Heritage Landscapes, Preservation Landscape Architects & Planners
Stewarding heritage places to a vibrant future through holistic planning & design

Patricia M. O’Donnell, FASLA, AICP, Principal

Heritage Landscapes: Shared Resources

Recognition of Shared Heritage in a Global Community:
• Tangible Values
• Intangible Values
• Stewardship Needs

Landscape Architects:
• Apply creativity, skill, experience & deep respect
• To enhance quality of urban life
• To enhance tourism experience

Hongcun Village, Southern Anhui, Traditional Village China
Preservation Landscape Architecture: A Focus for the Profession

- Safeguard Uniqueness
- Combat Homogeneity
- Reinforce Identity
- Cities, Towns, Villages
- Boulevards, Streets
- Parks, Open Spaces
- Woodlands, Wetlands
- Lakeshores, Riverfronts
- Neighborhoods

Emerging Experience Economy & Cultural Landscapes

- An Economic Construct
- Can Apply to Heritage
- Holistic Considerations
- More than Heritage Tourism
- Resident, Visitor & Tourist
- Quality of Life
- Quality of Experience
- Memory & Recommendation
Cultural Landscapes: 
Combined Works of 
Humanity & Nature
From 1992 to 2008
60 Inscribed World-wide

- **Defined Landscapes:** Designed applying Creative Ideas of Specific Persons in Time, Work of Landscape Art
- **Evolved Continuing Landscapes:** Developed Over Time by Many People, Traditional Values
- **Associative Landscapes:** Inspiring Art, Literature, Music, Holding Spiritual Meaning, Human imprint may be Limited

Preservation Treatment Alternatives

**Preserve** - *Keep what you Inherit*
**Rehabilitate** - *Respect with New Use*
**Restore** - *Recapture Authentically*
**Reconstruct** - *Rebuild Accurately*
Landscapes of Heritage Value:
Applying Preservation & Sustainability Practices to Unique Places to Enhance Quality of Life & Tourism Experience

- Historic, Cultural Landscapes are Valued Global Resources
  - Conserving What we Inherit
  - Sustaining Uniqueness
  - Safeguarding Values
- Sustainable Components of Cultural Landscape Renewal
  - Containing Human Impacts
  - Fostering Ecological Health of Water, Soils, Plants
  - Choosing based on Carbon Footprint of Materials
  - Carbon Sequestering in Plants

Landscape Character-Defining Features
A prominent or distinctive aspect, quality or characteristic of a cultural landscape that contributes significantly to its physical character.

- Response to Natural Systems
- Land Uses, Cluster Patterns
- Spatial Organization & Views
- Topography, Natural & Human Shaped
- Vegetation, Land Cover Typology
- Circulation, Drives, Paths, Parking
- Water Features & Drainage
- Structures, Habitable or Not
- Site Furnishings & Objects
- Materials, Details

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Landscape Character-Definition Examples

Sustainability Practices & Preservation
Life-Cycle Assessment, Carbon Footprint, Air Pollution Index

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Sustainability Practices & Preservation
Construction Practices, LEED project Landscape Elements
Heritage Landscapes Office Protocols

- Limitation of Disturbance
- Machinery Specifications
- Tree & Soil Protection
- Soil Testing, Amendments, Reuse
- Erosion Control
- Storm water Management
- Planting, Bare Root Trees
- Stabilized Gravel Paths

Heritage Landscapes Project Examples Highlighting Sustainability

- Conanicut Battery
- Valley Forge
- Mystic Seaport
- Formosa, Elisabet Ney
- Graycliff
- Shelburne Farms
- Jordanville Wind
- Oldfields
- Lincoln Cottage
- Virginia Capitol
- Fort Wayne Parks System
- Riverside, Illinois
- Somers, Mount Zion Neighborhood
- Guilford
Conanicut Battery
Jamestown, RI

• Revolutionary War-era earthwork
• Ongoing US Army and Navy use, 1916 to 1962
• Earthwork & other military elements illustrate the strategic importance of the site to the defense of Narragansett Bay

Conanicut Battery

• Landscape preservation recommendations addressed access, parking, trails, vegetation management, scenic views and interpretation
Conanicut Battery

