

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: 230 W. 12th St.

Owner's Name: Jonathan Spoelhof **Phone:** 6164034979

Email: jspoelhof@tmicompressors.com

Name of Applicant (if different than owner): Bradley & Christine MacLean (pending)

Relationship to Project: future property owners **Applicant's Phone:** 616.403.1882

Applicant's Email: brad.maclean1979@gmail.com

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

1. Demolish the existing structure. Remove the concrete driveway. Remove the fence. Remove the concrete porch/apron.

2. Remove all demoed materials from the site.

3. Backfill any holes with dirt. Bring to level. Infill with lawn seed (depending on timing of new construction).

4. Construct a single-family owner-occupied home and detached (1 1/2 - 2 car) garage.

See additional attached pages for detail.

(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 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:

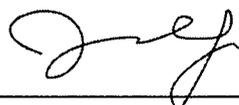
Community & Neighborhood Services

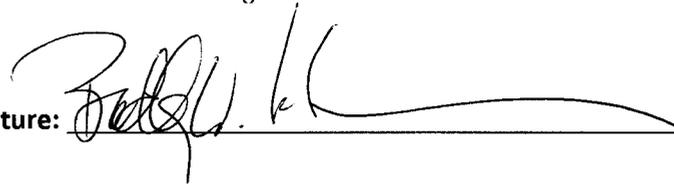
Attn: Anna Schutter

270 S. River Avenue

Holland, MI 49423

Fee payment will be collected after successful application submission.

Owner's Signature:  Date: 10/17/25

Applicant's Signature:  Date: 10/17/25

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

Application for Notice to Proceed: 230 West 12th St.

Application Sections:

1. Project overview
2. Current site:
 - a. Elevation photos
 - b. Interior photos
 - c. Site/lot views (including what will be removed)
 - d. Site history (as known, not complete)
3. Preliminary proposal for new construction:
 - a. Site plan
 - b. Architectural styles
4. Estimated project timeline
5. Discussion
6. Appendix
 - a. Copy of redacted P&SA (if needed)

Project Overview

The structure at 230 W. 12th Street was built in the early 1900s as a retail/commercial building. Over the years (at least into the 1940s) it was used as a bakery, grocery, meat market, shoe repair, and icehouse, among other things. It has been owned for at least 50 years by the Apostolic Church and used as a church. At some point during the church ownership the interior was gutted and retrofitted for church gatherings. It's unclear when the exterior was completely redone, but the historical assessment completed in the late 1980s concluded that the building has been classified as non-contributing due to "the building having been so altered that the original features have disappeared." The current owner purchased the property in late 2023 and is currently using the building for storage. The applicant has entered into a P&SA with the current owner and expects to close on the property in July of 2026.

This application is to request permission to demolish the building and remove from the site, along with the fence, what remains of the driveway, and the porch/apron that borders 12th Street. If approved, a single family, owner-occupied residence with a detached two-car garage will be constructed on the site. Although a design hasn't been finalized, the applicants expect the home to be a 2-story, 2000 – 2500 sq. ft residence. The overall style of the house will comply with the "New Construction" guidelines as defined in the *Historic District Design Guidelines*.

Current Site

North Elevation:



West Elevation:



Current Site (con't)
East Elevation:



South Elevation:

