

# **North Common Village Themeles Square Landscape Project**



## **Massachusetts Historical Commission Project Notification Form**



03 Feb 2016

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## **Chapter 1- Introduction**

### **What is Themeles Square and North Common Village?**

Themeles Square is a 4,700 ft<sup>2</sup> plot of land dedicated to the Themeles brothers of Lowell, MA for their service in World War II. This square is also part of North Common Village- the largest development of the Lowell Housing Authority. Consisting of 36 buildings with mixed family units, there are a total of 524 units. It has a sizable elderly/disabled population, and as such has ten handicapped units and a large handicapped accessible community center located adjacent to the development. This community center, the Mercier Community Center can accommodate large groups for resident meetings, training programs, informational sessions, and health screenings. Located adjacent to Lowell's North Common, this development occupies an important corridor between parts of UMASS Lowell and Lowell's historic Downtown neighborhood.

As an outlying part of the Lowell National Historical Park & Preservation District and the City Hall Historic District (National and State Registers of Historic Places), it is important to us to keep with the character of the area and restore this blighted area. The entire project site is located with the Downtown Lowell Historic District (State Register of Historic Places), and the remainder of North Common Village, to varying degrees, is within both the Lowell National Historical Park & Preservation District as well as the Downtown Lowell Historic District.<sup>1</sup>



*Figure 1 North Common Village*

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<sup>1</sup> Stephen Stowell, Historic Board Administrator, City of Lowell.



*Figure 2 Themeles Square, 1*

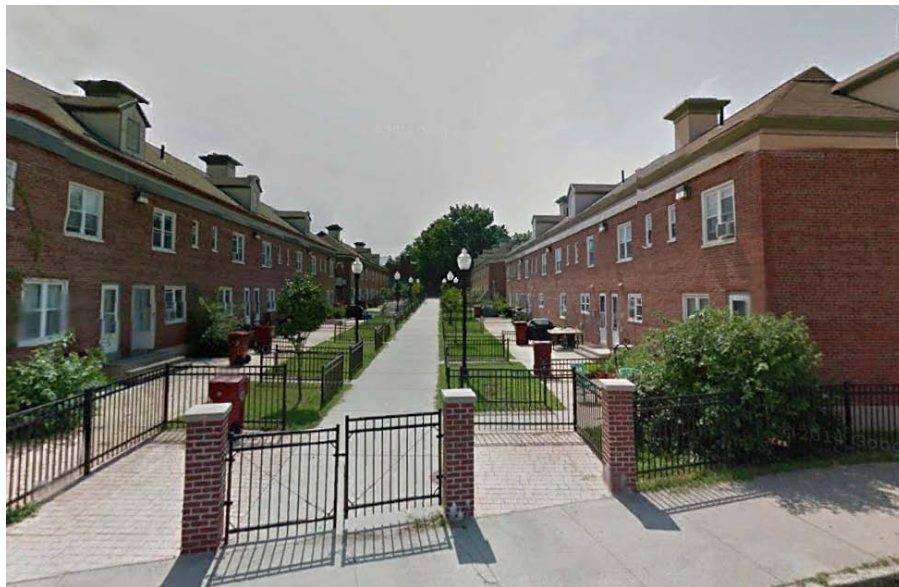


*Figure 3 Themeles Square, 2*





*Figure 5 North Common Village, 2*



*Figure 4 North Common brick columns*

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## Current Conditions

Themeles Square sits at an important intersection in Lowell, at the corner of Market and Dummer streets. One block away from Lowell City Hall, nearby are historic churches and parts of Lowell's famous canal system. However, conditions in this area have been neglected for some time compared with the restoration of other parts of Lowell around it. From broken concrete, to collapsing benches, it represents the negative image our city has tried to rid itself for the past few decades. Extensive work has been done between 2000-2009 on parts of North Common Village further up Market St, and the result has been very positive. However, this part of North Common Village and Themeles Square has been long neglected.

Along with crumbling sidewalks, broken benches, there is also a non functional drinking water fountain, lack of lighting, crooked and broken security bollards, and more. Closer to resident buildings, there are bent and broken clothesline poles, overgrown shrubbery, and brick walls which serve only to divide the development from the rest of the city. Along with being an eyesore, these walls are proven to be a haven for criminals and are one of the chief security issues affecting this neighborhood.



*Figure 6 Current conditions, 1*



*Figure 7 Current conditions, 2*



*Figure 8 Current conditions, 3*





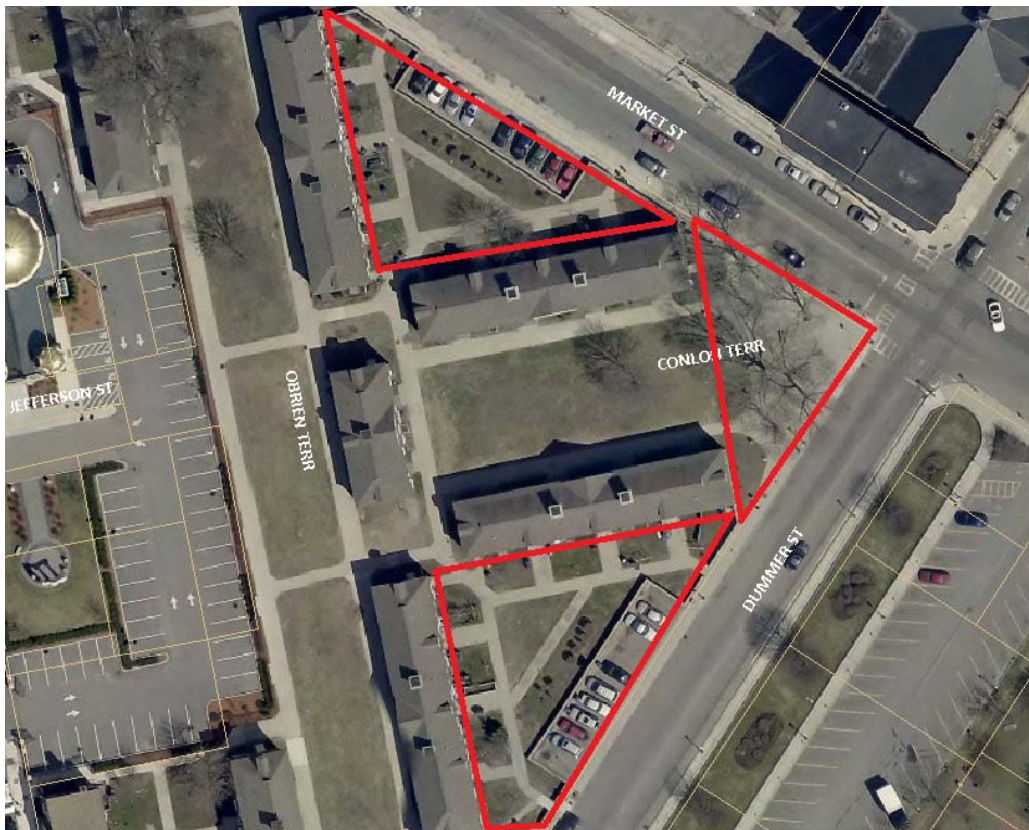
*Figure 9 Current conditions, 4*

## **Chapter 2- Project Scope and Purpose**

### **Project Scope**

The North Common Village Themeles Square Landscape Project will consist of the removal of most of two existing brick walls surrounding parking areas on Market and Dummer streets, installation of several new historic style streetlights, installation of historic style fencing, replacement of deteriorating hardscaping, and more. Along with this, the parking areas will be reconfigured to provide more sidewalk space and better aesthetics. At the ends of the historic style black fencing, there will be brick columns erected as a nod to Lowell's past, and in keeping the continuity of the sections of North Common Village which were previously improved.

Along with site work, within the scope of this project is also the installation of approximately 8 new flowering trees and new historic style park benches, and the repair of a granite drinking water fountain.



*Figure 10 Project areas, outlined*

### **Project Purpose**

The purpose of this project is multi-faceted:

- Revitalization of the neighborhood
- Crime reduction by following CPTED (Crime Prevention Through Environmental Design) principles
- To provide an aesthetically pleasing link between the historic downtown area and UMASS Lowell

- To provide safe, well-lit areas for members of the community to enjoy open space
- To improve the look of the area to better match historic Lowell

Of the project purposes, one of the main goals is to be part of the larger projects happening around the city to beautify and improve Lowell, while keeping its important history alive and accessible. CPTED itself is a methodology focusing on user experience in an environment in order to prevent crime. Often seen as the implementation end of Broken Windows Theory, CPTED principles instill a sense of ownership in the community. Using features such as open fencing, elimination of hidden spaces, and well maintained green space, there is a proven reduction in crime in the areas using these principles, and better community relations as well.



