VAN RAALTE FARM

HISTORIC STUDY COMMITTEE REPORT

January 2005

Study Committee Members
Brian Creek
Monica Donnelly
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Jerome Kobes
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Charge of the committee:

The Van Raalte Farm Study Committee was appointed by the Mayor and approved by City Council on May 26, 2004. The charge of this committee was to study the resource of the Van Raalte Farm and make a recommendation to City Council regarding the farm's inclusion as a landmark property under the City of Holland's historic district ordinance. The Farm totals 160 acres and currently the area described as the "homelot", an area of eleven acres is listed on the National Register of Historic Places. This Study Committee must also make a recommendation as to the number of acres that should be designated by the local district.

Composition of the committee membership:

Carolyn Marquis – Community Volunteer, Chair of the Leisure and Cultural Services committee, City of Holland, chair of Van Raalte Farm planning committee 1989-1992

Monica Donnelly-Lifelong resident of Holland; Chaired Washington Boulevard Study Committee resulting in the designation of 186 properties being added to the City of Holland's historic district ordinance in 2002; served seven years as member of the historic district commission; Master Gardener.

Joel Lefever – Curator, Holland Historic Trust Museum. Ad Hoc member of the Holland historic district commission. Owner of an 18__ home, restored by his family in historic district in Plainwell, MI, CFR 31 Certified by the National Park Service.

Jerome Kobes – Holland City Councilman for past 15 years, liaison to the Historic District Commission. Clearly demonstrates commitment to preservation, is advocate of HDC in City of Holland; has resided in 3 residences in the district over the past 25 years. Owner of Lokker-Rutgers clothing store in downtown Holland.

Brian Creek – Department of Parks and Cemeteries, City of Holland, Lead staff for oversight of the Van Raalte Farm.

Karen Padnos- Staff to Study Committee. Planner for City of Holland.

Historic Significance of the Van Raalte Farm House and Barns:

The Van –Raalte-Reimold House or "The Maples" is significant as one of the last structures remaining in Holland which is directly associated with the family of the Reverend Albertus C. Van Raalte, the founder in 1847 of the City of Holland and the larger Dutch community in the west Michigan area. The Rev. Van Raalte's son, Benjamin Van Raalte was among the immigration party and it was for him that the house was built in 1867. The Van Raalte house is significant as an excellent example of Italianate residential architecture displaying Classical-Revival style influences typical of the late nineteenth century. Historically the house is one of the limited number of structures that survived the series of fires in 1871 that destroyed much of Holland, and is the surviving structure that presents the best direct association with pioneer Van Raalte family.

One of a number of clergymen who seceded from the Dutch Reformed or state church of the Netherlands in the 1830's and 1840's because of the church's growing theological liberalism, the Rev. Van Raalte (1811-1876) helped organize the Society of Christians for Holland Emigration to the United States of North America and in 1846 led a group of 101 Dutch citizens to America for the purpose of establishing a "colony" in which they could practice their more conservative brand of Dutch Reformed religion free from

the constraints of the state church and be freed of the economic hardships which existed in the Netherlands. In 1847 the Rev. Van Raalte led the immigrants to West Michigan where he had chosen a site for the colony. The society's initial intention were to establish a Christian community of exclusively Dutch influence.

Van Raalte therefore choose an isolated location for settlement. The hardships of the colony's first years dimmed the almost utopian goal of a Christian society, but the Dutch influence was maintained and the immigration of Dutch citizens to Western Michigan continued at a high rate throughout the second half of the nineteenth century. Today the West Michigan area contains the largest Dutch community in the United States.

Albertus Van Raalte's impact on the social and religious matters reached far beyond the founding of Holland. He was instrumental in uniting factions of the Dutch Reformed Church and on preserving its independence from the German Reformed and Presbyterian denominations. Many believe that Rev. Van Raalte is responsible for the existence of the Reformed Church in America.

Although his son, Benjamin did not follow into the footsteps of a religious leader like his father he maintained the farm property and used it as the location for his farm implements business. He most probably emphasized the importance of the local family legacy to his children and inspired his children Julia Van Raalte Reimold and her husband Orlando to maintain the property virtually intact and pass it along to Benjamin's grandchildren, Andy Riemold and in turn willed the farm to Andys' son Steve who oversaw the farm. When Steve Reimold and his siblings eventually decided to sell the property their first choice was the sale to the City of Holland to keep the property within a public use for all its historical and architectural significance.

The Van Raalte Farm "homelot" is very significant the City of Holland situated at one of the major focal points to the entrance to the City at 16th Street and Country Club Blvd. Since the City's purchase of the property in 1983 the structures on the property have been minimally maintained. Over the next several years the City, in consultation with historic preservation professional will work to secure the house such that deterioration does not continue. The house is scheduled to be repainted and other exterior structural repair such as repair of deteriorated features, gentle cleaning, tuck pointing foundation, moving the drainage away from the house will be completed in the near term. Eventually consideration can be given to removing inappropriate additions to the house.

Barns on the site must be immediately secured to prevent continued deterioration of the structure. This step will be taken as soon as funds are available. It is the intent of the current committee that the barns be used in a utilitarian manner.

Local designation of the Van Raalte Farm is important as the property has been listed on the State and National Register of Historic Places (1989) and although not contiguous to the urban district in downtown Holland, the farm property is clearly a significant component of Holland's history.

Historic designation of the Van Raalte Farm

In 1989 the Van Raalte Farm "homelot", an area of approximately eleven acres which includes the house and barns was listed as Michigan Historic Site No. S608 and listed on the National Register of Historic Places. The historic marker at the Farm reads:

> *In 1847 Holland's founder the Revrand Albertus C. Van Raalte purchased this property from the federal government for $2.32 an acre. When his son Benjamin returned from the Civil War in 1865, Van Raalte gave him the 160- acre tract. By 1873 when Benjamin married Julia Gilmore, he had built this Classical Revival-inspired house and two barns. Benjamin was a prosperous farmer and agricultural implements dealer. When he died in 1917, his daughter Julia Christina and her husband, Orlando S. Reimold , inherited the property. The Reimold family came to the "The Maple" each summer. Julia Christina considered the farm her home and often came for extended visits. In 1983, Benjamin's great grandchildren sold the farm to the City of Holland,*

which has preserved it as a park. The Van Raalte is listed in the National Register of Historic Places.

Historic district studied

PART I. DEVELOPMENTAL HISTORY

Historical Background and Context.

Benjamin Van Raalte (1840-1917) was the third child of Reverend Albertus Van Raalte (1811-1876) He arrived in America with his father in 1846. One of the number of clergyman who seceded from the Dutch Reformed or state church of the Netherlands in the 1830's and 1840's because of the church's growing theological liberalism, the Rev. Van Raalte helped organize the Society of Christians for Holland Emigration to the United States of North America. In 1846 he led a group of 101 Dutch citizens to America for the purpose of establishing a "colony" in which they could practice their more conservative brand of Dutch Reformed religion free from the constraints of the state church and free of the economic hardships which existed in the Netherlands. In 1847 the immigrants settled in Western Michigan where Rev. Van Raalte had chosen a site for the colony, to be known as Holland, Michigan.

