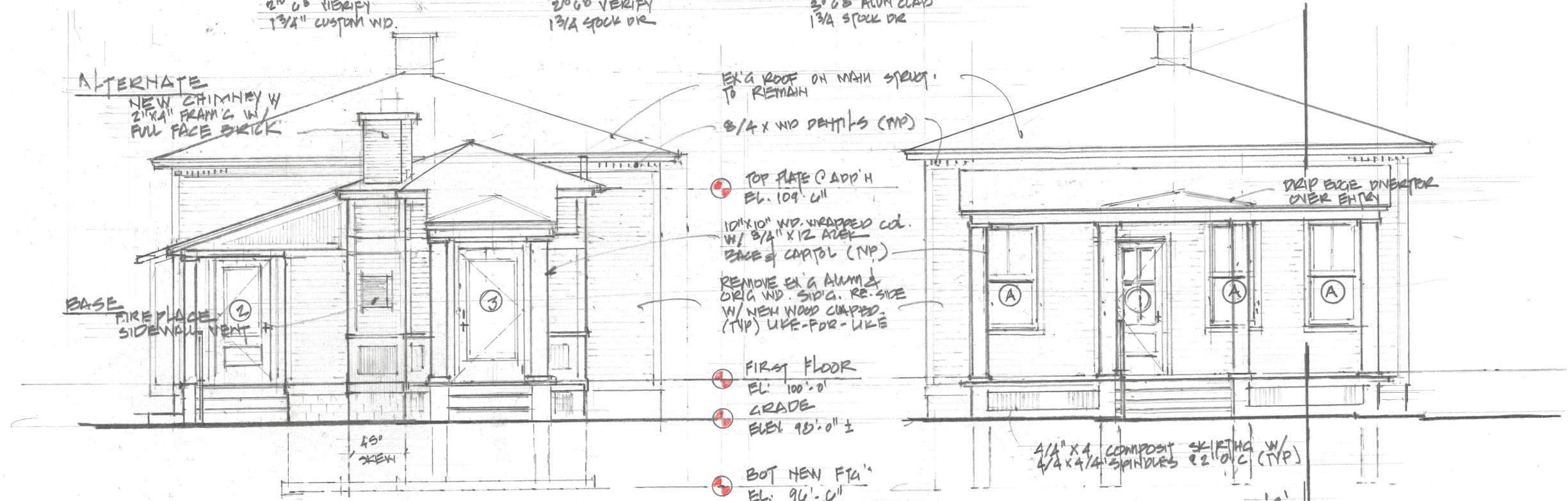
5 OF 13



FRONT DR
210 68 VERIFY
13/16" CUSTOM WD.

PORCH DR
210 68 VERIFY
13/16" STOCK DR

BACK DR
210 68 ALUM CLAD
13/16" STOCK DR



PROPOSED NORTH ELEVATION
SCALE 3/16" = 1'-0"

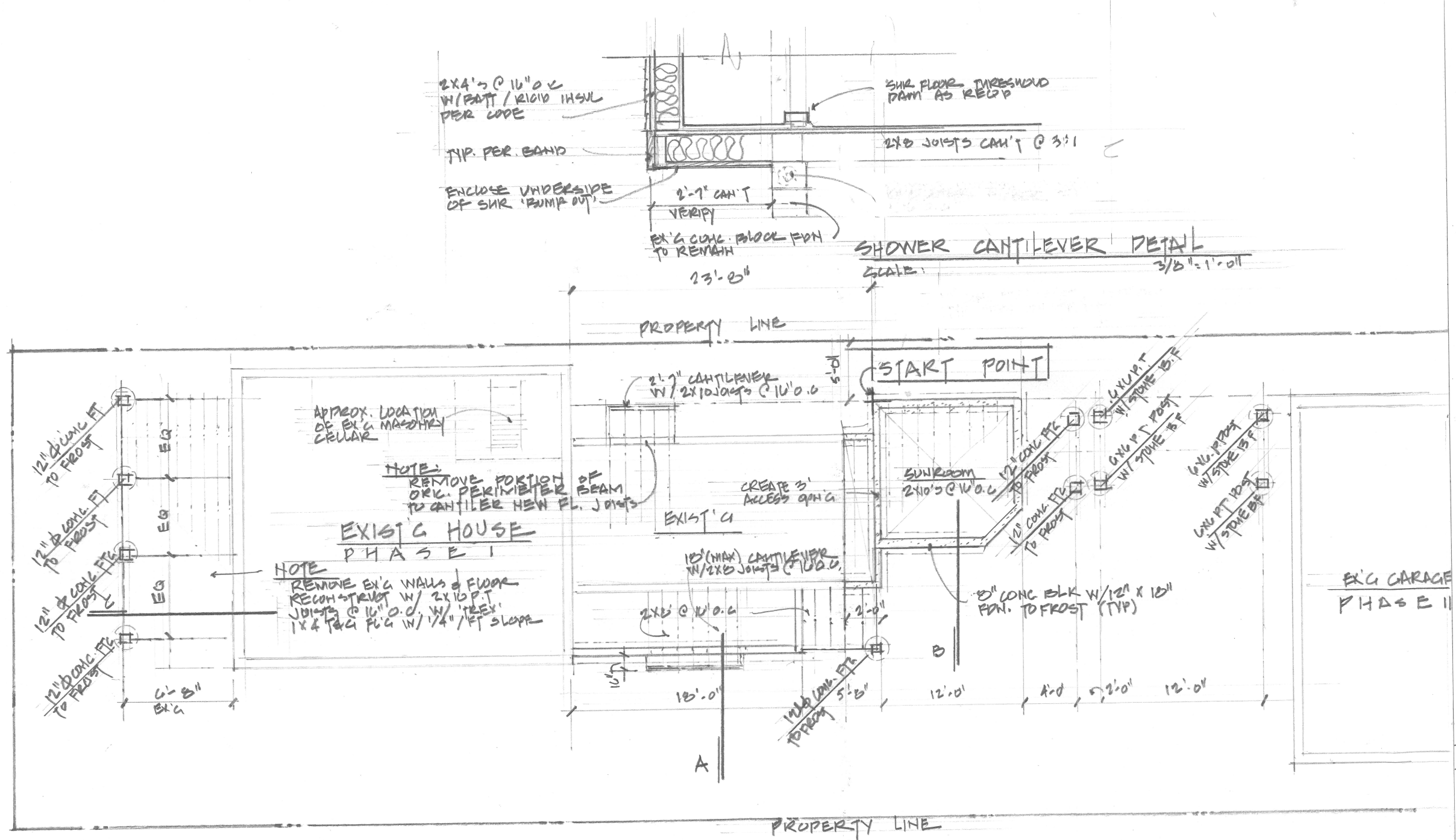
PROPOSED SOUTH ELEVATION
SCALE 3/16" = 1'-0"



HDC REVIEW 3/30/24
OWNER'S REVIEW 2/25/24

69 W. 13TH STREET
HOLLAND, MICHIGAN

13



FOUNDATION & FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"

SHOWER CANTILEVER DETAIL
 SCALE: 3/8" = 1'-0"

DWG REVIEW 3/30/26 2/25/26
 OWNER'S REVIEW
 69 W. 13TH STREET
 HOLLAND, MICHIGAN

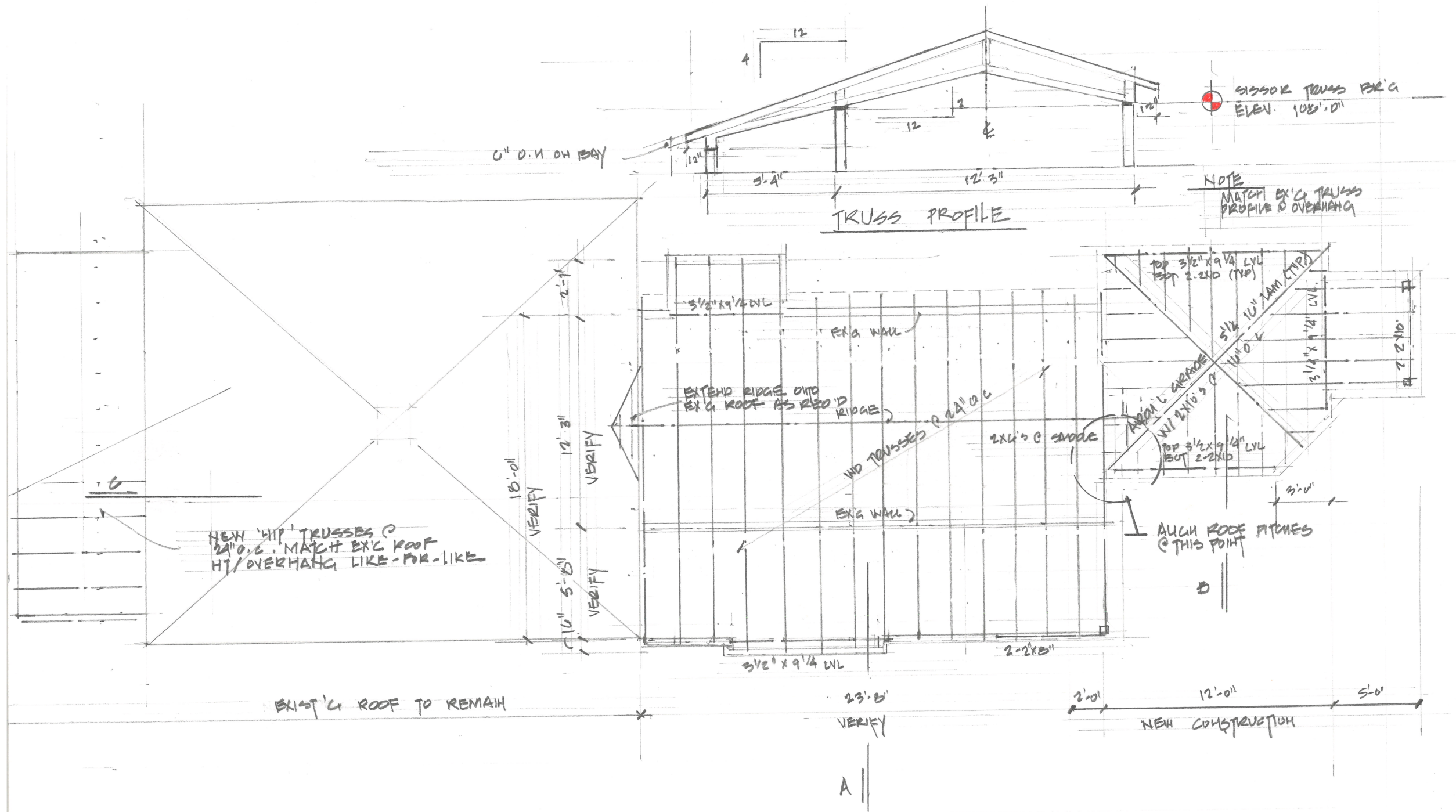
Winter-Troutwine
 Associates, Inc.

jim@winter-troutwine.com
 937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA



5/8
 5/8

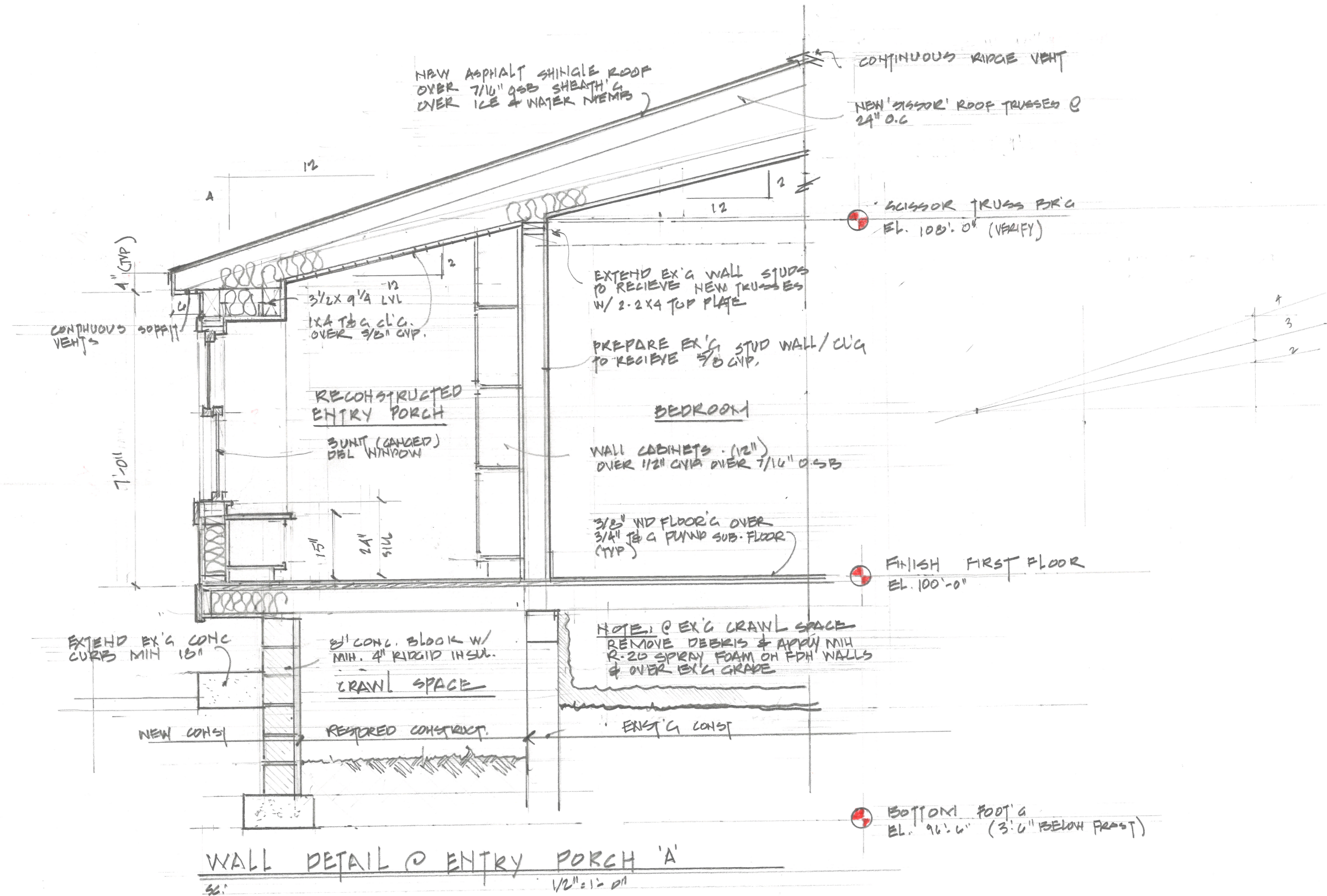


ROOF FRAMING PLAN
SCALE 3/16" = 1'-0"

ISSUE FOR HDC REVIEW 3/30/20
OWNER REVIEW 2/25/20
69 W. 13TH STREET
HOLLAND, MICHIGAN

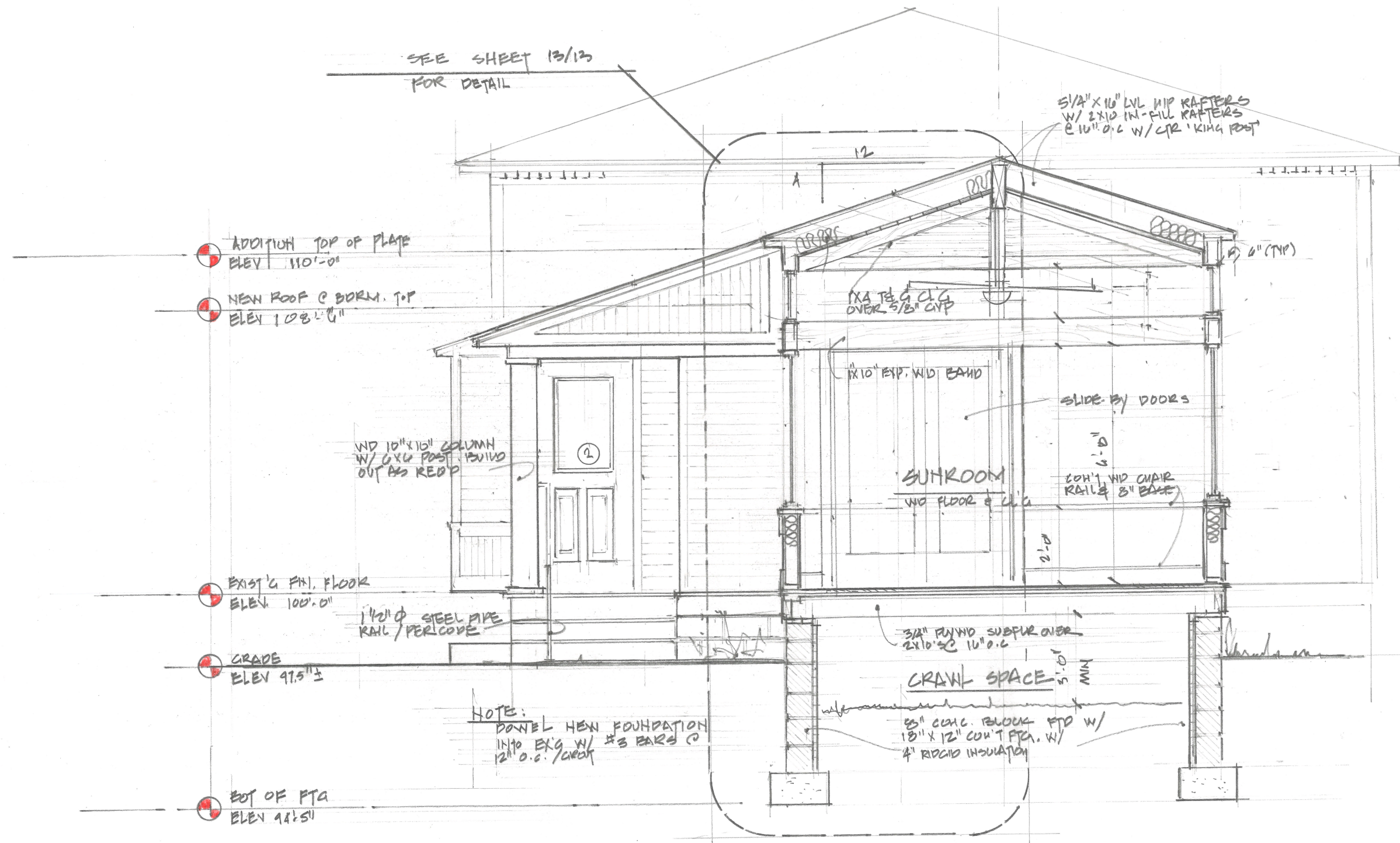
3/13





1106 REVIEW 3/30/24
64 W 13TH STREET
HOLLAND, MICHIGAN

3/28

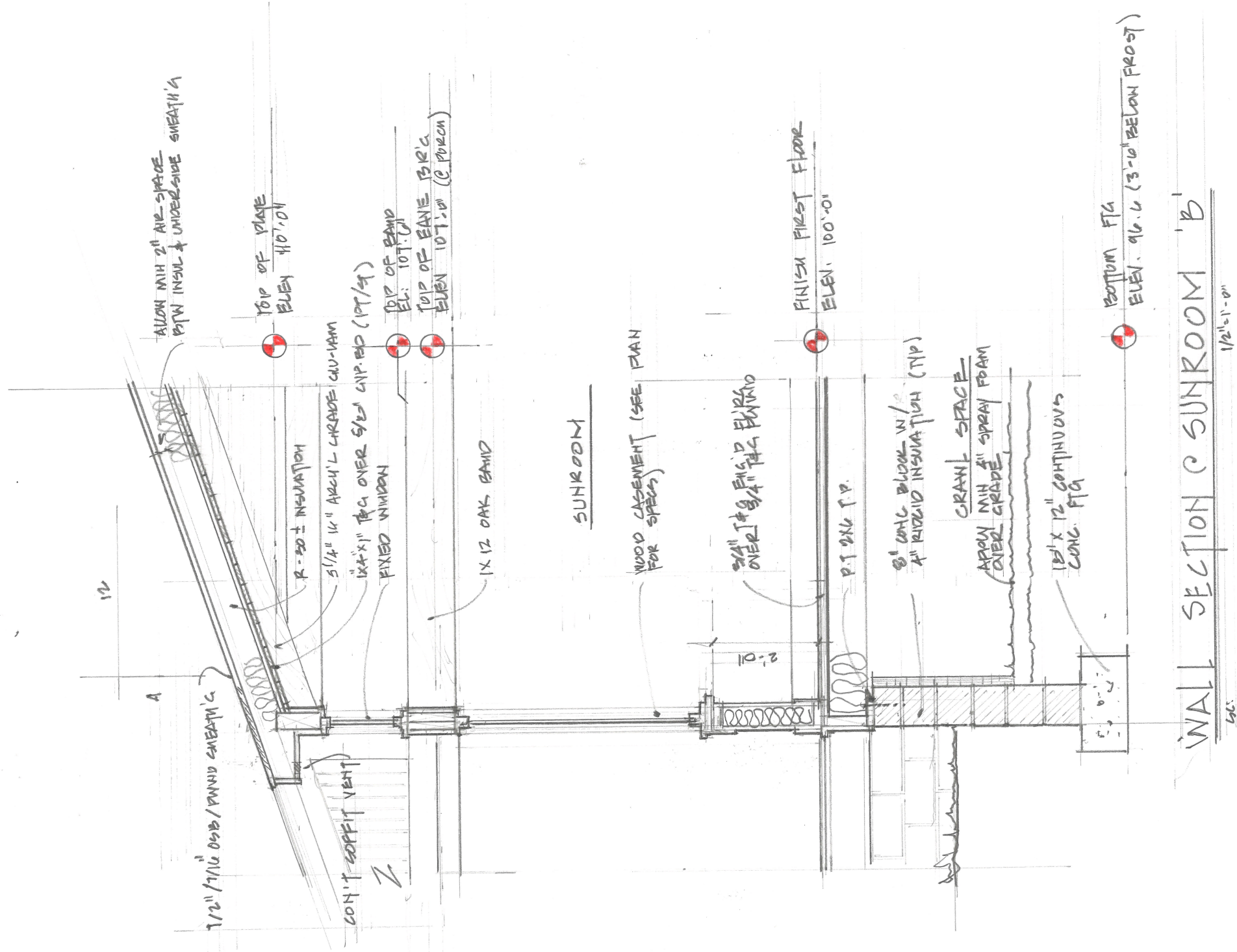


BUILDING SECTION C SUNROOM ADDITION 'B'
 SCALE 3/8" = 1' - 0"



HDC REVIEW 3/5/20
 OWNER REVIEW 2/10/20 + 2/25/20
 69 W 13TH STREET
 HOLLAND, MICHIGAN

3/5/20



WALL SECTION C SUNROOM 'B'

HDG REVIEW 3/30/26
 09 W 13TH STREET
 HOLLAND, MICHIGAN



Jim Winter-Troutwine RA

Winter-Troutwine
 Associates, Inc.

jim@winter-troutwine.com
 937 Fairmont SE, Grand Rapids, MI 49506



City of Holland Historic District Commission
Certificate of Appropriateness

Applicant Name: Jim Winter-Troutwine (architect), Crystal & Dave Morgan (owners)
Property Address: 69 W. 13th Street
Meeting Date: January 6, 2026
Project Description: Restoration and Addition

Holland Historic District: This small square home is a one-story Greek Revival structure, c. 1872. It has a low hip roof, square plan, and central chimney. A front porch was added and enclosed, and the home is clad in aluminum siding. The property is non-contributing to the historic district.

Several aspects of the proposed project were reviewed and approved with conditions. Each motion for approval is detailed below.

Approvals:

The Commission approved with conditions the application for a Certificate of Appropriateness as submitted and per testimony for the existing square structure comprised of the office, utility room, living room, and kitchen as shown on the proposed site floor plan dated 12/16/2025 at 69 W. 13th 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."

Conditions – All windows and doors must return for administrative review and approval. Staff retains the right to defer to the HDC if needed.

Siding, Architectural Features, Masonry/Foundation, Exterior Materials, and Roof Materials: Anything not a like-for-like match for what is found today on the resource, must return for HDC review. Anything added conjecturally must also return for HDC review.

The Commission approved with conditions the application for a Certificate of Appropriateness as submitted and per testimony for the remaining structure comprised of the front porch, master suite, mud room, sunroom, back porch, chimneys, and bump-outs as shown on the proposed site floor plan dated 12/16/2025 at 69 W. 13th 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 (over)




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.”

**Conditions – All windows and doors must return for administrative review and approval. Staff retains the right to defer to the HDC if needed.
Siding, Existing and Missing Architectural Features, Trim, Masonry, Foundation, Exterior Materials, Sunroom, and Bump-Outs: Further details must be submitted for HDC review and approval.**

The Commission **approved with conditions** the application for a Certificate of Appropriateness as submitted and per testimony for the **garage** at 69 W. 13th 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.”

Conditions – All openings must return for HDC review (windows, doors, etc.) Existing siding to be removed and replaced with new siding and trim to match the materials, features, size, scale, proportions, and massing of the restored house. Anything deviated from this must return to the HDC for review.

 _____, 2025
Justin Lambers, Chair – Historic District Commission Date

This Certificate of Appropriateness is **valid for one year** from the signed date above.

Next Steps:

The applicant may proceed to submit plans to the Building and Zoning Department for any applicable building permits prior to beginning work. All zoning and building codes must be met prior to issuance of a building permit.

Within 30 days of the project completion, we ask that the applicant contact the Historic Preservation office to schedule a final inspection. The office can be reached by phone at (616) 355-1330 or by email at cns@cityofholland.com.

Distribute to: Property Owner, Property File, HDC File



Holland Historic District

Administrative Approval
Certificate of Appropriateness

Applicant: Jim Winter-Troutwine (architect), Crystal & Dave Morgan (owners)

Property Address: 69 W. 13th Street

Date: April 7, 2026

Project Description: Restoration and Addition – **AMMENDMENT**

Proposal:

At the January 6, 2026 meeting of the HDC, the proposed project was approved with conditions, per the following motions:

The Commission **approved with conditions** the application for a Certificate of Appropriateness as submitted and per testimony for the **existing square structure comprised of the office, utility room, living room, and kitchen as shown on the proposed site floor plan dated 12/16/2025** at 69 W. 13th Street based on the local guidelines and the Secretary of Interior’s Standard 9.

Conditions – All windows and doors must return for administrative review and approval. Staff retains the right to defer to the HDC if needed.
Siding, Architectural Features, Masonry/Foundation, Exterior Materials, and Roof Materials: Anything not a like-for-like match for what is found today on the resource, must return for HDC review. Anything added conjecturally must also return for HDC review.

* * * * *

The Commission **approved with conditions** the application for a Certificate of Appropriateness as submitted and per testimony for the **remaining structure comprised of the front porch, master suite, mud room, sunroom, back porch, chimneys, and bump-outs as shown on the proposed site floor plan dated 12/16/2025** at 69 W. 13th Street based on the local guidelines and the Secretary of Interior’s Standard 9.

Conditions – All windows and doors must return for administrative review and approval. Staff retains the right to defer to the HDC if needed.
Siding, Existing and Missing Architectural Features, Trim, Masonry, Foundation, Exterior Materials, Sunroom, and Bump-Outs: Further details must be submitted for HDC review and approval.

The applicant has submitted their window and door specifications for administrative approval. Staff has reviewed the proposal and does not find a need to defer to the HDC.

The following options are approved:



Front Door - Existing raised-panel ½ lite steel door with a storm door.

- Replacement: Stained wood door, ¾ lite, fits in existing opening.
 - Optional grille
 - Optional horizontal recessed or flat panel – NOT raised.
 - Clear glass (no option for obscured/frosted glass)

Rear Door - Existing raised-panel steel door with grilles and a storm door.

- Replacement: 36" fiberglass or aluminum clad with stained wood appearance, ½ lite
 - No grilles
 - Optional recessed or flat 1 or 2 panel design – NOT raised.
 - Clear glass OR obscured/frosted glass for privacy

Sunroom Door – New

- 36" fiberglass or aluminum clad with stained wood appearance, full lite
 - No grilles
 - Clear glass OR obscured/frosted glass for privacy

Windows – ALL replacements and/or new on existing home and additions

- Pella Reserve Traditional or Pella Lifestyle Series – Aluminum Clad
 - Both series are approved
 - Style (double-hung, casement, and fixed glass) to match architectural drawings dated March 30, 2026.
 - Optional vertical grille (2/1) approved for double-hung units

Approval: The proposed window and door details are hereby **approved** based on local guidelines and the Secretary of the 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 integrity of the property and its environment.”*

Approved per specifications listed above, and as illustrated on architectural drawings dated March 30, 2026.