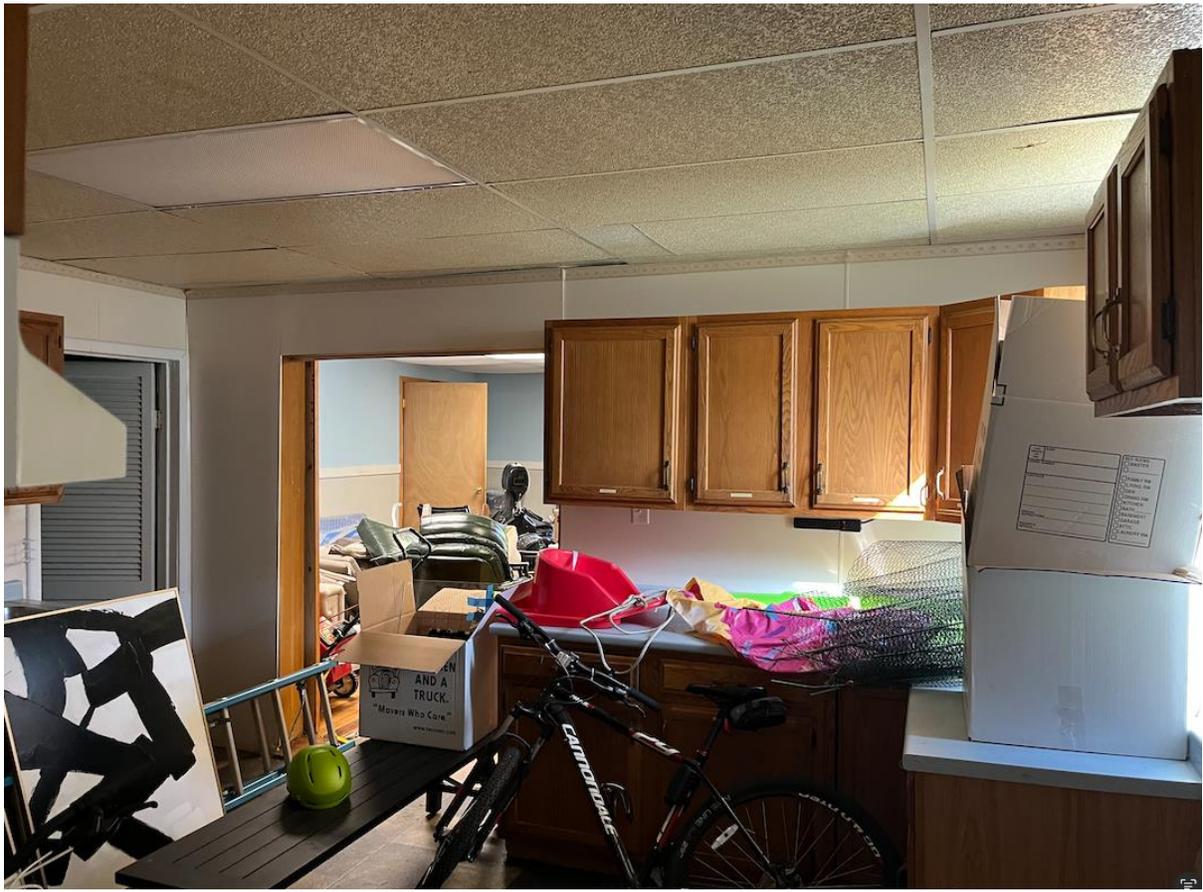


Current Site (con't)

