



Cultural Landscape Report:

**The Van Raalte Farm
In
Holland, Michigan**

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Table of Contents

Introduction

I. Site History, Existing Conditions, Analysis, and Evaluation

A. Site History

1. Historical Documentation
2. Historical Description
 - a. Geology
 - b. Native Vegetation
 - c. Native Americans
 - d. The Van Raalte Farm
3. Landscape Characteristics
 - a. Natural Systems
 - b. Spatial Organization
 - c. Land Use
 - d. Cultural Traditions
 - e. Circulation
 - f. Topography
 - g. Vegetation
 - h. Buildings and Structures
 - i. Views and Vistas
 - j. Small Scale Features
 - k. Archaeological Sites
4. Historical Context
5. Period of Significance

B. Existing Conditions

1. Land Use
2. Vegetation
3. Circulation
4. Structures

C. Analysis and Evaluation

1. Significance of Landscape Characteristics and Features
2. Historical Integrity

II. Treatment

A. Preservation Strategy for Long-Term Management

1. Man-Made Elements
2. Vegetation

B. Overall Management Objectives

C. Master Plan

Appendix A: Historic Photographs from The Holland Museum

Appendix B: Current Photographs

Appendix C: Site Drawings

Appendix D: List of Plants typical to a Beech-Maple Forest

Appendix E: Guidelines for Preservation from the Secretary of Interior Standards
for Preservation

References

List of Figures

- Figure 1: Aerial photograph of the park area.
(Source: City of Holland)
- Figure 2: Northeast corner of the park property including the historic home lot.
- Figure 3: Early survey of the area around Black River and Black River Lake.
(Source: The Holland Museum Archives)
- Figure 4: Early map of the Holland Settlement
(Source: The Holland Museum Archives)
- Figure 5: A drawing from 1919 showing divisions of the fields of the farmstead.
(Source: The Holland Museum Archives)
- Figure 6: Aerial photograph including the farm from 1938.
(Source Michigan State University aerial photograph archives)
- Figure 7: Aerial photograph including the farm from 1950.
(Source Michigan State University aerial photograph archives)
- Figure 8: Aerial photograph including the farm from 1955.
(Source Michigan State University aerial photograph archives)
- Figure 9: Aerial photograph including the farm from 1962.
(Source Michigan State University aerial photograph archives)
- Figure 10: Aerial photograph including the farm from 1968.
(Source Michigan State University aerial photograph archives)
- Figure 11: Aerial photograph including the farm from 1974.
(Source Michigan State University aerial photograph archives)
- Figure 12: United States Geographical Survey topographical map – Holland East Quadrangle.
- Figure 13: Native plant communities of the Midwest.
(Source: *Landscaping for Wildlife*, Minnesota Department of Natural Resources)

Introduction

The purpose of this report is to provide a detailed evaluation and analysis to the City of Holland on the historic significance of the Benjamin Van Raalte Farmstead for which the City purchased in 1983. The total acreage now owned by the City is one hundred and sixty (160) acres. The majority of this acreage remains in a state of change with a slow progression of succession from cultivated farmland to pre-settlement native vegetation. The park currently has several access drives and parking areas located off the periphery roads and can be seen in a recent aerial photograph (Figure 1). The farmstead is located to the southeast of the City center and bordered by Sixteenth Street on the north, Country Club Road on the east, 24th Street on the south, and acreage parcels to the west. The park allows many passive recreation opportunities with a significant number of trails through several different ecosystems. The farm building complex is situated in the north-central portion of the park and is comprised of eleven (11) acres designated as the historic home lot. The farmhouse and barns were listed on the National Register of Historic Places in 1990. The adjoining twelve (12) acres at the northeast corner of the site at the intersection of Sixteenth Street and Country Club Road is a part of the master plan for potential development as a staging area for interpretation of the historic home lot and to complement the function and use of the historic home lot (Figure 2). The entire one hundred and sixty (160) acres is under consideration for designation as a historic district by the City of Holland.

This report will provide information on the history of the site including a description of landscape features and character, historical context within the City of Holland, and a period of significance. The existing conditions including land use, circulation, vegetation, and structures as well as current site functions and visitor uses will be discussed. This information will be used for an analysis and evaluation to determine the significance of the landscape as well as historic integrity for the development of a comprehensive management plan. Finally, a treatment plan will be proposed that includes a preservation strategy for long term management objectives and a master plan for land use.

Information from City staff regarding the proposed use of the site will be incorporated into the formulation of the master plan. Research of the site will be accomplished through examination of extensive historic records at the Holland Museum Archives and Research Library, through historic aerial photographs, and through on site inspections. The final format of the report will include written text, historic photographs which are included in Appendix A, current photographs which are included in Appendix B, and site drawings which are included in Appendix C.



Figure 1: Aerial photograph of the park area (Source: The City of Holland). not to scale



16TH STREET

11 Acres

23 Acres

COUNTRY CLUB ROAD



not to scale

Figure 2: Northeast corner of the park property including the historic home lot.
(Source: City of Holland)

I. Site History, Existing Conditions, Analysis, and Evaluation

A. Site History

1. Historical Documentation

The City of Holland, Michigan was founded by the Reverend Albertus C. Van Raalte in 1847. Van Raalte led a group of families out of the Netherlands in 1846 to escape trying economic conditions and changes to the methods of practicing their religion. For several months local religious leaders were discussing immigration to the United States of America where economic opportunity was much more promising and freedom to practice religious beliefs was guaranteed. In September of 1846, Van Raalte and his family along with many other Dutch families embarked on the journey across the Atlantic Ocean to New York City. After the harsh trip, they arrived in New York and went on to Detroit, Michigan with the ultimate destination of Wisconsin for their settlement. At Detroit, Van Raalte's family and the others rested to prepare for the final stage of the journey while Van Raalte himself went ahead to scout for land for a suitable settlement. Van Raalte headed west but a stop in Kalamazoo introduced him to Judge John R. Kellogg who influenced Van Raalte to inspect land in Allegan and Ottawa Counties for a potential settlement. The land included Black Lake and Black River on Lake Michigan much of which could still be obtained from the United States Government. Although the land was heavily wooded and included many swampy areas, the notion of developing a port at Black Lake, good soil for farming, and reasonably priced land with relatively few inhabitants convinced Van Raalte to choose west Michigan for the settlement (Michel, pp. 11-21).

Van Raalte began purchasing land in January of 1847. He purchased land through tax liens, from the United States Government, and from land speculators in the East. An important purchase occurred in April of 1847 when Van Raalte acquired 240 acres at \$1.25 per acre from the Ionia federal land office. This acreage is just south of the eastern portion of the Black Lake where the Black River meets the Lake and became the Village of Holland which Van Raalte platted in the autumn of 1847. By 1850, he had purchased approximately 2500 acres of land in and around the Village of Holland (Swierenga, pp.19-23).

The first years of the settlement were very difficult with the ominous task of clearing land to grow food and construction of log homes for shelter. Van Raalte was the key figure as the spiritual leader for providing the moral support necessary to survive these difficult times. The original families followed Van Raalte to west Michigan but also other Dutch immigrants on hearing of the start of the settlement also journeyed to Michigan to join Van Raalte or start other

settlements. Soon there were several Dutch colonies near the Holland settlement as the original families called their new home (Michel, pp. 27-31).

An early survey map (Figure 3) shows large areas of wetland near the Black River Lake and to the north of the river. The map of the Holland Settlement in 1849 (Figure 4) shows the first areas of development at the east end of the Black River Lake. Also depicted on this map are roads, churches, saw mills, wind mill, and Indian village.

2. Historical Description

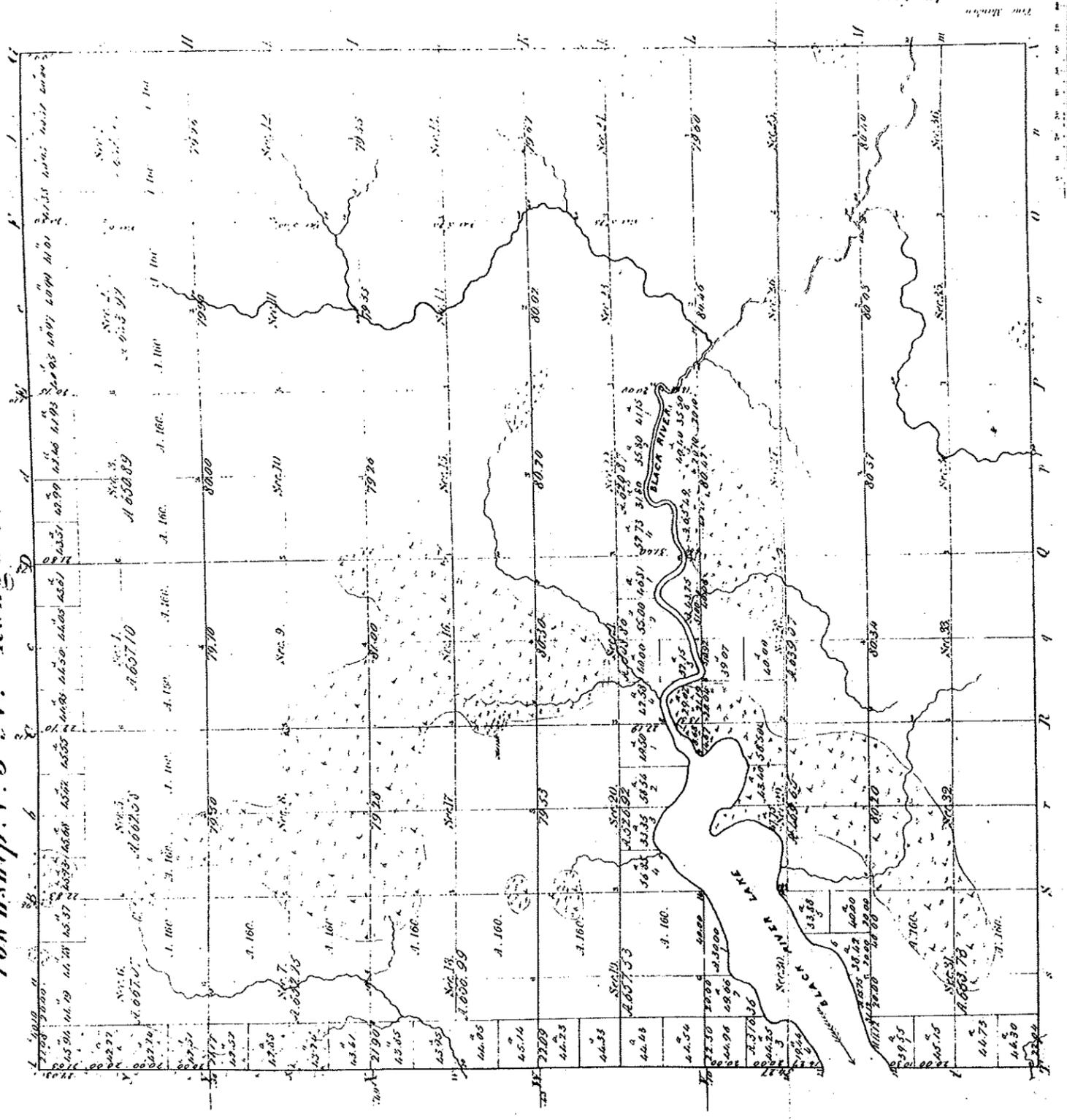
The farmstead ultimately consisted of 160 acres on hilly to gently rolling terrain. Benjamin Van Raalte was given eighty (80) acres by his father, Albertus, and later acquired the adjoining eighty (80) acres from his brother. The house is located on top of a hill in the northeast portion of the site. The farm lane ran straight from the road to the house with a curving lane at the base of the hill to the barns on the east side of the house. A small woodlot composed mostly of sugar maples occurs around the house and to the north of the barns. A hedgerow of evergreen trees was planted on the west side of the farm lane and wraps around the garage to the west of the house. The north branch of the Black River (now called the Macatawa River) meanders from the south central portion of the site through the southeast quarter of the site and exits along the east property line. The river forms a valley and the corresponding ridge occurs through the central portion of the site, along the southeast property line, and along the north property line just east of Country Club Road. A long, narrow woodlot occurs along the west property line from just over the east-west halfway line and south. Scattered trees occur along the top of the ridges of the Black River. A drainageway forms a small creek to the north of the house and small woodlot and meanders around the east side of the barns before flowing into the Black River. The large remaining area was tilled for crops. A drawing from 1919 shows the acreage of various sections of the farm under cultivation and the farmers renting the plots. (Figure 5) An aerial photograph from 1938 shows the land how it may have been utilized by the family in earlier times (Figure 6).

Subsequent aerial photographs show the progression of vegetation reclaiming the site up to 1974, nine (9) years before the land was purchased by the City of Holland (Figures 7 thru 11).

a. Geology

The physical characteristics of Michigan are a result of the expansion and contraction of glaciers thousands of years ago. In the Lower Peninsula, this glaciated terrain is characterized by flat, to gently rolling, to hilly land interspersed with lowland valleys and drainageways.

Township 105 N. Range 1015 W. Mer. Mich.



Surveyed in 1832 by C. Brittain Deputy Surveyor.

I certify that the above is a true copy of the original original plat in this office.
 Surveyed by Joseph C. Brittain
 District July 26, 1856

Do not reproduce without permission.

Figure 3: An early survey of the area around the Black River and the Black River Lake. (Source: The Holland Museum Archives.)



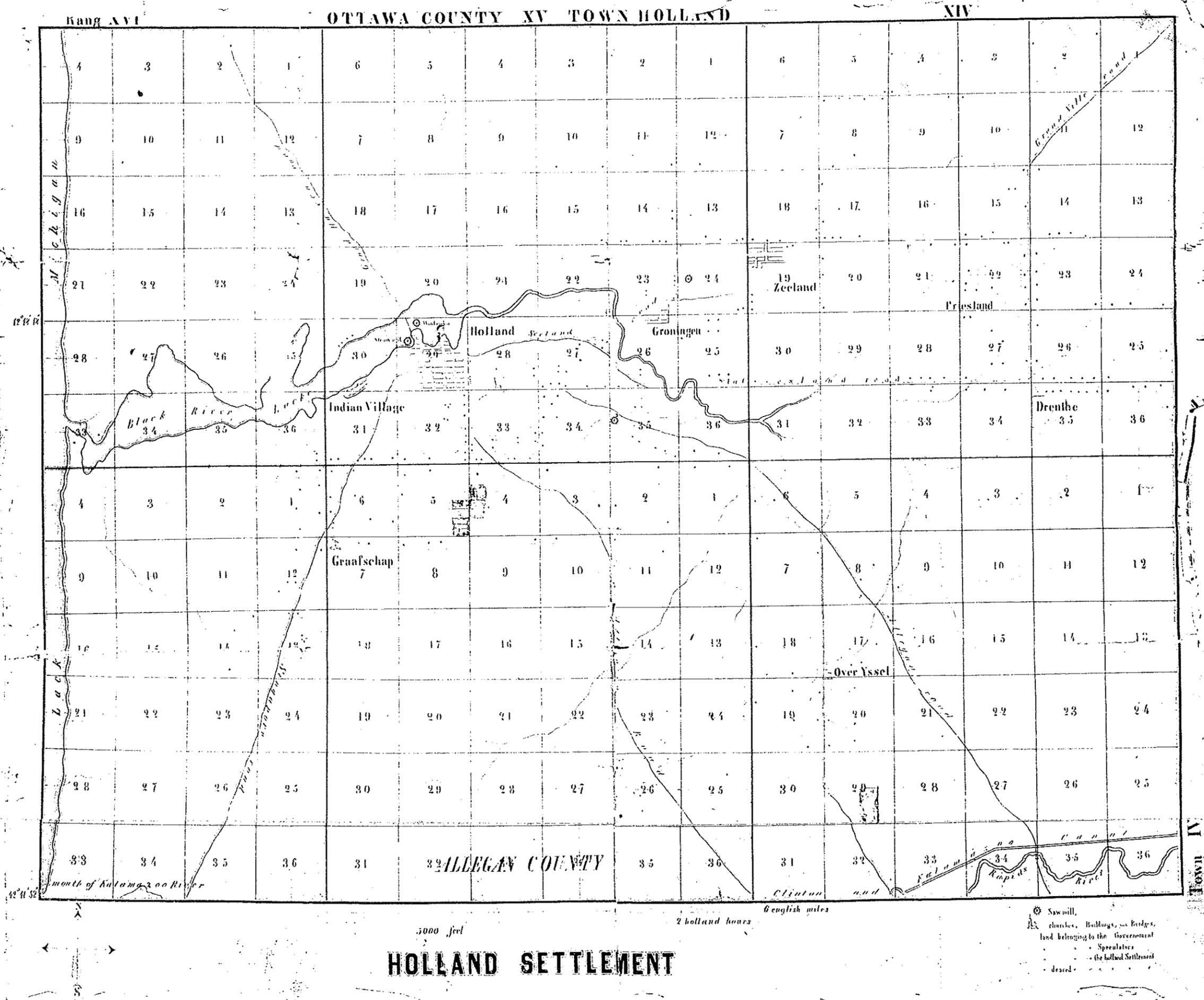


Figure 4: An early map of the Holland settlement. (Source: The Holland Museum Archives.)



