

WASHINGTON BOULEVARD STUDY COMMITTEE

FINAL REPORT June 20, 2001

**Recommendation to designate 187 structures and the area as described herein as the
Washington Boulevard Historic District of the City of Holland**



238 Washington Boulevard

October 17, 2000
Washington Boulevard Study Committee
Monica Donnelly, Chairperson
Ren Broekhuizen
Mike Buitendorp
Lyne Burkey
Jeff Burke
Jill Chambers
Jerome Kobes
Joel Lefever
Rich Meyer
David Van Heest
Karen L. Padnos, Planner

June 20, 2001
WBSC
Monica Donnelly, Chairperson
Ren Broekhuizen
Mike Buitendorp
Jeff Burke
Jerome Kobes
Joel Lefever
Rick Meyer
David Van Heest
Kathy VanTol
Karen L. Padnos, Planner

The Washington Boulevard Study Committee was appointed on September 19, 1999 and charged with meeting all requirements of P.A. 169 as amended to make a recommendation on historic designation of this area to the City of Holland, Mayor and City Council on historic designation of this area.

Begin this journey at the corner of Ninth Street and Washington Boulevard. An eye wanders across the street to the Western Gateway of the City and endless possibilities are considered. The ideas for reuse of the Western Machine Tool Works, the beauty of Kollen Park, the improvements to 9th Street with pedestrian street lamps, residents working on exterior projects along the way signal that the area is improving. Jewels of the City are revealed in the public private partnerships completing historic restoration projects of the Cappon House Museum and Settlers House and private investment in years of restoration to the Coatsworth House. Attention is drawn to the divided streetscape of the unique Washington Boulevard a presentation of eclectic and preserved architecture lines the Boulevard. This is an area of the City which is not only unique but deserves the recognition historic designation would provide.

In September of 1999, City Council appointed the Washington Boulevard Study Committee (WBSC) as required by State statute to review intensive level research on each property in the area and make a recommendation to City Council on historic designation. Seven meetings consisting of two study committee public hearings, one public hearing at City Council, and four educational sessions have been conducted from November 1, 1999 to June 11, 2001 in an effort to educate, inform and collect opinions from property owners. It is the recommendation of the WBSC, following study and review of this extensive amount of information, to designate the 187 properties as proposed on the attached map.

Why consider the Washington Boulevard area for historic designation now?

In January 1999, laws were adopted by the State of Michigan to encourage investment in Michigan's historic resources. For the first time, tax incentives are being offered to Michigan property owners for the rehabilitation of their owner occupied residences. The state tax credit program is closely modeled after the federal program which provided credits only for income producing property. This new state program offers owners or long term lessees who undertake qualified rehabilitation of certain historic resources an opportunity to apply for a credit against their state general income tax or single business tax up to 25 percent of qualified rehabilitation expenditures. The purpose of the tax credit program is to provide incentives to home owners, commercial property owners, and businesses to rehabilitate historic commercial and residential resources.

This is a significant savings for local taxpayers and the property improvement benefits the community as a whole. As of June 2001, ten homeowners in the existing district have already applied for the tax credits. This credit is only in effect for the next two years, unless the legislature extends it. If more people take advantage of the credit, the Legislature will be more likely to extend it.

Many residents of the proposed expansion area have been requesting the expansion for several years, and feel the tax credit gives the impetus necessary to move forward.

Why the Washington Boulevard area? A significance statement.

The City is beginning a significant investment in the improvement of the Western Gateway area and Kollen Park. Historic designation will preserve the unique architectural history in the adjacent residential area and protect and enhance the streetscape that links the existing District to both Kollen Park and the Western Gateway.

The 9th Street corridor has 4 properties designated as landmark properties under the City's historic district ordinance: the Robert Wareham House, 262 W. 9th Street; Coatsworth House, 236 W. 9th Street; Cappon House Museum, 228 W. 9th Street; and Early Settlers House, 190 W. 9th Street. They are also listed on the National Register of Historic Places. The Holland Historic Trust has

acquired neighboring properties to ensure that as redevelopment and rehabilitation occurs, it will compliment the historic character of the neighborhood. Historic designation will provide a review process to assure all the properties in the area are rehabilitated properly.



Cappon House Museum 228 W. 9th St.