- Vegetation Management Guidelines aimed to:
- Reopen the landscape
- Protect the earthworks
- Suppress invasive species
- Establish sustainable meadow cover

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Conanicut Battery

- Combined volunteer and contractor efforts
  - Invasive species suppression
  - Clear volunteer plants
  - Stabilize the historic earthwork
  - Re-vegetate earthwork with native grasses and forbs
  - Visitor parking lot and trails

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Valley Forge
George Washington’s Headquarters

- 1777-1778 Winter Encampment
- Forged the Army
- Went on to Win Independence
- National Historical Park Today
- 3,000 acres
- Visitor Issues
- Wayfinding, Interpretation
- Quality of Experience

1912 Panorama, Tidy, Respectful Patriotic Pilgrimage Site
Valley Forge, George Washington’s Headquarters

Existing Historic Building, Site, 1912 Railroad Station

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Valley Forge, GWHQ Existing Conditions Plan
Visitor Arrival at 1976 Parking Lot = Confusion

Valley Forge, GWHQ Landscape Treatment Plan
Valley Forge, GWHQ Landscape Treatment Phase 1

Mystic Seaport, Greenmanville

- Two-mile corridor along Connecticut Route 27 to Old Mystic Village
- Mystic Seaport Museum
- Former Greenmanville Brothers shipbuilding yard
- Balance Heritage Tourism with Preservation

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Mystic Seaport, Greenmanville

- Inventory of existing conditions of the corridor
  - Traffic
  - Pedestrian movement patterns
  - Congestion & safety
- Historic character research
- Review of the programmatic needs
- Community meetings
- Selection of alternatives

Mystic Seaport, Greenmanville

- Pedestrian & vehicular improvements to enhance arrival, way finding, traffic flow, pedestrian safety
Mystic Seaport

- Reconstruction and repair of historic walls and iron and wood fences
- New sidewalks and ADA curb cuts
- Street tree plantings
- Cleansing & infiltration wetlands at parking lots
- Full cut-off street lights
- Signs, street furnishings, and lay-by shelters

Formosa, Elisabet Ney Museum

- 2.45 acre site, Austin Texas, studio/residence of Sculptress Elisabet Ney
- Historically, simple landscape, native prairie grasses
- Today, cluttered landscape, increased vegetation
- Seeks to restore and recapture historic landscape character
Formosa, Existing Conditions

- Detailed Assessment
- Tree Inventory
  - Canopy
  - Trunk
  - Roots
  - Invasive Species
- Remaining Historic Plants
- Invasive Species

Formosa, Restoration Plan

- Recapture authentic, unique early Austin landscape
- Restore Texas prairie
- Restore dry creek
- Improve stormwater management
- Enhance habitat
GRAYCLIFF

Isabel R. & Darwin Denis
Martin Summer
Home on Lake Erie Cliff west of 18-mile Creek

Frank Lloyd Wright on Landscape & Integration

• “...the environment and the building are one...”
• “The ‘grammar’ of the house is its manifest articulation of all its parts.”
• “Site, structure, furnishing—decoration too, planting as well—all these become as one in organic architecture.”
• “Integral to site, to purpose and to you.” (meaning to the owner)
GRAYCLIFF Overview

- Summer Home on Lake Erie Cliff, 70 feet
- 1926-1929 Frank Lloyd Wright Design & Construct Buildings & Initial Landscape
- 1927-28 October 1929 Stock Market Crash
- 1929-1932 Shipman Landscape Design & Construction
- 1942 Isabel Martin Last Visit to Graycliff
- 1997 Graycliff Conservancy on-Profit Acquisition
- 2004 RFQ/P Cultural Landscape Report

“The Graycliff Conservancy, through acquisition, preservation, and public access of the Isabelle R. Martin house in Derby, NY, the Graycliff Conservancy will provide an opportunity for the public to enjoy this unique structure and ideological integrity of the site in keeping with Frank Lloyd Wright’s original design of a summer house for the Martin family.
Shipman working within Wright’s organization, retaining drive, masonry, sunken beds, trees, adding definition of spaces, framing/screen plantings

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RESTORATION OF LANDSCAPE: At Pivot Point between Wright & Shipman

