

**THE BENJAMIN VAN RAALTE
HOUSE/THE MAPLES
Holland, Michigan**

HISTORIC STRUCTURE REPORT

Commissioned by the City of Holland

October 29, 2004

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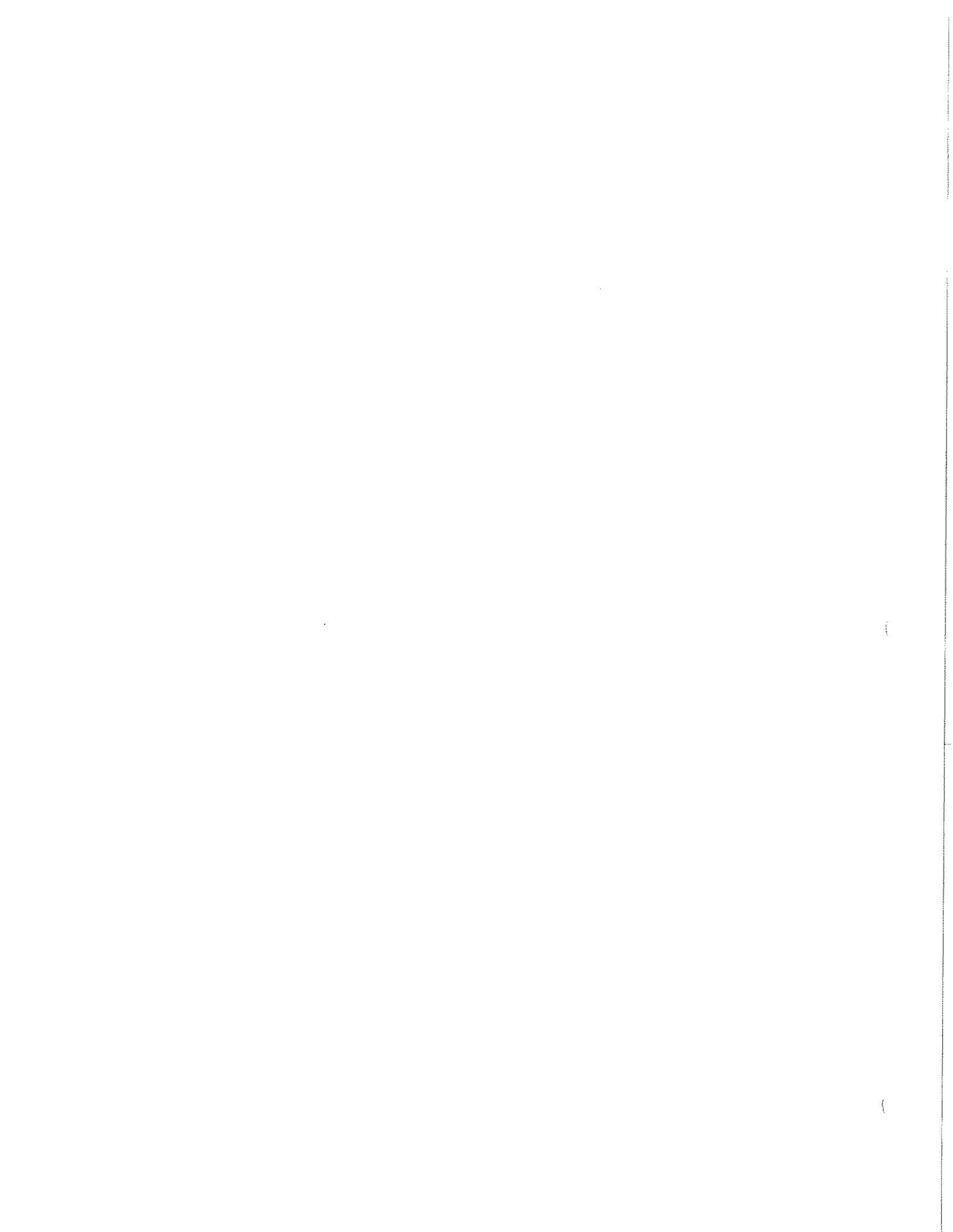
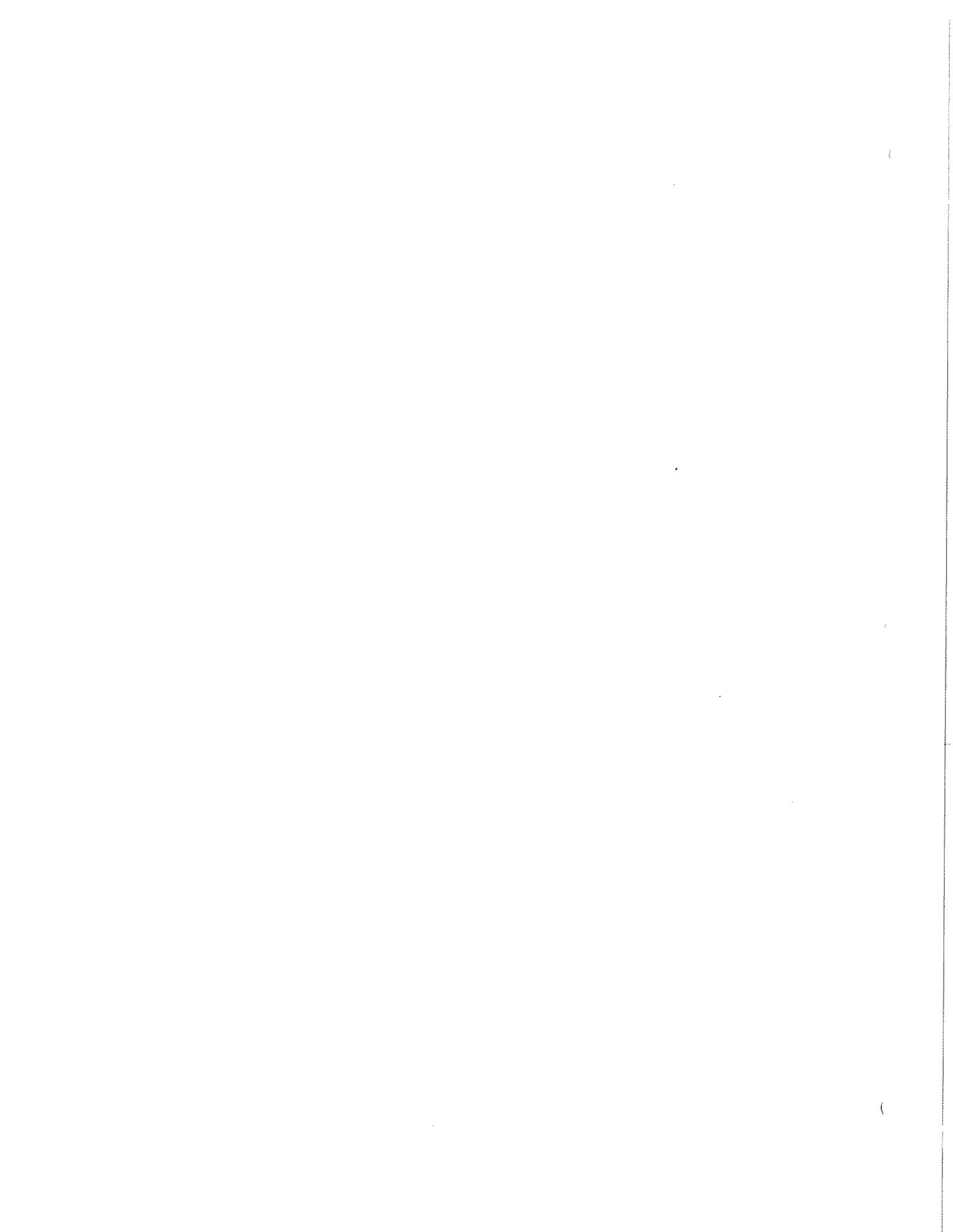