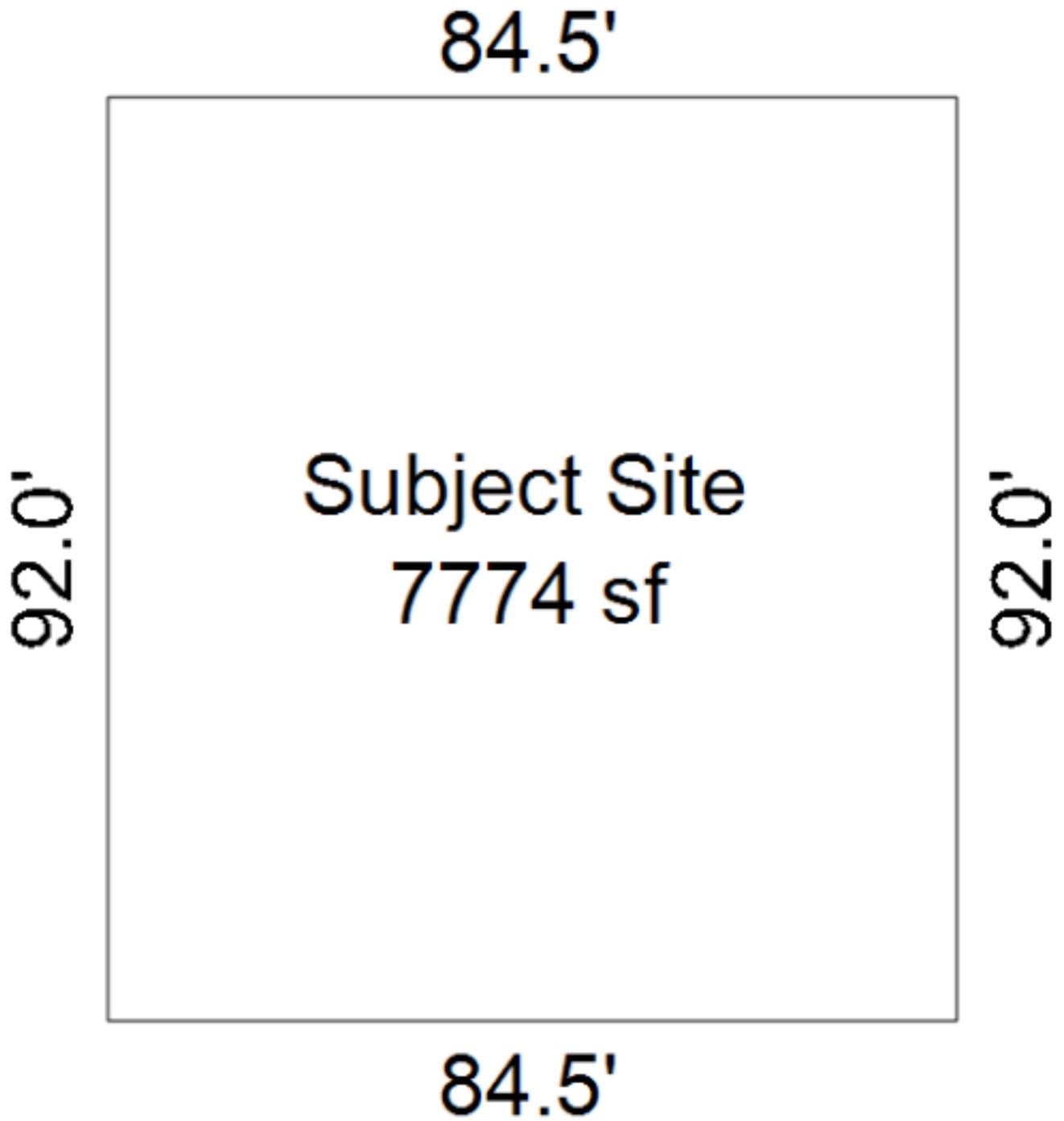
Interior:





