

Historic Preservation Board

Wednesday, May 3, 2023 at 5:00 PM Via
Zoom



MEMBERS

Robert O'Brien, Chair
Julia Tate, Vice Chair
Hilary Bassett
Brad Miller
Jeffrey Talka
Rob Whitten

REMOTE PARTICIPATION:

The Historic Preservation Board will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: May 3, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing 5/3/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89486863868>

Or One tap mobile :

+16469313860,,89486863868# US

+19292056099,,89486863868# US (New York)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US

+1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171,

+1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US

Webinar ID: 894 8686 3868

International numbers available: <https://portlandmaine-gov.zoom.us/j/89486863868>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 19, 2023

i. WORKSHOP

76 Congress Street: Miller, Talka, Tate, Whitten present; O'Brien joined late; Bassett absent

- ii. PUBLIC HEARING
Remote Participation Policy: *Miller, O'Brien, Talka, Tate, Whitten present; Bassett absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 19, 2023

- i. Public Hearing for adoption of revised Remote Participation Policy of the Historic Preservation Board. The Board voted unanimously to approve the revised Remote Participation Policy.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations; 25 FOREST AVENUE; Portland Stage Company, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002249-2022.
- ii. Certificate of Appropriateness for Proposed Cemetery Expansion; 672 STEVENS AVENUE (EVERGREEN CEMETERY); City of Portland Parks, Recreation & Facilities, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002364-2023.
- iii. Certificate of Appropriateness for Proposed Addition; 511 CONGRESS STREET; Ocean Gate, LLC, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002418-2023.

6. WORKSHOP

- i. No workshop items at this meeting.

**DRAFT STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: April 28, 2023
RE: 25 Forest Avenue – Marquee & Blade Sign – Public Hearing
PROJECT ID: HPBR-002249-2022
MEETING: May 3, 2023

Owner: Portland Stage Company
Architect: Julia Tate, Scott Simons, and Sam Mellecker, Scott Simons Architects

A sign announcing the Historic Preservation Board's meeting on May 3, 2023 was posted at the property on or before April 24, 2023. A legal ad was published in the Portland Press Herald on 4/21/23 and 4/22/23, and 39 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

- Steel and glass illuminated entrance canopy, or marquee
- Vertically oriented, illuminated projecting sign

Dimensions:

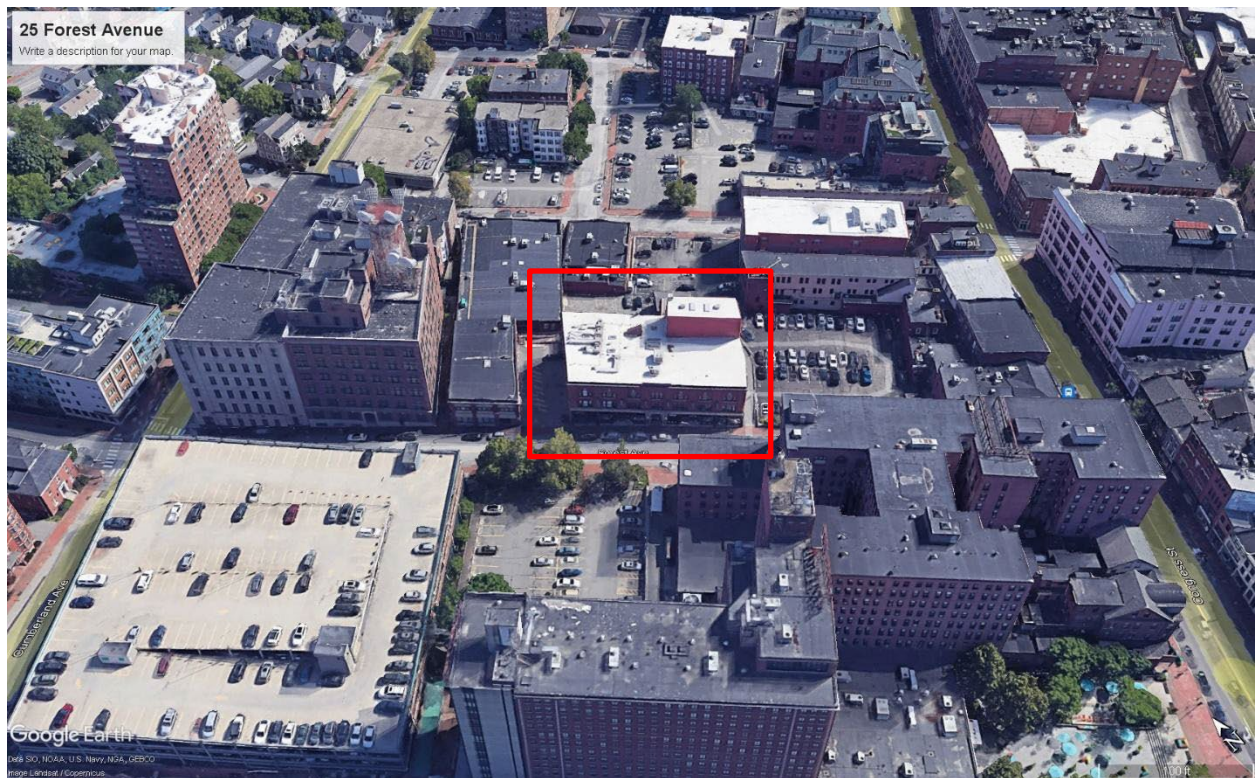
Canopy: 6'-6" x 24'-6" (projecting 7'-1" out from the building wall)
Canopy framing: 7" x 2"; total thickness or depth: 12 ¾" + lights
Blade Sign: 3'-0" x 15'-8" (projecting 4' from face of wall, with stand-off brackets)

Material Specifications:

Canopy: Painted structural steel, laminated clear glass, S14 sign light bulbs
Blade sign: Painted metal box; lettering and logo only: to be internally illuminated, pushed through sign face by ½"

SUMMARY OF HISTORIC CONTEXT

Built in 1914 as an Odd Fellows Hall, 25 Forest Avenue is a contributing building in the Congress Street Historic District. The symmetrical façade features seven bays, with a prominent main entrance flanked by commercial storefronts, a single and a double to each side of the central doors. After being renovated as the Portland Performing Arts Center, the building has been home to the Portland Stage Company since 1982. Forest Avenue leads directly into the heart of Portland's downtown Arts District.



Located roughly in the middle of the block between Congress Street and Cumberland Avenue, the building's central bay had a tall blade sign in 1924, and much later, an arched awning that served as a marquee for the Portland Performing Arts Center in the 1980's. The storefronts had a variety of more minor signs over the century, but the façade is very well preserved and intact. Current signage is minimal around the entrance, consisting of painted lettering on door glazing. Six projecting fabric banners on metal stanchions are centered on the front façade's pilasters, between the second and third floors; these are now the primary means of marking the venue as viewed up and down the street.

A rooftop addition for staging sets and a rear backstage addition are both recessive. They are sided with red metal siding and have simple geometry; despite their locations at the rear of the property, they are visible from Forest Avenue because of the surface parking lot (once occupied by a historic building) next door. As mentioned in December, the company is also embarking on major interior renovations, designed to improve accessibility. Structural work to support the canopy and sign will be permitted under the interior building permit applications.

PREVIOUS REVIEWS BY HISTORIC PRESERVATION AND OTHER CITY DEPARTMENTS

Historic Preservation staff met virtually with the architect team and the Artistic Director of Portland Stage prior to the December 7, 2022 Board workshop. Staff advised that the canopy should obscure the historic façade as little as possible, and agreed with the architects that a transparent roof and minimally sized metal framing would offer a sought-after contemporary approach as well as minimal visual distraction in front of the Oddfellows' ornate entrance. The canopy will extend over most of the width of the sidewalk, and will require a City license as well as a building permit.

Workshop: December 7, 2022

At last December's workshop Board members were supportive of the design approach for both the sign and the marquee. There were questions about some details, but Board members were unanimous in their support for both elements, agreeing on a number of points:

- The contemporary designs are appropriately differentiated and eye-catching, yet minimally obscuring of the entry and the rest of the historic façade.
- The Board and staff both encouraged continued exploration of ways maintain maximum visibility of the building face.
- Board members also emphasized designing for reversibility.
- Drainage was discussed; the architects were encouraged to make sure of the efficacy of the preliminary plan to conduct collected water from the canopy to the south west corner of the building (right-hand end of the front façade) via a hidden gutter atop the cornice between the first and second floors.
- It was suggested that the designers consider color options for making the sign and canopy both compatible and visible.
- There was curiosity about the canopy lighting, which architects intend to make warm and visible to identify the mid-block venue without creating glare.
- It was pointed out that historic light fixtures at either side of the entry will remain as primary lighting.

Since the December workshop the sign proposal was reviewed and approved by the Zoning office, which concluded that although the size of the proposed sign exceeds current size limits, the overall nonconformity will be reduced because the proposal includes removal of six banners from the face of the building. (Prior to the December workshop the tall projecting sign had already been redesigned so it would not exceed the maximum projection from the building face of four feet.)

Based on the length of the building frontage, the historic precedent of a large projecting sign in this location, and the need for Portland Stage to be a highly visible and vibrant venue in the City's Arts District, the applicants believe the sign to be appropriately scaled, and Board members did not disagree during the workshop. Once the Zoning Office completed its review and approval of the sign proposal, the design team worked to add the necessary details to the plans for the public hearing on May 3, again communicating with staff as design development progressed.

FINAL SUBMISSION FOR PUBLIC HEARING MAY 3, 2023

Please see the detailed cover letter and drawing set with supporting materials. Staff points out:

- Questions about the canopy drainage have been addressed with a new approach: a very shallow slope will allow water to drip off the front, towards the curb. This eliminates the need for a gutter mounted to the top of the first-floor cornice to convey water to the corner of the building.
- Sign construction details are now available, showing a 12" thick box with illuminated lettering pushing through the dark, opaque, metal panels. When staff inquired about the thickness, the sign fabricator replied that if the box could be slightly thinner, it would be but this depends on there being room for the necessary electrical and structural components.
- Interior LED illumination of the letters will allow control over color and brightness.
- Mounting stanchions for the sign and the marquee are to penetrate the brick wall cleanly, with careful masonry repairs around them.
- The canopy frame is still dimensioned as 7" deep steel, with 5" supports on top holding the ¾" laminated clear glass roof. Light fixtures will be mounted to the undersides of the steel, and fitted with sign light bulbs for a warm glow.
- Added photos supplied by the architect and sign company show an example of the actual appearance of the sign as designed. (See Attachment 3.)

STAFF COMMENTS

Both staff and the Board have expressed support for the carefully designed concepts to enhance the Portland Stage Company's presence at this location. The lighted canopy and large, distinctive blade sign promise to greatly increase the visibility of the theater from both Congress Street and lower Forest Avenue; they would add elements appropriate for a theater that are sensitive to the architecture of the host building. The canopy does not include signage, but its lighted prominence over the sidewalk recalls a modern interpretation of marquees of the past, while remaining sensitive to

the architecture of the historic resource. On the whole, one must appreciate that the design approach to both elements is cleanly contemporary and current, and also understated just enough so as to avoid distraction from the well-preserved historic resource.

Staff supports the sign proposal as being in keeping with the intent of Standard 17.8.6, (see below,) and compatible with the subject property and the context. Further, the projecting sign follows the intent of the detailed Sign Guidelines for historic buildings, particularly in regards to scale, location, illumination, and sensitivity to historic features of the façade, even while falling into a somewhat special category.

APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The Oddfellows Hall was a place of assembly; the established theater company has long occupied the building with an appropriate reuse of the resource.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The design shows sensitivity to the façade's architecture and obscures little.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The contemporary designs are of this time, appropriate for a vibrant arts venue, and they are clearly differentiated from the 1914 building. As shown in a historic photo, there was a tall projecting sign long ago. Though that is not the case for the canopy, it is designed to coexist with the historic façade without concealing or imitating it.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	The new elements are designed to create minimal visual or physical interference with façade elements.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	Clearly contemporary sign and canopy

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	Some historically sensitive brick repair would be necessary in the event of removal of the canopy or sign, which should be completely feasible.

Standards for Review of Signage, 17.8.6:

In considering an application for a Certificate of Appropriateness involving the installation or modification of sign(s), including awning(s) which incorporate signage, signs shall be compatible with the subject building and its surrounding context as detailed in the signage design guidelines included in the Historic Resources Design Manual. If there is a conflict between this standard and the requirements of Article 20, the stricter standard shall apply.

MOTION FOR CONSIDERATION

I move to approve application HPBR-002249-2022 for Installation of a new sign and a new entrance canopy at 25 Forest Avenue on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-# 1, 2, 3, 5, 9, and 10, and Standards for Review of Signage 17.8.6, with the following conditions:

1. Masonry contractor or project manager is to contact historic preservation staff at the start of masonry repair, for onsite review of mortar and brick samples.

ATTACHMENTS

1. Architect's Cover Letter
2. Architect's drawings and supporting photos
3. Additional photos showing a sign example of the type proposed

April 10, 2023

Evan R. Schueckler, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Review Number: HPBR-002249-2022

Dear Mr. Schueckler,

Simons Architects is pleased to re-submit the following project description for your review and consideration on behalf of the Portland Theater Company. A new blade sign and entry marquee at 25A Forest Avenue are proposed. Some delegated design engineering is still underway, but we are hoping sufficient information is provided here for Board Review as a Public Hearing for a Certificate of Approval.

This work is connected to two applications, one general building permit for a Commercial Alteration (BLDC2023-03062) and one specifically for the Signage (SIGN2022-00748). This work is part of a larger scope of work, the balance of which is within the interior of the building.

PROJECT DESCRIPTION:

BRIEF HISTORY OF PROPERTY

25A Forest Avenue was originally built as a Grand Lodge of the Independent Order of Odd Fellows, erected in 1914 according to the 1924 Tax assessment. It is listed as a contributing property within the Congress Street District. The Portland Theater company has occupied this building since 1982, after its renovation and transformation to be known as the Portland Performing Arts Center. A number of original details of the building remain. Windows on the front facade were recently restored in 2015.

SCOPE OF WORK

A new contemporary blade sign paired with a glass and steel marquee are proposed. Photos over the course of history of the building indicate both awnings and various types of signage have existed at different points in time.

The Theater Company's goal is for the new blade sign and marquee to significantly improve visibility and awareness of the identity of the Theater along Forest Avenue from as far away as Congress Street. In conveying the spirit of the Theater, as well as its contemporary and current approach to performance, it is hoped that the new signage will capture the interest of those passing by and signify a renewed gateway to Portland's Arts District.

MARQUEE

The new entrance marquee with lighting is a departure from the previous marquee circa 1983.

The intent is that the new marquee shall be contemporary in both material and design (glass and painted steel with S14 sign lights set in a grid pattern) so as to be differentiated from yet highlight the original entrance surround and stonework, a character defining feature of the building. We have received initial feedback that we may drain rainwater off the front of the canopy, and eliminate the need for the gutter, or potential to divert water back into the building. Due to timing of this coordination, the renderings do still depict the gutter at the rear; updated renderings can be provided as design progresses if desired. Delegated design / engineering is underway by Sky Systems. They are detailing welded plate framing members so the members will have crisp corners and integrate the lighting housing surrounds seamlessly. Proposed lighting fixture cuts are attached. These will be ordered in a custom color to match the dark charcoal grey color proposed for the canopy and blade sign metal finishes. The renderings currently show an 12" spacing on the bulbs. The glass panels will be 1" thick laminated glass, and we are working with the designer to minimize the spacing between them, so they appear more continuous. Since the workshop, you will note the number or supports shown has been reduced to simplify the detailing.

BLADE SIGN

This proposal seeks to realize a modern nod to the blade sign on the second level of the facade of the building visible in the 1924 tax photo. The proposed sign seeks to match the overall size of the sign depicted in the 1924 tax photo. Given the length of the facade of this building and institutional nature of the use, the proposed size feels appropriately scaled, though it exceeds 24sf. We appreciated the boards overall support of this in the workshop.

The sign is being fabricated and installed by Neokraft. Their shop drawings are attached. The sign letters will be split into three zones and lit from within with color changing LEDs. Lettering acrylic will push-thru the metal plate approximately 1/2" and provide a glow on the face of the sign, and the facade of the building.

Overall, these are intended to be respectful additions to the historic facade of the building, to be located above the signage entablature and implementing a glass roof so as not to obscure the original ornamental detailing and organization of the entry elements. Exposed structural elements have been sized to be as minimal as possible in appearance and new structure will be located and hidden on the interior of the building. Electrical conduit and transformers are to be designed as integral to the structure and concealed within the framing until behind the face of the building. These elements are to be attached to avoid irreversible damage to masonry work. Existing anchors and signage banners are to be removed. Approved work methods for historic masonry repair are to be followed for all facade masonry and stone work.

Please also find attached our supporting visuals including historic photos, existing photos, precedent images, plans, elevations, shop drawings and rendered views for your consideration. We look forward to discussing this with you and the board. Please let us know if you have any questions in the meantime.

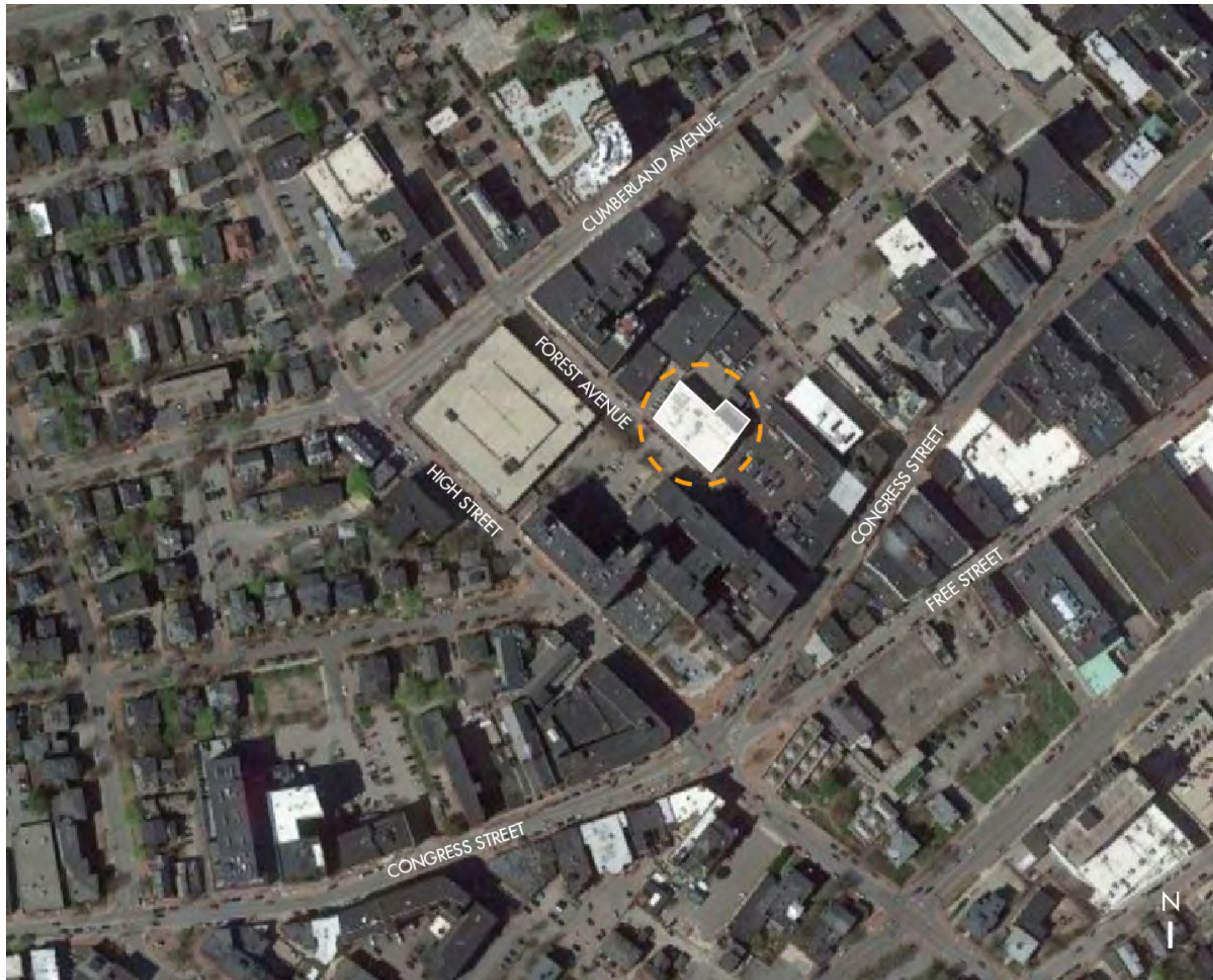
Sincerely,

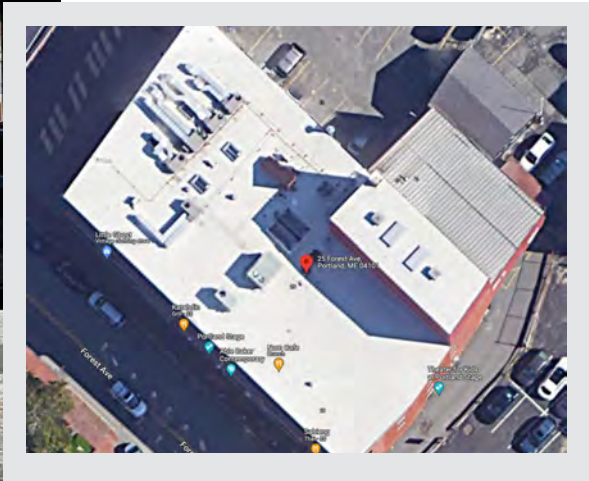




Historic Preservation Public Hearing
May 3, 2023

Site
Aerial





Site
Existing Conditions



about 1914



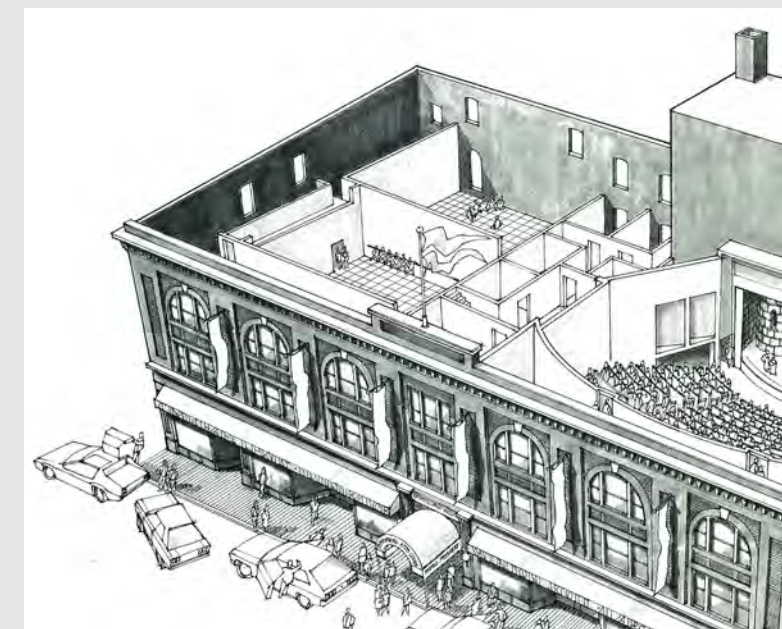
Historic Conditions



1950s

31

1924



Historic Conditions

1982-1983



Overall View
North East



Perspective View
North East

Overall View
South West





Perspective View
South West



Perspective View
North



- GENERAL NOTES**
1. SEE A601 FOR SIGN + MARQUEE DWGS + INFORMATION
 2. ALL MASONRY WORK SHALL ADHERE TO THE NATIONAL PARK SERVICE STANDARDS. BRICKS SHALL BE PATCHED AS FULL UNITS, APPEARANCE AND GROUT TYPE + PROFILE TO MATCH EXISTING.
 3. WINDOWS TO RECEIVE SHADES ARE DESIGNATED HERE WITH LETTERS 'A', 'B', OR 'C'.

