

Lino and Guadalupe Ortiz, the City of Holland, and Design Plus Architects, for the Rehabilitation of 168 West 13th Street, Holland

Lino and Guadalupe Ortiz, owners of the Mini Super Durango grocery store, were the first in the Washington Boulevard Historic District to participate in Holland's Neighborhood Commercial Improvement Program, which pays for architectural design assistance in the neighborhood commercial districts.

Lino and Guadalupe Ortiz saw the future benefits of participating in a historic rehabilitation project. The project included rehabilitation of two apartments above the family-owned grocery store, a new roof, basic service upgrades, and a stunning façade rehabilitation. The building's location in the historic district enabled the Ortizes to use the State Historic Preservation Tax Credits. The project also utilized other local and state public and private programs. Tina Perry and Sue Harder of the city of Holland's Office of Community and Neighborhood Services assisted the Ortiz family throughout the process.

The building façade was the public face of this project and told the story as it unfolded. The original detailed wood façade had been damaged when aluminum siding and soffit materials were used to cover the entire façade. Using historic photographs and existing physical evidence, the architects prepared a plan to rehabilitate the façade to its original condition. The unveiling of the façade by the removal of the aluminum, the recreation of missing details, and a fresh paint color scheme all helped to return this face to its former glory. Also discovered during the project, after being hidden for years by the aluminum and paint, was a historic transom sign that reads: "Home of Quality."

The rehabilitation of 168 West 13th Street took more than a year. Before it was even completed, the impact in the district was being felt as a second historic rehabilitation started next door. The city staff is hopeful that all four adjacent structures will be restored, bringing new stability and activity to this neighborhood-supported district. The magnitude of the needs for this property required creativity. The project shines as an example of the public and private sectors pulling together for its completion.