Staff Approval: Anna L Schutter Date: 4/7/26

Anna L. Schutter
Municipal Planner

This Certificate of Appropriateness is **valid for one year** from the signed date above.

Next Steps:

The applicant may proceed to submit plans to the Building and Zoning Department for any applicable building permits prior to beginning work. All zoning and building codes must be met prior to issuance of a building permit.

Within 30 days of project completion, please contact the Historic Preservation office to schedule a final inspection, or send in photographs of the completed work. The office can be reached by phone at (616) 355-1330 or by email at cns@cityofholland.com.

Distribute to: Property Owner, Property File, HDC File

City of Holland

Historic District Commission
Application for Notice to Proceed

129 W. 12th Street

Applicant Name: Lama Al-Shohaty (designer) obo Charles & Ann Sterken (owners)

Property Address: 129 W. 12th Street

Meeting Date: May 6, 2026

Project Description: Garage Demolition ***PUBLIC HEARING***

Proposal:

- Holland Historic District: This large Tudor revival was constructed in 1912. It is dominated by huge twin gables on the front and features a garage with multi-pane glass doors.
- The applicant is proposing demolition of the existing garage, to allow for future construction of a new garage and ADU.
 - Only an NTP request is submitted at this time, a future COA application will be submitted in the future seeking approval for the garage/ADU.
- Representation for the project held a pre-application discussion with the HDC at their April 2026 meeting.
 - At that time the intent to provide an additional housing unit on the property was discussed, as well as the scale of the current garage to the house, and the proposed new construction.
 - Criteria (d) was highlighted in the applicant's argument.

NOTICE TO PROCEED CRITERIA

PA 169 of 1970, 399.205(6)(a-d) AND COH Code of Ordinances, Chapter 2, Article XV, Section 2-102 (4)(a-d)) AND Holland Historic District Guidelines (p.20-21)

Work within a historic district shall be permitted through the issuance of a Notice to Proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

- a. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- b. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

- c. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- d. Retaining the resource is not in the interest of the majority of the community.

The HDC must find that the Notice to Proceed request meets at least one of the criteria above.

Staff Notes:

- This property was last reviewed by the HDC in 2023, for a garage door replacement. A motion in support of the replacement failed, and the request was subsequently denied.
- The garage is historic and very likely original, dating to 1912.
- Per previous guidance from SHPO on considerations for using NTP Criteria (d), the following resources may be helpful in identifying community interest:
 - o [Master Plan](#) (2017, updated 2023)
 - o [COH Strategic Plan](#) (2026)
 - o [COH Housing Policy](#) (2020, updated 2025)

Public Hearing Procedure:

1. Identification of Agenda Item by Chairperson.
2. Presentation by Applicant, questions from Commission & Staff.
3. Comments by Staff, questions from Commission.
4. Public Hearing: Comments and questions from individuals in the audience.
5. Individuals approach the microphone and state name, address.
6. All comments and questions should be directed to the Chairperson.
7. Comments and questions from individuals should be limited to 5 minutes.
8. Chairperson will close the public hearing.
9. Commission discussion and action on the request.

Possible Motions:

Move to **approve** the application for a **Notice to Proceed** as submitted and per testimony for the garage demolition at 129 W. 12th Street based on [**read criteria and expand on how it is met**]:

- a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the interest of the majority of the community.

Move to **deny** the application for a **Notice to Proceed** as submitted and per testimony for the garage demolition at 129 W. 12th Street because it does not meet the criteria... ***[expand on how the criteria are not met by the proposed project]***.

Attachments:

1. Application
2. Survey
3. Proposal, Photos, Site Plan



City of Holland Historic District Commission
Application for a Notice to Proceed (NTP)

The completed application, supporting materials, and associated fee must be submitted to the Community and Neighborhood Services office at least twenty (20) business days before the scheduled Historic District Commission (HDC) meeting.

Notices regarding applications for demolition and relocation will be sent by mail to all neighboring property owners within 300 feet. These notices will be mailed at least fifteen (15) business days before the scheduled meeting.

For applications involving significant demolition, a notice may be published in a newspaper with general circulation in the City of Holland, at the discretion of the Preservation Staff.

Property Address: _____

Owner's Name: _____ Phone: _____

Email: _____

Name of Applicant (if different than owner): _____

Relationship to Project: _____ Applicant's Phone: _____

Applicant's Email: _____

Proposed NTP Project: [] Demolition [] Relocation [] Other: _____

Preferred HDC Meeting Date: _____

Date of Pre-Application Meeting OR Preliminary Staff Discussion: _____

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

The Commission shall issue a Notice to Proceed for work affecting the exterior appearance of a resource to the extent necessary to mitigate any of the following conditions:

- (a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- (b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community.
- (c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- (d) Retaining the resource is not in the interest of the majority of the community as determined by majority approval of a vote of the Commission.

COH Code of Ordinances, Part II, Chapter 2, Article XV, Section 2-102, (4) (a-d).

Application Materials to be submitted by Owner/Applicant:

	Photographs	<ul style="list-style-type: none"> • All sides (n,s,e,w) of all structures proposed for demolition, removal, or significant alteration • Detailed views of current condition(s)
	Site Plan	<ul style="list-style-type: none"> • "Birdseye view" of the parcel, with dimensions and locations of existing structures and those proposed for demolition/removal/alteration
	Construction Plan* <i>*optional</i>	<ul style="list-style-type: none"> • Description of proposed new structures • Sketch of proposed site plan • <i>All new construction must return for a COA, NTP decisions are made exclusive of future site plans</i>
	Application Fee	<ul style="list-style-type: none"> • \$100 filling fee for NTP 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.

(over)



Planning & Historic Preservation

Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

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: Lama Al-Shohaty Representing

Owner _____  _____ **Date:** April 8, 2026 _____

Applicant's Signature: Lama Al-Shohaty _____  _____ **Date:** April 8, 2026 _____

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

Historic Name Henry De Pree Home
Common Name Harold McLean Home

Map Type

Site No.

Street and Number 129 W. 12th Street
Block Number 308
Municipal Unit Holland City
District
County Ottawa

Title

Original Usage Residential
Present Usage Residential

Ownership Mrs. Rena Mc

Photography: Roll **NEGATIVES NOI II**
Frame
Date
Quantity
View

Survey (HAHAC) Holland Ar
Recorder
Date 1979



Michigan History Division: — EK-84-10,000

Description This very large and very grand Tudor style home is dominated by huge twin gables in the front. Extra solid looking and extremely well built, it features a second-level back porch, enclosed. There is also a large 3rd floor attic, unfinished. It has a total of 15 rooms; is on an extra-large lot and is accompanied by a big Tudor-style garage with all-glass (multiple pane) doors. The interior is accented by mahogany woodwork, many tiled floors and leaded windows.

Reproduced by the State of Michigan

Significance (see below)
Date of Construction 1912
Architect/Builder

This home was built around 1912 by Henry De Pree, president of the De Pree Hardware Company. In the early 1930's it became the home of Harold and Rena De Pree McLean. Mr. McLean's family were owners of the St. Louis Sugar Company and involved in other business ventures in the early 1900's. Harold McLean worked for the De Pree Company. Mrs. McLean still resides in the home.

Bibliographic References



Primary Residence Facing 12th ST.

New Garage and ADU Proposal:

Photos of Existing Garage and Main House

129 W 12 ST
Holland, MI., 49423



129 W 12 ST. Image 1. BS&A. Accessed on April 8 2026. Downloaded from BSAOnline.com Property Information.

Existing Garage in relation to Primary Residence



Existing Garage: South and East View



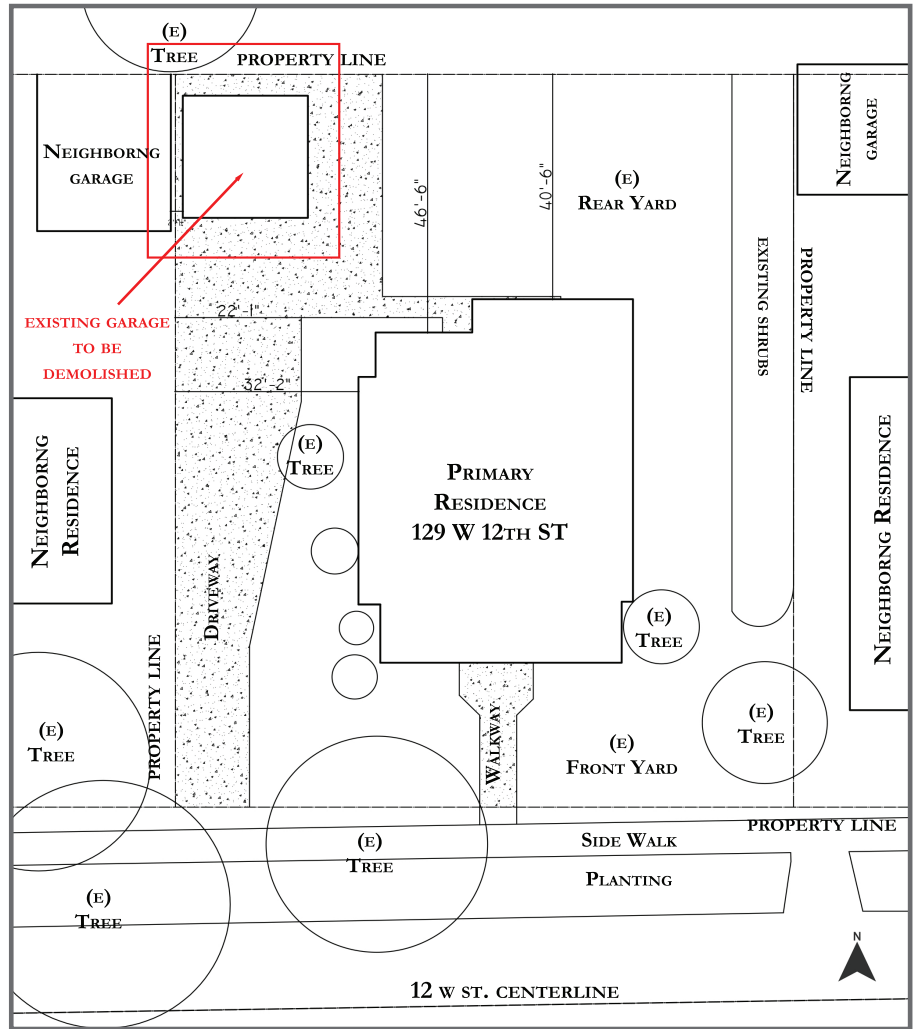
Existing Garage: West View



Existing Garage: North View from Alley

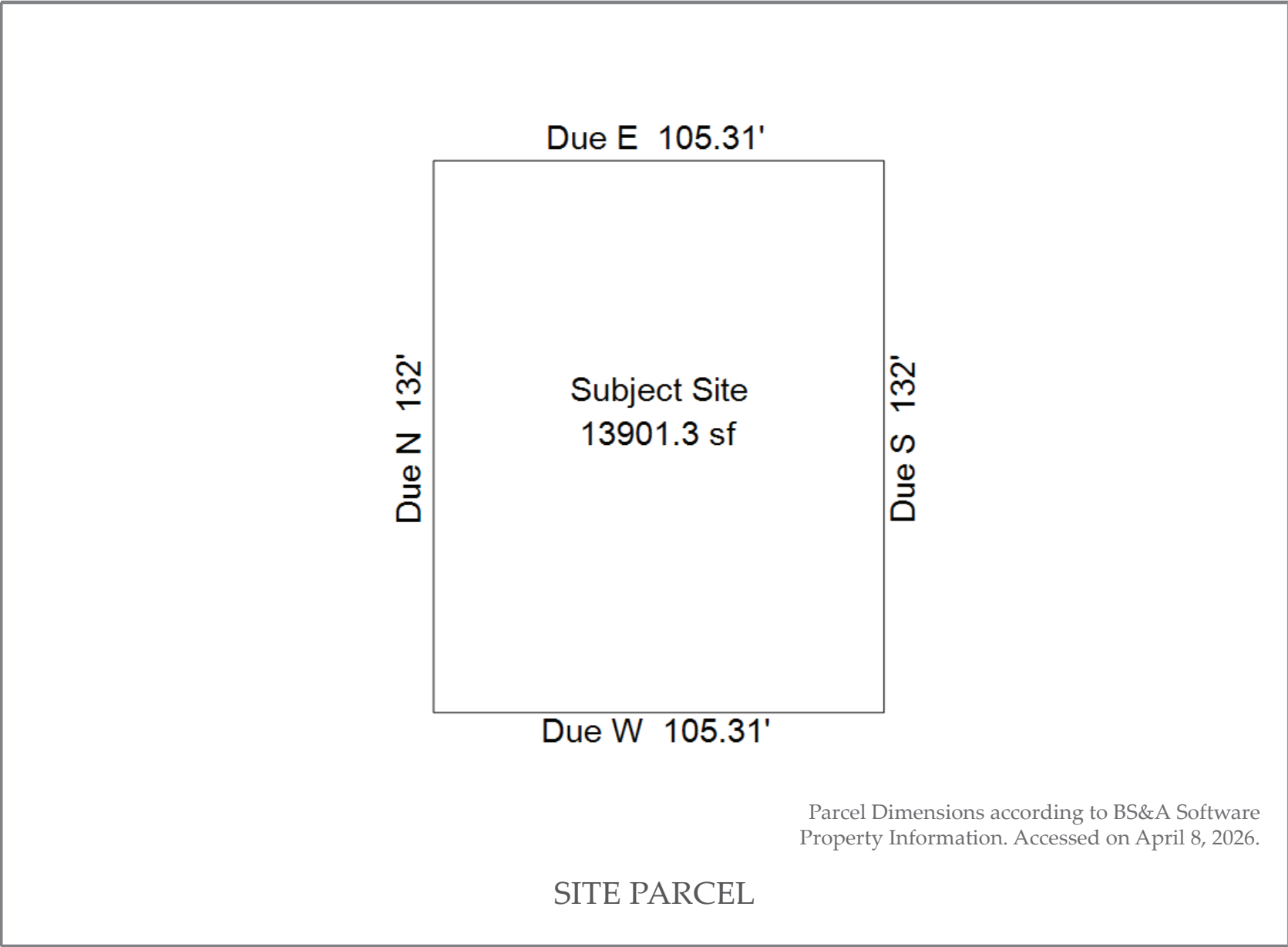


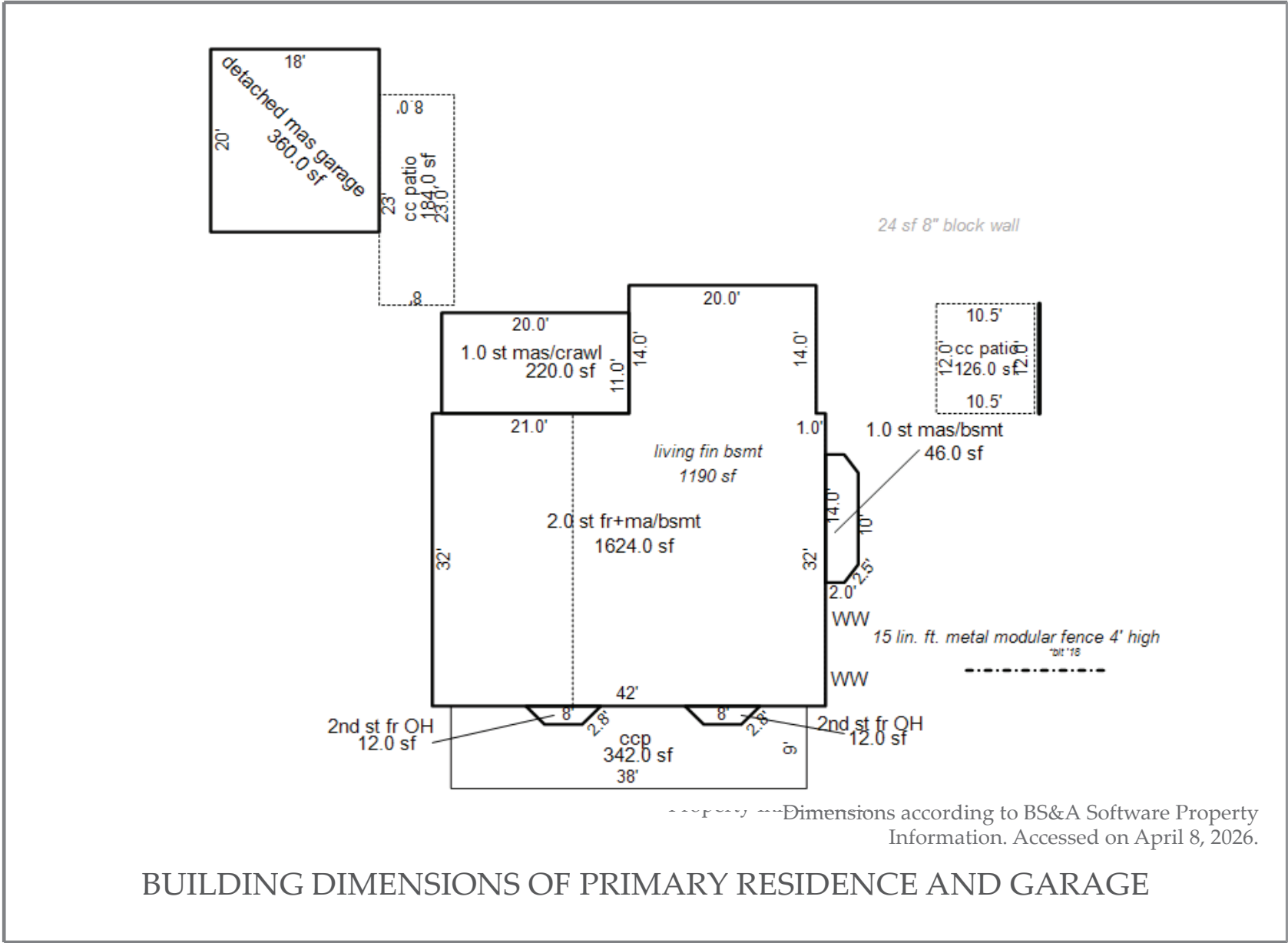
Primary Residence Architectural Features



Site Plan dimensions and outline based on Google Earth image.
 Produced by applicant on April 8, 2026.

SITE PLAN





City of Holland

Historic District Commission

Application for Certificate of Appropriateness

11 W. 14th Street

Applicant Name: Lynn Wildt (contractor) obo Amanda Eckerman and Markus Wunder

Property Address: 11 W. 14th Street

Meeting Date: May 6, 2026

Project Description: Window Replacements

Proposal:

- Keppel's Village Historic District: This two-story front-gable dwelling is constructed of orange Veneklassen brick. Each window features a soldier brick arch above, and inscribed woodwork surroundings. It is one of six remaining nearly identical residential structures that makes up the "village" built for Teunis Keppel in circa 1896.
- The applicant is requesting to replace the south facing window on the second story front façade, and the north facing window on the second story rear façade.
- Proposed replacement windows are:
 - JELDWen Sitrine Double Hung
 - Aluminum clad pine
 - North window: frame size 23 ³/₄ x 51 ³/₄
 - South window: frame size 42 ³/₄ x 64 ³/₄, 1/3 proportions
 - Wood trim will be repaired as needed and otherwise remain the same.

Staff Notes:

- Existing south window is a casement replacement. Returning to 1/3 proportions, as represented on other Keppel's Village homes.
- Existing north window is also a replacement, returning to original double hung function.

Possible Motions:

Move 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 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. Email Description
4. Window Cut Sheet



MICHIGAN ABOVE-GROUND SURVEY FORM

ADDRESS

11
City of Holland

West

14th Street
Ottawa County

SURVEY INFO

September 24, 2009

Patrick R. Hudson

NAME

Keppel's Village

DATE

Between 1891 and 1895

PROPERTY TYPE/STYLE

Residential

Queen Anne

MATERIALS

Foundation – brick

Walls – brick

Roof – asphalt shingle

DESCRIPTIVE NOTES

This two-story, front-gable orange brick house, has a one-story rear gable-end off-set to the east, a shallow two-story gabled wing on the west elevation, a one-story gabled bay with canted sides on the east elevation, and a flat roofed single-story porch in the southeast angle. The façade has a narrow window angled across each first floor corner with a corbeled arch above supporting a square-cornered second story. The porch covers the eastern corner window. The porch appears to be in its original configuration but the porch deck has been removed and has been replaced by a small concrete landing and stair set back within the original porch outline. The shallow one-story bay on the east elevation has canted sides forming a bay from foundation to just above the top of

the windows. At that point the wall is corbeled to square off the roof line. All window and door frames are wood painted white. The original house brick are of a uniform color and the brickwork is of a modified Flemish bond with diagonal headers used very sparingly. Each window and door has a simple soldier brick arch but without protrusions of any kind. There is a single-brick corbeled watertable above the foundation by which the wall protrudes out above the foundation. The foundation brick extends down four to five feet to a cement footing and appears to be of a slightly darker brick. This house is unique among the six in that the mortar is not colored in the original brick-work.

Most windows in the house structure itself are one-over-one. Very few of the sashes are original. There are two slightly wider windows, one above the other on the façade. There are also three small square windows on the second story of the south elevation between the lower roof and the upper. Sash windows are treated with inscribed woodwork in the frame and limestone lintels.

The main entry door is within the porch. This door originally had two narrow side-by-side arched lights in the top half. In design, this door was matched by a very short door located on the second floor from the front bedroom which exits onto the roof of the porch. All these doors have been replaced by steel doors. The rear door exits onto a wood frame porch, partially enclosed, with steps leading off the the east.

OTHER BUILDINGS/FEATURES

This property has a wood frame garage in the southwest corner of the property. The garage has a hipped gable roof, narrow clapboard siding and measures 24 feet by 24 feet. This structure is not found on the 1896 Sanborn map but does appear on the 1902 Sanborn with a small wing on the east facade that is no longer extant. That wing appears to have been in the same location as the outhouse shown on the 1896 map. The 1902 map shows an outhouse, again no longer extant, directly between this wing of the garage and the house. There is a concrete foundation wall, about eight feet long, six to eight inches wide and flush to grade on the east side of the lot. This foundation is parallel to street and set back from the street the same distance as the front of the garage

There is a row of old Lilac bushes starting about half-way back from the street on the east side of the property. There is also an elderly Sugar Maple in the middle of the east side yard about thirty feet from the street.

THEMES/SUB THEMES

Residential
Contributing

HISTORY/SIGNIFICANCE

This property is significant to Holland's architectural and historical record, and represents an important element in the physical and cultural development of the city.

This portion of lot 9, block 58 of the Original plat of the City of Holland has been occupied by this building since about 1895. This structure is part of a "village" of nearly identical brick houses, originally seven in number, of which six survive. Known as "Keppel's Village" these houses were built for Tuenis Keppel by Pieter Oosting & Sons.

The Oosting's utilized bricks from the Veneklassen Brick Company for the construction of all seven houses. Four of the houses were constructed to this house plan and the other three were constructed to a mirror image of the same plan. The brick-work appears to show some influence from brick-work patterns found in the Netherlands. However, the exact patterns appear to be original with the Oostings.

Tuenis Keppel immigrated to the United States from the Netherlands in 1846 and joined Albertus Van Raalte's colony in 1847. Keppel was appointed an elder of the Dutch Reformed Church and remained a prominent leader to the end of his days. Keppel farmed until 1872 when he moved into Holland and started a fuel and building materials business in what was then the Village of Holland. When the city was incorporated Keppel became the first city Marshall. His intention in creating Keppel's Village was to provide quality affordable housing for working class people. Tuenis Keppel died in 1896, soon after the seventh house was completed.

Initially 11 West 14th Street and five of the other houses were rented as Keppel had intended but by 1902 four had been sold. This house appears to have remained a rental property until about 1924 when 11 W. 14th Street was sold to Cornelius Veersma. Mr. Veersma continued to live in the house until 1965 and it appears that his daughter lived in the house until 1976. After 1976 the house had a number of short-term occupants and was listed as "Student Housing" in 1990. In 1988 this house along with the other remaining houses from "Keppel's Village" were owned by Central Avenue Partners. The partnership sold off all of the houses in 2001. By 2009 the house had been acquired by a Dr. R.J. Strabbing and placed in a limited liability company to be used as rental housing.

SOURCES UTILIZED

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Douma, Michael, Veneklassen Brick, William B. Eerdmans Publishing Co., Grand Rapids, Michigan, 2005.

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Holland City News, No. 3, "City & Vicinity", October 18, 1890.

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Holland Sentinel, "100 Years Ago Today", June 30, 1991.

Kools, W.C.; Sarah Jo Boven Kools, The History of Holland Hospital, unpublished manuscript, 1985, Herrick Public Library, Holland, Michigan.

Ottawa County Register of Deeds, Liber 24 Page 585, Liber 50 Pages 50 & 587, Liber 52 Page 61, Liber 64 Page 145, Liber 75 Page 59, Liber 76 Page 481, Liber 78 Page 122, Liber 80 Page 242, Liber 89 Page 332, Liber 94 Page 576, Liber 102 Pages 102 & 103.

Moore, Padric, Teunis Kepple Genealogy, unpublished manuscript, translation from *De Hollander*, 1896.

Ottawa County Times, Vol. IV, No. 28, "Localisms", August 2, 1895, Holland, Michigan.

Ottawa County Times, Vol. IV, No. 32, "Localisms", August 30, 1895, Holland, Michigan.

Pieters, Aleida J., A Dutch Settlement in Michigan, The Reformed Press, Holland, 1923.

Polk's Holland (Michigan) City Directory, 1921, Vol. II, 1929; Vol. III, 1931; Vol. V, 1936; Vol. VIII, 1942; Vol. X, 1945; Vol. XI, 1949-1950; Vol. XII, 1952; 1958; 1960; 1964; 1979; 1980; 1990; 2000; R.L. Polk & Company, Detroit.

Strabbing, Robert, personal interview, October 28, 2009.

United State Census of 1900, State of Michigan, Ottawa County, City of Holland.

PHOTOGRAPHIC INFORMATION

Property Name: 11 W. 14th Street, Keppel's Village

Location: Ottawa County, Michigan

Photographer: Patrick R. Hudson

Date: October 11, 2009

View: looking northeast at the facade and west elevation

Photographic Number: 0499





Planning & Historic Preservation
Community & Neighborhood Services

270 S. River Ave. | Holland, MI 49423 | P 616-836-4300 | F 616-846-7089 | info@cityofholland.com

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.

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: 11 W 14th
Eleven West Fourteenth Street/LLC
Owner's Name: Amanda Eckermann/Markus Wunder, members Phone: 616 349 0947
Email: amanda.eckermann@gmail.com/wunderm1902@gmail.com
Name of Applicant (if different than owner): Lynn Wildt
Relationship to Project: Contractor Applicant's Phone: 616-836-0234
Applicant's Email: homesbylynn@yahoo.com

Description of work proposed, BE SPECIFIC (use additional sheets if needed):
Install replacement windows per quote sent to Anna 4/2/2026

(over)



Planning & Historic Preservation

Community & Neighborhood Services

270 S. River Ave. • Holland, MI 49423 | P 616-355-1330 • F 616-846-7058 | cns@cityofholland.com

Application Materials to be submitted by Owner/Applicant:

<input type="checkbox"/>	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
<input type="checkbox"/>	Site Plan	<ul style="list-style-type: none"> • "Birdseye view" of the parcel, with dimensions (if known) and locations of existing and proposed structures
<input type="checkbox"/>	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
<input checked="" type="checkbox"/>	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
<input type="checkbox"/>	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.

*Eleven West Fourteenth Street, LLC, Owner, signed by
Amanda Eckermann, its member*

Owner's Signature: *Amanda Eckermann* Date: 4/24/2026

Applicant's Signature: *[Signature]* Date: 4/27/2026

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

11 W. 14th Street



South facing window

Aug 10, 2020

11 W. 14th Street

North facing window

03 09 2010



Anna Schutter

From: Lynn Wildt <homesbylynn@yahoo.com>
Sent: Thursday, April 2, 2026 8:59 AM
To: Anna Schutter
Subject: 11 W 14th
Attachments: JW260300317 - Version 0.pdf

Caution! This message was sent from outside your organization.

Hi Anna. I haven't filled out the form yet but I wanted to get the quote for the windows to you. These are what I'm planning to install at this address. The front window will mimic the lower window and the back window will return to its original size. Both are wood clad exterior. Primed interior. No trim around windows will be affected. In fact I'm planning to return it to its traditional look! Leaving town today. I'll get form sent when I return.