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EXECUTIVE SUMMARY

Purpose

The purpose of this Historic Structure Report is to document historic and existing conditions of the Van Raalte-Reimold Farm, including the barns and homelot, to prevent the loss of character-defining features and materials during renovation and restoration. Future renovation and restoration work should have the least possible impact on the historic aspects of the property studied and employ nondestructive methods to the maximum extent possible.

Research Completed

Many hours of research were completed in the Holland Museum; pouring over historical photographs of the Van Raalte-Reimold Farm and the families that lived there to note and date alterations. Telephone, internet, and on-site interviews were conducted with family members, contractors, and historians to retrieve recollections of renovations and alterations to the buildings and site. Existing conditions were observed and photographed to provide a base from which to work. Consultations were held on site with David Ciolek, a leading barn restoration contractor or barnwright, and the historic landscape architect, Brian Devlin of Garden Concepts in Livonia, hired to complete the Cultural Landscape Report. Further information for those interviewed and consulted can be found in the bibliography at the end of this report.

Major Research Findings

The Van Raalte-Reimold Farm homelot is on the National Register of Historic Places. The homelot consists of 11 acres that include the house, garage, and barns. The house and the two existing barns are architecturally significant and historically important to this site (photo pages 43 and 53). There is documentation to verify the existence of a third significant barn and numerous contributing outbuildings (historical photo pages 40C and 40J). Throughout this report the barns will be referred to by the names given them by Van Raalte-Reimold family members and with numbers assigned based on their chronological age. They are labeled the south barn (barn #1), the gray barn (barn #2), and the red barn (barn #3).

The main portion of the house has not been significantly altered on the exterior or the interior in the past 50 years, although many changes were made between 1919 and 1952, most notably the enclosure and expansion of the front porch and the addition of two bathrooms (photo page 43). Its style is vernacular with elements of Classical Revival and Italianate styles. The rear addition and adjacent renovations that occurred in the 1970's severely altered the look and interior lay-out of the former kitchen wing (photo pages 44-45).