There are 187 structures in the Washington Boulevard Study Committee area, which encompasses the western area of the Western Gateway. The properties included are located on 9th and 10th Streets from Maple to Van Raalte Avenues, 11th and 12th Streets from Washington Boulevard to Van Raalte Avenue and properties fronting Washington Boulevard from 9th Street to the foot of the Boulevard at 16th Street. The majority of these properties were part of an intensive level research study completed in 1992. At that time the properties were evaluated and it was determined they would be considered for inclusion in the district at a later date. With the renewed interest of the property owners, historic restoration of the Cappon House Museum and consideration of development in the Western Gateway the time had come to re-evaluate this area.

A portion of the neighborhood's significance stems from the interurban railway, a transportation system running from 1897 to 1926. The Holland & Lake electric railway cars ran west on 8th Street, south on River and west on 13th Street. Service connected Holland to Grand Rapids to the east and to the Macatawa Pier on Lake Michigan for leisure at the beach and the Jenison amusement park. By 1925 the railway was having financial problems and when the system ceased operations in 1926, it was running fifteen trains from Holland to Grand Rapids and ten trains from Holland to Macatawa Pier per week depending on the resort season.

Diversity is a defining feature of this area. 13th Street at Maple Avenue is home to the only commercial building that has served the neighborhood since at least 1902 (perhaps as early as 1899). Services have ranged from a drug store, grocers, dry goods, baker and barber. Although services and owners have changed, the commercial structures continue to operate businesses relevant to the neighborhood.

166-170 W. 13th Street



Numerous architectural housing styles in the study area include a simple settler's cottage, upright and wings featured on several structures, gabled ells, gable fronts, cross gables, two Second Empire houses, Italianates, Queen Annes, American four squares, bungalows, Colonial Revivals, Tudors, minimal traditionals and ranches. Ages of these structures also range from two apparent survivors of the 1871 fire (238 Washington and the Coatsworth House 236 W. 9th Street.) to the present. The most ubiquitous of these styles and types are the variations of the gable forms. These houses set on modest lots exemplify typical examples of late nineteenth and early twentieth century middle class house forms common to this region.

Although many fine examples of a variety of housing styles are scattered randomly throughout the area, the greatest concentration is located in the block bounded by West 9th Street, 225 and 237 Van Raalte Avenue, West 10th Street and Washington Avenue. The Isaac Cappon House Museum (228 W. 9th St.), situated directly across Washington Boulevard from this block, anchors the area. This magnificent and well-preserved two story Italianate house is listed on both the State and National Register of Historic Properties and is a landmark property in the City of Holland. Built by Isaac Cappon, an early industrialist and prominent civic and political leader in Holland, the house was occupied by the Cappon family until 1978 when the property was purchased by the City of Holland. The Cappon House Museum is now managed by the Holland Historical Trust as a house museum.

For many years the Cappon and Bertsch Leather Factory which was located at the NE corner of 9th and Maple was a major employer of residents in this area. This surrounding neighborhood, with only a few exceptions, was solidly working class with basketmakers, tanners, tradesmen, carpenters, laborers, railroad workers and sailors.

A diminutive one story brick Italianate house at 238 Washington Boulevard on the NW corner of Washington and W. 10th Street apparently survived the 1871 fire and subsequently served as living quarters for the Cappon family servants. Its next door neighbor at 232 Washington is an imposing Queen Anne. The Coatsworth house at 239 W. 9th Street is a one and one half story brick Second Empire house crowned with the distinctive mansard roof. It is unique to the area and a landmark property. From 1880 to 1892, the Coatsworth house was owned and occupied by Professor Gerrit Kollen, who later served as president of Hope College. Other notable houses along E. 9th Street include a large, well maintained American four square at 244 W. 9th Street, and a unique and elaborate two story stone Queen Anne with an onion domed tower, Robert Wareham House at 262 W. 9th Street which is a locally designated landmark property.

West Tenth Street also includes a variety of distinctive and well-maintained homes. Included in this block are a one and one half story gabled ell house at 243 W. 10th Street, a gable front with Queen Anne detailing at 247 W. 10th Street, an arts and crafts bungalow at 253 W. 10th Street and an Italianate cube at 268 W. 10th Street. The remaining structures that make an architectural contribution to the streetscape in and around this block include two gable front houses at 256 and 266 W. 9th Street, two upright and wing houses; 272 W. 9th Street and 259 W. 10th Street and three cross gable houses at 271, 273 and 277 W. 10th Street.