*Figure 11 Themeles Square, rendering*



*Figure 12 Reconfigured parking area*



## Continuity

Parts of North Common Village have been previously been revitalized using the same site features as this project including:

- Black metal historic style park benches
- Black metal historic style fences
- Historic style streetlamps
- Granite curbing

Using the same general theme for this project, we are returning this area to a more original look and feel in line with the rest of the neighborhood. The area will be more inviting and open, with an emphasis put on greenery and eliminating the incongruous look and feel that currently exists, with site features having brutalist origins in an otherwise historic area. This project will return the area to its historic look and feel.



*Figure 13 View facing North on Dummer St, circa 1918*



## **Appendix A- Existing Site Photos and Maps**



*Figure 14 View looking Southeast down Market St*



*Figure 15 View looking Northeast down Dummer St, Lowell City Hall at rear*



*Figure 16 View looking Southwest down Dummer St*



*Figure 17 View looking Southwest down Dummer St, behind wall to be demolished*



*Figure 18 View looking Northwest down Market St, across from the Olympia Restaurant*



*Figure 19 View looking Northeast down Dummer St, Lowell City Hall in background*





*Figure 20 View of Themeles Sqaure, looking Northwest down Market St, Olympia Restaurant in background*



*Figure 21 View of Market St parking area, across from Olympia Restaurant*





*Figure 22 Detail of Themeles Sqare condition, looking Southwest down Dummer St*



*Figure 23 Detail of wall to be demolished on Market St, looking Northwest down Market St.*



