

Massachusetts Historic Preservation Conference 2017



Session 3A

(3:00-4:30pm)

The Partnership of Land Conservation and Historic Preservation

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Clarissa Rowe

*Principal,
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2017 MA Historic Preservation Conference





Landscape Conservation & Historic Preservation

Jane Calvin

Executive Director,
Lowell Parks & Conservation Trust

Clarissa Rowe, RLA

Brown, Richardson + Rowe,
Landscape Architects and Planners

Principles of Land Conservation

As Applied to Historic Preservation

- The land tells the history of the place as much as the building does. It tells a story that evolves over time.
- Land conservation principles can be used to tell stories in rural and urban areas, such as the City of Lowell.
- The Secretary of Interior's Standards apply to the landscape as well. Character defining features relate to landscape as well as buildings. Determining the period of significance for the land helps determine the overall period of significance for the project.

Chestnut Hill Waterworks

Boston, MA



- Draw inspiration from nature, context and history.
- Preserve and restore historic and cultural resources.
- Create green spaces for people that have many uses and purposes.

- The Chestnut Hill Reservoir and 1887 Waterworks site designs were done by the Olmsted Brothers.
- At the Waterworks, the simple setting of mature oaks in rolling lawns became the landscape character defining features for the project.
- The lawn and oaks were maintained and missing trees were planted. The carriageways become one way circulation ways instead of widening the roadways into the landscape.
- Each historic building had a forecourt or an appropriate landscape around it.



Hawk Valley Farm

History of Place – Lowell, MA

- Property dates to King Philip's War in the 1660's
- Former tax title property, last remaining parcel of historic Varnum family land.
- Permanently protected in 2009 with a conservation restriction, held in partnership with The Trustees
- Conservation ensured land was put back in the hands of the Varnum family, put back on the tax rolls, and open for public access, recreation.



Entrance to Hawk Valley Farm

Hawk Valley Farm

- Five-acre conservation restriction
- Abuts 10 acres of state conservation land
- Provides wildlife corridor to LDT state forest, and connection to Lowell State Heritage Park



Hawk Valley Farm

Hawk Valley Farm



Programming includes:

- historic walks
- forest therapy
- natural dying
- wildlife tracking
- Maple/Walnut sugaring

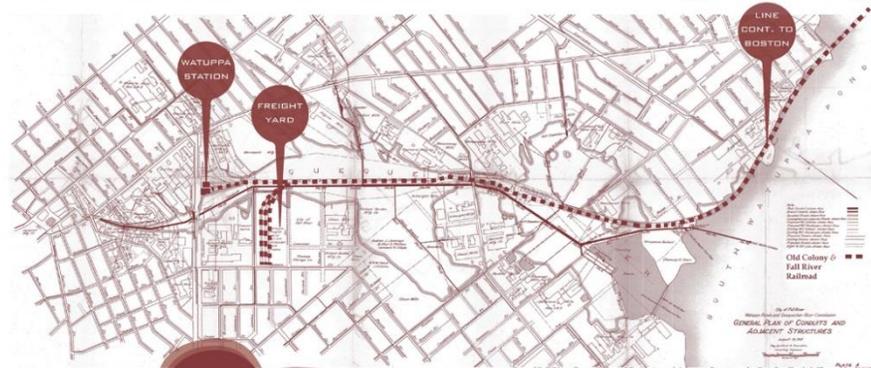
Quequechan River Rail Trail

Fall River, MA



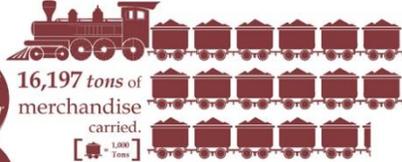
Quequechan River Rail Trail, Fall River, MA

OLD COLONY & FALL RIVER RAILROAD COMPANY [1854]



"The railroad which ran from Fall River to Boston had **nine** locomotives, **15** passenger coaches, and a combination **8** baggage cars, **one-hundred and twenty five** freight cars, 13 of which had but **4** wheels, and fifty gravel cars with four wheels each. Most of the locomotives were of the **wood burning type** & ranged in weight from **ten** to **twenty-two** tons."