Other noteworthy architecture includes two stately Italianate houses at 181 W. 9th Street and 268 W. 10th Street (previously mentioned), and the ubiquitous gabled ells represented at 261 W. 11th Street and 295 and 352 Washington Avenue. 339 Washington Avenue is the site of an imposing American four square. The Dutch Colonial Revival style is well represented by two gambrel roofed houses at 257 Van Raalte Avenue and 280 W. 12th Street. A side gable Colonial Revival dwelling is at 196 W. 10th Street. Two multi-gable Tudor Revival houses are at 208 W. 10th Street and 240 W. 12th Street and several types of bungalows including a front gabled at 200 W. 10th Street and 275 W. 11th Street and cross gabled homes at 193 W. 9th Street and 262 W. 12th Street, each enhancing their streetscapes.



268 W. 10th Street

262 W. 12th Street is unusual because while it retains the form of a bungalow, its façade has been enhanced with Queen Anne inspired detailing.

An impressive Prairie style house located at 282 W. 12th Street was allegedly built by a student of Frank

Lloyd Wright however the original paperwork on the house has been lost. This structure does add quite a diverse mix to the area and provides interest and intrigue as having obviously been influenced by Wright. In addition, 282 W. 12th Street is important within a statewide context as one of a few full-bodied Prairie School houses in the State of Michigan.

Two houses on VanRaalte Avenue, 225 and 237, are historic houses that date from the 1920s and 1930s and are later additions to the area than their neighbors around the curve on West 9th Street. They are significant because they continue the development and diversity of historic architectural styles that were built in Holland. No. 237 is a good example of the Arts and Crafts style of architecture built between 1922 and 1925. It is one of a few examples in Holland built with exterior stucco walls. City directories note that Austin Harrington and his wife Clara owned the house from the 1920s through the late 1940s. Austin Harrington was listed as the manager of the Austin Harrington Fuel, Flour, Feed, and Coal Company. Number 225, the house contiguous to the Harrington property, was built between 1934 and 1938. It is a later architectural style described as Minimal Traditional. This house form is a precursor to the popular Ranch style house that would follow. Both properties are good examples of architecture that reflect twentieth-century styles and continue the diversity of historic architectural styles that has been established on West 9th Street.

West 10th, 11th, 12th and 13th Street's generally well preserved late nineteenth and early twentieth century houses complement the housing stock of the neighboring streets with the existing district and proposed addition. They continue to reinforce the neighborhood character of narrow-fronted, wood-framed buildings set on modest lots, elements that make a positive contribution to the historic character of the area. Some modernization, such as synthetic siding have occurred in the area but most properties still reflect the original form and styling.

This area of the City, because of the quality and variety of the housing stock is impressive. It exemplifies a microcosm of the late nineteenth and early twentieth century society. West 9th Street and Washington Boulevard are the keystones of the area. Particularly significant are the Coatsworth House being a premier example of Second Empire architecture, Cappon House now a house museum dating from just a few years after the fire and historically significant in its own right; and the Robert Wareham house that is a landmark in the city because of its all stone façade. The Boulevard street system stands alone in its historic significance.



Washington Boulevard 10th to Pine

Preserving the character of Washington Boulevard is particularly important since the Boulevard is a physical presence and forms one side of the Cappon House Museum property. The Boulevard possesses importance for many of the house along it including the well preserved early Italianate houses at numbers 238 and 224 and the Queen Anne houses at numbers 232, 295, 315 and 329. A district will protect the streetscape of Washington Boulevard which was 1st Avenue, the original

primary residential street in the City. The Boulevard attracts thousands of tourists each year as people travel the Tulip Lane, attend events at Kollen Park and tour the Cappon House Museum.

The Fourth Reformed Church located at the corner of Washington Boulevard and 15th Street has been a religious institution in the neighborhood since 1896. The establishment of the church at this location reflects the southward expansion of the city's population and the need for a neighborhood church. Services conducted in Dutch continued at Fourth Reformed until 1936. The current Gothic Revival structure with later additions has been a visual landmark on the southwest corner of Washington Boulevard since 1913. It replaces an earlier clapboard building that was moved to 16th Street and then subsequently demolished.