Figure 5: A drawing from 1919 showing divisions of the fields of the farmstead.
(Source: The Holland Museum Archives.)



not to scale



Figure 6: Aerial photograph including the farm from 1938.
(Source Michigan State University aerial photograph archives)





Figure 7: Aerial photograph including the farm from 1950.
(Source Michigan State University aerial photograph archives)





Figure 8: Aerial photograph including the farm from 1955.
(Source Michigan State University aerial photograph archives)


not to scale



Figure 9: Aerial photograph including the farm from 1962.
(Source Michigan State University aerial photograph archives)


not to scale



Figure 10: Aerial photograph including the farm from 1968.
(Source Michigan State University aerial photograph archives)





Figure 11: Aerial photograph including the farm from 1974.
(Source Michigan State University aerial photograph archives)


not to scale

The original Van Raalte Farm is a microcosm of the Michigan landscape with the house sitting on top of a hill with an elevation of over 690 feet and the west fields with hillocks over 680 feet while the east portion forms a river valley with the North Branch of the Macatawa River meandering through from south to east (Figure 12).

b. Native Vegetation

The native vegetation of the State of Michigan is predominately broadleaf forests in the southern half of the lower peninsula, Great Lakes pine forest in the northern half of the lower peninsula, and northern hardwoods forest and northern hardwoods-fir forest in the upper peninsula. The map of native plant communities in the Midwest (Figure 13) shows the distribution of these ecosystems.

An enlargement of this map including the Holland area delineates three distinct ecosystems in the region including Great Lakes Pine Forest adjacent to Lake Michigan, and Elm-Ash forest and Beech-Maple forest further inland.

The Van Raalte farmstead was most likely comprised of Beech-Maple forest on the upland portions of the land and Elm-Ash forest on the wetland and river valley portions of the land in the pre-settlement time period.

c. Native Americans

The Native Americans that inhabited the southwest territory of Michigan included the Ottawa which belonged to the Algonquian language group of the eastern forest tribes. The Ottawa formed a confederacy with the Chippewa and Potawatomi tribes called "the three fires." These tribes sided with the French and British at various times and most were eventually moved to land west of the Mississippi River by the United States government during the 1830's. (The World Book Encyclopedia) An Indian Village is indicated on an early map of Allegan County and Town Holland on the south side Macatawa Lake (then known as Black River Lake). When the Dutch colony was first established, a few Indians lived in log cabins but most lived in wigwams in a small clearing (Michel p.23). There is a possibility that Indian artifacts could be found on the Van Raalte farm since it sits on a high point in the area and with the North Branch of the Macatawa River running through it might have been frequented by hunting parties moving up and down the river.

d. The Van Raalte Farm

The Van Raalte farmstead is located to the southeast of the central portion of the City of Holland. The land was a part of a large purchase of approximately 3,032 acres by Albertus C. Van Raalte from Courtland and Mary Palmer for about \$2.32 per acre in 1847. Two sons of Albertus, Albertus and Benjamin, each

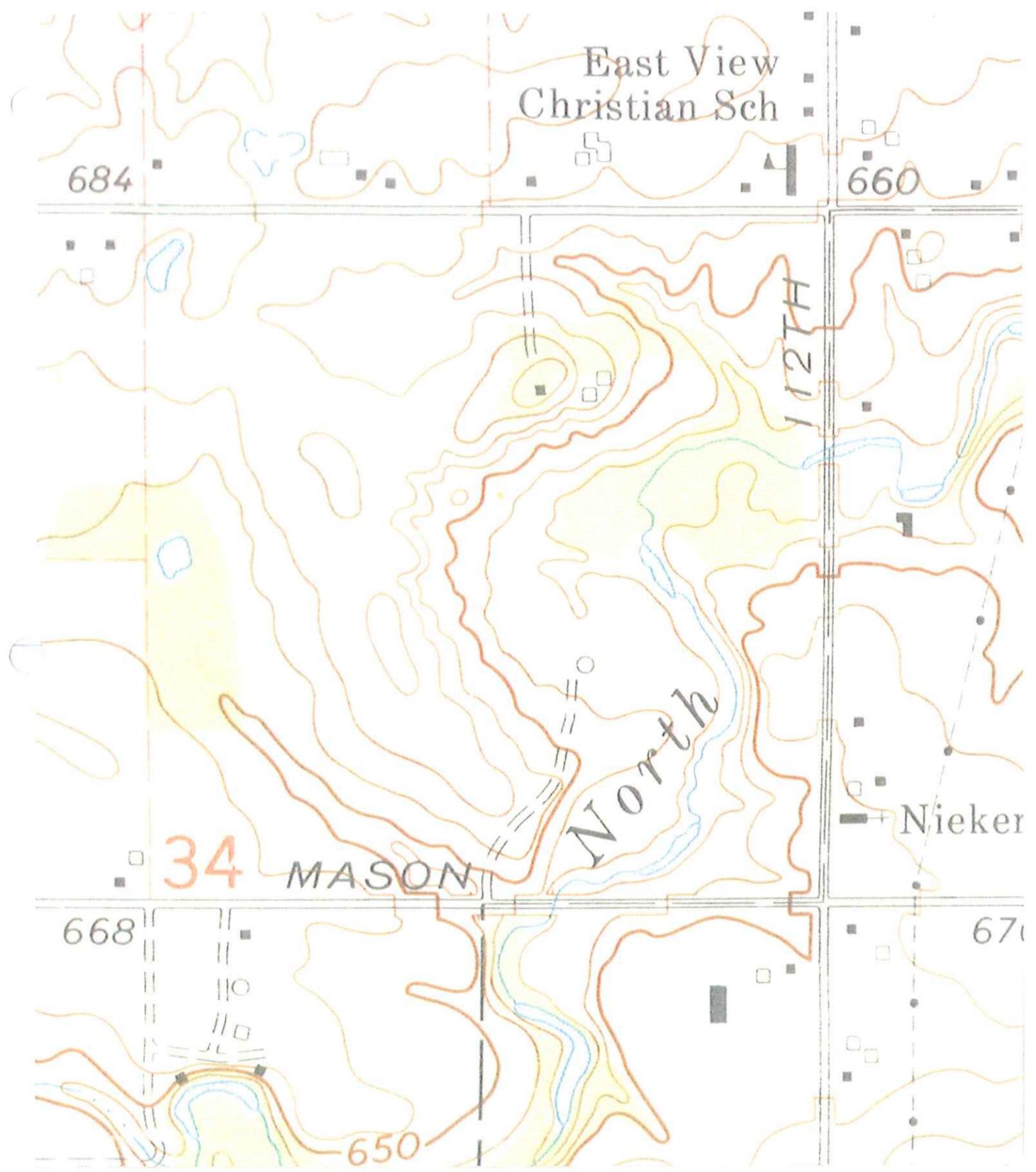
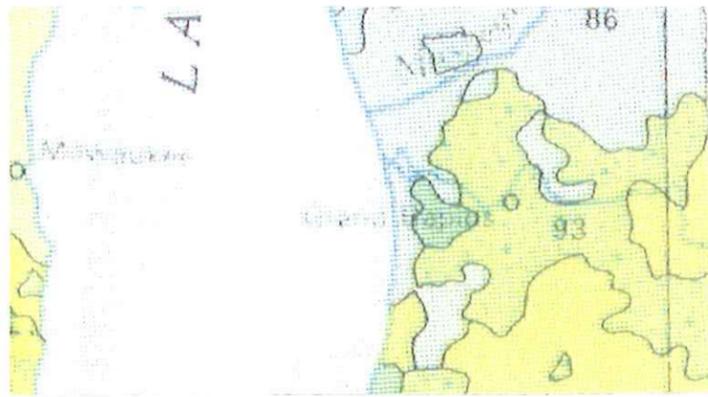
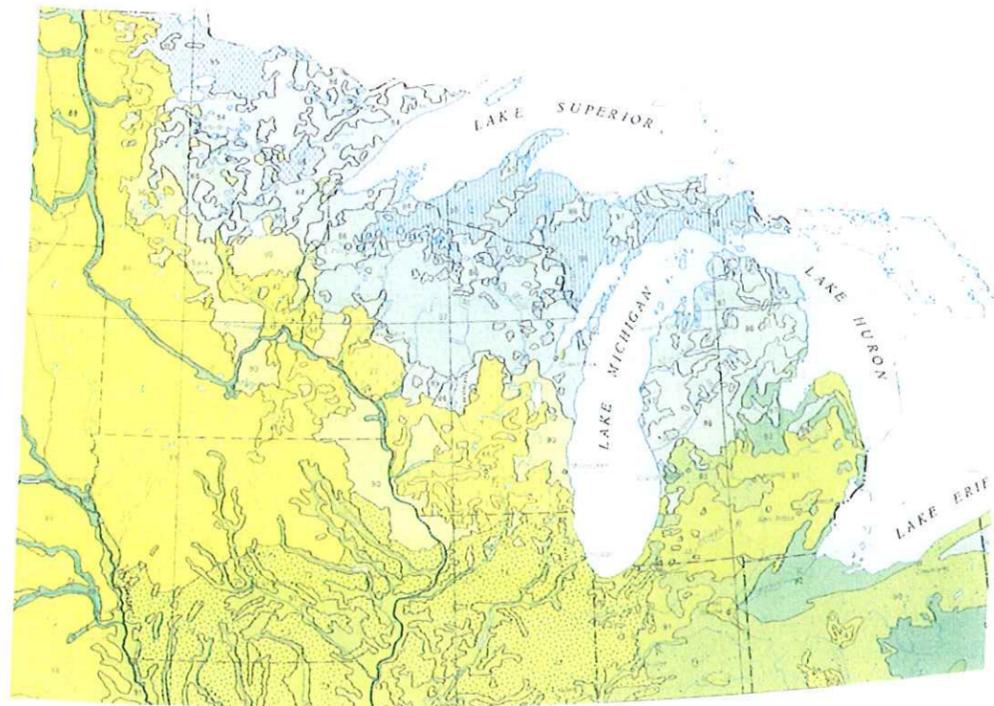


Figure 12: United States Geographical Survey topographical map – Holland East Quadrangle.





Enlargement of map below including the Holland area.



GRASSLAND AND FOREST COMBINATIONS

- Oak Savanna
(Quercus-Andropogon)
- Mosaic of Numbers 66 and 91

NEEDLELEAF FORESTS

- Great Lakes Spruce-Fir Forest
(Picea-Abies)
- Conifer Bog
(Picea-Larix-Thuja)
- Great Lakes Pine Forest
(Pinus)

EASTERN GRASSLANDS

- Bluestem Prairie
(Andropogon-Panicum-Sorghastrum)

BROADLEAF FORESTS

- Northern Floodplain Forest
(Populus-Salix-Ulmus)
- Maple-Basswood Forest
(Acer-Tilia)
- Oak-Hickory Forest
(Quercus-Carya)
- Elm-Ash Forest
(Ulmus-Fraxinus)
- Beech-Maple Forest
(Fagus-Acer)

BROADLEAF AND NEEDLELEAF FORESTS

- Northern Hardwoods
(Acer-Betula-Fagus-Tsuga)
- Northern Hardwoods-Fir Forest
(Acer-Betula-Abies-Tsuga)

Figure 13: Native plant communities of the Midwest.
(Source: *Landscaping for Wildlife*, Minnesota Department of Natural Resources)



not to scale

received eighty (80) acres from their father in Section 34 of Holland Township, Ottawa County in approximately 1864. After serving with distinction in the Civil War, Benjamin returned home to Holland where he lived with his parents. In approximately 1870, he built a farmhouse in the Classical Revival style and in 1872 he purchased the adjoining eighty (80) acres from his older brother Albertus. (Bruins et. al pp. 110-112) The barns located on the property were built prior to the house just after the end of the Civil War (Greiner, p. 2.). In 1872 Benjamin married Julia G. Gilmore and had a daughter, Julia Christina, and a son, Benjamin, Jr., who were both born at the farm (Bruins et. al, p. 12). At his father's suggestion, Benjamin planted a peach crop on the farm and started a farm implement business to provide more steady income and eventually became a well-known dealer in farm machinery (Bruins et. al, p. 114). Over the years, the farm produced crops, fruit trees, peony fields, and raised dairy cows (Greiner, p.2). The farmstead became known as "The Maples" because of the large sugar maples which grew near the house and barns. Upon the death of Benjamin in 1917, the farm was passed down to his daughter, Julia Van Raalte (Bruins et. al, p. 112). Julia had married Orlando Reimold in 1902 and lived in the Philippines for a short time while Orlando was director of the Normal Institute (Bruins et. al, p. 116). Orlando went on to write educational material for the World Book company located in Yonkers, New York, and the farmstead was maintained by the family as a summer residence (Bruins et. al, p. 116). After the death of Orlando Reimold in 1962, the farm was passed down to Orlando Schairer Reimold, Jr., the second son of Orlando and Julia Reimold. Orlando, Jr. called Andy, obtained a degree in engineering and worked for Ethyl Corporation in Ferndale, Michigan. Andy and his wife maintained the Van Raalte farmstead until his death in 1977 (Bruins, et. al, p. 121). The City of Holland bought the farmstead from the heirs of Orlando, Jr. in 1983 for \$350,000 (Bruins, et. al, p. 118).

The farmstead had been developed by the City of Holland as a park with passive recreational opportunities. Access and parking have been provided near the periphery roads at 24th Street, Country Club Road, and 16th Street. The park includes the original 160 acres owned by Benjamin Van Raalte. The park has remained in pasture and farm fields with woodland areas expanding throughout. The house and barns were listed on the National Register in 1990 and includes the historic home lot encompassing approximately eleven (11) acres. This lot is roughly defined by the existing evergreen hedgerow on the west and the old farm fence on the east.