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Graycliff
Cliff

- Stabilization of Cliff
- LIDAR Radar
  Wave Image
- Cliff Face Failed
- Manage Drainage
- Reverse Flows
  Inland
- No Drainage over
  Cliff

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Shelburne Farms Landscape Stewardship Plan Project Values

- Target lowest level of intervention, repair rather than replace, rehabilitate rather than reconstruct, apply conservation and preservation ideals and approaches;
- Approach all efforts with historical appropriateness in mind, meet preservation standards while suiting contemporary and future needs;
- Consider sustainability aspects of the project holistically, include resource conservation, historic preservation, ecology and green technology applications;
- Focus work for best economic return, match lower cost approaches to attaining project goals.

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Landscape History & Influences

Frederick Law Olmsted, Sr.

• 1886-1889 3 Part Organization
  - Farm, Park, Forest Land Uses
  - Curving Circulation
  - Choreographed Scenic Sequence
  - Lake & Adirondack Views
  - Borrowed Landscape
  - Arboretum Vermontii

• Period of Significance
  1880s-1940

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**Neighboring Lands & Stewardship Interest**

- Future Vision
- Long-term Planning
- Lands within Shelburne Farms
- Adjacent Lands
- Partnerships & Collaborations

**Completed Coach Barn Drives & Parking**

- Restore Olmsted Alignment
- Restrict traffic
- Enhance Pedestrian Separation
- Reorganize Parking for
  - Daily & Frequent Uses
  - Event uses
  - Staff Parking
Lake Edge Stabilization Zones

Garden Analysis

- Lila Vanderbilt Webb Gardens 1910-20s
- Diagram Historic Movements
- Diagram Garden Zones
- Assess Missing Connection to House
- Diminished Scope, Character
Shoreline & Garden Rehabilitation Plan
9 Zones, Levels, North Porch Connections Progression from House to Lake

Shelburne Farms
• National Historic Landmark
• Sustainable Agricultural
• Environmental Education
• Stewardship Ethics in Action

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Oldfields Estate, Indianapolis Museum of Art
Olmsted Brothers, Percival Gallagher
NHL 1911-1923

Oldfields Planning

- Country Place Era
- 27 Acre Estate
- Olmsted Brothers
- 1911-1923
- Modern Art Museum on adjacent lands
- Intact designed landscape
- Loss of character over time
Derelict Ravine Garden

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Ravine Garden Historic Plan & Authentic Reconstruction Plan

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Garden Reconstruction

Adjacent Art & Nature Park
Art & Nature Park
The Big Picture

In the context of growing concern about global warming and climate change, wind power is considered by many as an important, nonpolluting alternative source of energy.

But there is a trade-off.
Before & After- from Farm to Wind Farm

Elk River Project
Butler County, Kansas
(100 turbines)
Courtesy Scenic America

How big are they?
• 250’ - 450’ tall
• 165’ - 295’ blade span
• 165’ - 295’ to the nacelle
• Offshore turbines can be 540’ with blade spans of 360’ (Denmark)
**Location & Scope of Proposed Project**

- Towns Stark & Warren NY
- Jordanville agricultural area
- 3 by 7 miles, high escarpment
- 6,225 acres of land
- 75 steel wind towers
- 400-foot height, 3-bladed rotor
- 255-foot pole
- 40 foot foundations each
- Visible from long distance

**Affected Historic & Scenic Resources**

- Jordanville Project Area
  - Rural Historic District, requiring a Determination of Eligibility
- Glimmerglass Historic District
  - 15,000 acres listed on the National Register, Lake Otsego & Surrounds
- Lindesay Patent Rural Historic District
  - 9200-acres listed on National Register of Historic Places
- Waggoner Patent Historic District
  - Determined eligible for listing on the National Register of Historic Places
- New York State Route 20 Scenic Byway
  - 123 mile corridor through 7 counties
- Mohawk Valley Heritage Corridor
- Erie Canal National Heritage Corridor
- Adirondack State Park
- Cooperstown & Lake Otsego Region
Range of Impacts

Wind Industrial Complex

• Visual Day & Night
• Auditory
• Scale
• Seasonal
• Environmental
• Cultural Resource Integrity
• Archeology
• Historic Land Use, Farmland Loss

Assessment of ALL impacts is required!