Making a significant architectural statement are three Queen Anne houses located near the Church at 230 W. 15th Street one on the southeast corner of Washington Boulevard and two on 16th Street, 228 and 232 W. 16th Street fronting on the Boulevard. All three of these have the original clapboard sheathing and construction of these houses dates shortly after the establishment of the Church.

The latest additions to the neighborhood are three bungalow houses at 374, 378 and 382 Washington Boulevard. They were constructed between 1916 and 1925 and add diversity of the architectural styles that line the Boulevard. All three are typical examples of the style and are well suited for narrow city lots.

The architectural diversity of the Washington Boulevard Study Area offers a visual tapestry of varying styles that reflect the historical building types of the City of Holland. The presence of Fourth Reformed Church built in the Gothic Revival style is a key visual element to the boulevard. The greater width of the Boulevard with its grass median complete with mature shade trees and tulip plantings provides a more expansive vista that adds to the beauty of the avenue. Mature trees lining both sides of the boulevard reflect a European precedence introduced in the 19th century to landscape planning. A distinctive landscape element, the alley, formed a pathway lined with trees for spatial organization. Later the value of a boulevard was viewed as promoting health by purifying the air as well as providing shade. Washington Boulevard with its landscape elements creates a prominent avenue that showcases many fine examples of Holland's architectural styles and represents the historical importance of this era in history.

Historic Districts are good for property owners.

How can one tell that property values in historic district increase? Twelve states commissioned Economic Impact Studies of their Historic Districts. All reported that property values within their districts increased at a rate from 5 to 29 per cent higher than comparable properties in non-designated areas. Homes in Historic Districts sell faster and for higher prices than comparable properties in non-designated areas. Houses have higher loan values when owners want to borrow money.

In Holland, state equalized value of properties within the existing district increased 50% between 1995 to 2001 as compared with a 27% increase in the entire city during this same time period. Both median and average sale prices for homes in the District are higher than comparable with homes not located in the historic district.

Historic Districts are good for neighborhoods.

Without question owners spend more resources of time and money on property improvements in a historic district. These private investments contribute to the overall health of the neighborhood. City of Holland building permits in the years 1987 through 1997 showed a reported investment of \$612,000 in residential properties in the Holland Historic District. This figure does not include improvements such as painting and landscaping which do not require permits.

The current State Tax Credit has given an additional incentive for homeowners to invest in their property. Applications for Certificate of Appropriateness for work in the district have doubled in the year 2000.

It is significant to note that the strongest statements in support of the expansion come from owners who have made or are planning to make substantial investments in property improvement. Several of these have cited the tax credit as a great benefit.

Over time, more homes become owner occupied. In 1997, the current District had 78% owner occupancy compared to 58% in the center city. As a comparison, the study area currently includes 72% owner occupied properties with fifty-four rentals properties of the 187 properties. It is the goal to maintain or decrease the number of rental properties in the area. Property owners in Historic Districts own their homes longer than owners in other areas. These factors help to build neighborhood stability, identity and pride.



233 W. 12th Street



12th Street, at Washington Boulevard

Historic Districts are good for the community.

Over the long term, the tax base of the city increases as properties are improved and sold for higher prices. This re-investment in existing properties creates local jobs and supports local businesses. The positive impact of a sensitively implemented design review process can be seen in the evolution of Holland's retail core with design review standards for exterior signs and more sensitivity to restoration of historically significant buildings on 8th Street, as well as in the current Historic District with sensitivity to the Secretary of the Interior's Standards for Rehabilitation. The State economic impact studies consistently show that Historic Districts, especially when working in cooperation with local Museums and Visitors' Bureaus, attract Heritage tourists who spend more time and money in communities than other tourists do. This can bring a significant increase in revenue to both the hospitality industry and the nearby downtown businesses. The success of the recent cruise ship stops can be enhanced by greater efforts to promote heritage tourism here.

What has the process been?

The historic designation process requires an inventory of properties in the proposed area to determine their architectural styles, historic significance and whether or not they contribute to the historic character of the area. Following the designation of the Holland Historic District in 1986, the City undertook an architectural reconnaissance level survey of over 3000 properties north of 22nd Street that was completed in 1988. At that time the State Historic Preservation Office recommended several areas for in-depth research and protection under the local historic district ordinance. The Deputy State Historic Preservation Officer noted that preservation beyond the boundaries of the district would; "include a great many early houses important to the architectural heritage of the city as well as to encompass a large are of well preserved nineteenth and early twentieth century housing stock of which the existing historic district represents only the central core." Following discussion with the Historic District Commission and the City Council, the firm of Historic Preservation of Northville, MI were contracted for further study. They completed an

intensive level survey on three areas adjacent to the Holland Historic District in 1993. The study funded in part by a grant from the Michigan Bureau of History and the City of Holland selected the areas contiguous to the Holland Historic District as being most interesting in architectural and historic integrity, possessing character and history. Presented with interest from property owners, supported by consultant research and the Bureau of History; a willing and excited group of volunteers recognized the value of preservation for the area, boulevards and the Western Gateway.