1 EAST ELEVATION OVERALL
3/16" = 1'-0"



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



PROJECT NAME:
**PORTLAND
STAGE ENTRY
EXPANSION**
25A FOREST AVE
PORTLAND, ME 04101

SEAL:

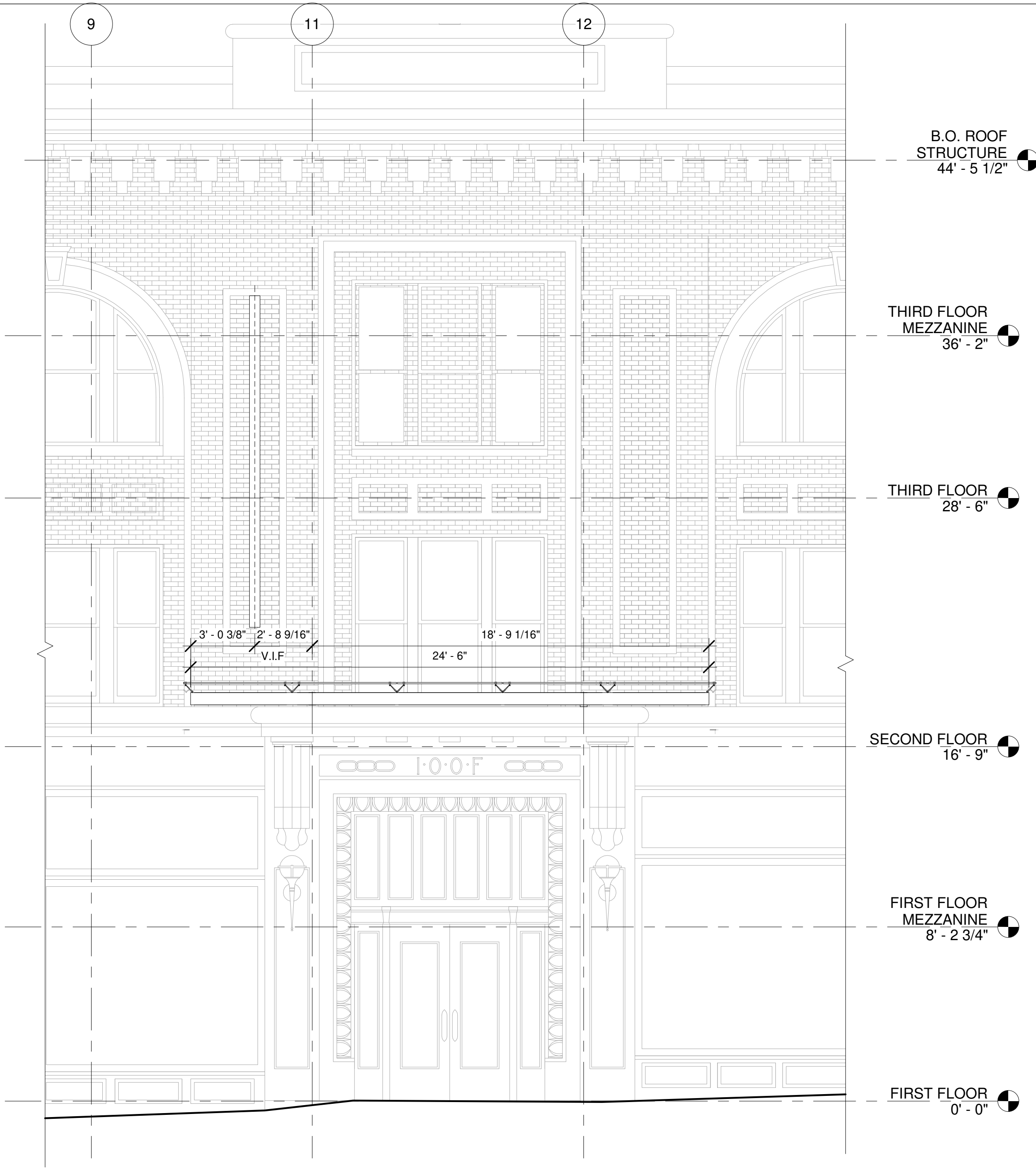
THIS DRAWING IS THE PROPERTY OF
SIMONS ARCHITECTS (SA) AND IS NOT
TO BE COPIED OR REPRODUCED IN
PART OR WHOLE.
2023 © SIMONS ARCHITECTS, LLC

△	REVISIONS

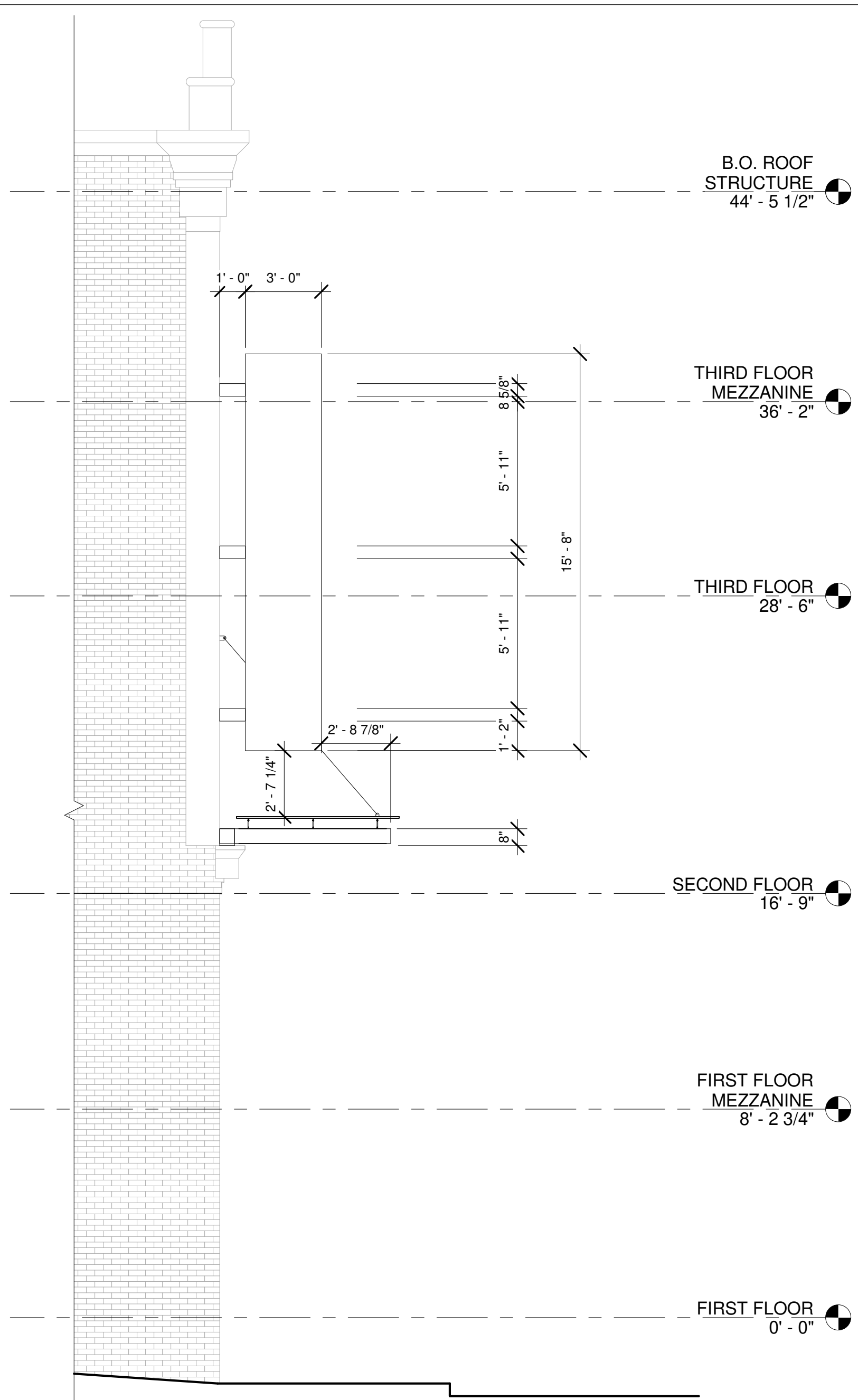
DATE OF ISSUE:	09 JAN 2023
PROJECT NUMBER:	2019-0210
STATUS:	ISSUED FOR CONSTRUCTION

**EAST ELEVATION
(DEMOLITION +
PROPOSED)**

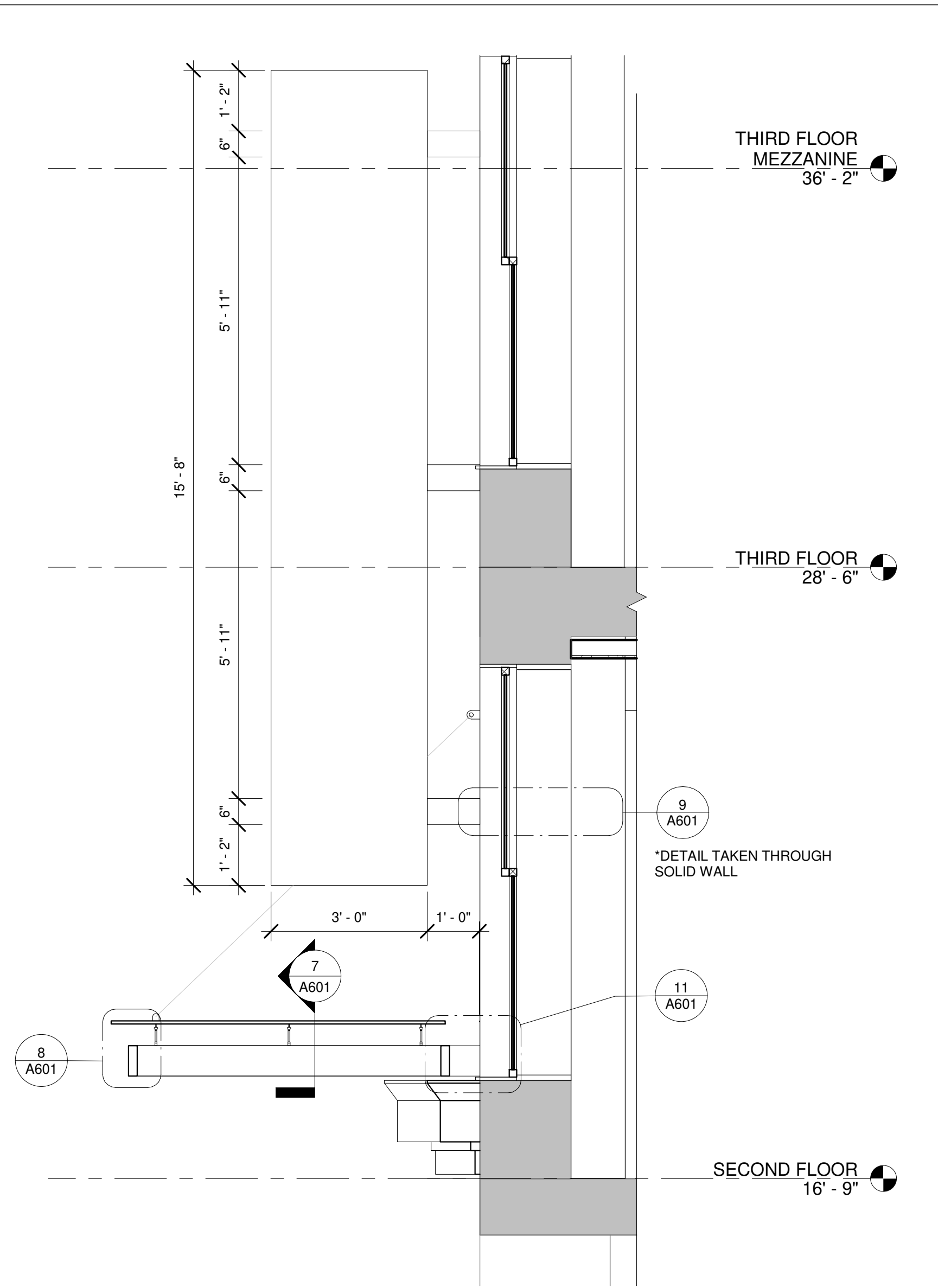
A201



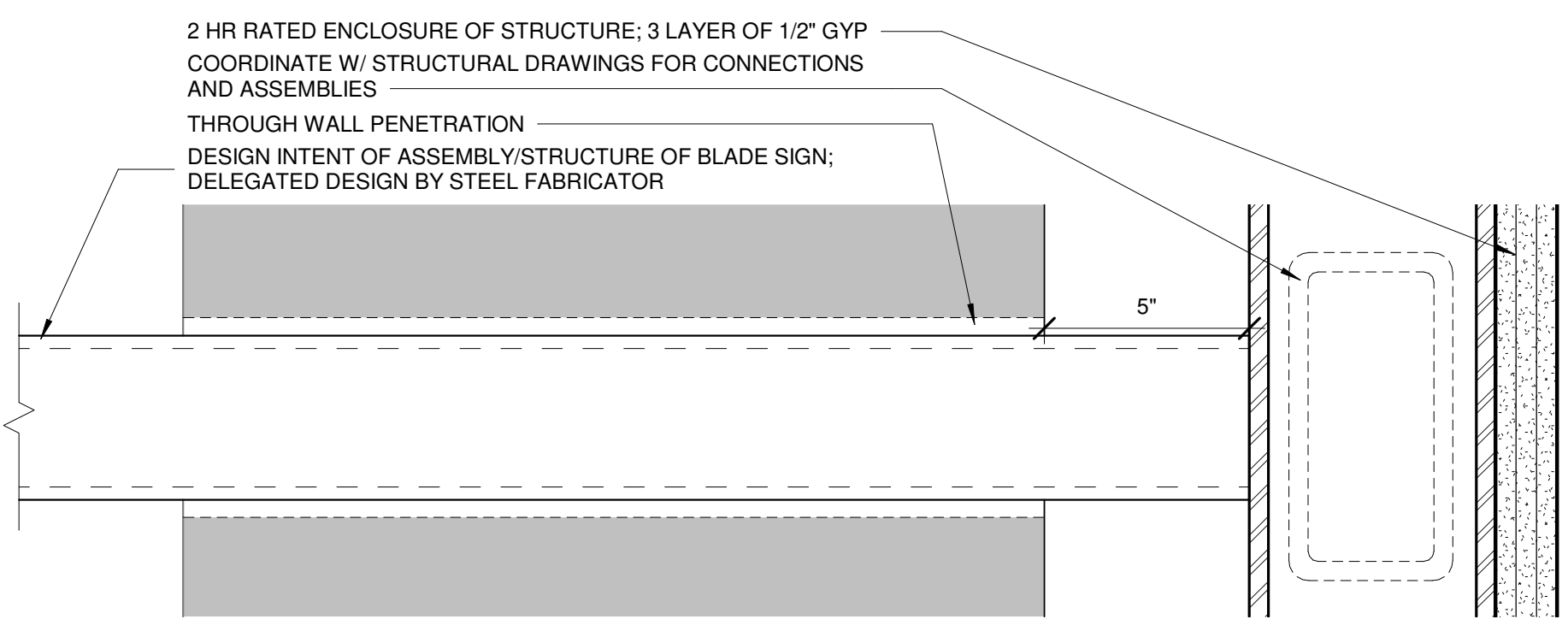
1 EAST ELEVATION
1/4" = 1'-0"



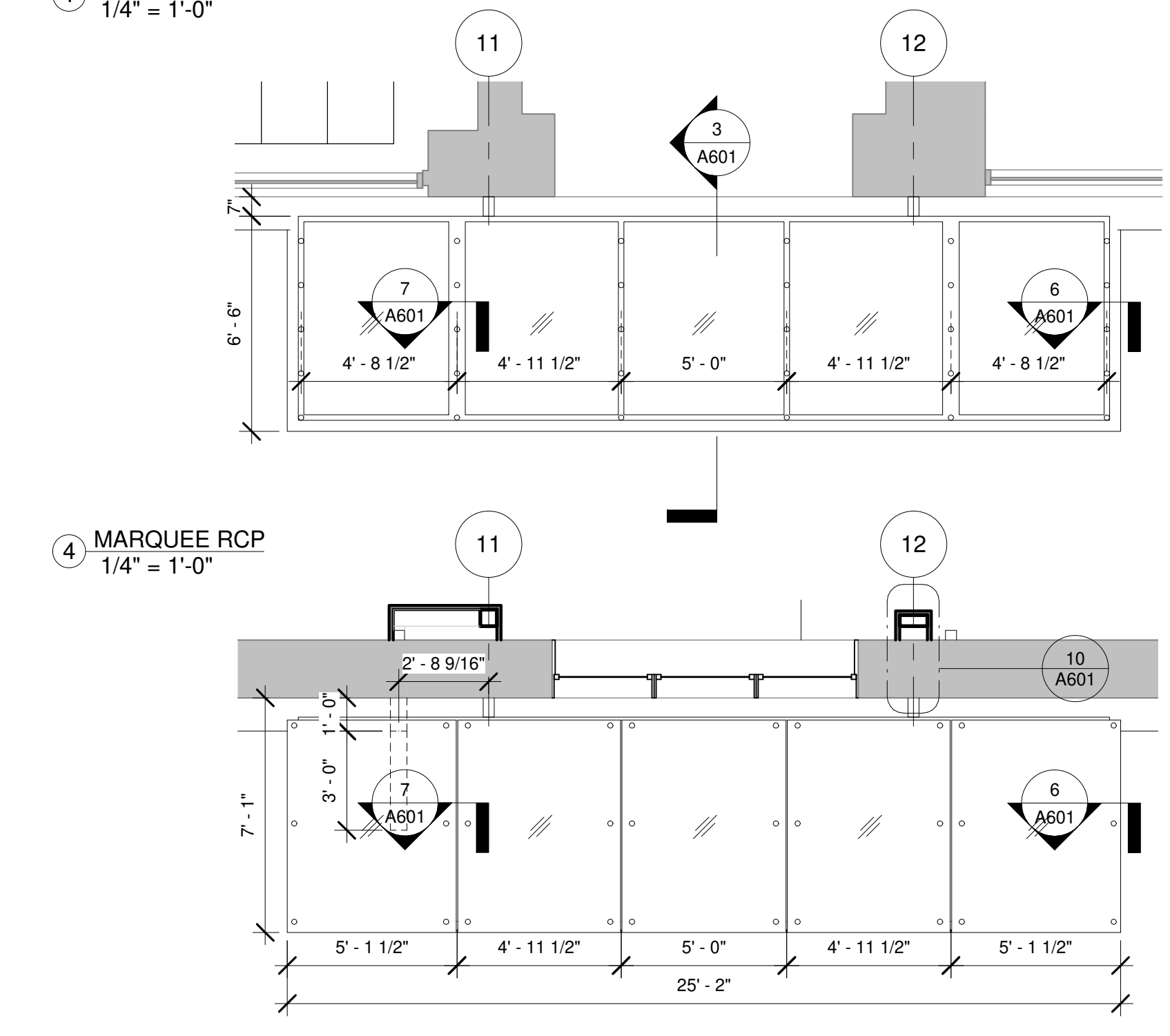
2 NORTH ELEVATION
1/4" = 1'-0"



3 BLADE SIGN WALL SECTION
1/2" = 1'-0"

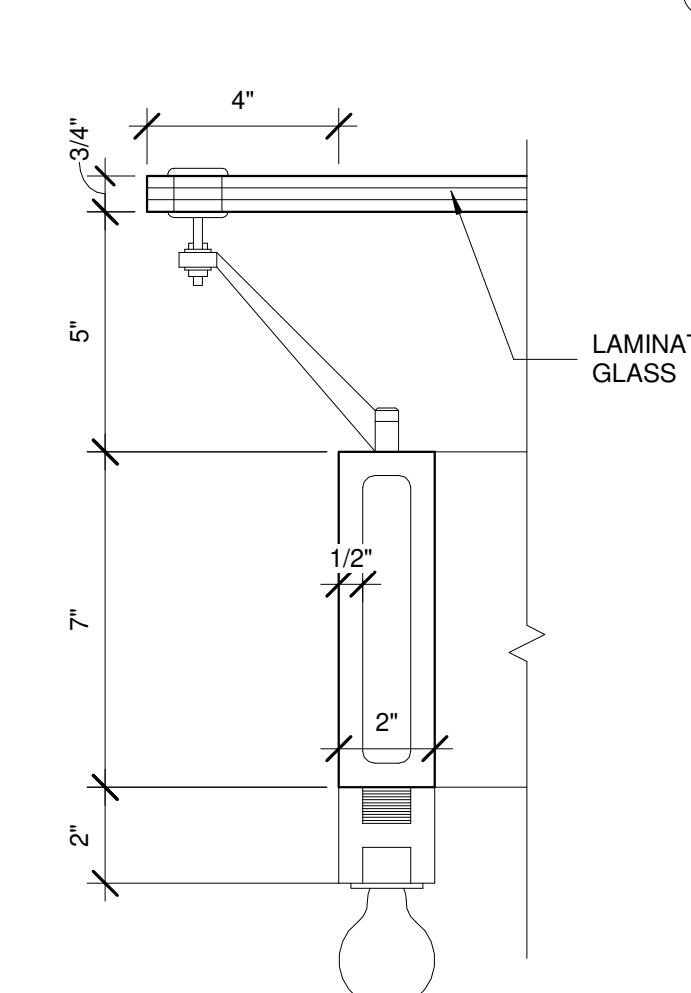


9 BLADE SIGN WALL SECTION1 - Callout 1
3" = 1'-0"

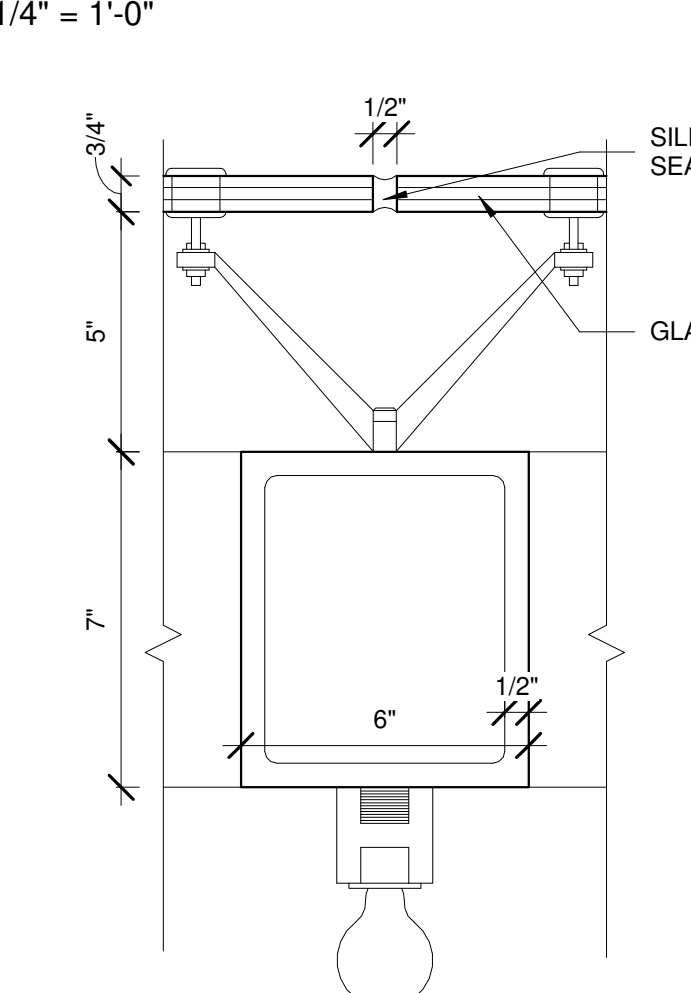


4 MARQUEE RCP
1/4" = 1'-0"

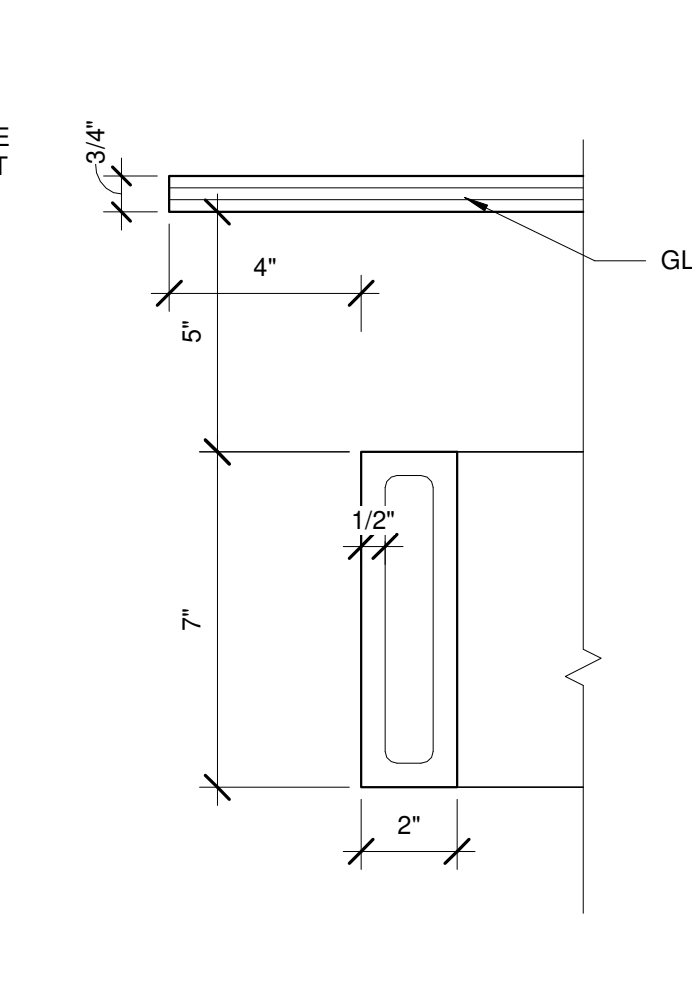
5 MARQUEE ROOF PLAN
1/4" = 1'-0"



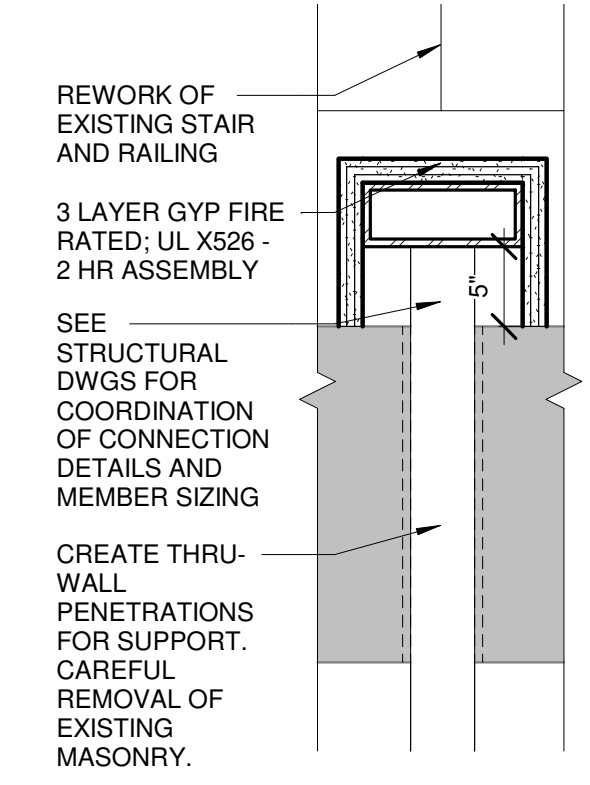
6 STEEL MEMBER SECTION DETAIL 1
3" = 1'-0"