3. Landscape Characteristics

a. Natural Systems

As described previously, the farmstead is comprised of hilly terrain on the western half with the farmhouse sitting on a hill with an elevation of over 690 feet. A finger-like ridge projects from the north to the southeast where it abuts the

North Branch of the Macatawa River which enters the site approximately midway along the south property line at 24th Street. This ridge has a couple of knolls with elevations greater than 680 feet. The four (4) corners of the original farm have more gentle, rolling terrain.

The north Branch of the Macatawa River meanders through the original farm property from 24th Street to the northeast and flowing beneath Country Club Road approximately six hundred feet (600') south of Sixteenth Street. Two (2) distinct drainageways flow into the river and both originate in the northwest corner of the farmstead. One arcs around the ridge on the west side of the property and through a wooded wetland on the west property line before flowing into the river along the south property line. The other runs from the northwest corner beneath the drive to the farmhouse and through a wetland on the north and east side of the farm complex and into the river. A small drainageway splits the field in the northeast corner and flows into the north drainageway near the river.

b. Spatial Organization

The original farmstead consisted of the farmhouse on the hill with the barns to the east and other outbuildings including outhouse, windmill, sawmill, and corn crib near the house and barns. The windmill was removed to build a pump house between 1910 and 1915 (Smith, p. 37) and the garage was built after 1940 (Smith, p. 36). The drive runs straight from Sixteenth Street to the house. The house and barn complex are located approximately four hundred and fifty feet (450') from the street. The original farmed fields surrounded the farmhouse with a large expanse to the south.

c. Land Use

The land use for the farmstead includes the basic farm functions prevalent on farms throughout Michigan and the Midwest. The farm complex forms the central component for living and working while the upland areas were utilized for crop production. The drainageways were left open and might have allowed for grazing. The wooded wetland on the west property line east left in its natural state and large trees were left near the house and barns. One early photograph shows an oil rig in production on the farm.

d. Cultural Traditions

Like many farms in the area and State the farmhouse occupies the most prominent location on the land sitting on the hill. The drive runs straight from the main road to the house and is flanked on the west by an evergreen tree windbreak. Many farmsteads throughout the State follow these same basic principles for layout of the farm features.

e. Circulation

The circulation for the farmstead consisted of two-track wagon paths that extended from the main street to the house as described above. Other paths for moving farm equipment were located in front of the house at the base of the hill from the main drive to the barns and from the barns to the south of the house to the fields on the west side of the property.

f. Topography

The farm property has a large range of elevations from greater than 690 feet at the farmhouse to below 630 feet in the river valley. As described previously, the farmstead is divided into two distinct areas with the finger-like ridge and hill on the western portion and the river and low areas on the eastern portion.

g. Vegetation

From the map of native plant communities in the Midwest, the original plant community was most likely beech-maple forest on the uplands and elm-ash forest in the wetland areas. The aerial photograph from 1938 shows the vegetation remaining after clearing of trees for the crop production. (Figure 6) The trees around the farmhouse which include predominately sugar maple form a relatively large stand of trees. The evergreen hedgerow on the west side of the entry drive is visible. A large woodland on the west property line is shown as left intact. This area is shown on the topography map with a small water feature within the woodland and with the 660 foot contour at both margins suggesting a wetland. This may be the reason the area was not cleared for crop production. Scattered trees and clumps of trees occur throughout the drainageways and river valley. A hedge row runs along the entire length of the west property line and scattered trees occur along the south and east property line. Several small trees and a tree at the entry drive are visible on the aerial photograph along the north property line. The drawing from the Holland Museum Archives from 1919 shows the division of the farmstead into fields and the associated crop and farmer renting the plot (Figure 5). The drawing indicates corn, June grass, and wheat on the western portion of the property and creek pasture on the eastern portion. The 1938 aerial photograph is a good record for showing the amount of clearing for the farm and the areas under cultivation. Figures 6 thru 11 show the progression of growth of the second generation forest.

From a personal meeting with Grace Smith (consulting architect), Brian Devlin (consulting landscape architect), and Steve Reimold (relative of Benjamin Van Raalte), Mr. Reimold told of some of his remembrances of living at the farmhouse. In the garden to the east of the house, he recalls plantings of hollyhock, trumpet vine, roses, peonies, purple flowered iris, daylily, and other perennials. The plants outside the east door of the kitchen included roses, phlox,

iris, tiger lily, and hollyhock. The path between the house and outhouse included a trellis with honeysuckle vine, and Concord grapes were grown in a bed to the west of the garage.

Early photographs show these beds as well as a tulip bed in front of the house and a large peony production bed to the west of the evergreen windbreak on the west of the entry drive.

h. Buildings and Structures

Please refer to the Historic Structures Report by Grace A. M. Smith of DeStigter/Smith Architects for a complete and thorough study of the farmhouse and barns.

In general, the farm complex was typical of the era with farmhouse, barns, and ancillary buildings associated with the operation of a large farm. The barns were built shortly after the Civil War and the farmhouse in 1872 (Greiner, p.2). Several additions were made to the house and a garage was added after 1940. From early photographs and evidence in the field, other buildings in the original complex included a north-south extension on the south side of the gray barn, an outhouse, corn crib, windmill, silo, chicken coop, and later a pump house. The house, garage, red barn, and gray barn are the remaining structures of the original farm complex.

i. Views and Vistas

Two important views are prevalent from the location of the house on the hill, the highest point of the land. The first is the view of the house from the road. Its prominent location at the end of a long drive gives the impression of a well-to-do farmer and successful businessman. The second is the vista from the house looking south out over the large farm and river valley. The land had been logged for development of the farm fields except for trees along the river and the wooded wetland on the west property line and the view from the house to the south revealed an expansive tract of farm land on the Van Raalte property and beyond. The woodland trees are now encroaching on this vista with secondary growth along the river and ridge lines tall enough to totally obscure the view.

j. Small Scale Features

The property still has remnants of the fence lines constructed during the days of crop production. One fence line runs east and west on the south side of the farmhouse from the barns to approximately four hundred feet (400') past the garage. Another fence line runs north and south from just north and east of the barns to the small creek on the north side. An early photograph also shows a fence line running along the east side of the entry drive and partially along the two-track path to the barns. Also shown in an early photograph is a dry-laid

fieldstone wall on the east side of the farmhouse. Other photographs show a flagpole and fieldstone wall on the west side of the farmhouse and a bird bath in front of the house.

k. Archaeological Sites

As mentioned previously, this may have been a site visited by Native Americans with its high knoll and the north branch of the Macatawa River. An expert from the State of Michigan should be consulted for the possibility of study for archeological remains.

In the personal meeting with Steve Reimold, a relation to Benjamin Van Raalte, he noted that trash dumps were located to the north of the barns. There may be an interest at some future date to locate these dumps and search for remnants of life on the farm.

4. Historical Context

The farmstead is significant in two important and distinctive ways. First, it is significant as a property originally owned by Albertus C. Van Raalte, the founder of the Holland Colony, and passed down to his son Benjamin, who developed and worked the farm for part of his livelihood. The land was one of the most beautiful tracts of land in the original Colony with the river valley, prominent hilltop, and rolling terrain offering the most interesting farm land in Ottawa County. It is also important that the farm was passed down to successive generations of the family before being purchased by the City of Holland. It is significant also that Benjamin Van Raalte became a prominent merchant in farm implements supplying equipment to farmers in and around the City of Holland. Second, it is significant as a remnant farmstead within the City of Holland which, like other communities in Michigan and the Midwest, was originally a farming community before the advent of factory and assembly line production. The Van Raalte farm is the only remaining historic farm in the Holland area. This property and its structures is an important snapshot of Holland at the turn of the century as a young and thriving agricultural community. The natural features of the property with the woodlands and the river, the traditional layout of the farmhouse and drive, the utilization of the farmstead for a variety of crops and products, and the relation to such an important figure in the City of Holland are all important characteristics contributing to the significance of this property as a whole and the home lot in particular.

According to the National Register criteria for evaluation, the Van Raalte farm is significant as a cultural landscape for the two reasons stated above. The farm is associated with the life of a person significant in the past (Page, p. 71). The land was once owned by Albertus Van Raalte who was the major influence for Dutch settlement in western Michigan and a driving force in the development of the City of Holland. The farmstead as developed by his son, Benjamin, embodied the

distinctive characteristics of a typical farmstead of the period and remains the only farm complex intact within the City of Holland (Page, p. 71).

5. Period of Significance

The period of significance would be from approximately 1865 to 1920, the years that the farm first became established and reached its peak production as a working farm. During this time Benjamin Van Raalte was a full-time resident of the house and was instrumental in the everyday functions of the farmstead. A map of the fields was prepared in 1919 after the death of Benjamin Van Raalte in 1917. The map shows the crop production at that time with corn, June grass, and wheat grown in the north section and grass and creek pasture in the south. The map delineates acreage and the farmer renting each section. The only areas not in use are the wooded wetland along the west property and the wetland and ravine to the northeast of the farmhouse. The farmhouse and property remained in the family until it was sold to the City of Holland, although it was not used as a primary residence by the family after Benjamin's death, the land was still farmed for many years.

B. Existing Conditions

1. Land Use

The farm has not been in active production for many years. The current use of the farmhouse is as a residence for interns from the DeGraaf Nature Center and for small meetings for City staff and officials. The barns are used for the storage of artifacts from the farm itself. The property as a whole has been developed as a City of Holland park with small parking areas near the perimeters and hiking trails for passive recreation throughout the site. Limited activity occurs on the historic lot at this time. A sledding hill is winter located in the south central portion of the property is the only active recreational opportunity provided on the site.

2. Vegetation

As was mentioned previously, the farm has not been in active production for many years and as a result the plant community is in a state of constant change. The ecosystems are gradually changing from cultivated field to meadow to old field to successional woods with the eventual climax ecosystem of a beech-maple forest or elm-ash forest wetland. A meadow is an herbaceous ecosystem with grasses and flowering plants such as wild carrot, goldenrod, thistle, clover, and aster. The old field is a meadow with woody plants such as sumac, gray dogwood, hawthorn, and young trees forming clumps throughout the meadow. The successional woods ecosystem is the development of the old field into a

stand of young trees where now woody plants far outnumber the meadow species. The climax forest is the ecosystem which is naturally suited for the climate and soil conditions of a particular region. The change to a climax ecosystem at the Van Raalte farmstead can occur much quicker because a seed source for the climax communities are already present in significant numbers with the sugar maple remnant near the house and elm and ash trees along the river. The woodland has expanded across the south side of the house blocking the view of the property from the house. As seen from the current aerial photograph the woodlands have expanded significantly in the last twenty-five (25) years.

The small gardens near the house no longer exist but a large patch of periwinkle extends down the slope on the north and partially on the east side of the house.

The evergreen windbreak has matured but many deciduous trees including sugar maple and black cherry are seeding into the understory of the evergreens. Also, the windbreak has extended to the north further down the drive with deciduous species that have seeded and grown.

Many young trees have grown into the foundations of the silo and north-south wing of the gray barn. Also, several maples originally preserved by the Van Raaltes have become so large that they extend over the existing barns and house.

The river valley and drainageways are now wooded and the fields to the north of the north drainageway, to the east of the barns, and to the west of the entry drive are in the successional woods stage with sugar maple and hawthorn as predominant species.

3. Circulation

The existing circulation for the park consists of access points along 24th Street, Country Club Road, and Sixteenth Street. The access from 24th Street is approximately 470 feet east of the west property line and provides a looped drive system with parking for approximately sixty (60) vehicles. Pedestrian access is provided to a play structure and shelter and to the trail system for the park. The access from Country Club Road is approximately 730 feet north of the south property line and provides a short cul-de-sac drive with parking for nineteen (19) vehicles on the north side of the circular drive. Pedestrian access to the trail system is provided from the parking area. The access from 16th Street is the original farm lane to the farmhouse which connects to an access drive to the west to a dead end parking area for approximately twenty (20) cars. Pedestrian access is provided throughout the park with maintained nature trails. Concrete sidewalks exist along the three (3) periphery roads.

The historic home lot has the original straight entry drive which is now asphalt and culminates in a small asphalt parking area between the house and garage. The farm lane from the drive to the barns is still in use and in good condition. The lane from the barns to the east is still visible through the trees but is becoming more obscure from encroaching vegetation. The lane from the barns to the east fields had been grassed over between the barn and house but still remains from behind the garage to the west fields.

4. Structures

The park development had been limited and includes the playground and shelter near the 24th Street parking area and a small log shelter just south of the Country Club parking area.

The historic home lot has four (4) remaining structures including the farmhouse, garage, red barn, and gray barn. The north-south wing of the gray barn has been dismantled and stored in the gray barn. Other structures evident in early photographs but are no longer existing on the property include the outhouse, corn crib, silo, windmill, chicken coop, shed, and later pump house. For a complete description of the existing structures on the historic home lot please refer to the *Historic Structures Report* by Grace A. M. Smith of DeStigter/Smith Architects.

C. Analysis and Evaluation

1. Significance of Landscape Characteristics and Features

As stated in the *National Register of Historic Places Inventory-Nomination Form*, "...The Van Raalte-Reimold House is significant as one of the last structures remaining in Holland which is directly associated with the family of Reverend Albertus C. Van Raalte, the founder in 1847 of the City of Holland and the large Dutch community in the West Michigan area." Also the house remained in the family for over one hundred years before its sale to the City of Holland.

The historic home lot property is also significant as a vernacular landscape which has changed very little since its development as a productive farm complex in the late 19th century. As mentioned earlier, the layout of the house, drive, and barns is a typical example of the simple and sensible traditions of the time. The entry drive forms a straight line to the house. The house sits prominently on the highest point of the property, a small hill with an elevation of over 690 feet. The barns are close to the house a short distance to the east of the base of the hill. With such a prominent position, the views from the house could almost take in all the aspects of the farm property. The farm complex is traditional in that it is not elaborate but rather servicable. There are not large extensive gardens but rather

smaller beds with favorite plants. In short, the farmhouse is an example of the simple, basic lifestyle of a hard-working farmer. This tradition was preserved by successive generations of the family that kept the farmhouse and grounds intact.

Although Albertus Van Raalte bought and sold many acres of land, he kept for his family what may be considered the best piece of property with its high outlook and varied natural features which in full circle will now provide recreational opportunities of the citizens of Holland.

2. Historical Integrity

The historic home lot maintains a high level of historic integrity. The location of the farmstead is significant as the one chosen by Albert's Van Relate for his son out of many available properties. The traditional design of the house and barns and layout on the land are exemplary characteristics for the style of the times. The setting of the farmhouse on the hill with the preservation of the existing sugar maples shows the care and thoughtfulness of working with the land. The maintenance of the farmhouse and grounds in its original condition by the successive generations create the feeling of that agrarian lifestyle typical of the late 19th and early 20th century.

Identification of Character Areas and Development of Management Zones.

The historic home lot has several distinct zones which require different management approaches. The existing zones include the open field to the north of the farmhouse, the entry drive, the evergreen windbreak, the farmhouse and hillside plantings, the barns and adjacent plantings, the sugar maples stand to the north of the barns, the drainageway wetland, and the field to the north of the sugar maple stand.

The open field to the north of the farmhouse should be maintained as an open field with a few mowings per season. The east side of the fields should be delineated in the field to provide a benchmark of the desired line. Trees and shrubs that encroach over this line should be removed on a regular basis. The wetland and drainage which runs through this field should be maintained as an emergent wetland. Any wetland shrubs or trees which seed into the wetland should be removed. Any invasive species such as purple loosestrife and common reed should be removed on an annual basis. The view of the farmhouse from the road is an important characteristic of the historic home lot that must be maintained.

