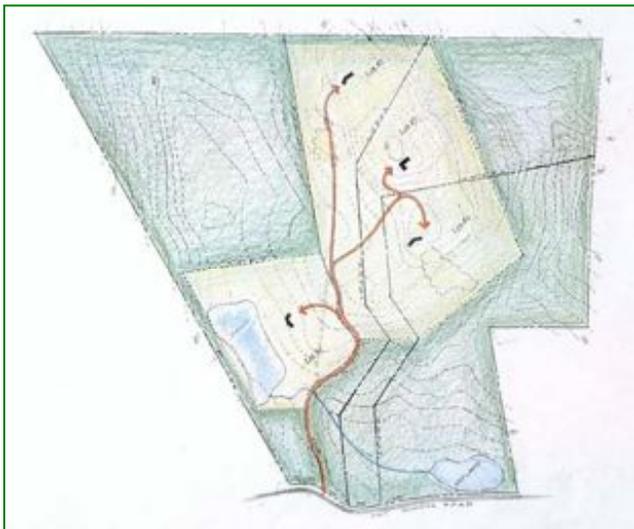




**Wood-shingled home** nestles comfortably below the common drive, surrounded by groves of mature trees that were protected during construction.



**Stone retaining walls** provide level space for a small lawn, beyond which native meadow grasses now thrive.



**Conservation principles at work:** a conservation easement (shown in darker green), protects 99 acres of the overall property, and intensive design is limited to the immediate area around the house which sits well beyond the 100' buffer from the pond. A shared drive follows the historic woodland road, except where realignment followed contours more gently.



**Historic stone walls** and mature trees aligning the old road layout were preserved, and new walls – necessary to create level landings on this sloping site – reinforce the historic palette.

## Schwartz Residence

Monterey, MA

Completed 2001

Walter Cudnohufsky Associates, Inc.  
Ashfield, MA

with

Clark and Green Architects  
Great Barrington, MA

A 154-acre former campsite in the hills of southern Berkshire County was purchased with the intention of creating four secluded home sites within a buffer of conservation land. With 1400' of frontage on a town road, the new owners would protect nearly two-thirds of the land and all the frontage from development, while providing home sites for them and their three children.

To establish value, WCA produced a land plan of allowable development alternatives, then identified four optimal building sites, including the clients', overlooking a two-acre pond. The 2000-foot common drive largely follows the historic camp road and remains narrow and low profile. Where the road was realigned to more gently follow the contours of the hillside, the historic roadbed remains evident on the site, with its stone walls and maple allée. The gravel road remains narrow, to limit site impact and impervious surfaces.



**Schwartz Residence, *continued***

WCA collaborated closely with Clark and Green Architects to tuck the home into the site, creating a protected southeast entrance and prime views over the pond. Stone, excavated for the house site, was reused inventively throughout the property.

The site plan identified and protected key trees and groves as well as historic stone walls. Sunny zones were planted with native meadow grasses and forbes, and woodland edges became low-maintenance shade gardens.



**Mature trees frame views of the pond,** complemented by perennial and understory plantings comprised primarily of native species which have filled in over the years.



**Lush shade plantings form a transitional edge** from the native woodlands to the narrow grass pathway circumnavigating the home.



**Native meadow steps up to the house,** providing a rich environment for birds and a no-mow alternative for the clients.