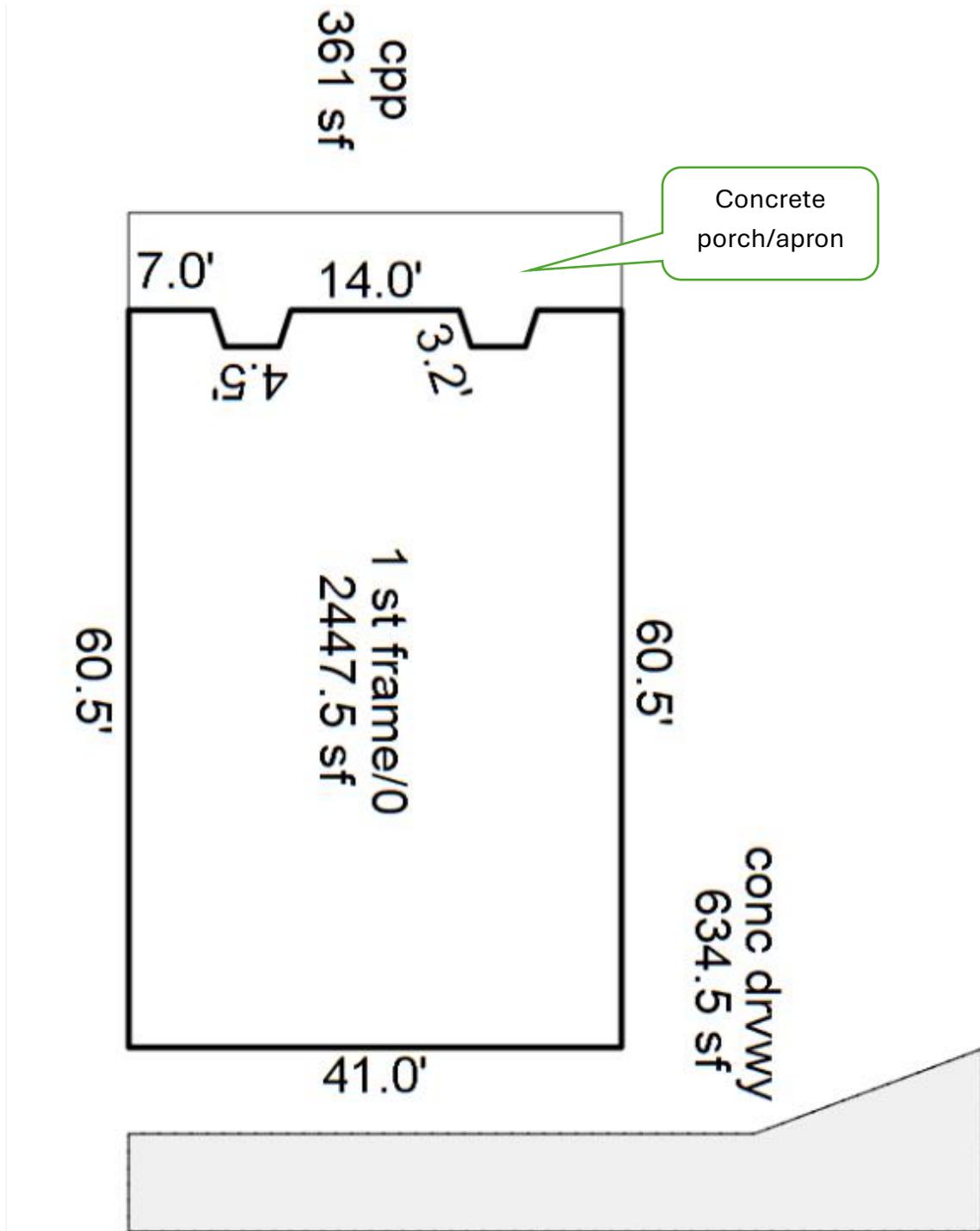


Current Site (con't)
Lot dimensions



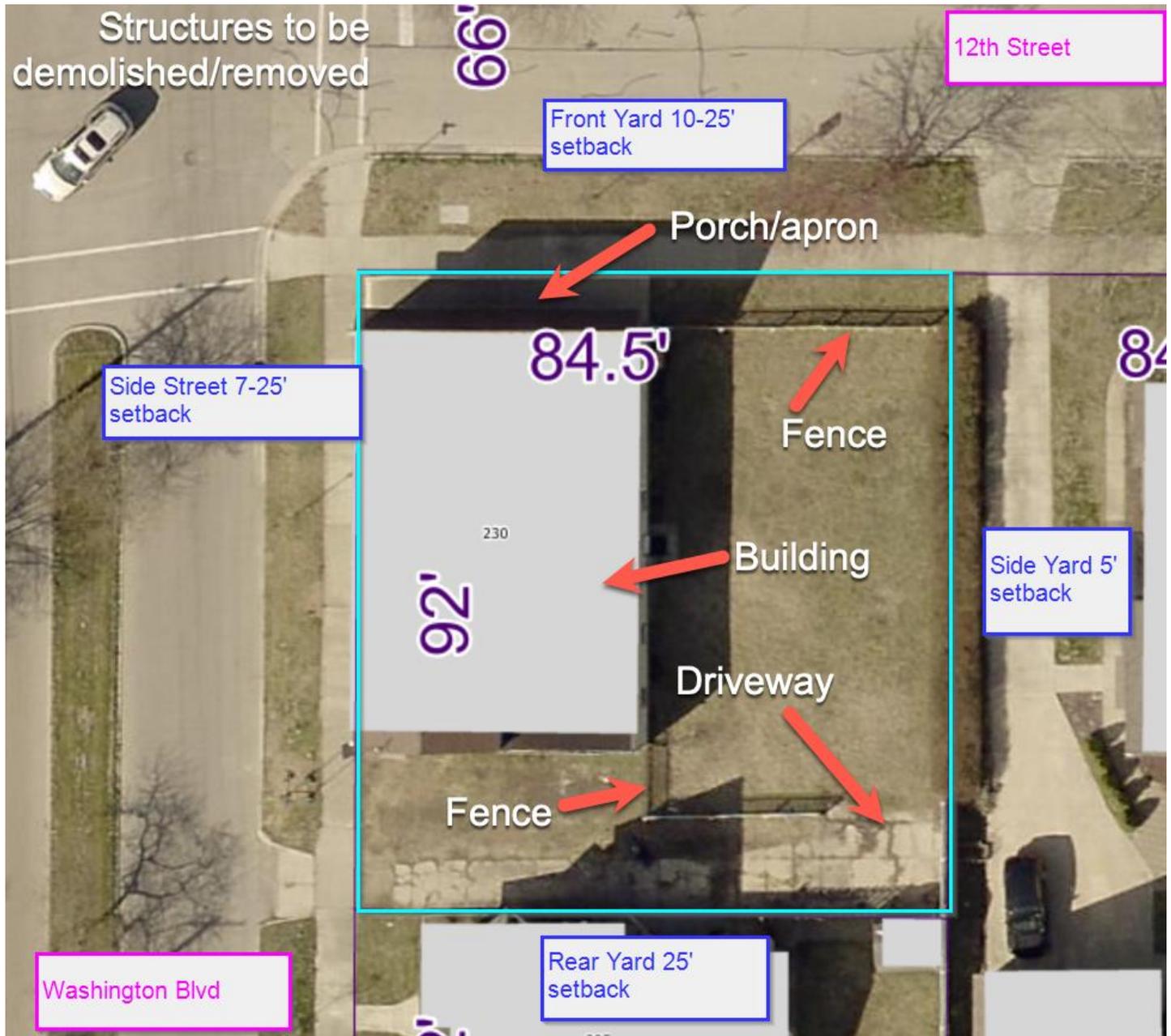
Current Site (con't)