*Figure 24 View of Themeles Square, looking Southeast down Market St*



*Figure 25 View facing South down Dummer St.*





Figure 26 Elevation map



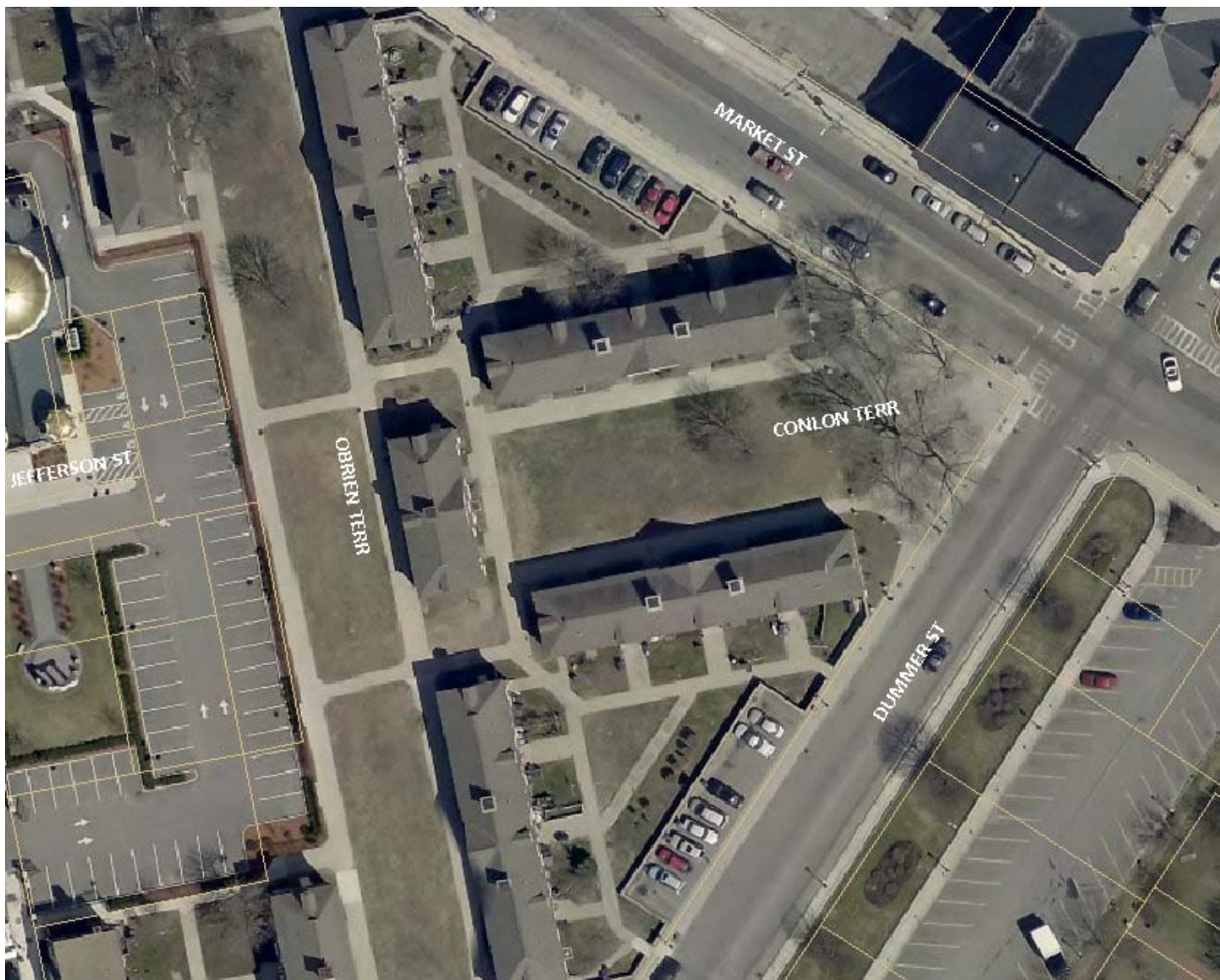


Figure 27 Aerial view

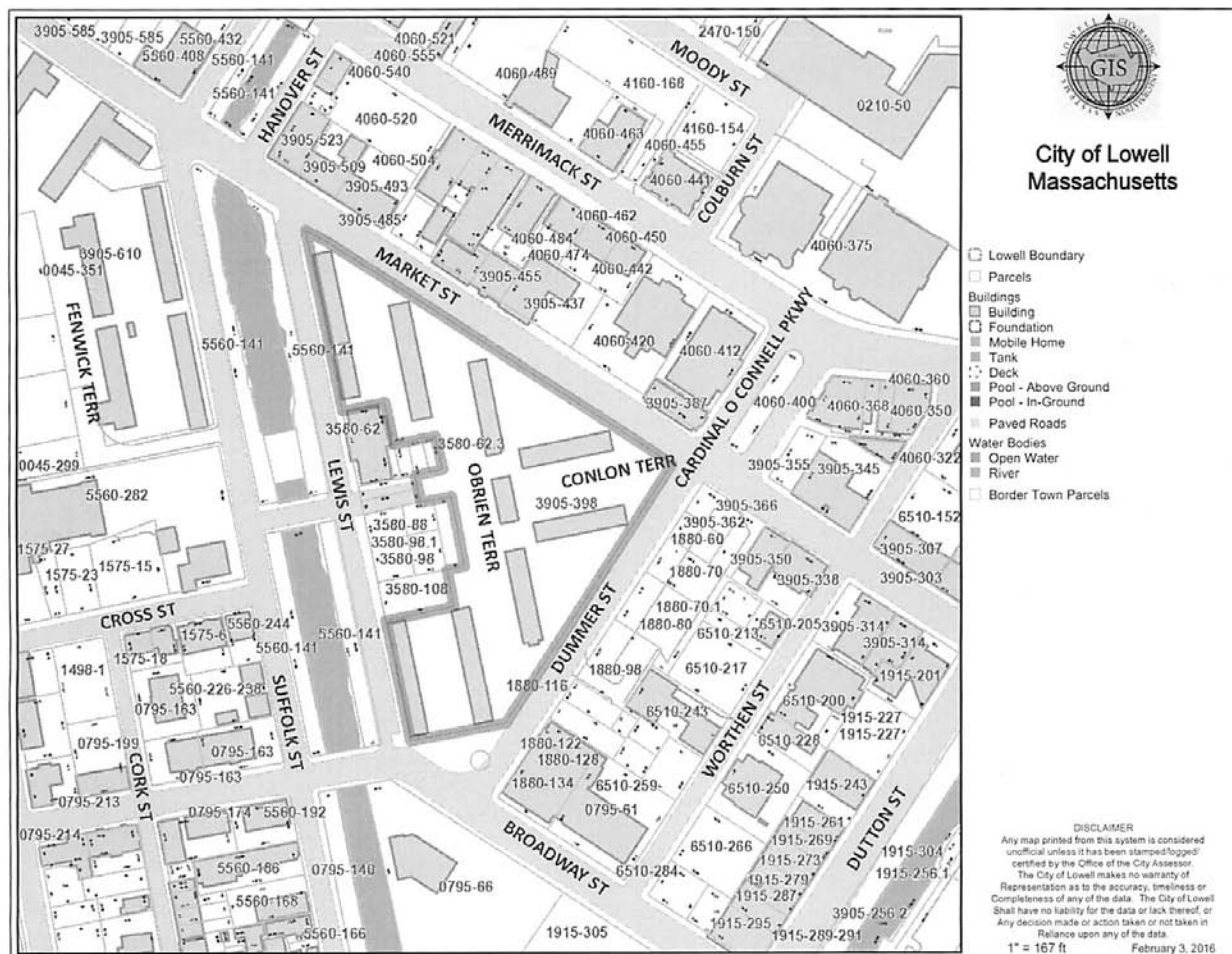
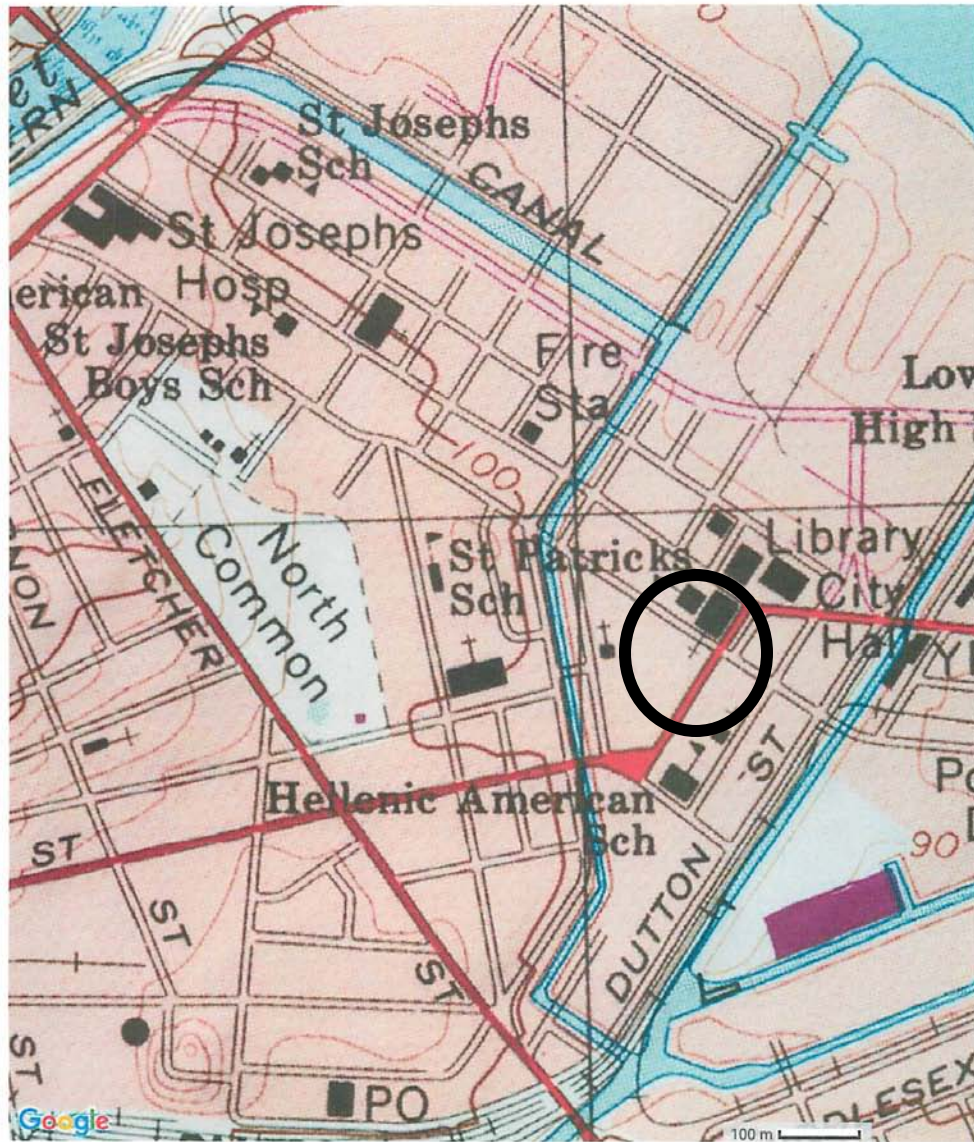


Figure 28 GIS map



### Lowell Topo Map in Middlesex County Massachusetts



[Print this map](#)

Map provided by TopoZone.com

<http://www.topozone.com/map-print/?lat=42.6334247&lon=-71.3161718&title=Lowell Topo Map ...> 2/5/2016

Figure 29 Topo map

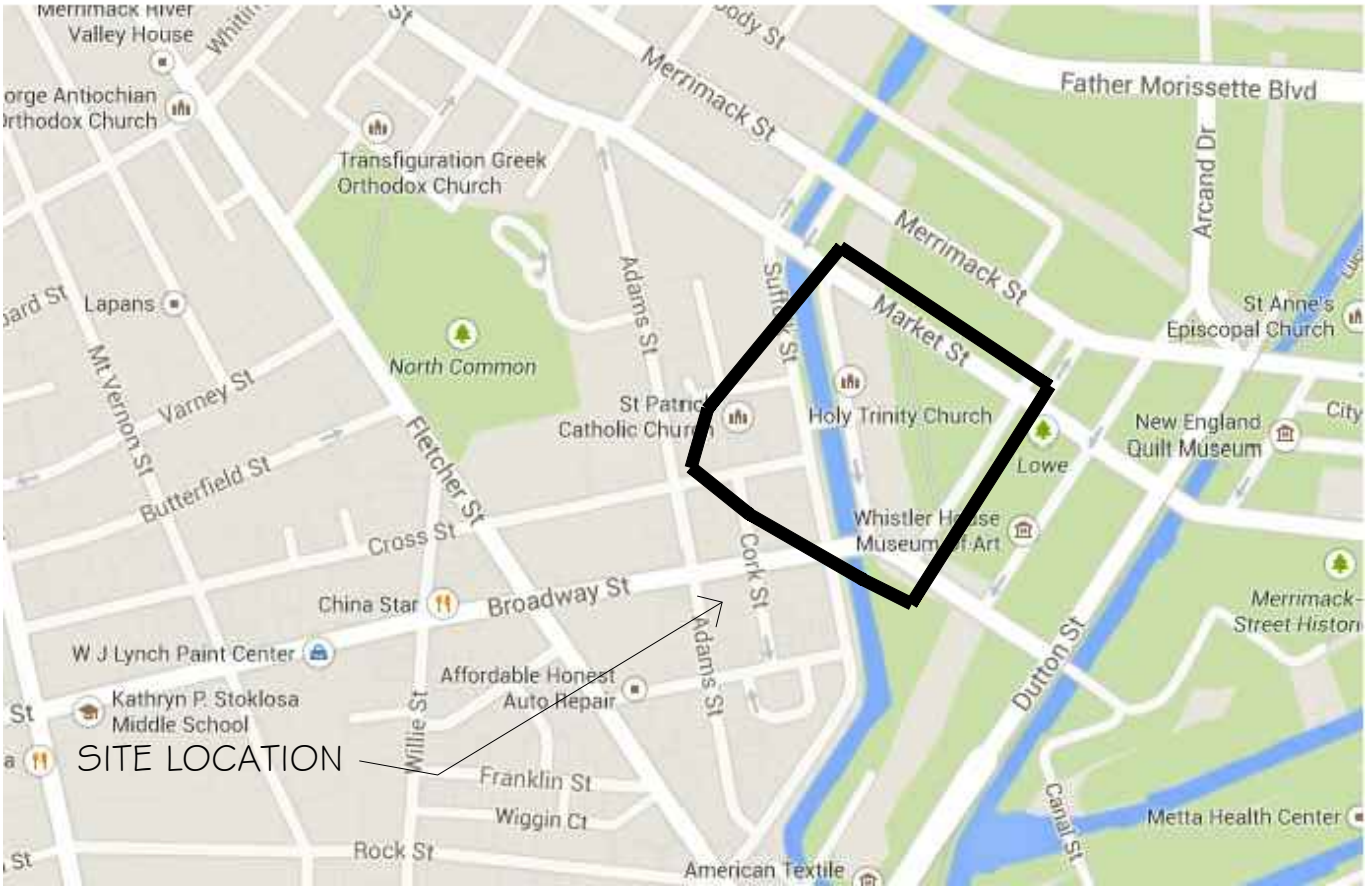
## **Appendix B- Project Plans**



NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
Market at Dummer Street  
Lowell, MA 01854

