



Holly Heritage Farm Master Plan

Prepared for Holly Township
By
Oakland County Economic Development & Community Affairs
January 2020



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The document was prepared by the Oakland County Department of Economic Development and Community Affairs. Specifically staff of the Planning Division. The Planning Division provides programs, technical assistance services and products that address county and local economic, community, and environmental topics.

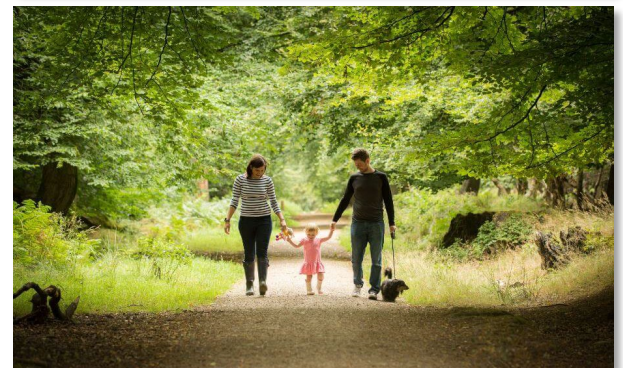
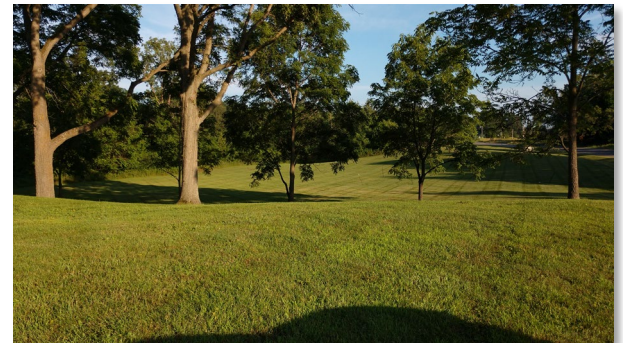


In late 2017, Holly Township Supervisor, George Kullis, requested services from the Planning Division of Oakland County Economic Development and Community Affairs. The request was to assist in master planning a fourteen acre site with over 2400 feet of frontage along North Holly Road. Owned by Holly Township since 2013, the site contains two houses, a barn, several farm outbuildings and many natural features to augment the community gardens, former fields and pasture lands.

The task was to develop a site master plan that would preserve the history of the site

thus reflecting the heritage of the Township while enhancing the attributes of the site to serve current and future residence of Holly Township in educational, recreational and leisure activities

This plan was developed after conducting public survey, site visits to various facilities, and concept reviews with stakeholders. Additionally, this report takes into account site conditions and the natural features to enhance the public experience and suggests financial opportunities to create a sustainable model for park operations.





This site was once part of a larger tract of land owned and farmed by some of Holly Township's earliest residents. The first entry of land in Holly township was made by Nathan Herrick on September 16, 1830, his claim being part of section 1, on the old Saginaw trail. The first town meeting held in the township of Holly proper was at the house of John Runyon, in April, 1838.

This ownership of the property can be interpreted with three periods of significances. The Andrews era from 1850 to 1880; the Fagan era from 1880 until 1931; and the Hawley era from 1931 into the 1940s. A complete record of land ownership and the relationships are documented in the Appendix. What is important in the master planning is the time periods these individuals represent. Each of these persons were linked to the founding and growth of Holly Township. Through their stories the story of Holly Township can be told.

These same time periods also represent significant changes in American history. Through their eyes Township and American history can be told. Four different periods identified in the survey received virtually the same level of interest among the participants. The Civil War era 1850s -1860s; the Grange era 1870s-1900s; Industrial era 1900s – 1920s; the Great Depression 1930s – 1940s.

From this site all of these periods are represented and educational accounts can be reinforced with visual images and artifacts already existing. If interpretation is done from the 1940s perspective, 100 years of history can be covered by looking back. The 1940s could be covered in the present tense. The Greek Revival, South House, would be preserved as it was when last of the families called it home in the 1940s rather than restored to its 1850 character. This would make the Holly Heritage Farm unique in its period of history portrayal.

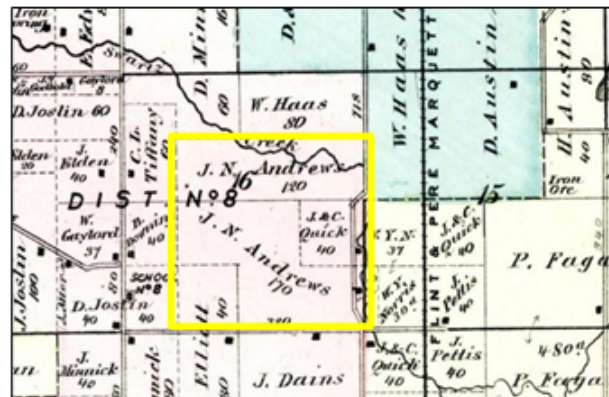


Figure 1: James Andrews, 1872, Oakland County Atlas



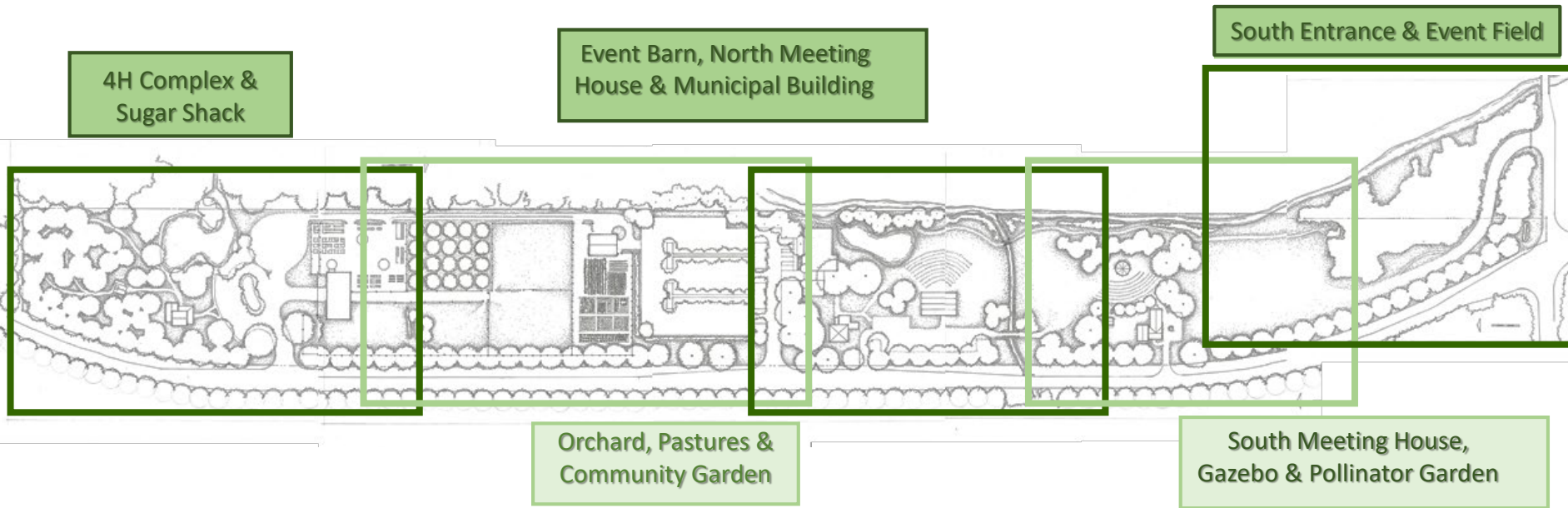
Public input was an integral part of the process from the early stages of the work. On-line surveys coupled with paper copy surveys, which were distributed during public events over the course of several months, provided the public opportunity, at their convenience, to offer their opinions and suggestions on what they would like to have in a Township Park and

more specifically at this particular site.. As much as possible the popular public suggestions were incorporated into the design amid the physical constraints and considerations. The enthusiasm witnessed during the onsite interviews was encouraging. It seemed that the general consensus recognized the heritage value of

this site; was interested in persevering this heritage from the recent past to the first structures; and also recognized the potential this land could offer in the future. It is the attempt of this master plan to convey those ideas in plan and imagery.

The questions and tally of the responses are provided in the appendix of this report.





The linear nature of the site, 2,646 feet, running parallel along North Holly Road and the location of site amenities lends the site to be sectioned

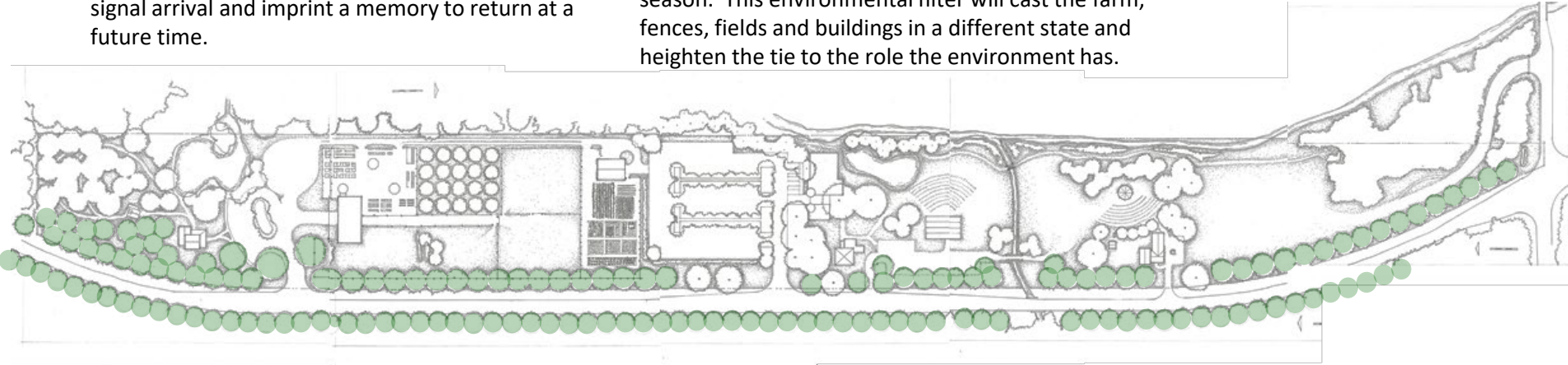
into 5 distinct areas. Each area is enlarged to show specific features of that area and is followed by images to illustrate the character

that is recommended to be developed as part of the Master Plan.

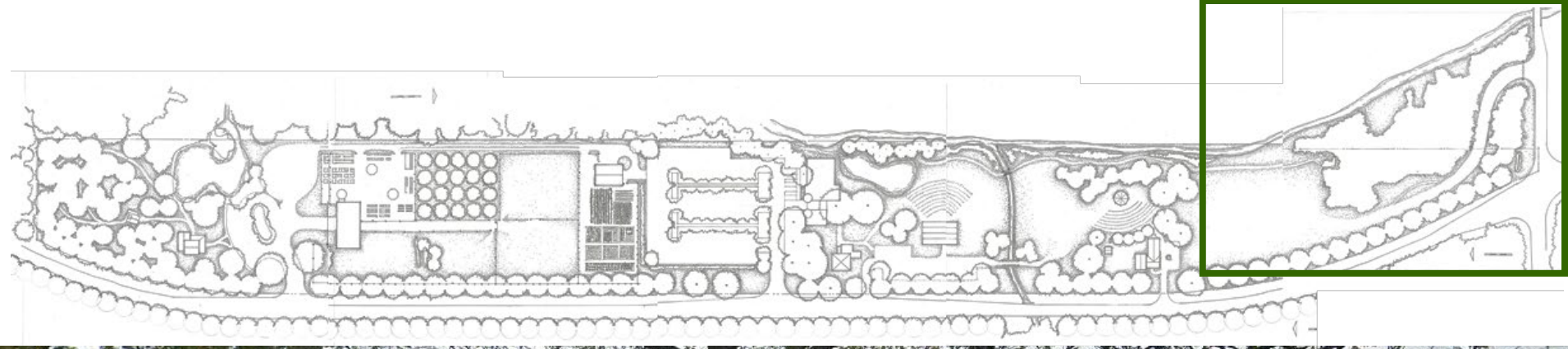


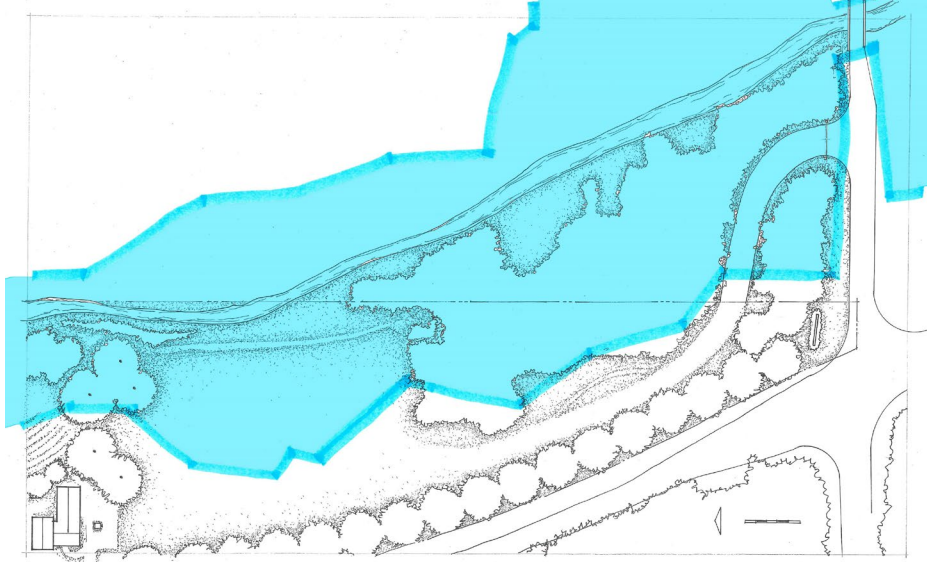
Imagery begins not in the park itself, but along North Holly Road. Whether ones destination is the park or another area destination or they are just passing through, it should be evident to the traveler that they have entered a special place. It should signal arrival and imprint a memory to return at a future time.

It is recommended that this imagery be obtained by the planting of deciduous trees, which, when mature will form a canopy over the roadway. Deciduous trees, such as Red Maples, will provide an ever changing appeal and impression subject to the season. This environmental filter will cast the farm, fences, fields and buildings in a different state and heighten the tie to the role the environment has.

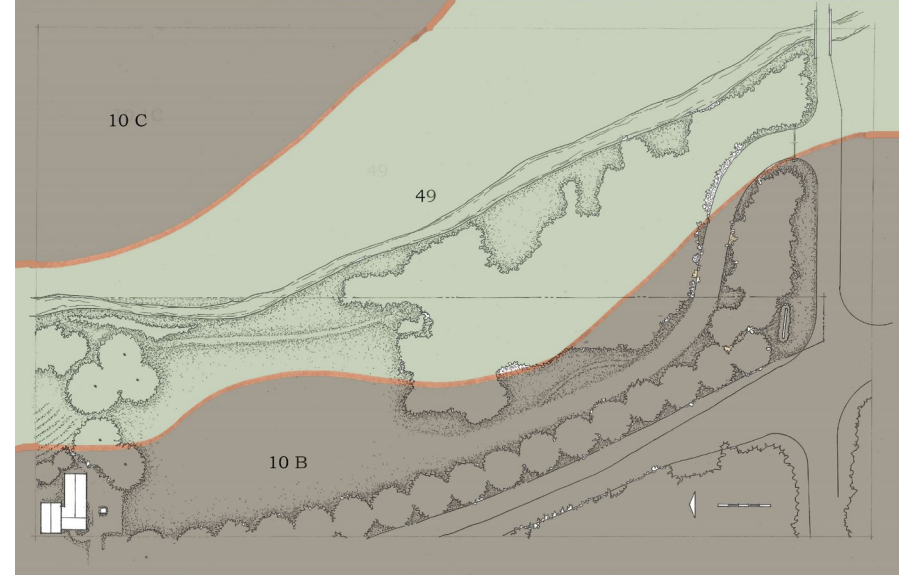


South Entrance
& Event Field



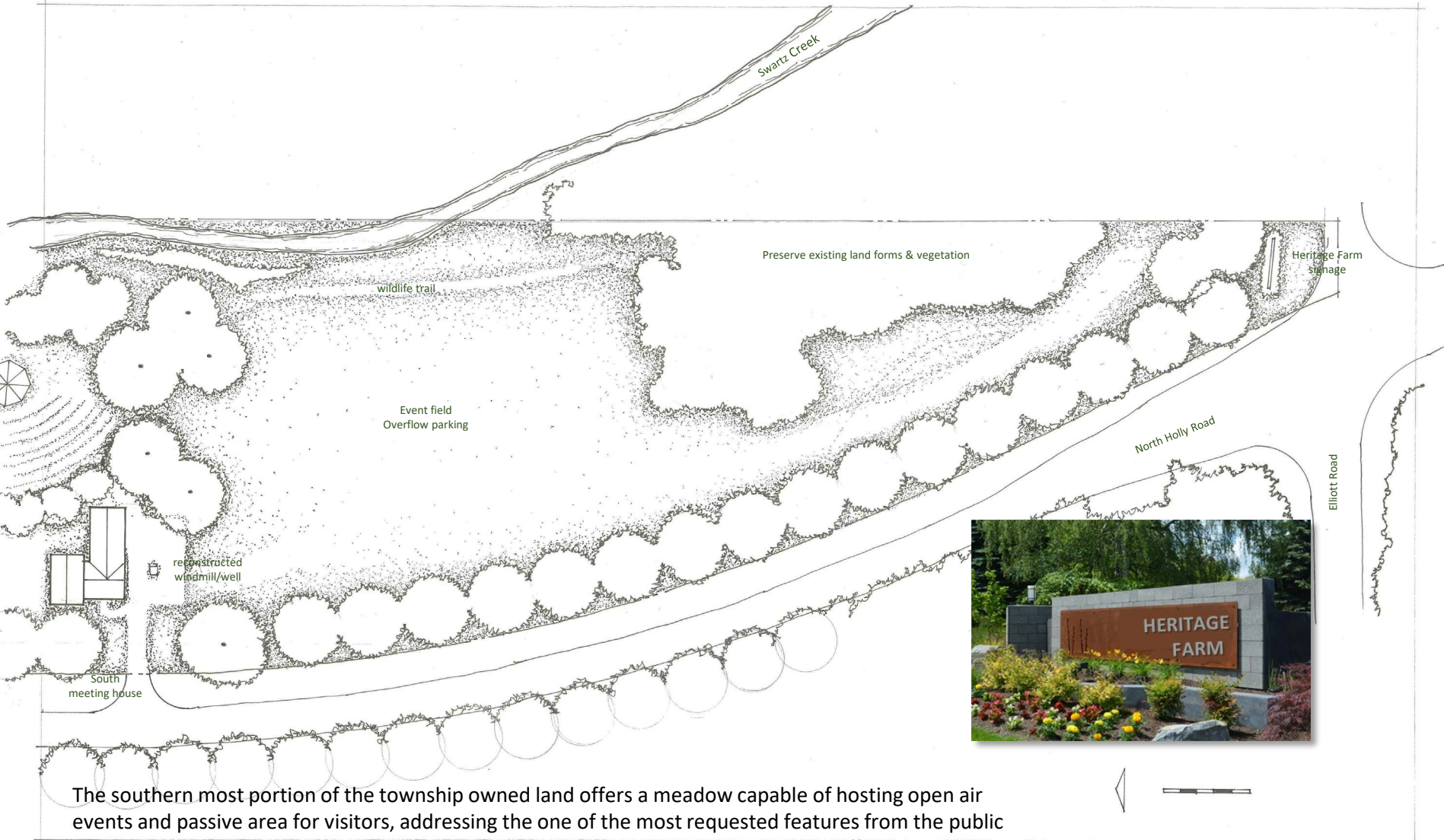


Considerable portion of this area is subject to 100 year flooding as seen in the blue area in the map above. The Master Plan accounts for this to occur without impacting any development. Some adjustments could occur if it is desirable to keep the proposed entrance accessible.