OLD COLONY RAILROAD STATEMENT 1846



Water power, textile mills and railroads brought prosperity to Fall River in the 19th century. The transformation of this abandoned rail corridor in Fall River as a 21st century trail revived appreciation of the river and the industrial architecture along its banks.



Site Opportunities: the trail landscape and river could enhance the setting for the mills.

Quequechan River Rail Trail, Fall River, MA



Design, construction and public enjoyment

Quequechan River Rail Trail, Fall River, MA



Quequechan River Rail Trail, Fall River, MA



People can now see the river and the mills once powered by water.

Quequechan River Rail Trail, Fall River, MA

ECOLOGY OF THE RIVER



Redstart Wagtail & Cedar Waxwing
Redstart Wagtail is a bird with bright red sides in the winter and white berries in the summer. The twigs and berries attract many animals including songbirds like Cedar Waxwings.



Sedge & Large Mouth Bass
Sedges are grass-like plants that grow along the waterline of fresh water bodies. While providing a food source for many kinds of moths and butterfly larvae, sedge colonies also offer habitat for fish like Large Mouth Bass.



Serviceberry & People
Serviceberry is a tree that attracts countless birds and people with delicious dark red berries that ripen in June.



Daylily & Hummingbird
Daylily perennials are hardy plants that bloom through the summer and into the fall. The flower is an attractive food source for the Hummingbird.



Red Maple & Chipmunk
Red Maple is a showy tree with brilliant red fall color. It is also an excellent food source throughout the year for many mammals, including the Chipmunk.



Honey Locust & Silver Skipper
Honey Locust trees provide dappled shade with a high canopy and small leaflets. This native tree is a host for the Silver Skipper larvae.



Switchgrass & Eastern Cottontail
Switchgrass is a warm season grass that can grow over five feet tall. It provides habitat for many birds and mammals including the Eastern Cottontail Rabbit.



Highbush Blueberry & Painted Turtle
With ripe berries in late summer, Highbush Blueberry shrubs are an irresistible food source for many birds, mammals, and even reptiles like the Painted Turtle.



Red Oak & Wild Turkey
Red Oak is a native overstory tree that provides shade and nuts for many kinds of wildlife and can also serve as a nest for Wild Turkeys.