Benjamin became established as a farmer on land conveyed to him by his father, and in 1872 he built the house on the hill which overlooks most of the land. The house and property was commonly referred to as "The Maples" due to the large majestic trees planted by Benjamin that form a dense canopy in the front of the house. In addition to being a prosperous farmer, Benjamin Van Raalte was a farm implements dealer.

Following Benjamin Van Raalte's death in 1917 the property was inherited by Julia Van Raalte Reimold (1873-1952), daughter of Benjamin Van Raalte, and her husband Orlando S. Reimold. Reimold was an author of textbooks which were widely used in American schools in the Philippines following the Spanish-American War. After 1905 he became associated with the World Book Company for which he held positions as author, editor, sales manager, vice president, president and chairman of the board until his retirement in 1948. The Reimolds had lived mainly in Chicago and in Yonkers, New York until they settled at the Farm in 1948.

Julia died in 1952 and Orlando left the Farm and moved to the Detroit area to be nearer to his son, Orlando, Jr. (Andy) and his family. Andy then inherited the farm and used the home as a vacation home until his death in 1977. He and his wife had intended to retire there, prompting renovations to the house in 1971-1972, but Andy decided against this concept when his wife died in 1973. After his father's death, Andy's son Steve moved into the house for a short time to keep up the maintenance and prevent further deterioration of the barns

In 1983 the Reimold family sold the house and surrounding 160 acre tract to the City of Holland for $350,000. The purchase of the property was funded through a three year .3 millage increase in the City's property tax. In justifying their action, council members said given the unspoiled nature of the large tract of land and the historical significance of the two-story home, the acquisition was a deal the City could not pass up. After that sale, a caretaker lived in the home for over ten years. The house is currently occupied on a temporary basis by the City of Holland DeGraaf Nature Center interns.

There are three structures remaining on the property; the original farm house and two barns. The farm house is significant as one of the last structures remaining in Holland which is directly associated with the family of Reverend Albertus C. Van Raalte, party. The house is a well-preserved example of a blend of Classical Revival and Italianate styles.

Eleven of the total 160 acres of the farm were listed on the National Register of Historic Places in April 1989. This eleven acre parcel has been defined as the "homelot" which includes the farm house and barns. There is documentation to verify existence of a third barn and numerous contributing outbuildings. This smaller area of the Farm was identified as historically and architecturally significant and considered for further historic designation and eventual protection under the local City of Holland historic district ordinance.

In July, 2004 architectural historian Grace Smith and historic landscape designer Brian Devlin Garden Concepts, from Livonia, Michigan were contracted to prepare a historic structures report for the farm. Ms. Smith concentrated on the built environment and Mr. Devlin is completing a Cultural Landscape Report that will augment the existing Master Plan. This study committee report includes much of the information in the historic structures report, attached as Addendum A for reference.

The Homelot Site:
The land for the Farm was purchased by the Reverend Van Raalte, founding father of the City of Holland from the Courtland Palmer family in New York after 1947 for $2.32 per acre. 80 acres were given Reverend Van Raalte's third son Benjamin in 1865 and then the remaining 80 acres were also conveyed to Benjamin prior to 1870 although this tract was originally given to his brother Albertus Van Raalte Jr. Barn were built on the site prior to the Civil War and the house was built in 1972. The house consists of a large, square, two-story main structure with a smaller, single story secondary structure to the rear. The home is built on top of a steep hill overlooking the remainder of the site. The barns are built to the east of the house, at the bottom of the hill. They are somewhat distant to the house because Benjamin wanted to keep barn odors away from the house. Historic photographs show numerous outbuildings and fences throughout the "homelot" and beyond.

This property was used for timber by Benjamin in the 1860's. As was common practice, it is presumed that as the timber was removed, the farm fields were expanded. Photographs from 1902 show little or no underbrush in the area immediately adjacent to the house, barns, and outbuildings.

House Description:
The one-story portion of the house, referred to as the kitchen wing, may have been the original house on the property, possibly built prior to 1872. From early photographs, its style of architecture is vernacular and the detailing and construction appear to be simpler and less formal then the main house, possibly indicating an earlier construction date that the front portion of the house. The two-story front portion of the house is clapboard sided with elements of Classical Revival and Italianate styles. An addition and complete renovation tot he kitchen wing took place from 1971-72.

The two story portion of the house has a low-pitched hipped roof covered with green asphalt composition shingles. Originally, the entire house was shingled with wood shingles. The projecting eaves are wide and have smooth soffits. A molded entablature encircles the house under the eaves. The corners are articulated with narrow paneled pilasters. There are interior brick chimneys at the center of the roofs of both portions of the house; the original chimney in the kitchen wing being replaced with a new chimney during the renovations of 1972, and an exterior brick chimney on the west side that was added between 1943 and 1952.

The entire kitchen wing was altered significantly in the early 1970's. An addition was wrapped around the east and south walls of the wing. A portico was added to the porch vestibule on the west side. This entire wing was completely re-roofed as a steeper slope and new concrete block foundation walls added. The original stone foundation walls are still visible in the basement and a the exterior, under the cantilevered addition. The main house was renovated to provide a kitchen at the southwest corner adjacent tot he former original structure. They attempt to mimic the arch tops with an arch trim and their mullions are applied. A gas fired air conditioner and security system was also installed.

The wood clapboard facades and the trim of the entire house are painted white, while wood shutters on the north, east and west facades are painted black. The shutters on the kitchen addition are black metal. There are no shutters on the upper windows of the south façade although their hardware is still in place on the window surrounds.

The south wall of the foundation at the kitchen wing is uncut stone with regular horizontal and vertical mortar courses giving the appearance of limestone or ashlar coursing. On the west elevation, where the foundation was originally obscured by the west porch it becomes rough and it built from uncut stone laid with no obvious coursing. This style foundation is used for the remainder of the house, except there is a

brick foundation under the front porch and the east bay window. A photo from 1912 shows the brick foundation under the porch. As noted previously, the contemporary addition onto the kitchen wing has a concrete block foundation.

The west façade of the main structure has four windows in each story. The windows are set with two over two lights and segmental arch head upper sashes. These are set in classical surrounds with flat entablature heads. A downspout from roof to grade runs between the second and third windows. There are no gutter leading to the downspouts. There were no gutters or downspouts in earlier photos but they can be seen in a photo dated October, 17, 1935. According to Phyllis Reimold Lorimer (granddaughter of Julia Reimold), they were added to collect rain water for washing hair. The exterior brick chimney runs between the third and fourth windows and bisects the soffit. The window directly south of the chimney was replaced with a new window in the 1970's when the rear renovation took place.

The front (north)façade of the main structure has three evenly spaced windows on the second story and, on the first story, two windows and doorway. The windows are identical to those on the west façade. The front entrance, which has a segmented arch head transom and a four panel door, has an identical classical surround. An updated photograph of this door show extensive graining patterns on a stained door.

Originally, the north porch was an open porch with four columns and a low pitched hipped roof at the second floor level. The porch roof has projecting eaves and a molded entablature that matches the two story eaves. The columns have chamfered corners fully articulated pedestals. The porch has a wooden deck and a brick foundation. An archival photo dated August 1910 shows a piece of early storm enclosure enclosing the porch on the east side. The porch was screened-in the summer of 1935. In July and August 1941, the screened porch was extended east to its current location. Three columns were added to match the existing columns. Currently the entablature reveals a mitered joint where the original ceiling and entablature meet the ceiling and entablature addition. An interior photograph from the time period shows a high gloss painted wood front porch.