Current site structures (doesn't include fence)



Current Site (con't)

Aerial view (noted with structures to be removed)



Once the structures have been removed and cleared from the lot, any holes on the site will be backfilled with dirt; the site will be brought to level, and the entire lot will be seeded for a lawn (depending on the timing of new construction starting).

Current Site (con't)

Site History (as known, not complete)



Non Contributing

HISTORIC NAME Veele's Food Market
OTHER NAMES Apostolic Victory Tabernacle
ADDRESS 230 W. 12th

HISTORIC FUNCTIONS Commercial
CURRENT FUNCTIONS Religious
OWNERSHIP Tax exempt
ARCHITECTURAL CLASSIFICATION

	Main Building	Other buildings/features
FOUNDATION	Masonry	
WALLS	Asbestos shingles	
ROOF	Roll asphalt	
OTHER	Flat roof	

DESCRIPTION This building has been so altered that its original features have disappeared.

HISTORY City Directories: 1910, John and Johanna Farma, groceries, meats; 1921, Konong and Van Kersen Shoe Repair; 1927, # 232 C. Thomas Stores; 1931, 1936, Dick Versendaal, shoe repair, # 232 Kroger Grocery and Baking; 1942, # 232 Michael Veele grocer. Tax Rolls: 1890, J. Van Ark-\$300; 1896, Peter J. Lulsman-\$1100; 1901, L. D. Vissers and Sons-\$2200; 1909, H. Farma-\$2700. Maps: 1902 Sanborn-grocery, meat market, ice house, brick smoke house.

DATE OF CONSTRUCTION C. 1896-1900
ORIGINAL OWNER Peter J. Lulsman

HISTORICAL SIGNIFICANCE

SIGNIFICANCE STATEMENT This building is noncontributing because of alterations that compromise its architectural or historical integrity.

- The Apostolic Church (corner of 14th and Pine) owned the property since at least 1974, meaning that the building has not been used for its originally architected purpose for at least 50 years.

- The interior of the structure has been completely gutted of any of its original features as a commercial/retail establishment and repurposed as a church/gathering place. The interior now includes a kitchen, a gathering space, an informal sanctuary (with a small stage), two bathrooms, and two offices. Due to these changes, if there was such a designation, the interior would also be considered *non-contributing*.
- The property was put on the market (as a commercial property) in early 2023 but was never sold.

reality.com/commercial-listings/341674756/230-W-12th-Street-Holland-MI-49423

Search Gallery Overview Details Schools

\$200,000 Unlock Price Rating!
 230 W 12Th Street, Holland, MI 49423
 Est. \$1,128/mo [Get Pre-Qualified](#)

0 Beds **0** Baths **2,474** Sq Ft

Rare opportunity to own a 2,474 sq. ft. building on the corner of 12th & Washington! This space can be transformed to meet a number of various uses. It's current use has been a church. The building provides a large, open gathering room w/ a stage, multiple private offices, two bathrooms & a full kitchen. The visibility that you receive at this location cannot be beat! This property provides private parking spaces & is conveniently located by additional public street parking.