The south barn (barn #1) was probably the first building on this site. The gray barn (barn #2) was most likely moved here and added to the south barn. Both were working barns; housing livestock and storing hay. The red barn (barn #3) was built later as a show barn

to house farm implements sold by Benjamin Van Raalte's business. The south barn was removed in 1940 and its structural members stored in the gray barn. All three barns were built using post and beam construction, although the gray and south barns were built from hand hewn lumber and the red barn was built with more refined, milled lumber.

Numerous outbuildings were sited throughout the homelot. Little or no evidence of their sites remain, although photographs give accurate representation of their massing, style, and construction, (historical photo pages 40C and 40F.)

Major Issues Identified

Over the years, the site has changed dramatically from the open, cleared agricultural fields to a forested, nature site (historical photo pages 40C and 40J). Early photographs show maple trees on the hill surrounding the house and a few somewhat distant to the barn (historical photo page 40A). Currently, the site is overgrown with mature trees, bushes, and underbrush that give a very misleading interpretation to the farm. Vehicular and pedestrian traffic must be addressed in a manner that does not detract from the historical interests of the site. These issues should be determined prior to the undertaking of major renovations.

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 (photo pages 60-63 and 65). Structural stabilization of and re-grading around the gray barn is also a top priority. These barns are very unique and contribute greatly to this historical site. The best investment in the site would be the stabilization of these barns. Adaptive reuse and more involved restoration of the barns is a second priority, including the recreation of the roof ventilator on the gray barn (barn #2). The south barn (barn #1) should be recreated when resources become available to expand the potential uses of the barns. 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.

Maintenance and exterior restoration is a top priority for the preservation of the house, but should be considered a second priority to the pressing needs of the barns. The house is in good condition. Most important is the installation of proper insulation and ventilation in the attics (photo page 43). Beyond the attic, the immediate focus should be on repairs and restoration of wood siding, trims, windows and of the brick floor in the basement. Future restoration work should include the interior restoration of the parlor, removal of the front porch screening, the removal of the 1970's addition and alterations to the kitchen wing and the restoration of the original east and west porches. Since the 1970's addition is not part of the historical fabric of the house, it could be removed if a more in-depth restoration is desired in the future (photo page 44).

The recreation of former outbuildings is a third priority. There are many photographs from which to work when resources become available (historical photo pages 40C and 40J).

Because it can function as equipment storage and for workshop activities for the DeGraaf Nature Center, the removal of the garage is a last priority (photo page 52).

Recommendations for Treatment and Use

The Van Raalte-Reimold house and barns will remain as the historical focal points of the entire property. The house and barns will be used for educational and historical purposes, special events, and festivals. Some clearing around the buildings should occur as soon as possible to prevent damage to structures.

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. 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 majority of public activities should center on the barns. The gray barn (barn #2) should be used as a multipurpose space for large events. To accomplish this goal, the south barn (barn #1) 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. The red barn (barn #3) should be used to display historical barn and farm implements and 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. Although the garage is not historical, it is in good condition, shows progression of the site, and could 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.

ADMINISTRATIVE DATA

Names, Numbers, and Locational Data

The historical name of the property is the Benjamin Van Raalte House/The Maples; the common names are the Van Raalte-Reimold House and Farm and the Van Raalte Farm.

The Benjamin Van Raalte House is located at 1076 Sixteenth Street, Holland, Ottawa County, Michigan. The property is owned by the City of Holland. Boundaries of the Van Raalte farm property designated under the National Register of Historic Places and the Michigan State Register of Historic Sites covers only the "homelot" of the 160 acre property. Currently, the homelot is the 11 acres that contain the house, barns and the property extending from them down to the street in front, from just west of the driveway to just east of the more easterly barn. To protect the historical property from adjacent, potentially inappropriate development, the City of Holland is considering expanding the homelot to include the 12 acres east of the barns to Country Club Road for a total of 23 acres (refer to site plan drawing on page 39).

Proposed Treatment

Karen Padnos, Planner for the City of Holland, is working with a study committee, appointed by the Mayor, to designate the property under the City of Holland local historic district act as a landmark property. It is hoped that this process will build public awareness of the treasure the City has in the Van Raalte Farm and how it could affect the community as a nexus for activities.

The Van Raalte-Reimold house and barns will remain as the historical focal points of the entire property. The house and barns will be used for educational and historical purposes, special events, and festivals.

Related Studies

The "Scope of Work Documents for Exterior Restorations to Van Raalte House for Parks and Cemetery Department developed for the City of Holland by J. Andrew Baer Architect" on October 3, 2003 is included in the appendix of this report for reference only.

Van Raalte Farm Master Plan, prepared for the Holland Historical/Cultural Commission by Greiner, Inc., Architects, Engineers and Planners, is dated November 3, 1987. A copy of this plan is available through the Office of Leisure and Cultural Services for the City of Holland.

According to the State Archaeologist office, a record search for natives has not been completed on this site. The office has no records or files on this specific site. No surveys were completed by the Office of the State Archaeologist with the intent of searching for relics of ancients. However, because of its location on high ground over the north branch

of the Macatawa River, the potential is good for artifacts of ancients and even greater for artifacts of more recent history, such as cisterns, outbuildings, and fence lines. As the site is developed and modified, great care should be taken so as not to disturb ancient finds prior to notification and documentation by the Office of the State Archaeologist.