The chief feature of the east façade of the main structure is a projecting one-story, rectangular-plan window bay with a brick foundation. Also, in the first story there are two small rectangular windows and a side door. The small rectangular window set within the screened porch the screened porch is not original and does not appear in photos until after 1945. ON the upper level, there is one window identical to those on the north and west facades. A contemporary casement window without a shutter has been added on the upper level with an adjacent downspout running from roof to grade. A vinyl or aluminum storm door has replaced the original wood storm door over the rear of the house. The original storm door may be located in the red barn with a group of old doors. In early photos this door is not used, instead the kitchen door opens onto the porch, which dos not extend to the house door, and a bush is planted directly in front of the house door to block its use. According to Steve Reimold, the house door only came into use when the kitchen was renovated in the 1970's.

The south wall of the main structure is mostly obscured by the kitchen wing. However, there are three windows on the upper level of the south façade that are similar in size and style to those on the other façades, but have flat heads rather than segmental arches. They are set in classical surrounds with flat entablature heads. As a result of the change in roof height and pitch with the 1971-2 renovations, the shutters were removed from these windows and are currently stored in the red barn.

Early undated photos of the house depict porches similar to one another on the east and west sides of the kitchen wing, extending just shy of the full length to the south wall. The porch on the west side had an obviously sloping dropped roof that sprung from the eave line of the kitchen wing's roof. It was supported by four wood columns. The columns had a simple capital, molded banding about 12-14" below the capital and a pedestal base beginning just above the line of the railing. They were far simpler in their details than the columns on the north porch. The area between the northern two columns was enclosed to provide a vestibule entrance for the house. A low wood ladder railing surrounded the porch. Under the vestibule the porch appears to have been supported by a stone foundation wall which extended almost to the next column. The two southern most columns had wood post supports leading into the soil. A photograph dated

November 6, 1936, shows a wood lattice enclosure below the porch. This porch was removed in the 1970's when this portion of the house was renovated.

The east side porch had only a slightly sloping roof that sprung from the eave line of the kitchen wing with a more intricate eave design much like the north porch and the east bay window on the front portion of the house and not at all like the west porch. In an early photo, the southern most column appeared to be turned and more intricately detailed than the columns on the west porch. A similar wood ladder railing surrounded the porch, although the handrail surface was a molded piece of wood rather than the simple board member of the west porch. The southern most wood column and porch floor were supported by a brick pier leading into the soil. The porch was intact in a photograph dated 12 May, 1919. Later photos show that much of this porch was removed before 1934, keeping only a small porch immediately outside the east door of the kitchen wing. The detail at the eaves did not change; however, the single column supporting the roof is a narrow, straight column more similarly detailed to match those on the west porch. This porch was removed in the 1970's to allow for the addition.

At the west façade's intersection of the kitchen wing with the two story house, a single-story, hipped-roof, enclosed vestibule with a projecting roofed porch has been added as the main entrance of the house. An exposed electrical service box is located on the north wall of this addition. The porch and barrier free ramp are made of treated lumber and have metal handrails at the steps and ramp to the north of the porch. Exterior security lighting has been added.

There is a perennial garden off the kitchen porch, east of the house. There are photographs of Orlando Reimold working in this garden in 1934. Currently, there are two septic tanks buried in this area, one under the flowers and the other at the existing manhole cover. There is a drain field in the wet area to the east of the garden.

House Interior

There is a basement under the south half of the main house and the original portion of the kitchen wing. The remainder of the main house has a crawl space located under the first floor. There are full, stone foundation walls separating the two halves of the basement and the basement from the crawlspace. The basement has stone walls and a severely deteriorating red/orange brick floor paved in a herringbone pattern. A steep stairway leads from the pantry to the basement. According to Phyllis Reimold Lorimer, the basement was used as a workshop in 1934 when the grandchildren came to visit Julia and Orlando.

The first floor interior shows little change in plan or material except in the rear wing and the kitchen renovated in the 1970's. The house's side-hall-plan front section contains a stair hall, front parlor, dining room, pantry and the renovated kitchen. There is a small powder room tucked under the stair leading to the second floor. This was not original to the house, as photographs dated as late as 1938 show a privy, designed to match the house, located behind the kitchen wing. This room was added between 1934 and 1940. The window at the bottom of the stair was new after the addition of the screened front porch.

The walls have smooth, plaster-like surfaces, partially covered with wall covering in the dining room. The original plaster walls may be covered with a layer of gypsum board; the relationship between the wall plane and the baseboard cap is irregular. Early photos show wall covering used in other rooms as well. Throughout the first story there are wide, wooden baseboards. There is a molded plate rail in the dining room that was added in the 1950's and added to again in the 1970's renovations. Door and window surrounds are molded and doors are paneled. The stairway's black walnut handrail, newel post and turned balusters were removed, re-glued, refinished, and reinstalled in 1971. There are no fireplaces in the front rooms.

The house's main entry is through a contemporary vestibule into what was originally the kitchen wing. It has been renovated to be a single large room with a fireplace on the south wall and two smaller internal rooms, one a recently renovated barrier free toilet room, and a storage closet. South of this room is another large room added as a bedroom in 1972 with a large bay window and to the east, a small sitting room. The floral carpet in this room was patterned from a photograph of an earlier carpet used in the house. This area is currently used by the DeGraaf Nature Center.

The second floor interior shows little or no change in plan or material. There are three bedrooms and a bathroom located on this level. In this case, the bathroom was built out over the stair to the first floor, sometime between 1940 and 1950. The molded baseboards and paneled wood doors match those on the first floor while the door and window surrounds are slightly simpler in their design. A new casement window has been added at the landing at the top of the stair. Originally, the bedroom windows did not have screens; family members used netting over the beds to keep out the bugs.

Garage
A modern garage is located southwest of the house. It was built for Julia Van Raalte Reimold's Westcott automobile between 1948 and her death in 1952. The single stall garage has shingle siding, assumed to be asbestos board. It is rectangular in plan with a low-pitched hipped roof with asphalt composition shingles to match the house. There is a large overhead door on the north façade, a window on each the east and west façades, and a man-door on the east façade. It is built into the slope of the hill with a concrete foundation poured in distinct horizontal pours. Grapes were located just south and east of the garage, planted in about 1938.

Driveway
Originally the driveway came up the hill and at the bottom of the hill, turned to the left to go to the barns or continued up and turned to the left, just in front of the house, to reach the front, north entrance of the house. A photograph taken between 1911 and 1915 shows a tulip garden in this front yard. In 1911, the family had a wooden swing under the shade of the maples located to the east of the front entrance of the home.

The large expanse of acreage to the west of the drive was used as peony fields in 1929. Large evergreens lined the west side of the driveway along the hill portion only in a photograph dated November 6, 1936. A single row of spruce trees was added below the hill and shown in a photograph dated September 12, 1945. A photograph dated September 3, 1943 shows a flagpole with rocks and plantings at the higher turning point toward the house. A 600 foot asphalt driveway, a well, and a septic system were added during the renovations in the 1970's.

Gray Barn
This barn was used as an animal shelter and working barn for much of its life. Its post and beam, hand hewn construction pre-dates the extensive use of mill sawn lumber in the Holland area and was probably built prior to the Civil War. Because of its physical relationship with the now-removed south barn, it may have been built much earlier on another site, disassembled, and reassembled on this site.