The entry drive has not changed in location but has changed in material. The original drive was a simple dirt road. If the access to the house is limited, a consideration may be to remove the asphalt to bring back the feeling of the old farm lane. Also, the access to the existing parking lot should be eliminated from

the farmhouse lane and moved to the west providing a separate entry to that parking lot.

The evergreen windbreak is in jeopardy of being crowded out by understory trees, primarily sugar maples, growing up through the lower branches. These under story trees should be removed or transplanted to allow the evergreens optimal growing conditions. The windbreak itself will need to be replaced as the trees are reaching their mature age. The best option may be to remove the understory as stage one with total replacement using the same species in ten or fifteen (10 or 15) years.

The farmhouse and hillside plantings should be maintained as they were in the life of Benjamin Van Raalte. The small beds can be replanted as well as the accent shrubs near the kitchen door. The rock wall along the east side of the house and at the circle drive should be rebuilt. Other landscape elements such as the flagpole, or swing can be added to provide that feeling of a lived-in residence. Landscape elements added after 1920 should not be replaced. Other original buildings evident from early photographs can be replaced on the site. The exact locations can be determined from these early photographs and from probing the foundations. The sugar maples should be replaced from saplings growing in the nearby woodlot. Views from the farmhouse looking to the south over the original 160 acres should be renewed behind the house where vegetation is growing on the slope

The barns are an important characteristic of the farmstead which can provide a creative approach to preservation and interpretation of the site. The initial idea is to restore the house and limit its use to small gatherings, conferences, and meetings for City Staff and provide museum type interpretation of the Van Raalte parlor room. The barns, on the other hand, can provide large spaces for a museum experience as well as conference and meeting room functions. The existing trees near the barns should be trimmed or removed to insure protection of the barns from falling limbs. The secondary growth should be maintained at this time to prevent the development of a forest which will be more costly to remove in the future. The area to the east outside of the historic home lot of the barns can be set aside for the development of an orchard or a nursery for Van Raalte commemorative sugar maples. All the original fence lines should be determined and preserved if still in place or reconstructed from the evidence in early photographs and from the 1919 drawing. The sugar maple stand to the north of the barns was originally preserved by the Van Raalte family but was cleared beneath possibly for grazing animals. The area now is progressing slowly into a beech-sugar maple forest ecosystem. A few wildflowers were observed but the understory consists predominantly of grasses and young sugar maples. With only one (1) mature beech observed on the historic home lot, very few young beeches are seeding into this area. Since the focus of the park is on passive recreation it may be desirable to plant some beech trees and wildflowers into this wooded area to provide an example of the climax ecosystem to future

visitors. This can become a valuable natural resource to augment a visit to the historic structures.

The wetland and drainageway to the north of the sugar maple woods is also reverting to a forest ecosystem of Elm and Ash. The 1938 aerial photograph shows this area as maintained with only a few scattered trees along the slopes. This is a unique area with a small stream meandering through the wetland with side slopes that become steeper and higher as it moves closer to the river. Interpretation of this area as a natural system will be a valuable asset to the overall program of the property.

The area north of this wetland immediately adjacent to the road was originally a cultivated field. It is now a successional woodland with predominant species of sugar maple and hawthorn. This area can be allowed to progress to a climax ecosystem providing yet another interpretive opportunity for current and future visitors.

The focus of the management plan is to concentrate historical preservation for the home lot on maintaining the view of the farmhouse from Sixteenth street and restoring the original buildings of the farm complex to create a feeling of farm life. The focus of the management plan for the woodlot and wetland and field is to allow these areas to revert back to the ecosystems present when Albertus Van Raalte originally purchased the property. This allows the City of Holland to focus monetary resources on maintenance and reconstruction of the buildings while reducing the areas of field maintenance. This combination of historical and natural interpretation will provide the visitor with insight into the life of a farmer and the work performed to change the land from mature forest to tillable land.

II. Treatment

A. Preservation Strategy for Long-Term Management

The treatment of the historic home lot should be based on policies, guidelines, and standards developed within the following publications: *National Park Service Management Policies*, *the cultural Resource Management Guideline*, and *The Secretary of the Interior's Standards for the treatment of Historic Properties with Guideline for the Treatment of Cultural Landscapes*. The publications describe four types of treatment for cultural landscapes as preservation, rehabilitation, restoration, and reconstruction, with the definitions for each listed below. (Page et. al, p.82)

Preservation: the act or process of applying measures necessary to sustain the existing form,

integrity, and material of a historic property. Includes initial stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.

Rehabilitation: the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historical location.

(Excerpted from *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995)

The City of Holland has taken the first step in the process with the assessment of the property and structures on the historic home lot of the Van Relate Farm. The next step is to prioritize the treatment action based on funding and need. Early discussions indicate that the farmhouse is stable with immediate work needed in the attic to prevent ice dams on the roof. The barns, it was agreed are the main priority in terms of first stabilization and then rehabilitation. The preservation of the buildings is discussed in the *Historic Structures Report* by Grace A.M. Smith of Destiger/Smith Architects.

Many of the proposed management objectives were discussed in the previous section with the classification of the different zones. For the historic home site, all four (4) treatment types will be utilized in the strategy for long-term management. The barns will likely undergo both rehabilitation in an effort to create spaces for use as conference or museum facilities and reconstruction in an effort to rebuild the north-south wing of the gray barn for public use.

Restoration will be utilized to redevelop the outbuildings of the farm complex to depict the site according to its appearance at the turn of the century.

Preservation of the structures now and in the future will be an on-going process to maintain the structures for generations.

The landscape is a much more difficult entity to preserve as it is constantly changing. Materials in the landscape and man-made artifacts such as fences are easier to define, treat, and manage but vegetation is a living material with a cycle of birth, growth, and death that is unpredictable and varied. The following discussion offers strategies for these two (2) distinctive elements of the landscape.

1. Man-Made Elements

The man-made elements of the landscape on the farmstead include the entry drive, the fence lines, rock walls, and farm paths. The drive should be restored to its original material and separated from the parking lot to the west. The drive should not be a main access point for the house since its function, in the future is to become much more limited in use. With the barns becoming the focus of activity for visitors to the historic site the entry drive can revert to its traditional material and width. The fence lines are an important element of any farmstead. There are fences still in place at the farm and others are evident from early photographs. The extent of repair and/or reconstruction of the fence lines is, in part, a function of the overall maintenance budget of the City. Once a determination is made on the degree of authenticity to be achieved, the actual work can be planned and the perpetual maintenance can be budgeted. The rock walls are a fairly simple item as there are only two small walls on the east and west sides of the house. These walls can be rehabilitated and/or reconstructed at a minimal expense if desired. The farm paths are the lanes used for farm equipment to gain access to the fields. The idea for these paths is to provide two hard surfaced areas approximately three feet (3') apart to simulate the two track appearance of an original farm path for equipment. These paths would allow barrier-free access from the barns to the house while providing an authentic feel of the old farm lane. Once in place, this system would require regular maintenance and repair.

2. Vegetation

As discussed earlier, the plant material of a historic site is much more complex issue than the static landscape features. The most important element of the historic home lot is the open field to the north of the farmhouse and the mature sugar maples surrounding the house. The field can be maintained with regular mowings two (2) or three (3) times per year. As mentioned earlier, wetland trees seeding into the drainageway in the field should be removed on a regular basis. The view of the house from the road is an important feature which must be preserved and maintained. The maples for which the farmstead is named is a much more difficult characteristic to preserve. These trees have grown and

matured at similar rates such that now they are all large and full specimens. An inventory of these trees should be developed through survey work to show exact locations. Two (2) approaches are possible for the preservation of these trees around the farmhouse. The first is replacement as needed such that when a tree dies a young tree is planted in its place. The first trees that die are replaced with saplings and subsequent trees that die are replaced with larger and larger trees to form a consistency for the future of trees that are similar in age and size. The second approach is replacement with the same size trees all at one time. With this approach, when a tree dies another tree is not replanted until a critical mass is achieved and until a majority of the trees are gone before replanting with larger, uniform trees. If replanting trees in the exact location is not critical, a third solution is possible. Young trees can be planted now near existing trees to provide for replacements as the original trees die. With any solution the character of the farmstead will be altered with the transition from the original stand to a new stand of sugar maples. Authenticity can be carried to an extreme, if desired, by inventorying the trees and collecting seeds from each tree for replacement of a dying tree with its own offspring.

The preservation of the evergreen windbreak has been discussed earlier and a similar dilemma exists for this feature as for the sugar maples. The priority for preservation of the evergreens is to remove all the understory vegetation which is growing up into the lower branches of these evergreens. The dead wood on the evergreens should also be removed. The trees should be surveyed to determine exact locations for replanting of the same species at some future date.

The wooded areas to the north of the barns are in the process of change from altered and controlled ecosystems to natural ecosystems. The function of the land now is for public use in the form of passive recreation. The growth of the mature sugar maples, the wooded wetland, and successional woods needs little maintenance. Wildflower rescues can provide native plants for the ground layer and understory of the mature sugar maples. A list of plants native to the beech-sugar maple forest is provided in Appendix D. The progression of these ecosystems to the climax stage is a great interpretive tool which can be incorporated into the program for the site. There are several large trees near the barns and in particular an extremely large ash tree very close to the gray barn. The ash tree should be removed and other trees should be assessed to determine if removal is warranted for protection of the barns.

Another important maintenance function for interpretation of the site is the preservation of the views of the original farm land from the farmhouse and barns. The extent of clearing needs to be determined but the replacement of the successional woods with prairie species may be a viable option for maintaining these views for the future and providing greater diversity of ecosystem habitat for wildlife and visitors to the park.

B. Overall Management Objectives

The long-term management objective is two-fold. The first is the management of the farm complex to return it to a time when it was a functioning farm with all outbuildings, fences, and farm lanes intact. The second objective is the recognition that the vegetation associated with the farm is in constant change and progresses from a young ecosystem to a climax ecosystem over time. The objectives allow for interpretation of the historic home lot as well as the natural surroundings with a single visit.

C. Master Plan

The master plan is to preserve the historic home lot as much as possible to a condition when in control of the Van Raalte family. Some changes are proposed to provide a more pronounced feeling for a traditional farm while allowing better access to the public. The development is focused to the east from Country Club Road and provides an access from the road to a parking lot just to the east of the barns. The demarcation between the historic home lot and the farmstead interpretive site is the old wire fence that runs north and south to the east of the existing barns. The program for the use of the barns has not been finalized but preliminary ideas include a conference facility for classes and large meetings and a reception area for social gatherings. A parking lot is proposed to the east of the barns for approximately 114 cars and access to the barns is a continuation of the old farm lane. A bridge is proposed at the crossing of the ravine to the parking area. The number of parking spaces can be adjusted as the program for the barns becomes more defined.

To follow in an agricultural theme, the field in the northeast corner is developed on the west side of the drainageway for garden plots to rent to the public. A gravel road loops around the space for a community garden. This area has a small gravel parking area in the center with garden spaces on the north and south sides. The gardens are partitioned into fifty-eight (58) fifteen by thirty feet (15' x 30') plots with paths between the plots. Both gardens are enclosed with a wood picket fence backed with wire mesh to protect the gardens from animals. The area to the east of the drainageway is devoted to produce which can be harvested by the visitors in a u-pick garden format. The crops grown in this area may include peaches, apples, pumpkins, strawberries, and/or raspberries. The City may operate this cultivated area or it may be turned over to a local farmer for an annual fee.

The program can include tapping maple trees for production of maple syrup. It is suggested that a structure located elsewhere in the park that is isolated be relocated to the successional woodland across from the gravel drive. The

structure would be accessed by a bridge over the small ravine running along the gravel drive. A trail system connects this structure to other points in the site. Rustic bridges are proposed to cross the creek which runs across the front of the farmhouse through the woods to the river. This path connects to the existing sidewalk along Sixteenth Street. The path also connects to a proposed overlook at the intersection of the creek with the river.

On the west side of the evergreen windbreak, a large peony bed is proposed to replicate the beds planted for production. A path is located through the peony bed from the west parking lot and connecting to the old farm lane in front of the farmhouse.

The goal of the master plan is to preserve the historic home lot in the condition that existed while under control of the Van Raalte family. This will offer visitors a chance to experience life on the farm. The use of the land in the northeast corner for gardening will extend this experience to hands on satisfaction. The unique topography and natural features are also important elements of the farmstead which add to the historic character and provide a rich outdoor experience for the visitor.

**Appendix A:
Historic Photographs
From
The Holland Museum Archives**

Historic Photographs
(Source: Holland Museum Archives)

- Photograph 1: View to the farmhouse from the main road with the farm lane on the right.
- Photograph 2: View to farmhouse from the main road looking down the farm lane. (Note the farm fence on the left of the lane.)
- Photograph 3: View of the farm lane from the house with uniform hedgerow of evergreens on the west side of the lane.
- Photograph 4: View of the farm lane from the main road. (Photograph taken November 3, 1936.)
- Photograph 5: View of farm lane from the house. (Photograph taken September 3, 1943.)
- Photograph 6: View of the front of the farmhouse from the slope of the hill. (Photograph taken May 26, 1919.)
- Photograph 7: View of the west side of the house with flag pole and drive turn around. (Photograph taken September 3, 1943).
- Photograph 8: View of the east side of the house (Date of photograph October 17, 1935.)
- Photograph 9: View of family working in the perennial garden on the east side of the farmhouse. (Photograph taken in 1938).
- Photograph 10: View of vine-covered pump house on the east side of the farmhouse.
- Photograph 11: View of ladies posing near the tulip bed in the front of the farmhouse.
- Photograph 12: View of the northeast corner of the farmhouse from the slope of the hill. (Note the slope of the hill is grass and not periwinkle).
- Photograph 13: View of the front of the farmhouse from the bottom of the hill. (Date of photograph September 1, 1943.)
- Photograph 14: View of sugar maples on the hillside from the front of the farmhouse. (Date of photograph November, 1936)
- Photograph 15: View of the south barn complex and fields beyond. (Note corn crib at north end, silo foundation, and farm fences).
- Photograph 16: View of the south barn complex with north-south wing removed and trees sprouting along the foundation.
- Photograph 17: View of the east side of the farmhouse. (Note the privy under the tree to the south of the farmhouse).
- Photograph 18: View of the privy to the south of the farmhouse.
- Photograph 19: View of the peony beds to the west of the evergreen windbreak along the farm lane.
- Photograph 20: View of farm activity to the west of the barns. (Date of photo May 12, 1919).
- Photograph 21: View of the southeast corner of the farm house from the south field. (Photograph taken 1919).

Historic Photographs
(Source: Holland Museum Archives)

- Photograph 22: View of the farm building on the south side of the farmhouse from the south field. (Date of photograph May 26, 1919).
- Photograph 23: View of the fields to the south.
- Photograph 24: Long view of the farm building complex from the south fields.
- Photograph 25: Long view of the farmhouse across the farm field from the northwest corner of the farm. (Date of photograph November 6, 1935.)
- Photograph 26: View of the corn field in the northwest corner of the farm through the evergreen windbreak. (Date of photograph July, 1950).
- Photograph 27: View of a garden area with typical farm fence.
- Photograph 28: View of the creek pasture.
- Photograph 29: View of the creek pasture with the farmhouse in the background.
- Photograph 30: View of oil drilling operation on the farm.