The soil in this area is comprised of 49 Cohoctah soil, poor for roads, parking and septic fields. It is good for wetland habitat and shallow water plants. These 10 B and 10 C Marlette soils are good for structures, recreational use, cropland, pastures and woodlands.



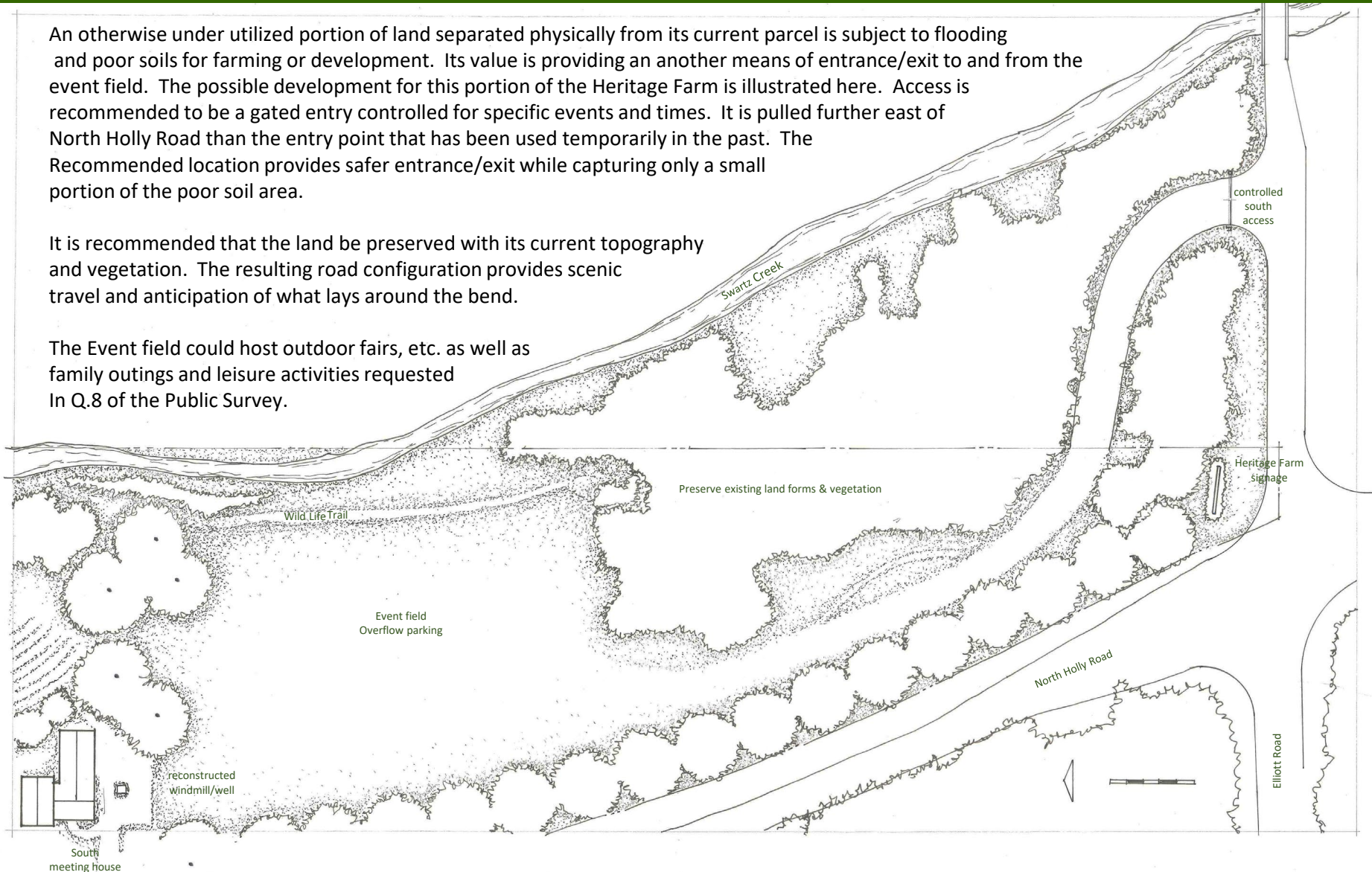


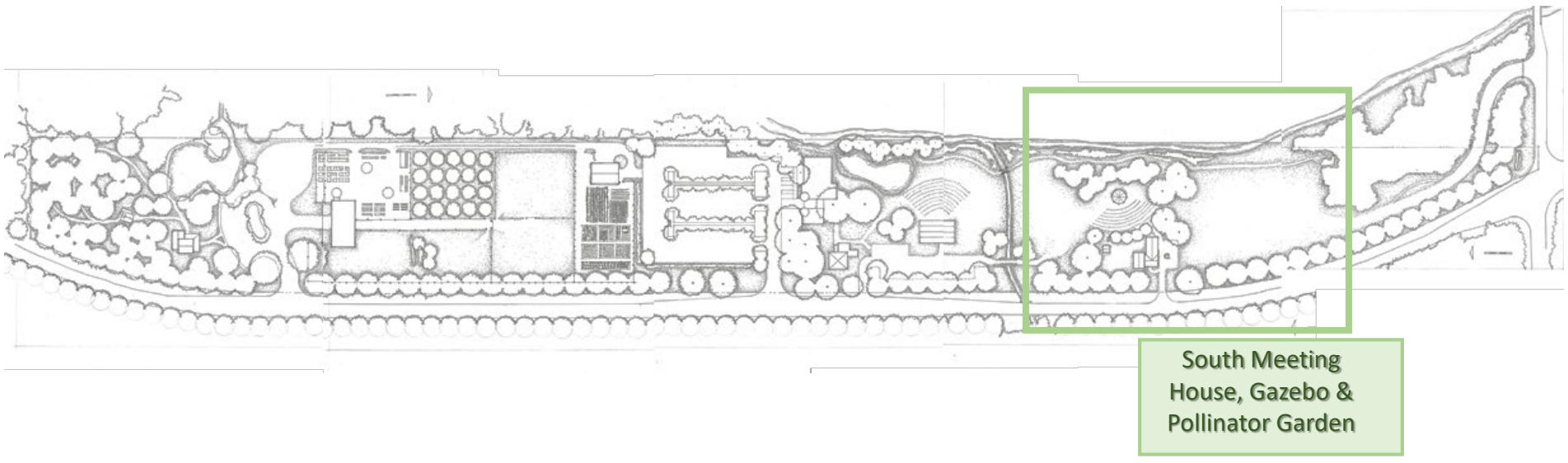
The southern most portion of the township owned land offers a meadow capable of hosting open air events and passive area for visitors, addressing the one of the most requested features from the public survey. The property narrows to just over 40' at the southern most boundary. It is sufficient and well suited for signage but insufficient for access. Currently vehicle access to this area is difficult and dangerous. It is recommended additional land immediately to the east to be considered as one way to obtain vehicle access. The next page offers what such an acquisition could do.

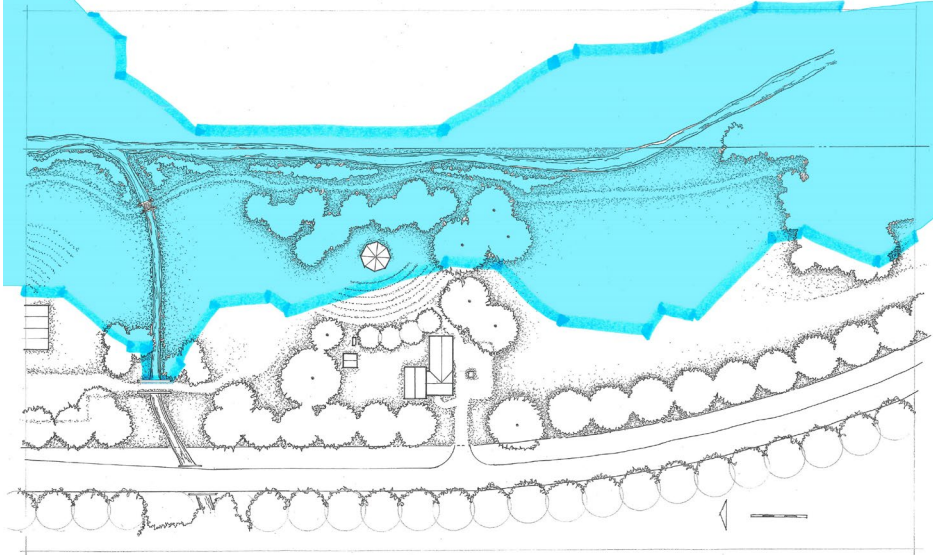
An otherwise under utilized portion of land separated physically from its current parcel is subject to flooding and poor soils for farming or development. Its value is providing an another means of entrance/exit to and from the event field. The possible development for this portion of the Heritage Farm is illustrated here. Access is recommended to be a gated entry controlled for specific events and times. It is pulled further east of North Holly Road than the entry point that has been used temporarily in the past. The Recommended location provides safer entrance/exit while capturing only a small portion of the poor soil area.

It is recommended that the land be preserved with its current topography and vegetation. The resulting road configuration provides scenic travel and anticipation of what lays around the bend.

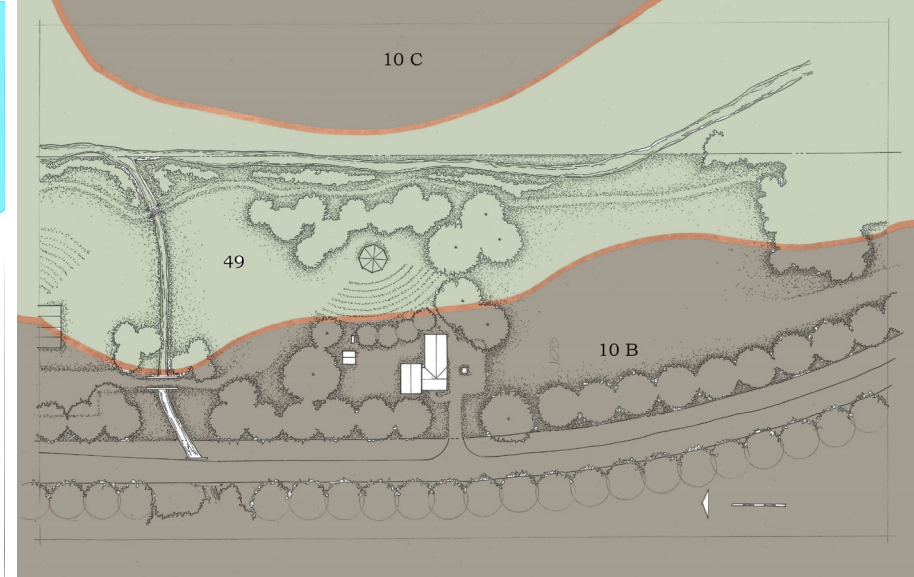
The Event field could host outdoor fairs, etc. as well as family outings and leisure activities requested In Q.8 of the Public Survey.





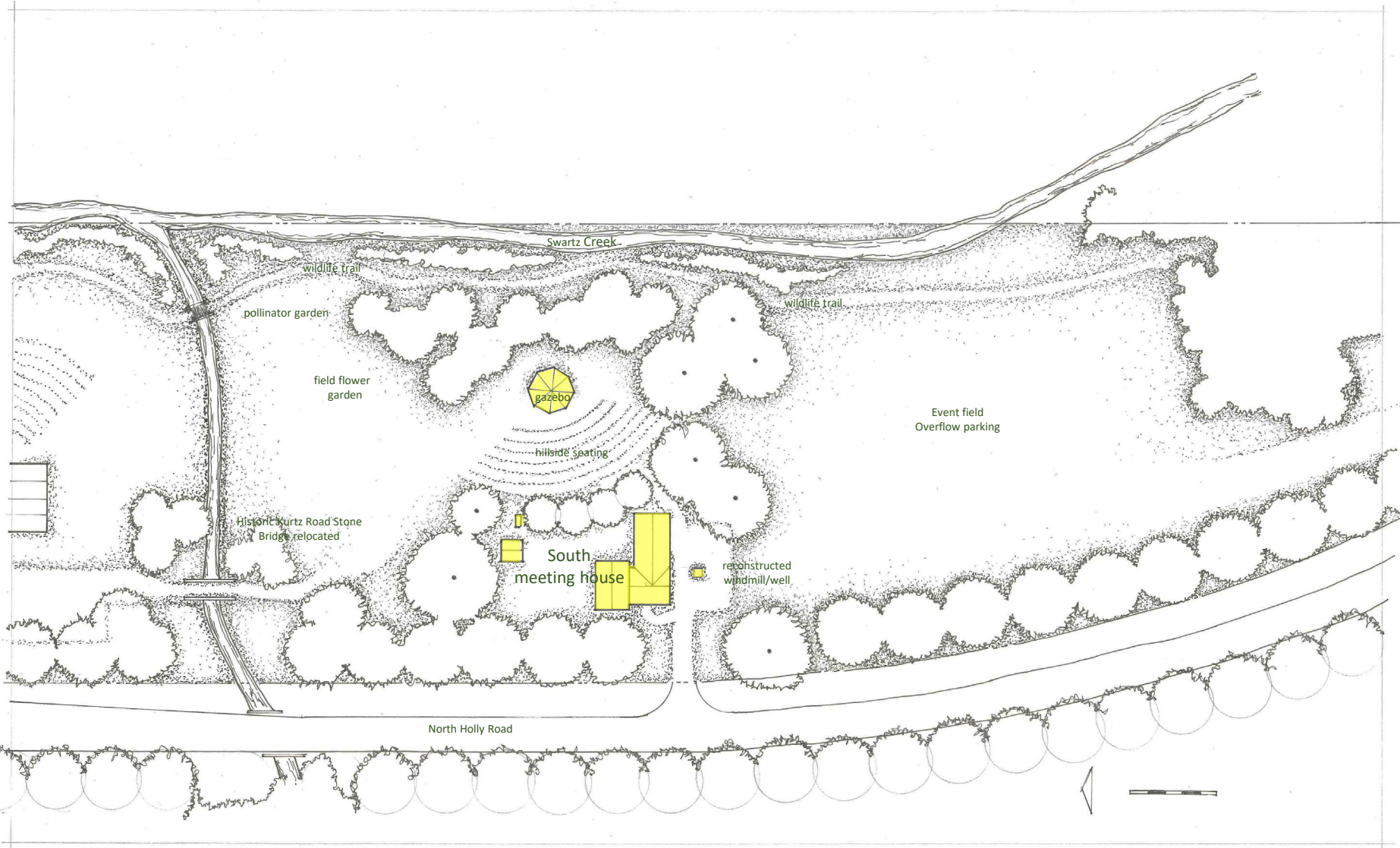


Approximately half of this area, the eastern portion of the property is subject to 100 year flooding. The Greek Revival house is located out of the floor plain , a testimony to the wisdom and ability to design with nature past generations possessed.



The soil in this area is comprised of 49 Cohoctah soil, poor for roads, parking and septic fields. It is good for wetland habitat and shallow water plants. The 10 B and 10 C Marlette soils are good for structures, recreational use, cropland, pastures and woodlands.



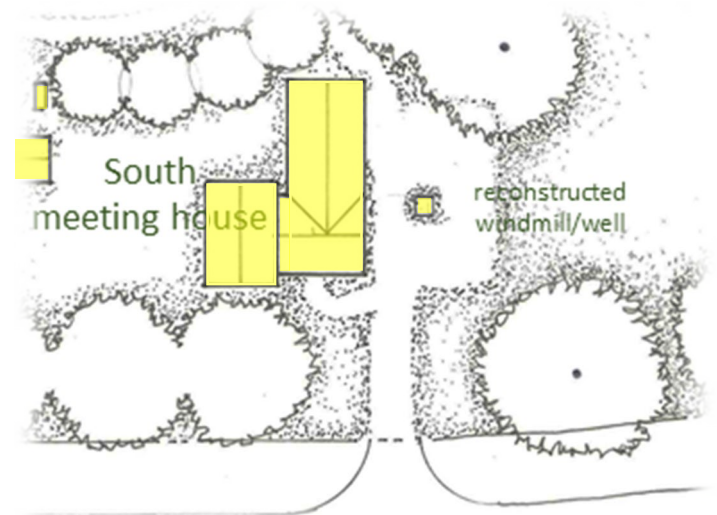




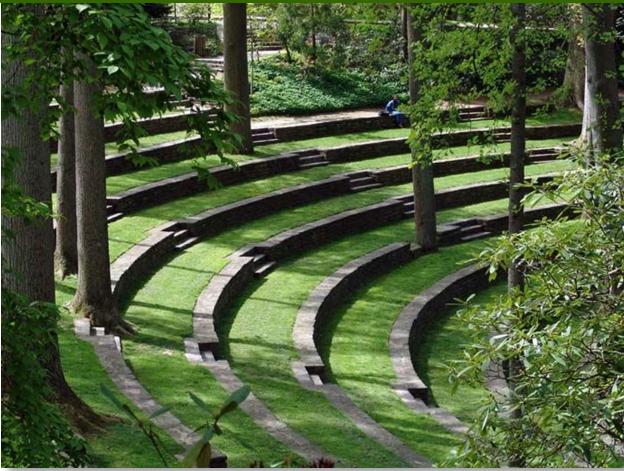
Restored Barton House at Bower School Farm, Bloomfield Hills

Public input strongly favored using a restored South House as a museum with an agricultural theme. Historically the Farmstead covers a period of history from the 1850s through the 1950s; a period of 100 years. A period of tremendous change and eras of interest which were evenly divided among the participants of the survey. Rather than restore the house to an earlier period, it is recommended that a more cost effective and attractive course would be to preserve and rehabilitate the house to accept the physical changes which the house underwent during this 100 year period. This allows docents to look back on history and present a broader range of history than most museums portray.