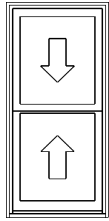
Sent from my iPhone

Jason Shawl

QUOTE BY : Jason Shawl
SOLD TO : Classic Remodeling
 Lynn
PO# :
Ship Via : Ground
U-Factor Weighted Average: 0.3
Volume: 18.72

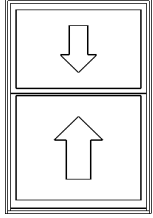
QUOTE # : JW260300317 - Version 0
SHIP TO :
PROJECT NAME: 14TH ST
REFERENCE :
SHGC Weighted Average: 0.2
Weight: 106.70

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 24 1/2 X 52 1/2	Frame Size : 23 3/4 X 51 3/4 Sitrine Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8),(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:20w, 22.2h, 3 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N- 880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$1,055.67	1	\$1,055.67




Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 43 1/2 X 65 1/2	Frame Size : 42 3/4 X 64 3/4 Sitaline Clad Double Hung, Auralast Pine, Cottage, Btm Vent= 37 3/32 , Top Vent= 26 9/32 Brilliant White Exterior, Primed Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, IGThick=0.726(1/8 / 1/8),(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N- 880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$1,542.14	1	\$1,542.14
			Total:		\$2,597.81
			Tariff Surcharge:		\$16.76
			TAX (6.0000%):		\$156.87
			Net Total:		\$2,771.44
			Total Units:		2



Viewed from Exterior. Scale: 1/2" =1'

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

162 W. 12th Street

Applicant Name: David Stubbs

Property Address: 162 W. 12th Street

Meeting Date: May 6, 2026

Project Description: Garage Door Replacement

Proposal:

- Holland Historic District: This two-story Queen Anne style home is unique in the district for its use of multiple bays and overhangs, including a flared second floor. The front entry is not original but has a distinct rounded arch with fluted columns on either side.
- The applicant is requesting to replace their garage door. The existing door is historic, but not likely original to the garage. It features 10 x 4 square recessed panels. No windows.
- Two replacement door options are proposed, both nearly identical in design:
 - [Coachman](#), 16' x 7', steel with composite overlay
 - Four horizontal top panels (1/4), eight vertical bottom panels (3/4)
 - Both a "standard white" and "colorblast" option are submitted – this relates to the color; they are the same door.
 - [Canyon Ridge Elements](#), 16' x 7', steel with composite "wood like" overlay
 - Four horizontal top panels (1/4), eight vertical bottom panels (3/4)
 - Both a "standard white" and "colorblast" option are submitted, see above.

Staff Notes:

- A smooth finish is more appropriate than a woodgrain finish, as wood is smooth when new and painted – rough wood grain and wear patterns happen over time.

Possible Motions:

Move 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 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. Photos
4. Door Cut Sheets



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.

Property Address: 162 W. 12th St.

Owner's Name: DAVID STUBBS Phone: 616-928-4671

Email: david.stubbs@westernsem.edu

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):

Replacing wooden garage door with new composite door by "Quality Door". I TRIED to match existing style - but the new door has longer verticle sections rather than square patterns.

Application Materials to be submitted by Owner/Applicant:

<input checked="" type="checkbox"/>	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
<input type="checkbox"/>	Site Plan	<ul style="list-style-type: none"> • “Birdseye view” of the parcel, with dimensions (if known) and locations of existing and proposed structures
<i>FROM QUALITY DOOR</i> <input checked="" type="checkbox"/>	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
<input type="checkbox"/>	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
<input type="checkbox"/>	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: 4/23/26

Applicant's Signature: _____ Date: _____

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

Historic Name Ver Schure Home
Common Name Lang Home

Map Type

Site No.

Street and Number 162 West 12th Street
Block Number 352
Municipal Unit Holland
District
County Ottawa

Title

Original Usage Residential
Present Usage Residential

Ownership Mary Jo and

Photography: Roll NEGATIVES NOT!
Frame
Date
Quantity
View

Survey (HAHAC) Holland Ar
Recorder M.J. Lang
Date October 25, 1977



Michigan History Division: — EK-84-10,000

Description This 2½-story Queen Anne style home is very distinctive in the use of multiple bays and a variety of overhangs including a flared second floor supported by a bracketed belt course with dentils which is repeated in the eaves. The gables of the cross-pitch roof have flared hoods over paired windows with Queen Anne panes. The shingles in the bay are rectangular with a saw-tooth row along the bottom. The walls have narrow gauge wood siding which is beveled. The entry, which is not original, has a rounded arch with fluted Greek Doric columns on either side.

Reproduced by the State of Michigan

Significance (see below)
Date of Construction 1890
Architect/Builder Dingenis Ver Schure

See 151 W. 12th ?
X

162 West 12th Street Ver Schure Home; Construction date 1890

This home was built and occupied by Cornelius Ver Shure and one of his five brothers, John VerSchure. Cornelius, John, Peter, Edward and Dingenis, (of 151 W. 12th St.) immigrated to Holland from the Netherlands in the mid 1850's. Cornelius founded the Holland State Bank and served as Vice President for several years. John worked as a carpenter/contractor and died at age 72, in 1919. George Hummer, an early Holland builder and businessman, owned the home in 1926 and sold it to Marguerite and Charles Kirchen in 1927. The present owners, Mary Jo and Joseph Lang, purchased the home in 1944.









**QUALITY DOOR OF HOLLAND INC DBA QUALITY DOOR
COMPA**
2481 VAN OMMEN DRIVE, HOLLAND, MI, 49424, US
(616) 399-3157



Customer Information

Dave Stubbs
(616) 928-4671
david.stubb@westernsem.edu

Contact Address

Holland, Holland , MI - 49423 -
US

Install Address

Holland, Holland , MI - 49423 -
US

Created On : 04-21-2026

Modified On : 04-21-2026

Sales Lead Prepared by : Mark
Geissinger

Door Line 1



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description

Coachman® - Premium Series with Intellicore®

Quantity : 1

Size : 16'0" x 7'0"

Windcode : W0

Model : CGU12

Design : Design12

Construction : 4-layer 2" Intellicore® Insulation R-value 18.4

Base Color : Standard White

Overlay Color : Standard White

Top Section : Solid Top11

Glass Type : Not Applicable With Solid Top Section.

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Standard

Mount Type : Bracket

Track Radius : 15

Handles : Standard Handles Included

Hinges : No Hinge XO

Step Plates : Standard Step Plate Included

Lock : No Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock)

Shaft : Standard Shaft

Vinyl Stop Mold : White

Total: \$6,854.00

Door Line 2



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description

Coachman® - Premium Series with Intellicore®

Quantity : 1

Size : 16'0" x 7'0"

Windcode : W0

Model : CGU12

Design : Design12

Construction : 4-layer 2" Intellicore® Insulation R-value 18.4

Base Color : Colorblast®

Overlay Color : Colorblast®

Top Section : Solid Top11

Glass Type : Not Applicable With Solid Top Section.

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Standard

Mount Type : Bracket

Track Radius : 15

Handles : Standard Handles Included

Hinges : No Hinge XO

Step Plates : Standard Step Plate Included

Lock : No Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock)

Shaft : Standard Shaft

Vinyl Stop Mold : White

Total: \$9,029.00

Additional Items

Balance Due : \$15,883.00



**QUALITY DOOR OF HOLLAND INC DBA QUALITY DOOR
COMPA**
2481 VAN OMMEN DRIVE, HOLLAND, MI, 49424, US
(616) 399-3157



Terms & Conditions

- Quote is valid for thirty (30) days, but is subject to change at any time due to supply chain or market fluctuations.
- Site check to be performed before ordering. If a site check is declined, the customer will be responsible for any incorrect measurements and the additional costs of ordering a second door.
- No returns on doors that have been delivered to our warehouse or installed. No returns on openers that have been installed.
- Changes cannot be made to a door, once it is in production. Production times vary by manufacturer.
- Materials to be supplied as listed above. Additions or changes are subject to current pricing.
- Installation will be completed by a trained technician.
- Required floor space for installation: Door width, plus one foot on each side; Door height, plus 4' back from opening.
- We will run low voltage opener wiring (safety sensors and wall control), given it is not behind a wall or in an attic. We do not provide any additional electrical work.
- One year warranty on installation and workmanship. Product specific warranties are dependent upon model(s) purchased.
- Additional fees may apply if the job site is not ready for installation, on the agreed upon date.
- Any changes made after a product is ordered may affect the pricing on this quote.
- 50% deposit is required to place the order, with the remainder due within 30 days after installation.

Accepted By

Attachments



**QUALITY DOOR OF HOLLAND INC DBA QUALITY DOOR
COMPA**

2481 VAN OMMEN DRIVE, HOLLAND, MI, 49424, US
(616) 399-3157



Customer Information

Dave Stubbs
(616) 928-4671
david.stubb@westernsem.edu

Contact Address

Holland, Holland , MI - 49423 -
US

Install Address

Holland, Holland , MI - 49423 -
US

Created On : 04-21-2026

Modified On : 04-21-2026

Sales Lead Prepared by : Mark
Geissinger

Door Line 1



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description

Canyon Ridge® Elements

Size : 16'0" x 7'0"

Windcode : W0

Model : CED112

Design : Design12

Construction : 4-layer 1 3/8" Polystyrene Insulation R-value 6.5

Base Color : Standard White

Overlay Color : Standard White

Top Section : Top11 Solid

Glass Type : Not Applicable With Solid Top Section.

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Standard

Mount Type : Bracket

Track Radius : 15

Handles : Standard Handles Included

Hinges : No Hinge XO

Step Plates : Standard Step Plate Included

Lock : No Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)

Shaft : Standard Shaft

Vinyl Stop Mold : White

Quantity : 1

Total: \$7,514.00

Door Line 2



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description

Canyon Ridge® Elements

Size : 16'0" x 7'0"

Windcode : W0

Model : CED112

Design : Design12

Construction : 4-layer 1 3/8" Polystyrene Insulation R-value 6.5

Base Color : Colorblast®

Overlay Color : Colorblast®

Top Section : Top11 Solid

Glass Type : Not Applicable With Solid Top Section.

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Standard

Mount Type : Bracket

Track Radius : 15

Handles : Standard Handles Included

Hinges : No Hinge XO

Step Plates : Standard Step Plate Included

Lock : No Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)

Shaft : Standard Shaft

Vinyl Stop Mold : White

Quantity : 1

Total: \$9,689.00

Additional Items

Balance Due : \$17,203.00



**QUALITY DOOR OF HOLLAND INC DBA QUALITY DOOR
COMPA**
2481 VAN OMMEN DRIVE, HOLLAND, MI, 49424, US
(616) 399-3157



Terms & Conditions

- Quote is valid for thirty (30) days, but is subject to change at any time due to supply chain or market fluctuations.
- Site check to be performed before ordering. If a site check is declined, the customer will be responsible for any incorrect measurements and the additional costs of ordering a second door.
- No returns on doors that have been delivered to our warehouse or installed. No returns on openers that have been installed.
- Changes cannot be made to a door, once it is in production. Production times vary by manufacturer.
- Materials to be supplied as listed above. Additions or changes are subject to current pricing.
- Installation will be completed by a trained technician.
- Required floor space for installation: Door width, plus one foot on each side; Door height, plus 4' back from opening.
- We will run low voltage opener wiring (safety sensors and wall control), given it is not behind a wall or in an attic. We do not provide any additional electrical work.
- One year warranty on installation and workmanship. Product specific warranties are dependent upon model(s) purchased.
- Additional fees may apply if the job site is not ready for installation, on the agreed upon date.
- Any changes made after a product is ordered may affect the pricing on this quote.
- 50% deposit is required to place the order, with the remainder due within 30 days after installation.

Accepted By

Attachments

City of Holland

Historic District Commission

Application for Certificate of Appropriateness

203 W. 12th Street

Applicant Name: Bruce Nash & Christina Kary

Property Address: 203 W. 12th Street

Meeting Date: May 6, 2026

Project Description: Porch Restoration

Proposal:

- Holland Historic District: This two-story Queen Anne style home has curved bays on both stories of the front-right side. Over the left side of the front entrance is a tower with a conical roof, railings, and columns.
- The applicant is requesting to restore, and if necessary, replace degraded elements of the front and back porches, including warped and rotten decking, elements of porch skirts, and support structures.
- The applicants underwent a like-for-like repair and replacement of their basement window frames last summer, which is informing their process for this project.
- Porch Flooring/Decking Repair
 - Flooring on both the south (front) and north (back) porches need to be replaced. This was last done in 2012 with yellow pine that was not properly treated to resist water absorption and rot.
 - Several options for replacement materials are proposed:
 - Douglas Fir/White Pine, tongue and groove, 1x3
 - Preferred option for historic preservation – prohibitive in cost and accessibility, applicant unable to locate source.
 - Tropical Woods (IPE, Teak, Cumaru)
 - Cumaru most economical option, reddish in tone
 - Accoya Wood, 3" width
 - Previously approved in the district, treated pine resistant to rot.
 - Composite, 3/4" x 3 1/8"
 - Specific products/samples to be shared at meeting – both pre-colored and paintable options.
 - Precedent in other districts nationwide; generally, not appropriate in porch contexts in Holland (due to size and finishing constraints).
 - Any joists/support structures that need to be replaced will be – like for like – with ground contact pressure treated pine.

- Any original features (ex. columns) will be repaired as needed with original and/or similar durable wood, like for like.
- Skirting will be repaired and replaced as needed with acclimatized pine, and coated in linseed oil paint, like for like.
 - A metal screen and limestone will be installed behind the skirting to prevent animal incursion and promote drainage. It will be obscured by landscaping in front of the porch.
- A minimally invasive access door, on the eastern side of the front porch, is proposed. Final size to be determined but will fit between the joists and have hidden hinges. Will be covered by landscaping most of the year.

Staff Notes:

- Staff believe the basement window project included is a like-for-like repair, no retroactive COA needed. In fact, it's a great example of the type of restorative woodwork that is possible.
- More details on trim and finishes would be recommended before approving composites on front porches – their profile is generally much bulkier (thicker), with raw edges that need careful treatment.
- Accoya wood would be preferable over tropical alternatives.

Possible Motions:

Move to approve the application for a Certificate of Appropriateness as submitted and per testimony for the porch restoration at 203 W. 12th Street based on the local guidelines and the Secretary of Interior's Standard #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.”

Attachments:

1. Application
2. Survey
3. Work Description + Drawings
4. Basement Windows
5. Site Plan
6. Photographs



Planning & Historic Preservation

Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

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.

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.

Property Address: 203 West 12th St. Holland, MI

Owner's Name: Eric Bruce Nash and Christina Kary Phone: 516-640-6139; 508-340-9761

Email: ericbrucenash@gmail.com cskary@gmail.com

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):

This late Queen Anne style two-story home has curved bays on both stories of the front-right side. A gable projects over the second-story bay. Over the left side front entrance is a tower above the second floor with a conical roof. The tower is bisected - the front half open, with a railing and columns with stacked doughnut design.

We propose to restore and if necessary replace elements of the front and back porches, including the decks, along with other minor repairs to wood near the ground. We also report on a previous window restoration, although it was a like for like replacement. Details on the following sheets.

Thank you for your time, your insights, and decision(s).

Best Regards, Bruce and Christina

(over)



Application Materials to be submitted by Owner/Applicant:

<input checked="" type="checkbox"/>	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
<input checked="" type="checkbox"/>	Site Plan	<ul style="list-style-type: none"> • "Birdseye view" of the parcel, with dimensions (if known) and locations of existing and proposed structures
<input checked="" type="checkbox"/>	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
<input checked="" type="checkbox"/>	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
<input checked="" type="checkbox"/>	Application Fee	<ul style="list-style-type: none"> • \$25 filing 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: April 23, 2026

Applicant's Signature:  Date: April 23, 2026

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

Historic Name George Clements Home Map Type
Common Name John Good Home Title

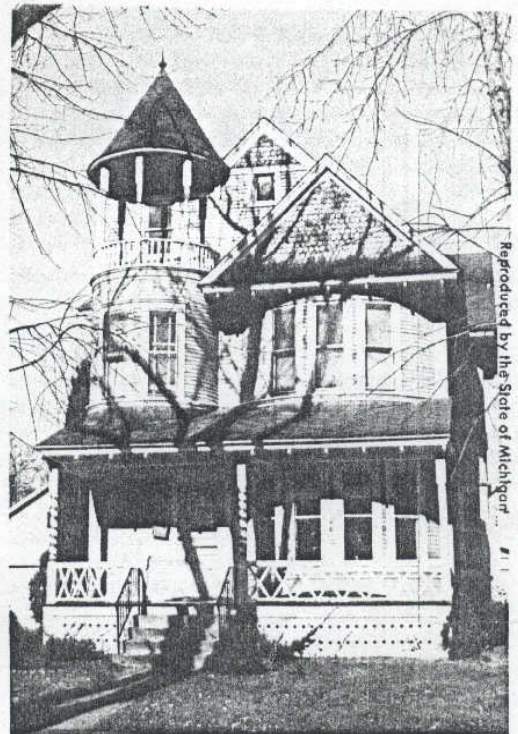
Street and Number 203 W. 12th Street
Block Number 307
Municipal Unit Holland
District
County Ottawa

Original Usage Residential
Present Usage Residential

Ownership Gene M. and Martha Carr

Photography: Roll
Frame
Date
Quantity
View

Survey Holland Area Historical Advisor
Recorder
Date Spring, 1977



Michigan History Division: — EK-84-10,000

Description This late Queen Anne style two-story home has curved bays on both stories of the front-right side. A gable projects over the second-story bay. Over the left side front entrance is a tower above the second floor with a conical roof. The tower is bisected -- the front half open, with a railing and columns with stacked doughnut design.

Significance (see below)
Date of Construction 1906
Architect/Builder

This home may have been built in 1906 by a William J. Smith. However, in 1910 the home was occupied by George E. Clements, Superintendent of the Poole Brothers Railroad Printing Company. By 1921, it was the home of John J. Good who was a superintendent at the Cappon-Bertch Leather Company. Later he owned a coal and supply company and an appliance store on East 8th Street. The home was occupied by several families after 1950. It is presently the home of Gene and Martha Carr.

Bibliographic References

203 West 12th St. Holland, MI

Description of work proposed

We propose to do work to the home to restore elements that have degraded. These include replacement of warping and rotting decking on both porches and elements of the porch skirts and support structures. We will also address other areas of rot near ground level on the house and garage, as needed. We also include work from last year to address critical degradation of two basement window frames and enclosures that had rot that was hidden under thick paint prior to our purchase of the property (a like for like restoration and replacement).

The major item is the decking on the porches on the front and rear of the home the 11' x 22' South (front) end of the home and 5' x 18' on the North (back) end of the home – seen below in the Property Plan surrounded by dashed lines. This decking was replaced in 2012 with yellow pine and was apparently not treated consistently to avoid rot or water absorption, resulting in warping and deterioration of the soft, poorly treated wood. Critical repair is required, as the columns supporting the porch roofs lie on the decking and show signs of subsidence. Without the intact decking, damage has also occurred below the deck surface, especially at the southern corners of the front porch.

We also propose to identify and protect, restore, repair or replace other elements of the front and back porches, including to the bottom of columns, material directly below the decking, support structures, and “facing” of the skirts to restore their appearance to as close to “original” as possible for the current version of these items.

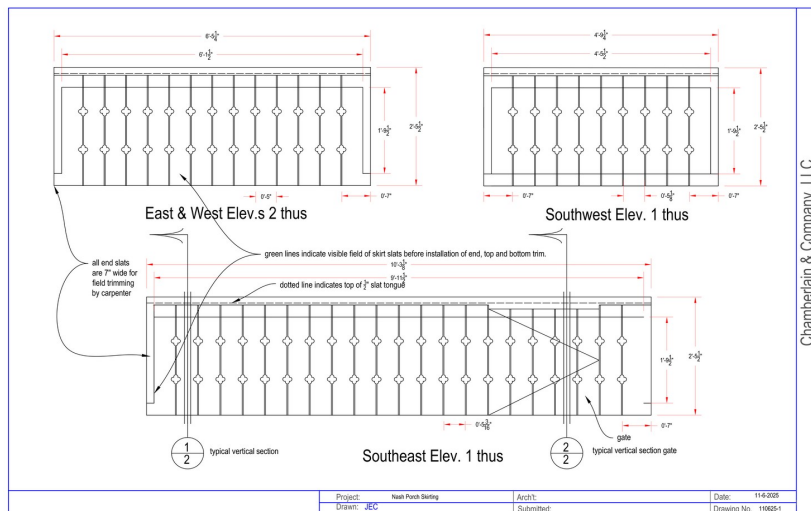
For all proposed work, deteriorated historic features shall be repaired rather than replaced whenever possible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

To ensure the restoration is lasting, we have researched sources of wood or alternatives, with contractors MVO Construction and subcontractor Chamberlain & Company, *Woodworking* – both of whom worked on the basement window project last year – that will be more durable while maintaining the look and “feel” of the property.

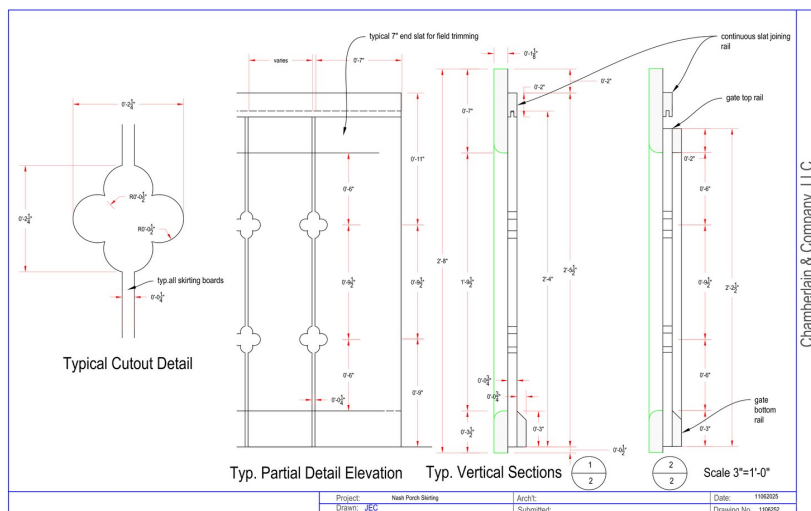
Prior to beginning work, a necessary exploratory “cut” to access under the deck through deteriorating wood allowed an initial assessment of the front and back porch skirts and support structures, including columns and structures under the deck to more thoroughly assess the current state of original features. The support structures all appear to be modern replacements. Most are intact, although interior joists behind the skirting near ground level are heavily affected by rot and insects.

Given the state of the decking, we will remove it, repair/replace any joists or other support structures as needed, and install new decking. For original features that have original wood and deteriorated repairs, such as porch columns and another column on the South East corner of the home, any original wood will be preserved or repaired as possible and damaged segments restored with durable, similar wood.

For the skirting, Chamberlain & Company, Woodworking has identified a source of No 2 Pine (Lodgepole Pine (*Pinus contorta*) from the Gorman mill in British Columbia, Canada to replace original Douglas Fir when needed. This wood will be acclimatized to the environment then the joined wood surfaces and slat ends will be treated with Linseed oil for priming. The assembled skirt panels will also receive two coats of Linseed oil paint on all surfaces. Using this traditional method (as possible) will help to minimize the risk of rot. The skirting will resemble the existing skirting as closely as possible



(Chamberlain & Company, LLC)



(Chamberlain & Company, LLC)

During the process, we will assess existing floor joists and other structural elements of the porch and repair or replace damaged or rotten elements using #2 Prime ground contact green pressure treated grade southern yellow pine. Repair/splice/replacement to the bottoms of porch posts and trim will be completed as needed. To avoid animal incursions, we will install a metal screen and lay limestone (also for drainage) under the skirt. This will not be a structural element of the porch and will not be visible given the plantings in front of the home.

To allow inspections and anticipate future incursions by animals, we propose to create an access door in the Eastern side of the front porch (where it will be hidden by plantings most of the year). This door will be the width of several boards (to be determined), have no seams, and be the height of the space between the top and bottom joists. It will essentially be a panel of skirting boards with an internal frame and hidden hinges to ensure the door is minimally visible. We request the **Commission's permission** to make this alteration.

For the decking, the applicant would like the **Commission's opinion** on several options, each with different levels of "authenticity" and durability:

Option One: 1x3 T&G Douglas fir or white pine. This option most closely resembles what we envisage was the original decking material, as those were traditional materials (the original decking material is unknown). This would be the best alternative for authenticity and historical preservation. However, we have no source of very durable old growth Douglas fir or pine decking as of the time of this application, although we are actively searching for it. If identified, this product could be prohibitively expensive for historically tight-ringed heartwood planks. He have sourced alternative Doug fir, but not of this quality. [We invite the commission, if they know of a source, to guide us.]

Option Two: IPE, Teak, and Cumaru are tropical woods that are extremely dense and resistant to rot and insects. Although not traditional, they could provide a similar feel and look to Douglas fir or old white Pine. These are all very expensive, with Cumaru tending to be the cheapest. However, the rich, reddish tones of Cumaru may not meet guidelines.

Option Three: At least one other home in the Historic District was approved to use Accoya wood, a treated yellow pine that is resistant to rot and much more durable than untreated alternatives, including currently available Douglas fir. The standard Accoya flooring comes in 3" widths that we believe would maintain the historic feel of the home. While more durable than untreated wood, Accoya's acidic nature due to acetylation requires expensive stainless steel fasteners. Accoya weathers to an attractive silvery-gray like some traditional alternatives, but is brittle, so hard to work with. It can be sourced from Chicago, so is available in the region. We have samples on hand that we will share with the Commission.

Option Four: Composite T&G porch flooring that can be painted (3/4" x 3 1/8" wide) would need a new approval, to our knowledge, for the District. Examples have been approved in other Historic Districts, so we hope you consider it is an appropriate alternative. For instance, in the French Quarter of New Orleans, Aeratis flooring was approved for the restoration of The Vieux Carré. We are obtaining samples for the Commission to review by the date of the meeting.

Option Five: Composite T&G porch flooring that is already "colored" would also, we believe, need approval. We have obtained samples of several options for review. Like option four, this is clearly not a "like for like" option, but rather a long-lived, low maintenance option aiming to maintain the appearance and feel of the porches. Pre-painting by the manufacturer would ensure even color and a durable, lasting finish. Cut surfaces would be finished to match using the manufacturer-recommended product.

Prior Work (basement windows):

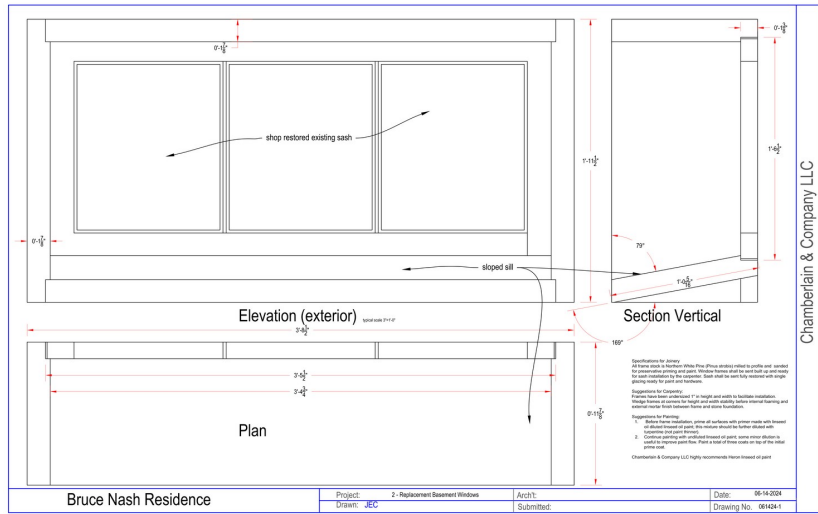
Previous work on the basement windows began with removal of the window frames from their enclosure, removal of degraded wood from the frames and its replacement, replacement and glazing of glass, then priming with linseed oil paint prior to painting with at least three coats of linseed-based paint for authenticity and long term stability.

The enclosures for these windows were made using measurements and high quality wood to ensure replication of the historic windows (plan for enclosure below). Historically appropriate hardware was used to replicate the hardware that attaches the frames to the enclosures. The enclosures were treated with linseed oil, painted with linseed oil based paint, and installed in the original openings in the foundation. The enclosures were insulated (not original) with foam to reduce drafts and heat movement between the outside and interior, with the fixtures providing for some breathing (a traditional approach).

We believe this was a like-for like replacement, with restorable material maintained when possible. It is included in this application for the sake of completeness and for review should the Commission determine that it should have had a COA.