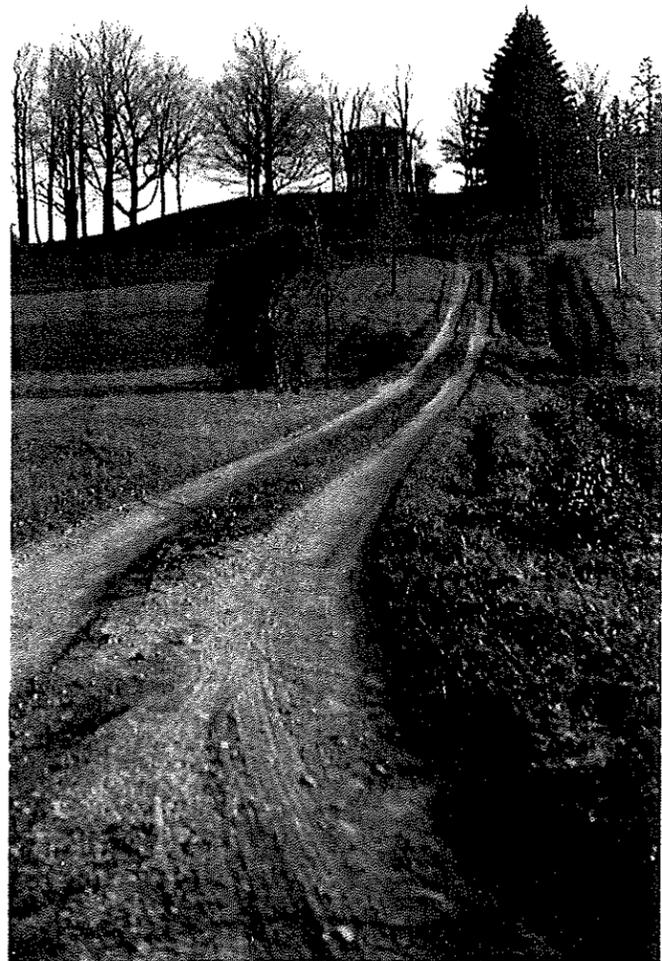
Photograph #1: View to the farmhouse from the main road with the farm lane on the right.



Photograph #2: View to farmhouse from the main road looking down the farm lane. (Note the farm fence on the left of the lane.)



Photograph #3: View of the farm lane from the house with uniform hedgerow of evergreens on the west side of the lane.



**Photograph #4: View of the farm lane from the main road.
(Photograph taken November 3, 1936.)**



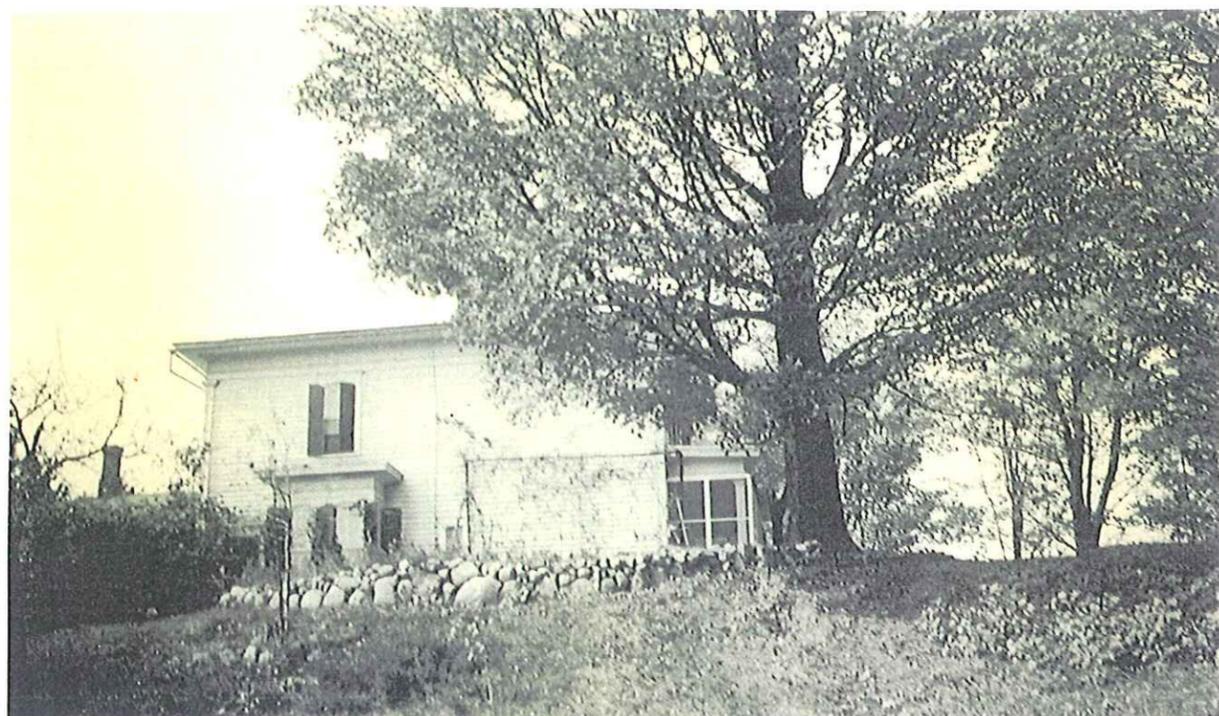
Photograph #5: View of farm lane from the house. (Photograph taken September 3, 1943.)



Photograph #6: View of the front of the farmhouse from the slope of the hill. (Photograph taken May 26, 1919.)



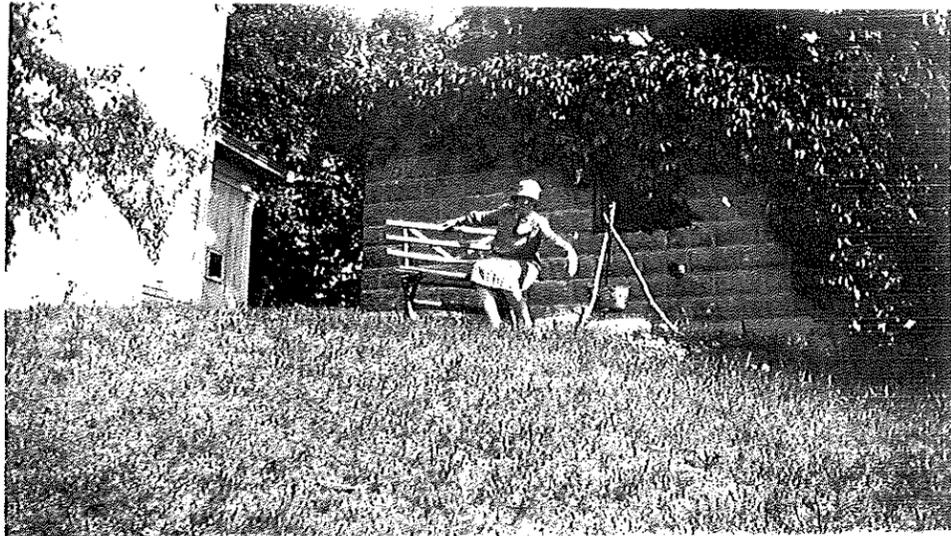
Photograph #7: View of the west side of the house with flag pole and drive turn around. (Photograph taken September 3, 1943).



Photograph #8: View of the east side of the house (Date of photograph October 17, 1935.)



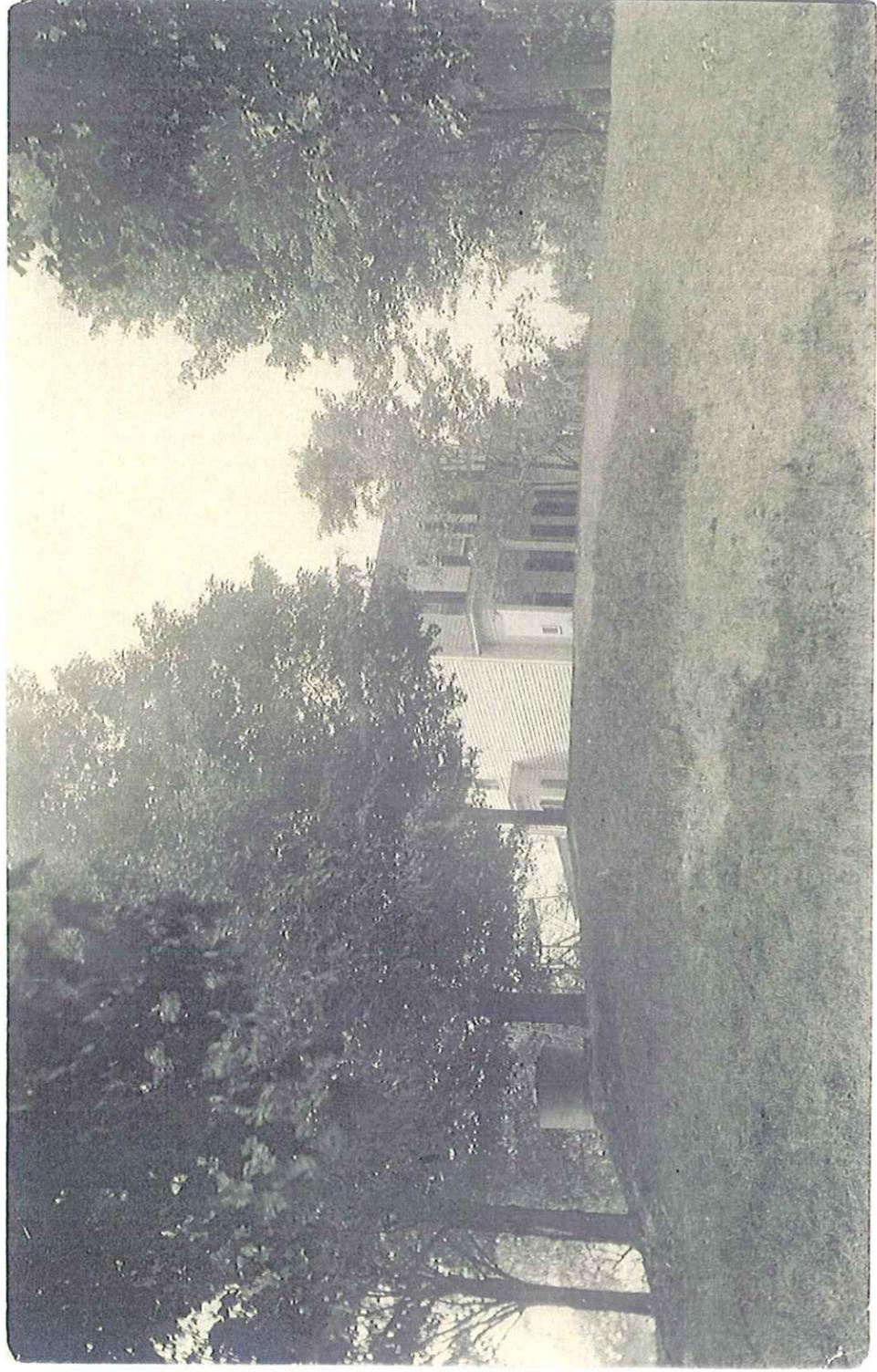
Photograph #9: View of family working in the perennial garden on the east side of the farmhouse. (Photograph taken in 1938).



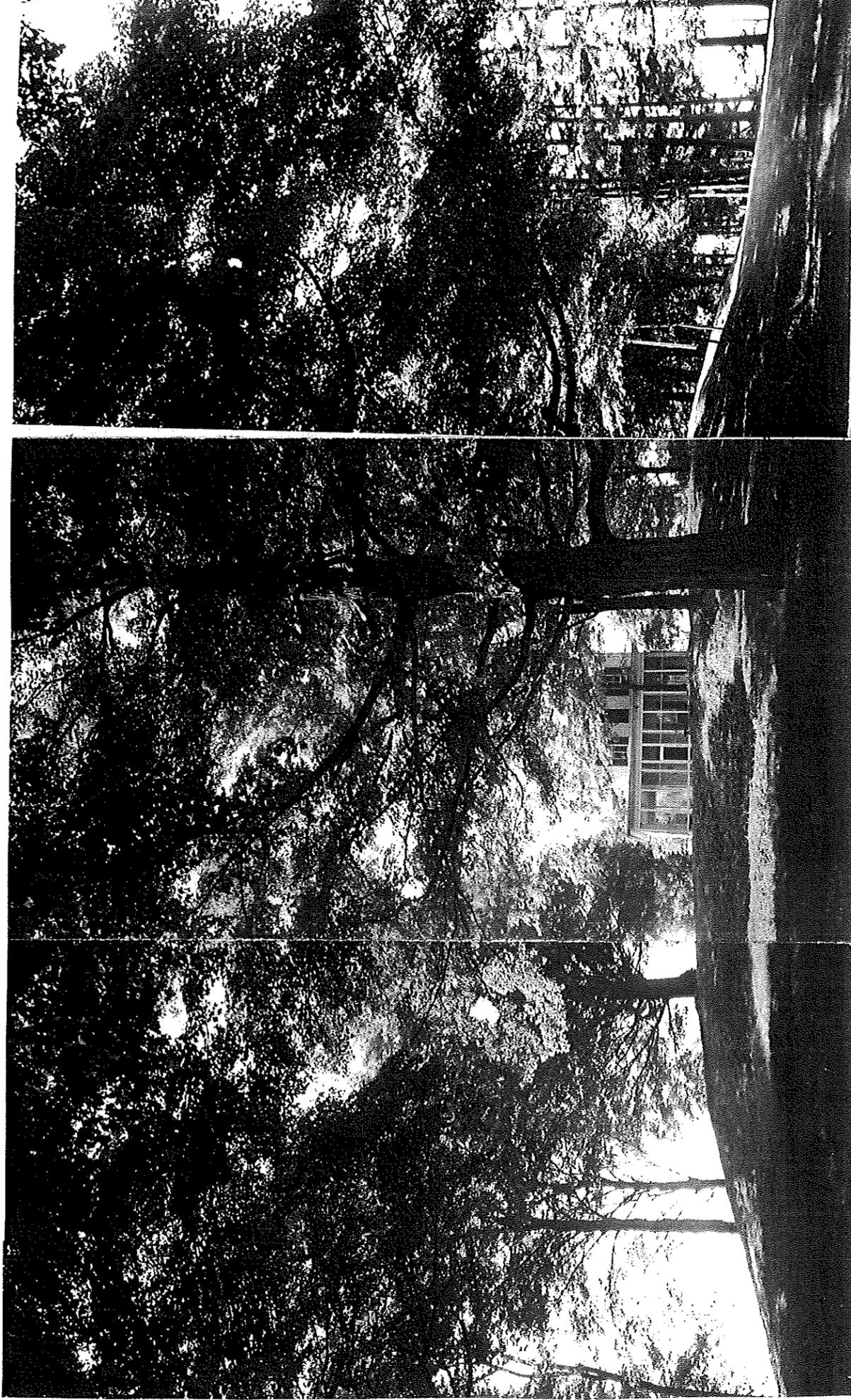
Photograph #10: View of vine-covered pump house on the east side of the farmhouse.



Photograph #11: View of ladies posing near the tulip bed in the front of the farmhouse.