Three public hearings and three informational sessions were conducted between November 1, 1999 and June 20, 2001 as well as a workshop on the State of Michigan residential historic tax credits. Notices to the meetings were mailed first class to property owners and notices to the meetings on January 17, March 19, April 25, June 11 were also translated into Spanish. The WBSC has also make translation services for Spanish speaking residents at several meeting and the public hearing of the WBSC on June 11, 2001. A fact sheet in both English and Spanish answering the most commonly asked questions about historic designation was mailed to each property owner as well as distributed at the meetings.

A total of 34 persons representing 38 properties have spoken at one or more of the public meetings of the Study Committee. Of those, 22 speakers representing 27 properties were in favor of designation and 10 speakers representing 9 properties were opposed to historic designation. To date, written communications to the WBSC have indicated 48 addresses represented in support of the historic designation; 97 addresses represented in opposition to the designation; 42 have not expressed an opinion.

The WBSC met on June 13, 2001 and voted unanimously to recommend to City Council to amend the Holland Historic District Ordinance to designate 187 properties as the Washington Boulevard Historic District. It is important the area have its' own name and be a part of the Washington Boulevard district. The WBSC adopted the recommendation with the following findings:

- The WBSC contains the largest concentration of older properties in the City and the largest concentration of properties that survived the city's devastating fire in 1871.
- WBSC area contains the beautiful boulevards of Washington and 12th Street, both significant in terms of architecture and history to the City of Holland. Additionally the fact they are both tulip lanes warrant this area to be preserved.
- There is a broad cross-section of American architecture from the 1860's to the early 1930's in the WBSC area. This area was identified as early as 1988 in the reconnaissance level survey of over 3000 properties in the City, north of 22nd Street for preservation by the Bureau of History. In 1993, a survey completed by the Northville, MI firm of Historic Preservation identified the WBSC area as historically and architecturally significant and desirable for preservation under a local historic district ordinance.
- Although the current Holland Historic District may have larger lots and structures, this area is every bit as worthy of designation. In fact, this area showcases the modest but significant architecture and history of the City.
- The only commercial property in a historic district in the City that could be protected under a local historic district is in the WBSC area.
- Many property owners of the existing historic district, whose properties are adjacent to the WBSC support this and recognize it will strengthen their neighborhood as well as have a very positive impact on the entire community. A letter of support was received from the Holland Historic Neighborhood Association.
- The WBSC recognizes there are many signatures on a petition of opposition to historic district designation. However there was not additional opposition heard at the public

hearing on June 11, 2001 to suggest there should be a revision of the original recommendation. Of those persons that attended an educational meeting or hearing conducted by the WBSC, it is estimated that those in attendance expressed support two to one in favor of designation.

- If the City expects to maintain the residential character of the area as identified during the Western Gateway scenarios then historic designation is a step in the right direction.

What are the objections?

The primary objection expressed to historic designation is opposition to another layer of regulation required for building projects. Some people are afraid of the process. In fact, the Certificate of Appropriateness is required only for external alterations to structures.

The application is free, simple and acted on promptly. In the years from 1987 through 1997 there were 111 applications, with 102 approved. From 1998 through August of 2000 there have been 50 applications with 49 approved.

A few people are concerned that remodeling costs will be higher due to requirements for materials appropriate to the original design. This may be true in a few cases, but there is now a much wider range of alternate material available which meets the review requirements and is affordable. The commission works with property owners to look for materials and methods that can be approved without exceeding the homeowner's budget.

Other concerns expressed at the meetings included the fear of gentrification forcing current owners to relocate as they would no longer feel comfortable in their neighborhood. A few people believe that zoning and building codes already unfairly restrict the rights of owners, and see this as a further erosion of property rights.