The barn is approximately 50' long (north and south walls) by 40' wide (east and west walls). It is a gabled, rectangular structure running east to west and subdivided structurally into three unequal bays with central columns supporting the roof structure. The east bay of the barn is two stories high with a hay loft above animal stalls.

The remainder of the barn is open to the roof, although there is evidence of a previous loft over the west bay. The heavy timber structure is composed mainly of 10 x 10's used as eave beams along the 50' span, collar beams across the 40' span to create bays, and posts at either end and at the center of the collar beams. The roof rafters do not rely on a ridge beam, but there is a very early wood hay trolley track, with pulleys still in place, attached to some of the rafters.

There are seven animal stalls, four for horses and three converted for chickens, all with wood floor planks over a concrete floor in this area. Columns defining the stalls have chamfered corners on the lower, square half of the columns with a circular column above. There are turned wood spindles between stalls. The columns and spindles are not original to the barn but were early additions. The horizontal floor joists of the hayloft are roughly hand hewn and very solid. A trough is located in the concrete floor behind the stalls for the collection of horse urine.

Early photos of the roof clearly depict wood shingles. The wood roof shingles were still on the barn in photographs from the early 1940's. Currently, the roof is composed of standing seamed metal panels. The roof structure is skip-lap planks running perpendicular to the rafters with spacing between the planks. On

the north side, either side of the door, the wood shingles appear to still be in place between the skip-lap and the metal roof panels.

There are four large holes in the roof where the ventilator was originally located. The ventilator blew off the roof in 1997 and some of its wood members are currently stored by the City of Holland. Undated early photographs of the ventilator depict a hipped roof structure crowned with a purple martin bird house

A traditional track hung door on the north wall is the main entrance and consumes the entire center bay. The door slides horizontally with a heavy duty metal track. There are good brackets that fit into the track, but there is only a latch for closure. A double door opposite on the south wall is built adjacent to a man-door. On the exterior, a track hung door hangs over the double doors. The track hung door has a heavy duty metal track. There are good brackets on the door that fit into the track. There is no latching hardware on the door. Another man-door is located near the chicken stalls on the south wall, eastern bay.

The foundation on the north wall is concrete at the east with no foundation visible under the door or the west bay of this wall. The foundation may be concrete piers or wood posts under the vertical structural members.

There is a three-foot high concrete foundation along the east wall and the east bay of the north and south walls. The barn foundation is concrete, except as noted, although the foundation was probably filled-in between wood or concrete pier foundations from an earlier date. The concrete was poured in small batches, revealing regular pour marks. The barn has a concrete floor and there is no threshold or tapering to grade at the door.

Walls are weathered 12" wood boards with 2 ½" wood battens. Because the boards are so close together, it appears that the battens were not original, but were added later as the boards weathered and revealed gaps. Early photographs show battens in some locations, but not used consistently throughout. The east wall has a series of pigeon holes placed in a pattern that allowed access from the exterior to pigeon boxes built on the inside of the barn. One box is still in place. A few later windows were added to the east and south walls in the animal stall area. The wall boards on the west side are located right at grade or slightly above grade.

At the west wall, there are battens on the lower half of the barn, but not on the upper half. The board and battens of the upper and lower halves of the gabled ends do not align. The south wall has no battens at all in place. The east wall has very few battens and the north side has no battens.

Another barn (South barn, barn #1) was located to the south of the gray barn and was removed from the adjoining south wall in September & October 1940. It is probably the barn that was built on the property when Benjamin Van Raalte began to develop the site in 1865. Portions of concrete foundations are still in place where the south barn was removed. This south barn was rectangular; running 42' along the east and west walls and 32' along the north and south walls with the gabled roof running perpendicular to the remaining barn. The west elevation foundation is located 5'-4" in from the southwest corner of the existing barn.

Early photographs show the roof ridge of this barn does not align with that of the remaining barn. This contributes to the theory that the gray barn was moved to this site after the south barn had been built. This barn was accessed on the east, south, and west walls. From photographs, it appears to have been a threshing barn with doors located to attract the necessary drying winds. If so, the original floor would have been wood. A photograph taken prior to 1915 shows gutters along the east and west walls collecting water to a joined downspout in the center of the south gable. The same photograph shows an early stone foundation with fencing off to the east and west.

The barns adjoined along the south wall of the remaining barn. The portion of the south wall that was built to replace the lost barn has a concrete foundation visible from the interior with brick facing on the exterior. The roof area between barns was in-filled with narrower boards than the original roof. This portion of roof would have been open to allow the ventilator on the gray barn to ventilate both the gray and south barns.

Concrete foundations for a retaining wall used as an animal enclosure or other outbuilding extend off the south wall of the south barn and the south wall of the gray barn to meet up 26' east of the south barn's east wall.

A mostly intact circular stone and concrete batter silo foundation that is approximately 11'-6" in diameter at its top is located adjacent to the foundation of the south barn at the southwest corner of the gray barn. An identical foundation in poorer condition is located directly south of this one. Both have remnants of tar that was used to seal the silo to the foundation. Pictures dating back to 1910 show these foundations exposed without structures. There is no evidence indicating when they were removed.

Electricity was added to the barns recently, but there is no heating system. A water line runs directly from the well to the gray barn. Exterior and interior lights and a fire extinguisher have been added for security and safety.

Red Barn

This barn was built in the 1870's or 1880's and used as a show barn to display products sold by Benjamin Van Raalte's farm implement business. The full height upper floor was most probably used to house farm laborers. Later, it was used by the family to store things since there was very little storage space in the house. According to her grandchildren, Julia used it to store many books in a large bookcase. Julia's car, her prized Westcott, was stored in this barn after her death in 1952 until the late 1970's.

The red barn is approximately 52' long (north and south walls) x 28' wide (east and west walls). It is a gabled, rectangular structure running east to west and is built from milled lumber. Milled lumber was plentiful in Holland when rebuilding began after the fire of 1871. There are four equal bays with a central line of columns. The two center bays on the south side are enclosed to create rooms, one with gypsum board and the other with wood planks.

This barn is a bank barn with a full haymow upper floor, a first floor, a crawl space under the west half of the first floor and a full walk-in basement under the east half of the first floor. The first floor is a wood plank floor. The floor is raised slightly on most of the south side of the barn. The south west bay has a floor cloth located under the furniture being stored there. The heavy timber structure is composed of 8 x 8's with roof rafters over a post and beam structural system. The haymow floor is wood plank with solid wood floor joists and bridging.

There is a hatch between the haymow floor and the first floor at the central column line of the north wall. On the opposite side of the column line along the same north wall is a latched opening between the first floor and the basement.

Early photos of the roof clearly depict wood shingles. The wood roof shingles were still on the barn in photographs from the early 1940's. Currently, the roof is composed of standing seamed metal panels. The roof structure is composed of planks running perpendicular to the rafters with minimal spacing between the planks. It was not determined whether the wood shingles were still in place beneath the metal panels.

The majority of the foundation is uncut stone laid in a rudimentary coursing with dry set mortar with a high lime and sand content that is very sandy colored. The north, east, and south foundations are stone with concrete patching. The basement has a concrete floor. At the west end, the soil has been banked for driving into the barn, so the foundation is not visible. It is assumed to be concrete or wood piers. Early photos show a wooden ramp at this entrance used to drive vehicles into the barn.