Brian Devlin of Garden Concepts, from Livonia, Michigan is completing a Cultural Landscape Report that will augment the existing Master Plan.

Cultural Resource Data

National Register of Historic Places Reference Number 89000790.
NRHP Listed on 12/04/1989.

The applicable criterion is event (settlement of Holland, Michigan).

Period of significance is from 1850-1874; significant year is 1867. Because of the misdating of the main house construction, 1872 should also be considered as a significant year.

The level of significance is local and the area of significance is exploration/settlement.

The historic function is domestic agriculture/subsistence with sub-functions of single dwelling and animal facility.

Recommendations for Documentation, Cataloging, and Storage of Materials Generated by this Report

Copies of this report were distributed to Karen Padnos, Planner for City of Holland Community Development Department; Brian Creek, Superintendent for City of Holland Parks and Cemeteries Department; Joel Lefever, Curator, Holland Historical Trust; and the office of J. Brian Devlin, Garden Concepts, landscape architect responsible for the Cultural Landscape Report and Master Plan.

Original historical photographs are stored in the archives of the Holland Museum. An additional set of report photographs, some copies of historical photographs and all back-up material are stored at the offices of DeStigter/Smith Architects, 515 Madison, S.E., Grand Rapids, MI 49503, 616-458-5620.

PART 1. DEVELOPMENTAL HISTORY

Historical Background and Context

The historical significance of the Van Raalte Farm comes from being one of the last structures remaining in Holland which is directly associated with the family of the Rev. Albertus C. Van Raalte, the founder in 1847 of the City of Holland and the large Dutch community in the West Michigan area. The house was built in 1872 for Van Raalte's third son, Benjamin Van Raalte just prior to his marriage to Julia Gilmore. However, the National Register nomination for the house dates it to 1867. Theoretically, as was common practice in this area and era, the smaller, kitchen portion of the house may have been built at that time, but the main house was built in 1872. No written evidence has been found to verify the existence of an earlier house on the property and any physical evidence was altered or hidden with the renovation completed in 1972.

The property was referred to as "the Maples" due to the large majestic trees planted by Benjamin Van Raalte that form a dense canopy in the front of the house. This name was already common in 1917 when Benjamin died.

Julia Van Raalte Reimold, daughter of Benjamin Van Raalte, and her husband, Orlando S. Reimold inherited the farm after Benjamin died in 1917. However, Benjamin's second wife Abbie Van Raalte lived in the home for two years after Benjamin died. After Benjamin died, Orlando took over the management of the farm and leased many acres to local farmers for their crops. Because Orlando and Julia lived in Illinois and then New York, they used the farm as a vacation home from 1919 until 1948. The land was heavily farmed and over the years had an orchard, peony fields, and dairy cows. Sixty acres were still being leased by the city to area farmers in 1987 for growing corn and alfalfa.

In 1948 Julia and Orlando retired to the home. Julia died in 1952 and Orlando moved to the Detroit area to be nearer his son, Orlando Jr. (Andy) and his family. Upon Julia's death, Andy inherited the farm. Andy Reimold and his family used the home as a vacation home until his death in 1977. He and his wife had intended to retire there, prompting the renovations in 1971-1972, but he decided against it when his wife died in 1973. After his father's death, Andy's son Steve moved into the home for a short time to keep up the maintenance and prevent further deterioration of the barns. In 1983, Andy Reimold's children sold the house and surrounding 160-acre tract to the City of Holland. After that sale, a caretaker lived in the home for over ten years. The house is currently occupied on a temporary basis by City of Holland DeGraaf Nature Center interns.

Chronology of Development and Use

The Homelot Site

The land for the Van Raalte Farm was purchased by the Reverend Albertus Van Raalte, founding father of the City of Holland from the Courtland Palmer family in New York after 1847 for \$2.32 per acre. 80 acres were given to Van Raalte's third son, Benjamin, in 1865 and he was given the remaining 80 acres, originally allotted to his brother Albertus, prior to 1870. Barns were built on the site shortly after the Civil War and the house was built in 1872. 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 the 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 the barn odors away from the home. Historic photographs show numerous outbuildings and fences throughout the 'homelot' and beyond.

The 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. There is a collection of photographs taken in the summer of 1919, after Benjamin's second wife Abbie left the farm and Julia and Orlando took it over. In these photographs, the family, including the children, is seen clearing out the overgrowth of underbrush and small to mid-sized trees around the house and barns. In a much later photograph, taken on August 20, 1943, many maple trees near the house are seen as already mature trees, but there is no underbrush or overgrowth. The trees along the west side of the barn are seen as small saplings in the photographs taken in fall 1940 when the south barn was removed.

House (historical photo pages 40A – 40E and photo pages 42-45)

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 than the main house, possibly indicating an earlier construction date than 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 to the kitchen wing took place from 1971-72.