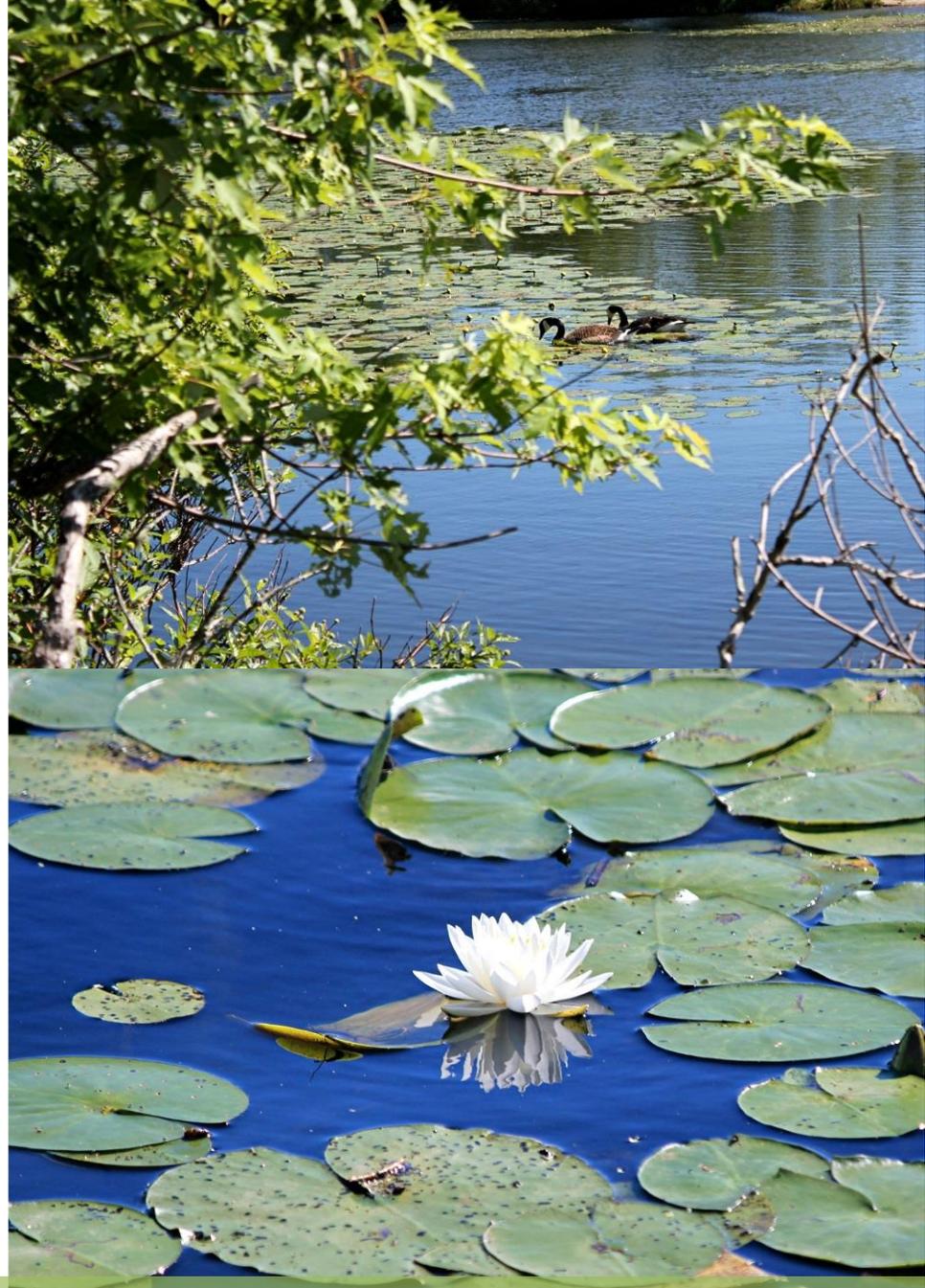
Yarrow & Bees
Yarrow is a flowering perennial that was used historically as medicine. Yarrow is especially attractive to native bees.



Sweetfern & Grey Hairstreak Butterfly
Sweetfern is a small deciduous shrub. This shrub serves as a food source for many moths and butterfly larvae. In northern regions, Sweetfern is the only host to the Grey Hairstreak Butterfly.



Cattail & Red-winged Blackbird
Cattail is a plant that was a favorite food source of native people. The stalks provide habitat for marsh birds, including the Red-winged Blackbird that uses it as a perch.



WAYFINDING AND EDUCATION

Quequechan River Rail Trail, Fall River, MA

Concord River Greenway Park

Lowell, MA



- Multi-use recreational trails, 1.75 miles long
- Provides missing link in 200 mile Bay Circuit Trail
- Connects with 25-mile Bruce Freeman Rail Trail
- **YELLOW**: complete **ORANGE**: 2018-19