LOWELL HOUSING AUTHORITY:  
BOPHA PEOU, CHAIRPERSON  
PATRICIA SULLIVAN TALTY, VICE-CHAIRPERSON  
WALTER TIMOTHY GREEN, COMMISSIONER  
ROBERT MCMAHON, COMMISSIONER  
ROSALINE WILLIE-BONGLO, COMMISSIONER  
GARY K. WALLACE, EXECUTIVE DIRECTOR

GENERAL NOTES	LIST OF DRAWINGS																				
<ul style="list-style-type: none"><li>SEE PROJECT MANUAL FOR FINAL MATERIALS, STANDARDS.</li><li>SEE PROJECT MANUAL FOR FULL SCOPE OF WORK: DRAWINGS DO NOT INCLUDE ALL WORK</li></ul>	<table><tr><th>No.</th><th>TITLE</th></tr><tr><td>A-001</td><td>Cover Sheet</td></tr><tr><td>A-002</td><td>Site Layout Plan</td></tr><tr><td>A-101</td><td>Dummer St. Demolition Plan</td></tr><tr><td>A-102</td><td>Market at Dummer St. Demolition Plan</td></tr><tr><td>A-103</td><td>Market St. Demolition Plan</td></tr><tr><td>A-104</td><td>Dummer St. Layout Plan</td></tr><tr><td>A-105</td><td>Market at Dummer St. Layout Plan</td></tr><tr><td>A-106</td><td>Market St. Layout Plan</td></tr><tr><td>A-107</td><td>Typical Site Details</td></tr></table>	No.	TITLE	A-001	Cover Sheet	A-002	Site Layout Plan	A-101	Dummer St. Demolition Plan	A-102	Market at Dummer St. Demolition Plan	A-103	Market St. Demolition Plan	A-104	Dummer St. Layout Plan	A-105	Market at Dummer St. Layout Plan	A-106	Market St. Layout Plan	A-107	Typical Site Details
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A-001	Cover Sheet																				
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A-105	Market at Dummer St. Layout Plan																				
A-106	Market St. Layout Plan																				
A-107	Typical Site Details																				



NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

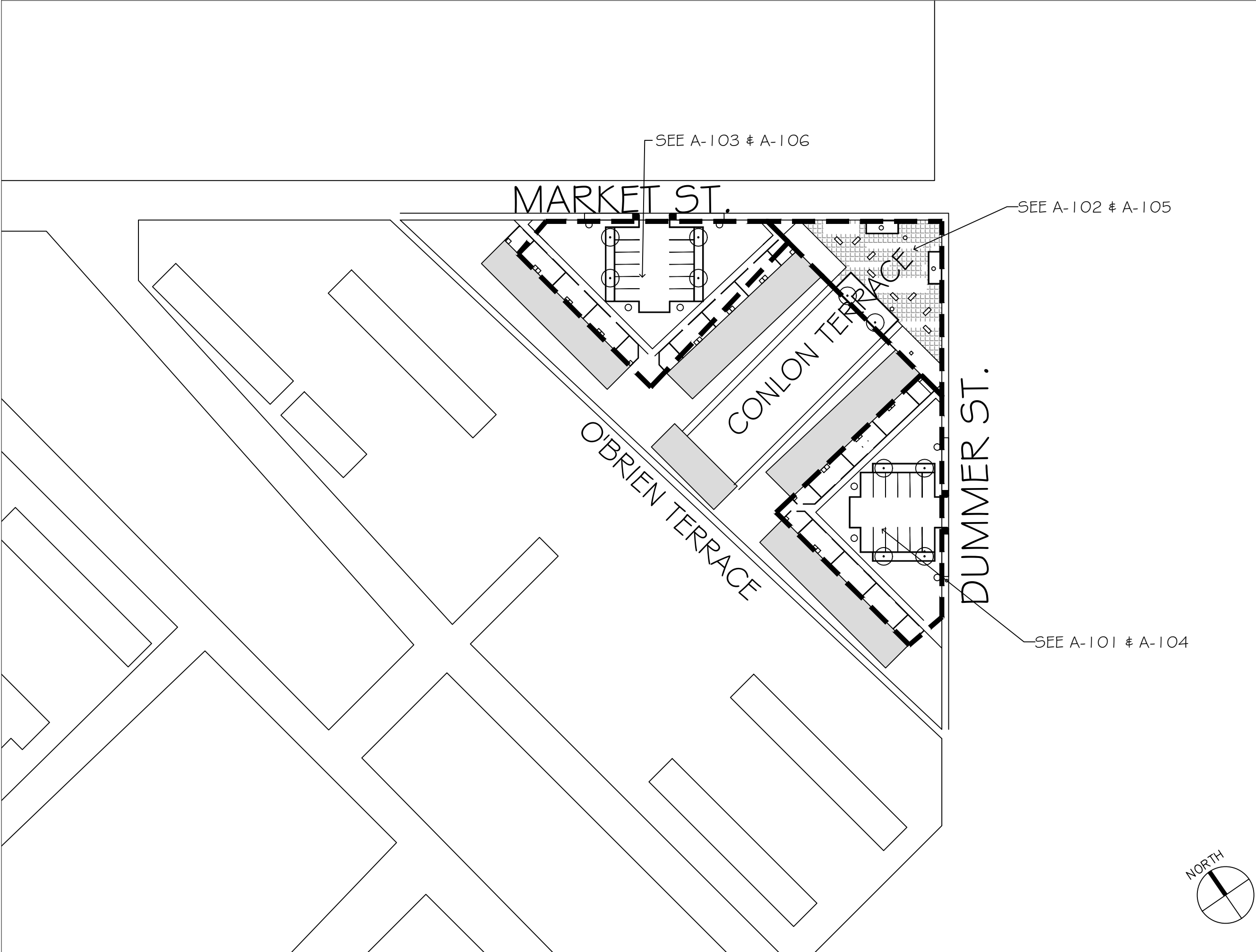
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DATE DESCRIPTION

02.05.2016

PROGRESS SET

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NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

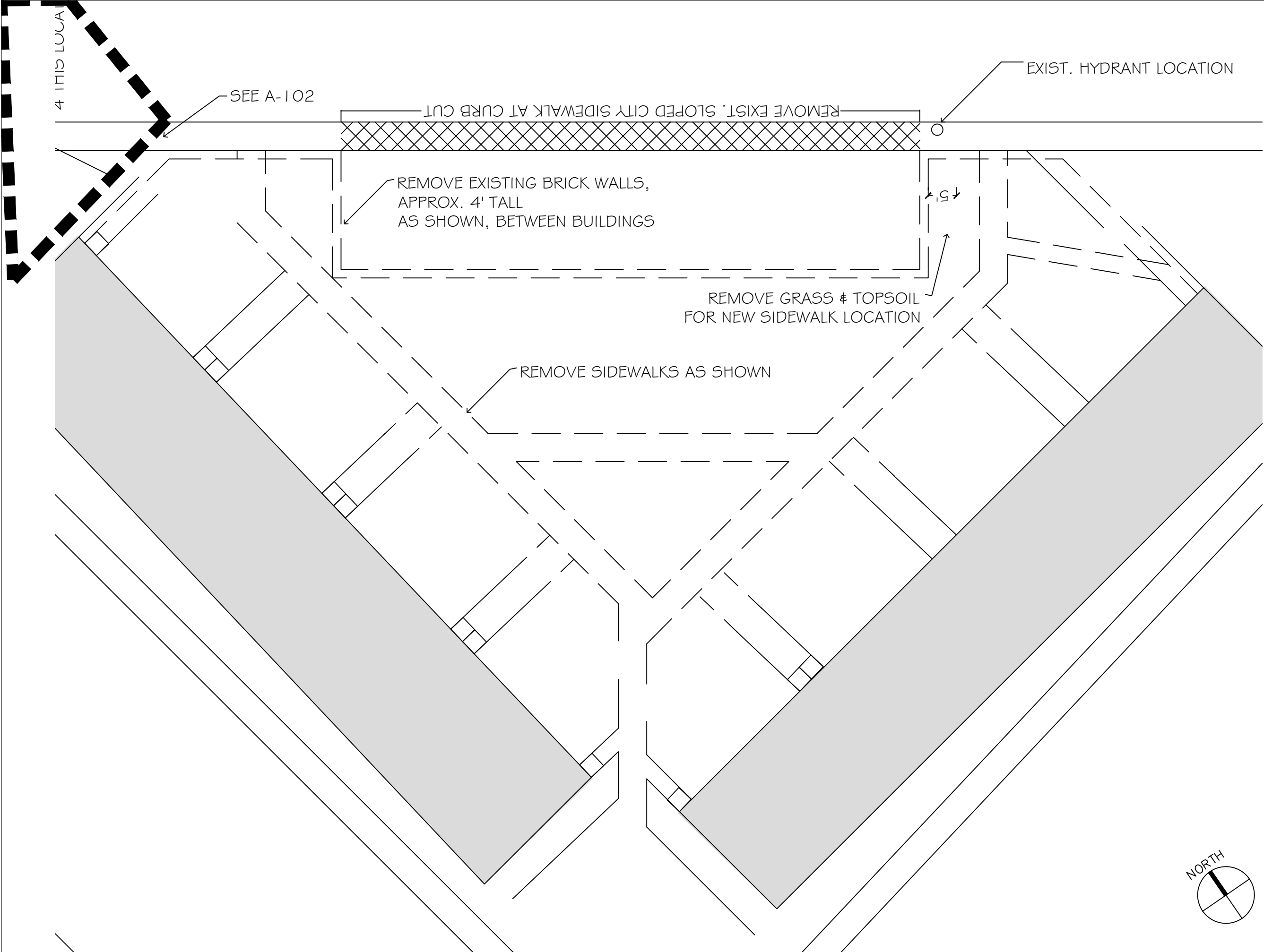
OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