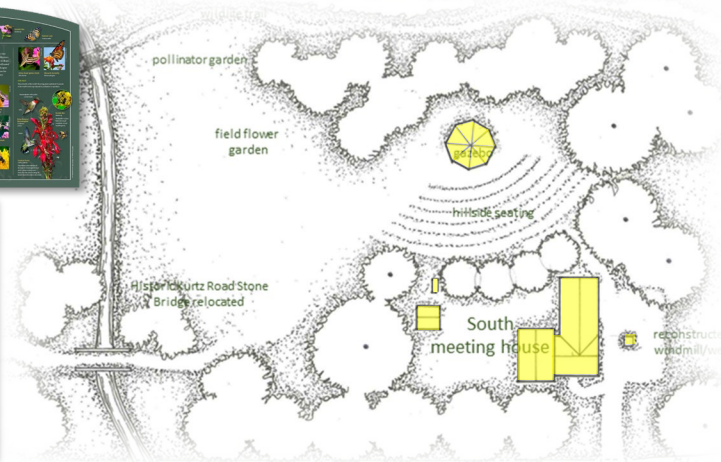
The second most requested use that came from the survey was to offer the house as a rental for small private events/parties. In addition to being income producing, this type of use would support and enhance other amenities proposed for this area of the site. For example the South House could be rented for small receptions or weddings. Weddings at the Gazebo could be more attractive with having facilities available for brides' or grooms' quarters.



As a venue for entertainment the South house could serve as a 'Green Room' and support functions. The restored Barton House at Bower School Farm in Bloomfield Hills serves as the arrival and introduction area for school tours.



Immediately to the east the land falls off sharply before rising to a small knoll in front of a backdrop of deciduous trees. Sheltered from road noise and wind, the location is a natural setting for an amphitheater and gazebo stage. Selectively clearing the hillside of under brush and scrub trees and sculpting of the grade creates an auditorium like seating arrangement. Retaining stones can be used for



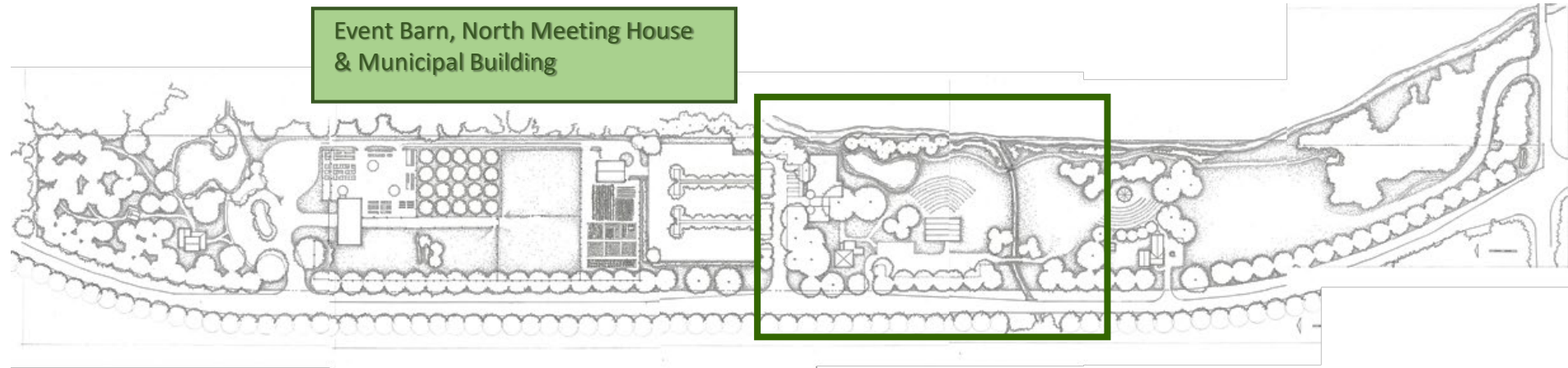
informal seats as well as delineating rows for lawn chairs at informal concerts and events. The gazebo should be large enough to handle a variety of events such as a 20-25 piece band. Flexibility and future expansion for the facility should be accounted for from the initial planning.

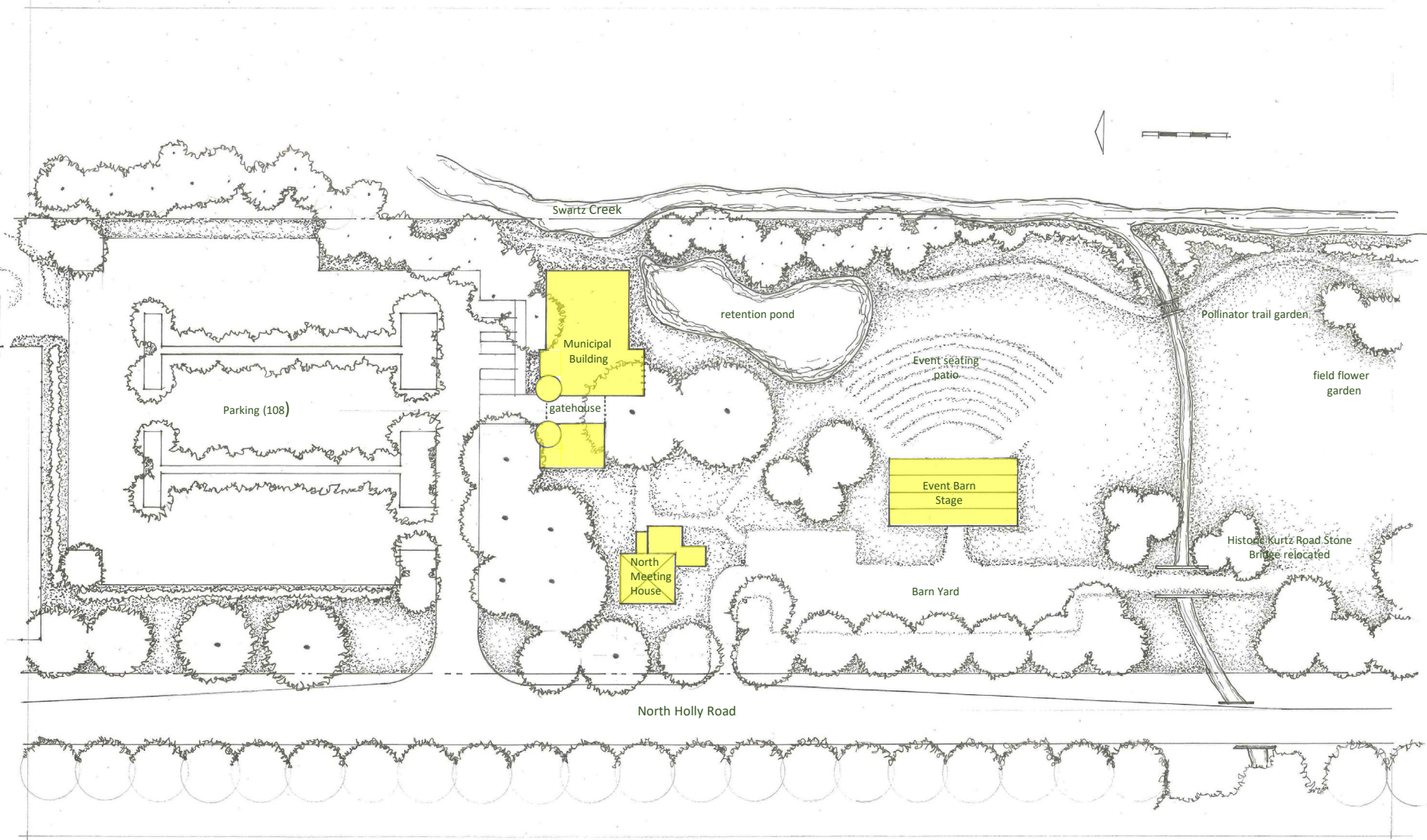
The setting could be further enhanced with

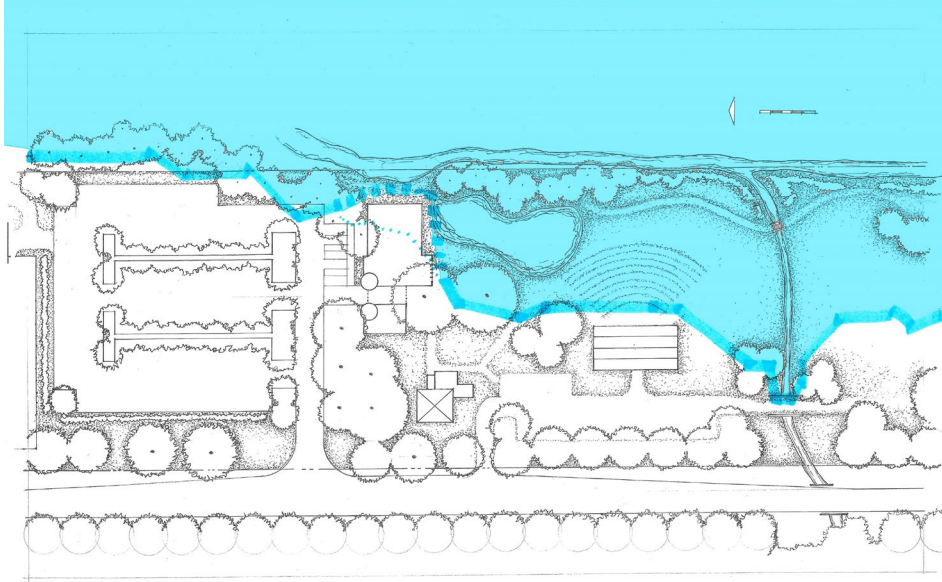
native garden of field flowers and a pollination garden. These enhancements would serve as a backdrop for formal events at the gazebo, but also as education opportunities. The last enhancement to the area is a bridge, possibly the stone Kurtz Road bridge when slated for replacement. The bridge connects the southern and northern portions of the park over the natural swale which remains wet most of the year.



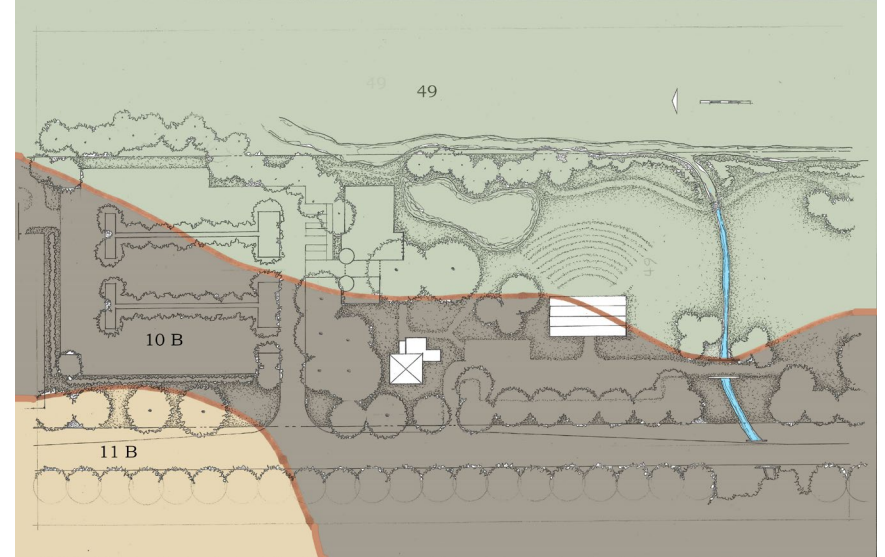
Event Barn, North Meeting House
& Municipal Building





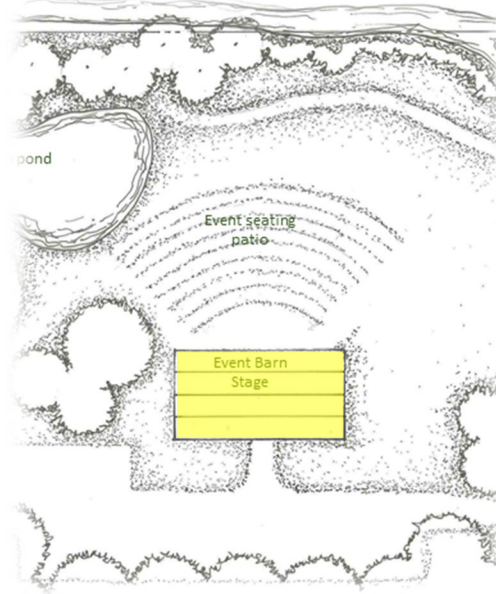


Approximately half of this area, the eastern portion of the property is subject to 100 - year flooding. The Greek Revival house is located out of the floor plain , a testimony to the wisdom and ability to design with nature past generations possessed.



The soil in this area is comprised of 49 Cohoctah soil, poor for roads, parking and septic fields. It is good for wetland habitat and shallow water plants. The 10 B Marlette soil is good for structures, recreational use, cropland, pastures and woodlands. 11 B Capac is poor for recreational uses, but good for grain and seed crops and open





The existing barn is positioned in such a way as to provide maximum flexibility as a venue. As a larger, more accessible amphitheater than the gazebo, the Event Barn can take advantage of the site topo by locating the outdoor seating on the east side of the barn. The structure and site buffers the road noise. From this location both levels of the barn can provide stage area. The upper level 'stage' would have grade level access at the rear of the stage and with creative set design some remarkable performances are possible. The existing concrete pad in addition to providing an all weather surface for seating, can also serve as expanded stage and exhibit floor for special events.

The 'Barn Yard' is seen as a staging area for events and Barrier Free parking. It connects the Event Barn to the South House/Gazebo via the relocated Kurtz Road Stone Bridge perfect for Wedding Parties to utilize two facilities. The main parking for events held here would be in the developed lot further north. From this lot people would pass through the open air passage of Municipal Building where support facilities i.e. tickets, restrooms, offices, etc. would be housed.



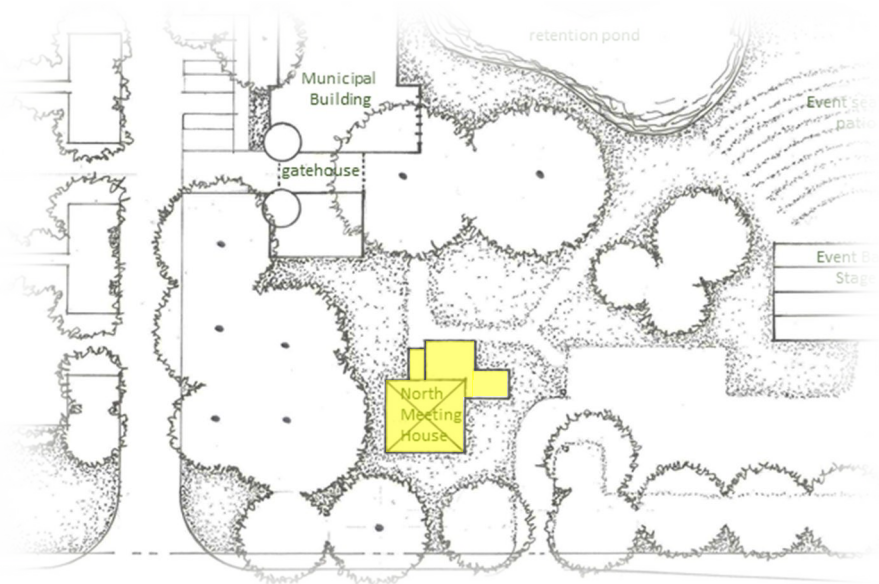
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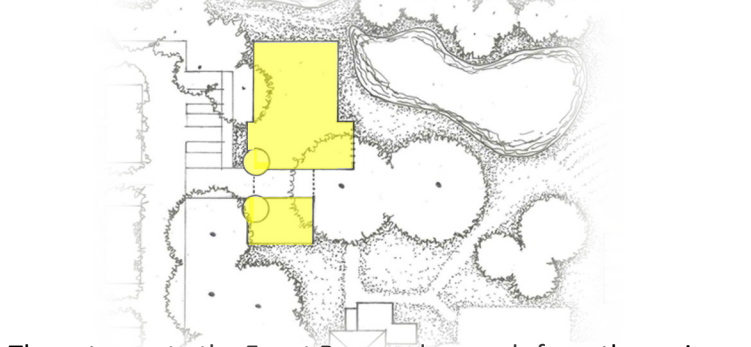
Event Barn, North Meeting House & Municipal Building



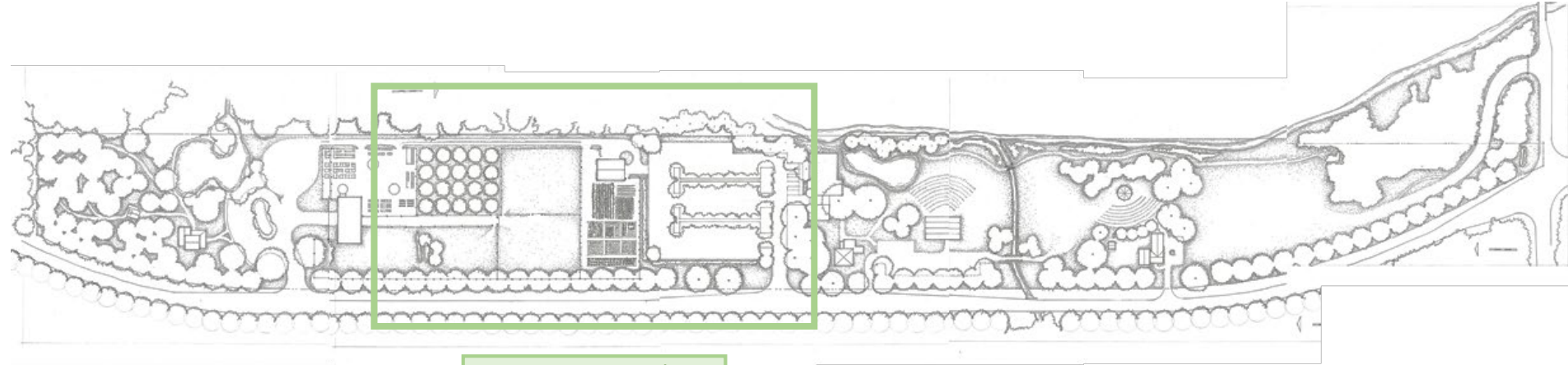
The North House is a prime example of the basic Italianate architectural style, almost a cube in design. It is located in a prime area between the main parking area and the Event Barn. Its design and location make it ideal as an adaptive use fulfilling the requests for park support functions, art fairs/exhibits and rental activities which would help produce income for the Park.