Walls are weathered 12" wood boards with 2 ½" wood battens over a stone foundation. Because the boards are so close together, it appears that the battens were not original, but were added later as the boards weathered and revealed gaps. Early photographs show battens in some locations, but not used consistently throughout. The red pigment is still visible on the walls of each façade. The Van Raalte and Reimold families referred to this barn as the red barn because of its coloring although the gray barn has a faint ghost of red pigment as well.

There is a man-door and a main, track hung door on the gabled west end. There is a loft door above the track hung door. A wood sill beam runs under the main door without a visible foundation. The west wall has battens, except where they would disrupt the flow of the door.

The north wall has most of its battens. A photograph taken May 26, 1919, shows a fenced animal enclosure on this north side of the barn. The south wall also has most of its battens.

The east wall has a window opening on each side of a set of missing double doors on the lower level. A man-door is located on the upper level; it may have been a track mounted door at one time. There are also window openings on the north and south elevations at the lower, basement level.

Exterior and interior lighting and an interior fire extinguisher have been added. There is no heating system or water to this barn.

Windmill/pump house
A windmill over the well is visible in a photograph dated 1910 with a water storage tank located east of the windmill. The windmill is located directly east of the stair at the front of the house. It was replaced by a pump house, first visible in a photograph with a young Andy Reimold, taken about 1916. It is still visible in a photograph taken in 1923, but is no longer seen in the photographs taken in August 1934. A manhole cover currently marks the location of the well in this area. Photographs from August 1934 show a vine covered trellis above a stone terrace wall where the pump house once was. Below the wall is a large myrtle bed.

Outhouse
The outhouse was built very early, possibly original to the house. Its design included a hipped roof and arched top windows on each side, matching the style of the house. It was located south of the original kitchen wing at the edge of the hill and is visible in many early photographs as late as September 7, 1945, although it did not function as an outhouse once the interior bathrooms were added. Steve Reimold believes it was removed from its location at the rear of the house in the early to mid- 1960's. He noted that a honeysuckle arbor was located between the privy and the house, running east to west.

Chicken Coop
A chicken coop was located off the southwest corner of the house just where the hill flattens out into field. A photograph taken around 1905 provides detail of its construction. There is no record of when it was removed.

Corn Crib
A corn crib was located about 5-10 feet to the west of the gray barn and appears in photographs from October 1935 through September 1940. There is no record of when it was removed.

Physical Description of Current Condition

The Homelot Site
Throughout their years as summer residents, Julia and Orlando tended, expanded, and created flower gardens and areas for fruit trees and vines. Many of these trees and plantings still exist, but are severely overgrown. The many trees have matured to a forest quality with extensive underbrush immediately adjacent to the barns and garage.

House
Paint is peeling on the north porch eaves, and the eaves are showing minor deterioration. Paint is also peeling on the wood shutters on the north, east and west sides. Because of sun exposure on the east façade, the paint on the wood siding and trim is badly alligatored in many locations. The paint on the wood siding throughout is in fair condition.

Some wood trims at the highest elevations reveal moss and mildew on their exposed areas, but it is most prevalent on the wood trims and soffits of the renovated kitchen wing. The soffit boards of the cantilevered addition and bay window are riddled with mildew.

A minor amount of rot is visible at the wood porch floor, especially noticeable at the concrete caps on the low brick walls either side of the steps. The brick foundation under the front porch is in poor condition, with most of its mortar missing and needing to be repointed. The brick foundation under the east side bay window is also in need of repointing.

On the west façade, the window and wood trims and siding directly south of the chimney have been damaged from water draining off the low roof of the kitchen addition directly onto the siding and window. There is some damage at the joint between the lower roof and the wood siding on the east side of the house because the joint was not properly flashed when the house was re-roofed.

On the east elevation, the wood porch at the door is deteriorating and the steps are completely dilapidated. A vinyl or aluminum storm door has replaced the original wood storm door at this location. The original storm door may be located in the barn with other doors from that period.

At the south foundation wall under the cantilevered addition, the brick arch of the doorway is stuffed with insulation.

In the winter, there are significant ice dams at the second story eaves and at the single story eaves of the kitchen wing on the east façade, closest to the two story main portion of the house. The attic is not properly insulated, causing ice dams at the eaves. Water damage has occurred to some of the plaster on the second floor, although the plaster has been temporarily repaired.

The stone foundation walls of the basement are in good condition on the exterior with some need for repointing. The interior has seen many changes, including the addition of a water repellant-type coating. This has caused some damage to the stone but greater damage to the mortar. The basement's brick floor is severely deteriorated and the top layer of the bricks crumbles underfoot. Moisture from the ground is weeping into the brick.

The windows throughout the house should be individually evaluated. In some cases, weather stripping is non-existent or missing, sash cords are broken, sash weights are either loose within the sash or missing, glazing compound is breaking up or missing, and sash or framing members are water damaged; however, most of the water damage is confined to the upper level where there had been a roof leak. Some windows have storm windows, some have screens; there is little consistency.

Garage
There is minor damage to the soffit and roof material in a few locations on the garage. Some of the shingle siding is chipped and/or cracked along the lowest boards.

Driveway
The flagpole has been removed, and there is a historical marker where the house drive separates and curves off toward the barns. The drive to the house is asphalt with a parking area immediately west of the house, between the house and the garage. The drive toward the barn is earth. The trees planted along the west side of the drive are overgrown and completely under grown with brush and weeds. There are perennial plantings at the edge of the parking area.

Gray Barn (Barn #2)
Because of the removal of the adjoining south barn (barn #1), the integrity of the south eave beam has been breached and repairs made with built-up structural members. A few supports have been added throughout the barn over the years. The structure of the west gable end is pulling apart at the roof line due to poor repairs to the structure along the south wall. Overall, the structural members are in very good condition and can be restored or replaced where missing.

The standing seamed metal panels show some rust with metal roof edges and wood eaves in good condition. On the interior of the barn, there is a large, active nest resting on the hay trolley track, next to the holes created by the missing ventilator. A central portion of the hayloft is rotting over the stalls due to water damage from these holes in the roof. The remainder of the board floor of the hayloft is mostly intact.

At the track hung doors on the north and south walls, the tracks are in good condition and although they are rusted, they are salvageable.

Along the north wall of the west bay and the west wall, the sill beam is partially buried in the soil and the beam, the door and the siding boards are deteriorating. Soil has built-up on the façades and spilled into the barn on the west side from erosion of the hill to the west. There is also heavy soil and animal waste build-up on the floor near the east wall.

The barn has a concrete floor that is broken at the main entry door. A full perimeter foundation is not present and many siding boards are cut above the grade so there are many locations where animals have burrowed into or next to the barn.

Many siding boards are missing on the east wall and have been replaced in a cobbled manner with scrap material. Because only one pigeon box is in place with its back missing and numerous pigeon holes are located in the east wall, they provide access to the barn for birds and bats. The windows on the east and south walls in the animal stall area are in total disrepair. The east wall has many boards pulling away at the upper third of the gable. The north side is in the best condition.

Portions of the concrete floor of the south barn remain and have heaved within the former barn. The brick foundation that was used to fill in where the south barn was removed is bowing outward and has lost much of its mortar.