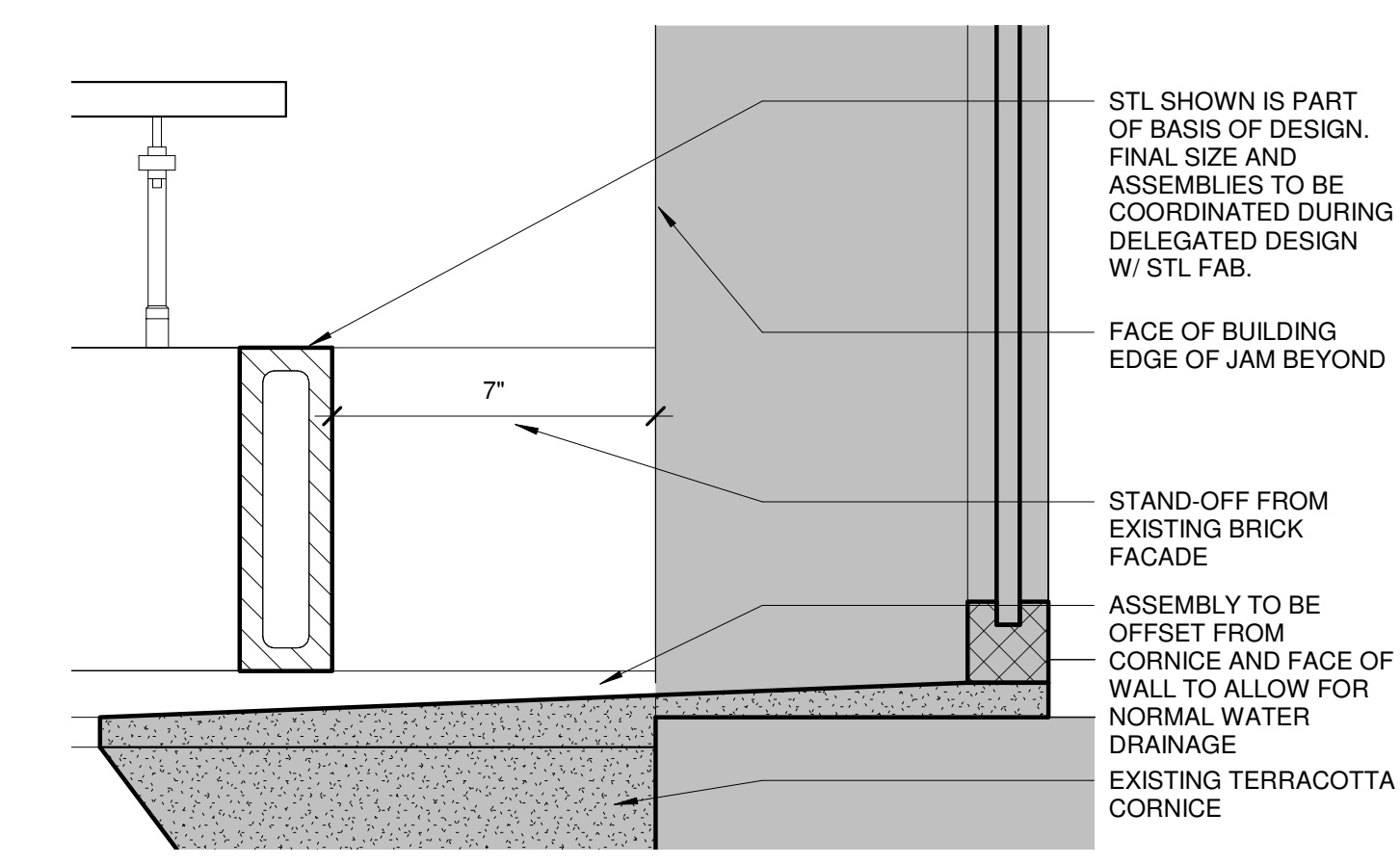
7 STEEL MEMBER SECTION DETAIL 2
3" = 1'-0"



8 STEEL MEMBER SECTION DETAIL 3
3" = 1'-0"



10 PLAN DETAIL
1" = 1'-0"

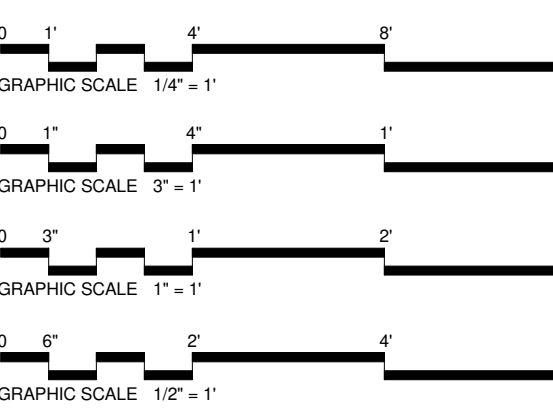


11 WALL SECTION DETAIL 2
3" = 1'-0"

GENERAL NOTES:
1. STRUCTURE AND ASSEMBLY OF THE BLADE SIGN AND MARQUEE TO BE DESIGNED DURING DELEGATED DESIGN BY STEEL MANUFACTURER.
2. PERMIT SIGN SUBMITTED UNDER CASE NUMBER "SIGN 2022-00748"



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



PROJECT NAME:
PORTLAND STAGE ENTRY EXPANSION
25A FOREST AVE
PORTLAND, ME 04101

SEAL:

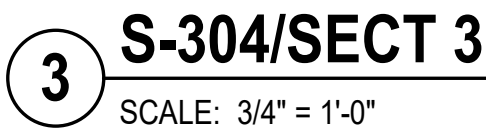
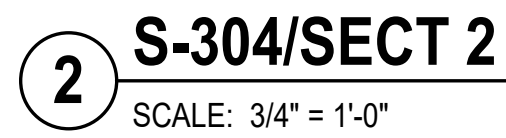
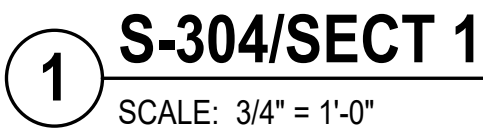
THIS DRAWING IS THE PROPERTY OF SIMONS ARCHITECTS (SA) AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.
2023 © SIMONS ARCHITECTS, LLC

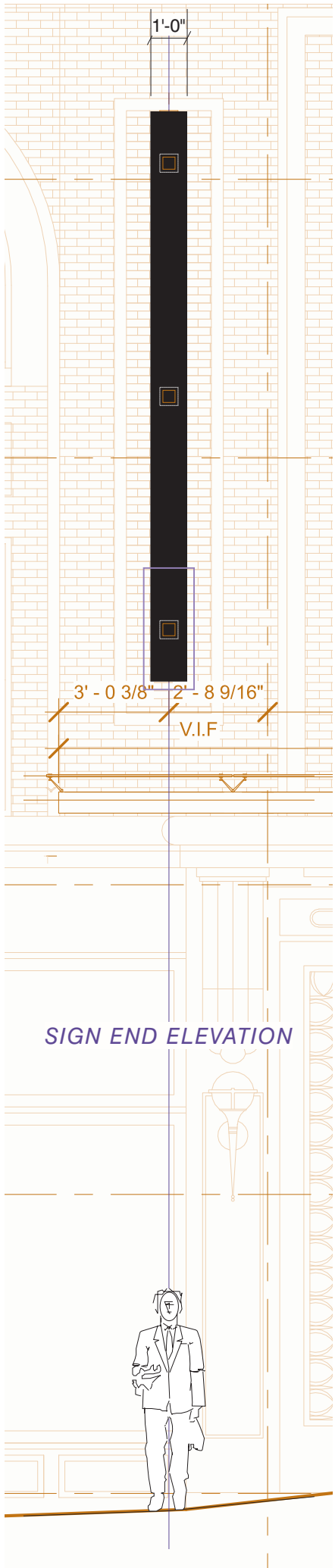
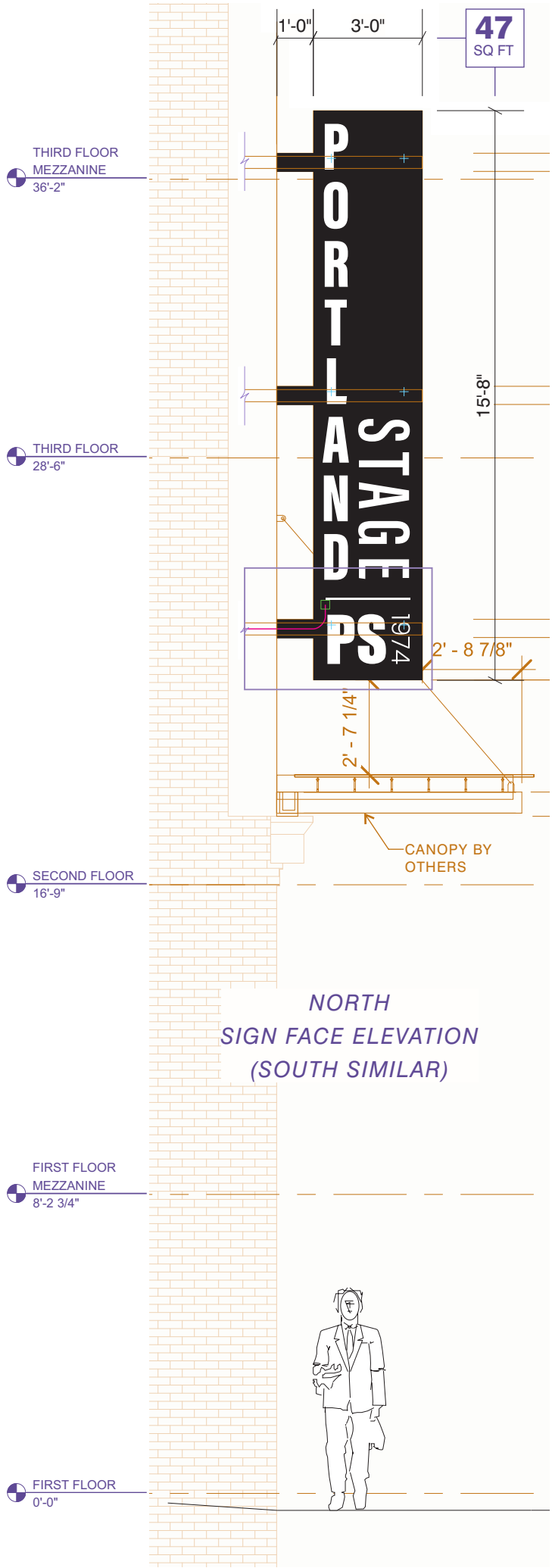
REVISIONS

DATE OF ISSUE: 09 JAN 2023
PROJECT NUMBER: 2019-0210
STATUS: ISSUED FOR CONSTRUCTION

MARQUEE AND BLADE SIGN

A601





ALUMINUM CONSTRUCTION, PAINTED BLACK; INTERNAL POCKETS; SIGN TO SLEEVE OVER (3) EXISTING HSS4x4x5/16 MAST ARMS

(3) 6"x 6"x 12" LONG ALUMINUM MAST ARM COVERS, PAINTED BLACK

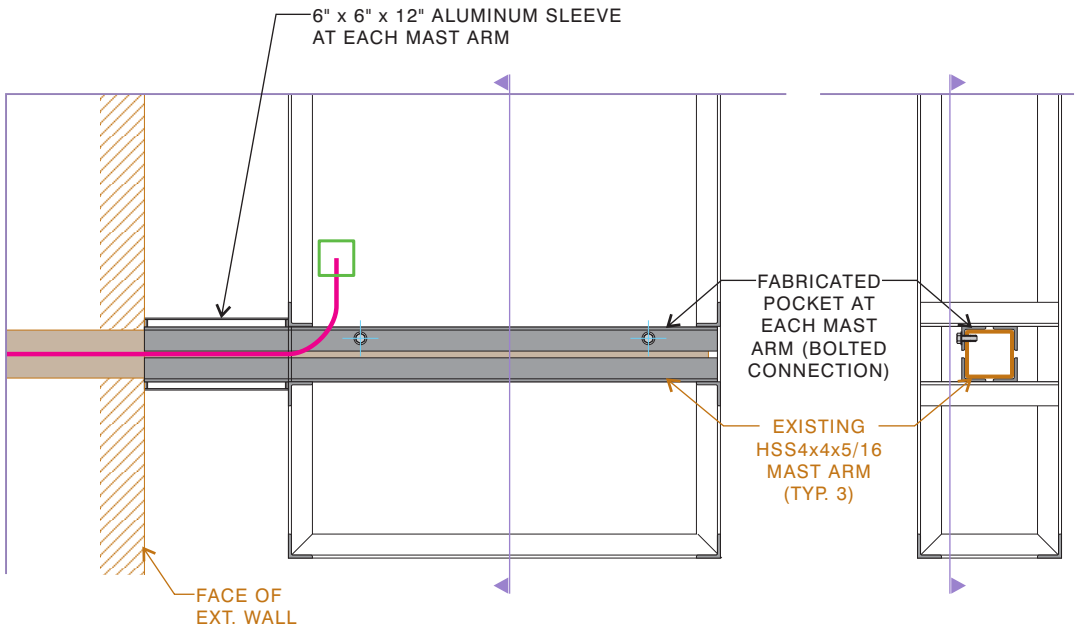
INTERNAL LED ILLUMINATION, WHITE

3/4" CLEAR ACRYLIC PUSH-THRU COPY (PROJECTS 1/2"), 1ST+2ND-SFC WHITE TRANSLUCENT FACE OVERLAYS



DOUBLE FACE INT. ILLUM. PROJ WALL ID

SCALE: 1/4" = 1'-0" (1) REQUIRED



SECTIONS SHOWING SIGN ATTACHMENT
SCALE: 3/4" = 1'-0"

NEOKRAFT

SIGNS

Neokraft Signs, Inc.
647 Pleasant St | 70 Commercial St
Lewiston, Maine 04240
207.782.9654 | neokraft.com

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

PERMIT

PORTLAND STAGE @11926

ACCT ID:	007134
LOCATION:	25 FOREST AVENUE PORTLAND, ME
DRAWING NO:	1 OF 1
DRAWN BY:	DS REP.: MM
DATE:	03.29.2023
QUOTE:	@11926
GEN REF:	



View from Below



View from Below

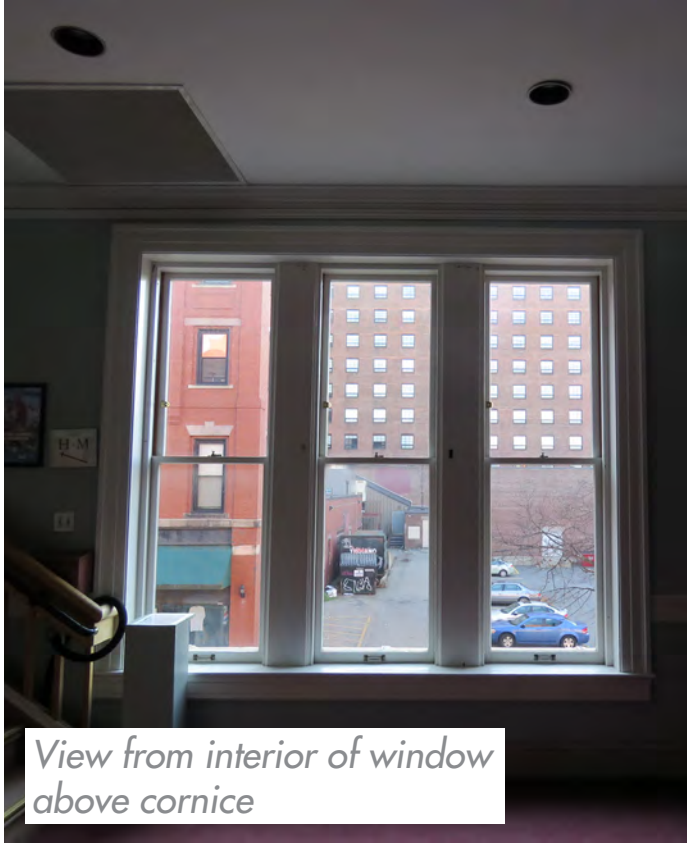
Existing Conditions
Terracotta Cornice



View from Above



View from Above



View from interior of window
 above cornice



Precedent
The State Theater
Portland, ME



Congress Street
Portland, ME



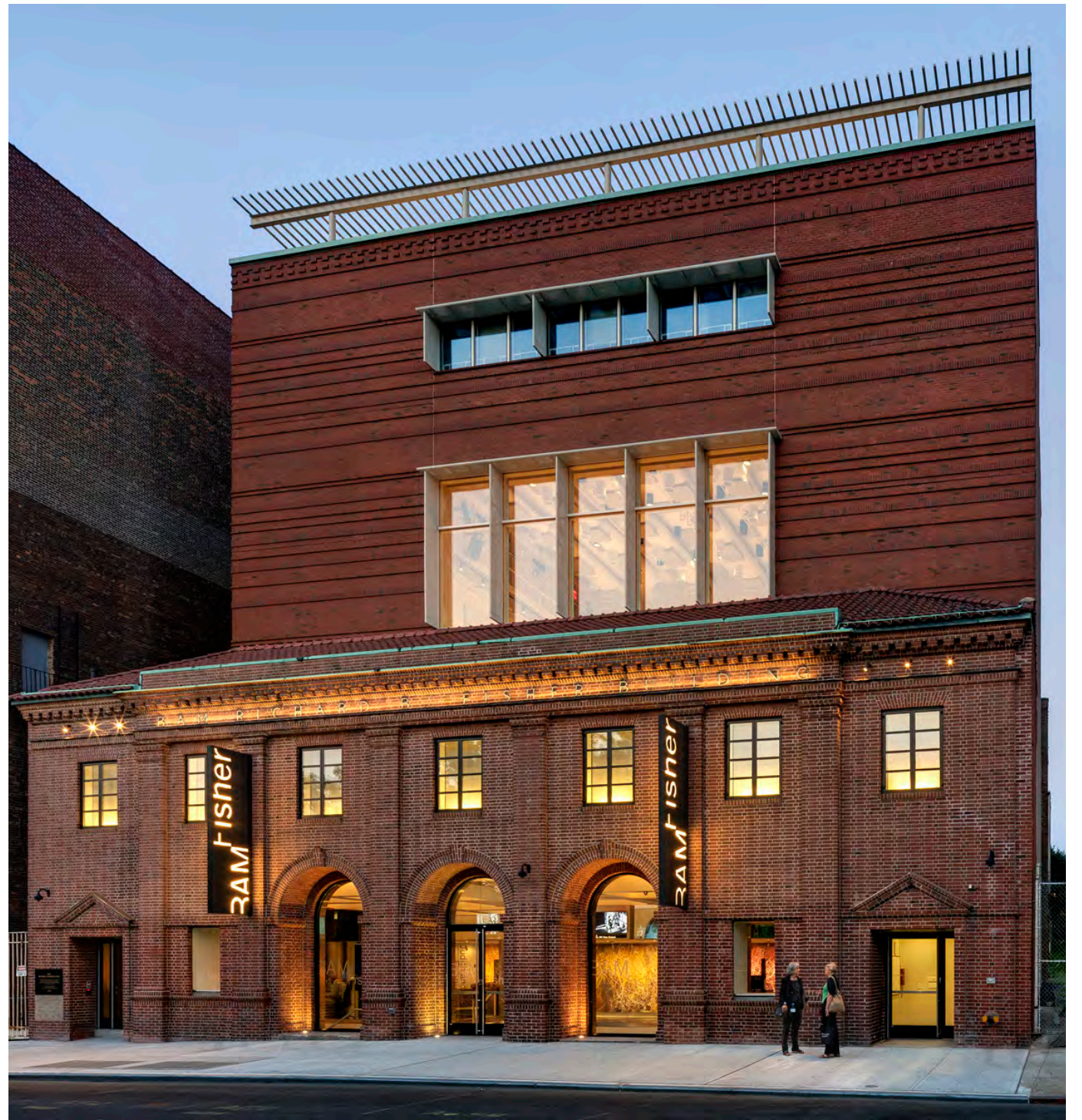
Precedents
Blade Sign



Precedent

*BAM Harvey Theater
Brooklyn, NY*

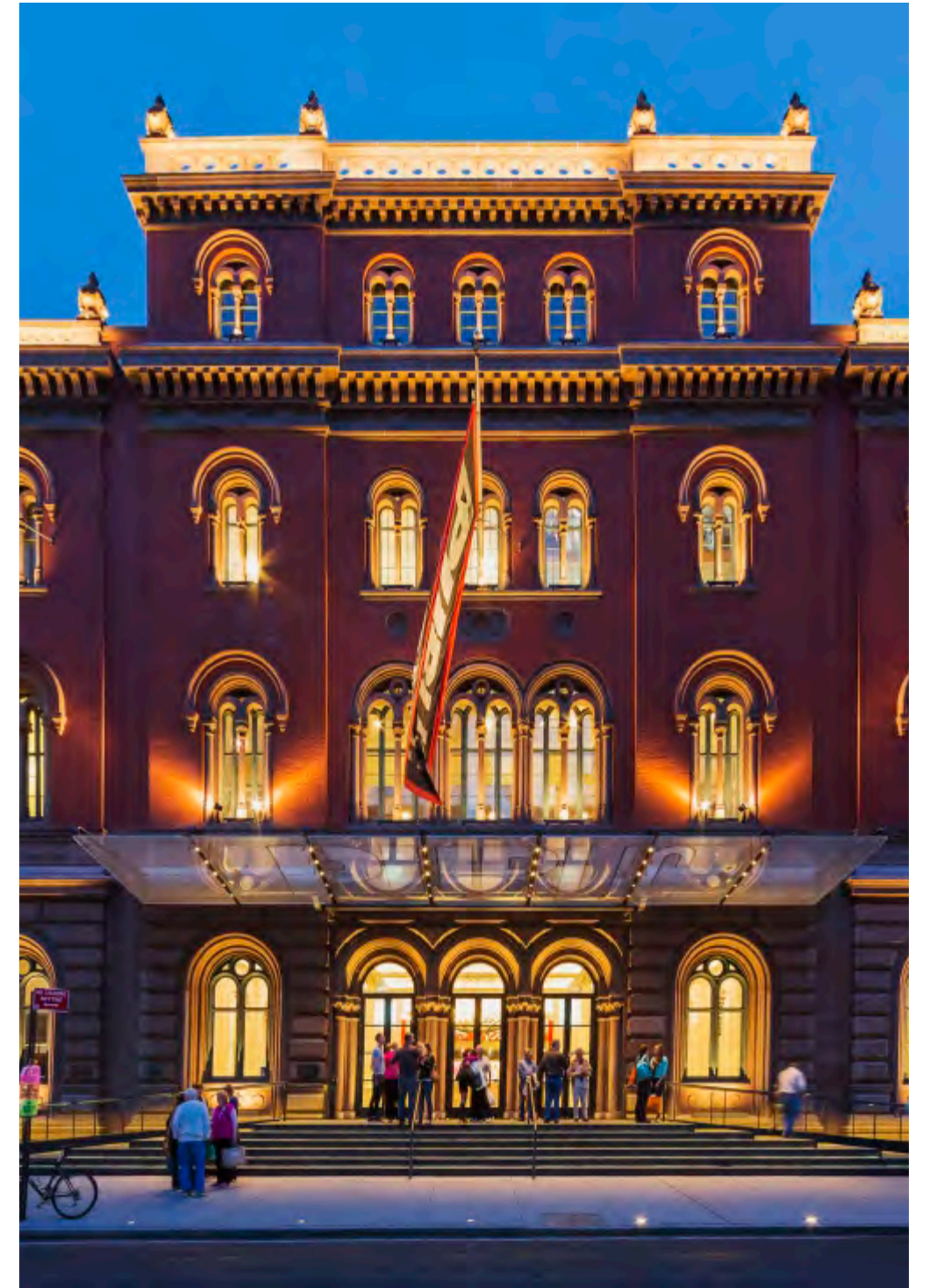
- scale of sign
- transparency of canopy does not obscure historic facade
- minimal framing, contemporary



Precedent

BAM Fisher
Brooklyn, NY

- contemporary blade sign with illuminated letters



Precedent

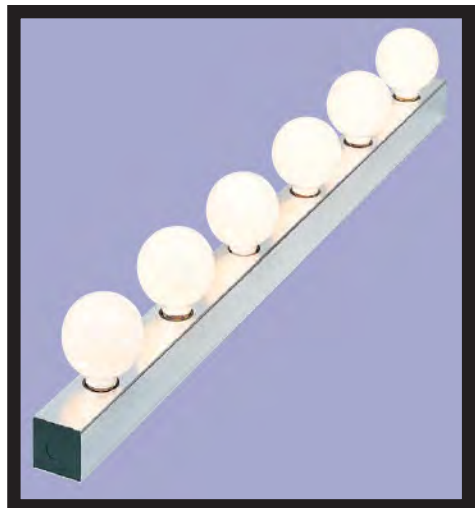
The Public Theater New York, NY

- contemporary design, subservient to historic facade
- transparency

Job Name: Fixture Type: Qty:

Line Voltage by Times Square Lighting

Front View - Specify Length



Manufactured in the USA - IBEW

PRODUCT LISTED
BY A NATIONALLY
RECOGNIZED
TESTING
LABORATORY

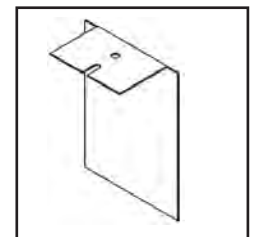
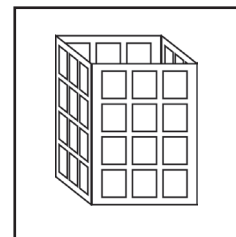
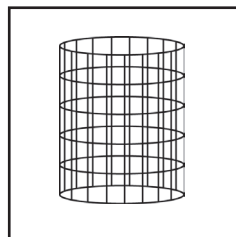
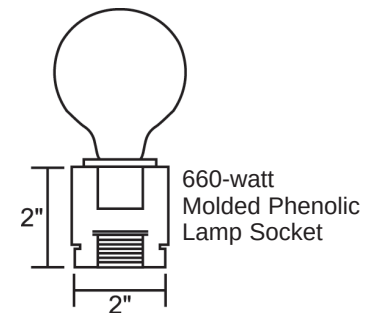
Features:

- Extruded aluminum channel
- Ideal for marquee or mirror lighting
- Custom color matching available
- Chase wiring available
- **Listed for damp locations**
- Field Trimmable

Accessories:

07MR	A-Line Lamp Guard Round
07MR-G30	G30 Lamp Guard Round
07MRS	G30 Lamp Guard Square
0746	4" x 6" Black Baffle
0757	5" x 7" Black Baffle
0723	2.5" x 3.5" Black Baffle

Side View



S P E C I F I C A T I O N S

Catalog #	Length	Volts	Wattage	Lamp Spacing	Circuit	Finish
07M	Specify	120V	Specify	6" O.C. (On Center) 12" O.C. (On Center) Specify Other	SC (Single) 4CR (Chase)	B (Black) W (White) CC (Custom)

Example

07M	10 Ft.	120V	25W	6" O.C.	4CR	B
-----	--------	------	-----	---------	-----	---

Fill out below for submittal

07M		120V				
07M		120V				
07M		120V				
07M		120V				
07M		120V				
07M		120V				



5 Holt Drive • Stony Point, NY 10980
Phone: 845-947-3034 • Fax: 845-947-3047 • www.tsilight.com
Specifications are subject to change without notice.
Last updated: 03/19/2007

LOCKWOOD

HOTEL

LOCKWOOD HOTEL



LOCKWOOD

HOTEL

LOCKWOOD HOTEL

FRONT MAIN

HPB Public Comment - 25 Forest Avenue: Ethics Violation - representing a client before the public body on which you sit



Assi...