Questions for the commission:

- **Which of the proposed options for decking would be acceptable?** High quality planking to replace the presumed old growth original is difficult to source, and lower quality wood is prone to rot, so we are exploring options. The tropical woods are beautiful, but not traditional and they are expensive. Are tropical woods that differ from traditional woods in tone or grain acceptable? Accoya has been approved, but has some disadvantages. If other options aren't available, we might choose this despite the limitations in favor of its durability. Unpainted composites can be painted any color, so selecting a historically appropriate color is easy. Are the grains of these manufactured products realistic enough to use despite the deviation from wood? Pre-colored composites require less preparation and would be very even in color, but colors are limited. Are any of the products we have identified acceptable? We welcome other options; we are new to having a historic home, and would appreciate any feedback.
- **What widths will the HHDC accept, if an exact match on the width of the decking proves difficult for a desired product?** Is there "wobble room?"
- If large portions of a board are degraded, is replacing the entire board allowed, or must the sections be cleaned of rot and removed material replaced. This affects large sections near the ground of the skirts.



Chamberlain & Company LLC



Degraded enclosure prior to restoration



Restored window in place



Degraded enclosure prior to restoration



Restored window frames after priming



New enclosure prior to treatment and painting

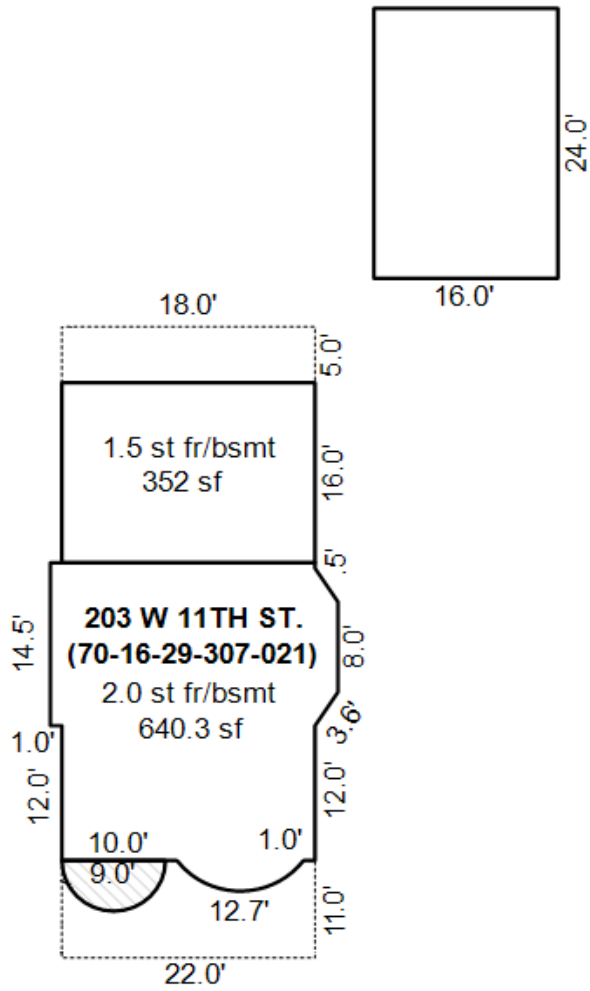


Restored window in place



Restored window in place

Property Plan: (garage is not in exact relative position to the house)





Home viewed from the South



Porch viewed from the South West



Porch viewed from the North East and West



Details, South West Corner of Front Porch



Details, South West Corner of Front Porch



Details: Front Stairway – Current Condition



Details Near Front Stairway



Details of current condition, East side of Front Porch



Details of current condition, Back Porch

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

Project Description: Basement Window Replacement

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 has 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.
- If HDC finds grilles necessary, full divided light (spacer between glass) or simulated divided light (no spacer) are the most appropriate [options](#).

Possible Motions:

Move 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 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



Planning & Historic Preservation

Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

**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.

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: 75 W. 12th Street

Owner's Name: Amanda Green Phone: 619-869-6436

Email: amandakgreen30@yahoo.com

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):
See attached sheet.

(over)



Planning & Historic Preservation

Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

Application Materials to be submitted by Owner/Applicant:

<input checked="" type="checkbox"/>	Photographs	<ul style="list-style-type: none"> • Street-facing façade (front of building) • All areas proposed for alteration • Detailed views of current condition
<input checked="" type="checkbox"/>	Site Plan	<ul style="list-style-type: none"> • "Birdseye view" of the parcel, with dimensions (if known) and locations of existing and proposed structures
<input checked="" type="checkbox"/>	Elevations	<ul style="list-style-type: none"> • Detailed drawing of each side of structure • Emphasis on architectural details to be added, removed, or altered
<input checked="" type="checkbox"/>	Materials List	<ul style="list-style-type: none"> • List all existing and proposed materials to be used in finishes • Physical samples, optional
<input checked="" type="checkbox"/>	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: [Handwritten Signature] Date: 4/20/26

Applicant's Signature: _____ Date: _____

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

Historic Name		Map Type	Site No.
Common Name	Laepple House	Title	
Street and Number	75 W. 12th St.		
Block Number			
Municipal Unit	Holland		
District			
County	Ottawa		
Original Usage	residential		
Present Usage	residential		
Ownership	Dr. Richard V.		
Photograph	NEGATIVE NOT IN FILE		
	Roll		
	Frame		
	Date		
	Quantity		
	View		
Survey	HAHAC		
Recorder	Marcia Lengke		
Date	July 30, 1980		



Reproduced by the State of Michigan

Michigan History Division: — EK-84-10,000

Description In 1910 the house was occupied by George Birkhoff and his wife Maude (Vande Luyster) and two daughters, Agatha and Mary. Mr. Birkhoff was retired. In 1913, Mary Birkhoff lived at this address with a high school student boarder, Agnes Hiemstra. (Birkhoff is probably the correct spelling of the name.) Sometime after 1915, but before 1921, Gerhardt Laepple, a superintendent at the Cappon-Bertsch tannery, moved here from his home on W. 13th St. His widow, Adrianna, lived here until the 1950's.

Significance
 Date of Construction 1900-1910
 Architect/Builder

This 2½ story basically square colonial unornamented house gives a feeling of height. The house has a very high water table with a foundation of concrete blocks. Windows on the sides generally are grouped in the twos; in the front first floor, there is a set of 3 windows which form a bay window and upstairs in front there are two sets of groupings of three windows. Two pedimented gables and 1 pedimented dormer give a decorative effect.

Bibliographic References
 The roof is a steep hipped roof with central chimney. The open front verandah porch with large square pillars, flat roof, and rusticated coarse sand stone planter cuts the severity of the structure.

Reproduced by the State of Michigan

Description of work proposed:

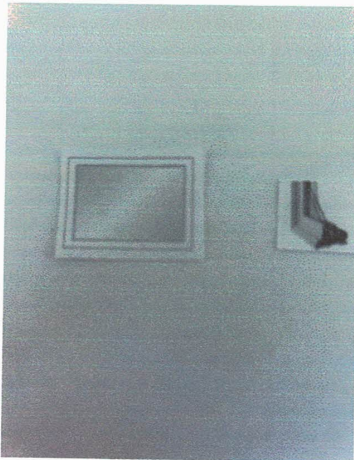
The basement windows at 75 W. 12th Street; Holland, Michigan need to be replaced. Copper mesh had to be inserted around the decaying wood in order to keep outdoor critters outside the home. The proposed windows will complement the vinyl siding that was installed by previous owners years ago.

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".

Existing windows are proposed to be replaced with Andersen 100 Series Fibrex Composite Windows. Fibrex is Andersen's patented PVC-wood composite material that it uses for a majority of its [windows](#) as a structural member. By weight, Fibrex is composed of 40-percent recycled Ponderosa pine wood fibers and 60-percent polyvinylchloride. Fibrex was initially developed to lower Andersen's costs by [reusing sawdust](#) obtained from the production of its wood windows. One concern of exposed wood is rot. However, since each of Fibrex's wood fibers is surrounded and coated with PVC, it rots at a far slower rate than pure wood.

Product description: 100 Series Picture/Transom-PWTR-Insert. No Flange w/Exterior Accessory Kerf (Insert), White Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E Tempered Obscure Argon Fill Stainless Glass/Grille Spacer

Window replacement picture:

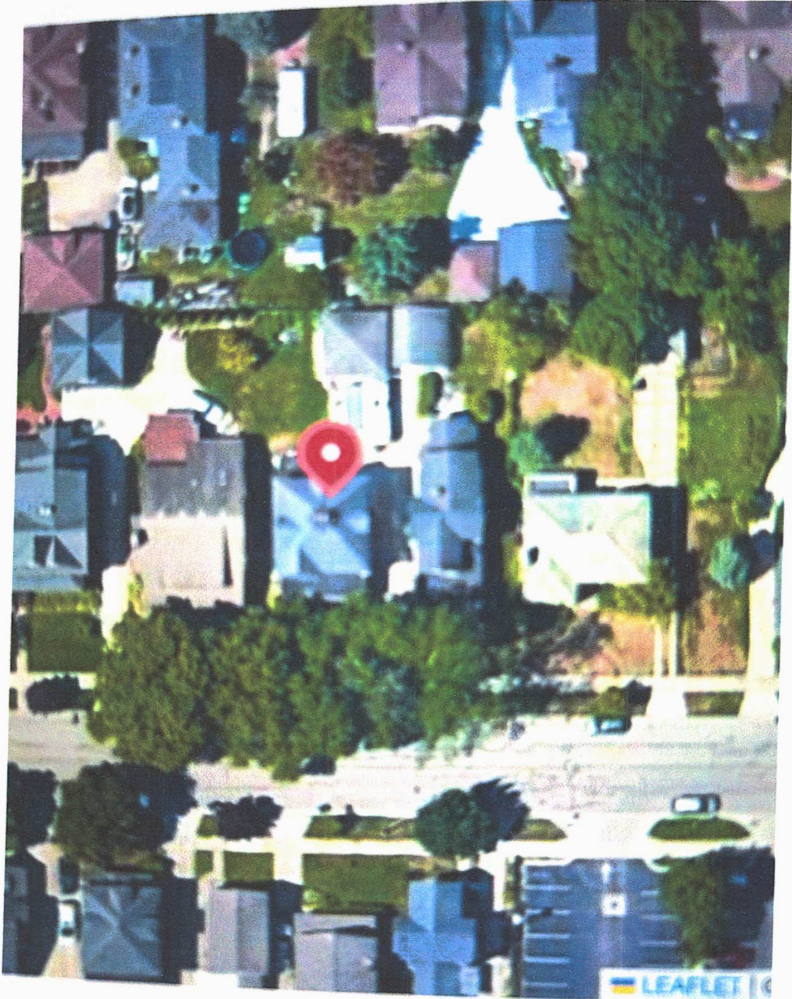


Unit# A1
U-Factor 0.28
SHGC 0.33
Energy Star
NO



No changes to the front of the house.

Site Plan: 75 W. 12th, Holland, MI; Main house, Garage, Shared driveway





1

Windows 1 and 2 - Driveway side of house. Right side if looking at house.

2



3



4



Windows 3-5 - Back of house 5



6



7



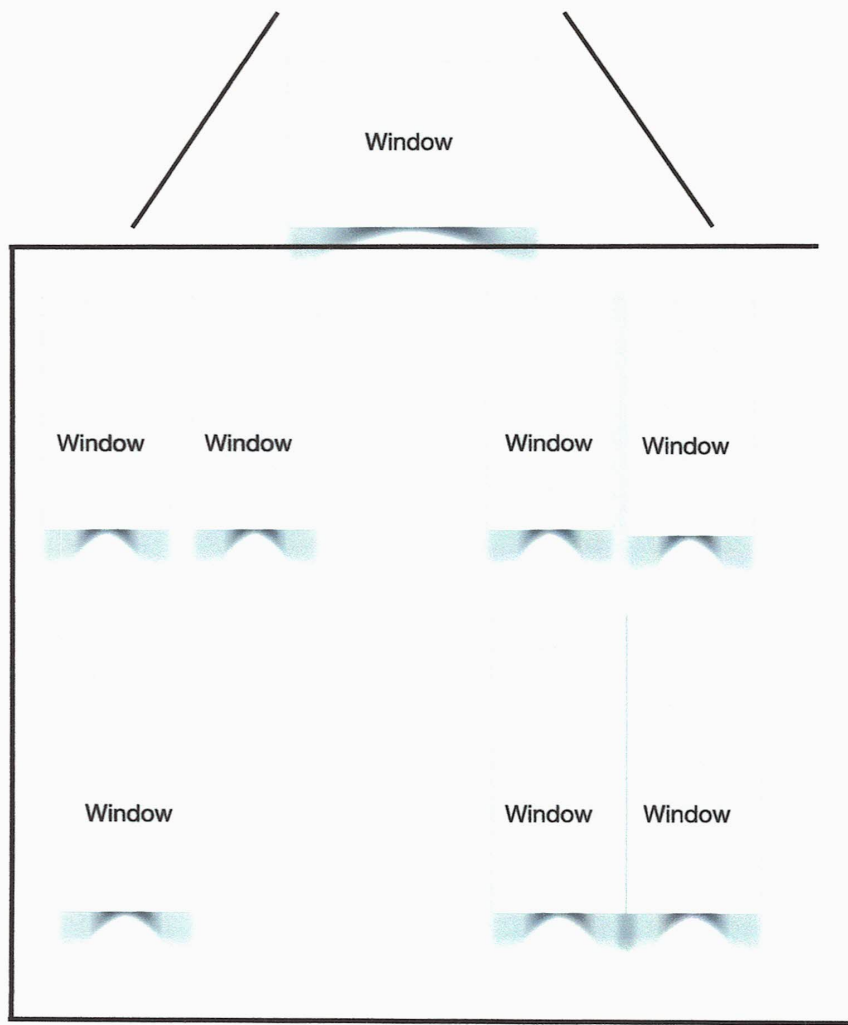
8



9

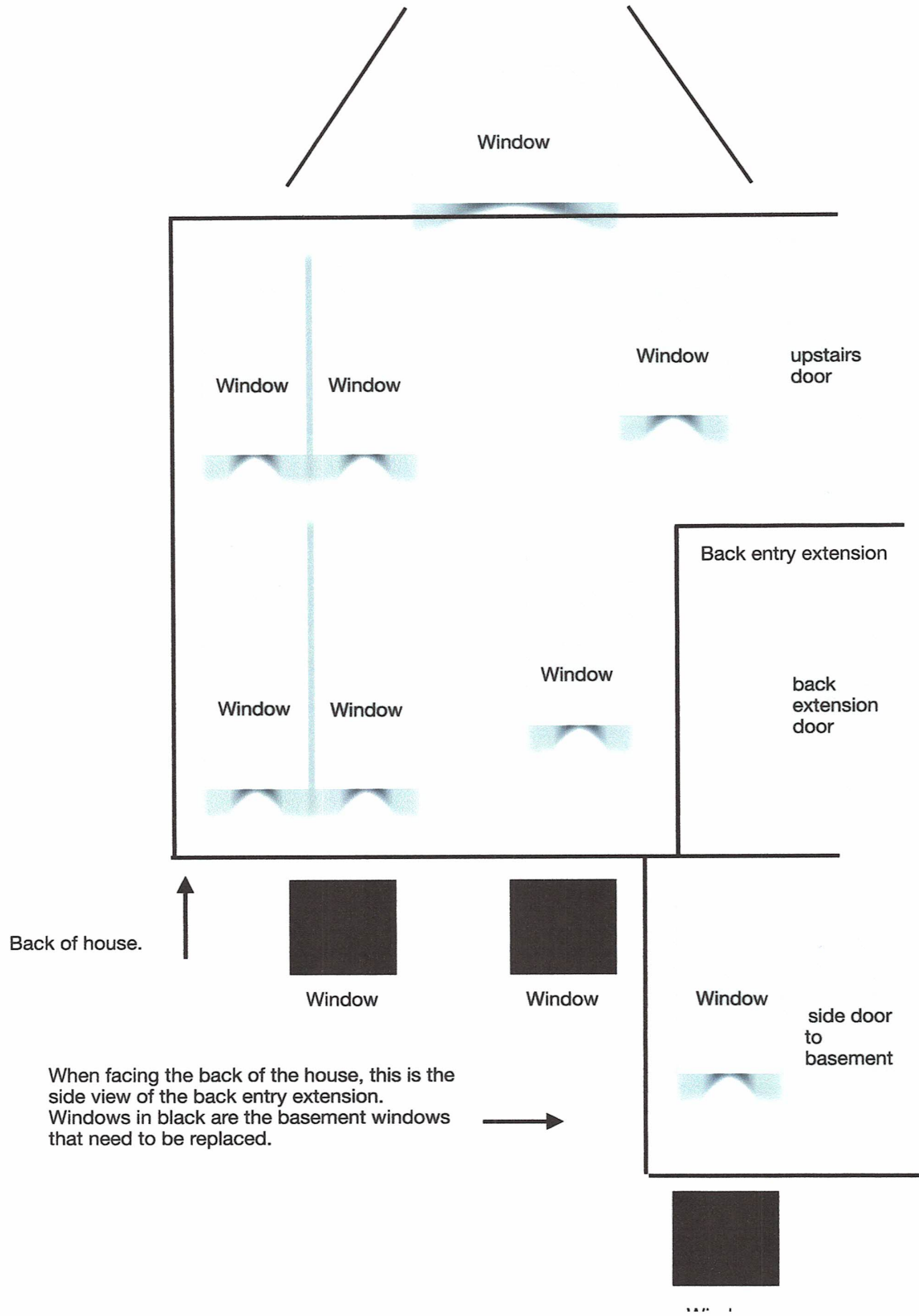
Windows 6-9 - Left side if looking at house.

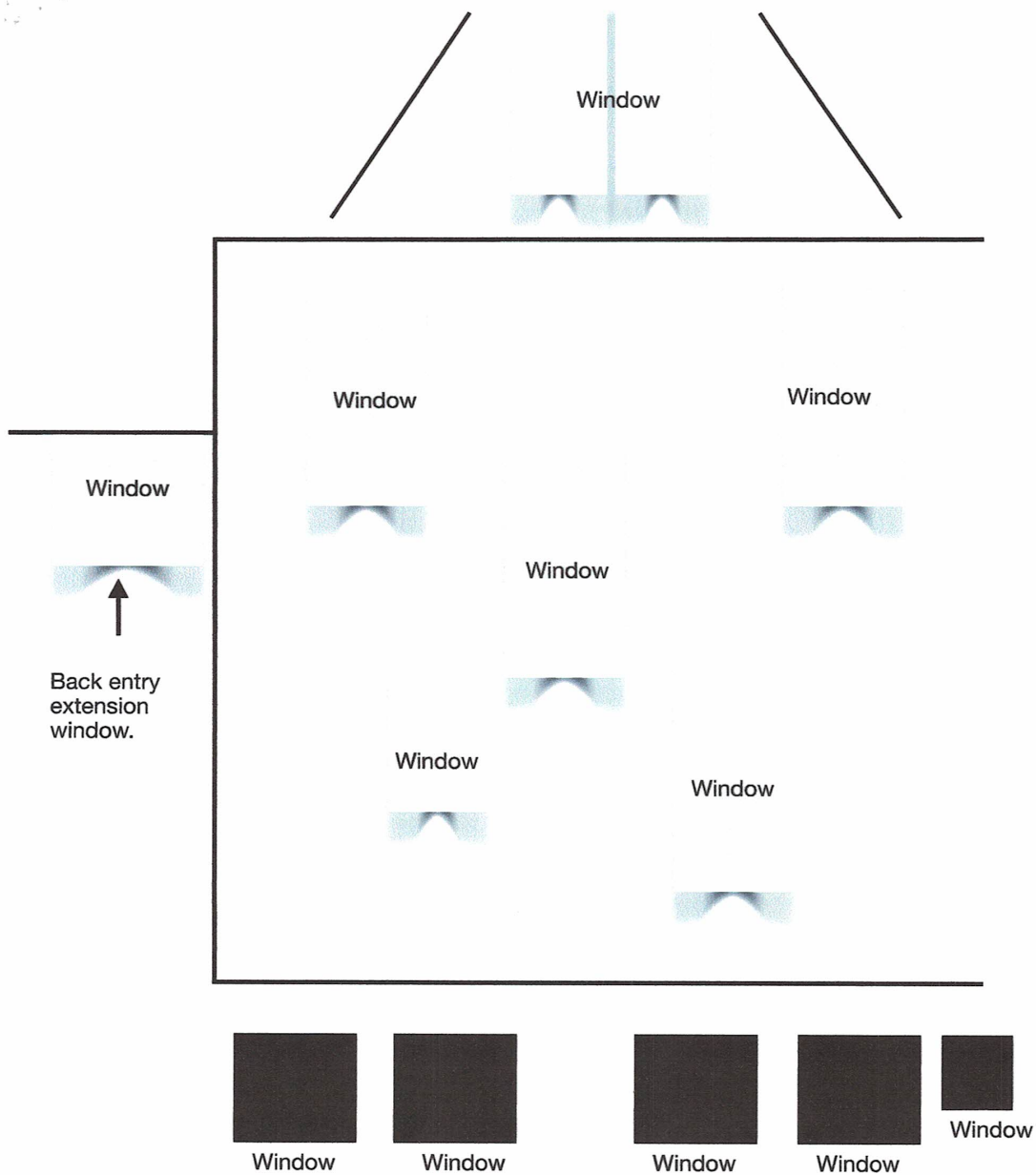
Windows 1-8 measure 38.5" X 28"
Window 9 measures 18" X 21"



Window Window

Right side when facing the house. Windows in black are the basement windows that need to be replaced.





Left side when facing the house. Windows in black are the basement windows that need to be replaced.

To: Historic District Commission
From: Anna Schutter, Municipal Planner
Re: City Greenhouse Recommendation to City Council
Date: Wednesday, April 29, 2026

At the May 6, 2026 meeting of the Historic District Commission, commissioners will be asked to provide a recommendation to City Council regarding the attached report on Historic District Elimination at 496 Central Avenue (City Greenhouses), prepared by the City Greenhouse Study Committee.

The report asserts, "Without the presence of the greenhouse the historic district has lost those physical characteristics that enabled establishment of the district," and, "**The City Greenhouse study committee recommends the elimination of the landmark property as identified in City of Holland Code of Ordinances, Chapter 2, Article XV, Section 2-100.2 (4).**"

Following approval of the report by the study committee on February 3 2026, the report was shared, in accordance with MCL 399.203, Section 3, in the following places:

- State Historic Preservation Office (SHPO)
- State Historic Preservation Review Board
- Michigan Historical Commission
- Department of Community and Neighborhood Services; City of Holland
- Senior Planner, Municipal Planner, City Manager; City of Holland
- Publicly Accessible on the [City Website](#)

Comments from SHPO and the State Historic Preservation Review Board are attached, both in support of the elimination. In addition to the above, public notice was also sent to all neighbors within 300' of 496 Central Avenue. No other comments were received.

After the public hearing on May 6, 2026, the HDC is asked to provide a recommendation:

In **support** of the Study Committee Report on Historic District Elimination at 496 Central Avenue, City Greenhouses, and its findings.

OR

Against the Study Committee Report on Historic District Elimination at 496 Central Avenue, City Greenhouses, and its findings.

Please direct all questions, comments, and concerns to staff.

Anna Schutter, Municipal Planner
a.schutter@cityofholland.com
(616) 355-1362

Steve Peterson, Senior Planner
s.peterson@cityofholland.com
(616) 355-1365

April 7, 2026

Anna Schutter
270 S. River Avenue
Holland, MI 49423

Dear Ms. Schutter:

State Historic Preservation Office (SHPO) staff members have reviewed the preliminary historic district study committee report for the City Greenhouses. Comments on the report are enclosed. We offer these comments in order to assist communities to prepare final study committee reports that meet the requirements of Michigan's Local Historic Districts Act and provide a strong legal basis for protecting historically significant resources. These comments and recommendations are based on our experiences working with local historic districts. The SHPO lacks authority to give legal advice to any person or agency, public or private.

The report was presented to the State Historic Preservation Review Board at their March 10, 2026 meeting, and their comments are included in the attached document. Should we receive comments from the Michigan Historical Commission, those will be forwarded to you.

We appreciate Holland's efforts to protect its historic resources. If we can assist you further, please contact me at SchriberH@michigan.gov.

Sincerely,



Haley Schriber

CLG & Community Preservation
Coordinator

State Historic Preservation Office

300 N. Washington Square
Lansing, MI 48913

Direct: 517.855.8586

michigan.gov/shpo

cc: Ryan Schumaker, Martha MacFarlane-Faes



**Michigan State Historic Preservation Office
Staff Comments, March 6, 2026**

City Greenhouses, Holland, MI

The preliminary study committee report for the elimination of the City Greenhouses Local Historic District provides a comprehensive and detailed description of the district, its history, and the surrounding landscape. Moreover, the report details the district's loss of integrity and its context since its classification as a "landmark" and local historic district in 1999. The report details the timeline in which the district was listed and, eventually, demolished:

- 1999 – Holland City Ordinance designates the City Greenhouses as a historic landmark.
- December 2023 – City of Holland submits a formal application to the HDC requesting approval for the selective demolition of the structures. A 27'x27' portion, known as the Tropical House, is relocated to Centennial Park and the HDC grants approval for the remainder of the greenhouse through the issuance of a Notice to Proceed.
- Fall 2025 – Demolition of the City Greenhouses is complete.

The proposed elimination of the City Greenhouse district meets the criteria for elimination in accordance with MCL 399.214, Section 14. The SHPO agrees with the report's findings in the loss of significance as the City Greenhouse is no longer extant and does not retain any of the physical characteristics that enabled establishment of the district. We at the SHPO support the elimination of the City Greenhouses local historic district.

**STUDY COMMITTEE REPORT
HISTORIC DISTRICT ELIMINATION**

**CITY GREENHOUSES
496 CENTRAL AVENUE**

City of Holland
May 6, 2026



Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue

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I. Charge of Committee

In 1999, Holland City Ordinance Section 2-100.2(4) designated the City Greenhouses as a historic landmark, classified as a single-building historic district. In December 2023, the City of Holland submitted a formal application to the Historic District Commission (HDC) requesting approval for the selective demolition of the structures, with a 27-foot by 27-foot portion, known as the “Tropical House,” to be relocated to Centennial Park. The HDC granted approval for the demolition through the issuance of a Notice to Proceed (Appendix D).

The demolition of the City Greenhouses was completed in Fall 2025.

Pursuant to Public Act 169 of 1970, the Local Historic Districts Act for the State of Michigan, the elimination of an existing historic district requires the local unit of government to appoint a Historic District Study Committee. The committee is responsible for preparing a report identifying whether one or more of the criteria for elimination have been met, in accordance with MCL 399.214, Section 14.

Holland City Council appointed Historic District Commission members Justin Lambers, Amy Alderink, Alan Denko, Linda Walvoord, and Katie Sparling to serve on the Historic District Study Committee for the purpose of considering the potential removal of the City Greenhouses’ landmark status, as identified in City of Holland Code of Ordinances, Chapter 2, Article XV, Section 2-100.2 (4).

The resolution was adopted on January 7, 2026.

II. Composition of Study Committee

Justin Lambers, Chair – Justin is currently chair of the HDC and is in the final year of his second term on the commission. He resides outside of the historic district but lives approximately one block west of the City Greenhouse property, on West 20th Street. He is the Finance & Project Manager for Jubilee Ministries.

Amy Alderink – Amy is a licensed builder, licensed real estate broker, and has been Executive Director of Homecor – a non-profit that improves neighborhoods in the central city of Holland, Michigan by offering small grants to homeowners and by purchasing, renovating and selling homes – since 2008. Amy is serving her first term on the HDC.

Alan Denko – Alan is the proud owner of former mayor, Ernest Brooks', home on East 12th Street. He is a retired engineer with the US Department of Energy and is serving his first term on the HDC.

Linda Walvoord – As an active member of HASP (Hope Academy of Senior Professionals), Linda has presented and moderated several lectures on Holland's historical homes. She taught writing and literature at several colleges before retiring from the University of Cincinnati/Clermont College in 2014. She is serving her first term on the HDC.

Katie Sparling, NCIDQ – Katie holds a BFA in interior design, and a certificate in historic preservation from Kendall College of Art and Design. She is currently the Senior Architectural Product Specialist for Haworth. She is serving her first term on the HDC.

Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue

III. Historic District Studied

City Greenhouses, Landmark Property

The City Greenhouses, in the triangle of land formed by State Street to the west, Central Avenue to the east, and E. 20th Street to the north, were originally granted landmark status by Council resolution adopted on February 3, 1999 (Appendix F).