The heavy timbers from the south barn are stored in the west end of the gray barn. The bottom layer of the structural members has been damaged from the soil layers on the floor, but most members appear to be reusable.

Red Barn (Barn #3)
The wood structure throughout is in very good condition.. The first floor wood plank floor is in good condition.

The standing seamed metal roof panels show some rust with metal roof edges and wood eaves in good condition.

The stone foundation has been patched, haphazardly in some areas, with gray, Portland cement mortar. The exterior appears to be in good condition, despite its aesthetic issues. Repair of the stone foundation is most obvious from within the basement. On the interior, there is water damage where the foundation meets the basement floor and the foundation is green with an organic problem on the west wall of the basement. On the first floor level of the barn, many openings under the board siding and between foundation piers allow animals into the barn and crawlspace below.

The main, track hung door has new brackets and a new plywood door, but a sturdy old track. The loft door above is in poor condition with good hinge hardware.

Some of the north wall's battens are damaged and need repair although this wall is in the best condition. Some batten repair or replacement is required on each wall. There is extensive bee activity between the outer wall boards and the inner wall panels along the entire south wall.

The glass is missing from the windows at the basement level although the window sills and remaining framing are in fairly good condition. The large set of double doors is also missing from the basement entry. On the east façade, the man-door at the upper level is missing its hardware and some of the siding boards are also missing.

Outbuildings
The outhouse, chicken coop and corn crib are completely gone with no visible signs of remains. A manhole cover is located over an opening where the pump house and windmill were once located.

PART 2. TREATMENT AND USE

Ultimate Treatment and Use
The Van Raalte House and barns will remain as the physical historical focal points of the entire property. The house and barns will be used for educational and historical purposes, special events, and festivals. Interpretive and educational uses including a working farm concept have been considered. Adding components of a working farm will be considered as interest and resources allow.

The exterior of the house should be restored to its original condition, and all restoration should remain in character with original materials and techniques. The most appropriate use of the first floor of the house would be for small meetings. There is an office in the house that can be maintained for the nature center if desired. Although it is recommended to keep public assemblage in the house to a minimum, the front parlor could be used for historical interpretation.

The City of Holland may continue to house interns in the upper level of the house, using the second floor for living and sleeping quarters with a small kitchen on the first floor. The second floor is not barrier free accessible, and there are no plans to make it so. The cost would be excessive and renovation would make significant undesired change to the home. Whatever future uses are desired, they should not depend on a barrier free accessible second floor.

The majority of public activities should center on the barns. The gray barn should be used as a multipurpose space for large events. To accomplish this goal, the south barn should be recreated. This multipurpose facility could be used for reunions, group activities, large meetings and parties, and classroom and activity space for the DeGraaf Nature Center. Larger, group toilet rooms should be built within the barn multipurpose area to serve the majority of visitors. The red barn should be used to display historical barn and farm implements and/or for group activities. Outdoor activities could take place in the large, open grassy area west and south of the gray barn.

Vehicular and pedestrian traffic should be kept distant from the house with their routes made very clear to visitors. A new main public access should be brought in from Country Club Road. Parking would be best if limited to a site well east of the barns with pedestrian only traffic immediately adjacent to the house and barns. The current farm lane and driveway would be limited to barrier free and deliver access only with no direct route to parking.

Currently, the garage near the house is used by the DeGraaf Nature Center for equipment storage and workshop activities for children visiting the site. Although the garage is not historical, it is in good condition, shows progression of the site, and should remain on the site as a usable building. If desired, in the future, it could be taken down to restore the homelot to a more historical setting.
The DeGraaf Nature Center currently has a log cabin on the grounds of the nature center. There has been some speculation that it would be moved to the Van Raalte Farm site. If this were to occur, it should not be sited on the historical homelot or within view of the house and barns. It should not be located so as to confuse or misinterpret the history of the site.

The Homelot Site
As a short term goal, the overgrowth of underbrush should be removed in all areas immediately adjacent to the house, barn and garage. The underbrush to the west of the drive should be removed as well. Mature trees should be selectively eliminated if they are too close to buildings and pruned throughout to extend their health and lives. Smaller trees and saplings should be selectively eliminated to allow the strongest to mature in the least crowded circumstances. Select vistas and paths should be opened to duplicate those shown in early photographs. Through photographs, the gardens created by Julia and Orlando Reimold should be recreated as accurately as possible.

House

Exterior wood siding, trims, porch floor

The paint on the siding, wood trims, and wood shutters should be striped where peeling, alligatored, and at other problem areas using the mildest method to complete the work per the recommendations of the Department of the Interior. Wood must be cleaned of mildew and moss per the same recommendations and if the damage is too severe to be controlled, wood trims and/or soffits should be recreated to match the existing and installed in place of the damaged members.

All repairs to the wood trims, including adding flashing and sealants at intersections with the lower roof should be made as soon as possible. Repairs should be made using epoxy infill or splicing in a new trim where necessary. Repair wood shutters prior to repainting.

All wood siding and trims should be sanded and prime painted prior to receiving new finish paint. Apply at least one coat of new finish paint; more if necessary, to cover. The use of a high pressure wash for any wood material is strongly discouraged. Metal or vinyl shutters on 1970's addition can be painted to match wood shutters if desired. They should not give the false impression that they are historical wood shutters, original to the building.

Repair the damaged wood members on the porch floor. If the damage is too severe, replace members or portions of members only as necessary. Refinish the floor by sanding, prime painting and finish painting. As a long term goal, remove the porch screening and east addition to restore the porch to a date prior to the 1935 enclosure.

Masonry repairs

Repoint the mortar in the brick foundation under the porch, at the east bay window, and at the brick arch surrounding the basement door on the south elevation. Use a historical sand and lime based mortar to match existing. Do not use Portland Cement Mortar because it will damage the soft bricks. The mortar color should be created naturally to match the existing.

Repoint the basement's stone walls as necessary, keeping in mind that there are two mortar joint styles that appear in early photographs of the house. Match existing mortar color, material, and style. Remove existing sloppy Portland cement patches and repoint with appropriate mortar to match existing. Try to remove the water repellant-type coating on the interior of the stone walls. If it can be successfully removed, repointing should be completed on the interior walls as well.

The brick floor should be carefully photographed and removed. A new brick floor should be installed to match the original herringbone pattern and style of brick. A very dense, molded brick in the same color to match the existing should be used. Provide a 10 mil rubber barrier over the earth with a 1" layer of sand on the rubber. Install the bricks over the sand and use "sweeping sand," rather than mortar, to firmly hold the bricks in place. A dehumidifier with floor drain should be added to the basement to prevent further damage.

Downspouts

Remove the downspouts from the sides of the house. Provide gutters and downspouts only at the lower roof of the kitchen addition and provide underground drainage away from the stone foundation walls. This will help relieve the problem with water damage at the window and siding along the west elevation between the chimney and the entry vestibule. The upper roof was not built with gutters and downspouts, and they should not be added to that roof. Locate the downspouts on the lower roof as shown in early, historical photographs of the original kitchen area.

Doors and Windows

If the door on the east façade will be used or is required for egress from the building, tear off the existing porch, recreating it in its existing style. However, since the use of this door only began after the kitchen addition and the porch was added at that time, it is not necessary to recreate this porch. Try to locate the

original storm door, have it restored and refinished and replace the existing contemporary door at this location.