Show Project Impacts, GIS, Simulations

• **Simulations**
  Demonstrate Night Reflection, Otsego Lake

• GIS for Views with two heights on Topography

• Visual Impacts
  – Scenic Route 20 Byway
  – NR Listed Rural Historic Districts
  – Cooperstown Historic District
  – Lake Otsego
  – Adirondacks

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Developer Issues

- Project based on economic return
- Tax breaks received & projects sold to other companies, high turnover
- Original agreement adherence lost in transfer
- Divisive techniques with landowner “gag” language

Potential Mitigation Strategies

- Reduce Project Scale & Number of Towers
  - Developer argument that smaller/lower projects not financially viable
- Reduce Height of Towers
- 199 ft = No Night Lighting
- Careful Siting on Considerably Smaller Acreage
- More Compact Siting
Community Wind Power Project Checklist

- Historic & Scenic Resource Documentation
- Proposed Wind Power Project
- Local, Regional or State Laws & Approved Plans

Virginia Capital Square
Master Planning, Design & Technical Elements
Preservation & Use of a Valued Historic Public Place

Richmond, Virginia
Virginia Capital Square, Preservation & Use of a Valued Historic Public Place

- High Profile Public Project
- Complex Client
- Collaborative, multi-disciplinary & transparent process
- **Addressing**
- Iconic Building-Jefferson’s Greek Temple 1788
- Hilltop overlooking Richmond
- Working Capitol
- Intensive use by Government
- Increased public visitation, heritage tourism
- 2007- 400th Anniversary of the Commonwealth

Issues Common to Many Historic Public Landscapes

- Respect History & Remaining Landscape Elements
- Protect & Uplift Symbolic Values
- Accommodate Increased & Diverse Use
- Provide ADA Access on Steep Site
- Incorporate Issues of Sustainability & Green Design
- Consider Aspects of Public Safety & Security
- Incorporate Maintenance Considerations
- Solve Technical Challenges with Creativity & Appropriateness to Context
- Affirm Project Budget
- Meet Aggressive Timetable
Site Program

- Historic Master Plan
  - Treatment of Historic Square
  - Construction of Entry Addition
    - Landscape Rehabilitation
    - North Grounds
    - Capitol Plaza
    - Bank Street Entry
- Schematic & Design Development
  - Sustainability
  - Technical Solutions
- Construction Documents & Value Engineering
- Construction Administration

Extension Entry at Bank Street

Preliminary Design Options
Extension Entry at Bank Street

Pre Final Design
- Mixed Color Stone
- Battered Wall
- Wall Plantings
- Seat Bench

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Extension Entry at Bank Street

- Stone
- Battered Wall
- Wall Plant Pockets
- Continuous Seat Bench

Construction of Wall & Planting Pockets

Initial Construction & Field Order Drawings

- Stone selection
- Stone layout drawings
Extension Entry Design: Small Green Roof

Objective: Develop uncomplicated specifications for green roof soils and plants for economy and ease of maintenance, seamless blending with lawn

- 2004 Literature Search
- Examples, Comparison of layers, soils, plants
- Selection of simple system, Cross Section

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Extension Entry
Green Roof Details

Modest Green Roof
Soils spec info & plant list

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Capitol Plaza & Oculus

- Granite Pattern derived from Interior
- Carpet Panels with borders
- Centered on Oculus

Capitol Plaza Oculus

- Decorative Composition
- Compass Rose around Bronze Seal of the Commonwealth
- Concrete, Glass, Granite
- Multiple Materials Assembly
- Durability Issues
- Quality Control Issues
Capitol Plaza & Oculus

Oculus
- Details & Redline of Shop Drawing

Entry at Bank Street & Capitol Plaza

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Fort Wayne Historic Parks & Boulevards: Shaping a Green City

Diverse Recreation - Four Types

**PASSIVE**
- Walking, Strolling
- Reading
- Sitting
- Looking

**ACTIVE**
- Organized – Soccer, Basketball, Football, Golf
- Self-Directed – Biking, Running, Exercise Walking

**SOCIAL**
- Gregarious, Friends, Pick-up Catch, Frisbee
- Spectators at Sports Events
- Picnic, Church Groups

**EDUCATIONAL**
- Bird Watching
- Hands-on Learning
- History Tours, Lectures
- Plant & Animal Communities
Fort Wayne, Foster Park