A restored exterior and remodeled interior, even left in a unfinished state, would preserve the history of the farmstead while enhancing the offerings and capabilities of the park. Park support functions in the near term such as offices, small community meeting room, etc. would provide readily available support at low cost. As growth and sustainability grow, the North House in the future could serve for Art exhibits/gallery, rental for brides or groom quarters, etc. Additional revenue streams, i.e., bride transportation via carriage to the Event Barn or Gazebo over the stone bridge. .



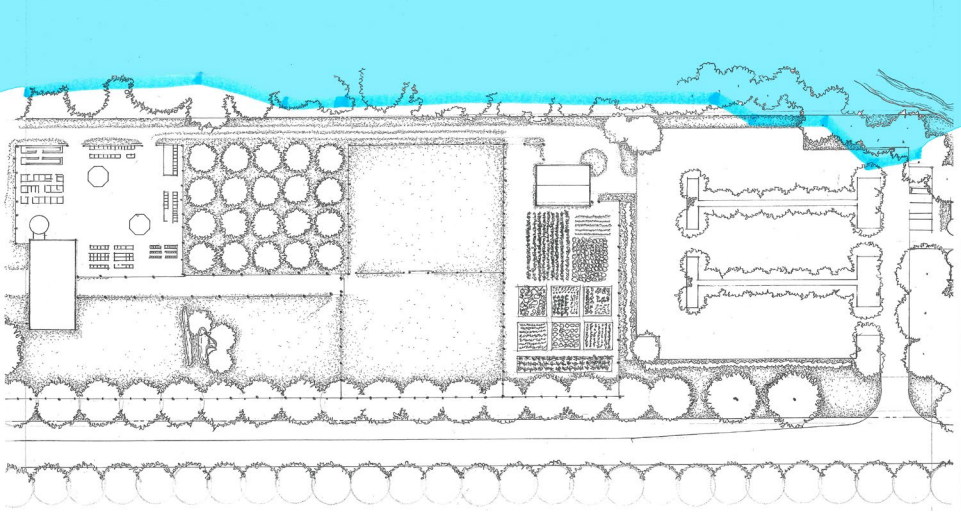


The gateway to the Event Barn and grounds from the main parking lot is envisioned to be through an open air arch of a future Municipal Building. The architecture is seen as being inspired by the architecture of the historic township offices and the related forms found on farms in North America. Serving a wide variety of functions the new facility can offer offices, ticket/concessions, public restrooms and community room. All of the facilities in this area compliment and add choices for a wide range of public and private events.

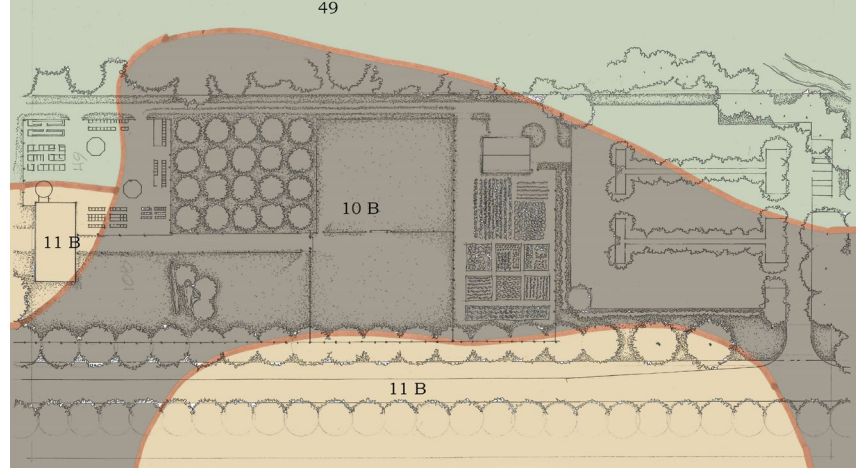


Community Garden,
Orchard & Pastures



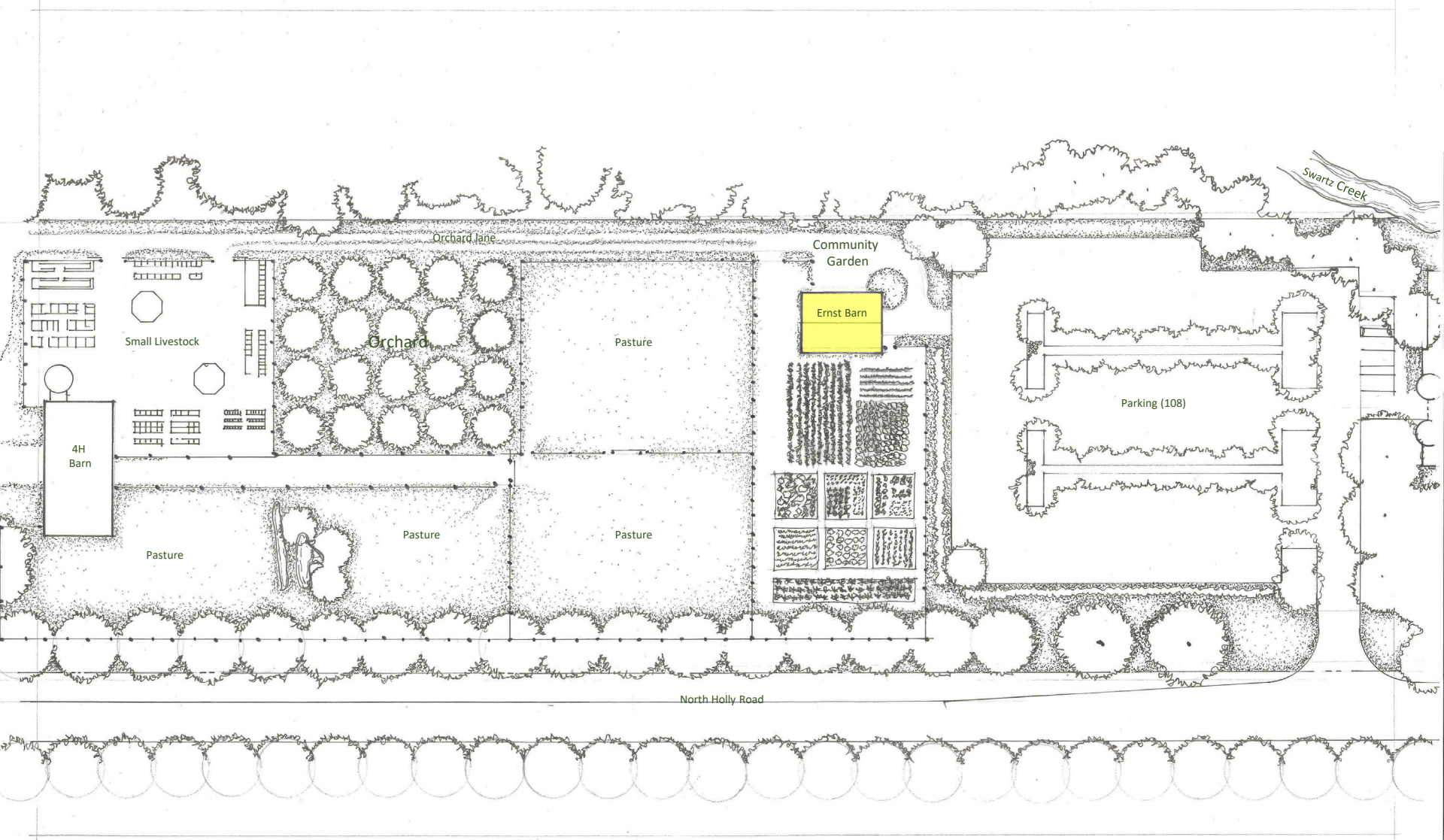


Very little of the land in this area of the park is affected by flooding. The soils make it ideal for agricultural uses such as the Community Garden, pasture land and orchard area as identified as desirable amenities in the public survey.



The heart of the farm activity, pastures, orchard and community garden is located within the 10B Marlette soil group, the ideal soil for this type of use.





While being relocated further north from its present location the Community Garden could still retain its current size and favorable soils. During stakeholder review and programming it was suggested that the current community garden could be reduced in size due to demand. While popularity may vary from time to time, it could gain

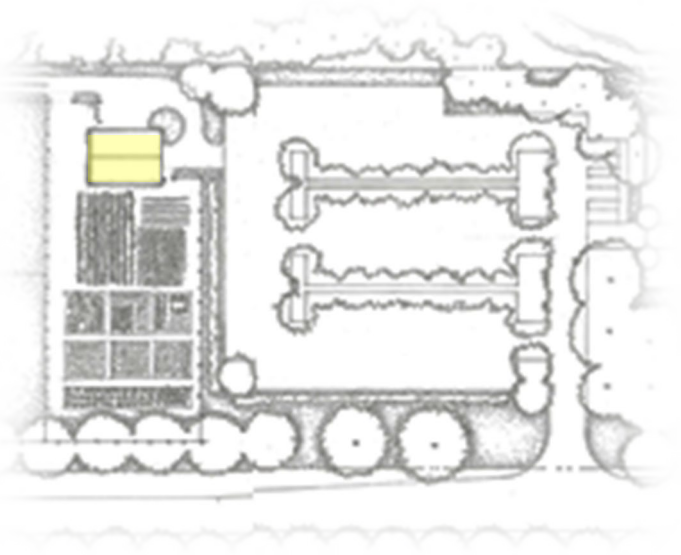
participation with future enhancements such as the barn, educational offerings, demonstrations, etc. that the Heritage Farm could provide. Additional enhancements such as low cost hoop houses can extend the growing season significantly, further attracting participation by distinguishing the Heritage Farm from other facilities.



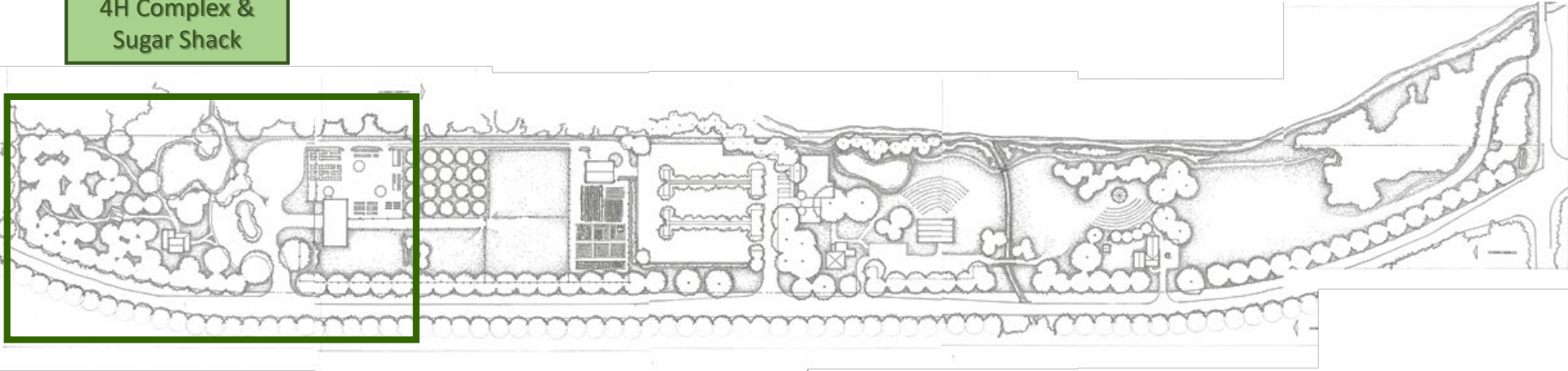
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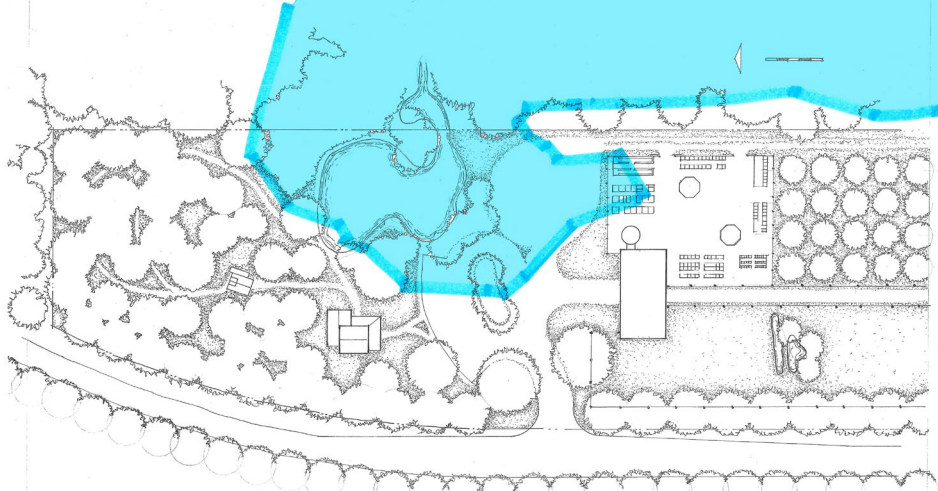
Community Garden, Orchard, & Pastures

The antebellum Ernst Barn is envisioned to be relocated from Oakland County Parks Waterford Oaks facility. Its proposed relocation allows it to maintain the same orientation and similar grade conditions as it did in its original location. Its use is seen as serving the community garden for equipment and supply storage. It could also serve as distribution point for seed exchanges, produce sales, etc. The community garden could maintain its current size, if desired, while staying convenient to parking

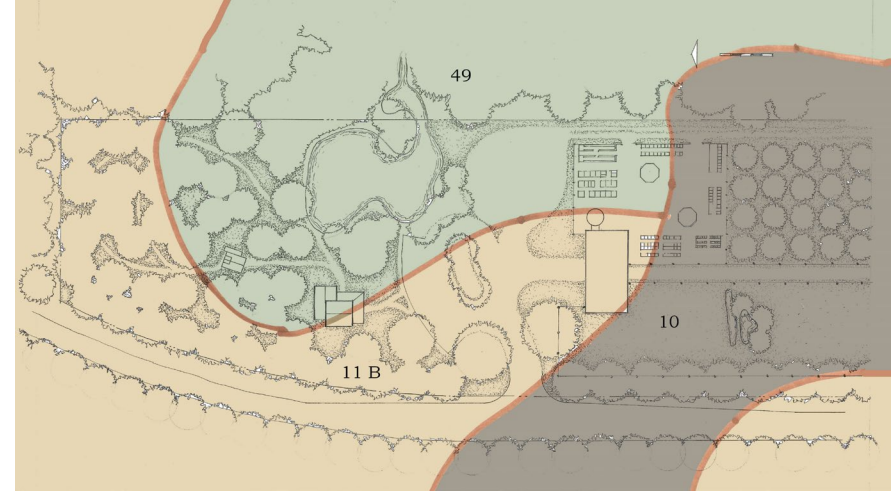


4H Complex &
Sugar Shack



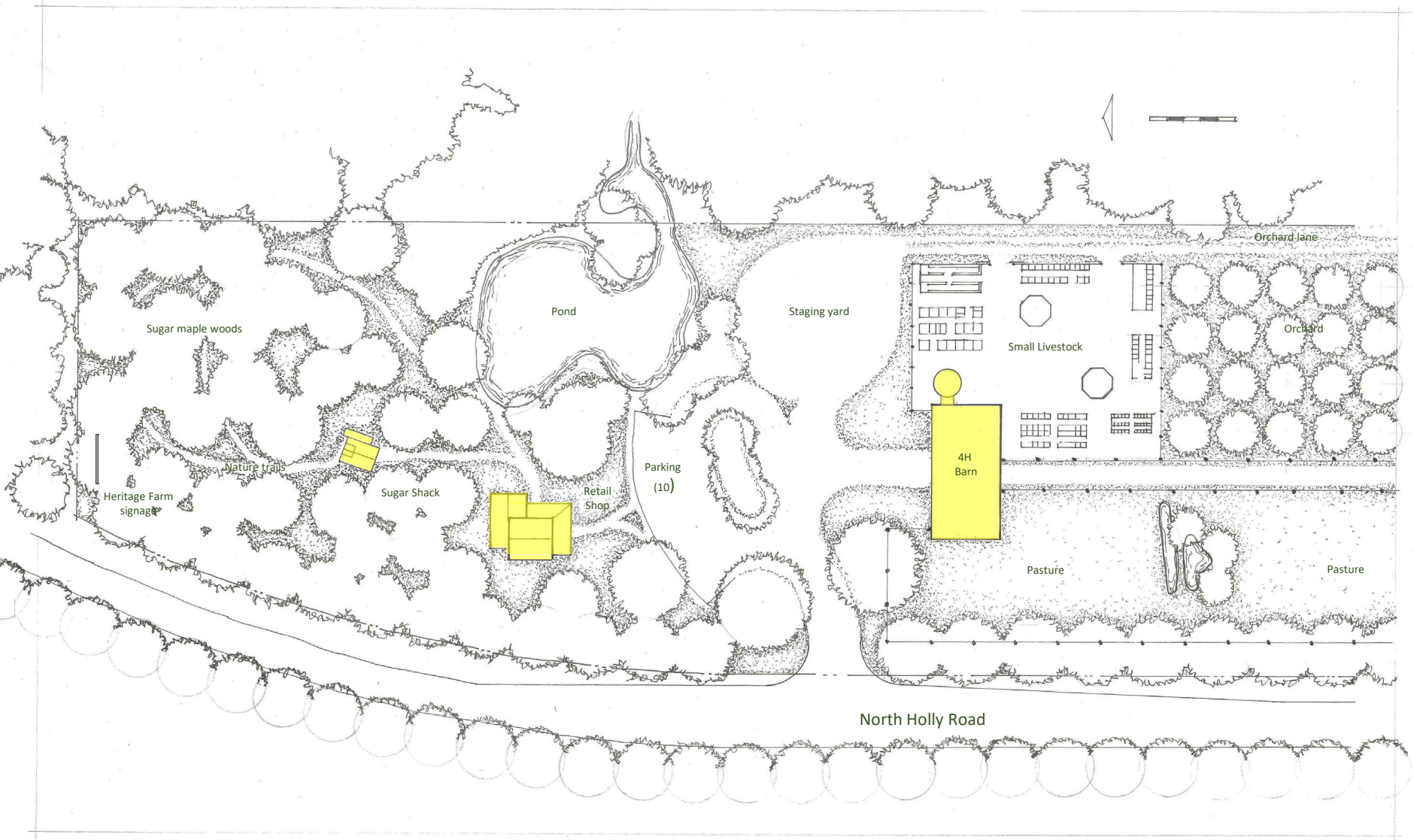


The area subject to flooding in this area of the park is planned to affect primarily the natural wetlands, pond and a small portion of the nature trail nearest the pond. There would be little or no affect on any structures or park operations.