Subscribe ☐

0 views



George Rheault <george.rheault@gmail.com>

11:49 AM (1 hour ago)

to HlHistoric Preservation, Evan Schueckler, rwi...@portlandmaine.gov, Abigail Reed, j...@portlandmaine.gov, Christine Grimando, Michael Goldman, Danielle West-Chuhta, Kate Snyder, Pious Ali, April Fournier, Roberto Rodríguez, Anna Trevorow, Victoria Pelletier, Andrew Zarro, Mark Dion

Julia Tate, a member of the Historic Preservation Board (recently given a second term), is representing a client - Portland Stage Company - on an active matter which will be before the HPB tomorrow evening.

[Julia Tate Cover Letter for 25 Forest Avenue Application](#)
[Historic Preservation Meeting Agenda Packet \(December 7th 2022\) \(civicclerk.com\)](#)

It is universally understood that members of a public decision-making body may not VOTE on matters in which they have an interest in - hence the common practice of RECUSAL during public debate, deliberations and decisions.

Most people would ALSO assume that this kind of concern over ethics and the public trust would extend to lobbying the public body on which one sits, either explicitly or behind the scenes. Any attempt to influence the outcome of a public body on an issue in which one would be prohibited from voting directly on should be seen as implicating the same concerns which arise around a recusal. Certainly, openly and explicitly representing the interests of a paying client before your public body is the very definition of "attempting to influence the outcome" of a matter.

It is unfortunate that our community is relatively small (both population wise as well as with respect to commercial opportunities) and so much of our built landscape requires approvals of one kind or another from a city board. This reality means that professionals (like architects) who wish to engage in public service likely will at some time or another run up against a conflict of interest of some kind.

It is exactly why the City of Portland, both its elected officials and its staff, must be extremely vigilant in policing violations of the public trust. Favoritism and lobbying the public body on which you sit on behalf of others cannot be allowed. No one would ever think it would be appropriate, for example, to see Mark Dion (who is an attorney) stand in front of his fellow councilors and lobby them to approve an alcohol license or rezoning on behalf of a paying client and then sit down again in his Council chair and return to deciding other Council agenda topics. It is no excuse to say, "Well, at least he didn't VOTE on the matter."

The minimum solution here is postponement of the Portland Stage matter until this can be sorted out properly. Ideally, Portland Stage should be required to select a brand new architect unconnected to Juila Tate and restart their application process all over again so as to send a message about the seriousness of this (which should be a memorable enough sting to prevent this from happening ever again and force clients and their vendors to ask the RIGHT questions at the beginning of an engagement rather than on the eve of a meeting).

FYI - In the recent past, John Turk and Ian Jacob also have represented clients before the HPB while members (at least once in each case that I am aware of) and there may be other instances of this kind of thing. I had hoped with the passage of Phase 1 of ReCode that such ethical transgressions would no longer occur, but here we are.

I should also note that David Silk - a sitting member of the Planning Board - is currently representing a client before the Board of Assessment Review (meeting next week). While a bit unseemly, this at least is

not a completely blatant violation. Members of the Board of Assessment Review may be influenced by Mr. Silk's active participation on the Planning Board but at least he has no DIRECT influence on the Board of Assessment Review's other matters before or after they take up his client's matter which he could theoretically use as leverage to benefit his client.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: February 24, 2023
RE: 672 Stevens Avenue (Evergreen Cemetery) – First Workshop – Cemetery Expansion
PROJECT ID: HPBR-002364-2023
MEETING: March 1, 2023

Owner: City of Portland
Michael Ciamaga, Cemeteries Director
Parks, Recreation, and Facilities

Designer: Amy Segal, Sebago Technics

A sign announcing the Historic Preservation Board's meeting on May 3, 2023 was posted at the property on April 21, 2023. A legal ad was published in the Portland Press Herald on April 21, 2023 and April 22, 2023, and 166 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Complete Phase II expansion of Evergreen Cemetery along Stevens Avenue, including new roadways, pedestrian pathways, laying out of new burial plots, and associated plantings. The applicant has provided a proposed layout of roads, paths, and burial plots in an irregular arrangement connecting from Memorial Avenue to a portion of road previously approved in 2014 based around a central, circular pathway with curving paths off of it. The circle at the center of the expansion is proposed to have a concentration of "Cremains Plots", which are smaller burial plots for cremated remains, arranged around a location to be reserved for a potential future columbarium.

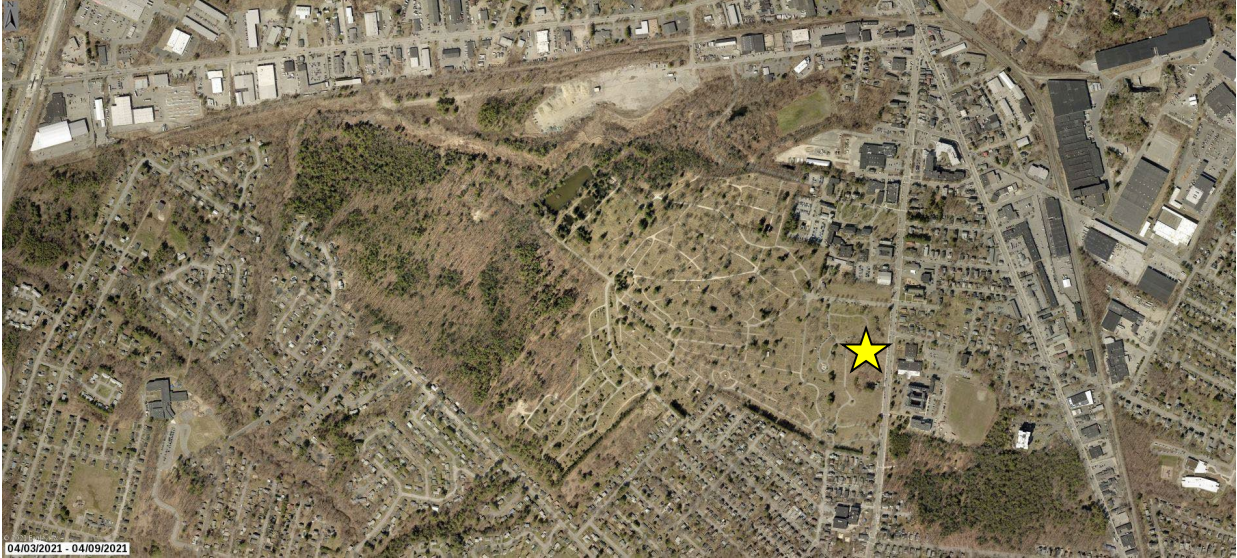


Figure 1: Contemporary aerial of Evergreen Cemetery showing with a star the location of proposed expansion along Stevens Avenue.

SUMMARY OF HISTORIC CONTEXT

Evergreen Cemetery is one of Portland's four designated historic cemeteries, and one of the city's earliest designed public spaces. The city purchased the original land for the cemetery in 1852, and consecrated the site in 1854. In 1855, civil engineer Charles H. Howe prepared a plan for the roads, paths, and burial plots which guided the early development of the cemetery. Howe's design followed in the tradition of "Rural Cemetery" design using a mixture of curving and irregular avenues as the major routes through the cemetery, with the blocks created between them being subdivided into family and individual burial parcels in a more regular and rectilinear pattern. The juxtaposition of irregular and regular was also further accentuated by a few circles or straight avenues that provide more formal arrangements within the meandering design. One such element was the main entrance, which was a long, straight drive lined with trees, connecting the cemetery to Stevens Avenue. At first, the cemetery was set-back significantly from Stevens Avenue, with a number of private homes occupying the street frontage.

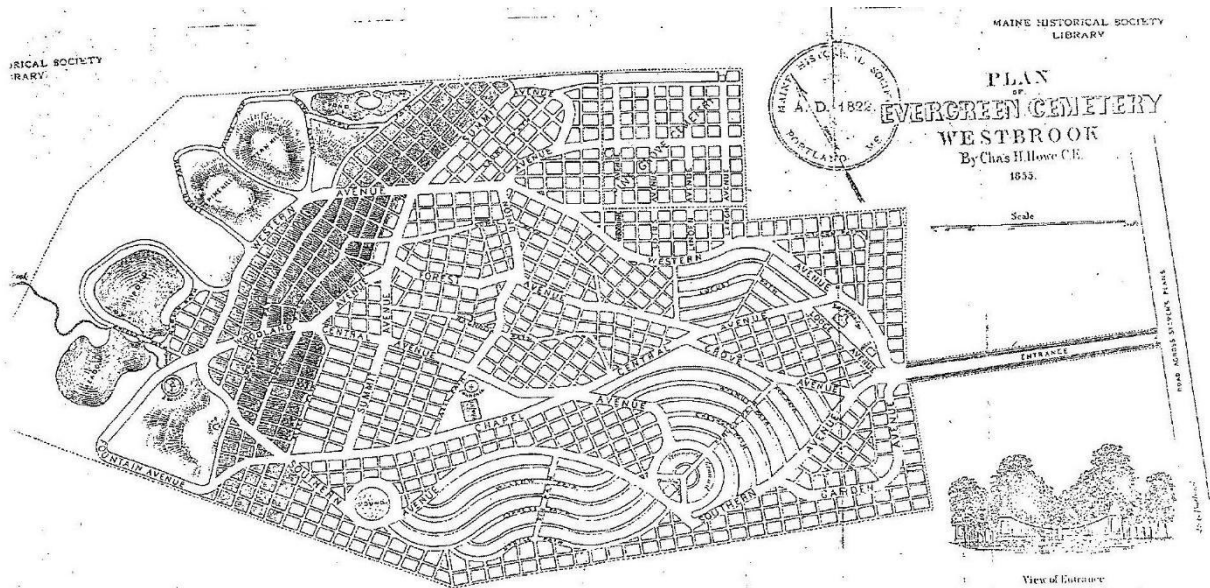


Figure 2: 1855 plan of Evergreen Cemetery as drawn by Charles H. Howe. (Page 6, Evergreen Cemetery Master Plan)

An 1869 Plan shows that over the first few decades the cemetery was laid out following Howe's design and was already being expanded to the north and west. Over subsequent decades the city acquired more land to the west and south, and even the east, along Stevens Avenue, slowly increasing the size of the cemetery to its current size of over 240 acres. One of the most recent acquisitions was of one of the few remaining private parcels along Stevens Avenue in 1998.

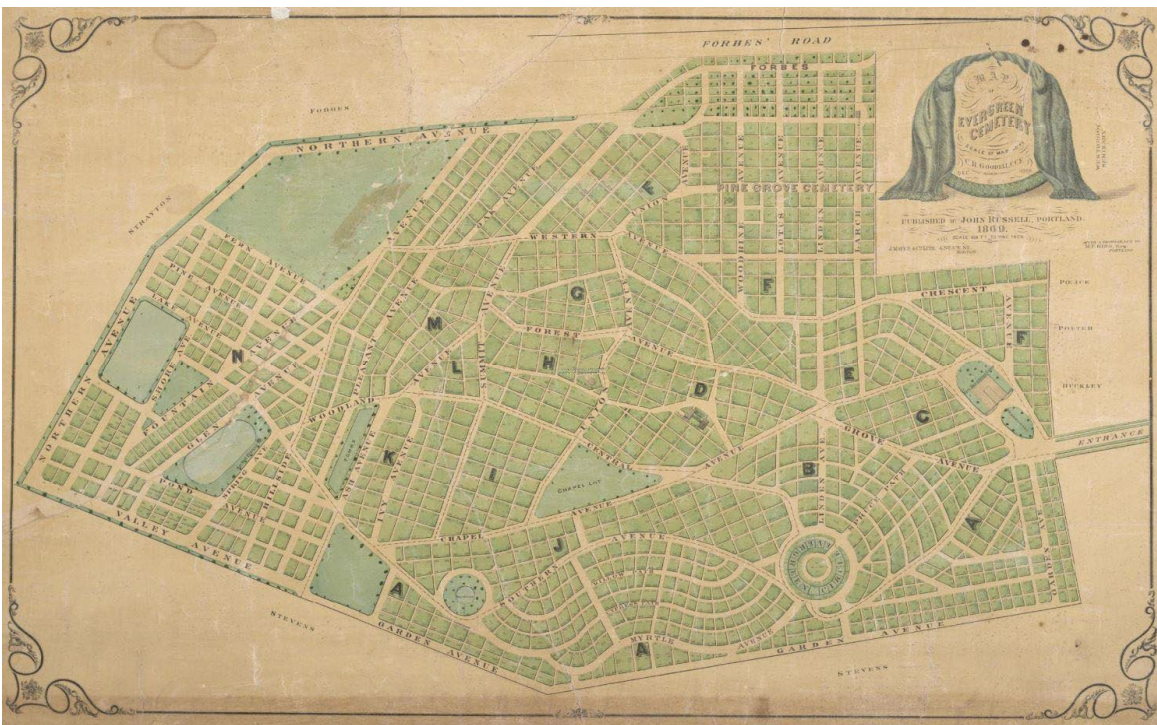


Figure 3: 1869 plan of Evergreen Cemetery by John Russell. (Maine Historical Society)

Later areas of the cemetery follow the model of the original layout to varying degrees. The increasing regularity of new grave plots was one of the reasons for creation of the Evergreen Cemetery Master Plan in 1994. The goal of the document being to guide future development so as to be respectful of the cemetery's historic character while also accounting for renewed demand on the cemetery as a recreational landscape. Since the Master Plan's adoption, it has been used to guide expansion of the cemetery along Stevens Avenue, with the most recent expansion having been reviewed and approved by the Historic Preservation Board in 2014.

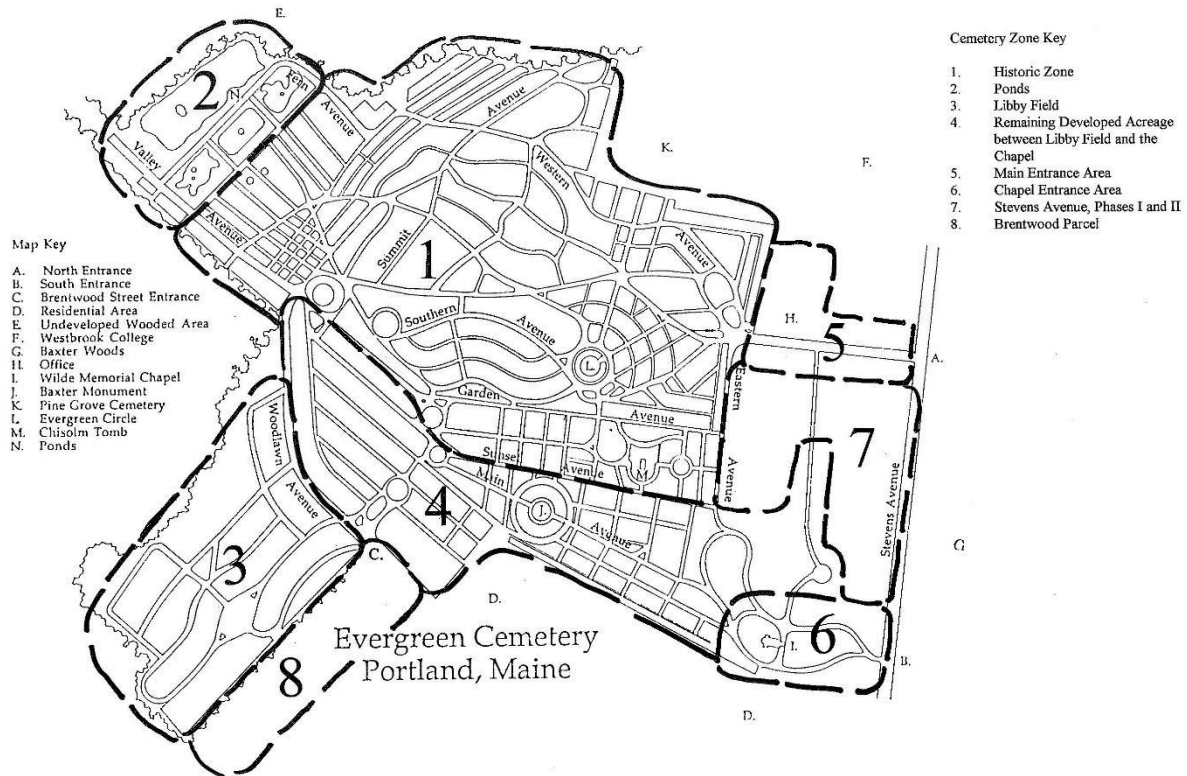


Figure 4: Map of Evergreen Cemetery from the 1994 Master Plan. The area labeled 7 contains the area of proposed expansion as well as the areas of expansion approved in 2014. (Page 25, Evergreen Cemetery Master Plan)

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

March 1, 2023, Workshop:

At the March 1 Workshop, the applicant presented two concepts for expansion of the cemetery. Concept A: A symmetrical arrangement of burial plots around a U-shaped roadway off of the existing Memorial Avenue with a central pathway. Concept B: An irregular arrangement connecting from Memorial Avenue to a portion of road previously approved in 2014 based around a central,



Figure 5: Concept A (left) and Concept B (right) as presented to the Board at the March 1 workshop.

Generally, the Board expressed that Option A was too formal and rigid, being out of character with the more rustic and meandering arrangement of the historic core of the cemetery. Members of the Board expressed that Option B presented a more appropriate arrangement, taking inspiration from some of the circular pathways found in the historic core, with a meandering outer road. However, the Board found that Option B was still quite rigid, in particular given the density and regularity with which the burial plots were arranged throughout the site. Board members recommended that the applicant consider another option that would take further inspiration from the historic core of the cemetery.

Board members also inquired of the applicant whether they had considered a smaller number of burial plots at this location while looking at future expansions into other portions of the cemetery, in particular the Brentwood Parcel. The applicant responded that Parks, Recreation, & Facilities intended to reserve other undeveloped portions of the cemetery from development so as to keep options open for alternative forms of development in the future.

Some Board members also asked whether the applicant had considered some of the other approaches to incorporating new areas of burials that are contemplated in the Master Plan. The applicant responded that many of those would be too challenging to implement and that the proposed plan is being presented in light of an imminent need for more individual burial plots.

STAFF COMMENTS

The Standards for Review of Alterations have limited applicability to this project given that they generally focus on guiding sensitive treatment of historic material. Additionally, the Standards for

Review of New Construction are not applicable, as they focus on design of structures, with little guidance on site or landscape. This means that while Standards for Review of Alterations 1 & 2 are applicable, the Board should generally look to the Master Plan to guide its review of the proposed cemetery expansion. In particular, the Board should focus on Analysis and Recommendations, II Cemetery Development, 2. Areas available within the undeveloped acreage of the property (pages 56-66). The Master Plan also includes a map illustrating many of the recommendations in broad strokes (page 26).

When reviewing the Master Plan, the Board should also keep in mind that the document is intended to serve as a guide for multiple entities beyond the Historic Preservation Board, and therefore contains recommendations related to elements that are not subject to Historic Preservation Board Review. For instance, the Historic Preservation Board does not have purview over vegetation or installation of individual grave markers and tombs.

The area of the proposed expansion is in keeping with the recommendations of the Master Plan which encourages development of the residual acreage along Stevens Avenue, between the two entrances to the cemetery. The area to the north and west of the proposed site was laid out in 2014 after review by the Historic Preservation Board.

The Master Plan discusses that the areas along Stevens Avenue should be laid out as “interconnected rooms” and that the road layouts should be sympathetic to the original circulation design. The revised design lays out the project area as a large room which is connected to neighboring areas of burials through the primary irregular paved road and several grass paths that meander through the site. The area is organized around a central circle with meandering grass paths separating differently-shaped sections for burials. The concept still proposes to maintain a significant buffer area between Stevens Avenue and areas of burial. This setback from the busy road is an important original design element of the cemetery, which helps to foster spaces for quiet contemplation and mourning.

Two other significant changes in the design are the incorporation of a more irregular placement of burial plots, and the inclusion of “cremains plots.” The earlier concepts laid out the burial plots in large groupings of fairly long parallel rows. This arrangement has been revised to include more varied and irregular placement of groupings of burial plots, while avoiding curved or overly complex arrangements which are difficult to implement. The revised design has 719 burial plots, about the same as the prior Concept B; however, 104 of them are much smaller “cremains plots,” focused around the circular path. This change allows for a similar number of burial plots as proposed at the workshop; however, in a gentler way making better use of some leftover spaces between the paths and full burial plots. Additionally, the “cremains plots” add some variety to the composition of the area while speaking to the era of its construction during which cremation is increasingly popular.

The applicant has also indicated that the center of the circle would be reserved for a future columbarium which would accommodate additional burials. If ever installed, the columbarium

would provide a focal point, creating additional visual interest in the proposed area. Though there's not yet a columbarium design, the Board is encouraged to provide feedback on its placement in the overall design of the expansion.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed expansion project will allow the continued use of Evergreen Cemetery as a site for the interment of the deceased and a place for mourning and contemplation.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The proposed expansion will not destroy any historic features of the site or disturb any existing grave areas. The proposed expansion will also retain a significant setback from Stevens Avenue which is an important original design feature of the historic cemetery.

Evergreen Cemetery Master Plan

II. Cemetery Development
Develop the residual acreage in front of the cemetery between the two entrances as a series of interconnecting rooms, having an intimate scale and inward focus to foster contemplation. Design the road layouts in sympathy with the original circulation design, with curvilinear alignments and focal circles. (Page 61)
Staff Comments
The revised design proposes to create a new “room” within the cemetery with connections to two other sections of the cemetery, while also incorporating a focal circle and meandering paths as a pedestrian scale circulation within the room.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002364-2023 for Expansion at 672 Stevens Avenue (Evergreen Cemetery) on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; The Evergreen Cemetery Master Plan; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-1 & 2.

ATTACHMENTS

1. Project Summary
2. Overall Siteplan
3. Proposed Plan
4. Site Photos
5. Evergreen Cemetery Master Plan

Parks, Recreation and Facilities Management

Ethan Hipple

Director

Mike Ciamaga

Director of Cemeteries and Project Management



4/14/2023

This letter concerns the proposed continued expansion of Evergreen Cemetery. The expansion project was started a decade ago and has rolled out in separate phases with this area being the third and final planned expansion. Past phases have brought us new single and multiple lot sections as well as a columbarium.

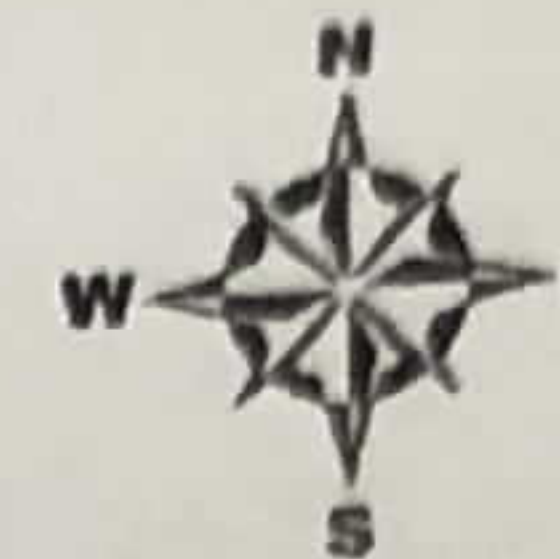
On March 1st, 2023, I attended a public workshop with the Historic Preservation Board and presented two concepts for the area adjacent to Stevens Ave, concepts "A" and "B". Some of the notes included at that time was rigidity of the road, lack of adequate vegetation and density of available lots. At that workshop, I had voiced my concerns about such measures from an operational and lot capacity perspective. The decision was then made to have Sebago Technics create a new Concept "C", hopefully marrying all points of view.

I believe Sebago(Amy Segal Bell & Joshua Franklin in particular) has accomplished that and we are ready to present this new plan to the board for approval. In this new plan, you will see an altered road design, one more in keeping with the meandering concept found in our more historic sections. We also have increased vegetation and a ratio of lots to trees more in keeping with other existing areas of the cemetery. You will also see the circular area in the middle of the plan and that addresses any potential changing societal needs. That particular area could be a future columbarium, cremated/ infant lots as well as a scatter garden.

I hope this new design meets the concerns of the board as well as the public and can be approved at the next meeting.