SITE LAYOUT  
1" = 20'

DATE DESCRIPTION

02.05.2016 PROGRESS SET

A-002



NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

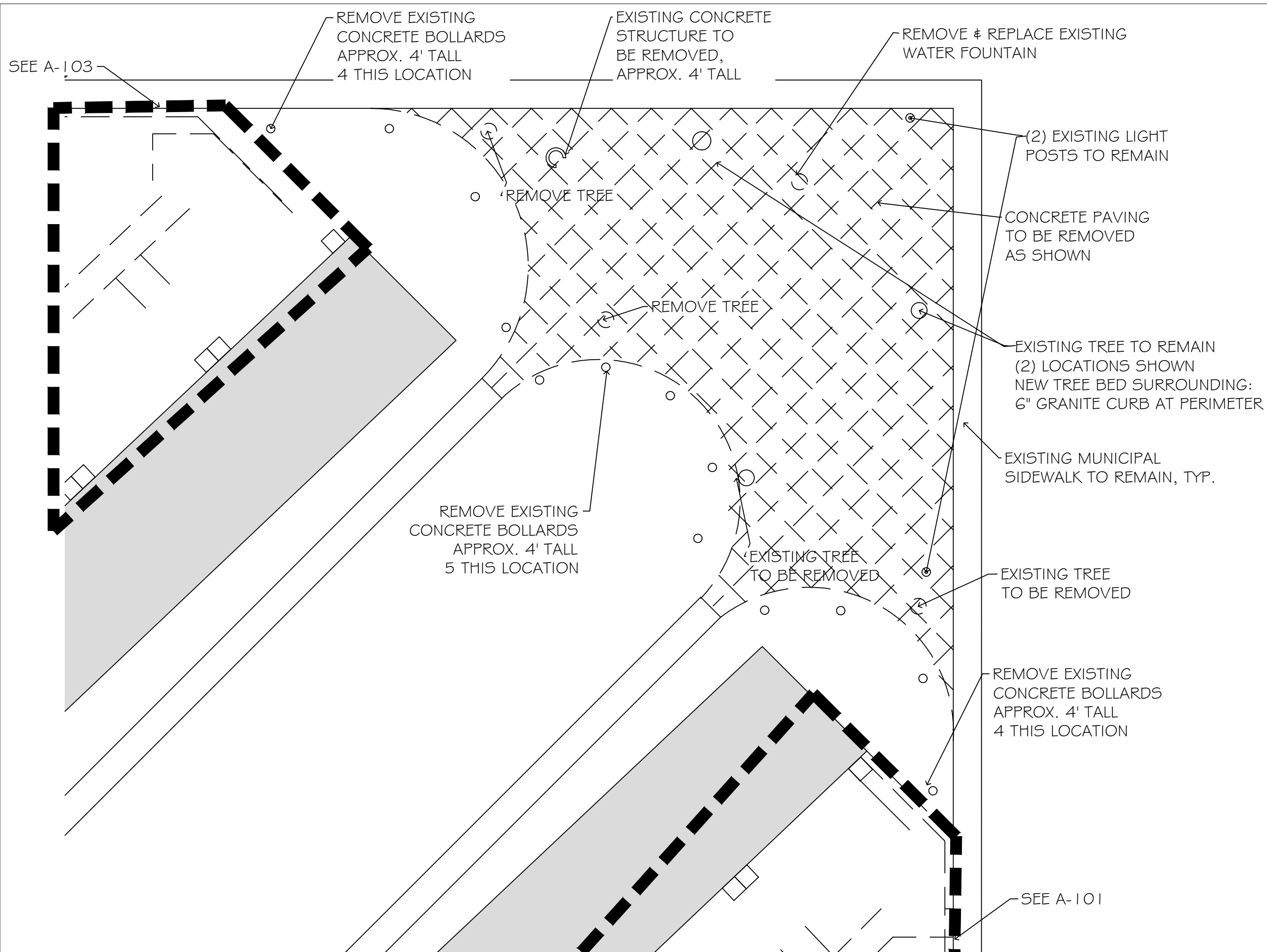
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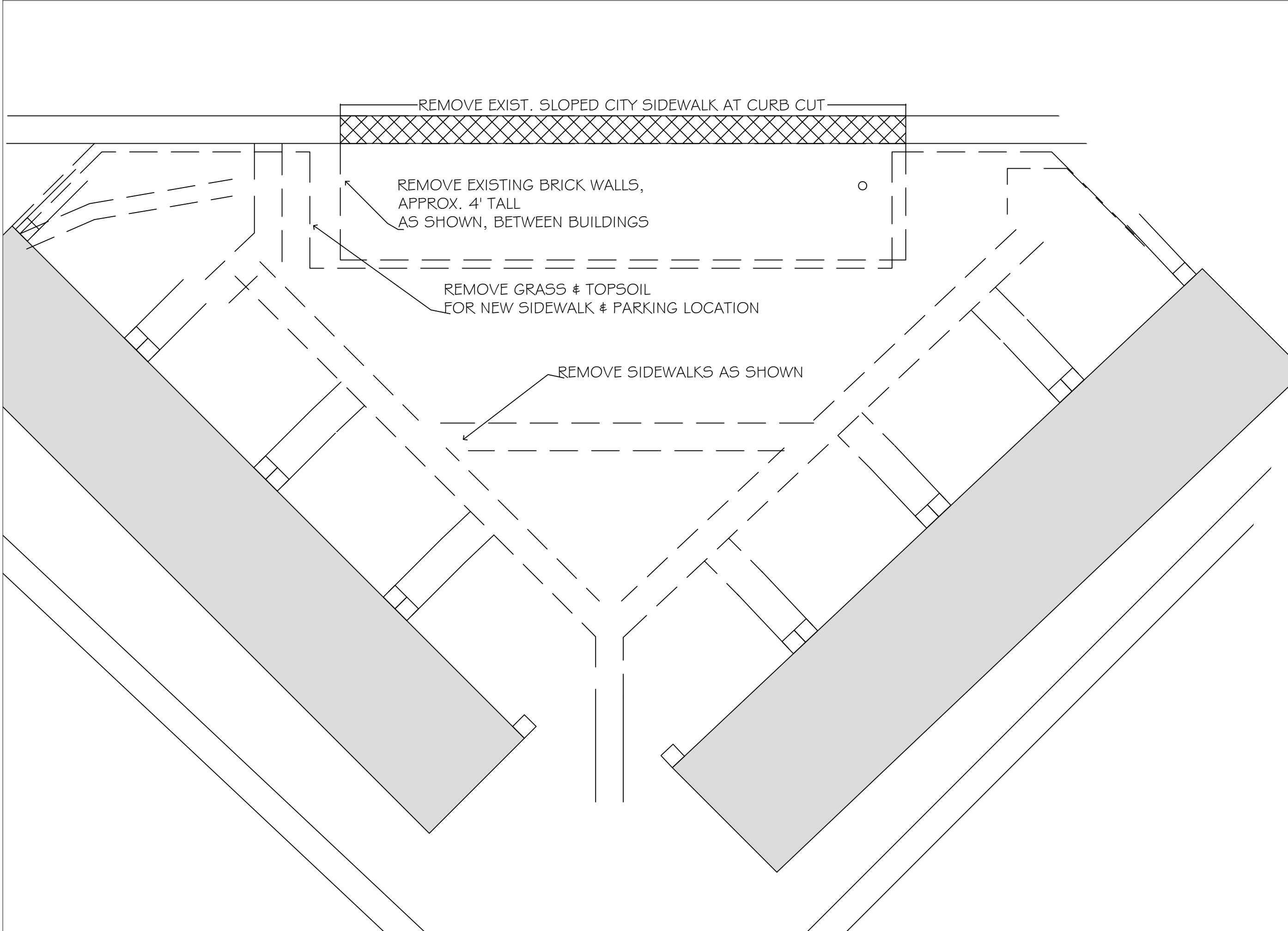
NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