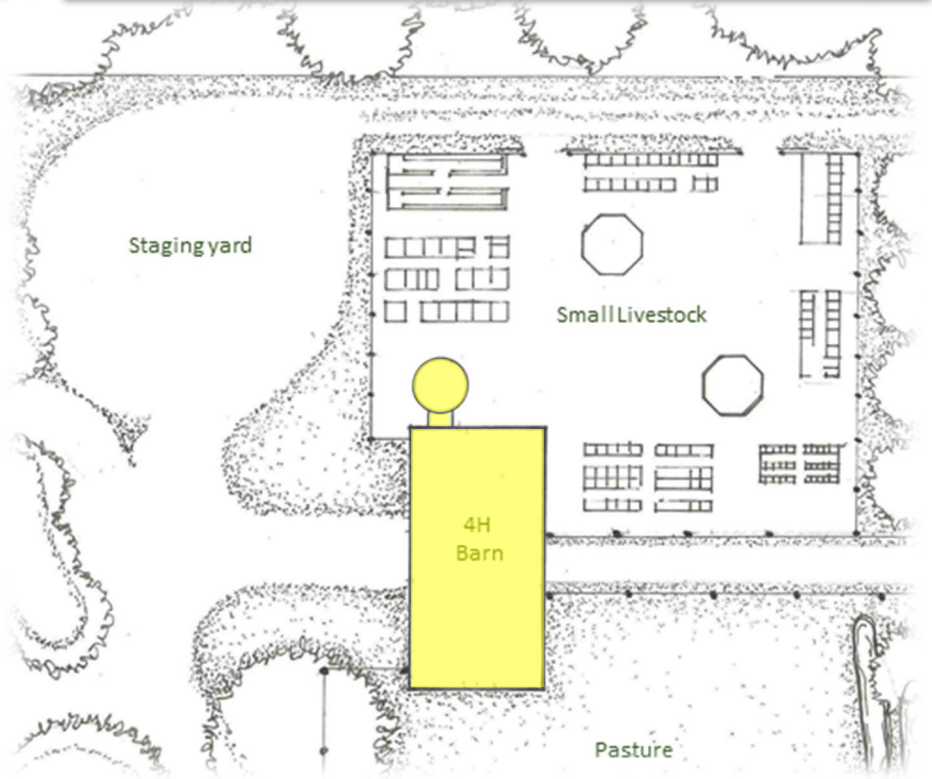
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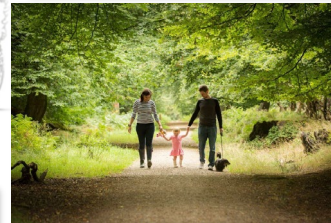
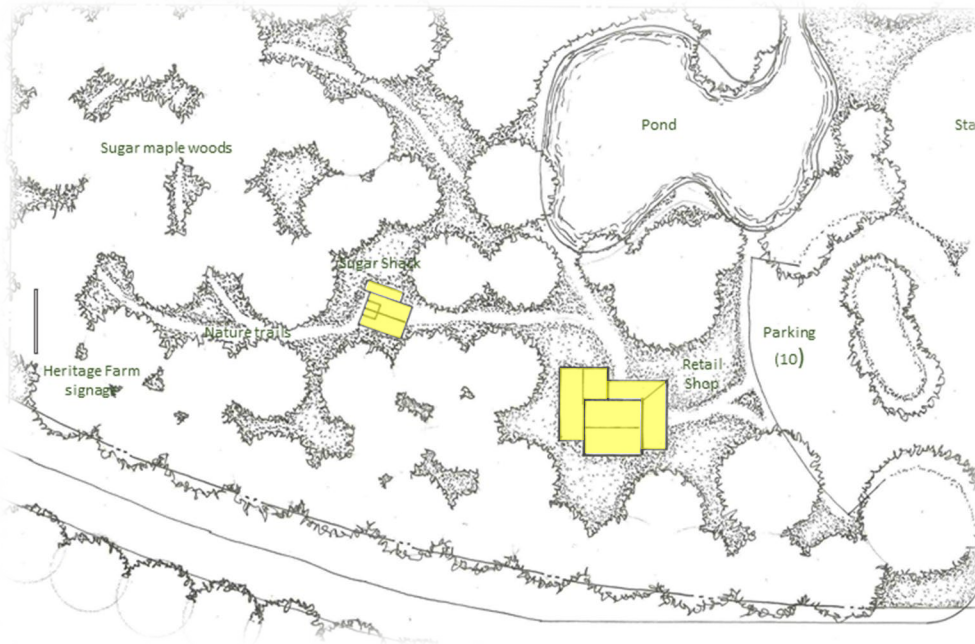


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4H Complex & Sugar House



The 4H complex would include a livestock barn providing opportunity for young people to raise larger livestock when situations don't allow adequate facilities. The small livestock area would provide similar experiences of providing adequate facilities and support functions. An additional benefit would be the appearance of farm animals in a pasture/barnyard setting. 4H was one of the most active organizations participating in the public survey.



At the northern most section of the park the recommendation is to randomly plant Sugar Maples in large quantities, forming a deciduous woods for walking trails and maple sap harvest. This long range plan, 30-40 years for the maples to mature enough for tapping would create an educational experience as well as a potential source of income with the sale of maple syrup, supplies and classes. Both the trails and the maple syrup harvest addresses several of the desirables expressed in the survey. The vision of a maple syrup festival on the Farm with an entrepreneurship attitude would serve to create year round activities for residents and visitors alike; making this township owned property a destination for the pleasure and economic benefit of the township.



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Preservation & Sustainability

Several of the structures on the property could be considered historic and will serve the park very well. Their preservation will a vital roll in telling the history and heritage as discussed earlier. The structures will also play aid as an income producing ingredient in many of the possible activities.

The **South House** should be preserved. The garage area could be converted to support activities for the Gazebo such as toilets, concessions, storage, etc. The house itself could be used for small community meetings, small receptions, brides' or grooms' quarters in addition to a museum interpreting the broad range of history (1850 – 1940) on this site.

The **Barn** could be rehabilitated to serve for exhibits, weddings and as a venue and/or as a stage for performances.

The **North House** could be rehabilitated and rented for wedding parties, receptions, brides' or grooms' quarters, and for tempoary gallery and exhibits.

All of the structures in a preserved and/or rehabilitated condition can support these type of activities and add to the overall attraction and appeal. It is recommended that the exterior of these structures be preserved and restored while the interiors be preserved and rehabilitated to accommodate the convenience and ability necessary for creating an income producing model.



It would be helpful at this point to clarify some terminology that is used to describe historic preservation projects. Historic preservationists speak of five different measures or treatments that buildings can receive. They are Stabilization, Preservation, Rehabilitation, Restoration and Reconstruction.

STABILIZATION refers to the measures applied to a building that slows or stops deterioration until permanent and appropriate treatment is possible.

PRESERVATION is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a property.

RESTORATION is defined as 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 means of the removal of features from other periods in its history and reconstruction of missing features.

REHABILITATION is defined as 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 history.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction of features or an entire building which no longer exists.

The **South House** was built in 1850 and is an example of the Greek Revival style of architecture. During the mid-19th Century, Greek Revival was a prominent architectural style. According to Virginia and Lee McAlester, "Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850 during which its popularity led it to be called the National Style. The Greek Revival style were common in Oakland County during this same period and represents the period of initial settlement within the county. Although there are extant examples in Holly Township, this style of architecture is more common in the eastern and southern townships of the county. The style is rarely found north of Saginaw.



The South House was constructed in a one – and – one half story, gable front and wing form. The west elevation is dominated by the gable front, which makes up approximately half of the elevation. The gable front exhibits typical Greek Revival elements, including a pediment, wide fascia, cornice returns, and pilasters at the corners of the gable end. The wing comprises the southern half of the elevation. It is here where the formal entrance to the home is situated under a recessed porch.

The west elevation has seven windows; four on the gable front, and three on the wing. The windows on the gable front are wood one – over – one double hung sash. These four, although historic in their own right, are likely not original to the property. Greek Revival homes typically had six – over – six windows. The three windows on the wing are original and examples of the windows that were on the gable front historically. The foundation of the home is stone, and typical of the period of construction. The framing style of the house has not been determined, but based on the architectural style and date of construction it is likely either a brace frame or balloon frame. The wall cladding material is wood siding.



The **Barn** was built in 1890 and is an example of a bank barn with gambrel style roof. In 1936, this barn was listed in the Rural Inventory as a “general barn.” The gambrel style roof indicates that this barn was indeed built in the 1890s or early 20th Century. Therefore this is likely not the original barn on the property. Barns of the mid-19th Century often had gable style roofs, and the difference between roof form is an indicator to the date of construction. Michigan Rural Inventories, 1936.



The bank barn gets its name from a simple but clever construction technique, the barn is built into the side of a hill, thus permitting two levels to be entered from the ground. The lower level houses animals, the upper levels served as threshing floor and storage. The hillside entrance gave easy access to wagons bearing wheat or hay. (Fodder could also be dropped through openings in the floor to the stabling floor below. The general form of the bank barn remained the same whether it was built into a hillside or not. Where a hill was lacking, a “bank” was often created by building up an earthen ramp to the second level. In 2017, the barn was raised, and the crumbling stone foundation was replaced with poured concrete.



The **North House** was built in 1860 and is an example of a vernacular Italianate style of architecture.

According to McAlester, “The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities Michigan Rural Inventories, 1936

Although this sources states the house was built in 1860, this house does not appear on the 1872 Oakland County Atlas map of the township. However, the style of architecture is between 1860 and 1880.of the Midwest...” Italianate style houses were common throughout Oakland County, and a large number are extant.

The west and south elevations each have four original two – over – two double hung wood windows. These windows are in keeping with the Italianate style of architecture. “Italianate window sashes most commonly have one – or two – pane glazing.”

The entry porch and side porch are also common with the Italianate style of architecture.

The foundation of the home is stone, and typically of the period of construction. The framing style of the house has not been determined, but based on the architectural style and date of construction it is likely balloon frame. The wall cladding material is wood siding.



Preservation and sustainability also applies to the organization created to care for the structures, the infrastructure and programs that are offered. The organizational sustainability is the most vital component, for without it the park and all of its attributes will, in time, decay and cease to exist. This topic was included in the survey and surprisingly over 20% of the respondents indicated they would be willing to provide financial support for the park.

In addition the survey also asked about what they would like to see as income producing elements to be incorporated in the master plan. The largest response was for retail outlet for the sale of produce and products grown/created at the farm. A close second response was for private events and rentals as discussed. The organization and 'Friends' group is a subject beyond the scope of this plan and will require expertise in the area of financial and park operations preferably in historic sites.

The following provides some of our observations and recommendations into the Organization, Building Maintenance and Programs.

Organization

1. Make sure the existing "friends" group, is a 501c3 organization to fundraise, assist with management and programing the Holly Heritage Farmstead.
 - 1.1 Establish board of directors
 - 1.2 Determined annual programing budget and goals
 - 1.3 Identify Key Partners and Stakeholders
 - 1.4 Establish and adopt 3 to 5-year work plan
 - 1.4.1 Assign tasks to committee volunteers
 - 1.5 Establish marketing strategy

Buildings and Grounds

2. Stabilize the North and South houses from further deterioration/Develop grounds
 - 2.1 Determine feasibility of rehabilitation or restoration
 - 2.1.1 Conditions assessments/Scope of work
 - 2.1.2 South House
 - 2.1.2.1 Pre – 1930s - Living History Museum
 - 2.1.2.2 Rentals for small private gatherings
 - 2.1.3 North House
 - 2.1.3.1 Caretakers package/Upstairs apartment
 - 2.1.3.2 Support of other park activities/Possible Store on main floor
 - 2.1.4 Barn
 - 2.1.4.1 Farm/Park public events and activities
 - 2.2 Grounds
 - 2.2.1 Expand Community Garden program
 - 2.2.2 Develop nature trails
 - 2.2.3 Enhance meadow lands for events
 - 2.2.4 New Structures
 - Community Garden Barn (Ernst barn relocated)
 - Gazebo
 - 4H Barn
 - Retail Outlet
 - Sugar House

Programs

3. Develop programming

3.1 Develop Enrichment classes/workshops

3.1.1 Homemaking

3.1.2 Crafts

3.1.3 Cooking/Canning/Food preservation

3.2 Establish and promote wedding rentals/private rentals

3.3 Establish Events

3.3.1 Art and antique fair

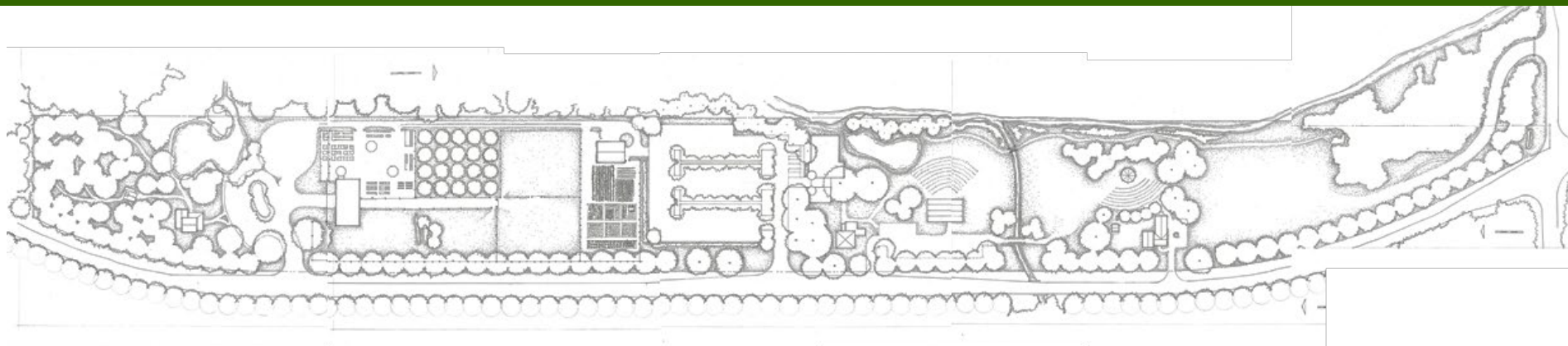
3.3.2 Farmers Market

3.3.3 Seed Exchanges

3.4 Develop Historical Programs

3.4.1 Pre – 1940s – Agricultural Theme





Oakland County Historic Preservation Technical Assistance

HISTORIC PRESERVATION PLAN

Holly Heritage Farmstead

13409 N. Holly Rd.
Holly, MI 48442



Prepared for

HOLLY TOWNSHIP

Prepared by

**OAKLAND COUNTY
ECONOMIC DEVELOPMENT & COMMUNITY AFFAIRS
HISTORIC PRESERVATION PROGRAM**

SEPTEMBER 2018



Oakland County Historic Preservation Technical Assistance

Prepared by

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Ron leads the County's Historic Preservation and Main Street Design Assistance program. He is a past president of American Institute of Architects Michigan (AIA Michigan) and a current Board of Directors member for the Michigan Historic Preservation Network (MHPN). Ron's preservation experience includes work on National Landmarks, State and local historic resources. He has a Masters of Architecture, and has 40 years of experience in all aspects of planning, design, preservation, and adaptive use. Ron is 36 CFR 61 qualified professional Preservation Architect.

Joe Frost, Associate Planner

Joe has a Master of Science in Historic Preservation and a Bachelor of Arts in Geography. He has a wide variety of experience including Main Street and downtown development, historic preservation advocacy, preservation planning, and historic site management. He has 15 years of experience in historic site interpretation and management. Joe has worked at various historic sites including Fort Mackinac with the Mackinac State Historic Parks, Harpers Ferry National Historical Park, and worked as a Community Preservation Specialist for Indiana Landmarks. Joe is 36 CFR 61 qualified professional Architectural Historian.

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DRAFT

INTRODUCTION

The Holly Heritage Farmstead is located at 13409 N. Holly Road and is owned by Holly Township. Efforts are underway to preserve the farmstead, and this plan will assist in reuse and educational programming.

The Farmstead is uniquely situated on N. Holly Road. There are two houses on the property; in 1850, the south house was built in the Greek Revival style, and the north house was built in the Italianate style during the 1860. An early 20th Century barn is located between the two houses. The Farmstead was owned by three related families; Andrews, Fagan, and Hawley. Thomas Fagan was the most prominent owner of the property. Mr. Fagan served as Township Supervisor for several years. This farmstead is representative of the early history of Holly Township.

In 2017, Holly Township engaged the preservation services of Oakland County's Historic Preservation program. These services include the plan, several stakeholders meetings, stakeholders survey, and committee meeting.

EXECUTIVE SUMMARY

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was the third erected. Mr. Fagan lived in that locality until his death in 1852. Both he and his wife, who survived him but a few years, were buried in the old Hadley cemetery, on sections 18 and 19, Groveland township, which contains the remains of many of the pioneers of Holly.

The first marriage in Holly township was between Peter Fagan, on of his sons, and Eliza L. Dains, on the 18th of November, 1838. Mr. Fagan was long one of the leasing citizens of the township.

First Events.

The first town meeting held in the township of Holly proper was at the house of John Runyon, in April, 1838, and the following officers were elected: Jonathan T. Allen, supervisor; Ira C. Alger, clerk; Willet C. Day, treasurer; Peter Fagan, Daniel Donaldson, Edwin Edwards, highway commissioners; Ira C. Alger, William Gage, John Stone, justices of the peace; Daniel Donaldson, William Bevins, Calvin Herrick constables; Peter Fagan, Edwin Edwards and the supervisor ex officio, assessors.¹

Historical Ownership as identified by historical maps:

- 1872 – J. Andrews
- 1896
 - S. J. Clough (North House)
 - Thomas Fagan (South House)
- 1908 – Thomas Fagan
- 1936 – Joyce, Jas. And Harvey Hawley²

Period of Significance(s)

The period of significance is tied to Thomas Fagan's ownership of the property, 1880 – 1931. For 51 years, Thomas Fagan lived on the property, he was a farmer, served as township supervisor, and raised a small family. Thomas Fagan was son of Peter Fagan, who was one of the original settlers of the township.

Andrews Era | 1850 – 1880 | James M. and Eliza Andrews

¹ Thaddeus D. Seeley, *History of Oakland County Michigan* (The Lewis Publishing Company: Chicago and New York, 1912), 388 – 389.

² Michigan Rural Inventories, 1936, www.seekingmichigan.org

James M. Andrews was born about 1814/15, he was originally from New York, and in 1850 located in Oakland County at this property. According to Thaddeus De Witt Seeley, "James M. Andrews was a farmer and dairyman who came from New York to Oakland County, in 1850, locating near Holly, in Holly Township, on the farm now owned and occupied by Mr. and Mrs. Fagan"³

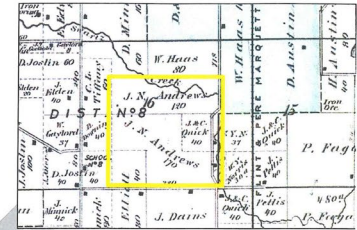


Figure 2: James Andrews, 1872, Oakland County Atlas

In 1880, Andrew's farm comprised 290 acres of land.⁴ Following the marriage of his daughter, Emma to Thomas Fagan, a portion of his land came under the ownership of his Son-in-law. According to the 1912 Oakland County history, this happened in 1880, however property transfer records indicate a later year. Additional research is needed to determine when this transaction occurred, and when Thomas and Emma's wedding occurred.