The two story portion of the house has a low-pitch 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. In an early photograph taken prior to the removal of the

wind mill, there is a weathervane and lightning rod on the main chimney. Overhead electrical lines are visible in a photograph from 1919.

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 reroofed at a steeper slope and new concrete block foundation walls added. The original stone foundation walls are still visible in the basement and at the exterior, under the cantilevered addition. The main house was renovated to provide a kitchen at the southwest corner adjacent to the former kitchen wing. The windows of the addition are out of scale and disproportionate with the original structure. They attempt to mimic the arch tops with an arch trim and their mullions are applied. Vander Meulen Builders were the contractors for the renovation and addition to the home. A gas fired air conditioner was added by Reimink Plumbing and Heating and a security system was installed with sensor pads under the carpet.

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 is 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 sash-type 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 gutters leading to the downspouts. There were no gutters and downspouts in very early photos of the building, but they can be seen in a photo taken on Oct. 17, 1935. According to Phyllis Reimold Lorimer, granddaughter of Julia Van Raalte Reimold, they were added to collect 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 renovations 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 a doorway. The windows are identical to those on the west façade. The front entrance, which has a segmental-arch-head transom and a four-panel door, has an identical classical surround. An undated 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 and 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 in the summer of 1935. In July and August, 1941, the screened porch was extended to the 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 this time period shows a high gloss painted wood porch floor.

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 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 façades. 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 house door. 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 does 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 house's main entrance. 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 (photo pages 46-51)

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 (photo page 52)

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 (historical photo page 40A)

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 (Barn #2, historical photo pages 40G-I and photo pages 53-64)

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 1/2" 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 (Barn #3, historical photo page 40H, photo pages 53, 64-70)

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 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 (historical photo page 40B)

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 (historical photo page 40F)

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 (historical photo pages 40C and 40J)

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 (historical photo page 40I)

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 arched 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 repellent-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 south barns' concrete floor 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. From 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 repellent-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 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.

Requirements for Treatment

Codes or regulations controlling use, renovation, and development of this site include:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service.

The City of Holland Zoning Code as interpreted by the City of Holland Zoning Board.

The Michigan Building Code as published by the Michigan Department of Labor & Economic Growth, Bureau of Construction Codes & Fire Safety, year applicable as adopted by the City of Holland at the time of construction. This includes applicable barrier free accessibility and engineering requirements. Any facility open for public use must meet the State of Michigan's requirements for accessibility. Also, historic and existing buildings must meet a set of general requirements for construction separate from new construction, but "grandfathering" and other allowances are decided on a case-by-case basis by the local code officials. It is most beneficial for this project to be reviewed under the Michigan Rehabilitation Code, an alternate to the Michigan Building Code, geared to historic and existing buildings.

Design Guidelines for the Holland Historic District as interpreted by the Holland Historic District Commission. These should be reviewed as an example of what is considered appropriate in Holland's existing Historic District. If the Van Raalte House is designated a historic district, these rules may become applicable as enforced by the Holland Historic District Commission.

Other issues of concern that may contribute to renovation plans include the abatement of asbestos and the encapsulation of lead-based paint. The shingle siding on the garage walls appear to be asbestos composition shingles. If demolition is planned for the garage, the shingles should be tested for asbestos and proper disposal will be required. Because of the age of the house, it is assumed that the paints on the interior and exterior contain lead. This should be tested and all precautions taken to encapsulate the paint as recommended by the U.S. Department of the Interior.

Alternatives for Treatment

Because of costs, funding options, and the overall size and complexity of this project, it will probably be completed with a multi-phased, long-term construction plan. The first phase, and most immediate need, will be the maintenance requirements on the house and barns to stop the progression of deterioration due to water and animal infiltration. The