Sincerely,
Michael Ciamaga
Director of Cemeteries and Project Management

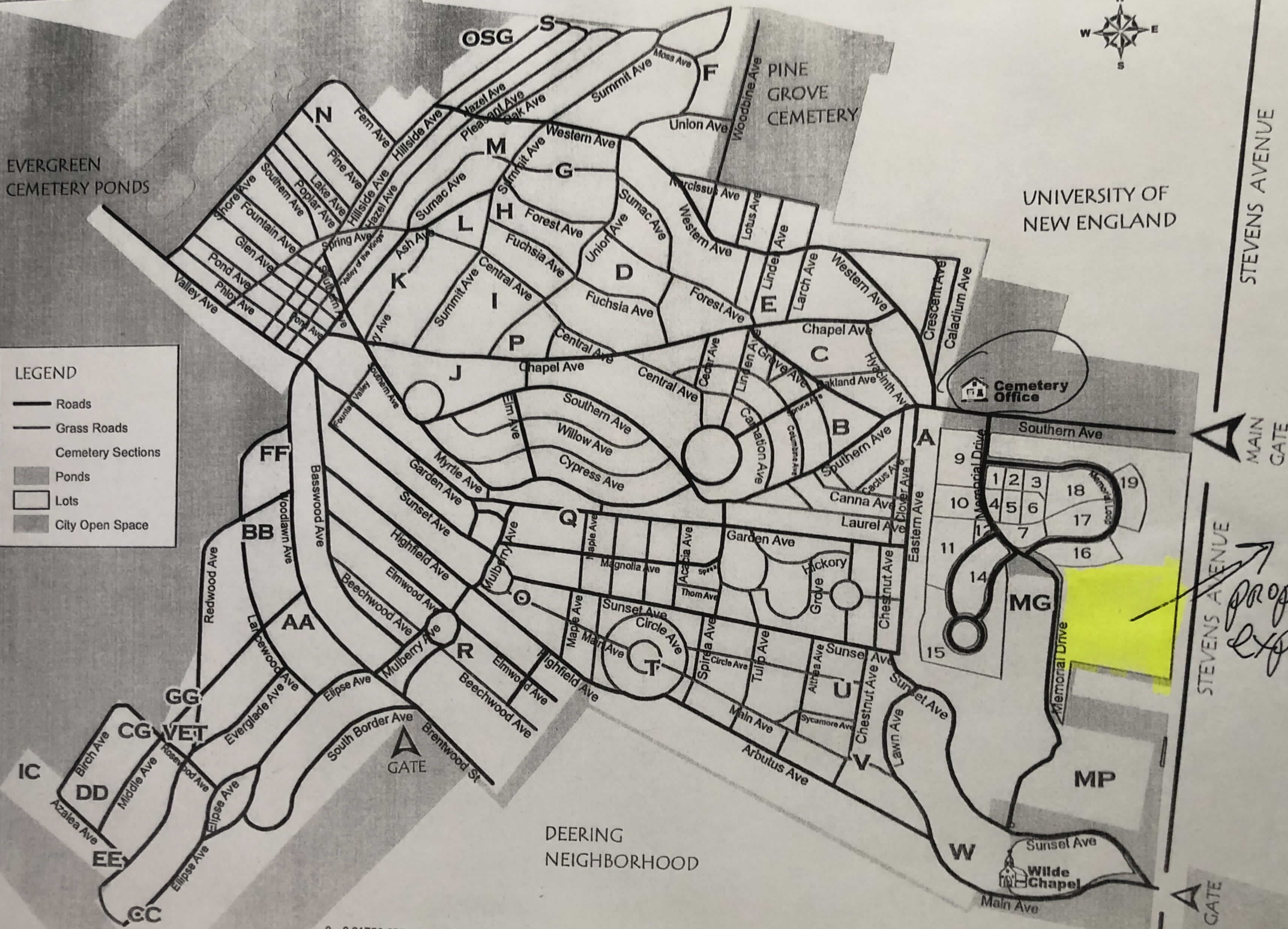
EVERGREEN CEMETERY MAP PORTLAND, MAINE



EVERGREEN
CEMETERY PONDS

LEGEND

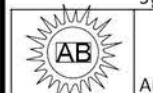
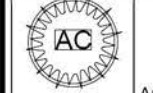
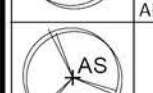
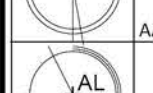
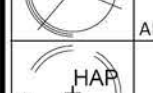
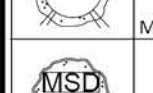
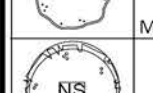
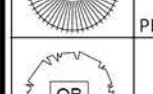
- Roads
- Grass Roads
- Cemetery Sections
- Ponds
- Lots
- City Open Space



0 0.01750.035 0.07 0.105 0.14 Miles

Additional cemetery information: WWW.PortlandMaine.gov/591/Evergreen-Cemetery

Plant List - Evergreen Cemetery Expansion and Screening

Symbol	Qty	Common Name	Scientific Name	Purchase size	Spacing	Comments
	AB	10	Balsam fir	<i>Abies concolor</i>	5'-6" B&B	as shown
	AC	15	White fir	<i>Abies concolor</i>	6'-7" B&B	as shown
	AF	11	Fraser fir	<i>Abies fraseri</i>	6'-7" B&B	as shown
	AR	3	Northwood Red Maple	<i>Acer rubrum 'Northwood'</i>	2-2.5" cal B&B	as shown
	AS	5	Sugar Maple 'Fall fiesta'	<i>Acer saccharum 'Fall fiesta'</i>	2-2.5" cal B&B	as shown
	AAB	9	Autumn Brilliances Service Berry	<i>Amelanchier grandifolia 'autumn brilliance'</i>	6'-7" B&B	as shown Multistem tree form - not dense bush
	AL	7	Amelanchier Laevis	<i>Amelanchier laevis</i>	7'-8" B&B	as shown Multistem tree form - not dense bush
	HAP	9	Arnold's promise witch hazel	<i>Hamamelis intermedia 'Arnold's Promise'</i>	5'-5" B&B	as shown Single or dual stem, vase form
	MDW	10	Donald wyman crabapple	<i>Malus Donald Wyman</i>	2-2.5" cal B&B	as shown
	MSD	5	Snowdrift crabapple	<i>Malus snowdrift</i>	2-2.5" cal B&B	as shown
	BS	4	Black gum / tupelo	<i>Nyssa sylvatica</i>	1.75"-2" B&B	as shown
	PG	13	White spruce	<i>Picea glauca</i>	6'-7" B&B	as shown
	PR	15	Red Pine	<i>Pinus resinosa</i>	5'-5" B&B	as shown White pine can be sub.
	QB	7	Swamp white oak	<i>Quercus bicolor</i>	2" cal B&B	as shown

PLANT MATERIALS NOTES

Tree Health

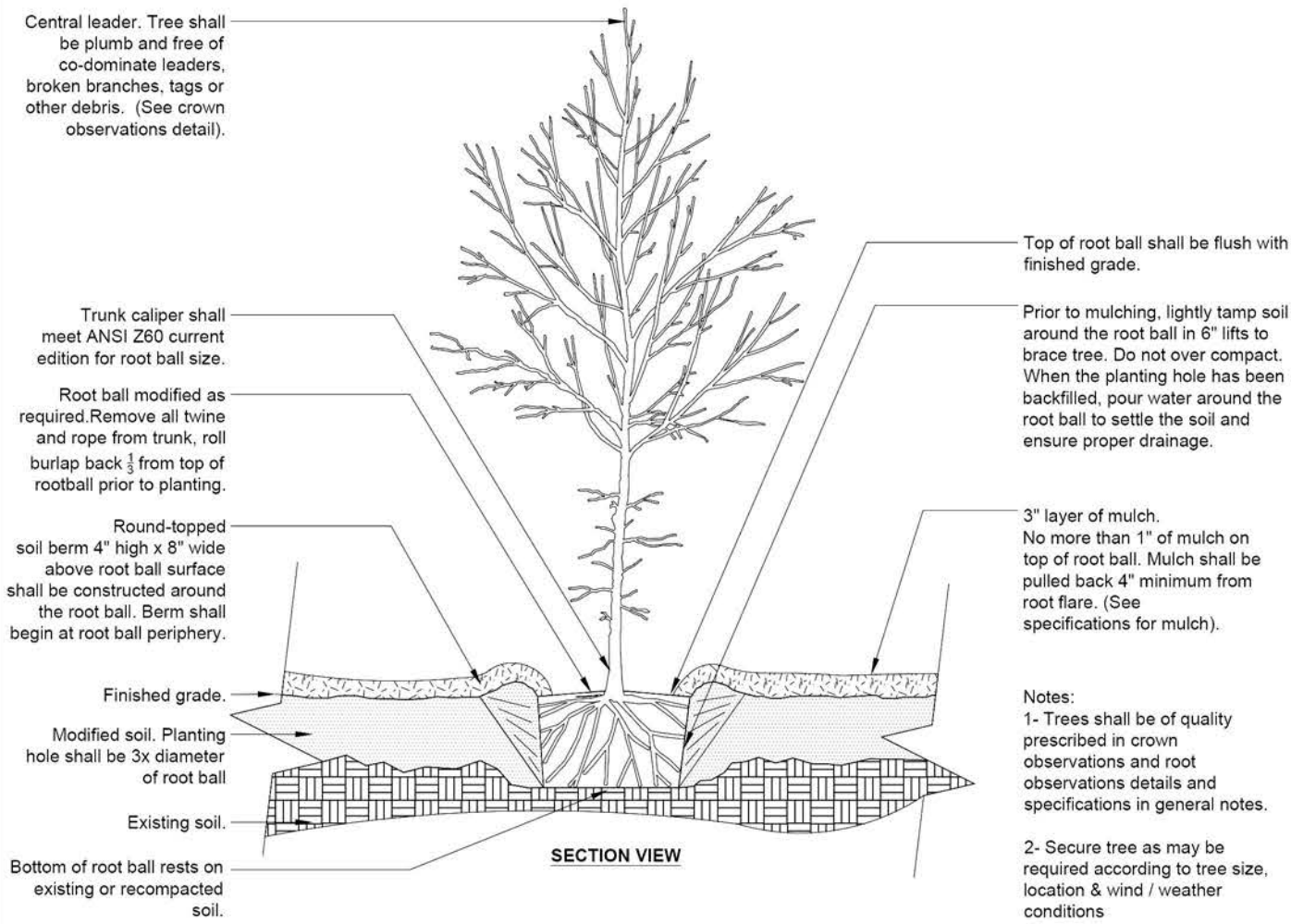
1. Ensure selected nursery materials are free of pests and diseases, including roots
2. Materials shall be free of injuries to the trunk or branches
3. Foliage is not misshapen or discolored
4. Shoot growth is typical and vigorous

Tree Structure

1. Strong central leader, no competing leaders
2. Good vertical and radial spacing between branches
3. Foliage is distributed over the upper two thirds of the trunk
4. Branches are not larger than 1/3 of the trunk or parent branch diameter
5. Wide angle of attachment of branches
6. Trunk tapers from bottom to top

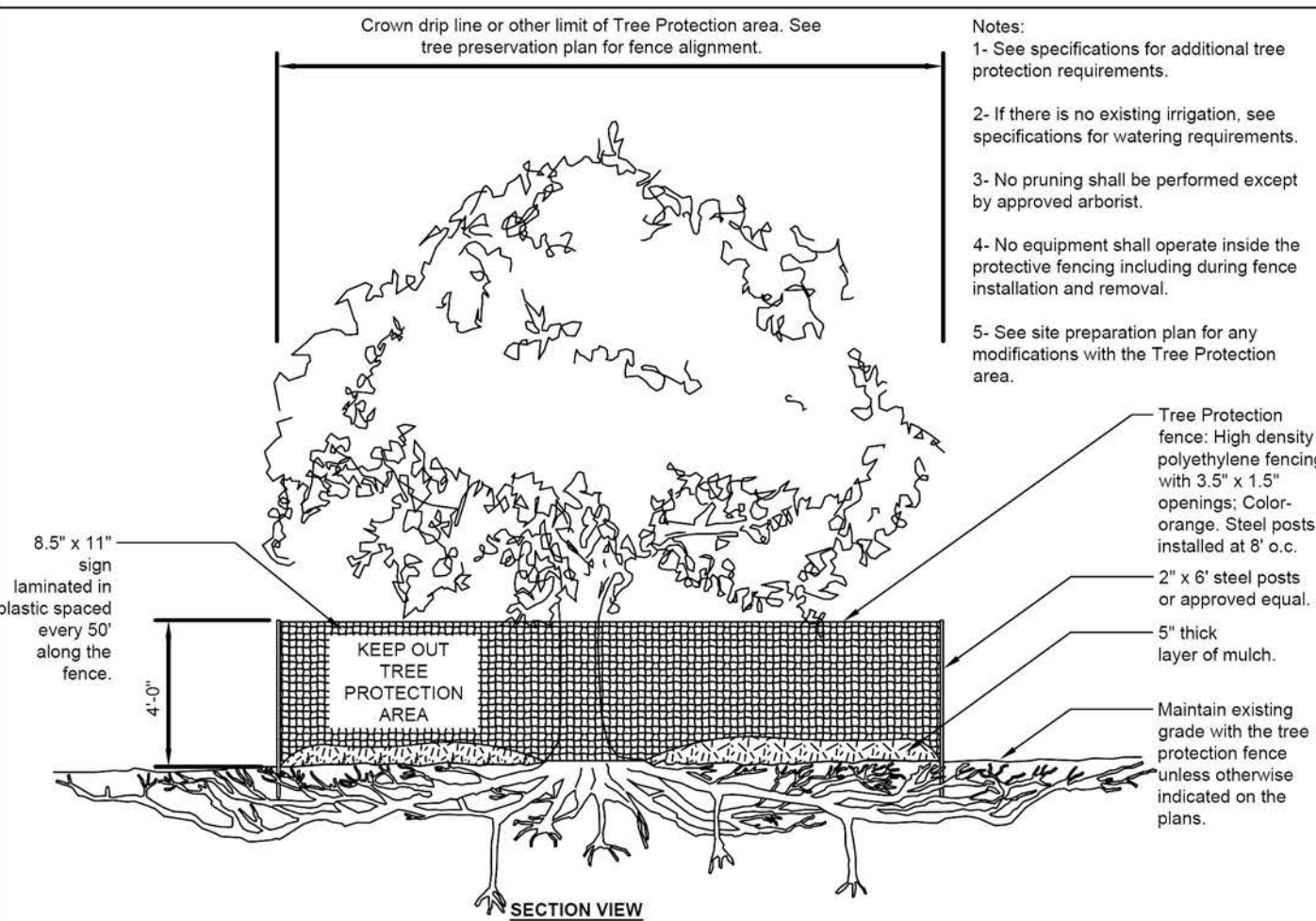
Root crown and Roots

7. Trunk flare is visible at soil level
8. No kinked, circling or girdling roots around the trunk collar
9. No circling or bottom-matted roots at root ball periphery
10. Tree is well rooted but not tight and root ball holds together when carefully lifted
11. Root ball is moist throughout



P-X TREE w/ BERM (EXISTING SOIL MODIFIED)

1/2" = 1'-0"



S-X TREE PROTECTION

1/4" = 1'-0"

	Burial Plot
	Asphalt Road
	Gravel Service Road
	Mulch Bed
	Property Line
	Foundation
	1' LIDAR Contour

CONCEPT C DRAFT

TOTAL PLOTS: 719 FULL PLOTS: 615 | CREMAINS: 104

DESIGN INTENT MEANDERING PATHS MIMIC HISTORIC DESIGN AND TIMELESS CHARACTER, ENCOURAGING MINDFUL MOVEMENT THROUGH THE CEMETERY.

SEBAGO TECHNICS

APRIL 7, 2023

PROJECT ID 220598



Civil 3D 2018 Drawing.

Civil 3D 2018 Survey Database.

REFERENCES:

SURVEY CREW: 7/7/77

DRAWN BY: L.K. SCELZA

CHECKED BY: W.G. SCOTT

SHEET NAME: PLANTING PLAN

DATE: 4/16/2021

PAGE 1 OF 1

SHEET NO.: L-P1

PROJECT NAME: EVERGREEN CEMETERY REVEGETATION STEVENS AVENUE FRONTAGE PLANTING PLAN

CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS CEMETERIES 212 CANCO RD. SUITE B PORTLAND, MAINE 04101 PHONE (207) 874-8801 FAX (207) 874-8852

MAINE RESURGAM OF PORTLAND, MAINE



NO
PARKING
ANY
TIME





Evergreen Cemetery Portland, Maine

Master Plan

Prepared by:
The City of Portland, Maine
The Friends of Evergreen Cemetery
The Halvorson Company, Inc.,
Landscape Architectural and Planning Consultants

November 1994

This project was supported in part by a grant from the
National Endowment for the Arts, a Federal Agency.

Table of Contents

Background and Process of the Plan	1
Historical Summary	3
Guiding Principles and Goals & Objectives	15
Master Plan Maps	25
Cemetery Zones	25
Master Plan Map	26
Analysis and Recommendations	27
Landscape Character	27
Access, Circulation and Parking	28
Signage	32
Vegetation	33
Ponds	36
Landscape Character Zones	39
Cemetery Development	54
Use	67
Maintenance and Management	72
Administration and Finances	82
Summary Recommendations	85
Summary Recommendations	85
Phased Implementation	89
Summary of Project Phasing and Costs for Priority Projects	92
Cost and Income Estimates	95
Appendices	107
Landscape Chronology	107
Master Plan Alternatives	116
Use of Inventory	121
Evergreen's Birds and Wildflowers	123

ACKNOWLEDGEMENTS

In order to create a sound master plan that respects a site's history, understands the needs of today's landscape and community, and forges a vision for the future, there must be a high level of cooperation and commitment on the part of all involved. It is with respect and appreciation that the consultant team thanks the City of Portland and the Friends of Evergreen for contributing that and much more to the development of this plan. It is clear that Evergreen Cemetery is much loved by a broad constituency. This plan promises to not only ensure the sound future of this place, but also provide a model for other communities who wish to undertake such an endeavor.

Portland City Council

Richard W. Paulson Jr., Mayor
Anne Pringle, former Mayor
Thomas H. Allen
George Campbell
Philip John Dawson
Orlando Delogu

Charles Harlow
Cheryl A. Leeman
Keri D. Lord
John F. McDonough
+ Peter E. O'Donnell

City Agencies

Portland Planning Board, Jadine O'Brien, Chair
Historic Preservation Committee, Sidney Thaxter, Chair
Friends of the Parks Commission, Anne Pringle, Chair

City Staff

Robert Ganley, City Manager
Nadeen Daniels, Assistant City Manager
*Joseph E. Gray, Jr. Director, Planning and Urban Development
*Alexander Jaegerman, Chief Planner
**Kay Wagenknecht-Harte, Urban Designer
** + Philip Meyer, Urban Designer
*Richard Knowland, Senior Planner
Kandice Talbot, Planning Technician
Larry Mead, Director, Parks and Recreation
+ George Flaherty, Director, Parks and Public Works
*Jay DiPaolo, Superintendent, Parks, Cemeteries and Ballfields
Ron McMann, Supervisor, Evergreen Cemetery
Melodie Esterberg, Project Engineer
*Jeff Tarling, City Arborist
Gary Goddard, Senior Printer
Ralph Roberts, Printer

Friends of Evergreen Board of Directors

*Peter Morelli, President
*Katherine Freund, Past-president
Laura Carten, Vice-President
Lisa Joyce Gale, Treasurer
David Little, Secretary
+ Cathy J. Boschetti
Anson C. Crocker, Jr.
+ Carlene Goldman

Helen Gordon
Thomas Jewell
Donald Meehan
Donald Nicoll
Jadine O'Brien
Nan Sawyer
+ Florello Ventresco
Diana Warren

ACKNOWLEDGEMENTS

Consultants

The Halvorson Company, Inc., Master Planners
Craig Halvorson, Principal-in-Charge
Elizabeth Vizza, Project Manager
Blair Hines, Project Landscape Architect
Paul Rogers, Horticultural Consultant
Shary Page Berg, Landscape Preservation and Monograph Consultant
* Member of Master Plan Committee
** Project Manager
+ Former

Master Plan Volunteers

This effort would not have been possible without the enormous dedication and professionalism of over fifty volunteers who worked for countless hours on this project conducting physical inventory, surveying cemetery visitors, doing archival research and documenting their findings. Thanks and admiration go to all of them.

Joe Delaney deserves special recognition for his role as leader of this effort. The project would not have succeeded without his leadership, commitment and intelligence.

* Eleanor Ames	Theo Holtwijk
Ruth Bishop	Barry Hosmer
Tom Burns	Marcia Howland
Barbara Buttrick	* Elizabeth Igleheart
Bob Carten	T.J. Jewett
William C. Clendaniel	Eleanor Noyes Johnson
Nate Copeland	Jay Jordan
Paula Craighead	Donald King
**Joseph Delaney	Marianne Klein
Vivian Dougherty	David Little
Andrew Dunham	Mikki Jones Little
Joel Freund	Linda Mansfield
Ed Goldman	Micki McCauley
Ed Hay	Robyn Merrill
Anne Hebert	Jean Michaud
Evelyn Miller	Michael Saucier
Elizabeth Moore	Peggy Shapiro
Janet Morelli	Al Sheedy
Julia Morelli	Joan Sheedy
*Linda Murnik	Jo-Anne Skinner
Lynn Nash	Franklin Talbot
Claire Ruthenberg	Wally Ziko

Other Contributing Organizations

Greater Portland Landmarks
Maine Historic Preservation Commission
Maine Olmsted Alliance for Parks and Landscapes
Mount Auburn Cemetery
Victorian Society

Background and Process of the Plan

Introduction

Evergreen Cemetery, created in 1855, was part of a remarkable rural cemetery movement in America that not only changed the way the country perceived its burial places, but also helped form a design philosophy about its public parks. This quote from Edward Elwell sums up the enthusiasm people felt for Evergreen and the attractions of a landscape in which nature and art were integrated:

“The beauty of these grounds, where the harmonies of art are blended with the wildness of nature, sheds the radiance of a heavenly light upon the gloom of death. Thousands come here - particularly on Sundays - for a quiet walk among the blended beauties of nature and art, where all the associations are conducive to meditative thought.”

Edward Elwell, Portland and Vicinity, Portland, Maine.
Loring, Short and Harmon and W.J. Jones. 1876

Today, there is equal enthusiasm and affection for this cemetery as a place for burial and commemoration, for refuge and for recreation. It is Portland's largest open space, a sanctuary for wildlife and migratory birds, and site of the city's largest urban forest as well as an outstanding example of 19th century rural cemetery design.

Yet, the city faces many challenges as the developed areas of the cemetery are being filled and it looks to residual land for development potential. The 239-acre cemetery needs to accommodate a range of uses while protecting the needs of all visitors, particularly those who are mourning the loss of a loved one. Most importantly, the city must preserve and strengthen the beauty and integrity of this landscape, and protect the cemetery from non-cemetery intrusions, in the face of dwindling municipal resources, competition for funds and demands for additional facilities to be provided by the city.

In recognition of these needs and pressures the Friends of Evergreen, with assistance from the city, wrote and were awarded a grant from the National Endowment for the Arts to “document, preserve and promote Maine's largest designed urban landscape as an example of a critical period in American park system development.” The Friends of Evergreen was founded in September 1991 with a mission to preserve, protect and restore Evergreen for past, present and future generations. It has been through the efforts of the Friends that the cemetery has been admitted to the National Register of Historic Places, and has received protection under the city's Historic Preservation Ordinance.

The primary issues of the master plan have been the definition, preservation and strengthening of the cemetery's visual character; recommendation of burial and memorialization options that respect and enhance the character of the landscape; accommodation of appropriate forms of passive recreation; and strengthening of the cemetery's capabilities to maintain the site including the financial support needed to do so.

The Collaborative Master Plan Process

The notable aspect of this master planning effort has been a remarkable collaboration between the consultant team, the City of Portland, and the Friends. The terms of the NEA grant dictated that the city would provide in-kind planning and engineering services, the Friends would gather research material and conduct site inventory, and the consultants would guide the inventory effort, analyze the data and make master plan recommendations. The project was fortunate to have the services of a group of volunteers with an extraordinary collective expertise in landscape architecture, architecture, planning, historic preservation and computer mapping. The affection and commitment of over fifty people were demonstrated by the countless hours they spent on this project, and by the high quality of their work. Volunteers conducted a user survey, researched historical archives and screened and indexed data for significant information, reproduced historical visual documents, prepared computer-generated base maps, inventoried the site's roads, signs, monuments, drainage, vegetation and views, and documented their findings in map, pictorial and written form. A volunteer coordinator was critical to the success of this effort. In addition to many hours of his own labor, he oversaw the work of others and kept in close communication with the master planners, who initiated the inventory phase with detailed outlines and checklists regarding every inventory component.

The Evergreen project will become an important model for future master plans, as municipalities face funding shortages for increasingly important research and preservation efforts. A public that values a landscape the way the people of Portland value Evergreen can accomplish what this community has, and help construct a plan through which they are directly involved in the rejuvenation of a special place that ultimately belongs to them.

Historical Summary

HISTORICAL SUMMARY

1. Background

Early Designed Landscapes in Maine

Maine became a state in 1820, marking a new era of civic pride and improvements. Optimism and prosperity were reflected in a growing economy, expanding industries, flourishing ports and rapidly increasing population. In 1820 the new state had almost 300,000 inhabitants, primarily rural residents. Portland was by far the largest town with 8,581 people.

In the early nineteenth century there was little tradition of public landscapes in Maine other than town commons, which were typically unimproved areas in the center of town used for market days or drilling the militia. Commons were sometimes used as burial grounds although graves were often plowed under or removed. By mid-century some commons had rudimentary improvements - primarily leveling, enclosing with a wooden fence and planting of a few trees. In 1827 Augusta was established as the state capitol and Capitol Park became the first designed public landscape in the state. It was soon followed by a series of squares and parks in Bangor.

Bangor was also the site of Maine's first rural cemetery, Mount Hope, created in 1834 based on ideals established at Mount Auburn Cemetery near Boston. The creation of a burial ground in a pastoral landscape which was soothing to the living was central to the idea. It was also in stark contrast with the unattractive, overcrowded urban burial grounds of the early nineteenth century. Key elements were the winding roads, family burial lots, extensive plantings and elaborate monuments. Unlike the few public parks of the time, which were laid out in a formal, rectilinear style, the rural cemeteries reflected a new style of pastoral and romantic landscape which was already popular in the design of private residences.

Open Space in Portland

Portland, unlike Augusta and Bangor, was well-established in 1820. By 1832 its population had grown to 13,000 and it was a flourishing commercial center whose fleet was the largest on the eastern seaboard. The rapidly growing city was quickly filling the peninsula on which it was located. Mount Joy Hill on the eastern edge of the peninsula overlooking Casco Bay had long been popular as a common ground for scenic enjoyment. Portions of the area were acquired by Portland in 1828 "for the ornament of the town as well as for the health and pleasure of its citizens" (NR Nomination).

By 1837 the city recognized the need to preserve the dramatic scenery of the site and constructed a pleasure drive around Mount Joy Hill, later known as Eastern Promenade. Improvements included grading, filling, constructing a 40-foot road and planting of trees. Similar improvements were made at Bramhall's Hill on the western end of the Portland peninsula, which became known as Western Promenade. These two areas are significant as the earliest public, designed landscapes in Portland and as precursors of the public park movement. It is noteworthy that this occurred two decades before the creation of Central Park in New York in 1858 and Boston's Public Garden in 1859.

HISTORICAL SUMMARY

2. Early Years at Evergreen

Founding

By the early 1850s the rapid growth of Portland and the lack of space in the city's two existing burial grounds, the Eastern and Western Cemeteries, prompted the search for a new cemetery site. Civic leaders such as Sylvester B. Beckett urged Portland to follow the precedent set by Boston, Bangor and other cities which had established rural cemeteries in the 1830s. The result was Evergreen Cemetery, which became the third major public landscape in Portland. Like Mount Hope in Bangor, Evergreen was based on ideals established at Mount Auburn Cemetery. However, Evergreen, developed 20 years after the early rural cemeteries, reflected a more formal, gardenesque approach to landscape design, particularly in the configuration of its roads.