Fagan Era | 1880 – 1931 | Thomas and Emma (Andrews) Fagan, Son of Peter Fagan, and Daughter of James Andrews

Thomas Fagan was born January 1, 1844, in Holly Township, on a farm about one mile east of the Holly Heritage Farmstead. He was the son of Peter Fagan, who settled in Holly Township in 1833. Thomas was born in a log house and was one of 12 siblings born to Peter and Eliza (Dains) Fagan.

According to the 1912 Oakland County History, Thomas was "brought up on the home farm and educated in the rural schools of his native district, Thomas H. Fagan chose farming as his life occupation, and began his active career on a part of the parental homestead. Subsequently selling out to his brother, he bought his present farm, the old Andrews homestead, in 1880, and has since carried on general farming with much success, his estate being finely located about two and one-half

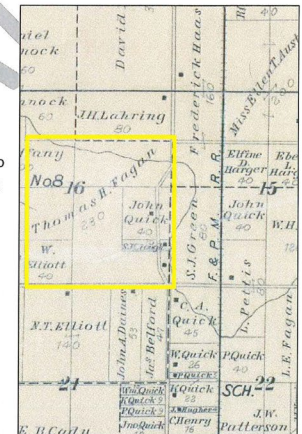


Figure 3: Thomas Fagan, 1896, Oakland County Atlas

³ 1912 History of Oakland County

⁴ US Agricultural Census, 1880.

miles north of Holly, and containing two hundred and forty acres of rich and highly productive land.”

Like his father, Thomas was highly involved with the Holly community, he served as justice of the peace not in succession, as supervisor.” Politically Thomas was affiliated with the Democratic party, and Fraternally was a member of the Free and Accepted Masons.⁵

At age 27, Thomas married, Emma J. Andrews, daughter of James M. Andrews. Emma was born on April 16, 1849 and died April 28, 1920. Together they had one child, Emma Josephine Fagan. Emma J. was born on January 5th 1878.⁶

In 1901, Emma J. married Harvey Hawley. Based on the 1910 US Census, it appears Emma and Harvey lived next door to her parents. It is possible they lived at the north house, and Thomas and Emma lived at the south house.⁷ Based on the documentation discovered, it is unclear what arrangement there was between Harvey Hawley and Thomas Fagan. This period is not considered a separate “Hawley” era because Fagan was still living and owned the farm. Census records indicate Harvey Hawley as renting his home, it is possible he and Emma J. were renting from Thomas Fagan, but this is not confirmed. Emma J. died on February 14th, 1925.⁸ By 1930, Harvey returned to Groveland Township.

Hawley Era | 1931 – Unknown Year | Joyce Hawley, Granddaughter of Thomas Fagan

Additional research needs to be conducted on the Hawley Period of the property. It is assumed that when Thomas Fagan passed in 1931, the property passed to his Granddaughter. In 1930, Joyce Hawley and her brother James were living with their grandfather. Joyce was 25 years old, and James 20 years old at the time.⁹ At the same time, Joyce Hawley’s father, Harvey was living in Groveland Township with his son Harvey Jr. Harvey Jr. was 15 years old at the time. Harvey Sr. was 53 years old and listed as a widower. Harvey was a farmer.¹⁰

⁵ Seeley, History of Oakland County, 1912, 776 and 777.

⁶ Death Certificates, Emma Fagan, 1920 and E. Josephine Fagan, 1925.

⁷ Ancestry.com, 1910 United States Federal Census: for Harvey Hawley

Emma J. is listed on this census record as Josie. Her middle name was Josephine, she likely went by Josie to distinguish herself from her mother (Emma).

⁸ Death Certificate, E. Josephine Fagan, 1925.

⁹ Ancestry.com, 1930 United States Federal Census: for Thomas Fagan

¹⁰ Ibid.

It seems that the property was left to the three siblings. The 1936 Michigan Rural Inventory list “Joyce, Jas., and Harvey Hawley” as the property owners.¹¹ By 1940, Joyce is living with her father in Groveland Township, she was 35 years of age.¹²

ARCHITECTURAL DESCRIPTIONS

South House

The *South House* was built in 1850¹³ and is an example of the Greek Revival style of architecture.

During the mid-19th Century, Greek Revival was a prominent architectural style. According to Virginia and Lee McAlester, “Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850 during which its popularity led it to be called the National Style.”¹⁴ Greek Revival style houses



Figure 4: South House, photo by Ron Campbell, June 2018

were common in Oakland County during this same period and represents the period of initial settlement within the county. Although there are extant examples in Holly

¹¹ Michigan Rural Inventories, 1936

¹² Ancestry.com, 1940 United States Federal Census: for Harvey Hawley

¹³ Michigan Rural Inventories, 1936

¹⁴ Virginia and Lee McAlester, *A Field Guides to American Houses*, New York: Alfred A Knopf, 2002, p 182.

Township, this style of architecture is more common in the eastern townships of the county.

The *South House* was constructed in a one – and – one half story, gable front and wing form. The west elevation is dominated by the *gable front*, which makes up approximately half of the elevation. The gable front exhibits typical Greek Revival elements; including a pediment, wide fascia, cornice returns, and pilasters at the corners of the gable end. The *wing* comprises the southern half of the elevation. It is here where the formal entrance to the home is situated. Under a recessed porch the west elevation has seven windows; four on the gable front, and three on the wing. The windows on the gable front are wood one – over – one double hung sash. These four, although historic in their own right, are likely not original to the property. Greek Revival homes typically had six – over – six windows.¹⁵ The three windows on the wing are original and examples of the windows that were on the gable front historically.

The foundation of the home is stone, and typically of the period of construction. The framing style of the house has not been determined, but based on the architectural style and date of construction it is likely either a brace frame or balloon frame. The wall cladding material is wood siding.

Barn

The *Barn* was built in 1890¹⁶ and is an example of a bank barn with gambrel style roof. In 1936, this barn was listed in the Rural Inventory as a “general barn.”¹⁷ The gambrel style roof indicates that this barn was indeed built in the 1890s or early 20th Century. Therefore this is likely not the original barn on the property. Barns of the mid-19th Century often had gable style roofs, and the difference between roof form is an indicator to the date of construction.



Figure 5: Barn, photo by Ron Campbell, June 2018

According to the National Park Service’s Historic Preservation Brief 20, “The Preservation of Historic Barns,”

¹⁵ Ibid., 182.

¹⁶ Michigan Rural Inventories, 1936

¹⁷ Ibid.

The bank barn gets its name from a simple but clever construction technique, the barn is built into the side of a hill, thus permitting two levels to be entered from the ground. The lower level houses animals, the upper levels served as threshing floor and storage. The hillside entrance gave easy access to wagons bearing wheat or hay. (Fodder could also be dropped through openings in the floor to the stabling floor below. The general form of the bank barn remained the same whether it was built into a hillside or not. Where a hill was lacking, a “bank” was often created by building up an earthen ramp to the second level.¹⁸

In 2017, the barn was raised, and the crumbling stone foundation was replaced with poured concrete.

North House



Figure 6: North House, photo by Ron Campbell, June 2018

The *North House* was built in 1860¹⁹ and is an example of a vernacular Italianate style of architecture.

According to McAlester, “The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities

¹⁸ Michael J. Auer, *Preservation Brief 20, The Preservation of Historic Barns*, National Park Service,

¹⁹ Michigan Rural Inventories, 1936

Although this source states the house was built in 1860, this house does not appear on the 1872 Oakland County Atlas map of the township. However, the style of architecture is between 1860 and 1880.

of the Midwest...” Italianate style houses were common throughout Oakland Count, and a large number are extant.

The *North House* was constructed as a two-story simple hip roof form. “This is the most common subtype, making up about one-third of Italianate houses.”²⁰

The west and south elevations each have four original two – over – two double hung wood windows. These windows are in keeping with the Italianate style of architecture. “Italianate window sashes most commonly have one – or two – pane glazing.”²¹

The entry porch and side porch are also common with the Italianate style of architecture.

The foundation of the home is stone, and typically of the period of construction. The framing style of the house has not been determined, but based on the architectural style and date of construction it is likely balloon frame. The wall cladding material is wood siding.

HISTORIC PRESERVATION APPROACHES

It would be helpful at this point to clarify some terminology that is used to describe historic preservation projects. Historic preservationists speak of five different measures or treatments that buildings can receive. They are Stabilization, Preservation, Rehabilitation, Restoration and Reconstruction.

STABILIZATION refers to the measures applied to a building that slows or stops deterioration until permanent and appropriate treatment is possible.

PRESERVATION is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a property.

RESTORATION is defined as 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 means of the removal of features from other periods in its history and reconstruction of missing features.

REHABILITATION is defined as 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 history.

²⁰ McAlester, 211.

²¹ McAlester, 212.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction of features or an entire building which no longer exists.

CHARACTER DEFINING FEATURES

“Character defining features” are elements of an historic or older property that contribute to the overall character of the property. According to the Secretary of the Interior Standards for the Treatment of Historic Properties, “distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.” Character defining features should be preserved.

COMMUNITY STAKEHOLDERS SURVEY

A stakeholder’s survey was circulated through the Holly community. The survey was conducted on both digital and hardcopy format. The digital survey was conducted using the online survey tool, *Survey Monkey*. The survey was live from June 20 to August 3. In that time, 224 responses were collected.

Most respondents were positive about the Holly Heritage Farmstead project. There were, however, a few negative comments, but that is common with any community survey. A summary of the survey is contained in the Appendix.

RECOMMENDATIONS

Organization

1. Determine organizational structure of the Farmstead, establish a "friends" group, 501c3 organization to fundraise, assist with management and programing the Holly Heritage Farmstead.
 - 1.1. Establish board of directors
 - 1.2. Determined annual programing budget and goals
 - 1.3. Identify Key Partners and Stakeholders
 - 1.4. Establish and adopt 3 to 5-year work plan
 - 1.4.1. Assign tasks to committee volunteers
 - 1.5. Establish marketing strategy

Buildings and Grounds

2. Stabilize the North and South houses from further deterioration/Develop grounds
 - 2.1. Determine feasibility of rehabilitation or restoration
 - 2.1.1. Conditions assessments/Scope of work
 - 2.1.2. South House
 - 2.1.2.1. Pre – 1930s - Living History Museum
 - 2.1.2.2. Rentals for small private gatherings
 - 2.1.3. North House
 - 2.1.3.1. Caretakers package/Upstairs apartment
 - 2.1.3.2. Support of other park activities/Possible Store on main floor
 - 2.1.4. Barn
 - 2.1.4.1. Farm/Park public events and activities
 - 2.2. Grounds
 - 2.2.1. Expand Community Garden program
 - 2.2.2. Develop nature trails
 - 2.2.3. Enhance meadow lands for events
 - 2.2.4. New Structures
 - 2.2.4.1. Gazebo
 - 2.2.4.2. Additional barn?

Programs

3. Develop programing
 - 3.1. Develop Enrichment classes/workshops
 - 3.1.1. Homemaking
 - 3.1.2. Crafts
 - 3.1.3. Cooking/Canning/Food preservation
 - 3.2. Establish and promote wedding rentals/private rentals
 - 3.3. Establish Events
 - 3.3.1. Art and antique fair
 - 3.3.2. Farmers Market
 - 3.3.3. Seed Exchanges
 - 3.4. Develop Historical Programs
 - 3.4.1. Pre – 1940s – Agricultural Theme

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APPENDIX

Secretary of the Interior Standards for the Treatment of Historic Properties

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Holly Heritage Farmstead SURVEY

The Holly Heritage Farmstead is located at 13409 N. Holly Road, and is owned by Holly Township. Efforts are underway to preserve the farmstead, and create a master plan for reuse and educational programming.

The Farmstead is uniquely situated on N. Holly Road. There are two houses on the property; the south house was built in the Greek Revival style during the 1840s, the north house was built in the Italianate style during the 1880s. An early 20th Century barn is located between the two houses. The Farmstead was owned by the Hawley Family, and originally by Thomas Fagan. Mr. Fagan served as Township Supervisor for a number of years. This farmstead is representative of the early history of Holly Township.

The Heritage Farm Committee was organized to determine the future direction of the property. The Committee meets at 6:30pm on the first Tuesday of every month at the Farmstead to discuss future plan and projects.

Please take a few moments to complete the following survey. Your answers will inform the committee on the public's awareness of the Farmstead, and what the community would like to see moving forward.

- Existing Structures
 - South House
 - North House
 - Original Barn

- Enhancements
 - New Structures
 - Relocated Structures
 - Grounds

- Programs & Activities
 - Educational
 - Leisure
 - Income Producing

Existing Structures



South House

Greek Revival; the oldest building remaining on the property. Thought that the first meeting of Holly township took place here.

WHAT WOULD YOU PREFER TO SEE THE EXISTING SOUTH HOUSE USED ONCE RESTORED:

- Museum – Holly Township/agriculture theme with changing programs/exhibits.
- Small Meetings for community organizations
- Rental for small private events (receptions, showers, teas, etc.)
- Support for park activities and group meetings.
- Other _____

Existing Structures



North House

Italianate style ca 1870. Possibly built for/by one of the sons

WHAT WOULD YOU PREFER TO SEE THE EXISTING SOUTH HOUSE USED ONCE RESTORED:

- Rental house at market rate.
- Rental house as part of a compensation agreement for park personnel
- Small meetings
- Support for park activities and group meetings.
- Other _____

Existing Structures



Barn

A Gambrel Roof style barn ca 1900

WHAT WOULD YOU PREFER TO SEE THE BARN USED FOR

- Farm/Park related operations
- Farm/Park Public Events & Activities
 - Farm and agricultural artifact museum.
- Other _____

Park Enhancements - Structures

Beyond the necessary such as parking, public toilets, storage building(s); Mark what you would most prefer to see with a 5, second preference with 4, etc. Leave blank what you do not prefer to see on the Farm site or suggest something

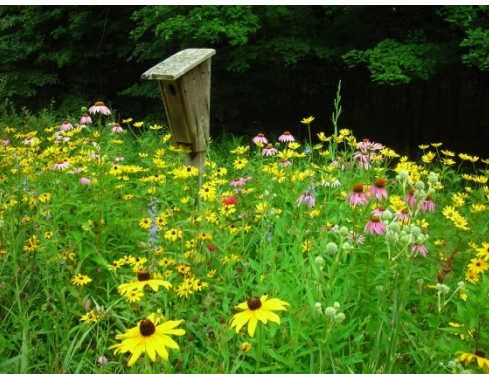
WHAT PARK ENHANCEMENTS WOULD YOU LIKE TO SEE (1 – 5 most preferred)

- ___ Gazebo for concerts, weddings, etc.
- ___ Large barn for 4H large livestock stall rental
- ___ Indoor commercial archery and/or gun range
- ___ Small 'General Store' for Park/locally produce craft items
- ___ One Room School House
- ___ Other _____



Park Enhancements - Grounds

Beyond the necessary such as parking, public toilets, storage building(s); Mark what you would most prefer to see with a 5, second preference with 4, etc. Leave blank what you do not prefer to see on the Farm site or suggest something



WHAT PARK ENHANCEMENTS WOULD YOU LIKE TO SEE (1 – 5 most preferred)

___ Community Garden (expanded)

___ Picnic and passive recreation

___ Nature trails and pathways

___ Meadow land/fields for farm support

___ Open land for events (Auto/ Tractor shows; art fairs & flea markets,

___ Other _____



Programs & Activities - Educational

What types of programs and activities would you like to see at the park. Mark what you would most prefer with a 5, second preference with 4, etc. Leave blank what you do not prefer to see on the Farm site or suggest something

WHAT PROGRAMS AND ACTIVITIES WOULD YOU PREFER (1 – 5 most preferred)



___ Enrichment Classes (crafts, homemaking, cooking, etc.)

___ School field trips

___ Day on the Farm Summer Camps

___ Environment / Nature lectures

___ Agricultural / landscaping lectures

___ Other _____



Programs & Activities - Leisure

What types of programs and activities would you like to see at the park. Mark what you would most prefer with a 5, second preference with 4, etc. Leave blank what you do not prefer to see on the Farm site or suggest something

WHAT PROGRAMS AND ACTIVITIES WOULD YOU PREFER (1 – 5 most preferred)



___ Art and antique fairs

___ Family outings and reunions

___ tractor pulls / auto shows

___ Seed exchanges / flea market

___ Other _____



Programs & Activities – Income Producing

What types of activities do you think would help pay the bills? . Mark what you think would be the best with a 5, second with 4, etc. Leave blank what you do not prefer to see on the Farm site or suggest something

WHAT WOULD YOU PREFER TO HELP PAY THE BILLS (1 – 5 most preferred)



___ Rental for private events

___ Space leased for commercial business

___ Selling of farm produced goods

___ Tree and forestry harvesting

___ Other _____



Period of History

What periods of history interest you?

WHAT PERIOD OF HISTORY WOULD BE MOST INTERESTING (1 – 5 most preferred)



___ 1850 – 1860 (Civil War period)

___ 1870 – 1900 (The Grange & the Gilded Age)

___ 1900 – 1920 (Industrialization & Urbanization)

___ 1930 – 1940 (Depression and War Years)

___ 1950 – 1960 (The Cold War & Space age)

___ Other _____



Holly Heritage Farmstead

Survey Results

- September 5, 2018

Holly Heritage Farmstead – Holly Township

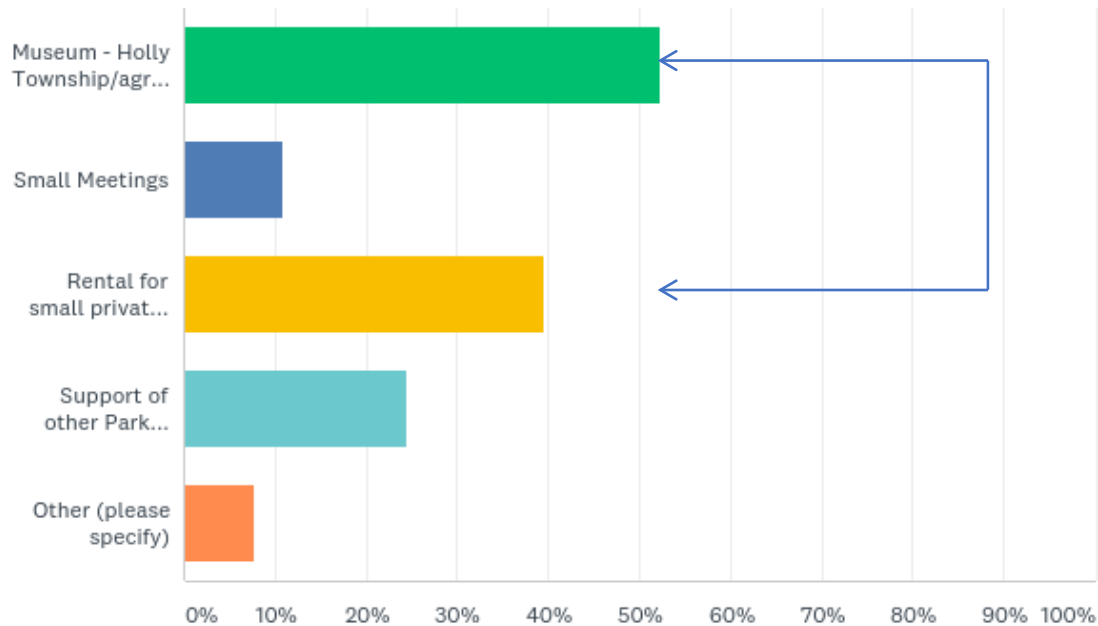


Methodology

- Survey open for about six weeks
 - June 20 – August 3
- Digital survey – Survey Monkey link
- Paper survey (results entered into digital system)
- 224 Responses
- Multiple choice format
- Respondents could select multiple choices

Q1: What would you prefer the existing south house be used for once restored?