**Photograph #12: View of the northeast corner of the farmhouse from the slope of the hill.
(Note the slope of the hill is grass and not periwinkle).**



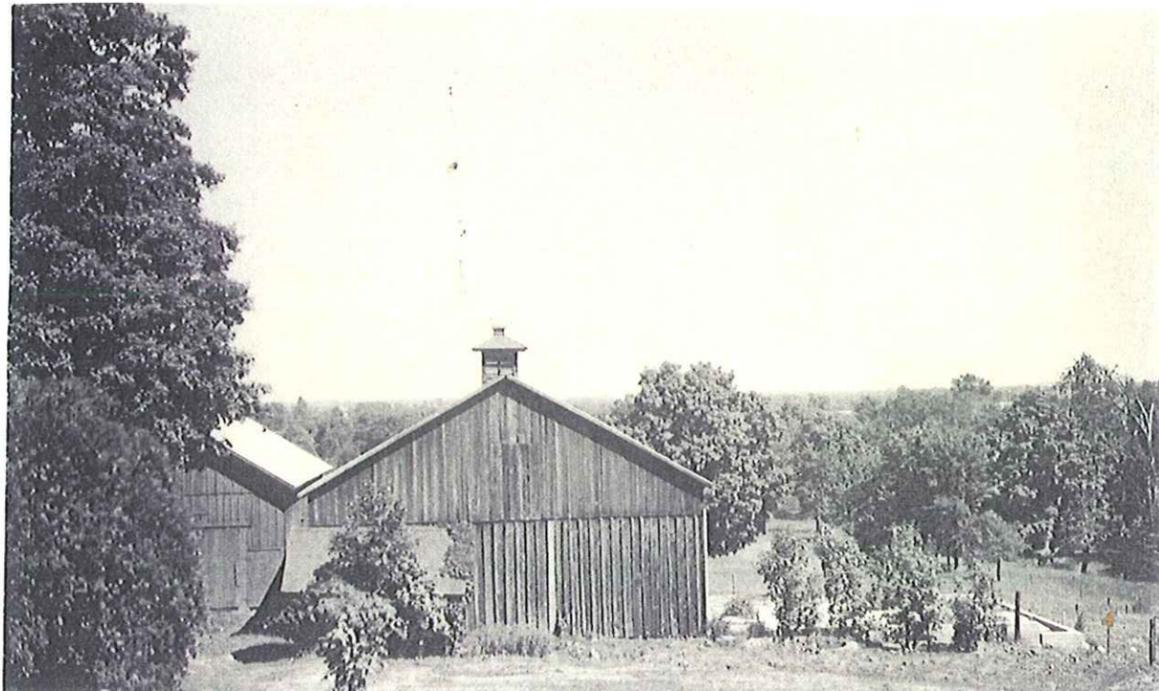
**Photograph #13: View of the front of the farmhouse from the bottom of the hill.
(Date of photograph September 1, 1943.)**



Photograph #14: View of sugar maples on the hillside from the front of the farmhouse. (Date of photograph November, 1936)



1705
Photograph #15: View of the south barn complex and fields beyond. (Note corn crib at north end, silo foundation, and farm fences).



Photograph #16: View of the south barn complex with north-south wing removed and trees sprouting along the foundation.



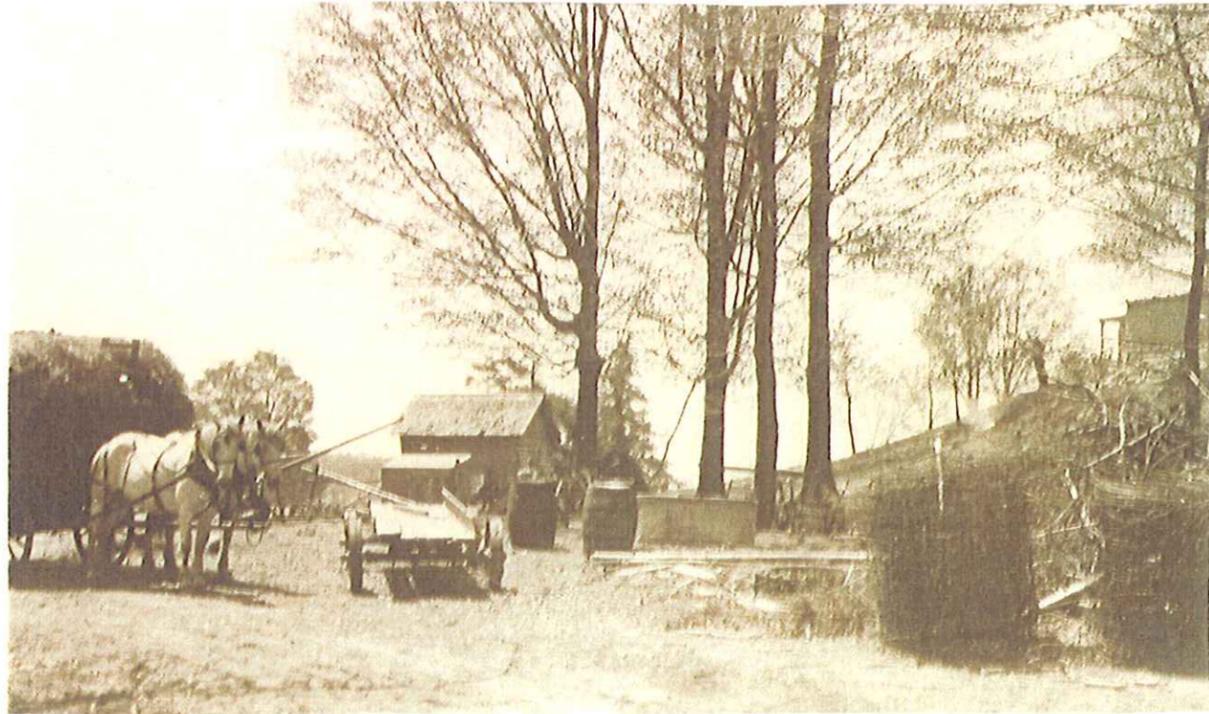
Photograph #17: View of the east side of the farmhouse. (Note the privy under the tree to the south of the farmhouse).



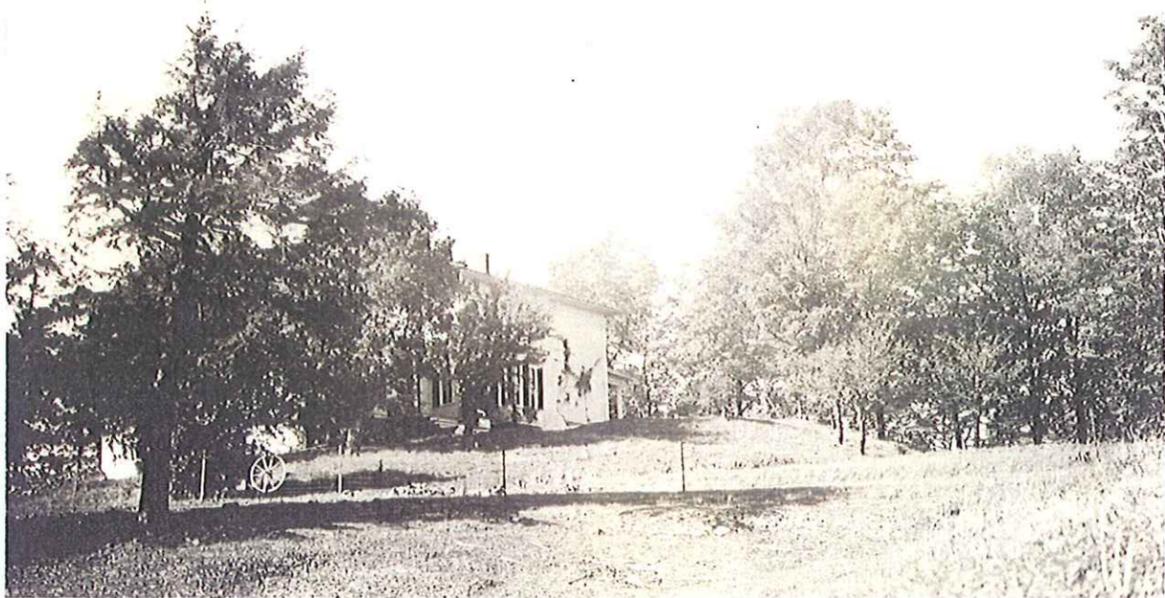
Photograph #18: View of the privy to the south of the farmhouse.



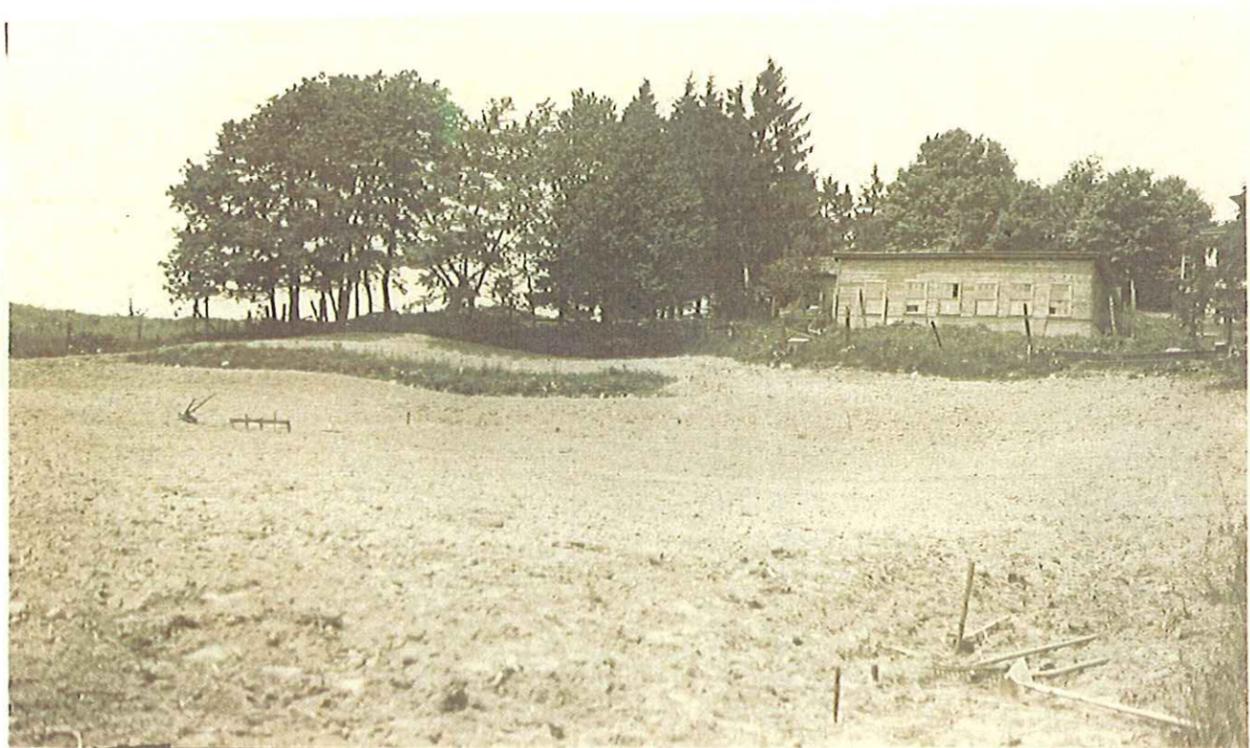
Photograph #19: View of the peony beds to the west of the evergreen windbreak along the farm lane.



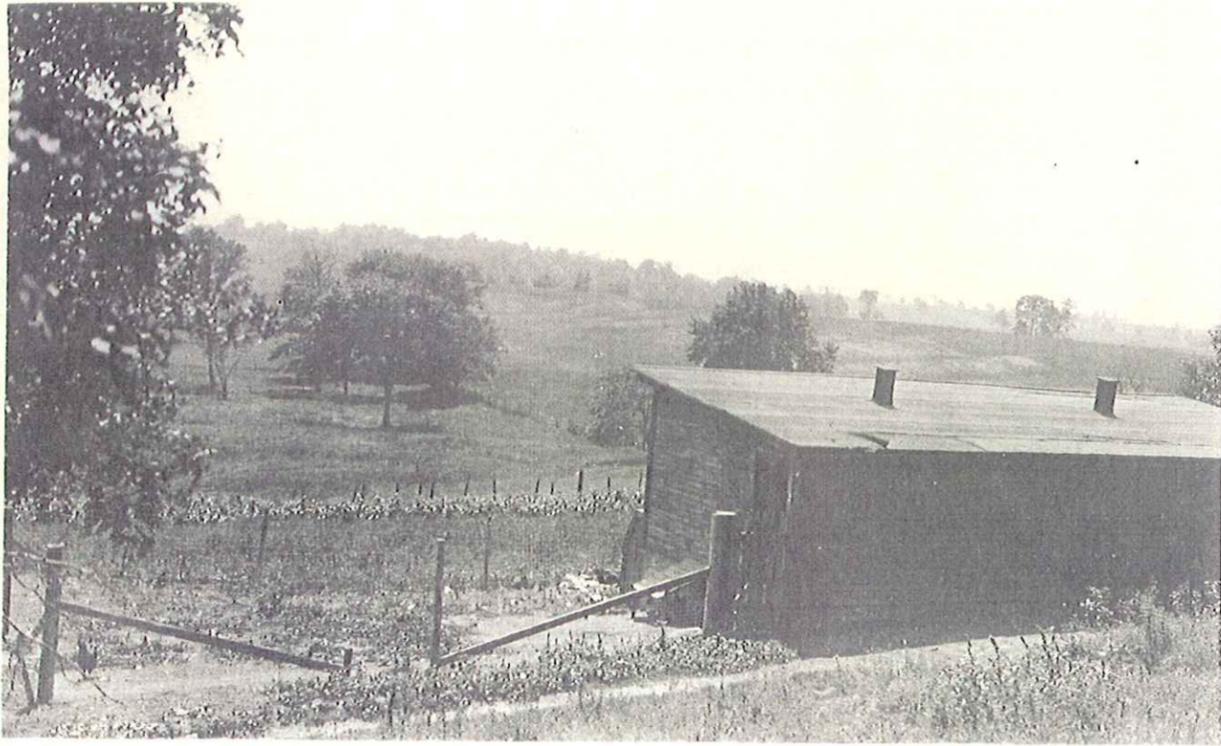
**Photograph #20: View of farm activity to the west of the barns.
(Date of photo May 12, 1919).**



**Photograph #21: View of the southeast corner of the farm house from the south field.
(Photograph taken 1919).**



**Photograph #22: View of the farm building on the south side of the farmhouse from the south field.
(Date of photograph May 26, 1919).**



Photograph #23: View of the fields to the south.