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Park Planning Baseline: Understanding of Past & Present, to a Future, Envisioning Vibrant, Valued Parks & Boulevards

City Identity
Livability
Linkages
Connections
Presence of Parks

Quality of Experience
Diverse Uses
Use Conflicts
Programs

Park Character
Legacy & Uniqueness
Historic Preservation
Adaptability & Innovation
Aesthetics

Sustainability
Resource Conservation
Ecological Stewardship
Habitat Diversity

Community Awareness
Heighten Sense of Value
Partnerships
Funding
Volunteerism
Fort Wayne Parks, Weisser Park

Village, Suburban & Urban Cultural Landscape Examples

- Somers, New York
  Mt. Zion West Village

- Guilford, Connecticut
  Traditional, Coastal Town

- Riverside, Illinois
  Historic Designed Suburb
Mt. Zion West Village, Somers, NY

• Rural Community in commuting distance from New York City
• Village Character, Desirable Quality of Life, Rural Landscape

1960s Aerial View
Historic Church & Historic Farm, Somers

• Mt Zion Church & Cemetery set in broad landscape
• Historic Farms, Given to Village by Owners
• Considerable New Development, Historic Pattern Still Visible

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Village Issues

• Focus on Mt. Zion Church
• Village Views from Road
• Visual Link to Historic Farms
• Insertion of New Town Buildings & Facilities
• New Residential Construction
• Environmental Protection

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Riverside, IL Historic Designed Suburb

- Developed 1869 to 1940s
- High Integrity to Design
- Engaged Community
- Character Definition Needed
- Development Threats
- 1969 Landmark Incomplete

Riverside - Curvilinear, Green, Contrasts to Grid
Riverside- Character Definition

- Response to Natural Systems
- Land Uses and Activities
- Patterns of Spatial Organization
- Cluster Arrangements
- Responses to Natural Features
- Landforms and Topography
- Visual Relationships, Views, Vistas
- Vegetation Cover
- Circulation Systems
- Water Features and Drainage
- Buildings and Structures - Variable Setbacks
- Small-scale Features

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Riverside - Legal Challenge to Setbacks Withstood

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Riverside NHL

Over 200 contributing Landscape features named in National Landmark Amendment

Guilford, Connecticut
Traditional, Coastal Town

- Central Town Green, Scenic Coastal Area
Guilford, 1930s Aerial Photograph

Issues:
- Heritage Preservation
- Scenic Conservation
- Agricultural Preservation
- Growth Pressure
- Character Retention

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Guilford Preservation & Scenic Conservation Plan

- Identify Character & Resources to Protect
- Document Protected & Vulnerable Areas
- Develop Protection Tool Kit

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Guilford Tool Kit

1. Educational & Community Involvement Tools
   Publicity, Community Projects, Informational Meetings, Exhibitions, Peer Pressure, Private Building & Property Maintenance, Skill Development Workshops

2. Financial Tools
   Easements, Transfer of Development Rights, Donations, Public Capital Improvements, Purchase & Resale, Revolving Loan Fund, Loan Term Lease, Mutual Convenants, Outright Purchase Key Properties

3. Advisory Tools
   Documentation & Planning for Conservation, Preservation & Management of Traffic, Streets, Street Trees, Public Facilities, Parks & Open Space, Natural & Cultural Resources within context of overall Town Plan

4. Regulatory Tools
   Design Review, Easement Law, Zoning Ordinance, Historic Commission, Tree Ordinance, Scenic and/or Historic Overlay District

In Summary . . .

• Heritage Places Shared Resources
• Combined Works Humanity & Nature
• Preserving Valued Places
• Sustainable Cultural Landscape Renewal
  – Contain Human Impacts
  – Foster Ecological Health of Water, Soils, Plants
  – Choose Materials by Carbon Footprint
  – Maximize Carbon Sequestering in Plants
• Parks & Cities as Green Beautiful Places
• Shared Heritage in a Global Community
Thank You
Questions & Discussion

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