- Answered: 220 Skipped: 4



Q1: What would you prefer the existing south house be used for once restored?

• Answered: 220 Skipped: 4

ANSWER CHOICES	RESPONSES	
Museum - Holly Township/agricultural theme with changing programs	52.27%	115
Small Meetings	10.91%	24
Rental for small private gatherings	39.55%	87
Support of other Park activities	24.55%	54
Other (please specify)	7.73%	17
Total Respondents: 220		

Multipurpose

Gift Shop

Weddings

All of the Above

Senior Center

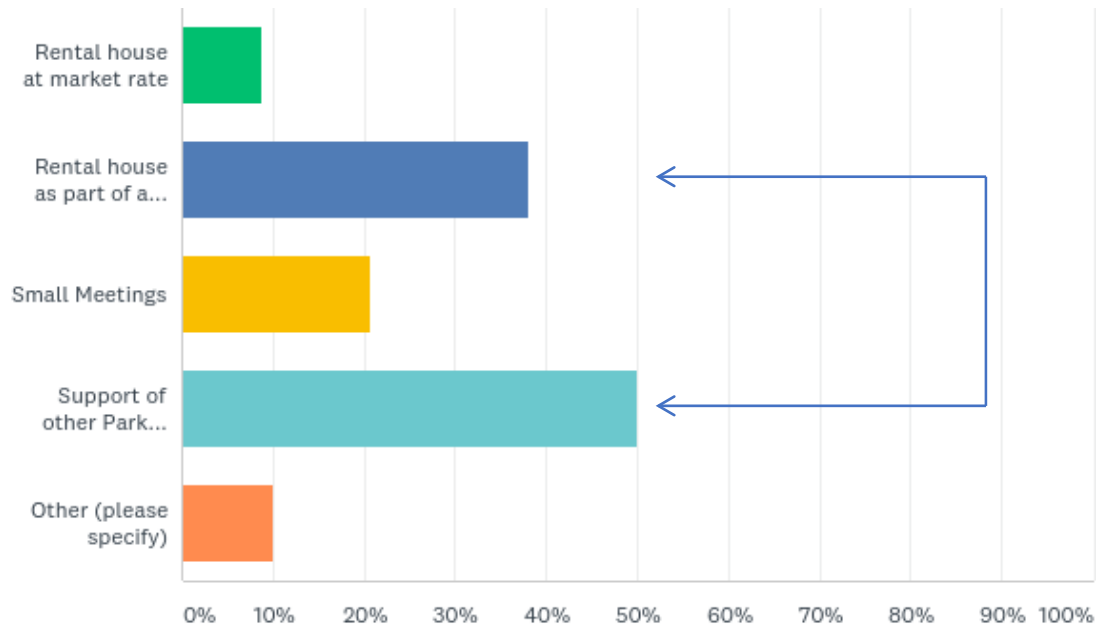
Nothing

Farmers Market

Revenue generating/no tax dollars

Q2: What would you prefer to see the existing north house used for once restored?

- Answered: 218 Skipped: 6



Q2: What would you prefer to see the existing north house used for once restored?

- Answered: 218 Skipped: 6

ANSWER CHOICES	RESPONSES	
Rental house at market rate	8.72%	19
Rental house as part of a compensation package for park caretaker	38.07%	83
Small Meetings	20.64%	45
Support of other Park activities	50.00%	109
Other (please specify)	10.09%	22
Total Respondents: 218		

Museum

Learning Center

Youth Programs

Bed & Breakfast

Bathrooms for Barn

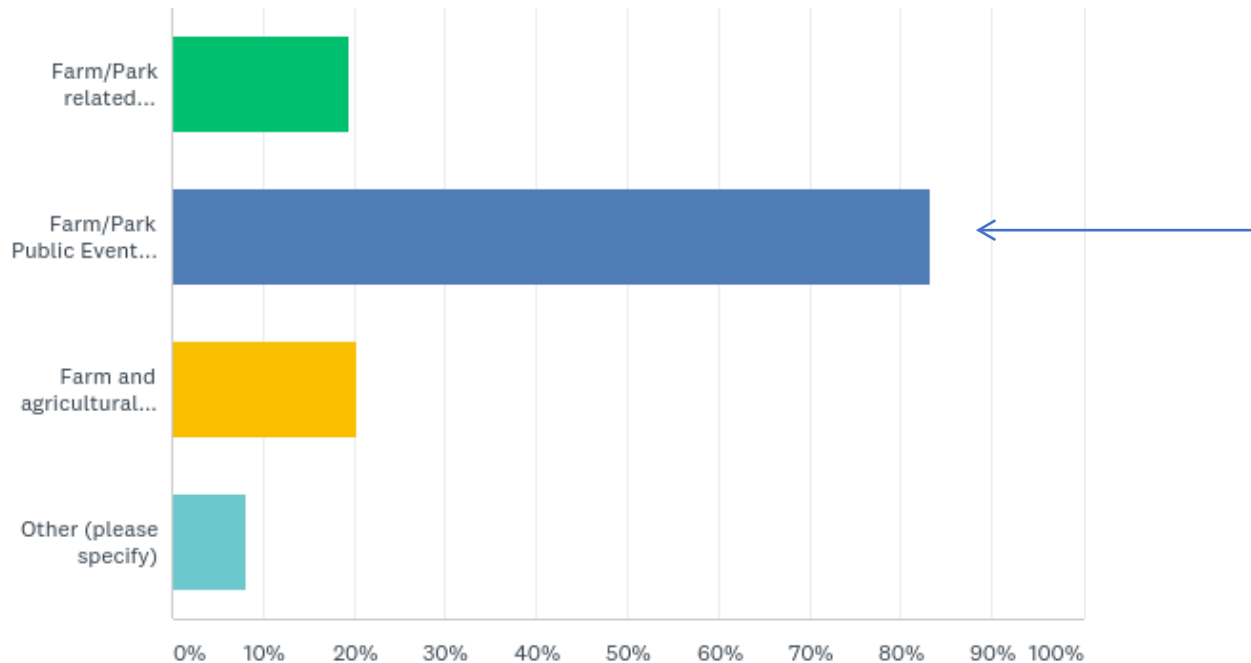
“Live on the Farm”

No Rental House

Homeless/Halfway House

Q3: What would you prefer to see the barn used for?

- Answered: 222 Skipped: 2



Q3: What would you prefer to see the barn used for?

- Answered: 222 Skipped: 2

ANSWER CHOICES	RESPONSES	
Farm/Park related operations	19.37%	43
Farm/Park Public Events & Activities	83.33%	185
Farm and agricultural artifact museum	20.27%	45
Other (please specify)	8.11%	18
Total Respondents: 222		

All of the Above

4H Opportunities

Square Dancing

Barn Dances

Sell and put on Tax Rolls

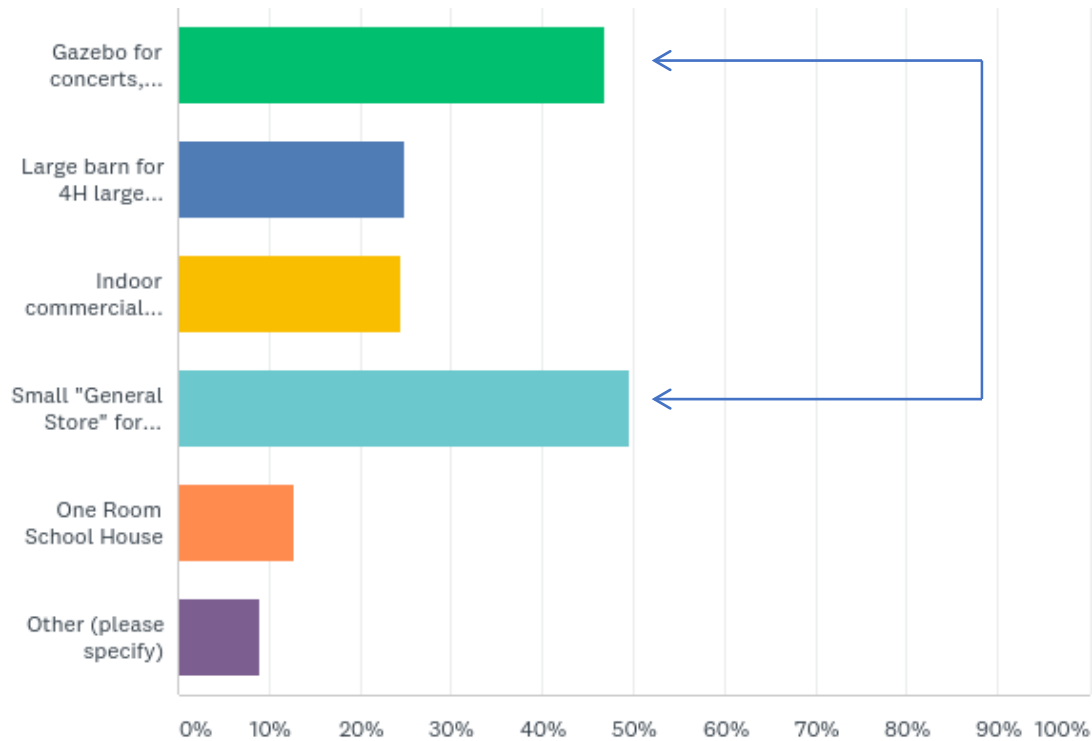
Farmers Market

Working Hands on Farm

Weddings

Q4: What, if any, New Structures do you prefer at the Holly Heritage Farm?

- Answered: 220 Skipped: 4



Q4: What, if any, New Structures do you prefer at the Holly Heritage Farm?

- Answered: 220 Skipped: 4

ANSWER CHOICES	RESPONSES	
Gazebo for concerts, weddings, etc.	46.82%	103
Large barn for 4H large livestock stall rental	25.00%	55
Indoor commercial archery and/or gun range	24.55%	54
Small "General Store" for Park/locally produced craft items	49.55%	109
One Room School House	12.73%	28
Other (please specify)	9.09%	20
Total Respondents: 220		

Keep it Original

Indoor Gun Range

4H Development

No Gun Range

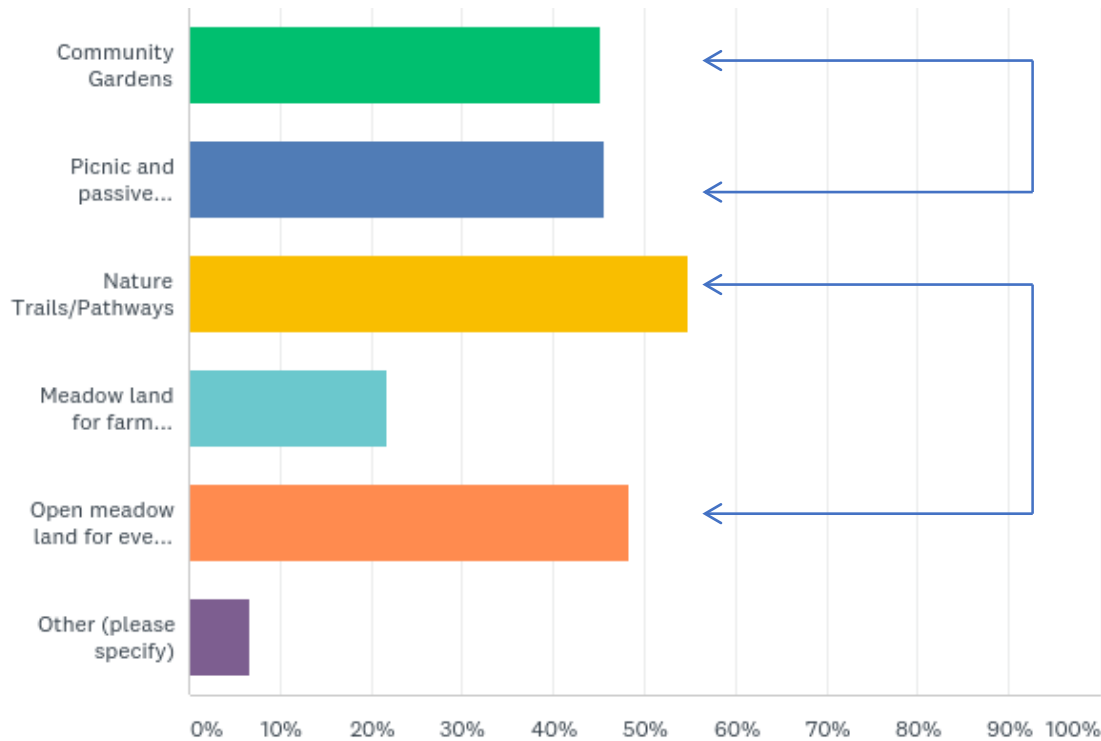
Restrooms

None

Concessions

Q5: What improvements do you prefer on the Grounds of the Holly Heritage Farm?

- Answered: 221 Skipped: 3



Q5: What improvements do you prefer on the Grounds of the Holly Heritage Farm?

- Answered: 221 Skipped: 3

ANSWER CHOICES	RESPONSES
Community Gardens	45.25% 100
Picnic and passive recreation	45.70% 101
Nature Trails/Pathways	54.75% 121
Meadow land for farm support	21.72% 48
Open meadow land for events (tractor shows, classic cars, antique and art fairs, etc.)	48.42% 107
Other (please specify)	6.79% 15
Total Respondents: 221	

Children's Garden

Demonstrations of Period Crafts

Dog Park

Any of Above

Native Garden

Keep Period Accurate

More Fairs/Food Markets

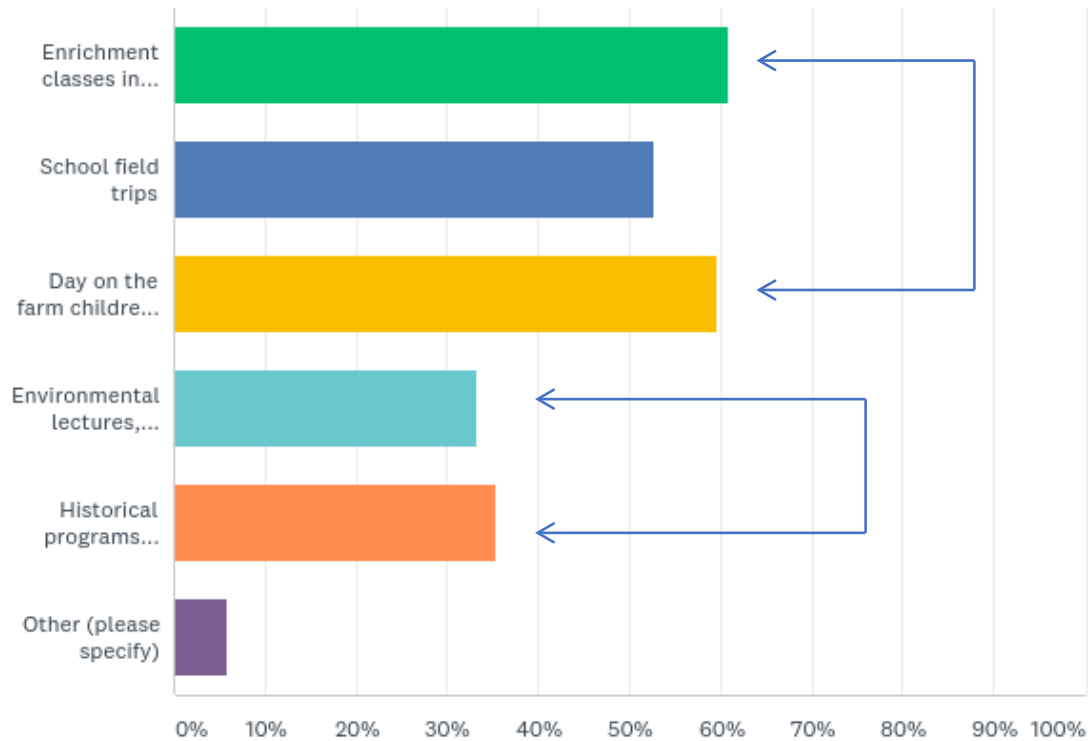
Paved Parking

Water pumps to water gardens

Educational Workshops

Q6: What Educational programs do you prefer to see at the Holly Heritage Farm?

- Answered: 220 Skipped: 4



Q6: What Educational programs do you prefer to see at the Holly Heritage Farm?