Listing By: Luke Bouman - HomeRealty Holland

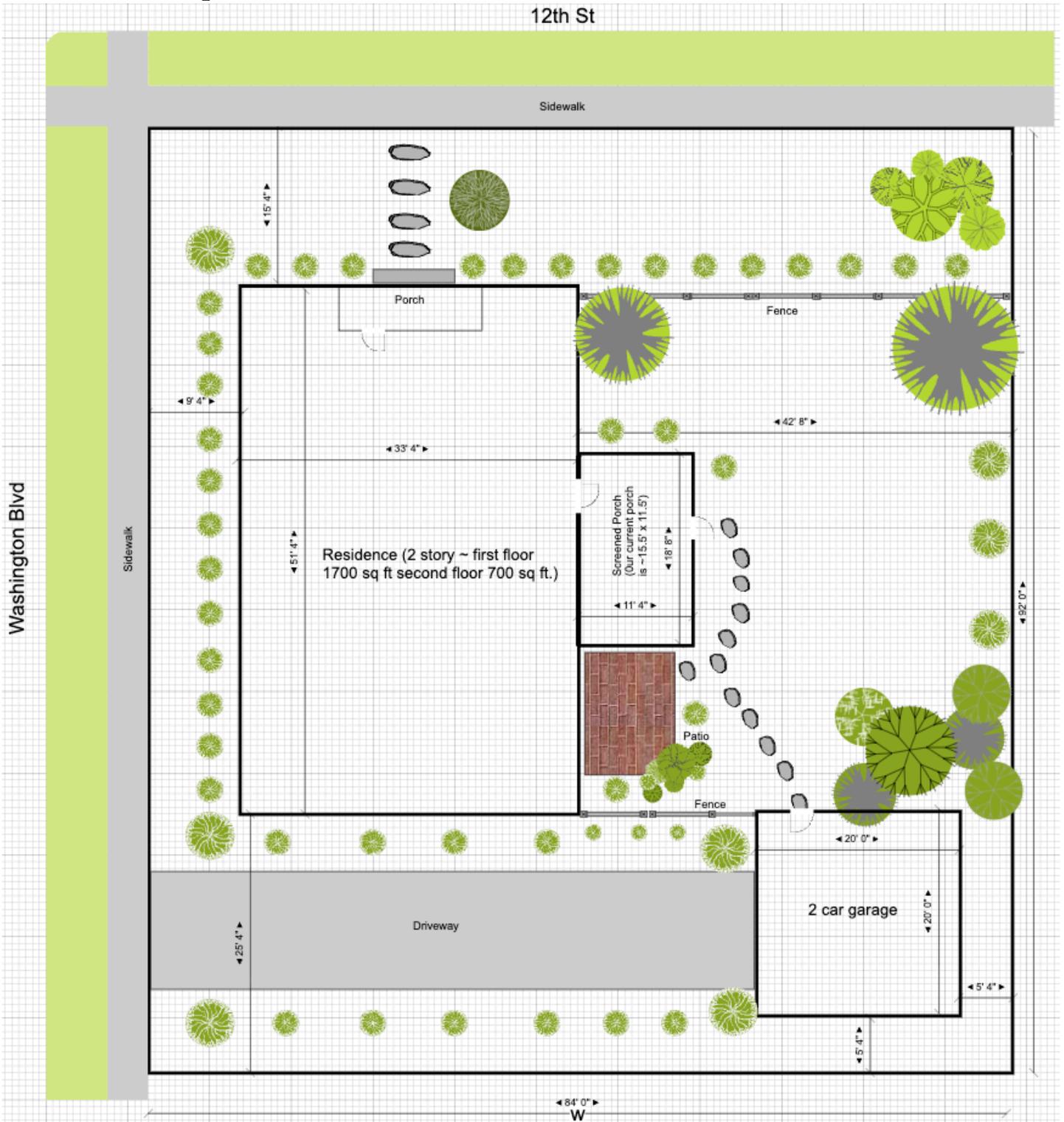
MI / Holland / 49423 / 230 W 12th Street

MLS#	70299502	Date Listed	01/30/2023
Bedrooms	0	Bathrooms	
Lot Size	0.18 acres (7,841 sq. ft)	Sewer	Public Sanitary,Public At Street
Property Type	Other	County	Ottawa
Year Built	1890	Water	Public Water,Public Water at Street
Square Feet	2,474 sq. ft	Price Per Sq. Ft	\$80.84

- The current owner bought the property (off market) from the Apostolic Church in late 2023. He is currently using the building for storage.