DEMOLITION PLAN  
MARKET AT DUMMER STREET  
1" = 16'

DATE	DESCRIPTION
02.05.2016	PROGRESS SET

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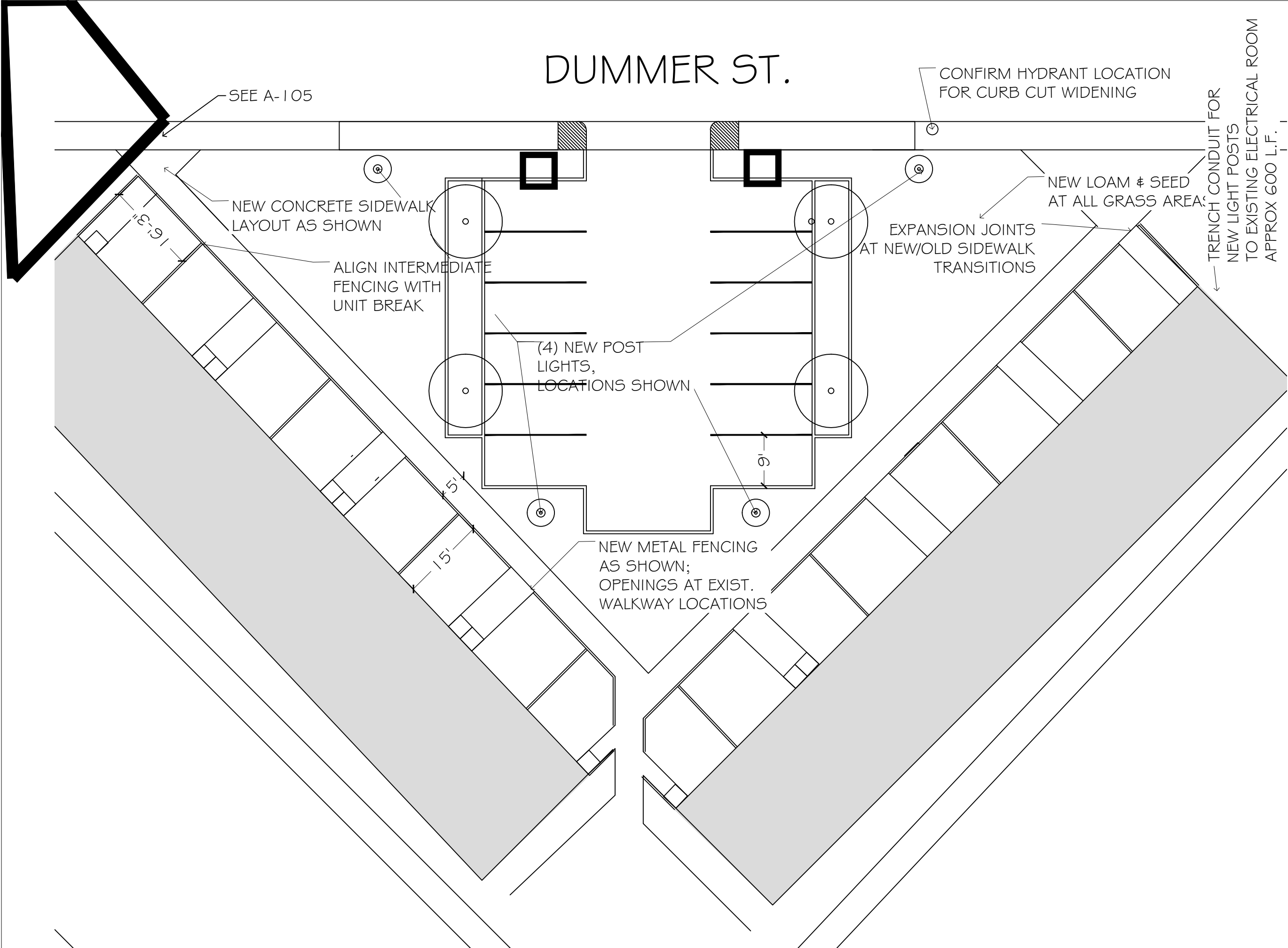


NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

DEMOLITION PLAN MARKET ST. PARKING AREA 1" = 16'	
DATE	DESCRIPTION
02.05.2016	PROGRESS SET

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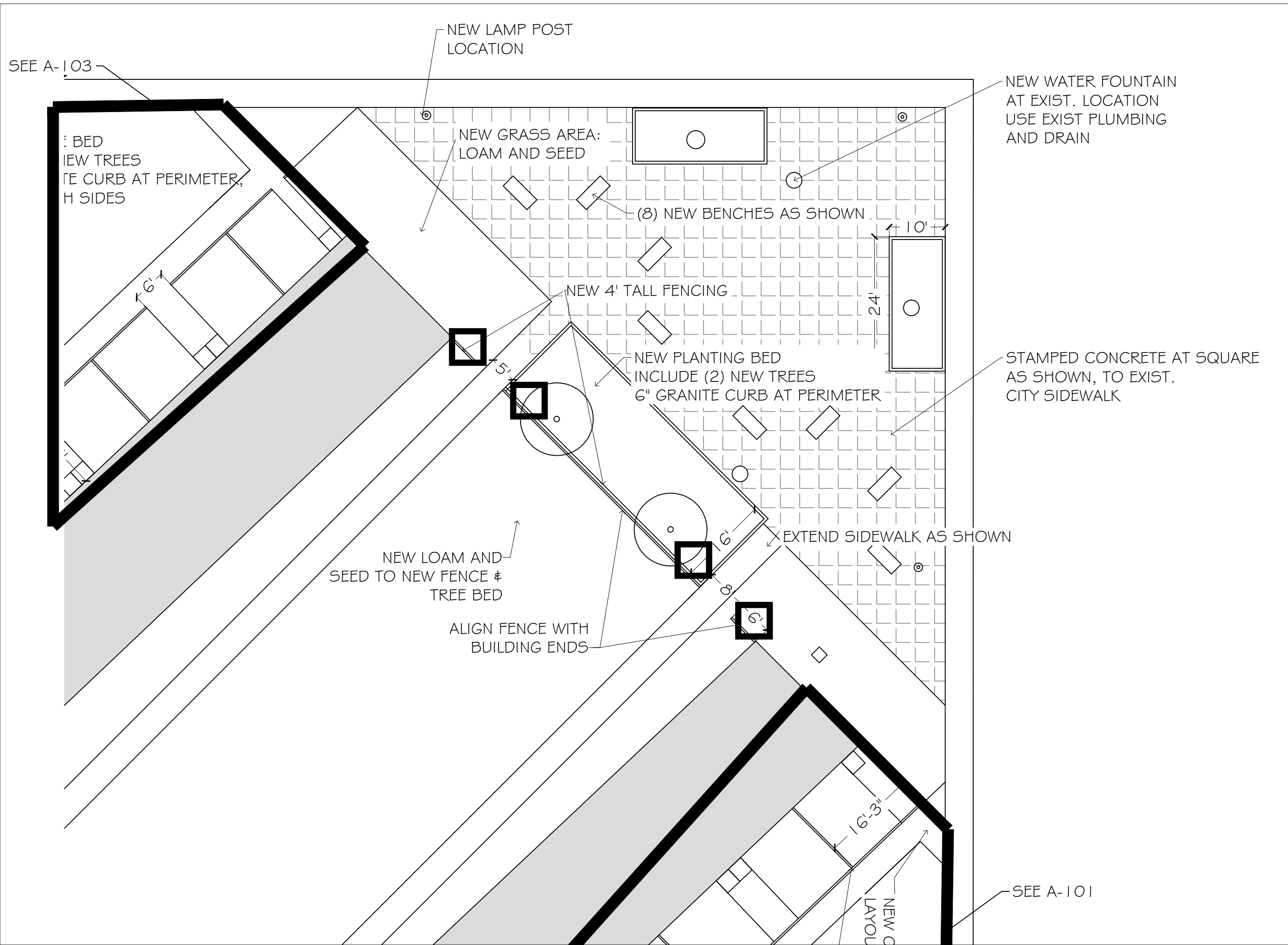
NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