Remove the basement door on the south elevation and replace it with a historically correct door. Rebuild the frame as necessary. Restore the basement windows as well.

Provide historically appropriate weather stripping and reglazing as necessary. Repair or replace broken sash cords and sash weights to make windows function properly. Repair or replace sash or framing members as necessary using epoxy or recreating pieces to match the existing where damage is extensive. Provide historically accurate storm windows rather than reglazing the windows with insulated glass. Use extreme care when working with windows so as not to break original, wavy glass. Strip paint at windows, using mildest method as recommended by the Department of the Interior, to make them functional.

Kitchen Addition
Because the renovations and addition of the 1970's detracts from the history of the structure, a long term goal for this building should be to remove the addition and return this portion of the house and its porches to their original style and condition. This could be recreated on the exterior from photographs and would be eligible for grant funding. Restore and reinstall the shutters from the south windows at that time.

Lighting
The location of the security lighting should be reconsidered. It would be most appropriate to take the light fixtures off the house and locate them within the landscaping, very near to the house.

Attic
Provide appropriate insulation and air circulation in the attic and eave spaces of the upper and lower roofs. This should eliminate the ice dams during the winter months. For further protection, provide four feet of ice and water shield material at the roof eaves, the next time the house is reroofed. A long term goal would be to provide a wood shingled roof as was original to the home.

Interior
The fate of the interior of the house should be revisited when a final use is agreed upon. At this time, it is recommended to preserve the historical elements in their current conditions. This includes the wood trims and doors, the plaster walls, and the locations of the original walls, even those buried within the 1970's addition. Preserve historical plumbing fixtures and ceramic tile. Repair the plaster wall upstairs that was water damaged. If the plaster has pulled away from the lath, replace the plaster as necessary with plaster to match the existing. It is not recommended to use gypsum board for plaster repair work. Period photographs of some rooms exist and could be used to recreate their historical setting if desired in the future.

Barns
Since the Farm is on the National Register of Historic Places, it is a requirement that the Secretary of the Interior's Standards for Rehabilitation be followed if Federal money is to be used on the buildings and homelot property. If Federal monies are not going to be used, the City can make whatever changes they desire, but risk losing the farm's listing on the National Register if the Secretary's Standards are not followed. The construction style is utilitarian and therefore should not be represented as anything else. Because of the age and rarity of these types of structures, it is essential that they be treated with great care in their restoration and renovation, and it is important that they be restored to their original state. This does not mean they must be treated as museums or that their maintenance and repairs must be extremely expensive. Materials should match existing materials where restoration work is required. An experienced barn contractor or barnwright should be used for all barn restoration work. They are most knowledgeable as to the appropriate techniques and materials required for the work.

Keeping the barns in their utilitarian state, such as allowing exposed structure, makes them interesting for visitors and still allows for significant adaptive reuse. The buildings can be made very serviceable in their original, utilitarian state. Restrooms and other modern conveniences should be added to the reconstructed south barn interior without significant changes to the structure or mass of the building.

Since the City of Holland has not determined exactly how they would like to use these buildings, it is most important that they be repaired as soon as possible following the standards of construction for utilitarian buildings of their time. Future plans should take into account this utilitarian nature and new architectural design should have a minimum impact on the existing building. Numerous grants are available for restoration and adaptive reuse of barn structures.

Overall, the most pressing need is to prevent further damage to the barns from water and animal invasion. This includes repair of siding boards, windows, doors, roof, and foundations. These repairs can be made on a temporary basis, with more historically correct restorations made at a later date. However, temporary repairs must be removable and must not further the damage or hinder future restoration. For example, although they are not original, battens should be put back in place or repaired to make the barns more airtight. The use of battens is a historical solution to the problem of wood shrinkage and a solution that was used on these barns. Battens can be placed on the interior or the exterior of the barn. Also in an effort to keep out water and wildlife, knot holes should be plugged with a wood insert, covered with a piece of aluminum, or covered with tightly woven screening. Heavy duty screening should be used at the foundation level until concrete repairs can be made to keep out animals.

All animal remains, feces, nests, burrows, etc. should be removed from the buildings. Any plant materials or molds should also be removed.

Further electrical, mechanical, and security systems should not be installed until final uses for the buildings are determined. Their installation must be coordinated by a preservation architect to prevent damage to the historically significant structures. The location of the security lighting should be reconsidered. It would be most appropriate to take the light fixtures off the barns and locate them within the landscaping, very near to the barns.

Over time, the maple trees have become overgrown and are impinging on the barns. They should be trimmed and if they are too close to the barn foundations, be removed before they cause further damage. The trees that are within the foundation line of the south barn must be removed before that barn can be reassembled.

South Barn (Barn #1)
The south barn should be reassembled from the post and beam structural members that are currently stored in the gray barn. A few new members may have to be created and should be made to match the size and style of the true lumber originally used. Built up wood or steel structural members should be avoided unless their true form will be hidden.

Pictures of the original barn should be used to duplicate the mass and style of the barn that was in place in 1940. The interior of this barn would house restrooms and multipurpose or classroom spaces, and it will be necessary to determine if additional windows should be added according to the use and interior layout of the barn. These would have to be approved by the National Park Service if Federal money were used in the reconstruction. If the south barn is not recreated at this time, the structural repairs to the gray barn should be made as soon as possible with the intentions of adding the south barn on at a future date.

City water and sewer service should be brought to the site to service new restrooms and multipurpose facilities. The existing well and septic drain field will not be adequate for this purpose.

Gray Barn (Barn #2)
Structurally, the south wall of this barn was compromised when the south barn was removed. The replacement structural members and foundation were not adequately installed and with time, have begun to fail. This has caused the southwest corner of the barn to sink, causing further structural stress, and has led to the separation at the gable. All repairs can be made once the foundation is stabilized. The structure must be pulled together at the same time the barn is jacked-up to keep it stabilized so the foundation work can be completed. The existing foundation should be repaired or replaced, depending on the amount of damage discovered.

The built-up eave beam in the center bay of the south wall should be replaced with a dimensional lumber beam to match the original adjacent beams. A second beam should be bolted in place under the beam in the west bay to support the beam that is currently there or if possible, the existing beam be reconnected to carry the weight it must bear. Add metal plates as necessary to provide better connections where original connections are worn or were altered. Restore original structural members that are damaged so they can remain in place. Replace missing structural members, in particular, the missing rafter on the south side of the roof over the east bay.

Where the ventilator blew off, the roof should be repaired immediately to prevent further water damage inside the barn until the ventilator can be rebuilt and replaced in its original location. Eventually, restoration of the original wood shingled roof would be recommended. In the mean time, the metal roof should be refinished or coated to prevent further rust and deterioration.

It is recommended that the hayloft in the west bay be restored to limit the amount of diagonal bracing required. However, diagonal bracing should be added as necessary. Repair the floor of the existing hayloft using materials to match those adjacent to the damaged area. Keep as many of the existing wood structural and finish pieces as possible.

The sliding main door and damaged siding boards along the north wall should be repaired. A horizontal board can be added to the bottom of the existing to cover the damage, or siding boards could be replaced with existing weathered boards.

The concrete floor should be repaired on a temporary basis until further determination of a final adaptive reuse of the barn is planned. It may be more desirable to provide a traditional wood board floor, so repairs at this stage should focus on making the space water and animal tight.