In 1852 the city purchased 55 acres in Westbrook, located several miles from the city center. The city's Annual Report described the site. "A large part of it is covered with timber, and an evergreen growth and the whole may easily be made pleasant and attractive, as cities of the dead should be . . ." (PAR 1852). During the first several years, the major expenditure was for a fence around the perimeter of the property. There was also some early grading and clearing of the area and laying out of paths. In 1854 the new cemetery was consecrated and a superintendent was hired to oversee day-to-day operations.

Initial Design

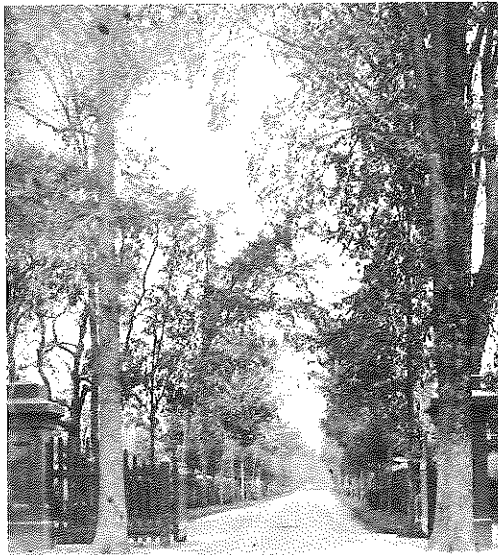
Charles H. Howe, a civil engineer who frequently did work for the city, was commissioned to draw up a plan for the new cemetery. (Note: engineers, surveyors and architects often designed parks and cemeteries in the early nineteenth century as the practice of landscape architecture was not yet well established.) Howe's 1855 plan shows the parcel initially acquired by the city as roughly rectangular with a narrow connection to the main road (later Stevens Avenue). His sketch of the entrance shows a wooden gate with a straight tree-lined drive leading into the cemetery. This technique of setting the cemetery back from the main road was common at the time, possibly because land without frontage was less expensive and possibly because of a subliminal desire to remove the cemetery from public view and distance it from everyday life.

Howe's road system, the primary organizing feature of the cemetery, used a combination of curving and rectilinear roads. Although the plan responded to the topography, especially at the western end where slopes were steepest, it was an engineer's plan created with regular curves. Roads provided the primary circulation for carriages, with paths offering pedestrian access to burial lots which did not front on an avenue. Some sections were grid-like, especially at the northern edge where the topography was flat. Major avenues had descriptive names such as Western, Central or Summit Avenues while lesser streets had plant names such as Larch, Linden or Woodbine. Only major paths were named and these followed the rural cemetery tradition of using plant names.

HISTORICAL SUMMARY

2. Early Years at Evergreen

Howe's 1855 plan showed a wooden entrance gate with a straight tree-lined drive leading into the cemetery.



Inside the cemetery, Howe proposed an office and a receiving tomb (a critical feature during winter months before the advent of mechanized digging equipment). He also suggested a location for a proposed chapel near the center with an adjacent fountain. Circles created at key points in the circulation system provided focal areas, one labelled as "mound" and the other as "strangers ground", a place for interment of paupers and others unable or unwilling to purchase a family lot. Howe noted the ponds on his plan but did not make specific recommendations for improving them.

Howe's plan was conceptual and did not include recommendations for grading or planting. Once the general organization of the cemetery was established and the major roads laid out, sections were graded and lots staked on the ground as they were needed. Planting decisions were also left largely to the superintendent. In most areas the major task was clearing trees and brush from the largely forested site. The one place where Howe did recommend trees was the formal allee along the entrance drive.

Burial and Monumentation

A key feature of the design of rural cemeteries was the concept of family burial lots (rather than individual graves) where a 300 square foot lot could be purchased so family members could be buried together in perpetuity. During the early years at Evergreen, lots were often enclosed by iron fencing to set them apart from the surrounding landscape which was largely forest. In the 1860s and 70s, granite curbing was used to enclose and define lots. Wooden monuments or fences were prohibited because they were considered too perishable in a cemetery intended for perpetuity.

HISTORICAL SUMMARY

2. Early Years at Evergreen

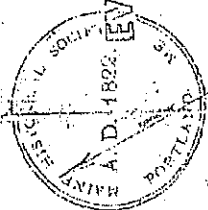
1855 plan for Evergreen Cemetery designed by civil engineer, Charles H. Howe.

MAINE HISTORICAL SOCIETY
LIBRARY

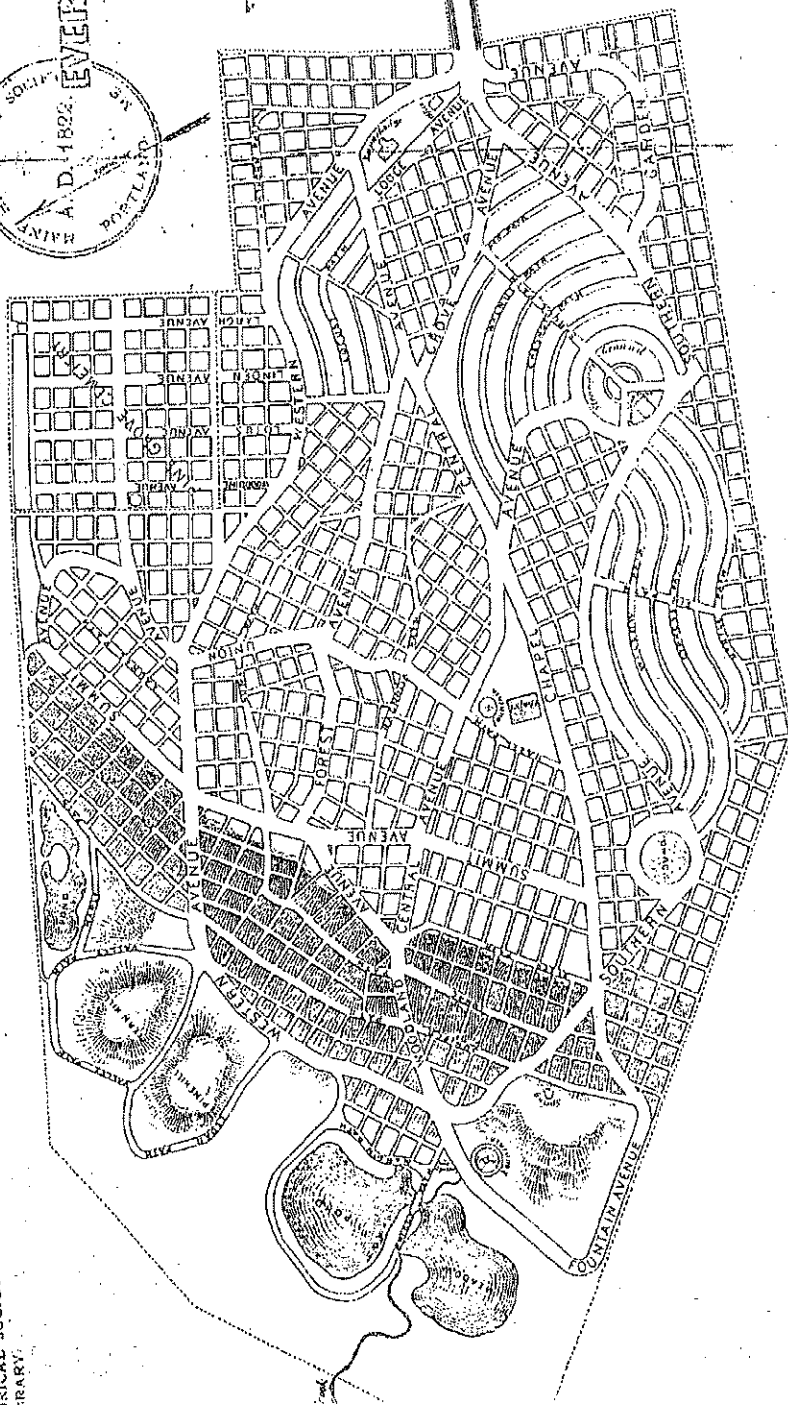
MAINE HISTORICAL SOCIETY
LIBRARY

PLAN
OF
EVERGREEN CEMETERY
WESTBROOK

By Chas H Howe C.E.
1855.



Scale



View of Entrance

HISTORICAL SUMMARY

2. Early Years at Evergreen



A central monument was often erected on a lot to honor the family name. Individual headstones were used to identify specific family members buried there.

A central monument was often erected on a lot to honor the family name. Individual headstones were typically used to identify specific family members buried there. Marble was used for a time, because it was easy to carve into complex shapes, but was soon rejected because it eroded and stained too easily. As stone cutting technology improved in the late nineteenth century, granite became more popular because of its durability. Some families built mausoleums or small above-ground structures capable of housing a number of caskets. At Evergreen these were typically concentrated in steeper sections of the cemetery.

First Decades

The 1869 plan published by John Russell shows that the cemetery evolved much as Howe had proposed. By this time the geometry had become even more rectilinear, assuming an almost grid-like quality. Two circles which provided focal areas for planting figured prominently in the plan although there is little to indicate what these actually looked like. Two ponds had been transformed into rectangular and oval basins with regular edges. One of the first structures was an ornamental well house over the pump, built in 1856. A small reception house was built in 1860, followed by the receiving tomb in 1863 near the main entrance.

By 1864, the street railway lines had been extended out to Evergreen, making it readily accessible to all Portland residents. The cemetery figured prominently in Portland guidebooks of the period where it was praised for its scenery and splendid monuments. The ponds were a particular attraction.

HISTORICAL SUMMARY

2. Early Years at Evergreen

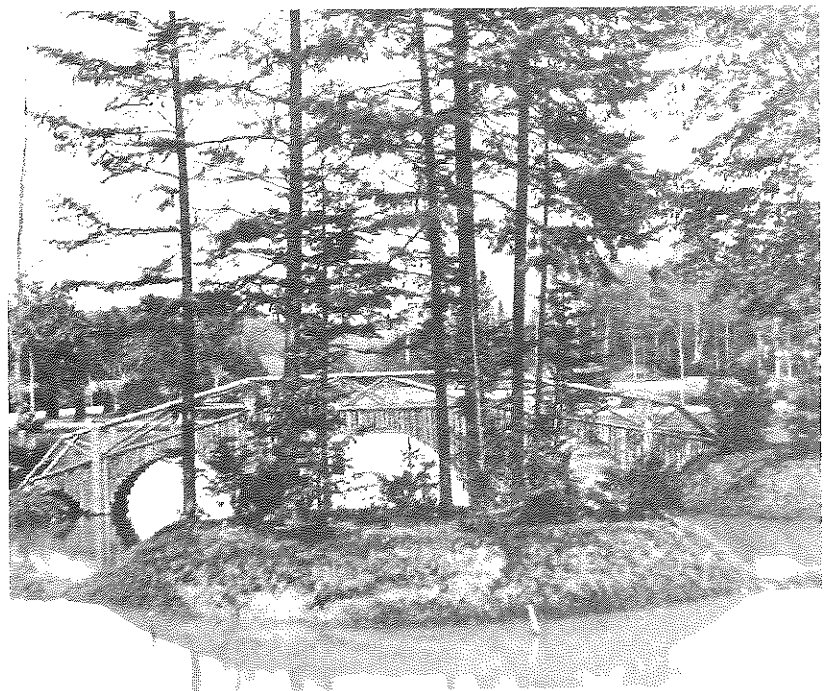
Stereo views from the 1860s and 70s illustrate that despite the more rigid geometry, Evergreen initially looked much like its rural cemetery predecessors. Roads were rough and unfinished with no curbs or clearly defined edges (annual reports attest to the problems of maintaining them, especially on steeper slopes). Large portions of the site were forested, creating a tree canopy that was the predominant element in the landscape. Plants were primarily native species in natural associations, including many evergreens, although planting was done along major avenues and at the ponds.



Roads were rough and unfinished with no curbs or clearly defined edges.

The ponds were already a major focal point with bridges and gazebos - very rustic style initially - and more ornamental plantings, especially shrubs. Expenditures in the 1870s included white swans and geese. Views along the entrance drive show a straight, gravelled road lined on either side with regularly spaced deciduous trees (maples?), rough turf and hedge plantings in front of fences screening the adjacent property. The entrance gate was wooden picket. Later, substantial entrance pillars were built, the fence was replaced and as the trees grew, they formed an imposing and ceremonial entrance — a transition from the work-a-day world into a place of contemplation. There was a pedestrian walkway on the north side of entrance drive.

HISTORICAL SUMMARY
2. Early Years at Evergreen



The ponds were major focal points with rustic style bridges and gazebos and ornamental shrub planting.

HISTORICAL SUMMARY

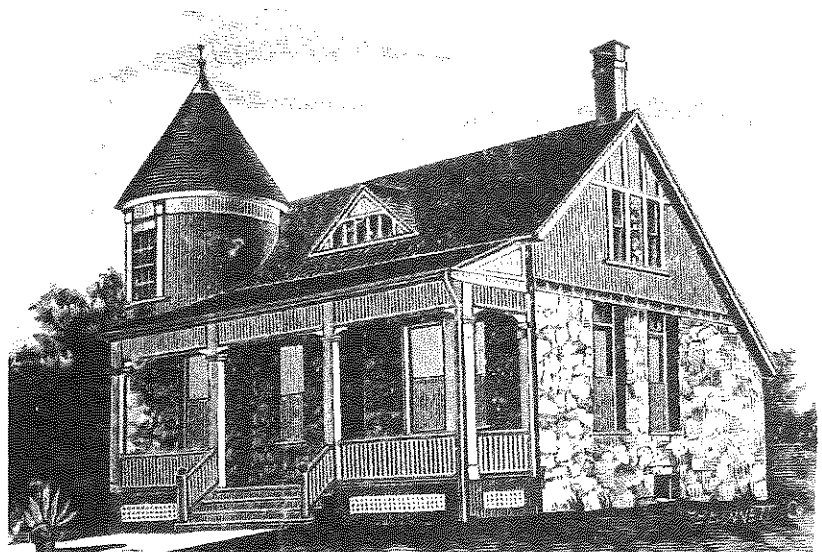
3. Late Nineteenth Century

By the late 1860s most of the initial acreage had been laid out and the city began to acquire new land with an eye towards expansion of the cemetery. By 1871 it had more than tripled its land holdings and new areas were laid out to the south of the original cemetery by city engineer Charles Goodell in 1878.

Trustees of Evergreen were first appointed in 1869 as the cemetery was becoming too large and active to be administered with other public grounds. A major management upheaval occurred in 1880 when new trustees were appointed who brought increased structure and fiscal accountability. The mayor commented, "The large additions made to Evergreen cemetery from time to time, without correspondingly improved methods in management to meet the conditions, led to considerable confusion in its affairs."

The new trustees revised the ordinances, updated and verified the maps and upgraded the appearance of the cemetery which they considered a disgrace. Initially lot owners had been actively involved with their own lots and were responsible for care and maintenance. The concept of providing an endowment for perpetual care by the cemetery staff was introduced in the 1870s but few took advantage of it initially and many lots had fallen into disrepair.

One innovation, with a major effect on the landscape, was the introduction of a water supply for the growing number of ornamental plants. Superintendent Duffey, like his predecessor Ramsay, apparently had an interest in horticulture and was commissioned to lay out plantings for specific areas. Budgets for the 1880s indicate that many trees, shrubs, vines and bulbs were purchased. An office and waiting room were created near the entrance in 1880. Another waiting room was built near the ponds in 1884. This was all part of the transformation from a rustic, rural cemetery to a more park-like appearance. Around this time (1880s) Portland's major parks were also being built.



An office and waiting room were built near the north entrance in 1880.

HISTORICAL SUMMARY

3. Late Nineteenth Century

Through the later years of the nineteenth century, the cemetery gradually expanded to the south with the area along Garden Avenue laid out in the 1870s and the Magdalen Cemetery section laid out in the 1880s. The most dramatic expansion was the Libby Field section first laid out in 1892 with revisions in 1900. In the 1890s additional land on either side of the main entrance was acquired and the area opened up. Four substantial granite posts replaced the earlier ones, a new waiting room was added at the gate for trolley passengers, a new office was built and many plantings were added. The overall effect was to widen the narrow entrance and connect the cemetery with the main road.



In 1901, granite pillars and stone walls designed by Architect Frederick A. Thompson, were added to the south entrance along with a new waiting room for trolley passengers.

By this time, Evergreen had become a substantial operation with an annual budget of over \$200,000. Frank Floyd became superintendent in 1887 and remained in the position until 1923, continuing as an advisor until his death in 1928. He had a substantial influence in shaping the cemetery during this period. He was succeeded by his son Arthur Floyd who was superintendent until 1941 and later became a trustee of the cemetery.

HISTORICAL SUMMARY

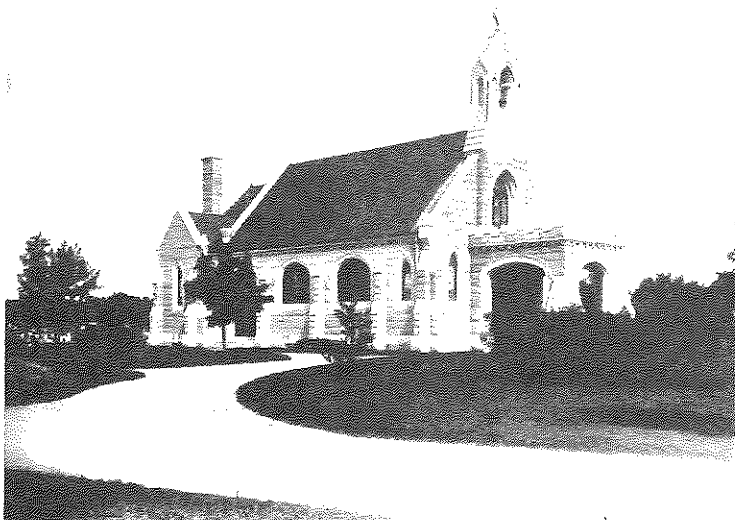
4. *The Twentieth Century*

The Turn of the Century

The turn of the century period is well documented in a series of photographs and in the cemetery rules and regulations published at the time. The trustees stated the desired effect as "a quiet, beautiful resting place for the dead, where well-kept lawn and harmonious blending of trees, shrubbery and works of art, shall give a sense of repose." (Evergreen Cemetery, Portland, 1902)

The greatest visual difference was the openness of the landscape (especially in newer sections of the cemetery) with fewer and smaller trees and a far finer turf than existed in the early years. The roads were either gravel or macadam and had neat edges. In newer sections, cemetery policy discouraged the use of fences or curbs around a lot. By this time, these were considered unsightly intrusions which marred the unity of the more open landscape. An article in the February 1900 Portland Board of Trade Journal described Evergreen as an "old style burying ground in the course of transition to a modern cemetery." The new type of cemetery was known as a lawn cemetery based on ideals established at Spring Grove Cemetery in Cincinnati, Ohio in the 1870s.

A south entrance to the cemetery had been proposed as early as 1880 but was not implemented until 1901. In early photos, the flat, unplanted landscape looks particularly bleak. Architect Frederick A. Thompson designed the stone walls and pillars which marked the entrance and the adjacent waiting room. He was also responsible for the design of the Wilde Chapel, built in 1902 just inside the south entrance. This became the major focal point for the southern portion of the cemetery.



Frederick A. Thompson was also responsible for the design of the Wilde Chapel built in 1902 just inside the south entrance. This became a major focal point for the southern portion of the cemetery.

HISTORICAL SUMMARY

4. The Twentieth Century



The interior of Wilde Chapel is a warm intimate space used over the years for funeral services and public gatherings.

During the early twentieth century, the cemetery was largely self-sufficient economically with substantial revenue provided by the Evergreen perpetual care fund and by services carried out for individual lot owners. A small city subsidy was provided for maintenance of the chapel and periodically for land acquisition or specific capital improvements. Road maintenance required a substantial portion of the budget.

By 1912, the large endowment had attracted the city's attention and the city borrowed \$150,000 of the \$234,000 fund to pay for a new high school and police station. Through the 1920s receipts gradually declined in relation to expenditures as many of the original lot owners died or lost interest in their lot. By this time there were also many public parks in Portland which provided more convenient recreational opportunities. Automobiles provided easy access to more distant rural areas.

Recent Years

Like all cemeteries, Evergreen faced difficult times during World War II and the years that followed. Labor shortages, followed by unprecedented inflation, prompted a complete re-evaluation of cemetery priorities. It was no longer possible to maintain the area to the previous high standards. Since there was relatively little public interest, many of the structures were removed when they deteriorated and were not replaced, including the receiving tomb as well as the small ornamental structures for visitors.

The most significant administrative change came in 1957 when Evergreen Cemetery was put under the Parks and Recreation Department, rather than existing as a separate authority. The trustees protested vehemently but were over-ruled.

Recent activities by the Friends of Evergreen and a new recognition of Evergreen's potential as open space have prompted renewed interest in the cemetery and served as a catalyst for programs and improvements.

**Guiding Principles
and Goals &
Objectives**

GUIDING PRINCIPLES AND GOALS & OBJECTIVES

The guiding principles for Evergreen Cemetery build on the original design concept and purposes as clarified by historical research and by principles common to the rural cemetery movement of the nineteenth century. The guiding principles also recognize changed conditions and uses, and the contribution of maintenance and management toward the ability of Evergreen to fulfill its purpose as a beautiful and significant landscape for burial, commemoration and recreation.

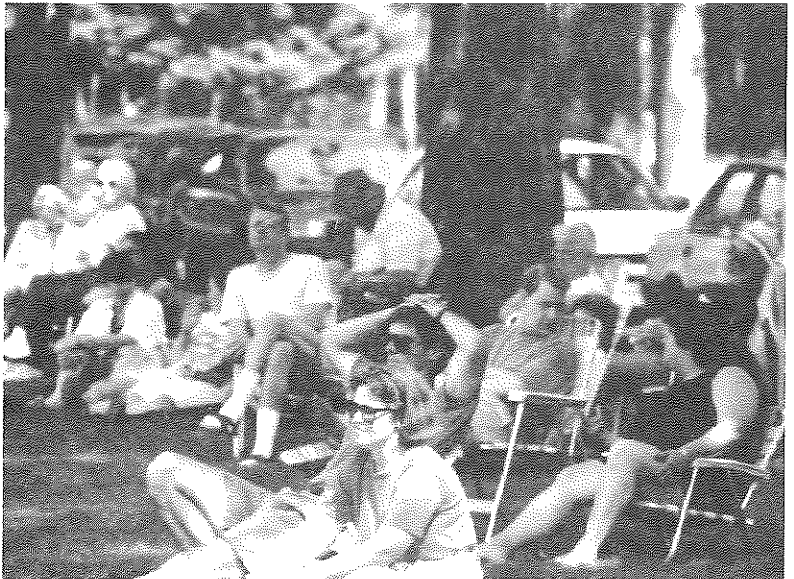
The goals of the master plan identify the major needs to be met by the plan's recommendations. The objectives within each goal spell out more specifically the means to achieve it. This ordering of needs has given focus to data gathering and analysis during the master plan process, and will provide a testing ground for proposals. It will also assist the city in its on-going process of long-range planning for Evergreen Cemetery, and should be re-evaluated as proposals are implemented and circumstances change.

Because of the funding limitations of the master plan, there are a number of goals and objectives which, while essential for Evergreen's rehabilitation, will not be addressed within the scope of the plan. Examples of these are: evaluation of the condition of built structures; evaluation of the wetlands and drainage surrounding Evergreen; outlining of current and developing public tastes in burial options. They are included here in order to have a complete checklist of needs for Evergreen and to identify issues which should be addressed in the future.

1. The Dual Purpose of Evergreen Cemetery

- A. As a public cemetery with the purchase of interment rights available to all. Evergreen is at once an active public cemetery and an important historic landscape carefully designed as a dignified and beautiful setting to commemorate the dead.
- B. As a refuge for appropriate, low-impact recreational activities. In the same space residents of the city and the neighborhood find refuge in passive recreational activities. Evergreen's role as a place for recreation must be balanced with its primary purpose as a cemetery in order for these two purposes to co-exist and not conflict.

I. GUIDING PRINCIPLES



Musicians and audience gather on the lawn of Wilde Chapel for summer concerts.

2. A City Park

The significance of Evergreen Cemetery extends beyond its immediate neighborhood to all neighborhoods of Portland. It is a resource to the entire city and its management, maintenance, and improvements must reflect the needs of the larger public as well as those of the immediate neighborhood. Investment in the cemetery should be viewed in this light as well.

I. GUIDING PRINCIPLES

3. *Administration, Management and Maintenance*

The future of Evergreen Cemetery depends greatly on the city's commitment to state-of-the-art management and maintenance practices including: training of personnel to develop the additional skills and knowledge necessary for Evergreen's specialized care and for long-term infrastructure improvement, restoration and maintenance.



Maintenance and rehabilitation of the ponds are high priority project recommendations.

It is essential that funding be adequate for Evergreen's rehabilitation and maintenance, and that an administrative structure be developed able to champion the cemetery's needs to the City Council and in City Hall.

4. *Essential Design Elements and Spatial Relationships*

- A. preservation of significant landscape elements and overall character in historic areas, with particular attention paid to open areas which are necessary for visual relief,
- B. articulation of the entrance in response to historic design intent;
- C. restoration of historically responsive design recommendations for focal areas such as the ponds, islands, and circles.
- D. development and protection of naturalistic areas such as wildlife habitat and pedestrian trail links to Portland's greater open space network.

I. GUIDING PRINCIPLES

5. *Use and Preservation*

The User Survey reflects a continued and growing use for passive recreation. These changes in park use must be considered in combination with historic intent when evaluating the park's condition, preservation needs, and maintenance requirements. Funding should be allocated to reflect this intensity of use.

II. GOALS & OBJECTIVES

1. *Evaluate the Historic Landscape*

Evergreen's original garden cemetery design, its maturation, and its evolution must be understood in order to establish a rehabilitation plan for the landscape.

The National Park Service has identified various treatment approaches for historic properties, each appropriate under different conditions and with different types of resources. At Evergreen Cemetery, with its tradition of ongoing use, priority should be given to preservation of the character-defining features of what presently exists, rehabilitation of important features sympathetic with historic design intent, and sensitive continuation of Evergreen's role as an active cemetery and place of recreation rather than restoration to an earlier period. Lack of historic documentation limits restoration possibilities even if this were desirable.