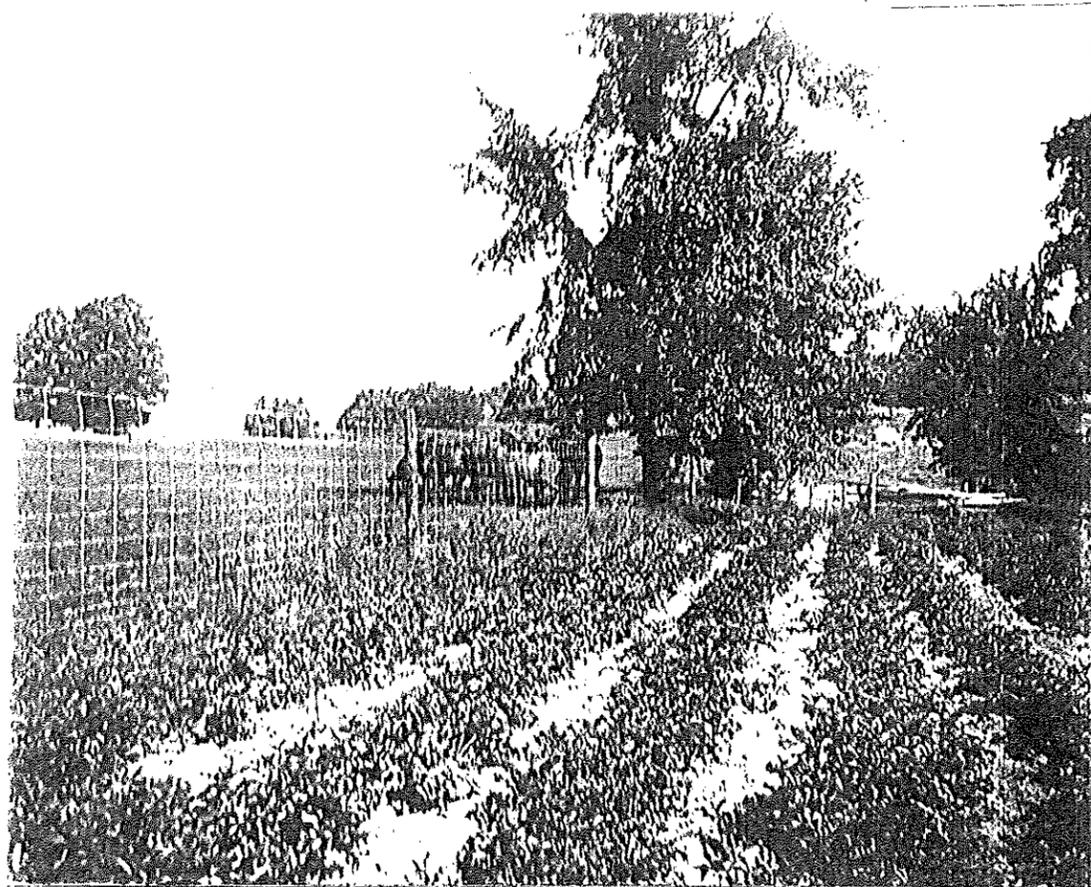
Photograph #24: Long view of the farm building complex from the south fields.



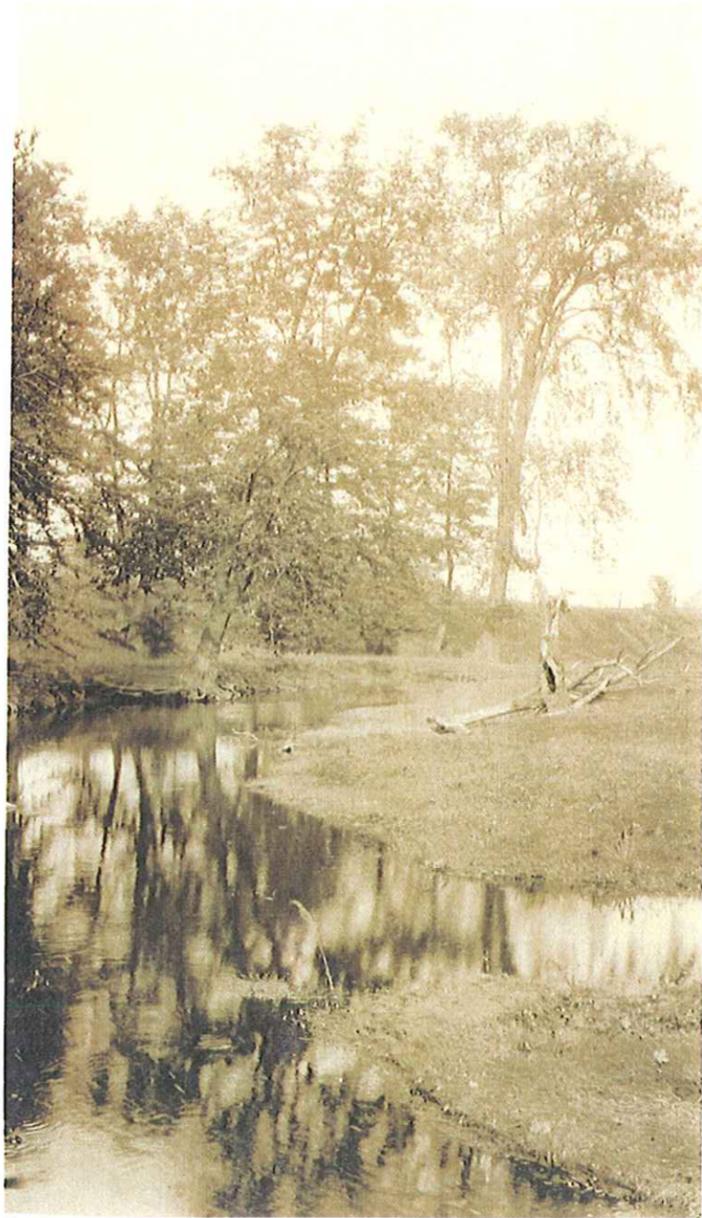
**Photograph #25: Long view of the farmhouse across the farm field
from the northwest corner of the farm.
(Date of photograph November 6, 1935.)**



Photograph #26: View of the corn field in the northwest corner of the farm through the evergreen windbreak.
(Date of photograph July, 1950.)



Photograph #27: View of a garden area with typical farm fence.



Photograph #28: View of the creek pasture.



Photograph #29: View of the creek pasture with the farmhouse in the background.



Photograph #30: View of oil drilling operation on the farm.

**Appendix B:
Photographs of Existing Conditions**

Photographs of Existing Conditions

- Photograph E 1: View of farm lane to farmhouse from the entry at Sixteenth Street
- Photograph E 2: View of drainageway across the field to the north of the farmhouse.
- Photograph E-3: View of north façade of the farmhouse from the base of the hill.
- Photograph E 4: View of west side of farmhouse to the drive and garage.
- Photograph E 5: View of the east façade of the farmhouse from the base of the hill.
- Photograph E 6: View of existing plantings along the east façade of the farmhouse.
- Photograph E 7: View of the existing plantings along the north façade of the farmhouse.
- Photograph E 8: View of the existing plantings along the west façade of the farmhouse.
- Photograph E 9: View of existing plant material on the south side of the garage.
- Photograph E 10: View of drive and small parking area on the west side of the farmhouse.
- Photograph E 11: View from the front of the farmhouse to Sixteenth Street.
- Photograph E 12: View of field to the north of the farmhouse to Sixteenth Street from the gravel drive at the base of the hill.
- Photograph E 14: View of gravel drive to barns.
- Photograph E 15: View of old farm lane to the north of the barns.
- Photograph E 16: View of barns from the top of the hill on the east side of the farmhouse.
- Photograph E 17: View of the barns from the base of the hill.
- Photograph E 18: View of trees encroaching onto the foundation of the silo and gray barn wing.
- Photograph E 19: View of overgrown vegetation to the south of the existing barn complex.
- Photograph E 20: View of existing vegetation to the south of the barns.
- Photograph E 21: View of existing vegetation to the south of the farmhouse.
- Photograph E 22: View of the existing sugar maple woods to the north of the barns.
- Photograph E 23: View of the existing sugar maple woods at the end of the old farm lane to the east of the barns.
- Photograph E 24: View across the front of the home lot to the successional woods along Sixteenth Street.

Photographs of Existing Conditions

- Photograph E 25: View across the north edge of the successional woods along Sixteenth Street.
- Photograph E 26: View of drainageway in wetland to the north of the sugar maple woods.
- Photograph E 27: View of wetland associated with drainageway.
- Photograph E 28: View of wooded wetland associated with drainageway.
- Photograph E29: View of wetland opening.
- Photograph E 30: View of the drainageway as it meanders through the wooded wetland.
- Photograph E 31: View of the drainageway as it nears the river the side slopes become steeper.
- Photograph E 32: View of the drainageway entering the river.
- Photograph E33: View of the river.
- Photograph E 34: View of a large tree at the top of the slope to the north of the river.
- Photograph E 35: View of the northeast field.
- Photograph E 36: View of the northeast field.
- Photograph E 37: View to the south from the southwest corner of the farmhouse.
- Photograph E 38: Early view of the south from the southwest corner of the farmhouse.
- Photograph E 39: View of drainageway and associated wetland to the north of the farmhouse.
- Photograph E 40: View of farmhouse through existing maples.
- Photograph E 41: View of old farm lane to west field.
- Photograph E 42: View of old farm lane to barns.
- Photograph E 43: View of large trees overhanging red barn.
- Photograph E 44: View of trees encroaching on silo and gray barn wing foundations.
- Photograph E 44: View of trees encroaching on silo and gray barn wing foundations.
- Photograph E 45: View of large sugar maple in the woods north of the barns.
- Photograph E 46: View of sugar maples in the woodland north of the barns.

Photographs of Existing Conditions

- Photograph E 47: View of existing vegetation on the slope south of the farmhouse.
- Photograph E 48: View of successional woods forming a dense thicket of small trees.
- Photograph E 49: View of the wooded wetland to the north of the sugar maple woodland.
- Photograph E50: View of the creek meandering through the wooded wetland.
- Photograph E 51: View of the creek flowing through the wetland opening.
- Photograph E 52: View of small ravine to the west of the northeast field.
- Photograph E 53: View of the trees along the west border of the northeast field.
- Photograph E 54: View of large tree on the upper slope of the wetland opening.
- Photograph E 55: View of central drainageway and associated wetland bisecting the northeast field.
- Photograph E 56: View of old fence posts along the south edge of the northeast field.
- Photograph E 57: View of north drainageway near the river.
- Photograph E 58: View of the river.



Photograph E 1: View of farm lane to farmhouse from the entry at Sixteenth Street



Photograph E 2: View of drainageway across the field to the north of the farmhouse.



Photograph E-3: View of north façade of the farmhouse from the base of the hill.



Photograph E 4: View of west side of farmhouse to the drive and garage.



Photograph E 5: View of the east façade of the farmhouse from the base of the hill.



Photograph E 6: View of existing plantings along the east façade of the farmhouse.



Photograph E 7: View of the existing plantings along the north façade of the farmhouse.



Photograph E 8: View of the existing plantings along the west façade of the farmhouse.



Photograph E 9: View of existing plant material on the south side of the garage.



Photograph E 10: View of drive and small parking area on the west side of the farmhouse.



Photograph E 11: View from the front of the farmhouse to Sixteenth Street.



Photograph E 12: View of field to the north of the farmhouse to Sixteenth Street from the gravel drive at the base of the hill.



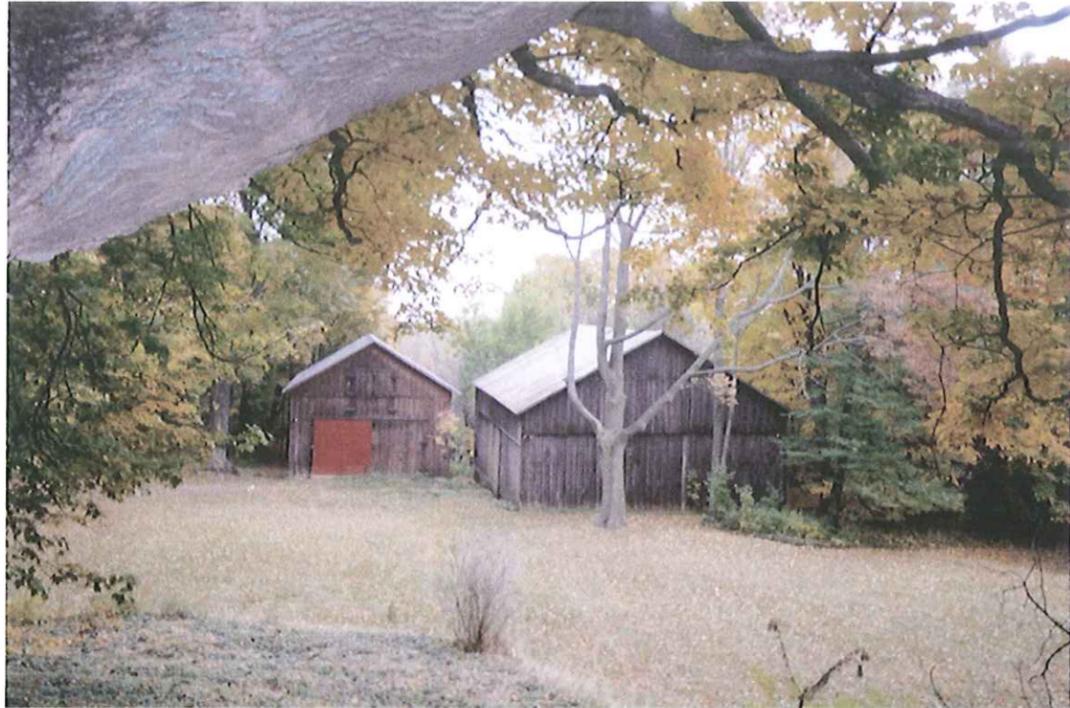
Photograph E13: View of the northeast corner of the farmhouse from the base of the hill.



Photograph E 14: View of gravel drive to barns.



Photograph E 15: View of old farm lane to the north of the barns.



Photograph E 16: View of barns from the top of the hill on the east side of the farmhouse.



Photograph E 17: View of the barns from the base of the hill.



Photograph E 18: View of trees encroaching onto the foundation of the silo and gray barn wing.



Photograph E 19: View of overgrown vegetation to the south of the existing barn complex.



Photograph E 20: View of existing vegetation to the south of the barns.



Photograph E 21: View of existing vegetation to the south of the farmhouse.



Photograph E 22: View of the existing sugar maple woods to the north of the barns.



Photograph E 23: View of the existing sugar maple woods at the end of the old farm lane to the east of the barns.



Photograph E 24: View across the front of the home lot to the successional woods along Sixteenth Street.



Photograph E 25: View across the north edge of the successional woods along Sixteenth Street.



Photograph E 26: View of drainageway in wetland to the north of the sugar maple woods.



Photograph E 27: View of wetland associated with drainageway.



Photograph E 28: View of wooded wetland associated with drainageway.



Photograph E29: View of wetland opening.



Photograph E 30: View of the drainageway as it meanders through the wooded wetland.



Photograph E 31: View of the drainageway as it nears the river.



Photograph E 32: View of the drainageway entering the river.



Photograph E33: View of the river.



Photograph E 34: View of a large tree at the top of the slope to the north of the river.



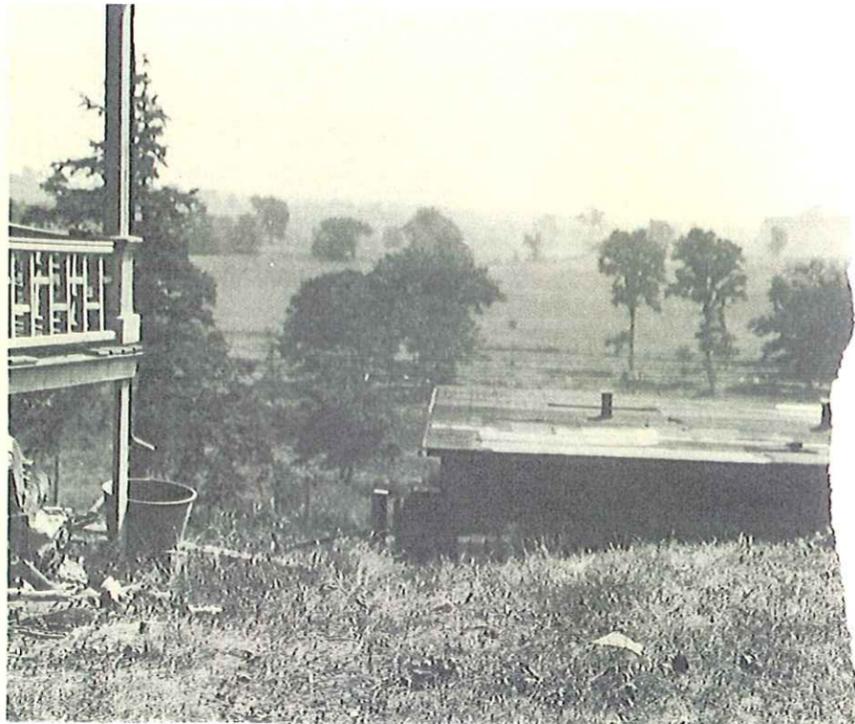
Photograph E 35: View of the northeast field.