Perspective of Historic Districts in the City of Holland

The original Holland Historic District comprised of approximately 127 homes was established in 1986 following tremendous efforts by a group of dedicated volunteers. These volunteers worked for a number of years compiling historic and architectural documentation on each property to support a district nomination to the National Register of Historic Places and recommend to City Council that a local historic district be established. A National Register nomination was an honor but it did not protect properties from inappropriate alteration or demolition unless federal funds were to be used for the project. In Holland this was not a common practice. Thus the need for a local historic district ordinance with locally adopted guidelines for exterior alteration of properties in the District was essential for preservation of the district.

The historic district ordinance was well received and in 1988 City Council appointed part time planning staff to the Historic District Commission. As required by state statute, City Council appointed a study committee to make a recommendation for a contiguous expansion of the district to the east and south of the original district. Many residents in this area advocated the expansion having watched the historic district flourish over the years. Sixty properties were added to the district in 1994.

Residents of the District formed the Holland Historic Neighborhood Association incorporated in 1989. Volunteers have planned annual picnics, spring clean up and planting days, published a quarterly newsletter, conducted home tours to raise funds for historical markers in the district, and several active property owners championed pedestrian street lights through an arduous process culminating with the installation of 85 lamps in the district in the summer of 1998.

Progress was clearly being made in this area of Holland. It looked great; residents were thrilled to be just a short walk from the exceptional downtown, the Arts Council, the waterfront at Kollen

Park, Holland Museum and Hope College. A “State of the Holland Historic District Report” prepared for City Council in February 1998 indicated that this once aging neighborhood, home to many older families whose children had moved on can now boast numerous young families with children playing on the sidewalk. Although all signs point toward a healthy community, there continue to be concerns with the increased traffic on Pine Avenue, traversing traffic from the newly expanded Library and expansion of the churches in the District. What follows from this growth are not only these concerns but the benefits afforded to the community with a continued investment in the neighborhood

Following many years of discussion it was recognized that not all architecturally and historically significant properties in the City were contiguous to the existing historic district. Forty architecturally and historically significant properties throughout the City were identified through interviews with local historians and research at the Joint Archives of Holland. From this list of forty, ten properties were selected for study by a qualified historical consultant. This project partially funded through a grant from the Michigan Historical Center yielded a report from the Study Committee in 1998 recommending that twelve properties be added to the local historic district. (The recommendation included two properties that had previously been researched and listed on the National Register of Historic Places.) Following extensive discussion City Council amended the historic district ordinance to include five historically and architecturally significant properties in the City. Properties are identified by a designation of landmark properties in the ordinance.

As evidenced local historic designation was a benefit to improvement for the neighborhood and added a spark to the community. Several property owners in the area of Washington Boulevard, just one block beyond the current district approached the Historic District Commission to request a study of their area and the potential to add new properties to the district. City Council took action and on September 15, 1999 appointed a study committee as required by state statute to study the area and make a recommendation on an addition to the district.

National Register Criteria of the WBSC Area

The Washington Boulevard Study Committee area meets National Register Criteria A, B and C. There are individual properties in the area that may meet the criteria for the National Register. Note that the Cappon House has an individual listing on the National Register. The Coatsworth House, Early Settlers House and Robert Wareham House are listed on the State Register of Historic Properties.

Criteria A: Event

Settlement of the City of Holland occurred in 1867 when the Reverend Albertus C. Van Raalte led families from the Netherlands to the new world to establish a community in which the immigrants could worship as they wished under the doctrine of the Dutch Christian Reformed Church. The area of Washington Boulevard is the first addition to the original plat of the city of Holland. This Western addition was developed by the Reverend Van Raalte. He sold many individuals lots in the area and subsequently a number of these lots were then subdivided by their owners for building sites.

During those early years of development the most significant, but not unusual phenomena in a pre-automobile waterfront community such as Holland was an established pattern of factory owners living side by side with factory workers. This area, due to the proximity of the waterfront and many prominent factories became the convenient and preferable location for factory owners to walk to their places of business as well as keeping an eye on their employees. Occupants of the area included an assistant engineer at the Lakeshore Sugar Company, tannery workers, furniture factory owners and workers, Robert Wareham of 262W. 9th Street, a stone mason. Factory

owners such as Issac Cappon, owner of the Cappon and Bertsch Leather Factory, whose factory employed more persons in the City at the turn of the 19th century than any other place of employment in Holland, lived in the area.