- A. Retain and preserve features from earlier eras which are indicative of a particular time or attitude, especially those for which limited examples remain. Examples are fencing and curbing around lots.
- B. Stabilize, preserve, rehabilitate and improve the character-defining features of the site, particularly the circulation design including the road layout and articulation of the circles; the entrances; the vegetation including the tree population and special planting at focal areas; the structures particularly the monuments and Wilde Chapel; and the ponds. (Alternatives show varying degrees of historic rehabilitation of the ponds.)
- C. Continue to provide interment opportunities that are responsive to preserving and extending the essential character of the cemetery.

Rehabilitation of character-defining features such as the pond and pond amenities are proposed as potential public/private funding initiatives.



II. GOALS & OBJECTIVES

- D. Continue to develop the recreational and educational aspect of Evergreen's use in ways that are appropriate with its function as an active cemetery.
- E. Strengthen the diversity of landscape character, opportunity for focused views throughout the site, and interpretive potential with greater diversity of vegetation treatment.
- F. Identify landscape character zones for the diverse areas of the cemetery and note the historic layering of the periods of the landscape's development.
- G. Assess the original intent of the horticultural plan for the cemetery.
- H. Research maintenance practices and their evolution over time.
- I. Record historic landscape features such as bridges, gates, walls, gazebos, and their historic function.
- J. Using archival materials and landscape research, identify historically significant landscape views.

2. *Assess the Current Condition of the Landscape*

Time, maturation of the plantings, changing tastes, use and misuse, and maintenance practices have contributed to a changing cemetery appearance. The changes in the cemetery landscape need to be evaluated in light of Evergreen's original design.

- A. Assess the current conditions of vegetation and landscape features.
- B. Based on historic landscape information and assessment of current conditions, develop a plan that strengthens Evergreen's landscape.
- C. Articulate maintenance policies which complement the historic character of the cemetery.
- D. Establish guidelines governing the landscape character of the ponds, considering their original character and existing conditions.
- E. Evaluate other landscape features such as the entry gates, stone walls, and the circles for possible restoration.
- F. Strengthen and enhance vistas which reflect the historic intent of the cemetery's design.
- G. Assess routine maintenance and its relation to desired aesthetic conditions.

II. GOALS & OBJECTIVES

3. *Plan for Interment in the 21st Century*

Evergreen's design has served the city's burial needs in two centuries. Its expansion for the 21st century must be planned with respect for its historic and contemporary role, with respect for the historic landscape and with respect for the environmental constraints of the site, to serve the public's needs within the reasonable maintenance expectations of the city.

- A. Develop and evaluate plan alternatives for internal expansion in the developed areas of the cemetery. Unused land and former road beds should be considered, as well as abandoned lots.
- B. Consider user needs for interment. Outline potential burial options suited to specific sites and current and developing public states.
- C. Develop an expansion plan which respects the history and design of the developed cemetery and extends the active life of the cemetery.
- D. Identify areas appropriate for further burial and memorialization and areas inappropriate area for further development.

4. *Plan and Define Evergreen's Function as a Public Park*

Planned as a public space for burial and commemoration of the dead and inspiration for the living, Evergreen continues to serve the varied interests of Portland. Current and future needs of leisure and grave-site visitors should be identified and become the basis for decisions about recreational use. The master plan should outline the nature and extent of current recreational use.

- A. Identify areas in the active cemetery which can be managed to provide additional passive recreational activities for the public. Develop appropriate guidelines or regulations to facilitate co-existence of these uses.
- B. Propose guidelines for recreational use of the undeveloped portions of the cemetery.
- C. Develop additional interpretive information to enhance public enjoyment and understanding of the cemetery, including an improved sign system to provide better direction, orientation and interpretation.
- D. Develop guidelines to establish parameters on vehicular and pedestrian access and use. Coordinate with other city open-space plans.
- E. Develop a hierarchy of roads.

II. GOALS & OBJECTIVES

5. *Enhance Evergreen's Natural Habitat*

Protect and enhance Evergreen's developed and undeveloped acreage for wildlife habitat.

- A. Evaluate and protect wetlands and drainage surrounding Evergreen.
- B. Identify Evergreen Cemetery's habitats and recommend measures to protect and enhance them, especially enhancing layers of vegetation now underrepresented, i.e. shrubs.
- C. Recommend improvements to the ponds.
- D. Evaluate stocking and culling practices for pond birds.
- E. Consider wildlife habitat in the selection of new and replacement planting of trees, shrubs and forbs.
- F. Integrate habitat considerations in recreational development and cemetery expansion.

6. *Outline Restoration of Roads and Infrastructure*

Evaluate the condition of the cemetery's infrastructure and recommend improvements.

- A. Inventory and evaluate the condition of roads, paths, water system, utilities, and drains.
- B. Research historic character of roads and paths and recommend suitable techniques for their repair.
- C. Research historic surface drainage systems, recommend suitable techniques for their repair, reconstruction and restoration, where feasible, and recommend drainage improvements where necessary.

7. *Recommend Restoration of Built Features*

Protect and restore the functional integrity of Evergreen Cemetery's buildings, garden ornaments, and monuments.

- A. Inventory and evaluate the condition of buildings, tombs, walls, gates, fences, statuary, and art within Evergreen.
- B. Where feasible and desirable, restore elements such as gardens, walls, gates, bridges, gazebos and structures that have been lost.
- C. Recommend improvements to deteriorated structures and outline state of the art maintenance practices.

II. GOALS & OBJECTIVES

8. *Develop A Coordinated Approach to Maintenance*

Improve the maintenance of the cemetery to provide better service to lot owners and recreational users, and to enhance the landscape character and support the master plan goals.

- A. Document and evaluate current maintenance practices, including equipment, finance, and staffing, and recommend improvements.
- B. Adjust maintenance practices and training to support the goals of the master plan.
- C. Outline a role for public input on implementation.
- D. Evaluate the current organization for maintenance and improvement and suggest improvements where warranted.
- E. Develop a system for continued impartial evaluation of maintenance practices and results.

9. *Enhance Funding and Cemetery Administration*

Review administration and financial condition of the cemetery.

- A. Document and evaluate current administrative structure, including financial resources, plot sales and marketing, and staffing levels, and recommend improvements.
- B. Recommended adjustment to administrative structure and finances to support the goals of the master plan.

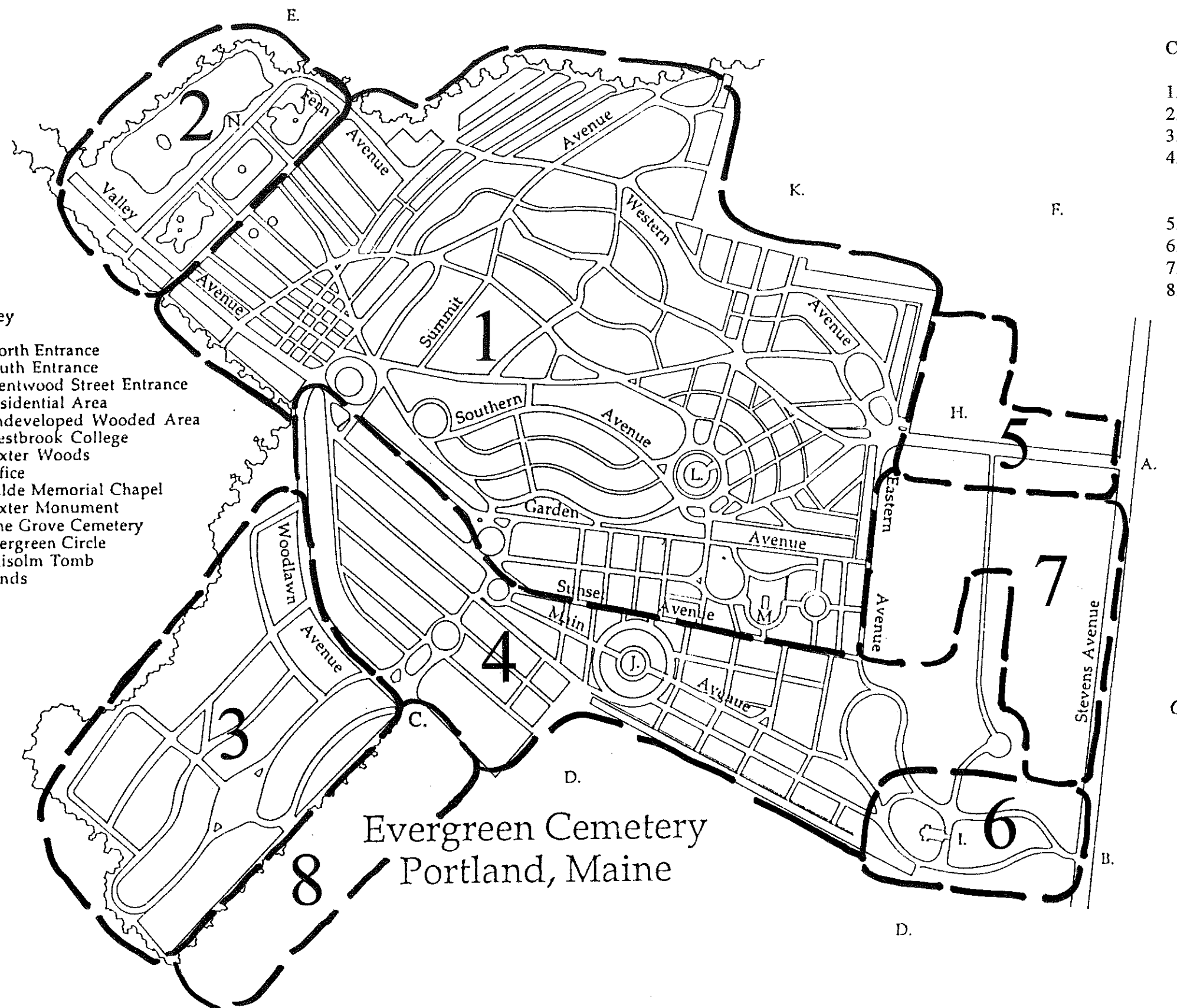
Master Plan Maps

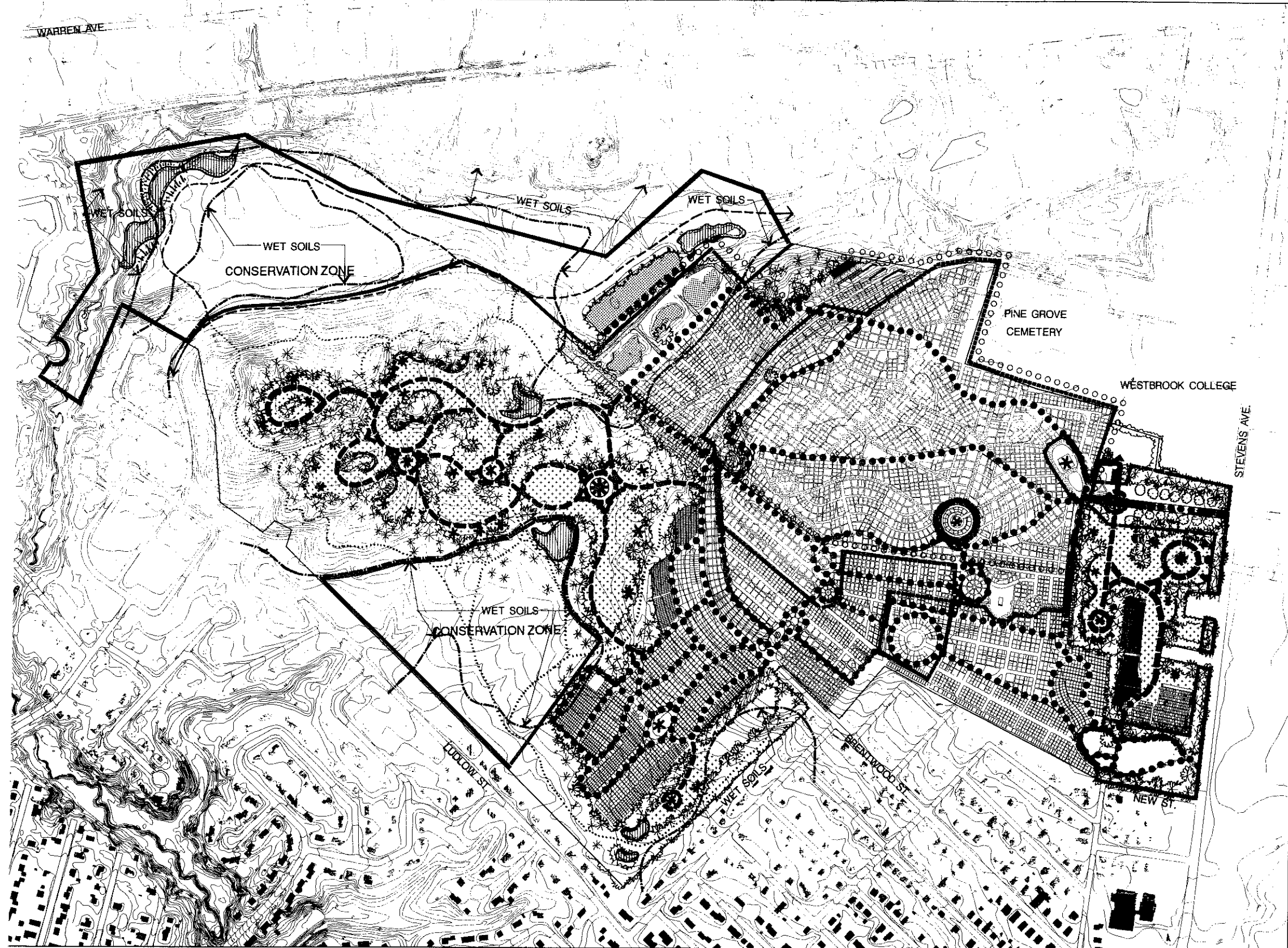
Map Key

- A. North Entrance
- B. South Entrance
- C. Brentwood Street Entrance
- D. Residential Area
- E. Undeveloped Wooded Area
- F. Westbrook College
- G. Baxter Woods
- H. Office
- I. Wilde Memorial Chapel
- J. Baxter Monument
- K. Pine Grove Cemetery
- L. Evergreen Circle
- M. Chisolm Tomb
- N. Ponds

Cemetery Zone Key

- 1. Historic Zone
- 2. Ponds
- 3. Libby Field
- 4. Remaining Developed Acreage between Libby Field and the Chapel
- 5. Main Entrance Area
- 6. Chapel Entrance Area
- 7. Stevens Avenue, Phases I and II
- 8. Brentwood Parcel





EVERGREEN CEMETERY Master Plan Portland, Maine

Key

Bituminous Concrete Road	
Gravel Road	
Grass Ways	
Proposed Roads	
Proposed 10' Bituminous Bicycle Path	
Proposed Walking Path (unpaved)	
Proposed Gathering Places	
Focal Features Without Burial	
Focal Features w/ burial (former receiving tomb site)	
Retaining Wall With Memorialization	
Retaining Wall With Hillside Crypts or Mausolea	
Mausolea	
Preservation Zone - No Infill Development Permitted	
Front Entrances/Edge Ceremonial Area	
Conservation Zone	
Proposed New Burial Areas	
Original Area of 1855 Development	
Proposed Ponds	

The Halvorson Company, Inc.
in collaboration with the
City of Portland and the
Friends of Evergreen

Date: April, 1994

Scale: 0 150 450 900



Analysis and Recommendations

ANALYSIS AND RECOMMENDATIONS

I. *Landscape Character*

A. *Historical Context*

The analysis of Evergreen's visual character builds on the character-defining features of the design, relevant aspects of its historical development, and the cemetery's current conditions. There are critical elements of the site's design and development that have bearing on the character of the cemetery today and that should be protected in any future development.

At the time of the establishment of the Evergreen Cemetery in 1855, a large part of the site was forested, predominantly with evergreens. During the first years, the major expenditure was for a fence around the perimeter which was considered a security need for the burial ground but which also served to visually identify the bounds of the cemetery.

The roads were the primary organizing feature. Where there was topography they responded to the landform, and in part it was a plan designed by an engineer (Charles Howe, civil engineer) so that linear roads, grid-like sections and regular curves are also evident. The circles were important aspects of the design, and provided focal points in the circulation pattern. The original design had two circles, and later expansions built on the feature with the addition of more circles. The site's roads have been a major maintenance issue and expenditure in the cemetery from the beginning.

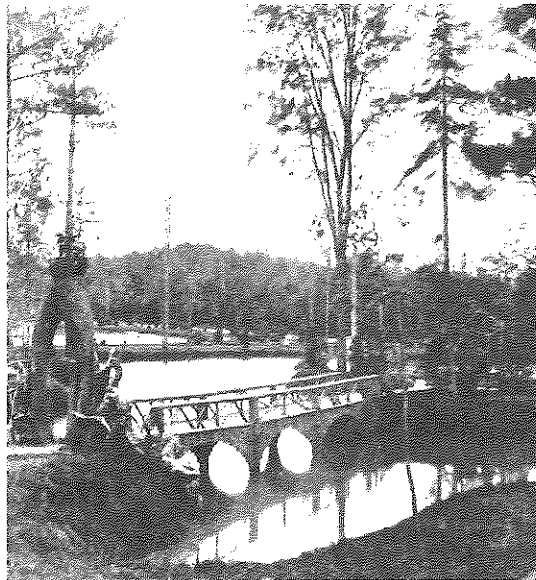
The first acreage was purchased at the rear of properties fronting on Stevens Avenue. Consequently, the site was set back from the road, with the entry drive to serve as a transition between the world of commerce and the world of contemplation that was the cemetery. The drive, narrower than today and lined with an allee of trees and an underplanting of arborvitae hedge, established a strongly defined ceremonial approach to the cemetery.

The records indicate that attention was paid to embellishment of the cemetery, with major expenditures during the late nineteenth century for ornamental plantings of trees, shrubs, vines and bulbs. Data from historic archival sources does not give detail about specific locations of plantings, but it is clear from photographic documentation that focal areas such as the ponds and the circles were embellished with composed plantings. It is also clear that the landscape was a great deal more vegetated than it is today. The ponds were also the place for rustic structures in the form of gazebos and bridges, which were of several designs over the years. None of these exist today.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

The ponds and entrances are the only areas within the cemetery that have enough historic documentation available to guide specific rehabilitation treatments.



What can be inferred from the historic documentation is that the original parcel is the area of greatest significance, and that the design structure of circuitous roads and paths punctuated by focal circles is a major element to be protected and rehabilitated in any new development. However, with the exception of photographic documentation of the ponds and the entrances, and illustrative photographs of various burial areas and roads within the early parcel, there is scant documentation currently available to guide specific treatment of various areas.

Recommendations, therefore, need to respond to whatever is known about the major focal areas of entrances, circles and ponds, and to build on an understanding of the design principles that govern the development of the rural cemetery in the nineteenth century - i.e., a balance of Art and Nature, where Nature was predominant; the importance of views and landmark structures; and the importance of recreational use within the cemetery landscape.

B. Current Conditions

I. Access, Circulation and Parking

The experience of entering Evergreen Cemetery has changed since the nineteenth century. Today, the main entrance drive is wider than it once was, its allee of trees has some vacant spots, and its hedge has been replaced by broad lawns along both sides of the entry drive. The drive terminates with a large pad of asphalt at the junction of five roads of three different road surfaces. This presents a diffuse and confusing point of arrival within the cemetery.

ANALYSIS AND RECOMMENDATIONS

1. Landscape Character



The original entrance created a ceremonial experience with focused views into the cemetery.



The 1994 entrance drive terminates at a confusing point of arrival.

The front edge of the cemetery is ill defined, with a variety of posts placed along Stevens Avenue apparently to prevent driving after hours into the cemetery. Two small privately-owned parcels separate the south gate from the main gate, and visually confuse the first-time visitor, as well as diffuse the strong presentation of Evergreen to the street. The development of the south gate in 1901 gave Evergreen two entrances of equal weight visually. There is a need to define and announce Evergreen more clearly and positively along its primary access route, and to more clearly establish the main entrance.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

The circulation system remains an important design element and organizing feature in Evergreen, and expansions of the site over the years have generally followed the layout approach established in the original parcel, although linearity increased with the design of later parcels. Roads are the sight lines for the visitor, and therefore have a major impact on the perception of the landscape as well as on ease of movement and visitor orientation.

The roads in Evergreen are in poor condition. Over 50% of the bituminous concrete roads on site are in fair to poor condition, and 70% of the gravel roads are in fair to poor condition. This means that movement through the site is affected, and the character of the landscape is severely impacted. The deteriorated condition of the roads is a function of deferred maintenance due to lack of adequate funding as well as the lack of system of drainage structures to control runoff. Too much uncontrolled water crosses roads and moves along the edges of roads, causing severe erosion in many places. Many roads are in need of better construction with crowns and swales to direct water, as well as hardened drainage channels, either curbs or subsurface.

The original cemetery roads were earthen carriage paths, which were improved over the years with the modernization of road construction and to response to changes in the form of vehicular travel. Today, there is a combination of road surfacing: asphalt roads including a loop circulation route through the cemetery, gravel roads, and roads that have been reverted to grass paths. This combination suggests a hierarchy which can act as an orienting device; a method to limit visitor motor vehicular movement and therefore vehicular/pedestrian conflicts, reclaiming more routes for the pedestrian; and to potentially provide residual space for infill burial.



The original cemetery roads were earthen carriage paths. Today, the deteriorated road condition severely impacts the overall landscape character.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

The proposed hierarchy of roads will serve as an orienting device. Grass paths will reclaim more routes for the pedestrian.



There is a system of trails in the undeveloped woodland area of the cemetery, which have been enjoyed for years by residents seeking the woods for passive recreation. Portland Trails has developed a long-term plan for a regional system of trails that would connect Portland's open spaces and support alternative modes of transportation. Evergreen figures prominently in the plan, as a major destination where at least four trails under consideration are proposed to converge. Evergreen's trail system offers wonderful opportunities for hiking and nature study as well as for recreational bicycling, and could beautifully work with a larger vision of a connected system of open spaces.

The integration of Evergreen within a larger system, however, and one which encompasses commuter as well as recreational bicycling, needs to be carefully approached in order to enhance recreational visitors' enjoyment and appreciation of what Evergreen has to offer while protecting the site's natural and wildlife communities and being compatible with proposed burial expansion and the site's primary use as a place to honor and mourn the dead. New federal design standards for bicycle path development with federal funding require 10' wide pavement with a minimum radius of 100', a maximum grade of 5% and 5' shoulders on each side. Such a bicycle path would be inappropriate in Evergreen's woodland, a serious intrusion into that environment and landscape.

Parking occurs in a diffuse pattern throughout the cemetery. In addition, numbers of people park along the entry road for various reasons at different times of the week. People also park near the ponds to enjoy the water and feed the ducks, and by grave sites. A continuing pattern of diffuse parking is consistent with the design of the circulation, and with a few exceptions that will be identified, concentrated parking within the developed areas would not be appropriate.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

2. Signage

The sign design in Evergreen is inconsistent and sign placement is haphazard. Approximately half of the site's roads have no signs, and in a landscape as confusing to navigate as Evergreen, road signs are essential. The quality and character of the signs also present an image of neglect, and represent a missed opportunity to reflect the richness of Evergreen's history and landscape in the design of its signs. The road signs are utilitarian green and white street-type designs, and some older signs are nailed to trees.



Signage design in Evergreen is inconsistent and sign placement is haphazard. Signage at the main gate is confined to regulatory signs.

The only identification sign for Evergreen Cemetery is at the locked south gate, and signage at the main gate is confined to regulatory signs. There is no sign to welcome the visitor here or at the Brentwood Gate.

There is a need for a coordinated sign system for Evergreen, including identification, directional, and regulatory signs as well as consideration for selectively placed interpretive signs and a site map exhibit at the main entrance. Such a system should be integrated into a larger, city-wide sign system for all historic parks and sites to reinforce the presence of an historic system of public spaces.

Signage design is a specific and challenging design problem, and should be approached professionally in order to successfully convey information, character, and historical significance within a unified system.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Signage design is a specific and challenging design problem, and should be approached professionally in order to successfully convey information, character, and historical significance within a unified system.



An element that is related to signage as well as circulation is the hand-held map distributed by the cemetery to visitors. The present map is hard to read, and like the sign design a poor reflection of the character of the site. Here, too, that character can be expressed more positively while providing a more legible orientation device.

3. Vegetation

Vegetation condition and maintenance are discussed below under Maintenance and Management. The focus of discussion here will be on the impact of vegetation on Evergreen's landscape character.

Vegetation is a critical character-defining element in any landscape, and it is at Evergreen as well. Trees are Evergreen's primary natural feature, with shrubs confined to burial lots, the office building and the ponds.

The lack of diversity of tree species throughout the site, coupled with a fairly even topography over most of the historic area, has caused excessive homogeneity in the landscape and a lack of distinctiveness to particular areas. This homogeneity is heightened by the exclusive use of major canopy trees, rather than a combination of canopy and understory trees which could frame spaces and focus views.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Selective planting of shrubs as well as canopy and understory trees would add significantly to the character of the landscape by defining and containing spaces where flat topography is predominant.



The historic record is not helpful in clarifying species used, or whether there was any significant shrub planting throughout the cemetery. It appears not to be the case. However, selective plantings of shrubs as well as canopy and understory trees would add significantly to the character of the landscape by defining and containing spaces where flat topography gives even, uninterrupted and uniform views across the site. Views were an essential component of the romantic English landscapes that inspired Evergreen's design, and vegetation is Evergreen's best tool for creating more focused views, as well as adding to the richness and diversity of the site and replacing mature, declining and lost trees.



Portland, Maine. Scenes in Evergreen Cemetery.