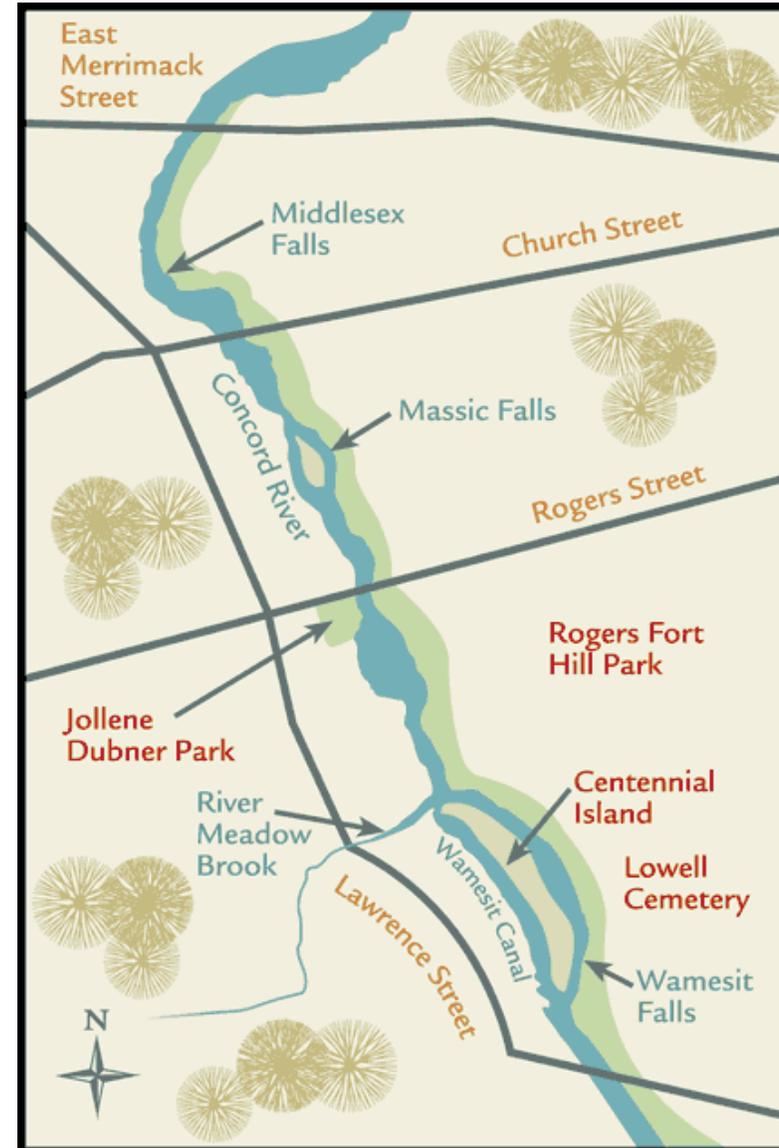
Concord River Greenway Park

Lowell, MA

Multi-year project

Complicated land protection

- Brownfield
- Long-term 99 yr. lease
- Contamination
- Eminent domain taking
- Multiple layers of ownership



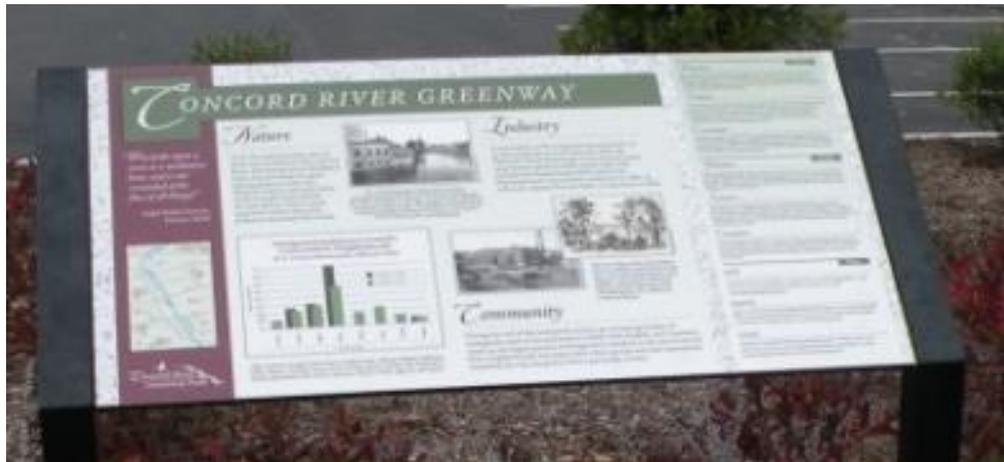
Concord River Greenway Park



Lowell, MA

Amenities

- public art
- multi-lingual signage
- outdoor classroom curriculum
- Engage at all levels of interest
- Provide value-added opportunities for other agencies to engage more people (and benefit) from your work.