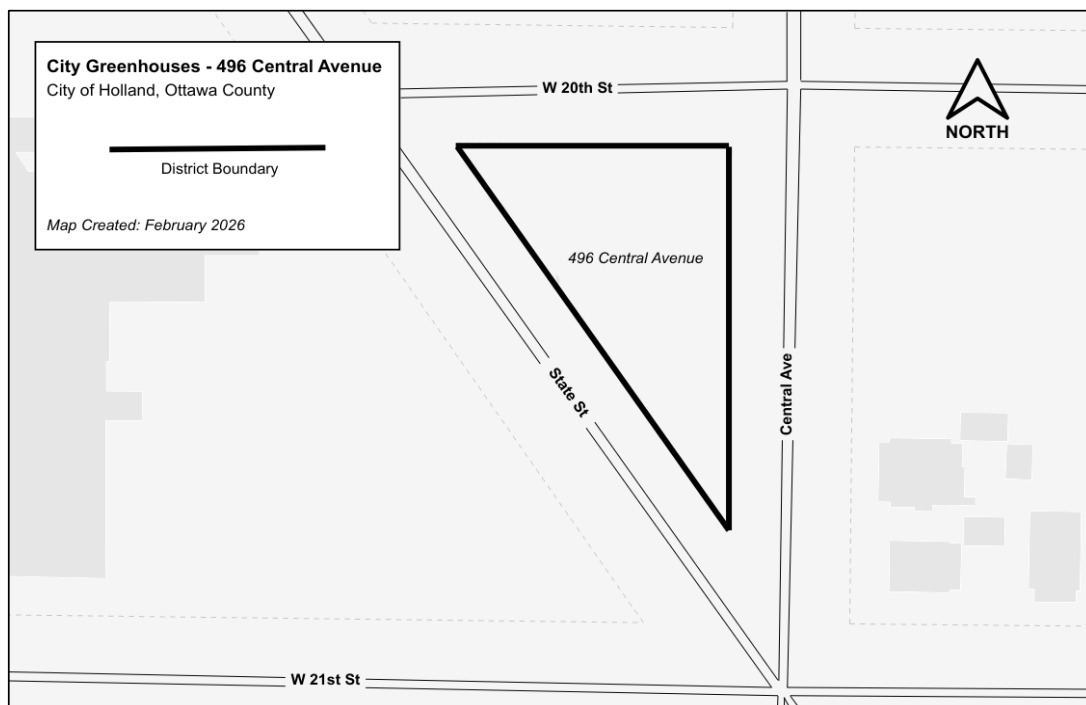
IV. District Boundaries

Legal Description:

That part of the SE 1/4 of the NW 1/4 of Sec. 32, Town 5 North, Range 15 West, bounded on the east by Central Avenue and on the south and west by State Street, and on the north by 20th Street, Ottawa County, Michigan.

Boundary Justification:

The boundaries are those of the original lot, confined by right-of-way on all three sides.



V. History of District

City Greenhouse History provided within, "Final Historic District Study Committee Report", February 3, 1999 (Appendix G).

"When Centennial Park began its transformation from a desolate ill-used square in 1876, Holland's citizens planted maple trees. By the turn of the century, many plantings had been added, and the city began collecting exotic tropical plants, grown in tubs and brought out into the park every spring. Originally the potted plants were housed in area commercial greenhouses, like the one owned by Parks superintendent Gerrit Kooyers. By July 1911, the Parks Board began looking into the possibility of building a city greenhouse to house the exotic plants and to provide flowers for parks and cemeteries. In September of that year the Board estimated the cost of the greenhouse at \$800. Superintendent Kooyers sought a boiler as well as glass for the greenhouse while Henry Dutton prepared plans and sketches for various greenhouse designs.

At the October 2 meeting, the contract for the framework was awarded to the King Construction Company at their price of \$190.60. Superintendent Kooyers was empowered to find and purchase an appropriate ventilator. Forty boxes of glass were purchased from Kinsella Glass Company at the end of October for \$2.43 a box of 16" x 24" panes. By January Herman DeVrouw was wiring the new structure for \$7.00 and in February, Superintendent Kooyers ordered coal from the Board of Public Works for the boilers.

The first greenhouses on the triangular lot in the Prospect Park plat were an identical pair of gable roofed structures, set parallel to West 20th Street, finished in the spring of 1912. In 1913 a toilet was added to the office boiler room extension at the end of the north greenhouse.

In May 1920, two small boys discovered the goldfish tank and "went fishin'", seriously depleting the stock. (A judge was not too hard on them, considering that they did not know any better.)

By July of 1928, plantings for the city were regularly overflowing the greenhouse space. Superintendent John P. Van Braght was consulting with a Mr. M.A. Ball of the John C. Moninger Company about a proposed addition to the greenhouse. By spring of 1929 ten additional cold frames were necessary to hold the extra plants. Mr. Van Braght was looking forward to the addition being ready by the fall.

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

On July 1, 1929, at the regular Parks Board meeting, plans were presented by three companies for the new greenhouse. The John C. Moninger Company offered a plan for \$5740. The King Construction Company, builders of the framework for the first city greenhouse, proposed a greenhouse for \$6746 and a plan from Lord and Burnham, one of America's premier greenhouse manufacturers offered a third option. The King Construction Company design and bid appealed most to the board. The Superintendent was also instructed to request bids for the concrete work and heating plant for the greenhouse.

By August 5, the board had found two used boilers, one in Grand Rapids and a back-up in Battle Creek, for the heating plant and they set a special meeting for August 12th to make the final decision on the greenhouse supplier. At the August 12th meeting, it was decided that any excess of the \$5000 appropriated for the greenhouse by the Common Council could be met by the balance in the Park Fund. The design and bid by King Construction was presented followed by a design and bid from Mr. Bender of American Greenhouse Manufacturing Company of Pana, Illinois.

American Greenhouse Manufacturing Company (AGMCo, pronounced a-gem-co, motto "every house a gem") was the only greenhouse company to design, manufacture and build greenhouses with its own crews. The customer had the convenience of a single contract with them to do the whole job. Their outstanding work included the palm house for the U.S. Botanic Gardens in Washington D.C and a rooftop conservatory and restaurant at the Hotel Pennsylvania in New York City. Their bid of \$5835 won the Board and they awarded AGMCo the contract.

The contract for concrete work, walks and walls, was awarded to Abel Smeenge, a local contractor, for \$786. The Board hoped to have the new greenhouse ready in time for storing Centennial Park's tropical plants by cold weather.

The work on the greenhouse was substantially completed over the winter, with Damstra Brothers completing the heating system by late January 1930. Total cost for the greenhouse, heating system and foundation was \$9,204.92 as noted in the June 1930 annual report.

The simple, gable roofed addition paralleled Central Avenue and connected the older greenhouses as well as nearly doubling the useful space. This addition, much taller than the previous greenhouses, provided a truck sized door for taking the park's large potted plants in and out as well as the height the maturing tropical plants needed. The Parks Board

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

felt that the new greenhouse would "last the city for the next 15 to 25 years."

The Board was nearly right. By May 1949, Superintendent Smallenburg was requesting further information on an addition to the greenhouse and by the end of October some of the information was ready. One firm, by December, was proposing to build the addition for \$1201 and another for \$1286. Heating bids were \$675 and \$733, cement work at \$350. The total cost for the greenhouse was proposed at \$3000.

Bids were finalized at the Parks Board meeting of January 3, 1950. Rough Brothers would supply the house for \$1350 plus \$500 for the erection, \$380 for the foundation and labor, \$350 -400 for heating and \$25.00 for wiring. These plans fell through and by June 1950 a new proposal was being put together.

On July 14, 1950, Superintendent Smallenburg recommended purchasing a 17' x 42' greenhouse from National Greenhouse Company at Pana, Illinois at a cost of \$1400. He proposed that the structure be ordered without delay. The greenhouse was ordered on July 31, 1950, and the final cost was listed as \$1085 plus \$65 shipping. By the end of October, the foundation was almost ready and on March 5, 1951, the work was completed.

The greenhouse grows all the cities summer annuals from seed, including the flowers for parks, Main Street, city-owned parking lots and the cemetery as well as providing replacement tulip plantings for eight miles of Tulip Lanes. In the winter, the tropical plants which decorate Centennial Park are brought into the greenhouse along with the goldfish from the lily-pond. Inside the south front wing, a Ponderosa lemon tree, rooted in the soil of the greenhouse floor, grows fruit as big as grapefruit."

Additional Historical Context for City Greenhouse, Landmark Property Designation

The City of Holland adopted its first local historic district ordinance in 1986, and twelve years later a committee was formed to study expansion of district protections outside of its boundaries, encompassing several landmark properties determined to be architecturally and historically significant to the City of Holland.

Work identifying these landmark properties began in 1995, when a consultant prepared a list of over 40 potential subjects for study. As detailed in the final report later prepared by the study committee:

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

“In conjunction with City Council and interviews with local historians, ten properties were selected for intensive level research. Subsequently two additional properties... were added to this group of now twelve outstanding architectural and historical properties in Holland. Three of the twelve properties were listed within a National Register district, however none were protected from inappropriate alteration or demolition unless federal funds were used for alteration on one of the properties listed on the National Register and that the event of that occurring in Holland was improbable. The HDC recognized a need to protect these unique properties from demolition or inappropriate alteration. Up to this point most of the twelve had maintained their integrity although one property had already been altered with replacement windows. Members of the HDC agreed this was an opportunity to focus attention on these unique properties and make a positive statement about preservation. The services of a historical consultant was retained to prepare intensive level research on each of the properties identifying significance in the community and if protection under the City's local ordinance was warranted.”

The study committee went on to hold multiple public hearings regarding the proposed landmark designations and collected written and verbal comments from several property owners. Most expressed a desire not to be included as a landmark. Following guidance from City Council, the study committee voted unanimously to support a recommendation to designate the following five properties as landmarks to be included under the historic district ordinance.

- Cappon House, 228 W. 9th Street
- Early Settlers House, 190 W. 9th Street
- City Greenhouses, 20th and Central Avenue
- Coatsworth House, 236 W. 9th Street
- Robert Wareham House/Onion Dome House, 262 W. 9th Street

Four of the properties are located within proximity to each other along 9th Street, sharing similar histories, context, and residential uses. The City Greenhouses were the only property included outside of this block. During public hearings, no comments were received about the greenhouses. This is likely due to their ownership – the City itself.

In the study committee minutes from one of their last meetings, November 5, 1998, it is recorded that they, “supported inclusion of the City Greenhouses

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

in the district at this time. They are historically significant to the city and have a focal point at the intersection for the community. The triangle also acts as a deterrent for speeding vehicles” (“Final Historic District Study Committee Report,” February 3, 1999).

On February 3, 1999, City Council voted to adopt the resolution to approve the ordinance amendment to include landmark properties in the Historic District.

Following the 2001 ordinance adoption and resolution establishing the Washington Boulevard Historic District, the City Greenhouses have remained the only landmark property individually listed in the ordinance.

The City Greenhouses were actively used for growing by the Parks Department until 2020, when all operations moved to new growhouses on 24th Street. Larger growhouses were necessary to support modern parks operations, and the plans for their construction spurred discussion and planning around the future of the City Greenhouses. Time had not been kind to the greenhouses, and the structure’s integrity began rapidly declining in the 2010s. As a part of the project extending snowmelt from downtown to Evergreen Commons, the City entered into a Memorandum of Understanding that would transfer the Greenhouse property to Evergreen Commons. Evergreen Commons indicated they while they wanted the triangle property as a connecting property in their senior campus, they were not interested in the Greenhouses and the accompanying historic designation and expectation for restoration.

The City held a public open house and workshop over February 13-14, 2020, to consider the future of the City Greenhouse. They sought feedback and participation regarding the following goals:

1. Identify the Most Appropriate Place for the relocation of a portion or all of the historic City Greenhouse(s)
2. Identify Practical and Sustainable Uses for the relocated Greenhouse(s)- catalytic or complementary.
3. Retain and enhance to the greatest extent possible the Historic Integrity and Story of the relocated historic Greenhouse(s)

Out of this process rose the idea of relocating a portion of the City Greenhouses to Centennial Park. The work group identified potential locations for its placement, programming use, and design. They also expressed concern around the absence of a master plan for Centennial Park. That spurred the Department of Parks and Recreation to hire a consultant to create Centennial Park’s first master plan, finalized in May 2021. The relocation of

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

the City Greenhouses, now identified as just a 27' x 27' portion of the Tropical House (c.1929), was contemplated by the plan.

City staff begin laying the groundwork for progress towards relocation over 2021-2023. Several internal conversations weighed the opportunities and challenges of the site and its historic structures, and Preservation Staff additionally sought guidance from the State Historic Preservation Office (SHPO). During this time, an environmental report for the City Greenhouses was completed. It came back with dangerous levels of several chemicals within the structures and permeating the ground beneath them. These chemicals – lead, asbestos, mercury, and others – were attributed both to the age of the structure, but also the toxic pesticides used for decades and decades previously. The report indicated that this would not be a safe site for future use without adequate remediation.

Facing this fact, as well as increasing concerns about the safety of the structure to the Parks staff maintaining it, and the visitors attracted to it after hours, the City of Holland formally applied for a Notice to Proceed from the HDC in December 2023. The following issues were cited:

- Boiler Failure (continues to be heated in the winter, to keep snow off fragile glass)
- Asbestos (lead, mercury, and additional toxins also present in environment)
- Basement Flooding
- Slipping, cracking, falling glass panels
- Sinking and crumbling foundation

[Notice to Proceed, 496 Central Avenue - December 5, 2023]

The Historic District Commission approved with conditions the application for a Notice to Proceed (NTP) as submitted and per testimony for the selective demolition of the City Greenhouses at 496 Central Avenue based on Criteria (A) – The resource constitutes a hazard to the safety of the public or to the structure's occupants. Conditions stated that demolition could not occur before a Certificate of Appropriateness was approved for the relocation of the Tropical House to Centennial Park, funding for both project phases were allocated and approved by City Council, and construction plans drafted for the relocation were shared with the Preservation Planner.

In the same meeting, the HDC also approved the application for a Certificate of Appropriateness (COA) as submitted and per testimony for the greenhouse relocation at 264 Central Avenue, based on the local guidelines and the Secretary of the Interior's Standards 1, 6, and 9. This decision

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

granted approval to relocate the Tropical House to Centennial Park. It will be dismantled piece by piece and all contamination will be remediated, including lead. The steel will be refinished and painted. The structure will be placed in the southeast corner of the park, oriented north/south, and tied into the existing sidewalk network and set up for the activation of snowmelt in the future. Additional details included that the structure will not have glass, and a new foundation and knee wall will be poured. This wall will be sandblasted for texture and maintenance. The sides will be filled with new steel structural supports, and the door may be replaced with a new substitute, in kind. The entrance and exit will remain open for traffic flow. Landscaping improvements will surround the structure and reflect the nature of the park. A bronze plaque will tell the story of the greenhouses. Potential lighting includes decorative up lights, and/or string lights. A qualified contractor will be hired.

At the time of approval, it was acknowledged that both projects may take some time, and extensions beyond the traditional one-year approval would likely be necessary. Both the COA and NTP were extended, upon request by the Parks Department, in February 2025. The COA and NTP can be found in Appendices C and D, respectively.

Following the approved Notice to Proceed, the City Greenhouse at 496 Central Avenue were demolished in November 2025. The Tropical House was carefully dismantled and is undergoing remediation for reconstruction as planned.

Following the demolition, clearing, and grass seeding of the site, a new committee to study the elimination of the City Greenhouse's landmark status in the ordinance was requested by staff. The resolution was adopted by City Council on January 7, 2026.

VI. Significance of District

City Greenhouse Significance Statement provided within, Final Historic District Study Committee Report, February 3, 1999 (Appendix G).

“DATE OF CONSTRUCTION: 1911, 1929-30, 1950-1

ORIGINAL OWNER: City of Holland

HISTORICAL SIGNIFICANCE: Unique structure, Agriculture, Local

SIGNIFICANCE STATEMENT: No other town in Michigan maintains a greenhouse to supply city plantings. Some towns had greenhouses on civic property run by private growers, such as the Mountain View Cemetery Greenhouse in Kalamazoo dismantled in 1960. The Holland city greenhouse is a unique structure in the state of Michigan and possibly unique to the midwest. This greenhouse highlights the self-sufficiency, thrift and responsibility typical of Holland. It is also a lovely structure, glittering in the sun.

The greenhouses meet the National Register criteria for item "A" Events. The greenhouse supported the development of the park system in Holland as the supportive building for Centennial Park which was established in 1876. City founders had a vision of creating a true city complete with beautiful parks and a maintained city cemetery. The greenhouse directly supported the Victorian era plantings in the park.

National Register criteria "C" Architecture addresses the typical greenhouse used in an atypical way by the city. Owned and operated by the city itself the building was factory made and delivered to Holland and assembled of components. An addition was later added from the same manufacturer. Although it may be common as far as greenhouses it is unique to the city as it still stands on a prominent intersection in the central city. When constructed in 1911 it was surely on the edge of the town.

DATES OF SIGNIFICANCE: 1911-1950

SIGNIFICANT CHANGES: Many of the small pieces of decorative window trim in unit 3 have been lost over the years. 4' x 4' glass panels and transoms to the right (north) of the entry doors have been replaced with double hung sashes. The 4' x 4' panes that flanked the sides of the entry have been replaced with smaller pieces of glass; two pieces on the left (south) side and three pieces on the right (north) side. The two 4' x 4'

Preliminary Study Committee Report for Historic District Elimination

City Greenhouses – 496 Central Avenue

windows behind the entry have similarly been replaced on the left (south) side by four 2' x 4' windows. Many of the glass panes in the roof of this unit are slipping in their frames, leaving gaps. The Parks Department solves the resulting heat loss problem by wrapping the entire structure in clear plastic each winter. The original tall double doors at the north end of unit 3, used for trucks to enter the building have been replaced with a semi-translucent fiberglass overhead door.”

VII. Loss of Significance

PA 169, MCL 399.214, Section 14 (2)(i-iii) states that if a study committee is considering elimination of a historic district, they must find one or more of the following criteria true:

- (i) The historic district has lost those physical characteristics that enabled the establishment of the district.
- (ii) The historic district was not significant in the way previously defined.
- (iii) The historic district was established pursuant to defective procedures.

The City Greenhouse was demolished in November 2025, 496 Central Avenue is vacant.

There are zero (0) contributing and non-contributing resources present.

Without the presence of the greenhouse the historic district has lost those physical characteristics that enabled establishment of the district.

The City Greenhouse study committee recommends the elimination of the landmark property as identified in City of Holland Code of Ordinances, Chapter 2, Article XV, Section 2-100.2 (4).

Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue

VIII. Photographs



496 Central Avenue, looking northwest, January 7, 2026.

Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue



496 Central Avenue, looking southwest, January 31, 2026.

Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue



496 Central Avenue, looking west, January 31, 2026.

IX. Bibliography

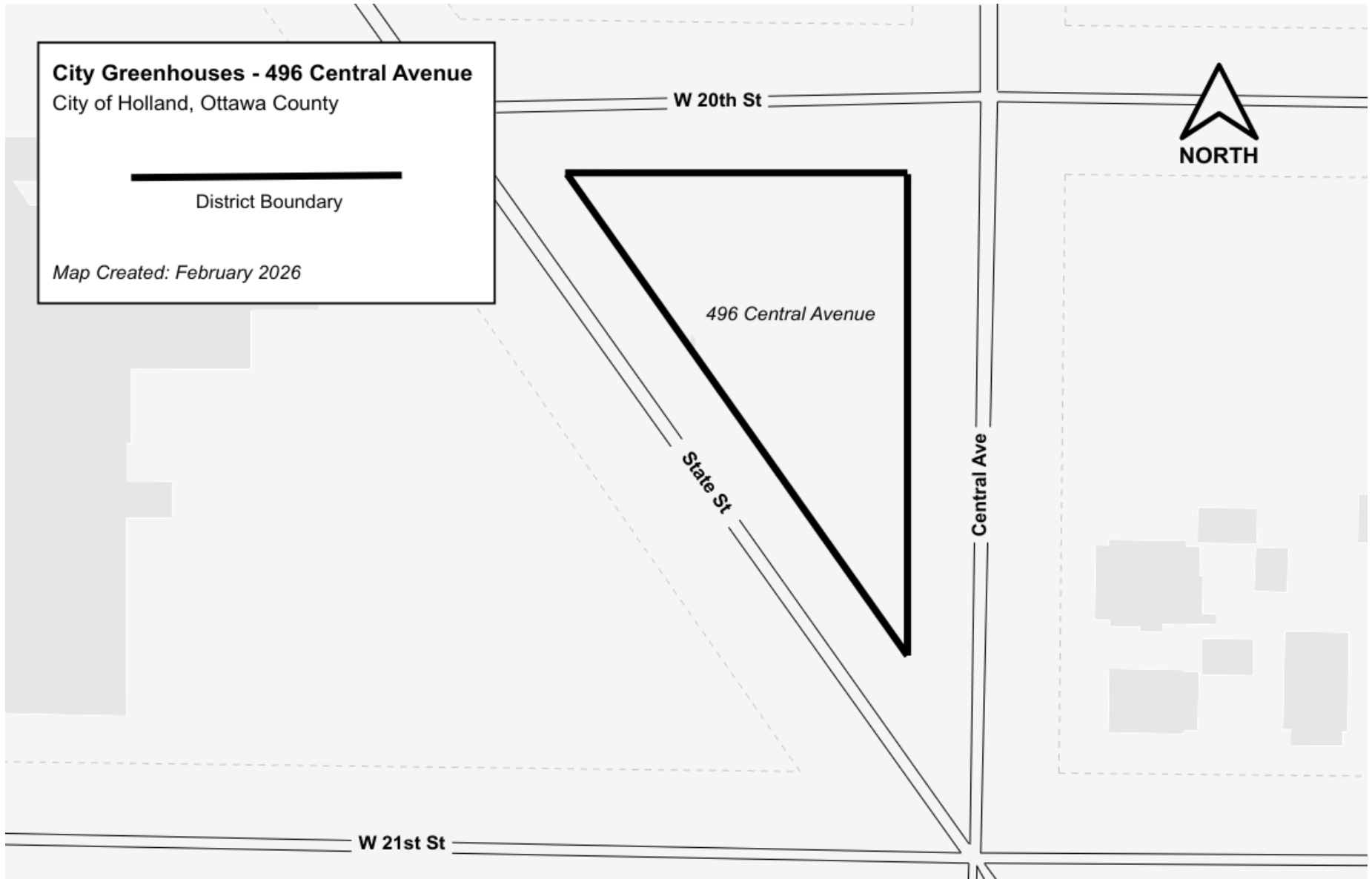
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- City of Holland, Council Action No. 99.70, February 3, 1999.
- City of Holland, "Final Historic District Study Committee Report, Five Landmark Properties," February 3, 1999.
- City of Holland, Historic District Commission, Certificate of Appropriateness, 264 Central Avenue, December 5, 2023. Extended February 19, 2025.
- City of Holland, Historic District Commission Meeting Minutes, December 5, 2023.
- City of Holland, Historic District Commission, Notice to Proceed, 496 Central Avenue, December 5, 2023. Extended February 19, 2025.
- Holland City News, 1902-1940.
- Interview, March 28, 1995 with Bernie Hibma of the Holland Parks and Cemeteries Department.
- Interview, April 8, 1995 with Eldora Brower at the greenhouse.
- Kunst, Scott G. "Holland's Centennial Park." Michigan History. Vol 70:4, July Aug 1986, pp. 12-16.
- State of Michigan, "Local Historic Districts Act," PA 169 of 1970.
- Parks and Cemeteries Board Records, Joint Archives of Holland, 1895 through 1951.
- Sanborn Fire Insurance Maps, 1925

Preliminary Study Committee Report for Historic District Elimination
City Greenhouses – 496 Central Avenue

X. Appendix

- a. Visual Boundary Map (2026)
- b. City of Holland Landmark Properties Map (1998)
- c. Certificate of Appropriateness, 264 Central Avenue (2025)
- d. Notice to Proceed, 496 Central Avenue (2025)
- e. Council Action No. 99.43 & No. 99.61, (1999)
- f. Council Action No. 99.70, (1999)
- g. Final Historic District Study Committee Report, (1999)
- h. Photograph: 496 Central Avenue, looking northwest, (2026)
- i. Photograph: 496 Central Avenue, looking southwest, (2026)
- j. Photograph: 496 Central Avenue, looking west, (2026)

Appendix A



ELEVEN LANDMARK PROPERTIES

1. Robert Wareham House 262 W. 9th Street
2. Coatsworth House 236 W. 9th Street
3. West Michigan Office Building 195 W. 8th Street.
4. Early Settlers Home 190 W. 9th Street
5. Tower Clock Building 190 S. River Avenue
6. Resthaven/Warm Friend Hotel 9 E. 8th Street
7. Old Kent Bank/Peoples State Bank 36 E. 8th Street
8. Women's Literary Club 235 Central Avenue
9. Ottawa Savings Bank/Winter Medical Office 245 Central Avenue
10. City Greenhouses 22nd Street & Central Avenue
11. BASF/Holland Furnace Building 491 Columbia Avenue

- 1- SHOSHONE WALK
- 2- MOHAWK DR
- 3- CHEROKEE DR

- 1- 10TH ST
- 2- N MEADOW DR
- 3- E MEADOW DR
- 4- S MEADOW CT

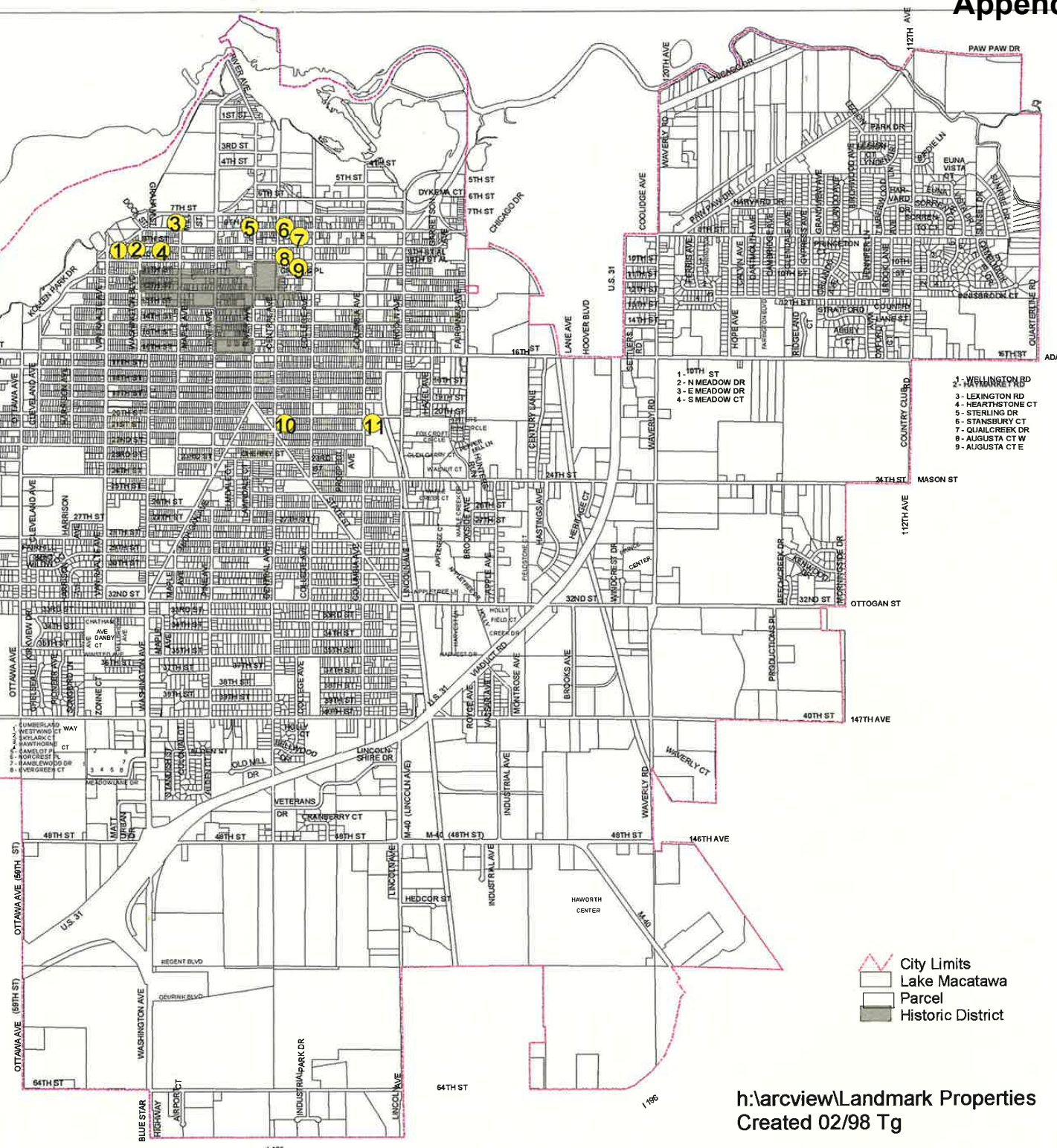
- 1- WELLINGTON RD
- 2- HAYMARKET RD
- 3- LEXINGTON RD
- 4- HEARTSTONE CT
- 5- STERLING DR
- 6- STANSBURY CT
- 7- QUAILCREEK DR
- 8- AUGUSTA CT W
- 9- AUGUSTA CT E



City of Holland
Landmark Properties



1000 0 1000 2000 Feet



- City Limits
- Lake Macatawa
- Parcel
- Historic District

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**City of Holland Historic District Commission
Certificate of Appropriateness
EXTENSION**

Applicant Name: City of Holland

Property Address: 264 Central Avenue

Meeting Date: December 5, 2023

Project Description: Greenhouse Relocation

The applicant will relocate a 27' x 27' portion of the City Greenhouses, known as the Tropical House, to Centennial Park. This proposal was informed by several public input processes, including charrettes, surveys, and the Centennial Park Vision and Management Plan.