A second significant event in this area which was a regional event occurred on October 3, 1871. The same day the great fire of Chicago devastated downtown Chicago, a fire roared through Holland destroying much of the area of Washington Boulevard. Homes including the Early Settlers House, 190 W. 9th Street, Coatsworth House at 236 W. 9th Street and 238 Washington Boulevard survived the fire. The drought conditions were so serious that it took several years to rebuild following the fire but eventually the City rebounded and the population flourished. The population of the City grew from 3,934 persons in 1890 to 10,490 persons in 1910 requiring the necessity of expanded options for housing in the area. Thus this area becomes very significant for the age of the several individual properties and the sequence of events which lead to the development of residences in the area.

Washington Boulevard itself also serves as a benchmark toward the evolution of the automobile. During the early days of development pedestrians strolled along dirt paths to downtown and their places of employment. With the introduction of the automobile Holland City Council wanted to provide a prominent place to display the tulips of the City while promoting beauty in conjunction with the transportation system. Construction of the boulevard at Washington Boulevard and 12th Street from Washington Boulevard to Van Raalte Avenue ending at the waterfront made Holland a community with vision. There were few communities at that time with the extensive roadway system of Holland and certainly fewer with landscaped boulevards in the middle of the city.

Criteria B Person:

Issac Cappon, owner of the Cappon and Bertsch Leather Company commissioned the house at 228 W. 9th Street in 1872-1874 following the fire of 1871 which destroyed much of the City of Holland. Mr. Cappon was an early industrialist and prominent political figure in the community serving as the City's first mayor. An early settler and civic, church and business leader it was befitting that this fine Italianate home belonged the Cappon's. Members of the Cappon family resided in this house for over a century until 1978 when one of the Cappon descendants died and City of Holland acquired the property. In addition to the home at 228 W. 9th, members of the Cappon House staff resided in properties nearby including 238 Washington Boulevard.

Gerrit Kollen owned and occupied the Coatsworth House at 236 W. 9th Street from 1880 to 1893. Mr. Kollen choose this house due to its proximity to the water. Mr. Kollen served as President of Hope College and the largest park in the City of Holland is named for Mr. Kollen as well as a classroom building at Hope College.

The Cappon House and Coatsworth House as well as Third Reformed Church, 111 W. 13th Street located in the existing historic district were designed by architect John Kleyn. Mr. Kleyn made the Coatsworth House famous by designing such a stylish post Greek Revival style house in Holland. Also a recent Dutch immigrant, Mr. Kleyn made his home in Holland and eventually opened a wood working factory. This factory constructed interior woodwork designed by Mr. Kleyn. Mr. Kleyn's woodwork can still be found in many homes of Holland.

Fourth Reformed Church, designed by the Grand Rapids architecture firm of Osgood and Osgood and constructed in 1912-13 provided a destination for a large group of immigrants in the neighborhood. Many of these new arrivals did not speak English and the Church conducted services in Dutch until 1936. From the spring of 1896 to 1912 the Church operated just outside this area in a smaller facility. The current facility has a seating capacity of 600 persons.

Criteria C Design/Construction

The period of significance of this addition to the district is from the date of construction of the Settlers House, 1865 through 1930 by which time most of the properties of significance had been constructed. Design elements in the district are diverse which makes this district unique and significant. It supports several homes of Italianate distinction not seen beyond the Holland Historic District. The modified mansard roof of the Coatsworth House is unique in the City as is the waverly stone dome of the Robert Wareham House of 9th Street.

John Klyen the architect who designed the Cappon House, Coastworth House and Third Reformed Church in Holland along with other structures in the City should be noted at this point as contributing to the design and construction of the area.

A home thought to be designed by a student of Frank Lloyd Wright, constructed in ca. 1922 stands at the intersection of 12th Street and Van Raalte, a reminder of the diversity of architectural styles in the City. This prairie style home is a perfect example of the roof line common to the style and supports numerous rows of vertical windows.

Boundary Justification

The area of the Study was determined first by Washington Boulevard. All properties fronting on the Boulevard were included from 9th Street to 16th Street to protect structures and the Boulevard. Structures on 9th Street from Van Raalte to Maple that include the Cappon House Museum, Coatsworth House, Early Settlers House and other significant properties comprise the north boundary of the district. 9th Street was reconstructed several years ago with pedestrian lights matching those in the existing Historic District. Several smaller and inextricably altered structures nearing the corner of 9th Street and Maple Avenue have been excluded.