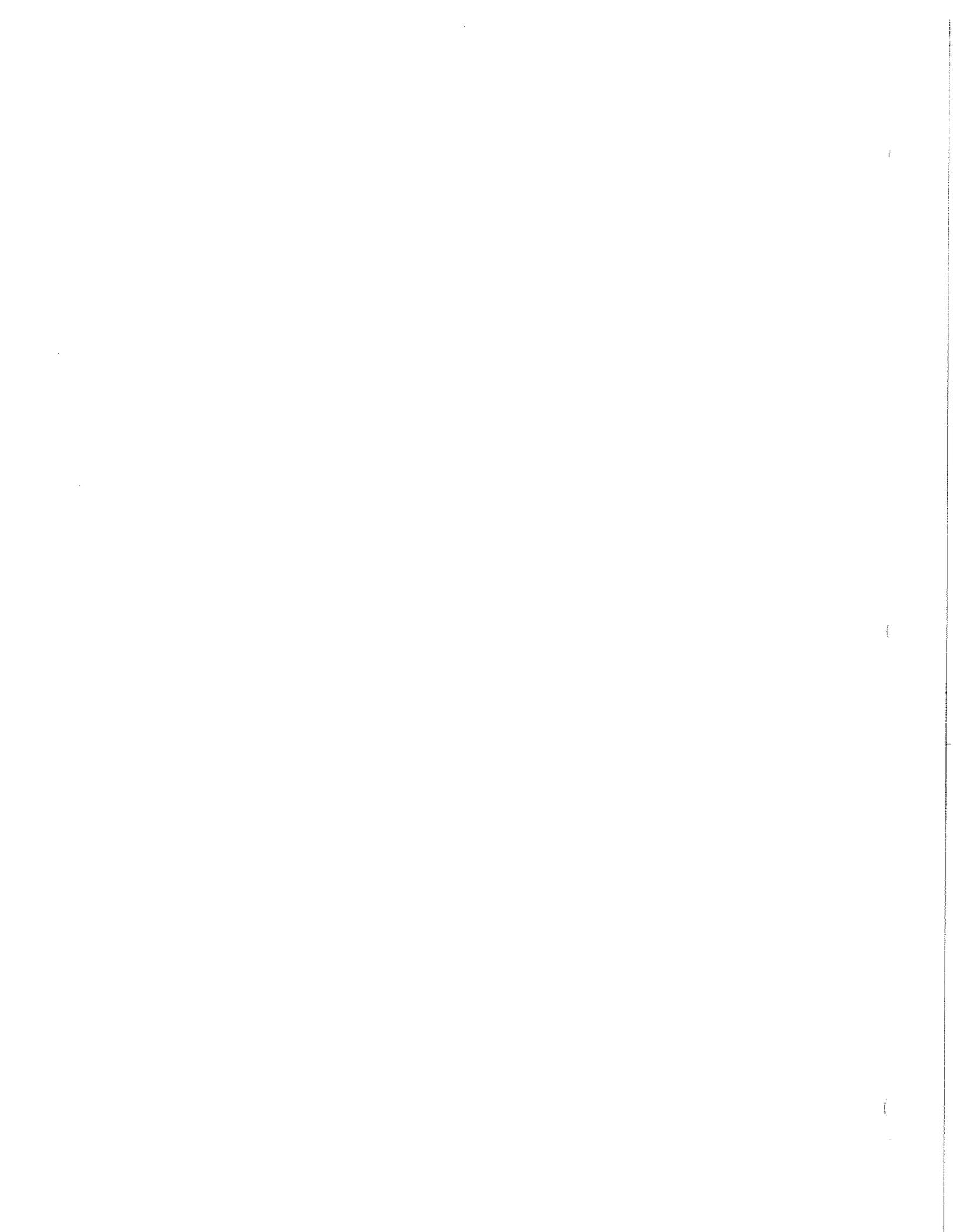
house's exterior should be painted and repairs made throughout. The second phase will be to stabilize the gray barn's structure as soon as possible.

The first real construction phase would be to restore the barns to a usable function, including the recreation of the south barn as part of the planned adaptive reuse of the barn complex. At this time, a parking area and new entry should be provided. Recreation of outbuildings should also be considered as part of this adaptive reuse phase.

A large construction phase on the house would remove the addition to the rear of the house and recreate the original kitchen wing and porches. The screening should be removed from the front porch and the parlor should be restored for historical interpretation.

The last phases would include the removal of the garage as it is no longer needed and adding other components of a working farm, such as a sugar shack for Maple syrup.

APPENDIX



Van Raalte Family Genealogy (as it relates only to the Benjamin Van Raalte House)
September 28, 2004

Albertus C. Van Raalte

Came to the U.S. in 1847 to colonize
Oldest son, Albertus, Jr. left his family in 1869 & disappeared

Benjamin Van Raalte 1840-1917; 77 yrs. (third son of Albertus C.)

Married Julia Gilmore (m. 1872, d. 1911)
Mother of Ben Jr. and Julia C.
Married Abbie Connell (m 1912) she lived in house until 1919, d 1936

Benjamin Van Raalte, Jr. inherited the farm implement business when his father died

Julia Christina Van Raalte Reimold 1873-1952 (79 yrs.); m. 1902 in Hong Kong
Orlando S. Reimold (d. 1962)

Julia inherited the Maples when father died
Had two children, Phillip and Orlando Jr.
Moved to the Maples as full time residents in 1948 after Orlando retired.
(she was called Momma Jule by grandkids and Lou by friends)
After Julia's death, Orlando lived in the Detroit area and died 1962

Phillip Reimold 1903-1940 (37 yrs.)

Divorced in 1934
Daughters Phyllis and Alyce lived in house for summer 1934 when mom
was divorcing dad. Visited in summers until dad died in 1940.