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DATE	DESCRIPTION
02.05.2016	PROGRESS SET

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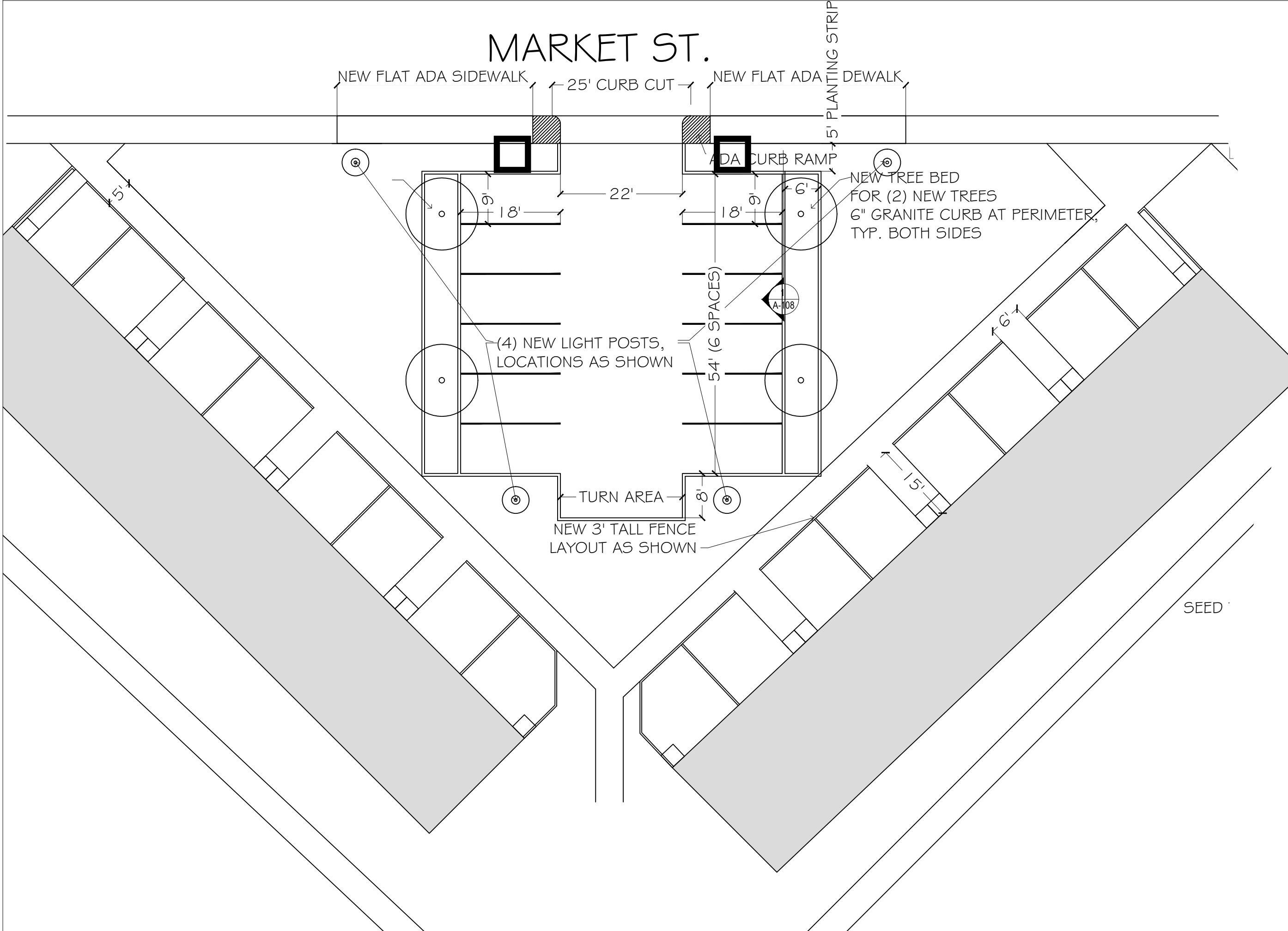


NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

OWNER:  
LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

SITE LAYOUT CORNER OF MARKET AND DUMMER ST 1" = 16'	DESCRIPTION	
	DATE	PROGRESS SET
	02.05.2016	

A-105



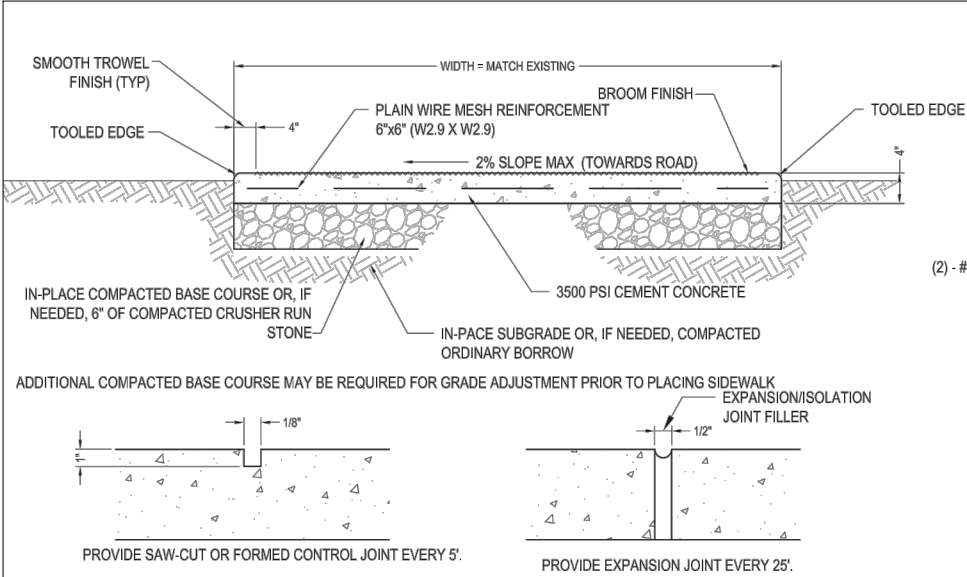
NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

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LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

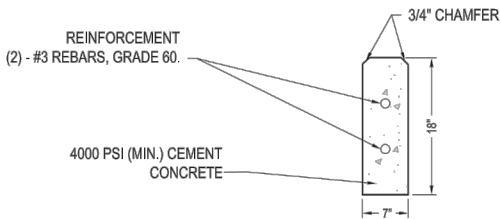
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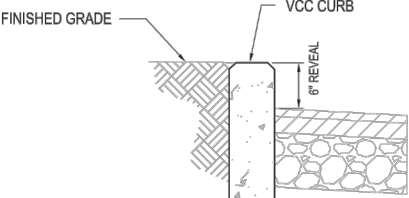
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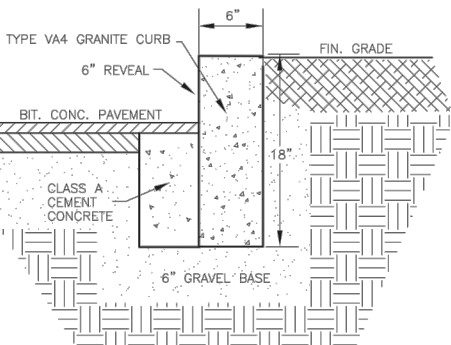
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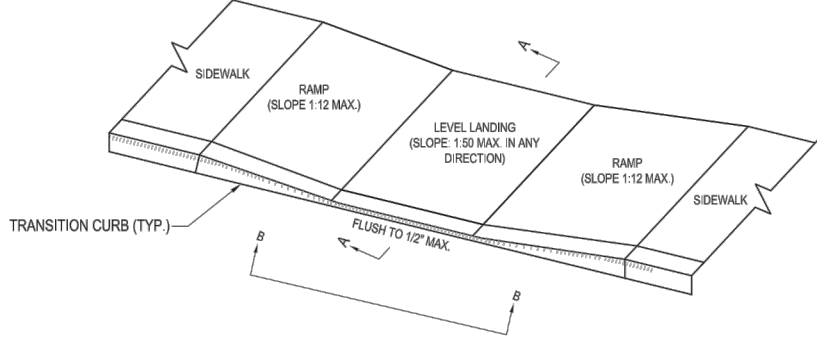
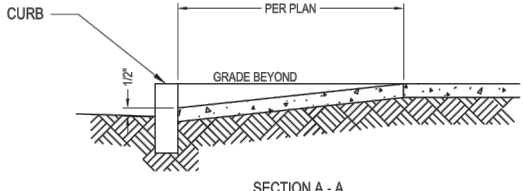
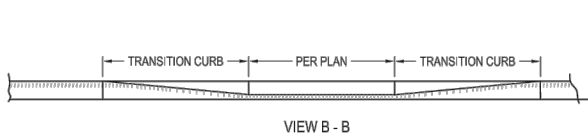
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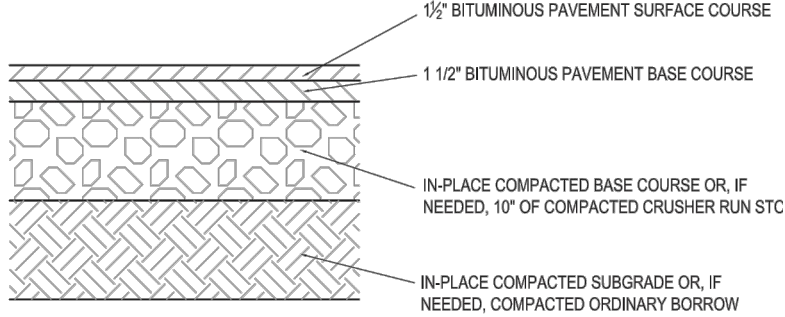
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**VERTICAL GRANITE CURB**  
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**CURB CUT**  
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**BITUMINOUS PAVEMENT SECTION**  
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NORTH COMMON VILLAGE  
LANDSCAPE MODIFICATIONS  
DUMMER AND MARKET STREETS  
LOWELL, MA 01854