The foundation should be filled in with concrete, where it isn't already concrete, between beams and posts to keep out animals and weather. The existing foundation should be repaired and reused wherever possible. At the same time, the steep grade of the hill to the west of the barn should be re-graded to drain away from the barn's foundations. The existing earth should be removed from the sill beam and the floor of the barn and pulled back away from the barn to prevent further damage.

At the pigeon holes, provide traditional boxes to match the existing remaining box, with no access to the barns. If this is not feasible at this time, provide screens over the holes to prevent bird and bat access to the barn.

Windows added later along the east wall could be removed if not necessary for the barn's new use. Board siding should be repaired, with individual pieces replaced only as necessary, especially along the east wall.

Contemporary materials, such as the "fence-like" alterations on the south side of the central bay and the chicken coop conversions should be removed.

Red Barn (Barn #3)

Repair any damage found to existing structural members. Reuse historical members where possible. If that is not possible, make repairs using materials that match adjacent, historical members.

Eventually, restoration of the original wood shingled roof would be recommended. In the mean time, the metal roof should be refinished or coated to prevent further rust and deterioration.

The foundation on the upper portion of the bank should be filled in with concrete, where it isn't stone, between beams and posts, to keep out animals and weather. The existing foundation should be properly repaired and reused wherever possible. Ideally, the areas of the stone foundation that have been repaired with Portland cement mortar should have the new mortar removed and repaired with mortar to match the existing, historic mortar. The green, organic material on the interior of the stone foundation walls in the basement should be permanently removed with cleaning agents that will not damage the dry-set sand and

lime mortar. The concrete floor in the basement should be repaired or replaced as necessary. A waterproof membrane should be used at the joint between the floor and the wall to keep water from seeping into the basement at this joint.

The venting holes in the stone foundation should be covered with heavy duty screen material to keep animals out of the crawlspace. Board siding should be repaired, with individual pieces replaced only as necessary, especially along the east wall. Remove the bee's nest from within the south wall. This may require the temporary removal and reinstallation of many siding boards.

Repair the loft door and replace the main door with a historically appropriate door on the west elevation. Add appropriate hardware as necessary, keeping historical hardware where found. Provide an appropriate threshold to prevent further deterioration to the structure.

The set of double doors at the basement and the windows into this area must be replaced as soon as possible to keep this room from further deterioration. Historically appropriate doors and windows should be built to fit the existing openings, incorporating any existing frame elements where possible.. If this can not be done immediately, Plexiglass or exterior grade plywood should be used for a temporary closure. Eventually, the first floor door on the east elevation should also be replaced with appropriate hardware.

Remove the gypsum board from the enclosure on the interior of the barn. If the studs below are historical, keep them in place. Depending on the future use of the space, they could be used to enclose the space with board panels to match the adjacent enclosure. If the studs are not historical, remove them.

Outbuildings
It is recommended to proceed with the recreation of some of the outbuildings that are well documented with photography if the scope of the adaptive reuse allows. In particular, the corn crib adjacent to the gray barn, the outhouse, the windmill, and the chicken coop could be recreated from photographs and could be useful toward the adaptive reuse of the farm.

Garage
As a long term goal, this building can be removed. It was built so much later than the other structures that it has none of the architectural or historical character of the house and barns and therefore does not contribute to the historical aspect of the property.

Legal Description:

The legal description for the property is as follows:
NE ¼ Section 34 T5N R5W approximately 160 acres, City of Holland.

Local Historic Designation of 160 acres, Van Raalte Farm:

As earlier stated, eleven acres of the total 160 acres of the homelot of the Farm was added to the National Register of Historic Places in 1989. The eleven acres was identified by Robert O. Christensen, National Register Coordinator at the State Historic Preservation Office in consultation with representatives from the City of Holland. This area included the driveway leading to the house and barns and all remaining structures on the farm (house and two barns). The process of continued passive development of the Farm has continued since this time with development of walking trails, sledding hill, and playground that is supported by a parking area. It is the hope and desire of this Study Committee that passive development will continue with this acreage, and future development would include only what will be required to restore additional historical and architectural significance to the Farm.

The Study Committee is recommending that the City of Holland City Council designate 160 acres, the Van Raalte farm parcel as a local landmark to be addressed by the local historic district ordinance. This would require that any new construction or exterior changes on the existing structures (house and two barns) or any future structures be reviewed by the Historic District Commission according to the local guidelines and those of the Secretary of the Interior's Standards for Rehabilitation. According to the landscape design plan

by Mr. Brian Devlin this area should be minimally processed and preserved, as should all of the 160 acres of the farm.

A long term idea for the Farm will be to repair and then adapt the two barns in combination with successful reconstruction of the third barn that was removed in the Fall of 1940. The barns could then be used for public assembly spaces and be accessed by a drive and parking area to the east from Country Club Road. This is essential to keep the majority of pedestrian and vehicular traffic directed away from the house, as the house cannot accommodate large groups.

In conclusion, the Study Committee addressed the advantages and disadvantages of local historic designation for all or a portion of the Farm. Designation for the entire 160 acres is most important to secure the entire site in perpetuity such that in future years any construction on the site would be reviewed by the local historic commission. Any future construction would not conflict with the existing or future historical and architectural interpretation of the site. This does not mean future construction on the site could not occur but simply that any plans for construction on the site would meet the Historic District Guidelines and fall within the Secretary of the Interior's Standards for Rehabilitation. It is important that the Historic District Commission would have the benefit of review for proposed.

The Van Raalte Farm is a true gift that leaves a legacy for residents of the City of Holland and the area which they can treasure in perpetuity.

Attachments:

1. Map of the Van Raalte Farm.
2. Historic Structures Report – Van Raalte Farm, November 2004- Grace Smith, Architect.- DeStiger-Smith Architects Grand Rapids, MI
3. Draft of proposed ordinance amendment for historic designation of Van Raalte Farm
4. National Register Nomination of the Van Raalte Farm and accompanying documentation that the 11 acre "homelot" had been designated to the NR
5. State of Michigan Historic Property Designation and accompanying documentation that the 11 acre "homelot" had been listed on the State Register of Historic Sites.

VAN RAALTE FARM
STUDY COMMITTEE REPORT
CITY OF HOLAND
Addendum
August 3, 2005

Following a public hearing, a conversation with Planning Commission and comments from the State Historic Preservation Office in a letter dated February 16, 2005 the Van Raalte Farm Study Committee offers the following addendum. This narrative corresponds with the map entitled "City of Holland, Van Raalte Farm Trail Network and Significant Features, August 2005" which answers the questions posed by the SHPO.

Historic Resources with key corresponding to map:

1. Barns – there are currently two barns standing on the site
2. New Garage – constructed 1948
3. Van Raalte Farm House and plot including gardens – constructed 1867
4. Grey Barn – constructed 1867
5. Red Barn – constructed ca. 1870-1880
6. Cistern foundation
7. Silo foundation

B. Corner Fence Post
G. Stone Wall
H. And K. Wetland
I. Centennial Tree

Not identified on map- Historic driveway from 16th Street to house

Non-Historic Resources

A. Entrance Sign
C. National Register Historic Marker
D. Marsh Overlook
E. River Overlook
F. Sledding Hill
I. Maple Sugar Shack