The Tropical House will be dismantled piece by piece and all contamination will be remediated, including lead. The steel will be refinished and painted.

The structure will be placed in the southeast corner of the park, oriented north/south. It will be tied into the existing sidewalk network and will be set up for the activation of snowmelt in the future.

The structure will not have glass, and a new foundation and knee wall will be poured. This wall will be sandblasted for texture and maintenance.

The sides will be infilled with new steel structural supports, design options provided.

The door may be replaced with a new substitute, in kind. The entrance and exit will remain open for traffic flow.

Landscaping improvements will surround the structure and reflect the nature of the park. A bronze plaque will tell the story of the greenhouses.

Potential lighting includes decorative up lights, and/or string lights.

A qualified contractor will be hired. It is anticipated that this may take some time. CoA extension beyond the one-year approval will likely be necessary.

Approval:

The Commission **approved** the application for a Certificate of Appropriateness as submitted and per testimony for the greenhouse relocation at 264 Central Avenue, based on the local guidelines and the Secretary of the Interior's Standards:

Standard 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.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the
(over)



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.

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.



Anna L. Minnebo, Municipal & Preservation Planner

Date 2/19, 2025

This approval is **valid for one year** from the signed date above.

Next Steps:

The applicant may proceed to submit plans to the Building and Zoning Department for any applicable building permits prior to beginning work. All zoning and building codes must be met prior to issuance of a building permit.

Within 30 days of the project completion, we ask that the applicant contact the Historic Preservation office to schedule a final inspection. The office can be reached by phone at (616) 355-1330 or by email at cns@cityofholland.com.

Distribute to: Property Owner, Property File, HDC File



City of Holland Historic District Commission
Notice to Proceed
EXTENSION

Applicant Name: City of Holland
Property Address: 496 Central Avenue
Meeting Date: December 5, 2023
Project Description: Selective Demolition

The applicant will selectively demolish the City Greenhouses located on this property. The 27' x 27' central portion of the Tropical House will be systematically deconstructed and moved to Centennial Park. The remaining site will be leveled and seeded.

Reoccurring issues with the Greenhouses over the past 10-15 years include:

- Boiler failure (continues to be heated in the winter, to keep snow off fragile glass)
Asbestos (lead, mercury, and additional toxins also present in environment)
Basement flooding
Slipping, cracking, falling glass panes
Sinking and crumbling foundation

The glass specifically has been a major safety concern for staff and the public (who visit the building after hours to take photographs - note this is not encouraged by staff). The panels are often replaced and re-glazed, but they continue to fail.

Approval:

The Commission approved with conditions the application for a Notice to Proceed as submitted and per testimony for the selective demolition of the City Greenhouses at 496 Central Avenue based on criteria:

- (a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.

Hazardous conditions on the interior and exterior of the structures render it unsafe for the public who visit, and staff who provide ongoing maintenance. Hazards include: boiler failure; asbestos, lead, mercury, and other toxins in the environment; flooding; slipping, cracking, and falling glass panes; sinking and crumbling foundation.

Conditions: The selective demolition may not occur before -

- A CoA is approved for the partial relocation to Centennial Park.
Funding for both project phases allocated and approved by City Council.
Construction plans drafted for the relocation and shared with Preservation Planner.

Signature of Anna L. Minnebo, Municipal & Preservation Planner, dated 2/19, 2025

This Notice to Proceed is valid for one year from the signed date above.

(over)



Next Steps:

The applicant may proceed to submit plans to the Building and Zoning Department for any applicable building permits prior to beginning work. All zoning and building codes must be met prior to issuance of a building permit.

Within 30 days of the project completion, we ask that the applicant contact the Historic Preservation office to schedule a final inspection. The office can be reached by phone at (616) 355-1330 or by email at cns@cityofholland.com.

Distribute to: Property Owner, Property File, HDC File



**NOTICE OF REFERRAL
CITY COUNCIL MEETING
January 20, 1999**

**COUNCIL ACTION NO. 99.43 &
COUNCIL ACTION NO. 99.61**

To: City Manager
Environmental Health
Historic District Commission

Council placed on and accepted for First Reading of Ordinances an ordinance amendment to include five properties as landmark properties to be included in the historic district ordinance. Historic District Commission report attached.

- _____ For your information.
- _____ Please review and return with your comments / approval.
- _____ Please take the following action as requested:

Jodi S. Syens
City Clerk / Assistant to the
City Manager

MEMO

TO: Mayor McGeehan and City Council
FROM: Historic District Study Committee
DATE: January 12, 1999
RE: Eleven Landmark Properties

On May 7, 1998 and January 7, 1999, the Historic District Study Committee (HDSC) held a public hearing in accordance with P.A. 169 which addresses the creation and expansion of historic districts. The purpose of the hearings was to receive further comment from owners of the twelve properties proposed for inclusion in the historic district. At the time of the hearings and subsequent to the hearings, the HDSC received correspondence from seven of the twelve property owners:

Two responses support historic district designation:

Early Settlers House.
Cappon House

Five opposing historic designation:

Holland Furnace/BASF
West Michigan Furniture Office Building/Padnos Iron and Metal
Warm Friend Hotel/Resthaven
Peoples State Bank/Old Kent Bank
Holland State Bank/Tower Clock

Five from whom there was no comment of record:

City Greenhouses
Coatsworth House
Robert Wareham House/Onion Dome House
Winter Medical Office Bldg./Ottawa Saving and Loan
Women's Literary Club

After extensive discussion the HDSC voted unanimously to support a recommendation to Council to designate the following five properties as landmark properties to be included under the historic district ordinance:

Cappon House, 228 W. 9th Street
Early Settlers House, 190 W. 9th Street
City Greenhouses, 22nd and Central Avenue
Coatsworth House, 236 W. 9th Street
Robert Wareham House/Onion Dome House, 262 W. 9th Street

Ordinance No. _____

AN ORDINANCE TO AMEND THE ORDINANCE CODE OF THE CITY OF HOLLAND, MICHIGAN BEING ORDINANCE NO. _____ OF THE CITY OF HOLLAND, BY AMENDING ARTICLE XV OF CHAPTER 2 OF SAID CODE OF LAWS.

THE CITY OF HOLLAND ORDAINS:

That article XV of Chapter 2 is hereby amended to read as follows:

ARTICLE XV. Historic Districts and Historic District Commission

Sec. 2-100.2 Historic District-Establishment.

The historic district of the City of Holland is hereby established pursuant to Act 169 of the Public Acts of 1970 as amended, and shall be legally described as follows:

City Greenhouses, 22nd at Central - That part of SE 1/4 NW 1/4 Sec. 32-5-15 bounded on the E by Central Ave. on the S & W by State St., on N by 20th Street.

Early Settlers Home, 190 W. 9th Street - Lot 4 Blk. C. West Add. to the City of Holland.

Cappon House, 228 W. 9th Street - Lots 1 and 2, Blk. 1, South West Addition to the City of Holland

Coatsworth House, 236 W. 9th Street - Lot 1 & E 5 ft. of Lot 2 Ex. S 42 ft. of Lots 1 & 2 Blk. 2, SW Addition to the City of Holland.

Robert Wareham House, 262 W. 9th Street - Lot 1 Blk. 2 Hope College Addition to the City of Holland.

Ordinance Adopted: _____

Ordinance Effective: _____



NOTICE OF REFERRAL
CITY COUNCIL MEETING
February 3, 1999

Appendix F

COUNCIL ACTION NO. 99.70

To: City Manager
Finance
Assessor

Historic District Commission
Environmental Health

Council adopted a resolution to approve the attached ordinance amendment to include Landmark Properties into the Historic District.

_____ For your information.

_____ Please review and return with your comments / approval.

_____ Please take the following action as requested:

A handwritten signature in cursive script, appearing to read "Jodi S. Syers".

Jodi S. Syers
City Clerk / Assistant to the
City Manager

Ordinance No. 1235

AN ORDINANCE TO AMEND THE ORDINANCE CODE OF THE CITY OF HOLLAND, MICHIGAN BEING ORDINANCE NO. 1235 OF THE CITY OF HOLLAND, BY AMENDING ARTICLE XV OF CHAPTER 2 OF SAID CODE OF LAWS.

THE CITY OF HOLLAND ORDAINS:

That article XV of Chapter 2 is hereby amended to read as follows:

ARTICLE XV. Historic Districts and Historic District Commission

Sec. 2-100.2 Historic District-Establishment.

The historic district of the City of Holland is hereby established pursuant to Act 169 of the Public Acts of 1970 as amended, and shall be legally described as follows:

(1) Properties of the Holland Historic District:

Those portions of the Original Plat of the City of Holland described as Lot 5, Lot 6, the east 62.5 feet of Lot 7, and Lots 10 through 16, also the south 20' of Lot 9 of Block 47; also, all of Block 48; also, all of Block 56; also, all of Block 57, except the east 98 feet of Lot 1 and the east 163.4 feet of Lot 6 thereof. Also included are those portions of the West Addition to the City of Holland as described as the south one-half of Block E, except the north 14 feet of Lot 16 thereof; also, the south one-half of Block F; also, all of Block G and all of Block H. Also included are those portions of the Southwest Addition to the City of Holland described as the south one-half of Block 4, except the north 55 feet of the west 42 feet thereof; also, all of Block 5; also, Lots 1 through 8 and Lots 16 through 18 of Block 8; also, all of Block 9; also, Block 5 of Assessor's Plat No. 2 except Lots 1, 27, 28, 29, 30 and 31 thereof; also, Lots 1 through 28 of VanderVeen's Subdivision and Lots 1 through 5 of Block 6 of Assessor's Plat No. 2 (being that entire block bounded by 15th and 16th Streets and River and Pine Avenues). Part of the SW 1/4 Sec. 29-5-15 of the Original Town Plat, designated as Market Square, now known as Centennial Park; also, the north 1/2 of Block 55, Original Town; also, that part of Block 49, Original Town, described as the west 45.5 feet of Lot 7 and Lot 8 except the east 121', all of Lots 8 and 9 and all of Lot 10, except the east 40 feet of the south 66 feet thereof; also, that portion of Block 54, Original Town, described as the west 3.38 feet of Lot 2 and all of Lots 3 through 7 thereof. For purposes of district continuity, the foregoing descriptions shall be deemed to extend to the centerlines of any streets or highways adjacent thereto.

(2) Landmark Properties of the Holland Historic District

City Greenhouses, 22nd at Central - That part of SE 1/4 NW 1/4 Sec. 32-5-15 bounded on the E by Central Ave. on the S & W by State St., on N by 20th Street.

Early Settlers Home, 190 W. 9th Street - Lot 4 Blk. C. West Add. to the City of Holland.

Cappon House, 228 W. 9th Street - Lots 1 and 2, Blk. 1, South West Addition to the City of Holland

Coatsworth House, 236 W. 9th Street - Lot 1 & E 5 ft. of Lot 2 Ex. S 42 ft. of Lots 1 & 2 Blk. 2, SW Addition to the City of Holland.

Robert Wareham House, 262 W. 9th Street - Lot 1 Blk. 2 Hope College Addition to the City of Holland.

All other subsections of Article XV Historic Districts and Historic District Commissions shall remain unchanged and in full force and effect.

Ordinance Adoption Date: February 3, 1999

Ordinance Effective Date: February 24, 1999

FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT
FIVE LANDMARK PROPERTIES

City of Holland
February 3, 1999

TABLE OF CONTENTS

- ◆ Report to City Council and Recommendation to designate five landmark properties
- ◆ Ordinance Amendment
- ◆ Historic District Study Committee Minutes
- ◆ Correspondence from Property Owners
- ◆ Intensive Level Research
 - City Greenhouse
 - Thomas and Anna Morrissey House/Early Settlers House
 - Coatsworth House
 - Wareham House
 - Cappon House

HISTORIC DISTRICT STUDY COMMITTEE
LANDMARK PROPERTIES
FEBRUARY 3, 1999

Charge of the Historic District Study Committee:

In 1986 the City of Holland adopted a local historic district ordinance which has been very effective over the past twelve years. This ordinance covers approximately 140 residential, religious or institutional properties in a contiguous district near Holland's downtown. The district has proved to be a very desirable residential area as well as a neighborhood boasting over \$17 million in investment for a renovated City Hall, major library expansion, major expansion of two churches and the complete reconstruction of a third church demolished by fire. The Historic District Commission (HDC) recognized the value of a local district and acknowledged properties in the City, outside of the district, which were valuable to the city and may benefit by protection under the local ordinance.

In 1995 the HDC in conjunction with a consultant prepared a list of over 40 properties outside the district, which were architecturally and historically significant to the City of Holland. In conjunction with City Council and interviews with local historians, ten properties were selected for intensive level research. Subsequently two additional properties Woman's Literary Club listed on the State Register; and The Cappon House listed on the both the State and National Register; were added to this group of now twelve outstanding architectural and historical properties in Holland. Three of the twelve properties were listed within a National Register district, however none were protected from inappropriate alteration or demolition unless federal funds were used for alteration on one of the properties listed on the National Register and that the event of that occurring in Holland was improbable. The HDC recognized a need to protect these unique properties from demolition or inappropriate alteration. Up to this point most of the twelve had maintained their integrity although one property had already been altered with replacement windows. Members of the HDC agreed this was an opportunity to focus attention on these unique properties and make a positive statement about preservation. The services of a historical consultant was retained to prepare intensive level research on each of the properties identifying significance in the community and if protection under the City's local ordinance was warranted. A draft of a national register nomination was prepared for seven of the properties in anticipation of eventual designation. Each property was evaluated using the National Register criteria as specified in the research.

A Historic District Study Committee (HDSC) was appointed by City Council on January 21, 1998 and charged to review the research on the eleven properties and conduct a public hearing in accordance with P.A. 169 Sec. 399.203.

Composition of the Historic District Study Committee:

Jay Peters, Chairman - Mr. Peters is currently the chairman of the HDC and has completed serving his second and last term on the HDC. He resides in the District. Mr. Peters is a fund-raising consultant in Holland.

Rensselaer Broekhuizen - A distinguished clergyman, a graduate of Calvin Theological Seminary, Pastor Broekhuizen resides in the district in an elegant Queen Anne home and is serving a first term on the HDC.

Mike Buitendorp – An architect with the firm of GMB Inc. in Holland, Mr. Buitendorp has a B.A. in economics from Calvin College and a M.A. in Architecture from Michigan. He resides in the district on 14th Street. and is serving a first term on the HDC.

Jeff Burke - Mr. Burke is a graduate of Hope College and resides just outside the District in a lovely Queen Anne home with his family. Mr. Burke has his own construction company with experience in older home restoration and is serving his first term on the HDC.

Lyne Burkey - A high school Spanish and psychology teacher Ms. Burkey resides in the Historic District. She is serving her second term on the HDC.

Monica Donnelly – Ms. Donnelly has had a life long interest in preservation and owns a historic home in the City. She is a graduate of Michigan State with a degree in History and is serving a first term on the HDC.

Tim DuMez - A graduate of Hope College, Mr. DuMez resides in the District in a home formerly owned and occupied by his grandparents who were instrumental in preserving Holland's Dutch heritage. Mr. DuMez is serving his second term on the HDC and is a member of the Board of Directors of the Holland Museum.

Joel Lefever - Mr. Lefever is curator for the Holland Museum and a representative of the local historic preservation organization. Mr. Lefever holds a M.A. from SUNY, Cooperstown in preservation and has a special interest in 19th Century American Decorative Arts.

Jerome Kobes - A member of City Council, Mr. Kobes has resided in the District for thirteen years and owns a downtown clothing business.

Harv Vanden Bosch - Mr. Vanden Bosch, AIA has completed his second and last term on the HDC. He has attended numerous continuing education seminars in preservation and is a principal in his architecture firm located in the neighboring town of Zeeland.

David VanHeest – Serving his first term on the HDC, Mr. VanHeest is active in the Holland Historic Neighborhood Association and owns a home he restored interior and exterior with a fabulous Victorian garden on 11th Street. He is a graduate of Hope College.

Twelve Landmark Properties:

A map of the City of Holland highlighting the historic district and the location of each of the twelve properties is attached. These properties were selected by the HDSC for their contribution to the to the historical and/or architectural significance of the City of Holland. Several of the properties may be in danger of inappropriate alteration or in one case possible demolition and it was determined that protection under the local ordinance was warranted. Several of the properties may also be at point of transition in their ownership or use. Designation under the local ordinance will enhance the planned use of the property.

A photographic inventory of each property is attached. The consultant took these black and white photos for use with the National Register nomination or when the HDC/HDSC began work on these properties.

The HDSC has been diligent in their efforts to express the necessity to preserve the heritage of the city. For many years the sitting City Council was not supportive of landmark designation; being interested in only an expansion of the original historic district which was accomplished in 1992. However, the current City Council, led by a Mayor who is sensitive to the benefits a community can derive from preservation encouraged the HDC to proceed in a direction to protect

individual properties. Each of these twelve properties is a product of its own time with critical resources that need to be protected. Armed with an amended historic district ordinance, more compatible with P. A. 169 and more user friendly to property owners the HDSC knows it is time to move forward toward their goals of preservation and education in the community.

On May 7, 1998 and January 7, 1999, the Historic District Study Committee (HDSC) held public hearings in accordance with P.A. 169 which addresses the creation and expansion of historic districts. The purpose of the hearings was to receive further comment from owners of the twelve properties proposed for inclusion in the historic district. At the time of the hearings and subsequent to the hearings, the HDSC received correspondence from seven of the twelve property owners:

Two responses support historic district designation:

Early Settlers House – Thomas and Anna Morrissey House
Cappon House

Five opposing historic designation:

Holland Furnace/BASF
West Michigan Furniture Office Building/Padnos Iron and Metal
Warm Friend Hotel/Resthaven
Peoples State Bank/Old Kent Bank
Holland State Bank/Tower Clock

Five from whom there was no comment of record:

City Greenhouses
Coatsworth House
Robert Wareham House/Onion Dome House
Winter Medical Office Bldg./Ottawa Savings and Loan
Women's Literary Club

After extensive discussion the HDSC voted unanimously to support a recommendation to Council to designate the following five properties as landmark properties to be included under the historic district ordinance. A detailed description of each property is attached including the evaluation according to the National Register criteria:

Cappon House, 228 W. 9th Street

Early Settlers House, 190 W. 9th Street

City Greenhouses, 22nd and Central Avenue

Coatsworth House, 236 W. 9th Street

Robert Wareham House/Onion Dome House, 262 W. 9th Street

Several of the owners of these five properties have expressed support for the designation stating it can only benefit their property. Four of the properties are along 9th street, within a block of each other and along the western gateway corridor. The development of the western gateway may serve as a catalyst for redevelopment of this area and can only have a positive impact on these properties. The HDSC concurred that designation would invigorate the properties individually as well as strengthen them as a group. The adjacency of the 9th Street resources to the existing historic district is also a consideration as is the close proximity of the Cappon House. The Cappon House is listed on the National and State Register and serves as a major tourist attraction as a house museum operated by the Historical Trust. Unlike several of the other properties considered for landmark designation, these 9th Street properties are similar to the existing district in that they are all used for residential as opposed to commercial uses.

In addition to the 9th Street properties, the HDSC supported inclusion of the city greenhouses at this time. They are historically significant to the city and are a focal point at the intersection of 22nd and Central for the community.

In conclusion, the HDSC unanimously supports the recommendation to place on first reading the attached ordinance revision. This revision would amend the legal description of the district to include the five properties as listed.

With respect to the remaining seven properties, the HDSC will convene in the future to discuss developments with these properties. Additional study will proceed on inclusion of Washington Boulevard in the historic district. There has been interest expressed by residents of this area to explore the concept of inclusion in the district. This concept becomes more feasible if the resources on 9th Street are designated since they boarder Washington Boulevard on the north coupled with continued attention to the western gateway.

ATTACHMENTS:

- Amendment for the historic district ordinance which legally describes each of the five properties.
- Minutes of the Historic District Study Committee in consideration of designation of twelve properties.
- Correspondence received from property owners regarding designation.
- Intensive research on the five properties proposed for designation.

Ordinance No. _____

AN ORDINANCE TO AMEND THE ORDINANCE CODE OF THE CITY OF HOLLAND, MICHIGAN BEING ORDINANCE NO. _____ OF THE CITY OF HOLLAND, BY AMENDING ARTICLE XV OF CHAPTER 2 OF SAID CODE OF LAWS.

THE CITY OF HOLLAND ORDAINS:

That article XV of Chapter 2 is hereby amended to read as follows:

ARTICLE XV. Historic Districts and Historic District Commission

Sec. 2-100.2 Historic District-Establishment.

The historic district of the City of Holland is hereby established pursuant to Act 169 of the Public Acts of 1970 as amended, and shall be legally described as follows:

(1) Properties of the Holland Historic District:

Those portions of the Original Plat of the City of Holland described as Lot 5, Lot 6, the east 62.5 feet of Lot 7, and Lots 10 through 16, also the south 20' of Lot 9 of Block 47; also, all of Block 48; also, all of Block 56; also, all of Block 57, except the east 98 feet of Lot 1 and the east 163.4 feet of Lot 6 thereof. Also included are those portions of the West Addition to the City of Holland as described as the south one-half of Block E, except the north 14 feet of Lot 16 thereof; also, the south one-half of Block F; also, all of Block G and all of Block H. Also included are those portions of the Southwest Addition to the City of Holland described as the south one-half of Block 4, except the north 55 feet of the west 42 feet thereof; also, all of Block 5; also, Lots 1 through 8 and Lots 16 through 18 of Block 8; also, all of Block 9; also, Block 5 of Assessor's Plat No. 2 except Lots 1, 27, 28, 29, 30 and 31 thereof; also, Lots 1 through 28 of VanderVeen's Subdivision and Lots 1 through 5 of Block 6 of Assessor's Plat No. 2 (being that entire block bounded by 15th and 16th Streets and River and Pine Avenues). Part of the SW 1/4 Sec. 29-5-15 of the Original Town Plat, designated as Market Square, now known as Centennial Park; also, the north 1/2 of Block 55, Original Town; also, that part of Block 49, Original Town, described as the west 45.5 feet of Lot 7 and Lot 8 except the east 121', all of Lots 8 and 9 and all of Lot 10, except the east 40 feet of the south 66 feet thereof; also, that portion of Block 54, Original Town, described as the west 3.38 feet of Lot 2 and all of Lots 3 through 7 thereof. For purposes of district continuity, the foregoing descriptions shall be deemed to extend to the centerlines of any streets or highways adjacent thereto.

(2) Landmark Properties of the Holland Historic District

City Greenhouses, 22nd at Central - That part of SE 1/4 NW 1/4 Sec. 32-5-15 bounded on the E by Central Ave. on the S & W by State St., on N by 20th Street.

Early Settlers Home, 190 W. 9th Street - Lot 4 Blk. C. West Add. to the City of Holland.

Cappon House, 228 W. 9th Street - Lots 1 and 2, Blk. 1, South West Addition to the City of Holland

Coatsworth House, 236 W. 9th Street - Lot 1 & E 5 ft. of Lot 2 Ex. S 42 ft. of Lots 1 & 2 Blk. 2, SW Addition to the City of Holland.

Robert Wareham House, 262 W. 9th Street - Lot 1 Blk. 2 Hope College Addition to the City of Holland.

All other subsections of Article XV Historic Districts and Historic District Commissions shall remain unchanged and in full force and effect.

Ordinance Adoption Date: _____

Ordinance Effective Date: _____

Historic District Study Committee Minutes
Eleven Landmark Properties
January 7, 1999
City Hall

Present: Broekhuizen, Buitendorp, Burkey, Donnelly, Van Heest, Lefever and Staff Padnos.

In the absence of Chairman Peters, Vice-Chairman Lefever conducted the meeting.

Approval of Minutes:

Upon motion by Burkey 2nd by Van Heest, minutes of the meeting of November 5, 1998 were approved.

Vice-Chairman Lefever opened the public hearing on the designation of the Cappon House as one of the landmark properties. A letter was read from City Manager Soren Wolff stating City Council support for this proposal recognizing the value of the property to the historic and architectural nature of the City. A letter was read from Ann Kiewel, Director of the Historical Trust also supporting the designation. There were no other comments from the audience.

The Commission reviewed a draft memo to City Council stating the rationale for support of the landmark designation for Cappon House and other properties: City Greenhouses, Coatsworth House, Robert Wareham House, Thomas and Anna Morrissey House. Several of the property owners of these five properties have expressed support for the designation stating it can only benefit their property. The four properties are within a block of the others on 9th Street, along the western gateway corridor. The development of the western gateway may serve as a catalyst for redevelopment of this area and can only have a positive impact on these properties. The HDSC concurred that designation would invigorate the properties individually as well as strengthen them as a group. The proximity of the 9th Street resources to the existing historic district is also a consideration as is the close proximity of the Cappon House. The Cappon House is listed on the National and State Register and serves as a major tourist attraction as a house museum operated by the Historical Trust. Unlike several of the other properties considered for landmark designation, these 9th Street properties are similar to the existing district in that they are all used for residential purposes.

In addition to the four 9th Street properties, the HDSC supported inclusion of the city greenhouses at this time. They are historically significant to the city and are a focal point at the intersection of 22nd and Central for the community.

Upon motion by Donnelly, 2nd by Buitendorp, the HDSC unanimously supported the recommendation to place on first reading the ordinance revision for the Historic District ordinance. This revision would amend the legal description of the district to include the five properties as listed on the previous page.

With respect to the remaining seven properties, the HDSC will reconvene in the future to discuss developments with these properties. Additional study will proceed on inclusion of Washington Boulevard in the historic district. There has been interest expressed by residents of this area to explore the concept of inclusion in the district. The idea becomes more feasible if the resources on 9th Street are designated as well as the continued work along the western gateway.

Upon motion the HDSC adjourned.

Recorded by Karen L. Padnos, Planner

Historic District Study Committee Minutes
Eleven Landmark Properties
November 5, 1998
City Hall

Present: Broekhuizen, Buitendorp, Burkey, Donnelly, DuMez, LeFever, Kobes, Peters, and Staff Padnos. .

Approval of Minutes:

Upon motion by LeFever 2nd by Burkey minutes of the meeting on July 2, 1998 were approved.

Chairman Peters called to order the meeting of the HDSC. Comments that have been received from the landmark property owners and the memo prepared by staff outlining options for the HDSC were reviewed. Members of the HDSC concurred that City Council would not support including all 11 properties in the Historic District due to the opposition of property owners. Five of the 11 property owners filed specific objections to the proposal and it is possible several more would object when the hearing came before City Council.

The HDSC then addressed the costs and benefits of including the resources on 9th Street: Early Settlers House, Coatsworth, House and the Onion Dome House. Property owners of these three properties have not objected and in fact seem to be supportive of inclusion in the district. In addition, the development of the western gateway as a catalyst for redevelopment in this area may help to secure the properties. The proximity of the 9th Street resources to the existing district is also a consideration. Unlike several of the other 11 resources considered for landmark designation these 9th Street properties are similar to the existing district in that they are all used for residential purposes

In addition to the 9th Street properties the HDSC supported inclusion of the City Greenhouses in the district at this time. They are historically significant to the city and have a focal point at the intersection for the community. The triangle also acts as a deterrent for speeding vehicles.