Orlando (Andy) Reimold, Jr. 1910-1977 (67 yrs., ALS)

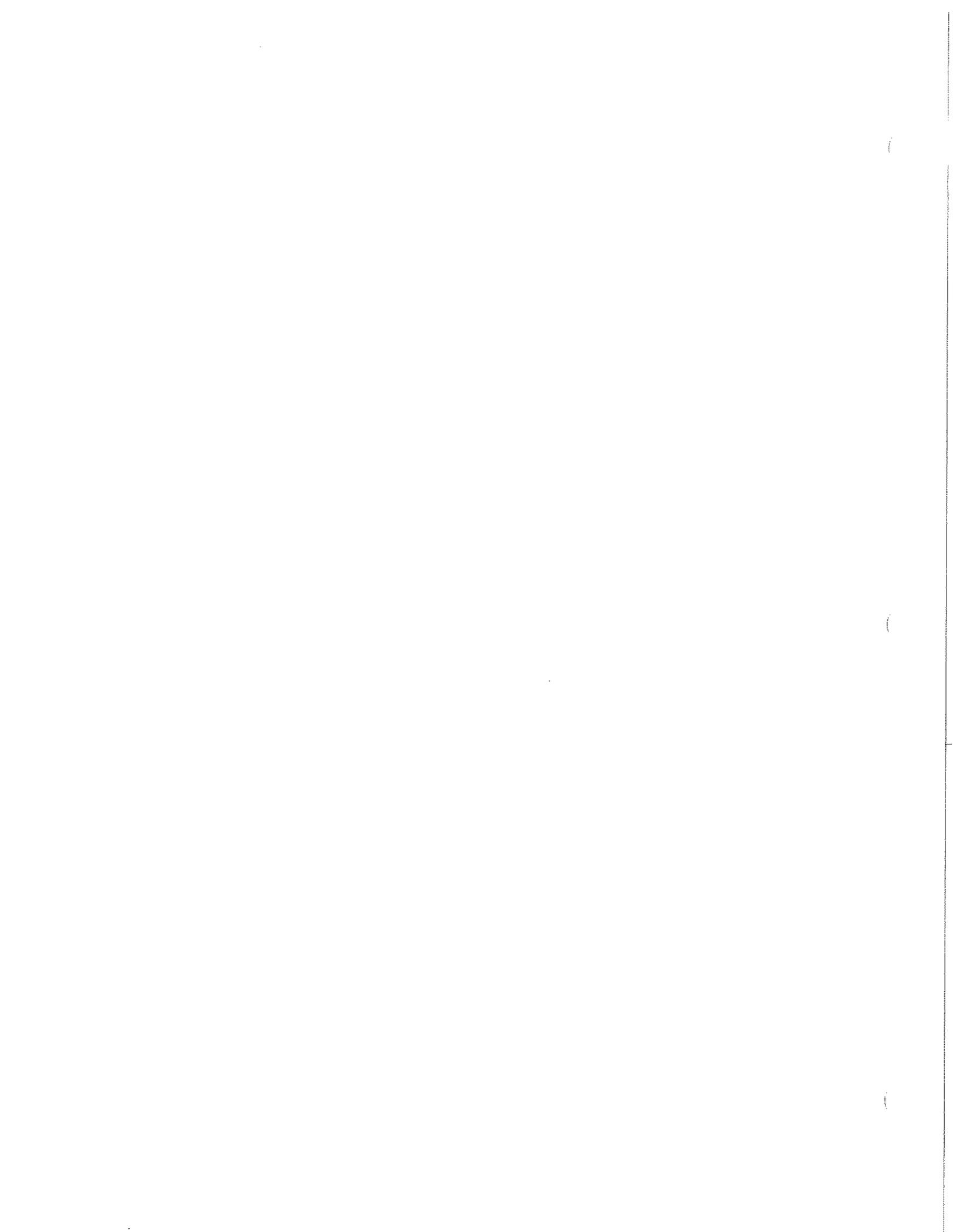
Inherited the Maples when his mother died
Graduated college 1932
Married Mary (d. 1973)
Had four children, Ellen, Lee, Steven, and Douglas
Lee, Steven and Douglas inherited house when their father died

Ellen Reimold b. 1944 – 1971

Lee Reimold b.1946 (honeymooned at the house in the early 1970's
during the renovation by her parents)

Steven Reimold b.1949 (lived in the house for a few years after his father
died – orchestrated the sale to the City in 1983)

Douglas Reimold b. 1951



Van Raalte-Reimold Farm Chronology

August 12, 2004

Clearing of property

Photos from 1902 show little or no underbrush

Of underbrush and many small to mid-sized trees in 1919 (after Abbie left). Work completed by Orlando, Julia, Phillip, and Orland Jr.

Photo from August 20, 1943 show lots of trees, but no underbrush

House

Kitchen wing – possibly built in 1867

Main house – built in 1872

Front door originally grained finished

Basement was used as a workshop in 1934 when grandkids came to stay

Bathrooms added after 1934; first one on the first floor, later on the second. Steve always remembers them being there (he was born in 1949); Phyllis remembers the one on the lower floor, but not the one upstairs.

Julia used a rain barrel in the 1930's to collect rainwater to wash hair; gutters used only on upper south elevation and around porch on west side for this purpose – visible in 1934 photograph

1934 used nets over beds because there were no screens on the windows

Can see a weathervane and lightning rod on the main chimney in an early photo of west side (taken before wind mill came down).