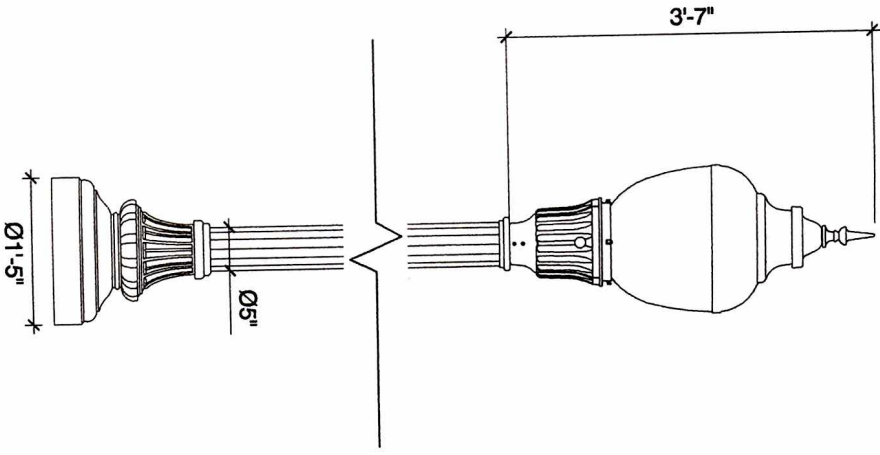
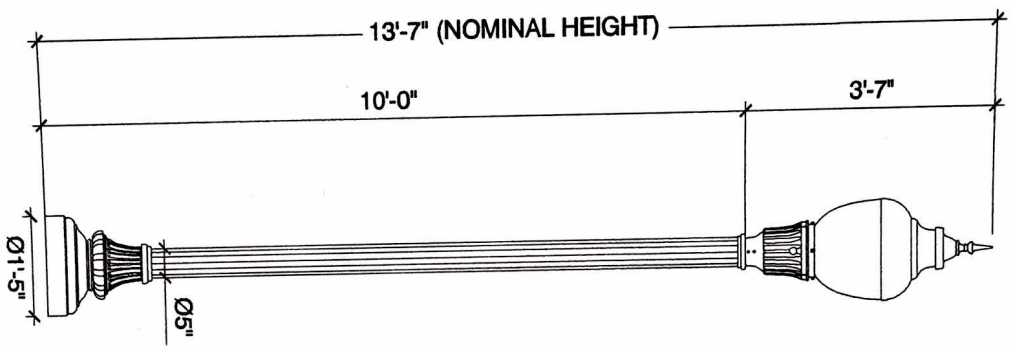
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LOWELL HOUSING AUTHORITY  
350 MOODY ST.  
LOWELL, MA 01853  
978.937.3500

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02.05.2016	PROGRESS SET

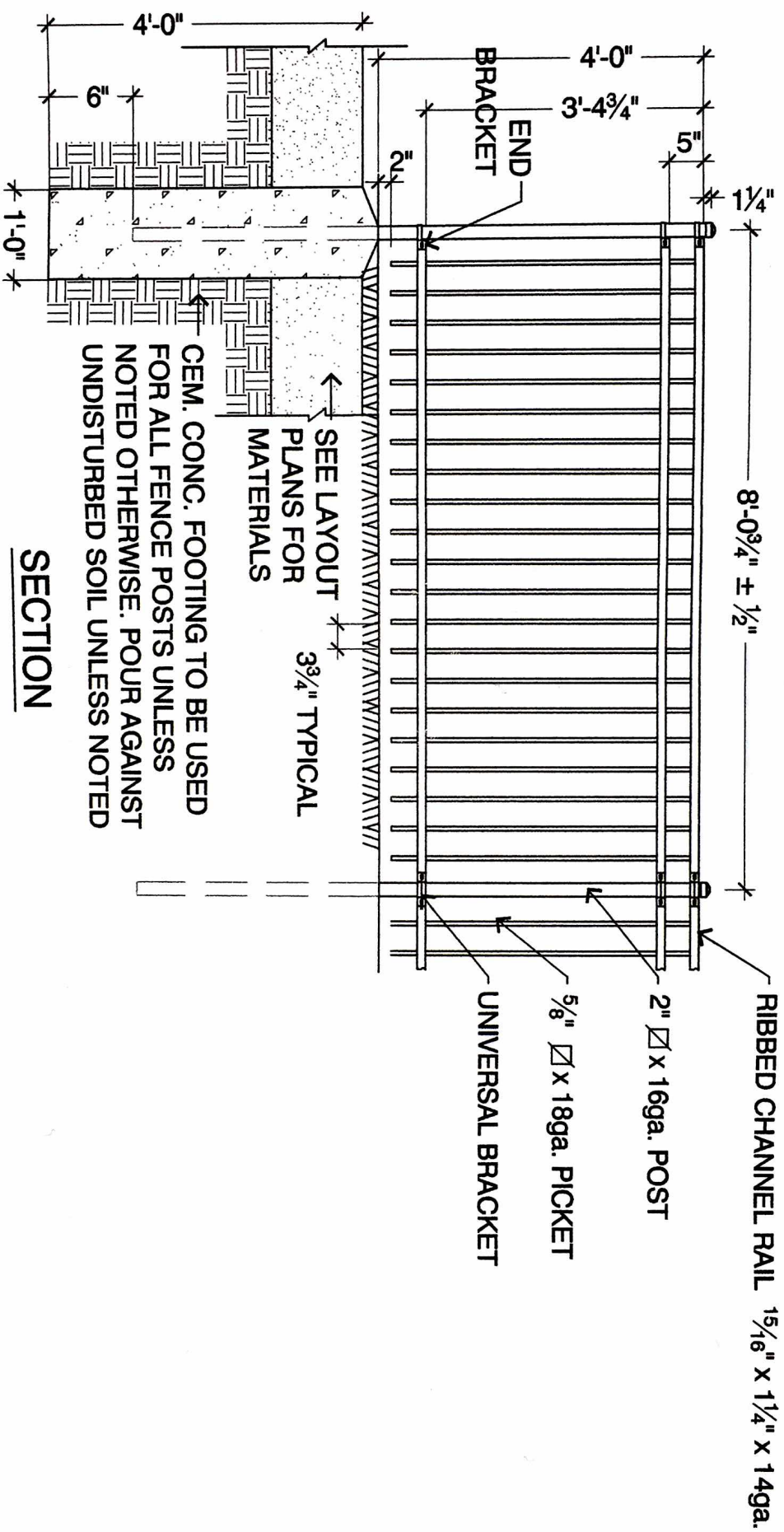
A-108



Streetlight detail



# Historic style black fencing detail



# Bench detail