The east boundary of the Washington Boulevard Study area meets Maple Avenue at the existing Historic District such that the areas will be contiguous. The west boundary of the Study area is Van Raalte, a natural boundary at the largest City of Holland park, Kollen Park which fronts on Lake Macatawa. This area is contiguous with the existing Holland Historic District.

Property Count

There are 187 properties in the study area. Eight of the properties have been determined non-contributing to the district due to age or alterations by consultants, Marygrace York and Betts Chisholm in the studies of 1992 and 1999. Therefore 4.3% of the properties do not contribute to the architecture or historical significance of the area. A property address list is attached to the map of the WBSC area.

Noncontributing properties in the WBSC Area:

1. 254 W. 9th Extensive alterations compromising the house
2. 181 W. 10th Age 1950
3. 183 W. 10th Age 1951
4. 187-189 W. 10th Age 1952
5. 258 W. 11th Age 1970
6. 230 W. 12th Extensive alterations
7. 271 W. 12th Age 1989
8. 355 Washington Blvd. Age 1960

Acknowledgements

Historic Preservation Consultants, MaryGrace York and Betty Chisholm
Mr. and Mrs. Jack Smith who provided us with a historic photograph of 166-172 W. 13th Street
Fourth Reformed Church
Larry Wageaar and his staff at the Joint Archives of Holland,
City of Holland Assessor's Office

Herrick District Library staff for locating historic documents and providing friendly assistance with the public hearing and for patrons.

Bibliography

- Fiftieth Anniversary Booklet, 1896-1946*. Fourth Reformed Church. Western Seminary Collection at the Joint Archives of Holland, Van Wylen Library, Hope College.
- Gasero, Russell L. *Historical Directory of the Reformed Church in America*. Grand Rapids, William B. Eerdmans Publishing Co., 1992.
- Harris, Cyril M., editor. *Illustrated Dictionary of Historic Architecture*. New York: Dover Publications, Inc., 1977.
- Holland Daily Sentinel*. February 15, 1912. p. 3.
- Insurance Maps of Holland, Michigan*. New York: Sanborn and Co., 1883, 1889, 1896, 1902, 1908, 1916, 1925.
- Lawrence, Henry W. "Origins of the Tree-Lined Boulevard", *The Geographical Review*, October, 1988. V.78 No.4, p.356-374.
- Loth, Calder and Sadler, Jr., Julius Trousdale. *The Only Proper Style: Gothic Architecture in America*. Boston: New York Graphic Society, 1975.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1985.
- Massie, Larry B. *Haven, Harbor and Heritage: The Holland, Michigan, Story*. Allegan Forest: The Priscilla Press, 1996.
- Ogle, George A. *Standard Atlas of Ottawa County, Michigan*. Chicago: George Ogle & Co., 1912.
- Polk, R. L. *Polk's Holland City Directory (Ottawa County, Michigan)*. Detroit: R. L. Polk & Co., 1915-16, 1921, 1924-25, 1927-28, 1931, 1934, 1938, 1942, 1947-48, 1952.
- Smith, Jack and Helen. Historic Photograph of 166-172 W. 13th Street. 82 East 22nd Street, Holland, Michigan, 49423.
- Tax Assessment Rolls of the City of Holland*. 1882, 1885, 1889, 1890, 1891. Stored at the Joint Archives of Holland.
- Tishler, William H., editor. *American Landscape Architecture*. Washington, D. C.: The Preservation Press, 1989.
- Van Reeken, Donald L. *The Interurban Era in Holland, Michigan*. Published by van Reeken 44 E. 15th Street, Holland, Michigan. 1981.
- Vertical Files. Herrick Public Library, Joint Archives of Holland, Van Wylen Library, Hope College.
- Wilson, H. Weber. *Great Glass in American Architecture*. New York: E. P. Dutton, 1986.

Attachments:

1. Map of the Washington Boulevard Study Committee Area
2. Draft amendment to the City of Holland Charter and Code of laws for the Washington Boulevard Historic District, legal description of the district and property address list
3. Notices and Minutes of Washington Boulevard Study Committee, Holland City Council and Holland Planning Commission
4. Correspondence received from property owners in support and opposition

6-15-01 KLP