Upon motion by Van Heest, 2nd by Donnelly the HDSC unanimously voted to support a recommendation to City Council for inclusion of four landmark resources into the Historic District: City Greenhouses, Onion Dome House, Coatsworth House, Early Settlers House. The HDSC will reconvene in less than one year to review developments and discuss the opportunity for Washington Blvd to become a part of the district at some level. There has been some interest expressed by residents on Washington Blvd to explore inclusion in the district and this idea becomes more feasible if the resources on 9th Street would be designated. This discussion would focus on the historical and architectural value of all properties in the area and the potential for a conservation district along the Boulevard.

Upon motion the HDSC adjourned.

Recorded by Karen L. Padnos, Planner

Historic District Study Committee Minutes
Eleven Landmark Properties
July 2, 1998
City Hall

Present: Burke, Burkey, LeFever, Peters, Vanden Bosch, Staff Padnos. Additional commissioners Broekhuizen, Buitendorp, Donnelly.

Absent: Bombe, DuMez, Kobes.

Approval of Minutes:

Upon motion by LeFever 2nd by Burkey minutes of the meetings on May 7 and June 4, 1998 were approved.

The HDSC acknowledged they were disappointed by the negative response from property owners on the landmark designation of the eleven properties. Members of the study committee understand property owner's reluctance but still believe several of the properties are in danger of inappropriate alteration or demolition.

In the interim staff are attempting to compile a list of historically or architecturally significant properties which have been demolished over the past years in the community to illustrate that some of Holland's history has already been lost. The HDSC does need to make a recommendation one way or the other to City Council. P.A. 169 states:

399.203 Sec. 3(3) After the date of the public hearing, the committee and the legislative body of the local unit shall have not more than 1 year, unless otherwise authorized by the legislative body of the local unit to take the following actions:

(a) The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the local planning body to the legislative body of the local unit. If the recommendation is to establish a historic district or districts, the final report shall include a draft of a proposed ordinance(s).

(b) After receiving a final report that recommends the establishment of a historic district(s), the legislative body of the local unit, at its discretion, may introduce and pass or reject an ordinance(s). If the local unit passes an ordinance(s) establishing 1 or more historic districts, the local unit shall file a copy of that ordinance(s) including a legal description of the property or properties located within the historic district(s) with the register of deeds. A local unit shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.

Historic District Study Committee Minutes

July 2, 1998

Page 2 of 2

Several options were then discussed:

1. Recommend to council that the three residential properties along 9th Street be designated as landmarks: Coatsworth House, Onion dome house and Early Settlers House. This would enforce the western gateway concept and protect these properties which are all residential uses. In addition the owners of these properties have not objected to the designation. These are also the properties in closest proximity to the existing contiguous district.

2. Draft another ordinance which would require a CoA for demolition only and perhaps exterior alterations such as siding but not review additions for the 11 properties and possibly for an expansion of the district to the NW.

After considerable discussion it was apparent the HDSC was not going to reach a consensus at this meeting. The HDSC determined they would like to continue to explore options and will convene at a later date. They would like to see a draft ordinance for a district that would be to the NW of the existing district which would not be so restrictive and that would protect some of the properties as well as include the landmark properties in this district. Staff responded that it may take several months to prepare and the HDSC responded they can be patient.

Upon motion the HDSC adjourned.

Historic District Study Committee Minutes
Eleven Landmark Properties
June 4, 1998
5:00 p.m. City Hall

Present: Burkey, DuMez, LeFever, Peters, Vanden Bosch, Councilman Kobes, Staff Padnos.

Absent: Bombe, Burke.

A letter received from Resthaven of Holland objecting to the landmark designation was distributed. Letters of objection have now been received from:

Resthaven/Warm Friend Hotel
Old Kent Bank/Peoples State Bank
Padnos Iron and Metal/West Michigan Office Furniture
Tower Clock
BASF/Holland Home Furnace

Most owners stated they did not want additional regulations placed on their properties and argued they were the best stewards of their property, not the commission or other governmental body.

A letter of support was received from Ann Cal at the Holland Historical Trust in support of designation for the Early Settlers House on 9th Street.

The HDSC discussed the options presented in the memo from staff. Designating only those properties whose owners did not file an objection would not be the preference as this would mean the criteria for landmark designation would be the owners opinion and not the historical or architectural significance of the property. In fact the building most at risk for inappropriate alteration or demolition may be one which is included in the list of objectors (BASF).

Councilman Kobes addressed the issue of City Council's ability to support the designation. Considering that 5 of the 11 property owners do not support the designation he felt this would be an uphill "battle" with Council. Does the HDSC have the impetus to appear before Council and support this position? There is not a group of persons such as a historical society in Holland to support this bid by the HDSC or any protection of property.

A recommendation to explore an ordinance which would require a CoA for demolition only was discussed. This would require a review by the Commission prior to the issuance of a building permit for demolition of a designated property. At that time there may be community support to save a significant property.

At some point it would be ideal to know the number of significant properties in Holland that have demolished or inappropriately altered. A public relations campaign could be launched from the premise - don't loose any more.

The HDSC determined they needed to continue to consider their options and adjourn until the next meeting.

The meeting adjourned.

Historic District Study Committee Minutes
Eleven Landmark Properties

May 7, 1998
5:00 p.m. City Hall

Present: Bombe, Burkey, LeFever, Peters, Vanden Bosch, Councilman
Kobes, Staff Padnos.

Absent: Burke, DuMez, Pollock

In accordance with P. A. 169 the Historic District Study Committee Chairman Peters called to order the public hearing on the eleven landmark properties proposed for designation for the historic district. Ms. Padnos began her report by stating that the preliminary study report was reviewed by Planning Commission as required by P.A. 169. The Planning Commission elected not to comment on the report.

In 1994 a historical research consultant was hired to compile a list of historically and architecturally significant properties in the City. 35 properties were identified as meeting this criteria. These 35 properties were discussed by the Historic District Commission and then City Council who narrowed the list to the properties under consideration. Council then approved the commission proceeding with intensive level research for landmark property designation as previously Council had only sanctioned a contiguous expansion of the historic district.

Ms. Padnos gave a brief report on the advantages of historic designation for the eleven properties which include a proven increase in property values as shown with the existing historic district; assurance that the property will not be inappropriately altered or demolished; 20% rehabilitation tax credit equalling 20% of the amount spent in a certified rehabilitation of a certified historic structure or a 10% rehabilitation tax credit equalling 10% of the amount spent to rehabilitate a non-historic building built before 1936; positive benefit to the community to preserve historically or architecturally significant buildings in the community.

Chairman Peters stated the Historic District Commission was created in 1986 and since that time of 121 Certificate applications, only 9 have been declined. Mr. Peters recognized the value of personal property rights however the advantages for designation, to ensure an exterior alterations would meet the Secretary o Interior Standards for Rehabilitation is very important. Although the current owner may never make an inappropriate alteration or consider demolition of a significant structure a future owner may not be as considerate.

The following correspondence was received:

Early Settlers House: Ann Kewiel, Director of the Holland Historical Trust supports designation as it would serve to protect the structure for generations of families to learn of the dutch immigration to Holland.

Historic District Study Committee Minutes

May 7, 1998

Page 2 of 3

West Michigan Furniture Office Building: A letter of objection was received from Louis Padnos Iron and Metal Company. Ms. Shelley Padnos. states that although the building was "revived" it bears little resemblance to the original building. As a growing business it may become necessary to make future site plan decisions for the company which may require reconfiguration of the building.

Peoples State Bank/Old Kent Bank: Mr. C. William Whitlock states that although it has been the goal of Old Kent management to preserve and maintain the facade and interior it is an added burden and awkward to seek approval from an organization whose goals and intent may be contrary to the best economic and physical solution to a problem. The ordinance offers little protection for the bank and may lead to undue interference in the business of maintenance and repair of the building.

Warm Friend/Resthaven: Charles Vander Broek, President/CEO requested 30 days to evaluate the proposed designation.

Tower Clock: Ross Nykamp of Lumir Corp. objected to the designation on the basis that rights are taken away from the owner and given instead to the governmental commission without compensation. A requirement of a CoA may be a detriment to an exterior improvement.

Holland Furnace/BASF: Corporate Attorney Cathy Laket, requested the commission defer action on the designation of the building as there are no plans for exterior alterations of the building and the facade is in good condition, nor is there pending discussion on demolition of the building which is currently unoccupied. Designation may impose considerable long term economic burdens.

Bill Whitlock of Old Kent Bank addressed the study committee reiterating what was stated in the letter; that the ordinance restricts what the bank will have the ability to do in the future and it will not fit into the needs of the bank.

Larry Erlandsen, Executive Director of Evergreen Commons stated they would like to acquire the city greenhouses to be used for year round gardening. However they may wish to utilize a portion and demolish a portion of the greenhouses; thus this ordinance may impede their progress.

There being no other public comment Chairman Peters closed the public hearing.

Members of the study committee then discussed the comments made at the hearing and possible options now that the extent of owner objection is known. Items included:

- 1) Should the study committee recommend designation over the

Historic District Study Committee Minutes

May 7, 1998

Page 3 of 3

objections of the owners?

2) How will council react and will they support a recommendation from the HDSC over the objections of the owners?;

3) Consider future ownership of these buildings, although present owners may be committed to preservation;

4) Which buildings are in imminent peril of inappropriate alteration or demolition;

5) Is it equitable to include all eleven properties, only properties of owners who do not raise objections or no properties if there are some objections?;

6) Is it possible to create a new ordinance for the landmark properties which would permit review only of demolition of the properties?;

7) Are landmark properties that much different from the properties in the existing historic district?

These questions will be reviewed and options will be prepared for the next meeting on June 4th.

Upon motion the study committee hearing was adjourned.

Upon motion the meeting was adjourned.

Recorded by Karen L. Padnos, Planner

Historic District Study Committee Minutes
Eleven Landmark Properties

February 5, 1998
5:00 p.m. City Hall

Present: Bombe, Burkey, DuMez, LeFever, Peters, Vanden Bosch, Councilman Kobes, Staff Padnos.

Absent: Burke, Pollock

Election of Officers:

The first item of business was to elect a chairperson and vice-chairperson. Upon unanimous vote by the HDSC, Peters was elected chairperson, Vanden Bosch will serve as the vice-chairperson.

Review of the preliminary study committee report:

Over the past two years the Historic District Commission (HDC) studied the concept of adding landmark properties into the local historic district. There were a number of properties that the HDC felt may be in some jeopardy and thus needed local protection. It was reiterated that although a number of these properties may be on the state or national register of historic places this does not protect the properties from inappropriate alteration or demolition.

The HDSC evaluated the study report. Several suggestions were made regarding the introduction of the report, however the intensive level research on the report was received with enthusiasm. The HDSC is anxious to schedule the public hearing which can be done 60 days following the transmittal of the report by the Michigan Historical Center.

Another meeting of the HDSC will be convened as needed.

Upon motion the meeting was adjourned.

Recorded by Karen L. Padnos, Planner

City of Holland
Office of the City Manager
Holland, Michigan 49423
Phone: (616) 355-1310 • FAX (616) 355-1490

December 23, 1998

To: Karen Padnos,
Historic District Study Committee


From: Soren Wolf, City Manager
Subj: **Cappon House - Landmark Properties**

This is in response to your memo dated December 10, 1998 to the Mayor and City Council concerning the proposal to add the Cappon House to the list of Landmark Properties, as recommended by the Historic District Study Committee.

Please be advised that your memo was reviewed with the City Council at their December 22, 1998 Study Session. The City Council indicated no objection to this proposal; in fact, they encouraged the implementation of this process for the Cappon House.

If you have any questions concerning the above, please do not hesitate to contact my office.

SW/m

THE HOLLAND MUSEUM
CAPPON HOUSE MUSEUM
SETTLERS HOUSE

HOLLAND HISTORICAL TRUST

December 8, 1998

Board of Trustees

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E. Donald Judd
Kit Karsten
Stanley Koster
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Karen Padnos
Merle Prins
Delphine Sanger
Dale Van Lente

Executive Director
Ann Kiewel

Ms. Karen Padnos
Historic District Study Committee
City of Holland
270 River Ave.
Holland, Michigan 49423

Dear Karen and Committee Members:

The Board of the Holland Historical Trust is pleased to support landmark designation for the Isaac Cappon House and seeks to include the house with other structures being proposed for protection under Holland's Historic District Ordinance. The Cappon House, on the State and National Registers of Historic Places, is a significant historical and educational community resource. As stewards, the Trust can benefit from landmark status for the house including the Commission's review of exterior changes to the structure.

We look forward to further developing and strengthening the Trust's relationship with the Commission through this designation.

Sincerely,



Ann Kiewel
Director

31 WEST 10TH STREET
HOLLAND, MICHIGAN 49423
TELEPHONE 616.394.1362
FAX 616.394.4756

THE HOLLAND MUSEUM
CAPPON HOUSE MUSEUM
SETTLERS HOUSE

HOLLAND HISTORICAL TRUST

May 6, 1998

Karen Padnos
Historic District Study Committee
City of Holland
270 River Ave.
Holland, MI 49423

Dear Karen and Committee Members:

The Holland Historical Trust is pleased to support landmark designation for the Early Settlers House now in the Trust's care. The Settlers House is a rare and fragile community resource and as stewards of that resource, the Trust can only benefit from landmark status for the house and with that status the review of exterior changes by the Historic District Commission.

We look forward to further developing and strengthening the Trust's relationship with the Commission through this designation.

Sincerely,



Ann Kiewel
Director

31 WEST 10TH STREET
HOLLAND, MICHIGAN 49423
TELEPHONE 616.394.1362
FAX 616.394.4756



May 14, 1998

Ms. Karen L. Padnos, Planner
Office of Community Services and Development
270 S. River Avenue
Holland, MI 49423

Dear Ms. Padnos,

The Board of Trustees of Resthaven Patrons, Inc. at their last meeting on May 11, 1998 voted not to support the recommendation of the amendment to designate the Warm Friend as part of the historic district ordinance.

At this time Resthaven does not see a value in the amendment and is concerned about applying restrictions and processes that may be unnecessary. Resthaven has a long history of making decisions that are positive for the community.

I would appreciate any other notices or opportunities to appeal the amendments to be sent to me. Thank you for your consideration.

Sincerely,

Charles Vander Broek
President/CEO

CVB:pj

Resthaven Patrons, Inc.
9 East 8th Street
Holland, Michigan 49423
616-393-6200
FAX 616-393-6204
VM: 616-393-6211

*The Mission of Resthaven Patrons is.....
"To glorify God by providing a continuum of quality care
and services to individuals that demonstrates the love and
compassion of Jesus Christ."*

Sponsors:
Resthaven Retirement
The Warm Friend
Resthaven Care Center
Good Shepherd Home
Resthaven Home Care

MAY 27 1998 11:52AM P 2
PHONE NO. : 616 393 6204

FROM : RESTHAVEN PATRONS



LOUIS PADNOS IRON & METAL COMPANY

Secondary Metals and Fibres

May 6, 1998

Ms. Karen L. Padnos
Planner, Historic District Committee
City of Holland
270 S. River Avenue
Holland, MI 49423

Dear Karen:

We are delighted that both the City of Holland the Holland Historic District find our complete remodeling of the Old West Michigan Furniture Office Building to be as pleasing as we do! As you are aware, this project required substantial changes to the original structure, including moving the whole structure and an addition, which increased the overall size of the first floor of the building by over one-third. While much of the original "President's" office was "revived", the balance of the building, while aesthetically very pleasing, bears little resemblance to the original building.

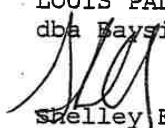
For all of the above reasons we do not believe that the building in question is even an appropriate candidate for inclusion in the local historic district. As an example, in reviewing any potential future changes, what historic character would the commission be trying to maintain, the "original" building or the "remodeled" building? In addition, as a growing and dynamic business, with constantly changing needs, we are extremely concerned about the many restrictions and added requirements involved in making future site plan decisions for our company if this building were designated to be included within the historic district. As an example, after reviewing the documentation which you sent to us, we think it is very likely that the remodeling which took place in the first place, would not have been permitted.

I think that you know that it has always been our intention to preserve and maintain all of our facilities and I believe that our past actions have proven that to be the case. I do not believe that the way to applaud corporate citizenship is to penalize the Company's making an effort to help beautify the City. In our opinion that is precisely what you will do by designating our building to be included under the local historic district standards. The additional burdens imposed by this designation would be unacceptable to us.

Please take our serious concerns into consideration in making any decisions on this matter.

Very truly yours,

LOUIS PADNOS IRON & METAL COMPANY
dba Bayside Land Company


Shelley E. Padnos
Executive Vice President

P.O. BOX 1979, HOLLAND, MICHIGAN 49422-1979 U.S.A. 616 396-6521 FAX 616 396-7789

THIS SHEET CONTAINS RECYCLED FIBRE

OLD KENT

Old Kent Bank - Holland
36 East 8th Street
Holland, MI 49423-3598

April 30, 1998

Ms. Karen L. Padnos
City of Holland
270 River Ave.
Holland, MI 49423

Dear Karen:

I have had the opportunity to review the Historic District Ordinance of the City of Holland to include our Old Kent Main Office as a landmark property. I want to give you advance notice that I intend to appear at the May 7, 1998 hearing to oppose the designation.

I understand that our Main Office is a historically and architecturally significant building with unique design characteristics. It has always been the goal of Old Kent management to preserve and maintain the facade and interior of our bank building and we have every intention of continuing that practice. We remain very concerned that all of our buildings be maintained in a responsible manner, consistent with appropriate business use.

However, the additional requirements of petitioning the Historic Commission for their permission to make repairs to our building is not acceptable to us. This added burden places us in the awkward position of having to seek approval from an organization whose goals and intent may be contrary to the best economic and physical solution to the problem, from the owner's viewpoint.

Also, the Secretary of the Interior's Standards cause me some concern regarding the "historic use" of the building, particularly for any potential subsequent purchasers.

In conclusion, the requirements of the Ordinance offer little protection for us and potentially may lead to undue interference in the business like application of maintenance and repair to our Main Office building.

Sincerely,



C. William Whitlock
President



May 5, 1998

Historic District Study Committee
Attn: Ms. Karen L. Padnos
City of Holland
270 River Avenue
Holland, MI 49423

Dear Members of the Historic District Study Committee:

Re: Tower Clock Building, 190 River Avenue

We received the notice of your public hearing scheduled May 7, 1998. Lumir Corporation is the owner of the Tower Clock Building. Unfortunately, we will not be present for the hearing and therefore this letter will serve as our comments on the proposed City Ordinance to designate the Tower Clock Building as a Historic Landmark.

Since the mid 1980's, Lumir Corporation and its owners have been leaders in the effort to restore the historical look of downtown Holland, and our commitment and work continues today.

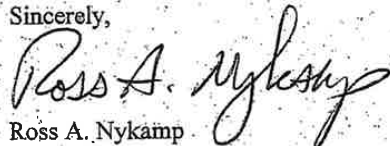
We respectfully request that, at this time, you do not designate the Tower Clock Building as a Historic Landmark. We do not believe a City Ordinance designating the Tower Clock Building a Historic Landmark is necessary and it may actually be detrimental to the future of the building.

The stated purpose of your Commission is to "safeguard the heritage of the city by preserving districts or individual sites". By designating a property a Historical Landmark, specific property rights are taken away from the owner and given instead to your governmental commission. We understand that the property owner does not receive any compensation for this loss of valuable property rights, nor is the property tax value reduced to reflect this loss in value to the owner. Certainly such extreme measures to "safeguard" a property are not needed except in unusual cases where the property owner shows a complete lack of regard for the historical significance of the property, or in cases where the property owner is in favor of the designation.

Once a building is designated as a Historical Landmark, the Commission's approval is required for any exterior work on the building. This may actually result in an owner's decision not to do work which would improve the historical look of the building, simply to avoid going through the Commission's public approval process.

Please be assured that Lumir Corporation and its owners will continue to safeguard and preserve the Tower Clock Building, and we ask that you give us a vote of confidence by refusing to substitute your judgement for ours as you debate this designation.

Sincerely,


Ross A. Nykamp

BASF Corporation

BASF

April 29, 1998

Ms. Karen L. Padnos
Planner, Historic District Committee
City of Holland
270 S. River Avenue
Holland, MI 49423

**Re: Holland Furnace Building
491 Columbia Avenue**

Dear Ms. Padnos:

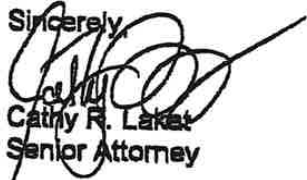
By this letter, BASF is requesting that the Historic Commission defer present consideration and action on landmark designation of the referenced Columbia Avenue property at the May 7, 1998 public hearing.

The Commission deliberations and hearing on this particular designation affect significant property interests of BASF. Landmark designation imposes considerable long term economic burdens. These burdens are increased where a building has remained vacant and without viable economic return. BASF wants the opportunity to evaluate the reports and all supporting data as to the appropriateness of landmark classification giving attention to all relevant considerations, including economic, historical and aesthetic.

In support of this deferral request, we note that there are no plans for exterior alterations of the building, that the exterior facade is in good condition and not in need of repair, that there is no pending or contemplated transition of ownership and that there is no pending request for demolition of the building. Thus, a grant of deferral to accommodate BASF's interest would not jeopardize the protective concerns underlying the ordinance. However, a deferral may be productive in achieving these same goals by an accord between BASF and the City of Holland.

If there is anything further that the Commission may require in consideration of this request, please advise. In the interim, we await the determination of the Commission.

Sincerely,


Cathy R. Lakat
Senior Attorney

cc: Mr. Donald Smith

TABLE OF CONTENTS

Current name/ original name, street address

City Greenhouse, Central, West 20th and State

Thomas and Anna Morrissey House/ Early Settlers House, 190 West 9th Street

Coatsworth House, 236 West 9th Street

Wareham House, 262 West 9th Street

Cappon House, 228 W. 9th Street

CITY GREENHOUSE

Historic Name: City Greenhouse
Other Names:
Current Name:
Address: Central and West Twentieth

Historic Function: Greenhouse
Current Function: Greenhouse
Ownership: Public, City of Holland, Dept. of Parks & Cemeteries
Architectural Classification: Greenhouse

Main Building

Foundation: Poured concrete with stucco finish
Walls and roof: Glass and wood frame (Units 1 and 2)
Glass and metal frame (Units 3 and 4)
Other:

DESCRIPTION: The greenhouse is set on a triangular lot bounded by State Street, West 20th and Central Avenue. The primary facade parallels Central Avenue.

The footprint of the greenhouse is much like the letter "E" with unit 3 forming the spine paralleling Central Avenue. Units 1 and 2 are the lower bars of the "E" and are connected by passages to unit 3. Unit 4 forms the top bar and is not connected to the spine. The roofs are all gabled.

The Central Avenue unit built in 1929 (unit 3), with the centered, double door entrance stands a little taller than the rest of the building at eighteen feet tall. The entire structure is made of glass set in metal frames resting on a concrete foundation. Unit 3 has a taller middle section flanked by two equal sections each containing 18 rows of glass panes.

The poured concrete foundation of unit 3 is three feet tall covered with stucco on the outside and left uncovered on the inside walls. A row of top hinged awning windows set horizontally form the walls and a rain gutter forms the upper part of the wall. The first row of glass forming the junction of the eaves and the roof is curved. The top row of glass, at the ridge line open as vents.

At the north end of the building, a large truck door allows egress to the plants stored inside. Now an overhead door of fiberglass panels, originally it was a double door, hinged on the sides.

Double entry doors, tall and 30 inches wide, are centered in the taller central section. They are topped by a gabled roof dormer and flanked by narrow sidelights. A gabled rain hood juts out over the doors. The entry measures approximately seven feet wide by four feet deep. A single pane of glass about four feet square forms the side walls of the entry, topped by a narrow horizontal transom. Above these windows is a section of curved glass and then flat glass to the ridge. The inside wall of the entry is a replica of the outer wall with the same double doors and sidelights.

Decorative trim on unit 3 is minimal, relying primarily on the simple grace of glass and steel. There are two decorative elements worth mentioning. On the entry at the peaks of the gabled roof and rain hood are small ball ornaments.

On each of the side wall windows the upper corners were originally trimmed with a simple rounded corner mold echoing the shape of the curved glass above it. Of the 64 pieces of trim that were originally set in 32 windows, 24 are still in place on the outside and 46 are still in place on the interior.

Some of the windows have been replaced, most notably the large units set to the right (north) of the entry doors which are now three double hung style sashes instead of paired 4' x 4' windows and transoms. The rear wall of Unit 3, over the fish tank, is essentially intact.

Units 1 and 2, built in 1911, are identical gable roofed, wood frame and glass structures. The poured concrete foundation is 40 inches tall and finished with stucco. The units have 42 rows of flat 16" x 24" glass forming the side wall (one row) and the roof. On the south side the top row of panes open as vents. The center unit (unit 2) has the glass in the south facing roof replaced with a corrugated semi-transparent plastic.

Unit 1, paralleling West 20th, has a two story extension at the west end with the boiler and water heater in the basement and a small office above. The outer walls of the extension are faced with wooden

clapboards and two small double hung windows are centered in the gable upstairs with two triple light basement windows below. A door opens at the right (south) side of the west wall at ground level.

Unit 2 has a wooden paneled door with four lights centered in the west end. The lower wall, below the glass, is horizontal shiplap wooden siding.

Arched passageways connect units 1 and 2 to unit 3. The arch duplicates the front entry and the passages are roofed with asphalt roll over tongue and groove roofing. The passage connecting unit 1 is off center to the north in the end wall. The passage connecting unit 2 is perfectly centered in the end wall.

Between the passageways connecting units 1 and 2 to unit 3 is a 30" deep concrete fish tank which houses the lily pond goldfish over the winter. It is open to the air, but almost completely surrounded by the three units of the greenhouse.

Unit 4, built in 1950, stands separate from the other three units. The poured concrete foundation wall is 30" high and finished with stucco like the other units. The walls and roof contain 30 rows of flat 16' x 35" vertical glass panes set in metal framework. Ventilation windows at the ridge open at the south side.

To the south of unit 4 and paralleling it is a cold frame set in the ground.

Other than three bushes planted at the west end of unit 2 and cherry trees in the curb lawn on Central Avenue, there are no plantings outside the greenhouse. Inside the greenhouse is a large Ponderosa lemon tree growing in the soil of the floor at the south end of unit 3.

HISTORY: When Centennial Park began its transformation from a desolate ill-used square in 1876, Holland's citizens planted maple trees. By the turn of the century, many plantings had been added and the city began collecting exotic tropical plants, grown in tubs and brought out into the park every spring. Originally the potted plants were housed in area commercial greenhouses, like the one owned by Parks superintendent Gerrit Kooyers.

By July 1911, the Parks Board began looking into the possibility of building a city greenhouse to house the exotic plants and to provide flowers for parks and cemeteries. In September of that year the Board estimated the cost of the greenhouse at \$800. Superintendent Kooyers sought a boiler as well as glass for the greenhouse while Henry Dutton prepared plans and sketches for various greenhouse designs.

At the October 2 meeting, the contract for the framework was awarded to the King Construction Company at their price of \$190.60. Superintendent Kooyers was empowered to find and purchase an appropriate ventilator. Forty boxes of glass were purchased from Kinsella Glass Company at the end of October for \$2.43 a box of 16" x 24" panes. By January Herman DeVrouw was wiring the new structure for \$7.00 and in February, Superintendent Kooyers ordered coal from the Board of Public Works for the boilers.

The first greenhouses on the triangular lot in the Prospect Park plat were an identical pair of gable roofed structures, set parallel to West 20th Street, finished in the spring of 1912. In 1913 a toilet was added in the office boiler room extension at the end of the north greenhouse.

In May, 1920, two small boys discovered the goldfish tank and "went fishin'", seriously depleting the stock. (A judge was not too hard on them, considering that they did not know any better.)

By July of 1928, plantings for the city were regularly overflowing the greenhouse space Superintendent John P. Van Braght was consulting with a Mr. M.A. Ball of the John C. Moninger Company about a proposed addition to the greenhouse. By spring of 1929 ten additional cold frames were necessary to hold the extra plants Mr. Van Braght was looking forward to the addition being ready by the fall.

On July 1, 1929, at the regular Parks Board meeting, plans were presented by three companies for the new greenhouse. The John C. Moninger Company offered a plan for \$5740. The King Construction Company, builders of the framework for the first city greenhouse, proposed a greenhouse for \$6746 and a plan from Lord and Burnham, one of America's premier greenhouse manufacturers offered a third option. The King Construction Company design and bid appealed most to the board. The Superintendent was also instructed to request bids for the concrete work and heating plant for the greenhouse.