- Answered: 220 Skipped: 4

ANSWER CHOICES	RESPONSES	
Enrichment classes in crafts, homemaking, cooking, etc.	60.91%	134
School field trips	52.73%	116
Day on the farm children's summer day camp	59.55%	131
Environmental lectures, tours, exhibits, etc.	33.18%	73
Historical programs (living history)	35.45%	78
Other (please specify)	5.91%	13
Total Respondents: 220		

Love all these ideas

Garden Club

Bee Keeping/Raising Monarchs

Outdoors Hunting/Fishing Classes

All of the Above

Agriculture/History Focus

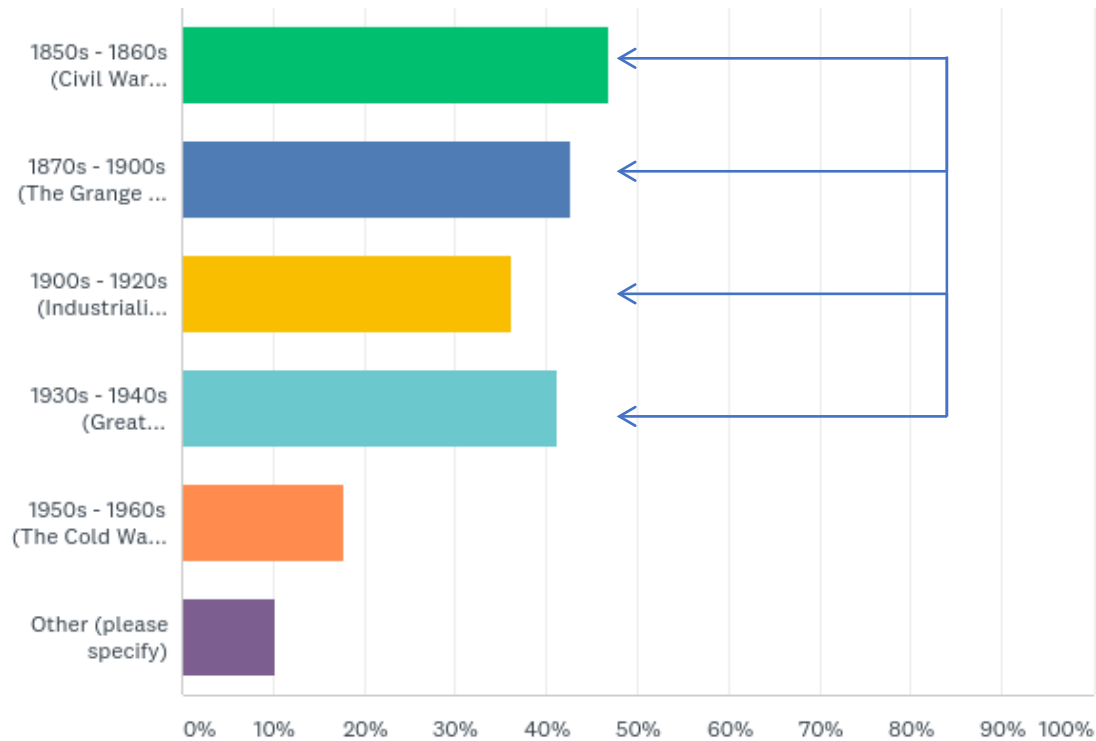
Cooking/Canning Classes

Gardening Classes

Cow Milking/Horse Grooming

Q7: If historical programs are utilized, what eras interest you?

- Answered: 213 Skipped: 11



Q7: If historical programs are utilized, what eras interest you?

- Answered: 213 Skipped: 11

ANSWER CHOICES	RESPONSES	
1850s - 1860s (Civil War period)	46.95%	100
1870s - 1900s (The Grange & the Gilded Age)	42.72%	91
1900s - 1920s (Industrialization & Urbanization)	36.15%	77
1930s - 1940s (Great Depression and WWII)	41.31%	88
1950s - 1960s (The Cold War & Space age)	17.84%	38
Other (please specify)	10.33%	22
Total Respondents: 213		

Holly History

Historical Period of the Farm

Era Specific to
Structures

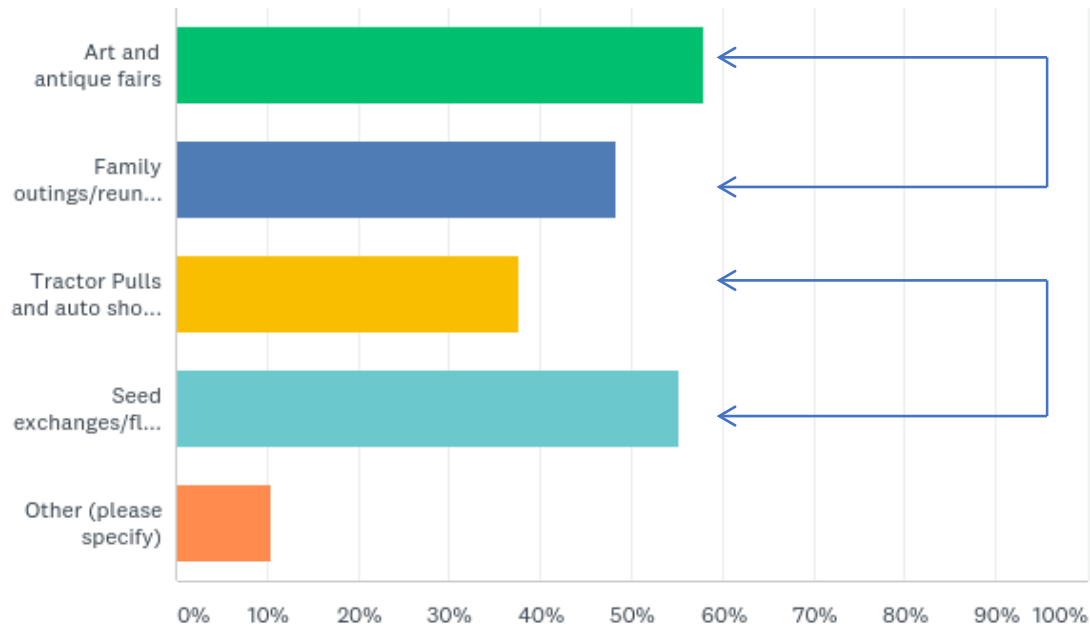
Victory Garden

Early 20th Century Farming

Hunting History

Q8: What Leisure activities do you prefer to see at the Holly Heritage Farm?

- Answered: 221 Skipped: 3



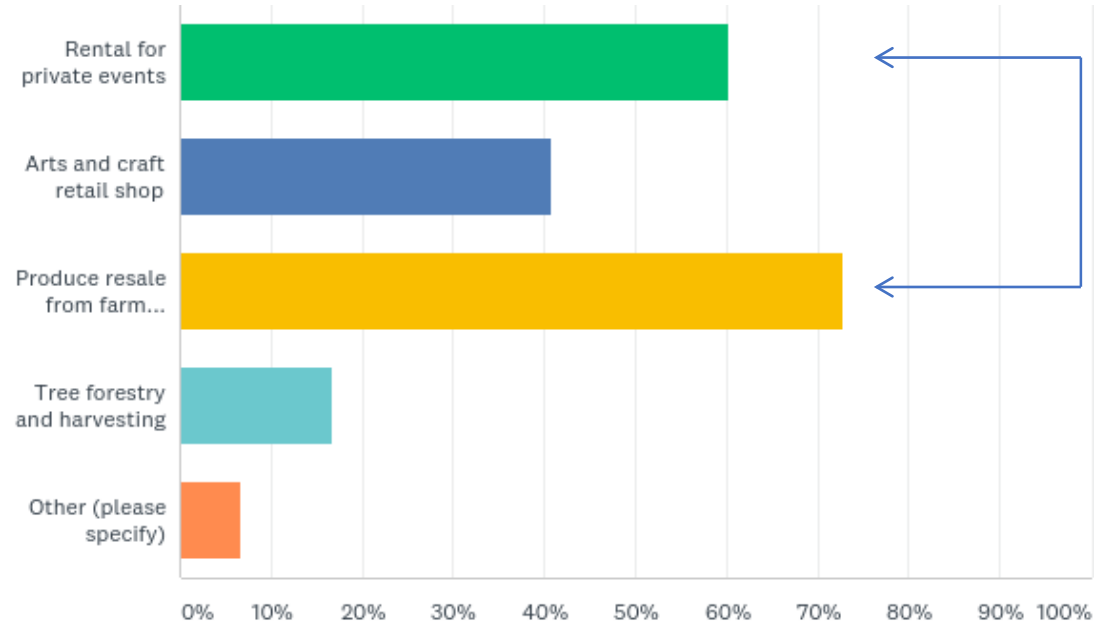
Q8: What Leisure activities do you prefer to see at the Holly Heritage Farm?

- Answered: 221 Skipped: 3

ANSWER CHOICES	RESPONSES	
Art and antique fairs	57.92%	128
Family outings/reunions	48.42%	107
Tractor Pulls and auto shows, meets, swap fairs	37.56%	83
Seed exchanges/flea market	55.20%	122
Other (please specify)	10.41%	23
Total Respondents: 221		

Q9: What Income Producing activities do you prefer to see at the Holly Heritage Farm?

• Answered: 221 Skipped: 3



Q9: What Income Producing activities do you prefer to see at the Holly Heritage Farm?

• Answered: 221 Skipped: 3

ANSWER CHOICES	RESPONSES	
Rental for private events	60.18%	133
Arts and craft retail shop	40.72%	90
Produce resale from farm activity	72.85%	161
Tree forestry and harvesting	16.74%	37
Other (please specify)	6.79%	15
Total Respondents: 221		

Fees for Classes and Activities

Community Garage Sale

Classes/Field Trips

No Touristy Retail

Restaurant/Locally Grown Food

Annual Fundraiser

Farmers Market

No Cutting Trees

Be Self Sufficient

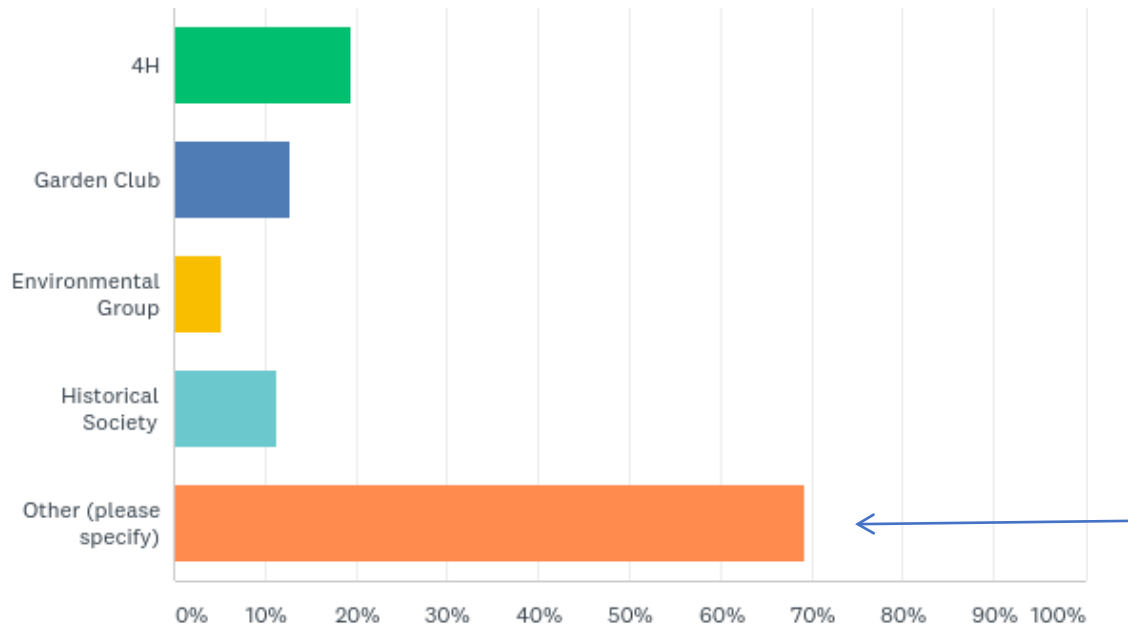
Performances/Square Dancing

Museum

Contests

Q10: Are you associated with a group, organization, or club?

- Answered: 133 Skipped: 91



Q10: Are you associated with a group, organization, or club?

- Answered: 133 Skipped: 91

ANSWER CHOICES	RESPONSES	
4H	19.55%	26
Garden Club	12.78%	17
Environmental Group	5.26%	7
Historical Society	11.28%	15
Other (please specify)	69.17%	92
Total Respondents: 133		

Scouts

Fraternal

Dickens

Archery Club

Veterans Organizations

DDA

Theatre

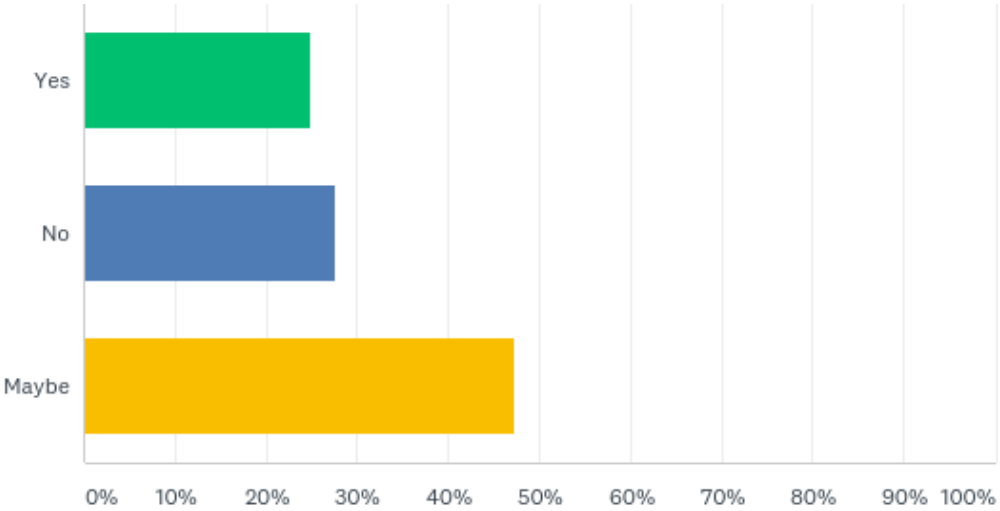
Sportsman Clubs

Neighborhood Association

Church

Q11: Would your group be interested in using Holly Heritage Farm?

• Answered: 152 Skipped: 72



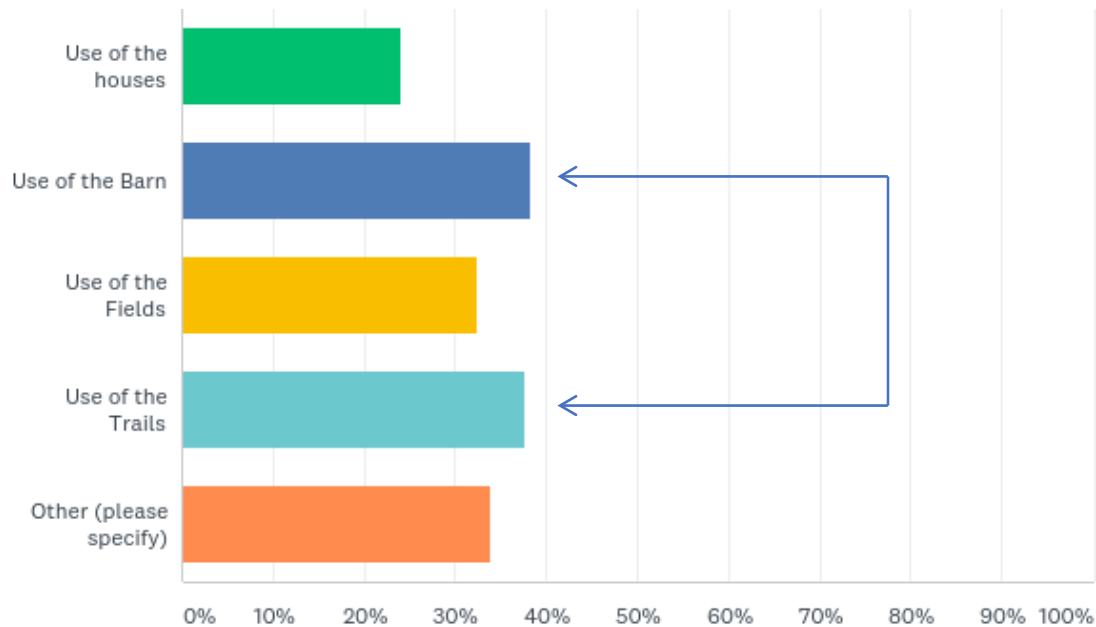
Q11: Would your group be interested in using Holly Heritage Farm?

- Answered: 152 Skipped: 72

ANSWER CHOICES	RESPONSES	
Yes	25.00%	38
No	27.63%	42
Maybe	47.37%	72
TOTAL		152

Q12: How might your group utilize the farm?

- Answered: 133 Skipped: 91



Q12: How might your group utilize the farm?

- Answered: 133 Skipped: 91

ANSWER CHOICES	RESPONSES	
Use of the houses	24.06%	32
Use of the Barn	38.35%	51
Use of the Fields	32.33%	43
Use of the Trails	37.59%	50
Other (please specify)	33.83%	45
Total Respondents: 133		

Archery Shop

Educational events

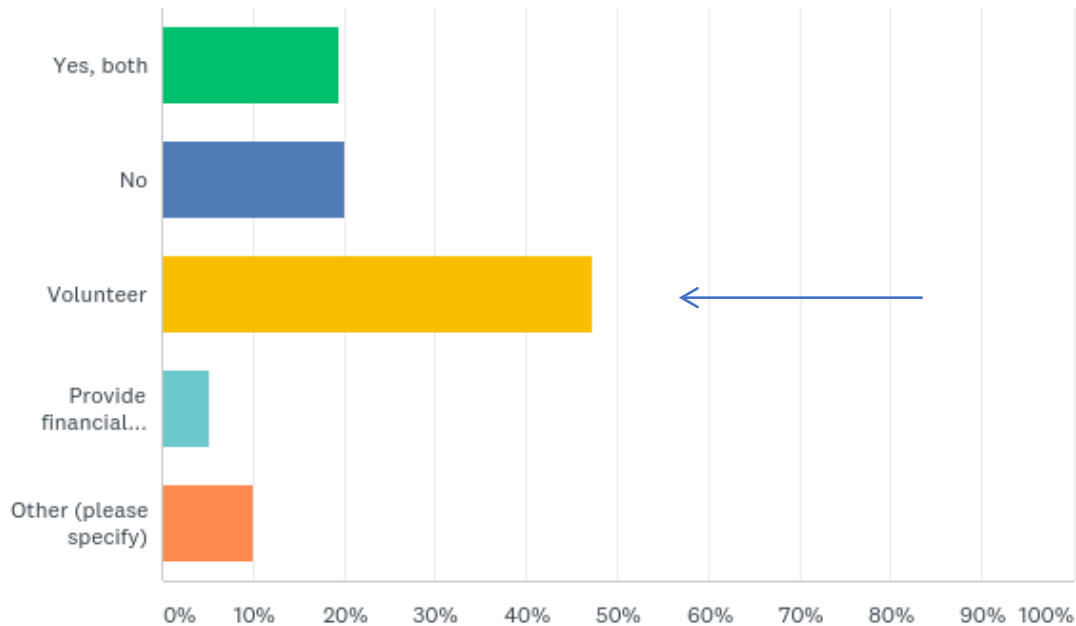
Weddings

Volunteer and Support

Field Trips

Q13: Would you volunteer for, or financial support the Holly Heritage Farm?

Answered: 169 Skipped: 55



Q13: Would you volunteer for, or financial support to the Holly Heritage Farm?

- Answered: 169 Skipped: 55

ANSWER CHOICES	RESPONSES	
Yes, both	19.53%	33
No	20.12%	34
Volunteer	47.34%	80
Provide financial support	5.33%	9
Other (please specify)	10.06%	17
Total Respondents: 169		



Historic Preservation Program

Bret Rasegan, RA / Planning Manager

Ron Campbell, AIA, Principal Planner/Preservation Architect

Joe Frost, Associate Planner