Photograph E 36: View of the northeast field.



Photograph E 37: View to the south from the southwest corner of the farmhouse.



Photograph E 38: Early view of the south from the southwest corner of the farmhouse.



Photograph E 39: View of drainageway and associated wetland to the north of the farmhouse.



Photograph E 40: View of farmhouse through existing maples.



Photograph E 41: View of old farm lane to west field.



Photograph E 42: View of old farm lane to barns.



Photograph E 43: View of large trees overhanging red barn.



Photograph E 44: View of trees encroaching on silo and gray barn wing foundations.



Photograph E 45: View of large sugar maple in the woods north of the barns.



Photograph E 46: View of sugar maples in the woodland north of the barns.



Photograph E 47: View of existing vegetation on the slope south of the farmhouse.



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Photograph E 50: View of the creek meandering through the wooded wetland.



Photograph E 51: View of the creek flowing through the wetland opening.



Photograph E 52: View of small ravine to the west of the northeast field.



Photograph E 53: View of the trees along the west border of the northeast field.



Photograph E 54: View of large tree on the upper slope of the wetland opening.



Photograph E 55: View of central drainageway and associated wetland bisecting the northeast field.



Photograph E 56: View of old fence posts along the south edge of the northeast field.



Photograph E 57: View of north drainageway near the river.



Photograph E 58: View of the river.

**Appendix C:
Site Drawings**

Sixteenth Street

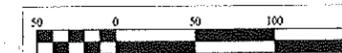
EXISTING ELEMENTS

- 1. Farmhouse
- 2. Farm Lane
- 3. Garage
- 4. Barns
- 5. Hillside Plantings
- 6. Meadow
- 7. Gravel Road to Barns
- 8. Woods
- 9. Drainageways and Creek
- 10. Stream
- 11. Wetland
- 12. Hedgerow

PROPOSED ELEMENTS

- A. Entry Drive
- B. Parking Lot
- C. Gravel Drive
- D. Gravel Parking Lot
- E. Community Gardens
- F. Pick Your Own Crops
Apples, Pumpkins,
Strawberries, Raspberries
- G. Relocated Shelter
- H. Woodland Trail
- I. Bridge
- J. Remove Trees Overhanging
Barns
- K. Restored Barn
- L. Concrete Pad
- M. Corn Crib
- N. Pumhouse and Windmill
- O. Two-track Path
- P. Gardens
- Q. Replace Original Fence Lines
- R. Remove Trees beneath
Evergreens
- S. Relocate Access to West
Parking Lot
- T. Path from West Parking Lot
- U. Peony Beds
- V. Open Viewsheds from House
and Barns
- W. Deck Overlooking Stream

Country Club Road



Scale 1" = 50'

(Scale is approximate)

date: January 4, 2005
revised: 2-07-05



LANDSCAPE PLAN FOR:
 Park and Cemetery Department
 City of Holland
 429 East 24th Street
 Holland, Michigan 49423
 (616) 928-2457

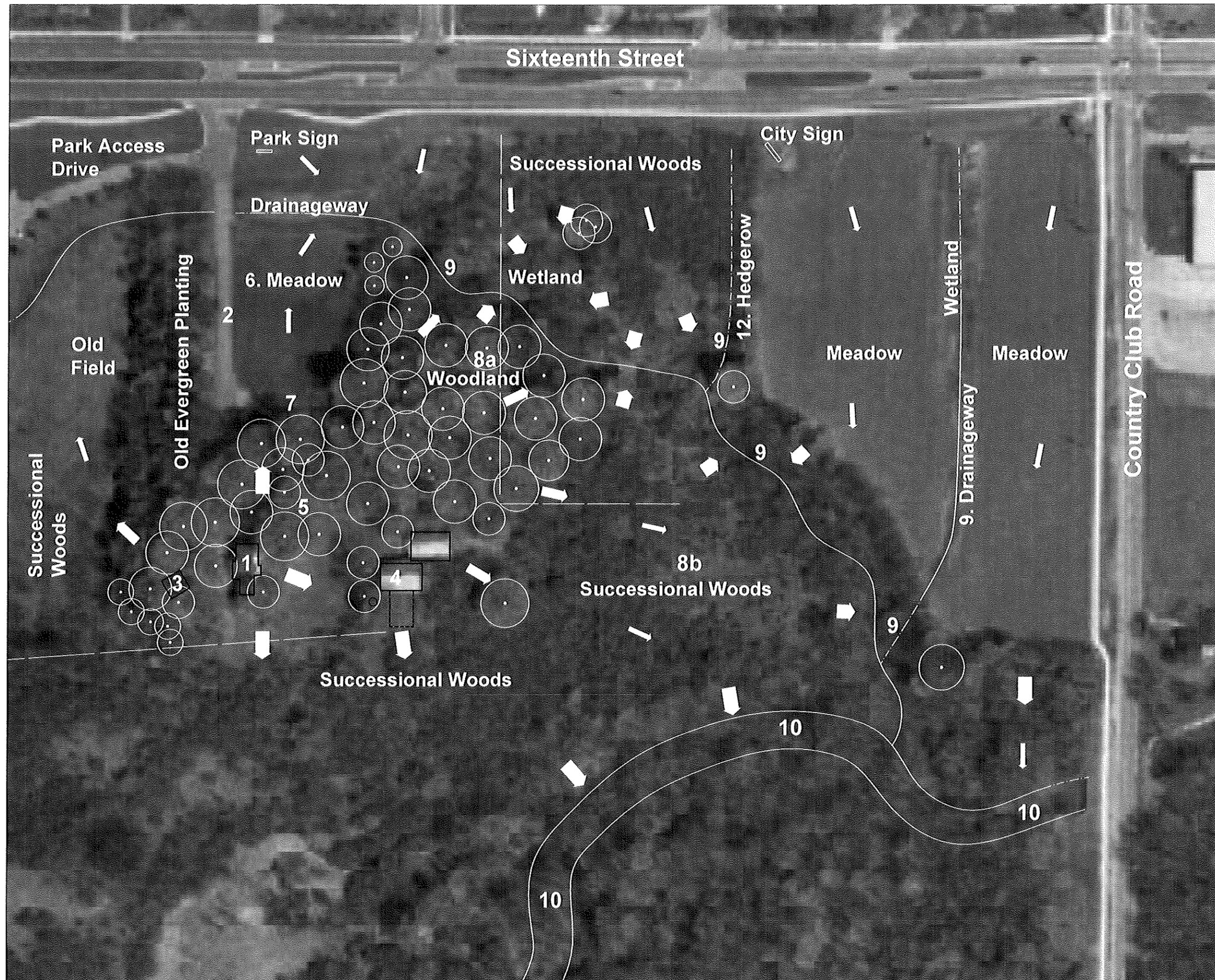
PROJECT LOCATION:
 Van Raalte Farm
 Southwest Corner of Sixteenth
 Street and Country Club Road
 Holland, Michigan

LANDSCAPE PLAN BY:
 Garden Concepts
 31736 West Chicago
 Livonia, Michigan 48150
 (734) 425-4699

**LP - 1:
 HISTORIC SITE
 MASTER PLAN**

* Base data provided by the City of Holland.





LEGEND

1. Existing Farmhouse
2. Farm Lane
3. Garage
4. Bams and Barn Foundation
5. Hillside Plantings
6. Meadow
7. Gravel Road to Bams
8. a. Sugar Maple Woods
8. b. Successional Woods
9. Drainageway and Creek
10. Stream
11. Wetland
12. Hedgerow

DESCRIPTION OF ECOSYSTEMS

SUCCESSIONAL WOODS:
 * The successional woods is an ecosystem in transition from a fallow field to a mature woodland. This ecosystem at the Van Raalte Farm is dominated by sugar maple trees because of the abundance of seeds in close proximity. Other species observed include black cherry, hickory, ash, boxelder, hawthorn, dogwood, wild rose, and honeysuckle.

WOODLAND:
 * The woodland is a mature forest ecosystem dominated by large sugar maple trees with young sugar maples and saplings growing beneath. Wildflowers usually found in this ecosystem include trillium, Jack-in-the-pulpit, creeping strawberrybush, hepatica, Dutchman's breeches, and dog-tooth violet. The Beech-Sugar Maple forest is a climax ecosystem in lower Michigan, however, only a few beech trees were observed in this ecosystem.

OLD EVERGREEN PLANTING:
 * The evergreen hedgerow is dominated by large Austrian pines with some spruce planted in rows on the west side of the driveway and wrapping around the garage. The purpose of this planting was likely a windbreak as was common on farmsteads throughout the State. Many small sugar maples and some black cherry have become established and are growing beneath the evergreens.

WETLAND:
 * Two different wetland ecosystems are associated with the drainage system that runs through the historic property. An emergent ecosystem with grasses and forbs and some small trees and shrubs occurs in the meadows to the north of the house and at the corner of Sixteenth Street and Country Club Road. A wooded wetland dominated by green ash occurs between the woodland and successional woods and forms a small valley through the large successional woods in the south and connects to the stream.

MEADOW:
 * The meadow ecosystem was a former farm field that is now maintained with periodic mowing and includes such species as wild carrot, goldenrod, thistle, clover, and grasses.

SYMBOLS

- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- GENTLE SLOPES
- MODERATE SLOPES
- STEEP SLOPES
- DRAINAGEWAY / CREEK
- STREAM
- FARM FENCE

date: January 4, 2005 not to scale

LANDSCAPE PLAN FOR:
 Park and Cemetery Department
 City of Holland
 429 East 24th Street
 Holland, Michigan 49423
 (616) 928-2457

PROJECT LOCATION:
 Van Raalte Farm
 Southwest Corner of Sixteenth
 Street and Country Club Road
 Holland, Michigan

LANDSCAPE PLAN BY:
 Garden Concepts
 31736 West Chicago
 Livonia, Michigan 48150
 (734) 425-4699

SP - 1: SITE ANALYSIS

* Base data provided by the City of Holland.



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SUCCESSIONAL WOODS:

The successional woods is an ecosystem in transition from a fallow field to a mature woodland. This ecosystem at the Van Raalte Farm is dominated by sugar maple trees because of the abundance of seeds in close proximity. Other species observed include black cherry, hickory, ash, boxelder, hawthorn, dogwood, wild rose, and honeysuckle.

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WETLAND:

Two different wetland ecosystems are associated with the drainageway that runs through the historic property. An emergent ecosystem with grasses and forbs and some small trees and shrubs occurs in the meadows to the north of the house and at the corner of Sixteenth Street and Country Club Road. A wooded wetland dominated by green ash occurs between the woodland and successional woods and forms a small valley through the large successional woods in the south and connects to the stream.

MEADOW:

The meadow ecosystem was a former farm field that is now maintained with periodic mowing and includes such species as wild carrot, goldenrod, thistle, clover, and grasses.

SUMMARY OF MANAGEMENT PROCEDURES

FARMHOUSE AND HILLSIDE:

The existing shrubs around the farmhouse should be pruned regularly to maintain an ornamental quality and groundcover beds should be weeded periodically. Trees that become established at the foundation should be removed promptly. The maples on the hillside should be surveyed to determine exact locations for replacement in the future. Any dead wood should be removed from the existing maples and any branches overhanging the farmhouse should also be removed. The periwinkle groundcover bed should be weeded periodically.

BARN COMPLEX:

Any trees which pose a hazard to the barns because of their proximity to the barns should be removed, in particular, the ash tree immediately to the west of the gray barn. Trees growing into the foundation of the silo and gray barn wing should be removed immediately. A small swale should be dug to the west of the gray barn starting at the location of the corn crib in old photos at the northwest corner of the barn to direct water away from the base of the barn and prevent soil accumulation at the base of the barn.

FARM FENCES:

The locations of all the farm fences should be surveyed to determine exact locations for replacement in the future. Any downed branches and vegetation intertwined in the fencing should be removed. An assessment should be made for existing fencing to determine repair or replacement needs.

VIEWSHED:

The vegetation to the south of the farmhouse and barns should be removed to open the views to the south. An alternate low-growing ecosystem such as a tall grass prairie should be established to perpetuate these views. This is a large project but if small areas are converted each year, significant progress can be made in ten (10) years.

WOODLAND:

The woodland ecosystem should be augmented with wildflowers usually found in this ecosystem as described above. These plants could be obtained from wildflower rescues from woodland areas that are proposed for development or a program could be implemented to purchase a small stock of plants and propagate these plants to spread throughout the woodland. Other understory plants can also be planted in the woodland. The control of garlic mustard is important in this ecosystem.

OLD EVERGREEN PLANTING:

The evergreen hedgerow should be surveyed to provide a precise record of the number and location of existing evergreens. The understory should be removed by transplanting smaller trees and cutting down larger deciduous trees. The evergreens should then be pruned to eliminate all dead wood.

DRAINAGEWAY WETLAND:

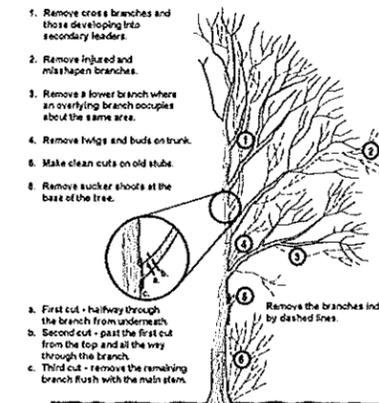
The emergent ecosystem to the north of the meadow should be kept free of trees and shrubs that may seed into the wetland. The existing elm near the drive should be removed soon. The view to the farmhouse is an important characteristic of the historic home lot that needs to be preserved.

MEADOW:

The meadow ecosystem should continue to be maintained with periodic mowing. Set low, unobtrusive stakes at the margin of the woodland to maintain the current width of the meadow.

SUCCESSIONAL WOODS:

The successional woods ecosystem should be allowed to progress to a climax ecosystem. The sugar maples that have already established in this ecosystem will hasten the progression to a Beech-Sugar Maple forest. Wildflowers typical to a Beech-Sugar Maple forest can be planted at this time since the ground layer has similar light conditions as the existing woodland to the south.



PROPER PRUNING TECHNIQUES not to scale

SYMBOLS

- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- DRAINAGEWAY / CREEK
- FARM FENCE

LANDSCAPE PLAN FOR:
Park and Cemetery Department
City of Holland
429 East 24th Street
Holland, Michigan 49423
(616) 928-2457

PROJECT LOCATION:
Van Raalte Farm
Southwest Corner of Sixteenth
Street and Country Club Road
Holland, Michigan

date: January, 2006
revised:

LANDSCAPE PLAN BY:
Garden Concepts
31736 West Chicago
Livonia, Michigan 48150
(734) 425-4699

**SP - 2: HOME LOT
MANAGEMENT PLAN**

* Base data provided by the City of Holland.



not to scale