Gutters and downspouts are visible in 17, Oct. 1935 photo, not before

Electricity lines visible 1919

Their first project in 1970's VanderMeulen Builders renovated current kitchen

In 1970's VanderMeulen Builders added some plate rail to match existing in dining room; they also took down the black walnut handrail, newel post, and balustrades and re-glued them and refinished them

West porch

Originally ran full side of wing with vestibule enclosure at entry

Can see the lattice below the porch on Nov. 6, 1936

Removed in 1970's when addition was put on kitchen wing

East porch ("kitchen porch")

Possibly visible in photo of Julia in hammock, 1902

Porch in-tact 12, May 1919 photo

Not visible in 1920 photo, maybe the angle of the photograph though

Ran full side of wing until about 1929?

Shortened prior to 1934

Small porch just at door until addition in 1970's

Garden off this porch included rose bushes, phlox, iris, tiger lilies, and a patch of hollyhocks. There are two septic tanks buried out here, 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.

Front porch

Open, original to house

Photo from 1910 shows a storm enclosure on east side

Photo from 1912 shows brick foundation under porch

Enclosed with screens by photo taken on October 15, 1935

Enclosed porch expanded to wrap around to east side in photo taken August 21, 1941 marked "first photo of new porch"

Newly finished porch interior 6, Sept. 1941 with a highly polished finish on the painted wood floor

New window within expanded porch shown in Sept. 7, 1945 photo; window not visible in earlier photos

West chimney

Not in photos in October 1935

Not in photos in 1943

Steve remembers it always being there by 1955

Was there prior to renovations of 1970's

Rear addition

Adds on to east side and cantilevers over existing south foundation wall, 1971 or 1972

Adds portico in front of porch vestibule, 1971 or 1972

Gas fired air conditioner added by Reimick Plumbing and Heating in 1971 or 1972

Floral carpet in addition is patterned after original from photo

A security system was installed with sensor pads under the carpet

Garage

Built after 1940 per Phyllis Reimold Lorimer, for Momma Jule's Westcott

Built after "Lu's" accident possibly mid-1940's

Not visible in a 1948 photograph

Grapes planted just south and east of where garage is currently; about 1938

Front yard

Tulip garden in front yard while windmill in background (between 1911 and 1915? More growth than 1910 photo)

Had an elaborate swing in the front yard in 1911 (Andy's first summer there)

Picture of "Lou and her antique," August 1937 – the Westcott

Evergreens at upper portion of drive; open below on 6, Nov. 1936

Single row of spruce trees on west side of two-track drive in photo on 12, Sept. 1945

Peony fields west of drive to 16th Street, Summer 1929

Flagpole

Drive circled around to left to drop off at front (north) porch. Pole was at turning point in yard photo dated 3, Sept. 1943

Gray barn (Barn #2)

Barns located so far from house to keep the smell away

From early photo, south barn was threshing barn by position of doors

Because roof ridges don't line up barns weren't built at same time in present location – early photos show south barn ridge was higher and ran into the ventilator.

South barn (Barn #1) removed in fall 1940, after 10, September

Wood shingled roof replaced with metal standing seam sometime after 10, Sept, 1940

Ventilator cupola on roof with small bird house on top in very early photo

Fenced animal enclosure on east side and west of wing

Ventilator cupola blown off in 1997 or 1998 (parts in storage at City)

Water and electric lines run from east side of house directly to barn. Water runs from well directly out to barn. Electrical lines run a bit south of that.

Red barn (Barn #3)

Used to be a bookcase in this barn; Julia used for storage since storage was limited in the house – between 1934-40+

Wood shingled roof replaced with metal standing seam sometime after 10, Sept, 1940

Fenced animal enclosure on north side, 26, May 1919

1970's there was a wooden ramp to get into barn and Andy stored Julia's "Westcott" here.

Windmill

Visible in photo dated Aug. 1910 (with tank for storage)

Removed to make room for pump house (prior to 1915)

Pump house

Visible in about 1916 with a 5(ish) year old Andy with his parents (Andy born in late 1910)

Photo of Phillip in front of pump house on 12, May, 1919

Visible in October 1923 photo

Gone by August 1934 & October 1935 photo when porch addition was put on east elevation

Photos from Aug. 1934 and Sept 7, 1945 shows a vine covered trellis over a stone terrace wall where the pump house used to be. Below wall is myrtle and south edge of myrtle is trumpet vine planted by Orlando Sr.

Outhouse (Privy)

Very early; possibly original to house (hipped roof, arched top windows ea. side)

Visible in 1934 photo at rear of house

Visible in Sept 7, 1945 photo

Steve thinks it was removed in the early to mid-1960's

A honeysuckle arbor was located between the privy and the house, running east to west

Silo foundations

Abandoned foundations as far back as 1910

Chicken coop

Off southwest corner of house at flat area. Photo from about 1905 shows Phillip with chicks

Corn Crib

Visible in photo from October 1935

In photo from 6, Nov. 1936, it appears to be 5-10' to the west of the barn

In front of south (gray) barn visible in Sept. 1940

Drawing of proposed homelot site (existing homelot site ends just east of the barns)

16TH STREET