By August 5, the board had found two used boilers, one in Grand Rapids and a back-up in Battle Creek, for the heating plant and they set a special meeting for August 12th to make the final decision on the greenhouse supplier. At the August 12th meeting, it was decided that any excess of the \$5000 appropriated for the greenhouse by the Common Council could be met by the balance in the Park Fund. The design and bid by King Construction was presented followed by a design and bid from Mr. Bender of American Greenhouse Manufacturing Company of Pana, Illinois.

American Greenhouse Manufacturing Company (AGMCo, pronounced agemco, motto "every house a gem") was the only greenhouse company to design, manufacture and build greenhouses with its own crews. The customer had the convenience of a single contract with them to do the whole job. Their outstanding work included the palm house for the U.S. Botanic Gardens in Washington D.C and a rooftop conservatory and

restaurant at the Hotel Pennsylvania in New York City. Their bid of \$5835 won the Board and they awarded AGMCo the contract.

The contract for concrete work, walks and walls, was awarded to Abel Smeenge, a local contractor, for \$786. The Board hoped to have the new greenhouse ready in time for storing Centennial Park's tropical plants by cold weather.

The work on the greenhouse was substantially completed over the winter, with Damstra Brothers completing the heating system by late January 1930. Total cost for the greenhouse, heating system and foundation was \$9,204.92 as noted in the June 1930 annual report.

The simple, gable roofed addition paralleled Central Avenue and connected the older greenhouses as well as nearly doubling the useful space. This addition, much taller than the previous greenhouses, provided a truck sized door for taking the park's large potted plants in and out as well as the height the maturing tropical plants needed. The Parks Board felt that the new greenhouse would "last the city's for the next 15 to 25 years."

The Board was nearly right. By May 1949, Superintendent Smalenburg was requesting further information on an addition to the greenhouse and by the end of October some of the information was ready. One firm, by December, was proposing to build the addition for \$1201 and another for \$1286. Heating bids were \$675 and \$733, cement work at \$350. The total cost for the greenhouse was proposed at \$3000.

Bids were finalized at the Parks Board meeting of January 3, 1950. Rough Brothers would supply the house for \$1350 plus \$500 for the erection, \$380 for the foundation and labor, \$350 -400 for heating and \$25.00 for wiring. These plans fell through and by June 1950 a new proposal was being put together.

On July 14, 1850, Superintendent Smalenburg recommended purchasing a 17' x 42' greenhouse from National Greenhouse Company at Pana, Illinois at a cost of \$1400. He proposed that the structure be ordered without delay. The greenhouse was ordered on July 31, 1950 and the final cost was listed as \$1085 plus \$65 shipping. By the end of October the foundation was almost ready and on March 5, 1951 the work was completed. The greenhouse grows all the cities summer annuals from seed, including the flowers for parks, Main Street, city-owned parking lots and the cemetery as well as providing replacement tulip plantings for eight miles of Tulip Lanes. In the winter, the tropical plants which decorate Centennial Park are brought into the greenhouse along with the goldfish from the lily-pond. Inside the south front wing, a Ponderosa lemon tree, rooted in the soil of the greenhouse floor, grows fruit as big as grapefruit.

DATE OF CONSTRUCTION: 1911, 1929-30, 1950-1

ORIGINAL OWNER: City of Holland

HISTORICAL SIGNIFICANCE: Unique structure, Agriculture, Local

SIGNIFICANCE STATEMENT: No other town in Michigan maintains a greenhouse to supply city plantings. Some towns had greenhouses on civic property run by private growers, such as the Mountain View Cemetery Greenhouse in Kalamazoo dismantled in 1960. The Holland city greenhouse is a unique structure in the state of Michigan and possibly unique to the midwest. This greenhouse highlights the self-sufficiency, thrift and responsibility typical of Holland. It is also a lovely structure, glittering in the sun.

The greenhouses meet the National Register criteria for item "A" Events. The greenhouse supported the development of the park system in Holland as the supportive building for Centennial Park which was established in 1876. City founders had a vision of creating a true city complete with beautiful parks and a maintained city cemetery. The greenhouse directly supported the Victorian era plantings in the park.

National Register criteria "C" Architecture addresses the typical greenhouse used in an atypical way by the city. Owned and operated by the city itself the building was factory made and delivered to Holland and assembled of components. An addition was later added from the same manufacturer. Although it may be common as far as greenhouses it is unique to the city as it still stands on a prominent intersection in the central city. When constructed in 1911 it was surely on the edge of the town.

DATES OF SIGNIFICANCE: 1911-1950

SIGNIFICANT CHANGES: Many of the small pieces of decorative window trim in unit 3 have been lost over the years. 4' x 4' glass panels and transoms to the right (north) of the entry doors have been replaced with double hung sashes. The 4' x 4' panes that flanked the sides of the entry have been replaced with smaller pieces of glass; two pieces on the left (south) side and three pieces on the right (north) side. The two 4' x 4' windows behind the entry have similarly been replaced on the left (south) side by four 2' x 4' windows.

Many of the glass panes in the roof of this unit are slipping in their frames, leaving gaps. The Parks Department solves the resulting heat loss problem by wrapping the entire structure in clear plastic each winter.

The original tall double doors at the north end of unit 3, used for trucks to enter the building have been replaced with a semi-translucent fiberglass overhead door.

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THOMAS AND ANNA MORRISSEY HOUSE/EARLY SETTLERS HOUSE

Historic Name: Early Settlers House Listed in the
Other Names: State and National Register
Current Name: Thomas and Anna Morrissey House
Address: 190 West 9th

Historic Function: Residence
Current Function: Residence
Ownership: Private
Architectural Classification: Early American Provincial

Main Building

Foundation: Stone
Walls: Wooden clapboards
Roof: Composition roll roofing
Other:

DESCRIPTION: This is a three-bay, one and a half story, end gable, I-house with a central chimney. The primary elevation faces north. It is sheathed in wooden clapboards and has a low pitched gable roof with a brick chimney. The original house was 15' x 22'. At the rear, two single story shed roofs additions have enlarged the structure to 22' x 36'.

The front elevation is symmetrical with a central door flanked by two 6/6 double hung windows. A shed roof shelters the entry supported by two simple square columns set on a concrete pad. a single 6/6 double hung window is set slightly forward of center in the west elevation on the first floor with a centered 6/6 double hung window on the second floor. On the east end both windows are centered.

At the rear, the first addition, nearest the original house, is sheathed in board and batten with a single 6/6 double hung window slightly to the rear of center. The second addition, with a more shallow pitch to its shed roof, has horizontal shiplap siding and a single square window in the front half of the wall.

HISTORY: This was one of two identical structures constructed by Reverend Albertus Van Raalte, Holland's founder, on speculation. Built at the edge of town in 1864, the settlers living there traded with local Indians in the adjacent Creek Valley, primarily supplying eggs in trade for baskets. The house was one step above the earliest pioneer homes, usually log cabins. It survived the devastating fire of 1871, as did the Coatsworth house in the next block.

Generally working class people rented the house, like Philip Williams and his wife Ann, Harry and Grace Jarvis, and Ole and Gunhilda Anderson in the twenties. In 1936, Mrs. Annetta Van Duren lived in the house. She was the widow of Herbert Van Duren, the of Van Duren's Orchestra which had played on two consecutive nights for the opening of the Warm Friends Hotel a decade earlier. Bernard and LaVerna Visschers spent the war years there. He was a press operator at Hart and Cooley Manufacturing which made furnace registers and grills. Mindred and Tinnie Zuidema occupied the house from 1945 until 1952.

In 1952, Stephen and Margaret Boneburg bought the little house. He was a driver for Wooden Shoe Cab Company. Although Stephen died in 1972(?) Margaret still lives in the house today.

OWNERS: Lot 4, Block C of West Addition: Van Raalte to Thomas, Thomas to Morrissey in 1870, Morrissey to Westover, Westover to Hermanus Boone, Boone to Boneburg.

TENANTS: William A and N. Ann Phillips (laborer) 1921-1923; Harry and Grace Jarvis (laborer) 1924-1927; Ole, Oscar and Gunhilda Anderson (laborer and machine operator) 1928-1935; Mrs. Annetta Van Duren - widow of Herbert, Melvin Van Duren, Mary Van Duren - widow of Cornelius 1936-1937; Bernard and LaVerna Visschers (press operator, Cooley Mfg.) 1938-1944; Mindred and Tinnie Zuidema 1945-1951; Stephen S. and Margaret Boneburg (driver, Wooden Shoe Cab) 1952 to present.

DATE OF CONSTRUCTION: 1864
ORIGINAL OWNER: Albertus Van Raalte

HISTORICAL SIGNIFICANCE: Early Holland history, example of vernacular architecture, pre-fire, Local

SIGNIFICANCE STATEMENT: This simple house provides a graphic counterpoint to the fine High Style homes on adjoining blocks providing an example of how the other half lived in the later pioneer years. It marks the early village limits and represents the settlers interaction with Native Americans.

DATES OF SIGNIFICANCE: 1864

SIGNIFICANT CHANGES: Two additions have been attached to the rear of the house, more than doubling its floor space, probably before the turn of the century. The original roofing material has been replaced with flat roll asphalt roofing.

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COATSWORTH HOUSE

Historic Name: Coatsworth House
Other Names: Essenburg House
Current Name:

Listed in the
State Register

Historic Function: Residence
Current Function: Residence
Ownership: Private
Architectural Classification: Second Empire

Main Building

Foundation: Waverly Stone
Walls: Brick (Zeeland Brick Yard)
Roof: Asphalt
Other:

DESCRIPTION: This two story, Second Empire house on the corner of West Ninth and Washington is of red Zeeland brick on a Waverly Stone foundation. The primary elevation faces north. There is a Mansard roof enclosing the second floor.

On the front elevation two hipped roof dormers with double hung 2/2 round topped windows are set symmetrically in the steeply pitched Mansard roof. Seven pairs of short Italianate style brackets are evenly spaced under the eaves. On the first floor, the centered front door has a half circle transom set with stained glass in black, blue, red, white and tan. To the right (west) of the front door is a single double hung round topped window, with two narrow lights on the bottom and a pair of round topped lights above surmounted by a fan shaped light to finish a larger round topped enframing. To the left (east) of the front door is a pair of stilted arch round topped windows, each tall and narrow 1/1 double hung. Both first floor front windows have round topped hoods with paired scrolls at the keystone.

An open porch extends the width of the front of the building. The hipped roof is supported by four Italianate columns; rectangular columns with curved side brackets running from the columns to the frieze board. The bases of the columns have been replaced with brick piers. The front porch and a smaller side porch have their original foundations replaced with concrete block. The front porch also has concrete steps and concrete block bolsters.

On the west elevation, another pair of identical hipped roof dormers and a chimney pierce the roof. Five pairs of long Italianate brackets are evenly spaced under the eaves. The center set of brackets has been replaced with a pair of triangles cut from late 19th century sunburst millwork. On the first floor is a single, centered round topped 1/1. double hung window.

On the east side, a single hipped roof dormer and another chimney break the roofline. Five pairs of brackets support the eaves. On the right of the first floor is a slant sided bay with three round topped windows. Keyhole dentillations trim the eaves under the hipped roof. Under the bay window is a triple panel articulated sliding carriage/ garage door opening into the basement, with a concrete drive slanting steeply down to it. Each section of the door has four lights above narrow, vertical, framed, beaded board panels. To the left on the east elevation, an entry porch is being rebuilt over the concrete block foundation. The hipped roof is supported by Italianate square columns. The door leading inside from the rear porch is round topped with a half circle transom.

On the rear (south) elevation, a single central hipped dormer breaks the roof line. Seven pairs of brackets run under the eaves, alternating long and short brackets except for the second from the left. Again, as on the west side, this is a replacement pair of brackets, cut from what appears to be the scraps of the first pair cut from sunburst millwork. On the first floor, two pairs of symmetrically placed round topped windows match those on the left (east) side of the front facade. A roof cupola was removed prior to 1920.

The foundation is Waverly stone fifteen inches thick, and set high above the surrounding grade. Large windows allow significant light into the basement. Part of the basement floor, apart from the furnace room and the garage space, is still floored with wooden planks. The walls are plastered.

On the first floor interior, the ceilings are ten feet high. The woodwork is four inches wide and heavily varnished. The interior stairway leading up from the entry hall is of black walnut, with turned balusters and is relatively steep.

HISTORY: Built in 1870, this may have been one of the few homes to survive the devastating fire of 1871. The builder was a lumberman named Coatsworth who supervised much of its construction seated on a keg of nails as the workmen toiled. (According to Johannes Essenburg.) According to a 1974 historic survey, conducted by Betty Dick and Delphine Sanger,

"...we do know that Mr. Coatsworth was living there before the 1871 fire and received a copy of a newspaper dated March 30th, 1870, an issue of the Detroit Free Press with Mr. Coatsworth's name and the date of delivery, April 9, 1870 on the top. It was found in the attic...Each day as Mr. (Johannes) Essenburg (made his way) to the water's edge to cross the lake for bark peelings from Waukazoo Woods, he saw Mr. Coatsworth sitting on a nail keg watching every move the workmen made in the building of his lovely new home."

From 1880 to 1892, the home's owner was Gerrit Kollen, the fourth president of Hope College. (His wife was the eldest daughter of Albertus VanRaalte, Holland's founder.)

In 1919, Benjamin Essenburg was passing the house on his way to work and noticed it was for sale. He took time off from his job at the West Michigan Furniture Company to see it later that day. He toured the house with a woman and, anxious to discourage

the other interested party, made frequent comments on the home's age and how "spooky" it was. He and his wife, Anna were able to buy the house for \$2000 and lived in it until he passed away July 14th, 1974. Essenburg was born in 1888 in North Holland and worked at the Bay View Furniture Company as well as the West Michigan Furniture Company. He retired from Townsend Manufacturing in 1952. The Essenburgs occasionally rented out part of the house to other laborers and their families before Mr. Essenburg's retirement.

After the Essenburgs moved out, students lived there for a time, notably Eric Lower from Hope College from 1977 to 1982. In 1977, Evelyn van Eyl, an art history student at the college wrote a paper on the house. (Available at the Joint Archives) From 1987 to 1993, R. S. Vasquez is listed as the owner.

DATE OF CONSTRUCTION: 1870

ORIGINAL OWNER: Coatsworth

HISTORICAL SIGNIFICANCE: Architecture, person (Gerrit Kollen, fourth President of Hope College) materials, possibly pre-fire, local

SIGNIFICANCE STATEMENT: This house, besides being associated with Gerrit Kollen, is a splendid example of the Second Empire style in miniature built with local materials.

The Coatsworth House meets the National Register criteria "B" persons as it was the home of the first banker in town who tried to attract the big city population to this new, small community by beginning this banking business to encourage more trade and commerce.

The second owner was Gerrit Kollen who was the fourth president of Hope College and was married to the eldest daughter of Albertus Van Raalte, founder of Holland.

Architecture item "C" is also significant as the house was designed by Jan R. Kleyn who also designed the Cappon House and Third Reformed Church. Mr. Kleyn was the first dutch immigrant to design in the modern style. He designed much of the woodwork in the house himself and eventually designed woodwork for production in his own Holland factory.

The design of the house is unique as it was the only mansard roof existing in the City of Holland. The house was also unusual in that it was constructed on a raised basement where the kitchen was located. It was thought this design was used as it was cooler to work in the kitchen when it was below grade.

DATES OF SIGNIFICANCE: 1870

SIGNIFICANT CHANGES: The porch foundation has been filled in with stone faced concrete blocks. The columns on the porch rest on replacement brick piers. The original column base treatment can be seen on the pilasters at the rear of the porch.

Originally the house had a belvedere reached from a staircase from the second floor. Both have been removed as was the twenty inch tall wrought iron balustrade from the roof. The original roof was diamond shaped wooden shingles as found in the eaves during a 1976 re-roofing.

The basement garage is a modification introduced probably in the teens or twenties.

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WAREHAM HOUSE

Historic Name: Wareham House
Other Names: Onion Dome House
Current Name:
Address: 262 West 9th

Historic Function: Residence
Current Function: Multi-family Residence
Ownership: Private
Architectural Classification: Queen Anne

Main Building

Foundation: Stone
Walls: Waverly stone
Roof: Composition roll roofing
Other: Slate shingles in dormers

DESCRIPTION: This large, two and one half story Queen Anne house with a three story onion-domed tower sits on a rectangular lot facing Black Lake to the north. The footprint is essentially a square, with a single story rectangular addition at the rear.

The entire building is made of locally quarried Waverly stone. The foundation has a stucco finish and the first and second floors are random course ashlar faced stone block. All window and door casings are smooth finished stone. The side walls of the narrow dormer, the faces of the three wide dormers and the gable end above the single story rear wing are all finished in slate tiles. The third floor of the tower is finished with large metal fish scale tiles.

The hipped roof, covered in asphalt roll roofing, is broken by three wide gabled dormers, on the west side at the rear, on the north side to the left (east) and on the east side to the rear. Each dormer has a single, centered, 1/1, double hung window. A narrow gabled dormer with a single, 1/1, double hung window under a triangular pediment sits at the front of the east roof.

The dominant feature of the house is the circular, three story, onion domed tower on the northwest corner. On each level, the masonry is pierced by three 1/1, double hung windows, except on the third floor where one window has become a door leading to a metal fire escape. A continuous sill runs under all three windows on the first floor.

The front facade has a large window on each floor centered in the out-thrust under the gabled dormer. The first floor window has leaded glass in the transom, the second an unadorned double hung. The entry door is centered and retains its original door behind an aluminum storm door. On the second floor a single, 1/1, double hung window on the right (west) side of the out-thrust faces the tower and fire escape across the flat roof.

A sectional circle porch wraps around the house from the left of the door. The original columns have been replaced with iron pipes and the rail is "wrought iron". The foundation of the porch is concrete block and the steps are concrete as well.

The east facade has three double hung 1/1 windows, full size towards the front and a shorter one to the rear, spaced unevenly. Upstairs, three double hung 1/1 windows are evenly spaced.

On the rear facade, a single story wing predominates. The rear face of the gabled roof is faced with slate and has a centered, 1/1, double hung window. A porch wraps around this wing beginning on the rear wall of the main building and continuing more than halfway across the rear facade. A door and a window face onto the porch to the west, and two windows (the center one originally a door) face to the rear (south). Stairs descend to the basement to the right (east) of the porch at the rear. Another door leads from the west end of the porch into the two story section of the house.

On the west facade, pairs of windows are centered under the rear roof dormer on both the first and second floors. Single windows on each floor are equidistant from the rear windows and the side of the tower.

The yard has evergreen shrubs flanking the front steps and one each at the northeast corner and the northwest curve of the porch. A mature sugar maple is on the east side of the front yard, near the sidewalk.

Mature spirea bushes are at the east and west edges of the curb lawn. A sidewalk runs from the street to the sidewalk, up a step and to the front steps. A low retaining wall edges the sidewalk.

HISTORY: Robert Wareham, born on May 27th, 1864, emigrated with his parents Thomas and Eliza from England. He was a stonemason by trade, working on the home of Superintendent Briggs in Grand Haven in 1892 and running his own business with his partner Lapish by 1907. In April of that year, they ordered ten carloads of Bedford Stone from Bedford, Indiana, one carload shipped on to Grand Haven for use in the Clark residence.

In 1909 Wareham bought the lot at 262 West Ninth street and built this solid Queen Anne home for his family. He and his wife Mary had two sons, Robert and Edward, and a daughter, Edna, when they moved into the house. In February of the following year, Robert's mother died of la grippe, and in December of that same year, his two year old daughter died of "gastritis". Almost a year later in November of 1911, Mary bore a daughter prematurely and she also died. On July 21, 1912, Robert himself died after "an illness of some duration." (Septic peritonitis)

In 1924, George Hoekstra, a salesman for Ornamental Iron Works, and his wife Grace bought the house and lived there until 1945. Since then the house has seen a succession of tenants and at present is a four unit apartment house.

OWNERS: Robert and Mary Wareham 1909-1912; George and Grace Hoekstra 1924-1945;

TENANTS: Robert and Mary Wareham 1909-1912; LaVerne & Fern Chapman 1913-1923; Chester & Jeanette VerMeulen and George and Grace Hoekstra (partners in Holland Spring and Bumper Company) 1924; George and Grace Hoekstra 1924-1945; Reverend Richard Posthumus 1945; Calvin and Patricia Van Weiren, Fritcis and Martha Feldmanis (Worker - Bay View Furniture) 1952; Jason and Esther Ebels (trimmer - Baker Furniture) 1956-1959; Keith Woodwyk 1960; John Oonk 1960; Jerry and Jackie Van Weiren (teachers - Pioneer School) 1960; Kenneth and Betty Van Pelt (die cast operator - Crampton Mfg.) 1964-1966; Mary Ivans (office worker - J.C. Penney Co.) 1969; Roy and Kathryn Key (worker - Roamer Boats); Lloyd Woodward (student) 1973; Steve J. VanHoeven (supervisor - Kandu Industries) 1973; Mary L. Crowl (engineering aide - State Hwy. Dept.) 1973; Gavino and Pauline Cruz (line operator - H.J. Heinz) 1977-1979; Josephine M. Cabella (teacher - Washington School) 1977; Mike Battaglia 1981; Julian DeLeon 1981; Fred Nelis 1983; David Galehan (paint supervisor - Industrial Cleaning Service) 1985; Ted Tatum (duck decoy carver) 1985; Tran Xuong 1987; Dale and Kim Hodge 1988; Jesusa Ariciaga 1992.

DATE OF CONSTRUCTION: 1909

ORIGINAL OWNER: Robert Wareham

HISTORICAL SIGNIFICANCE: Material, Architecture, Local

SIGNIFICANCE STATEMENT: National Register Criteria "C" is met with this unique structure. The Wareham house with its onion dome tower is a rare example of Queen Anne architecture built entirely of stone and a city landmark. It is one of only two homes that were constructed entirely of Waverly stone in the city.

DATES OF SIGNIFICANCE: 1909

SIGNIFICANT CHANGES: There is some spalling damage to the stone typical of Waverly stone. Poorly done repointing mars the wall under the easternmost window of the first floor of the tower.

All the windows have self-storing screen/ storm windows. The soffits and porch ceiling are clad in aluminum. The east facing window of the third floor of the tower has been converted to a door and leads to a fire escape resting on the porch roof.

The front porch columns are now iron pipes, the railings of "wrought" iron, the foundation is concrete block and the floor poured concrete. The back porch is still of wood and retains its original columns and rail, though it has an iron hand rail for the steps. A door on the porch at the rear of the house has become a window.

The house has been converted to four apartments.

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Obituary Files - Herrick Public Library

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Weir, Lynne B. and Mary Grace York, City of Holland, Intensive Level Study Areas, Spring 1993

CAPPON HOUSE

Historic Name: Cappon House Listed in the State and National Register
Other Names: Isaac Cappon Homestead
Current Name:

Historic Function: Residence
Current Function: House Museum
Ownership: City of Holland
Architectural Classification: Italianate

Main Building:

Foundation: Waverly Stone
Walls: Clapboard
Roof: Asphalt
Other:

Description: The Isaac Cappon House is a two-story, basically t-shaped, clapboarded, Italianate structure with a hipped and flat roof and a one-story rear wing. The two city lots on which the house stands also contains a two-story, hipped roof horse barn, now used a garage.

The Cappon House is located at the southwest corner of West 9th Street and Washington Blvd. In a late nineteenth and early 20th century residential neighborhood to the west of Holland's central business district. The structure faces north. Its grounds, which contain several large old trees, are enclosed by a simple iron fence (installed in 1911) located at the sidewalk line.

The house's foundation consist of rubble stone outer walls – the above-grade portions exposed to view and faced in the locally quarried yellow-brown Waverly sandstone. There are both rubble stone and red brick interior foundation walls. A balloon-frame structure sheathed in clapboarding, the house itself is painted in seven colors, including yellowish gray, yellow, white, brown, and block. This paint scheme dates to ca.1895 and is original to the house.

HISTORY: On March 5, 1872, Isaac (1830-1902) and Catarina de Boe (1835-1887) Cappon purchased four lots on 9th and 1st Avenue (now Washington Blvd.) in Holland, Michigan. Cappon, a Dutch immigrant to Michigan in 1848, is considered the Holland Kolonie's first industrialist as an owner of the city's largest employer, the Cappon and Bertsch Leather Co., founded in 1858. The Tannery was the mainstay of Holland's economy in the late 19th Century. He was also the first mayor of the incorporated City of Holland in 1867 and eventually served four terms. The Cappons intended to build a new residence to replace their former home which had burned in 1871 during the "Holland Fire" that destroyed most of the town on the same October weekend that Chicago, Illinois burned. The Holland City News of Aug. 2, 1873 announced that construction had commenced on the "large square building of the latest style [that] will cost at least \$10,000." A small fountain was also planned for the yard. By Feb. 7, 1874 the same paper announced that the family had moved into the house.

The house's immigrant-Dutch architect, Jan (John) R. Kleyn, described the "elegant and durable" house for the Holland City News on Jan. 27, 1877. Kleyn named himself as the architect and builder, although family oral tradition indicated that the builder was a man named Van Ark. (Gradus Van Ark was a local builder who constructed the Third Reformed Church building in 1873. The Cappons attended Third Reformed and Isaac Cappon was on the building committee.) Old photos of Kleyn's original floorplans survive in the Cappon family papers and Kleyn derived much of the decorative exterior woodwork and main-floor interior woodwork from the pattern book *Architecture by Cummings & Miller* published in Toledo, Ohio in 1868.

Isaac Capon was Holland's foremost businessman and was also prominent in local social organizations. He helped establish Third Reformed Church in 1867, was president of the School Board in 1874, was a founder of the Holland Temperance Association in 1875, and was a member of the governing of Hope College in 1882. Other business interests included being president of the Walsh-DeRoo Milling Co. (1887), president of the First State Bank (1889), and a founder of the Holland Sugar Co. (1899).

The Cappon family eventually included eleven children at Catarina de Boe Cappon (who died in 1887) and five children by Jacoba de Kok Cappon (1869-1930), Isaac's second wife. Two major changes to

the house's mechanical systems occurred in the 1890s, making the day-to-day household chores more convenient for the large family: a central hot-water heating system was installed around 1890 replacing coal stoves; and kerosene chandeliers and lamps were discarded when the house was wired for electricity in ca. 1892 the year that Holland established an electric generating plant.

Isaac died Jan. 23, 1902. After his death, and as stipulated by his will, the south two lots of the property were sold and the horse barn was moved onto the remaining east lot. Jacoba Cappon began altering the house, adding a cupola around 1902-1905 and extensively redecorating. The changes to the house are recorded in Ottawa County Probate records. Since, when Cappon died his youngest son was two years old, all household expenses were recorded for Probate between 1902 and 1918. These records have been invaluable for documenting physical changes to the house and property.

Later in 1925, a fire damaged the original kitchen area and the family altered and refitted it into an automobile garage. Other changes were made to the interior of the house: a ceiling was lowered, a couple of walls added, and the back stairway partially rebuilt. Jacoba Cappon died in 1930 and the house changed very little physically after her death. The members of the family lived in the house continuously until Lavina Cappon (1894-1978), Jacoba's second daughter died in 1978.

After Lavina's death, the estate offered the City of Holland the opportunity to purchase the house and to donate the contents (all originals to the house including 1870's-1880's Grand Rapids furniture) to the Netherlands Museum. The City purchased the house in 1980, and the Netherlands Museum, now the Holland Historical Trust operates the property as the Cappon House Museum.

DATE OF CONSTRUCTION: 1873-74

ORIGINAL OWNER: Isaac Cappon

HISTORICAL SIGNIFICANCE: National Register Criteria A, Industrialization, Immigration; B, Associated with Isaac Cappon and family; C, Distinctive of the American Victorian Period and the Italianate style as interpreted by Dutch-American architect Jan (John) Kley.

SIGNIFICANCE STATEMENT: The Isaac Cappon House is historically significant as the home of early Holland settler and civic, church, and business leader Isaac Cappon, who operated the Cappon and Bertsch Tannery, the mainstay of Holland's economy in the late 19th century, and who served as the first mayor of Holland. It has architectural significance as one of the oldest houses, and the largest and most intact house (including original contents from the 1870's remaining in the city).

DATES OF SIGNIFICANCE: 1873-1902

SIGNIFICANT CHANGES: 1902 barn moved. Ca.1902-1095 cupola constructed. Ca. 1924 all porches replaced, original kitchen gutted, the south eleven feet of kitchen removed and remaining space was converted into an automobile garage, interior walls inserted into original dining room and back stairway altered. 1998 deteriorated cupola removed.

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Appendix H



496 Central Avenue, looking northwest, January 7, 2026

Appendix I



496 Central Avenue, looking southwest, January 7, 2026

Appendix J



496 Central Avenue, looking west, January 7, 2026