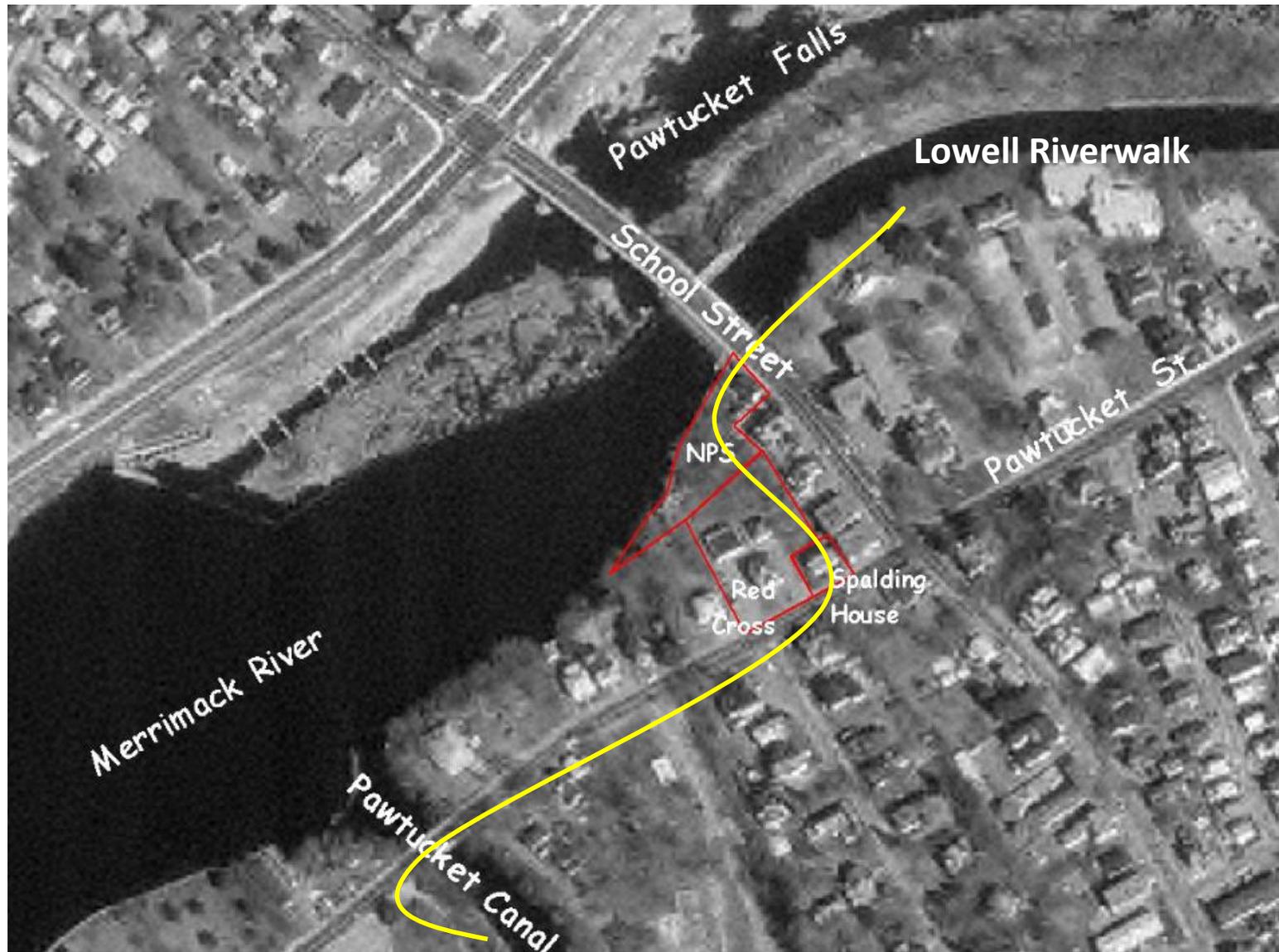
1760 Spalding House

Lowell, MA



1760 Spalding House, Lowell, MA

1760 Spalding House



1760 Spalding House

Lowell, MA

- New half-acre city park on the Merrimack River
- Historic preservation restriction on former Red Cross/Lambert House
- Housing for women and families leaving abusive situations, owned by House of Hope
- Protected access to and parking for the Spalding House



Old Manse

Concord, MA



Old Manse, Concord, MA



Old Manse, Concord, MA



Old Manse, Concord, MA

Fruitlands Museum

Harvard, MA



Fruitlands Museum, Harvard, MA



Parking and Circulation are important on this 210 acre hillside.



Fruitlands has an Art Museum, a Native American artifacts, Hudson River School paintings, meadows, woods and trails.

Clara Sears was interested in American history, art, culture and land conservation. She purchased buildings and paintings and brought them to her property in Harvard, MA.