Preliminary proposal for new construction:

b. Site plan



Preliminary proposal for new construction (con't)
Examples of owners' preferred architectural styles



Preliminary proposal for new construction (con't)



Estimated project timeline

- Dec 2025: Submit application for “Notice to Proceed”

- (If “Notice to Proceed” is approved)
- Dec 2025: Site soil sampling and survey
- Winter 2026: Hire architect and begin design
- Spring 2026: Apply to HDC for COA for proposed site plan and residence design (iterate as needed)
- June/July 2026: Close on 230 W. 12th st property
- Late summer/early fall 2026: Demolish structure, porch/apron, fence, driveway at 230 W. 12th St.
- Fall 2026: Depending on arrangements/schedule with builder:
 - Begin construction
 - Bring demolished site to level and seed. Start new construction in spring of 2027

Discussion

Criteria for a Notice to Proceed – COH Code of Ordinances, Article XV, Sec. 2-102

(4) 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) Not applicable.

(b) Not applicable.

(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.

 Regarding (d), the term “community” can be defined in many ways, so I think it’s helpful to address the impact of demolishing 230 W. 12th Street structure on the different constituents that make up the community:

Community = the neighbors and the immediate neighborhood.

Neighbors will have a chance to weigh in at the HDC meeting, but based on informal conversations, I anticipate that they will appreciate the addition of a nice home that fits in the neighborhood and eliminates the chance that the current structure will be used for something that doesn't improve the neighborhood (or worse, deteriorates and becomes an eye sore). *Conclusion: retaining the resource is not in the interest of the majority of neighbors and the immediate neighborhood.*

Community = Holland residents at-large.

I speculate that Holland residents who are not tied into the Holland Historic District or the downtown neighborhood in general probably view the structure at 230 W. 12th Street as a bit of an oddity that appears to be out of place in the neighborhood. I would contrast this with how residents might think of Cappon House (deep historical roots, architecturally interesting), or the small commercial district on the corner of 13th Street and Maple Aves (retains architectural details from its past, continues as a commercial endeavor). *Conclusion: retaining the resource is not in the interest of the majority of Holland residents at-large.*

Community = the City of Holland, including visitors/tourism.

- Currently, 230 W. 12th Street is an underutilized resource in an urban area that can benefit from housing stock.
- Currently, the property is tax exempt. As a residence, the property would contribute to the tax base.
- The property is currently zoned "TNR" (Traditional Neighborhood Residential).
- 230 W. 12th is a visual distraction at a key intersection of the city's Tulip Lanes (12th Street and Washington Blvd).
- *Conclusion: retaining the resource is not in the interest of the majority of the City of Holland, including visitors/tourism.*

Community = Historic Architectural Preservationists

I consider myself part of this community. My wife and I have spent 33 years maintaining/preserving the history of the Kollen House at 80 W. 13th st. When you live in a historic district you sign up for the oversight that ensures integrity and gives the historic designation its significance. Unfortunately, the structure at 230 W. 12th Street has lost its architectural significance over the years: Both the exterior and the interior have been gutted of any architectural detail related to its roots as a commercial/retail establishment. *Conclusion: retaining the resource is not in the interest of the majority of Historic architectural preservationists.*

Regarding (c), although this claim can only be made by the current owner of the property, the property will be worth significantly less if it's not possible to convert to housing:

- Current zoning (TNR) allows for mixed-use, so it could be used as a church, or storage (as it is now), but not much else. Due to demographic shifts, new church locations are not in high demand.
- To use as it was originally built (commercial) would require the property to be re-zoned, as well as significant changes to the exterior and interior. And recent history suggests there isn't a buyer interested in the property as a commercial entity: The property was on the market starting in January 2023 advertised "as-is" (commercial) with no offers that came to fruition (or no offers at all).

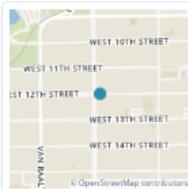


Luke Bouman

January 31, 2023 · 🌐

🌟 NEW COMMERCIAL LISTING 🌟

📌 ... See more



\$200,000 Unlock Price Rating!

230 W 12Th Street, Holland, MI 49423

Est. \$1,128/mo [Get Pre-Qualified](#)

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