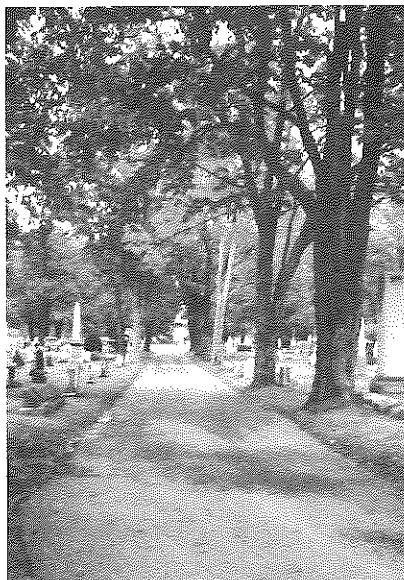
Views were an essential component of the romantic English landscapes that inspired Evergreen's design, and vegetation is Evergreen's best tool for creating more focused and interesting views.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Specific investigation into potential tree locations was beyond the scope of this study, but it appears that there are a number of potential tree planting locations that would not impinge on burial lots. Consideration should also be given to contacting lot owners for permission to plant on lots, as a way of enhancing not only their individual lot but also of strengthening the character of the entire cemetery landscape as the best memorial to the deceased. The Portland Annual Report of 1937 defines a goal of the cemetery trustees "to make Evergreen a quiet, beautiful resting-place for the dead, where well-kept turf and varied foliage of trees and shrubbery shall give a sense of repose." (*Italics added.*)

Where trees have been used to strengthen the design - allees along roads, and grove plantings - they have had a very positive impact on the landscape. The focal areas of entrances, circles and ponds present major opportunities for embellishment of the site and strengthening of the design with plantings.



Tree allees along roads were used to strengthen the landscape design and focus views.

Shrubs have been used very little in the cemetery, with the exception of plantings at the office building and on lots in the Libby Field section. In the latter case, the use of only two choices, and ones which have compact, stiff forms, reinforces the uniformity and regimentation of the lot layout in these areas. A broader range of choices can satisfy the maintenance need for shrubs not to outgrow their lots, yet also enhance the character of the landscape with greater diversity.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

In Libby Field, the choice of two shrubs with stiff compact forms reinforces the uniformity and regimentation of the lot layout.



Groundcovers have been discussed in Maintenance and Management as they affect maintenance efficiency. In terms of landscape character, the use of groundcovers as well as grass in places, such as on slopes, by the ponds, and within planting compositions at focal areas such as the entrance, will work with other vegetation to strengthen the character of the overall site and the diversity of particular areas.

4. Ponds

The ponds at Evergreen Cemetery are major elements in the site's design. They are the best visually documented site in the cemetery, and it appears that they received the greatest amount of design attention in terms of the addition of landscape elements such as bridges and gazebos as well as composed planting. As it was historically, the pond area today is a place of a great deal of visitation. Therefore, it is critical for many reasons that the physical condition of the ponds, the aesthetic character of their surrounding landscape, and opportunities for appropriate use be protected and improved.

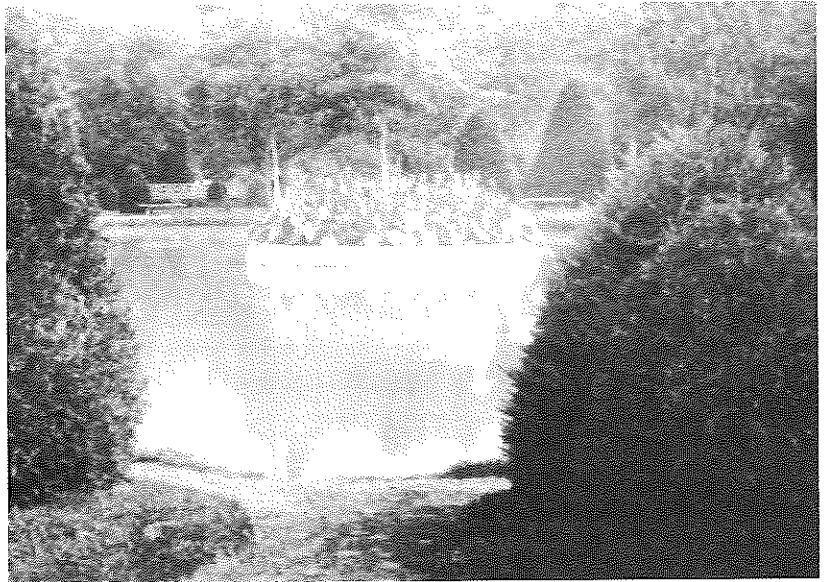
Issues relative to drainage and management are discussed in Vegetation and Maintenance and Management, below.

Historical photographs of the 1860s and 1870s as well as pictures from the turn of the century show a series of rustic bridge designs over time, connecting the pond shore with several of the islands. It is not clear exactly where all the bridges were. Photographs also show gazebos, a rustic-style swan house on the island in the large pond, and benches. Plantings were ornamental in style, including flowering shrubs, and a major focal point for embellishment during the nineteenth century. There was a flower bed on the island in one of the smaller ponds.

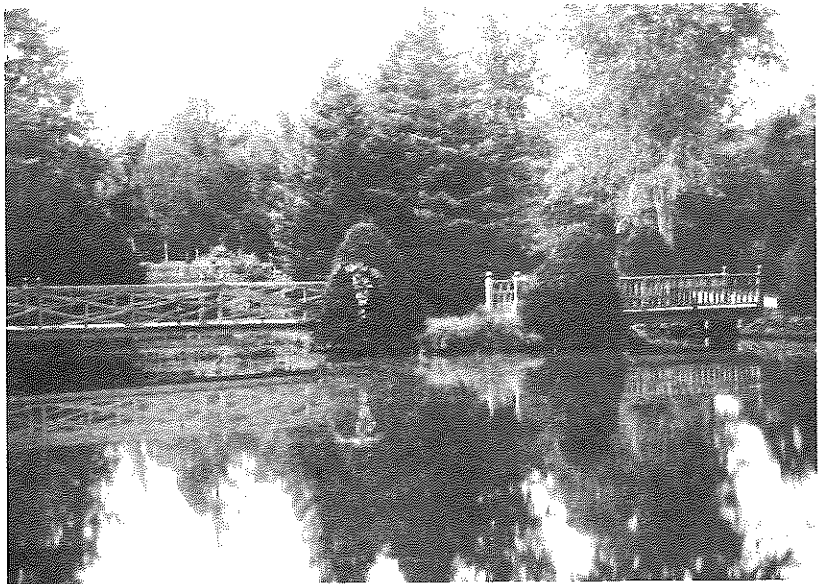
ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Plantings were ornamental in style, including a flower bed on the island in one of the smaller ponds.



Historical photographs of the 1860's and 1870's as well as pictures from the turn of the century show a series of rustic bridges, connecting the pond shore with several islands.



The ponds at Evergreen Cemetery are major elements in the site's design. It appears that they received the greatest amount of design attention in terms of the addition to landscape details such as bridges, gazebos and composed plantings.

ANALYSIS AND RECOMMENDATIONS

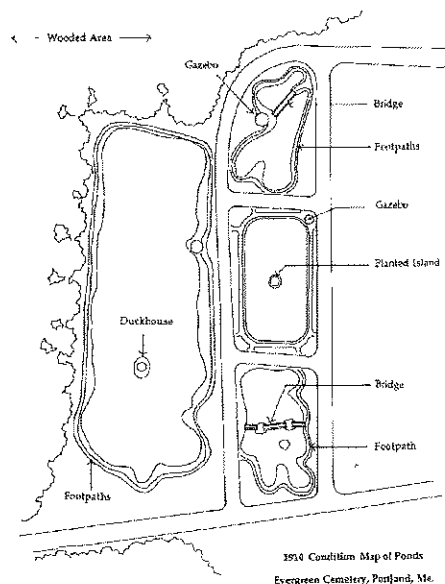
I. Landscape Character



The duckhouse was the focal amenity in the large pond.

The composed planting at the ponds is gone, and there are large stretches of pond edge that are unvegetated. The native vegetation at the small ponds, with its stands of arborvitae, give them a woody character, particularly the northeasternmost one. Uncontrolled access to the ponds has degraded the pond edges in places, particularly along the edge of the large pond which is used for ice skating in winter. Today, there are no benches at this most popular use area.

When the current site map is overlayed on the 1855 map, it appears that the three small ponds are the original ones, and that the large pond is a later addition.

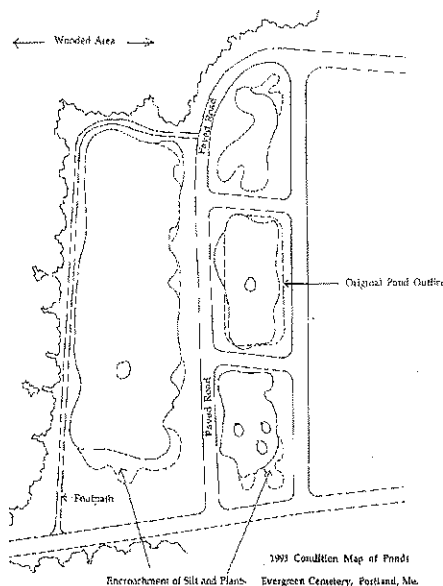


1910 Condition Map of Ponds

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

1994 Condition Map of Ponds



C. Landscape Character Zones

In order to define what constitutes Evergreen's beauty in order to preserve it, the character of the cemetery landscape was analyzed in terms of the physical elements of the site and their relationships to one another - topography, vegetation, monumentation, circulation. Zones were identified, some of whose landscapes best exemplify Evergreen's beauty, others of which have introduced a different burial system or landscape treatment and have lost the elements critical to Evergreen's beauty and ability to satisfy and heal the visitor. This analysis will also be helpful in extracting design principles to guide any new development within Evergreen.

H: Historic Zone. The largest zone of landscape character in the cemetery is termed the Historic Zone, and covers most of the land acquired in the 1850s through the 1880s, except for the land below Hillside Avenue and the ponds. It also includes a parcel of land acquired in the 1890s northwest of the chapel.

This zone represents the quintessential Evergreen Cemetery landscape, with a diversity of monuments integrated into a vegetated landscape throughout most of the zone. The specific elements of the zone are as follows:

Topography and Spatial Definition. This zone is characterized by fairly uniform, flat topography, bounded by steep slopes that fall away from the zone on the north, southwest and northwest. This creates a homogeneous character to the landform with open views across the zone and minimal spatial definition. This characteristic can be modified by other landscape elements.

ANALYSIS AND RECOMMENDATIONS

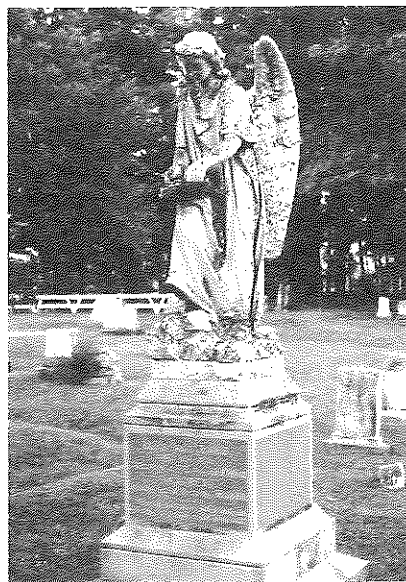
I. Landscape Character

Monumentation and Lot Layout. The Historic Zone is characterized by a diversity of monumentation, including many large-scale, distinctive pieces of funerary sculpture of high artistic quality. This is an important aspect of the character of the cemetery landscape, because it expresses the uniqueness and value of individuals within this larger community of the dead. The integration of monuments and vegetation in this zone is another important aspect of its visual success and the satisfaction of being within it, because it speaks of the integration of humans and the larger natural world.

The Historic Zone is characterized by many distinctive pieces of funerary sculpture of high artistic quality.



Marble was used for a time, because it was easy to carve into complex forms, but was later rejected because it eroded and stained too easily.



ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Graves are organized in family plots that permit greater open spaces within the zone and interesting, irregular relationships between monuments.

There are some monuments that stand out as landmarks or focal elements, because of their scale, design or location within the landscape. Examples of these are the Chisolm Tomb, the Baxter Monument, the Dole/Fuller Monument, the Elk, and the Civil War Memorial. The visual impact of some focal monuments, such as the Civil War Memorial, could be strengthened with embellishment of their surrounding landscape.

There are small sub-zones within the larger Historic Zone: small areas marked by numerous curbed lots; areas with a preponderance of marble markers; or areas with a concentration of sarcophagi-style monuments. These areas are small and at present insufficiently distinct visually because of the uniformity of vegetation treatment throughout the Historic Zone.

Circulation. The roads in the Historic Zone are a combination of curving and rectilinear layout, leading the visitor on a circuitous journey through the cemetery.

The layout of roads in the parcels acquired in the 1870s and 1880s is more linear than that of the original parcel, creating more rectilinear and grid-like burial lots.

The grass roads and many of the smaller gravel roads are a pleasing scale, and reinforce a rural character within the zone.

Vegetation. Areas within lots as well as along roads and between lots have been planted with trees, softening with vegetation a landscape that has thousands of monuments. The introduction of understory trees, additional allees, and groves of trees as well as shrubs in places would help to frame spaces and create outdoor rooms, which are not created by topographic variation. It would also allow areas to become more distinctive within this larger zone, creating sub-zones that could reflect different decades of development, and different monument styles. Reinforcing the existing subtle distinctions of monumentation and topography with vegetation can greatly increase the visual interest of Evergreen's landscape. Vegetation should be predominantly native to reflect the original composition of the trees.

LF: Libby Field Zone. The Libby Field section was first laid out in 1892 with revisions in 1900. In 1900/1, the Portland Annual Report cites that a new single grave section was introduced into the cemetery, and in 1917 Rules and Regulations were published by the trustees which limited the size of headstones to 2'6", with no monuments permitted in the single grave section presumably because of space limitations.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Libby Field was the beginning of smaller burial lots, denser development, and a uniformity of monument size and style.



Shrubs flank many monuments in Libby Field, and the rigid sheared shrubs create rectangular rooms that reinforce the regimented character of this zone.



What this meant for the Libby Field area was the beginning of smaller burial lots and a denser development, a uniformity of monument size and style, and a radical departure from the older sections that characterized the cemetery. The specific elements of the zone are as follows:

Topography and Spatial Definition. This zone is fairly flat, bounded on the north by a sloping area along its border with the Historic Zone. As in that zone, topography creates open views and a homogeneous character to the landform.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Monumentation and Lot Layout. Lots have been laid out in this zone in a dense grid pattern to maximize burial and facilitate maintenance. This design, coupled with a uniform size and design of monumentation, has caused a regimented landscape with little diversity of visual character. There are some exceptions to this in several larger monuments.

Circulation. The roads in the Libby Field zone are laid out in a pattern sympathetic with the circulation pattern of the Historic Zone, although they are wider than roads in that zone. The ellipse design acts as a focal element within the circulation in Libby Field, like the circles elsewhere in the cemetery. The landscape of the ellipse, however, does not take advantage of its potential as a focal landscape feature.

Vegetation. Where there has been sufficient space planned into lot development, trees have been added in this zone to soften the landscape. In some areas of the Libby Field zone, lots were so densely laid out that no space for trees was planned, and the landscape appears exposed and barren.

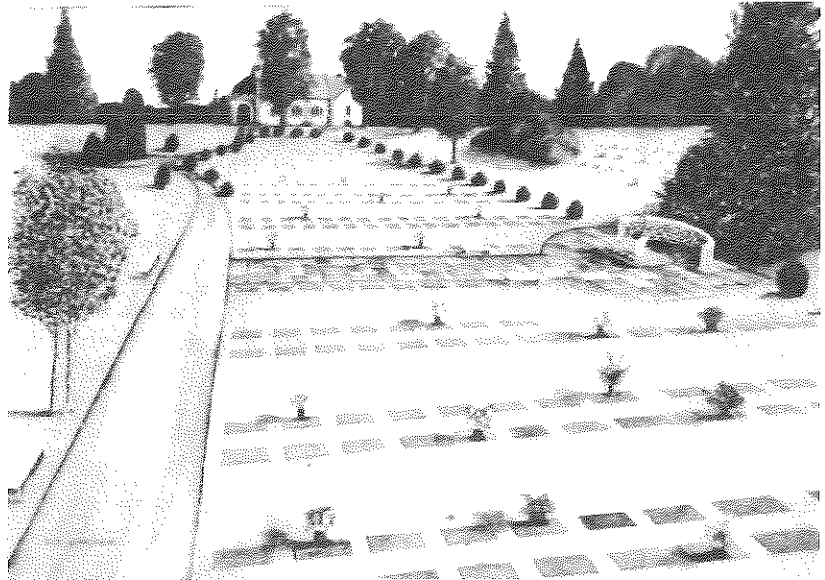
Shrubs flank many of the monuments in this zone, and hedges are used in some places to break up the larger space into smaller rooms. However, these rooms appear to be arbitrarily created, with no relationship to landform or other landscape features. The rigid, rectangular shape of these rooms with sheared shrubs on either side of colonial monuments reinforces the regimented character of this zone.

FM: Flat Marker Zone. Areas in the front of the cemetery near Wilde Chapel were laid out with a restriction of flat markers only for commemoration. The area east of Memorial Avenue, termed Memorial Park, was laid out in the 1940s. The area west of Memorial Avenue, termed Memorial Garden, was laid out in the 1960s. The topography of this zone is flat, and this combined with flat markers and no vegetation creates an open, barren character uncondusive to contemplation. Although the restriction to flat markers here was a good attempt to minimize the intrusion of monumentation into an important open space, the presence of flat markers is still clearly evident, made more so by the addition of tokens such as flowers and flags at the graves. This burial zone appears as an intrusion into this area, and a clear departure from the visual complexity and interest of the nearby Historic Zone.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Early sketch of the Flat Marker Zone. This area was designed as a clear departure from the visual complexity and interest of the nearby Historic Zone.



Current view of the Flat Marker Zone. The open, barren character appears inconducive to contemplation.

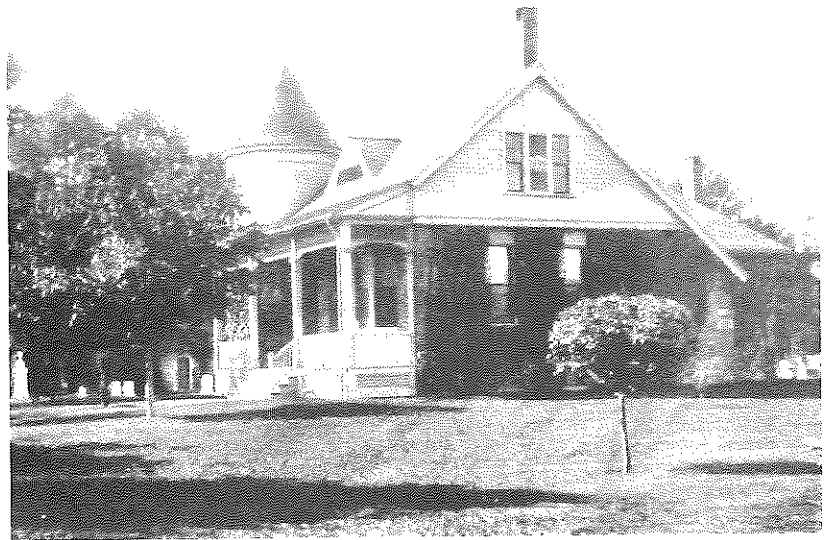


E1: Main Entrance Zone. The Main Entrance Zone includes the north entrance gate, the entry drive, the lawns flanking the drive and the office building. As noted above, the main entrance is wider than it was in 1857, and the allee of trees and shrubs has been replaced by broad lawns not defined or framed by plantings. This changes the character of the entrance and prevents a focused, ceremonial experience of transition from the city to the cemetery.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

The office building was built in the 1880s, and burned in 1961. Originally a distinctive wooden and stone structure with a gable roof and turret, the fire destroyed most of the building and the reconstructed structure is devoid of the architectural character of its predecessor. The roof profile of the present building recalls the original, but the historic integrity of the original structure has for the most part been lost. There is an attractive wooden sign identifying the building in front, but makeshift signs are found at the office door.



The office building built in the 1880's was a distinctive wooden and stone structure with a gable roof and turret.



The present office building is functional but lacks the historic integrity of the original structure.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Signage clearly conveys character, and the many signs at the front entrance are all regulatory, placed close to one another in haphazard fashion. There is no sign announcing and welcoming the visitor to Evergreen Cemetery. The sense conveyed here is lack of welcome and lack of care.

There is little sense of arrival at the end of the entry drive, where an overly large pad of asphalt bleeds into six avenues of differing sizes and surfaces. An experience of destination, arrival and orientation needs to be created, a role which the former receiving tomb performed to some extent.

E2: South Gate/Chapel Entrance Zone. The south entrance into the cemetery was constructed in 1901 and Wilde Chapel built in 1902, which became the focal point for the southern portion of the cemetery. This zone covers the entrance, chapel and roads and lawns surrounding the chapel.

This entrance gate is locked. The only identification sign for Evergreen Cemetery is over this locked gate, a mixed message of welcome and unwelcome. The existence of two gates of equal scale along Stevens Avenue creates confusion about access.

The chapel is a beautiful, dignified Gothic style structure of gray granite and yellow brick, with stained glass windows. The building was neglected for years, and is in very poor condition. It is currently undergoing a restoration intended to make the building water-tight.

The plantings around this entry landscape are effective to a degree in defining the zone, but more composed plantings are needed.



The dignified Gothic style chapel is currently undergoing restoration to make the building water-tight.

ANALYSIS AND RECOMMENDATIONS

I. Landscape Character

Edge: Stevens Avenue/Abutting Residences Zone. This zone consists of the flat residual undeveloped land between the two entrance zones at the front of the cemetery. There are patches of trees along the edge and one very dense stand of regenerating trees. The zone is presently undistinguished, and appears as a leftover space. The abutting residences break up the cohesiveness and limit development of the front edge of the cemetery.

W: Wet Hillside Zone. This zone marks the transition between the Historic Zone and the ponds, defined at the southeastern edge of the zone by the distinctive design of a retaining wall of mausolea. This sloping area is marked by a low density of monuments, where burial has been limited because of soil conditions. Erosion is evident because of wet conditions. The paths within the zone are all grass.

P: Pond Zone. The ponds, described above, are major elements in the cemetery's design and important visual amenities on the site. Today they appear more woodsy and less ornamental in character than the pond images of the late nineteenth century and the turn of the century. The degraded pond edges and fluctuations in water levels have negatively affected the edge character of the ponds. The roads at the ponds are in poor condition, and also contribute to the worn appearance of an otherwise special place in the cemetery.

UN: Undeveloped Zone. This large zone is a pleasant and inviting refuge of undeveloped woodland, undulating ground and rock outcroppings in the city. It is a delightful counterpoint to the developed cemetery landscape of thousands of pieces of funerary sculpture and a web of roads.

The Undeveloped Zone primarily consists of two landscapes. One is a high central area of exposed bedrock vegetated with small trees. The other is a lower, more level and somewhat poorly drained woodland with larger trees and an open groundplane. The tree cover in the Undeveloped Zone is mixed deciduous and evergreen consisting largely of White and Red Oak species, White Pine and Hemlock, with some Birch and Red Maple.



The Undeveloped Zone is an inviting refuge with undulating ground, rock outcroppings and small woodland trees.

I. LANDSCAPE CHARACTER

Recommendations and Guidelines

(See Plan for site-specific recommendations, page 26)

1. Access, Circulation and Parking

- *Maintain width of the entrance drive Established in 1880 and define the main entrance by strengthening the existing tree allee, similar to the original landscape treatment of the entrance, while allowing views under the tree canopy of broad lawns along either side. Define the edge of the lawn to the south without blocking the view. Establish plantings along the north property line to strengthen the character of the edge and screen views into Westbrook College.*
- *Design an arrival/orientation circle at the office building to provide a terminating focal element at the end of the drive.*
- *The Cemetery Entrance and the Chapel Entrance should clearly indicate their uses with appropriate signage. The Chapel Entrance should accommodate both vehicular and pedestrian entrances. Open the vehicular entrance when needed at particular times, while making this point of access welcoming by keeping the pedestrian entrance open.*

Plantings are recommended along the northern property line to strengthen the character of the edge and screen views into Westbrook College.



- *Strengthen the character of the front edge and visually connect the south and main entrances with massed evergreen plantings along the entire edge and a low memorial wall. Investigate the possibility of continuing the wall across the boundaries of the two private parcels that currently break up the cemetery's front edge. The wall should be of a compatible design to strengthen the character of the front edge and to deter automobiles.*
- *Investigate the future potential to acquire the non-historic private parcel along Stevens Avenue, and possibly the historic one as well.*

I. LANDSCAPE CHARACTER

Recommendations and Guidelines

- *Improve the character of the Brentwood Street entrance consistent in character with the Stevens Avenue entrances. Indicate in scale that this is a secondary point of access. Develop both vehicular and pedestrian entrances, opening the vehicular entrance when needed at particular times while making this point of access welcoming by keeping the pedestrian entrance open. Narrow the expanse of asphalt in front of the entrance and inside the cemetery.*
- *Improve the character of the cemetery access point into the western woodland from the adjacent housing development with a simple bollard design that visually connects this entrance with Evergreen Cemetery, welcomes the visitor, and indicates in scale that this is a secondary entrance to the property for pedestrians and bicyclists.*
- *Interpret the 1855 circulation system with gravel surfacing of most of the roads within that acreage, with the exception of several historic roads to be paved in bituminous concrete to support visitor and maintenance vehicular circulation.*
- *Limit visitor vehicular circulation to bituminous roads, in order to prevent degradation of gravel roads particularly during wet weather, limit pedestrian/vehicular conflicts, and open up the possibility of using the edges of selected grass paths for burial. Scale down the gravel roads to appear as pedestrian corridors, while maintaining sufficient width for maintenance and graveside vehicular circulation. Control vehicles with the use of bollards and chains, or curbing and signage.*
- *Make provisions for visits to graves by the elderly and handicapped that would be made inaccessible by proposed limitations of vehicles to bituminous roads only.*
- *Improve the condition of the roads with crowns and swales as well as the addition of drainage structures.*
- *Revert some paved roads to grass paths for prevention of erosion, ease of maintenance, and separation of pedestrian and vehicular traffic.*
- *Provide a well-distributed network of bituminous concrete paved roads to facilitate visitor and maintenance circulation and minimize the amount of bituminous concrete on site. Where bituminous concrete roads abut circles, pave the entire edge of the circle to articulate and strengthen the design. Revert the road between the ponds to gravel, preventing visitor vehicular circulation to control erosion and protect this area for use by the pedestrian. Establish Shore Avenue as the bituminous pond access road and connection to the cemetery loop road.*
- *Accentuate the presence of the circles as focal elements within the circulation pattern by the use of a combination of plantings, curbing and central monuments. (See Cemetery Development for further discussion.)*

I. LANDSCAPE CHARACTER

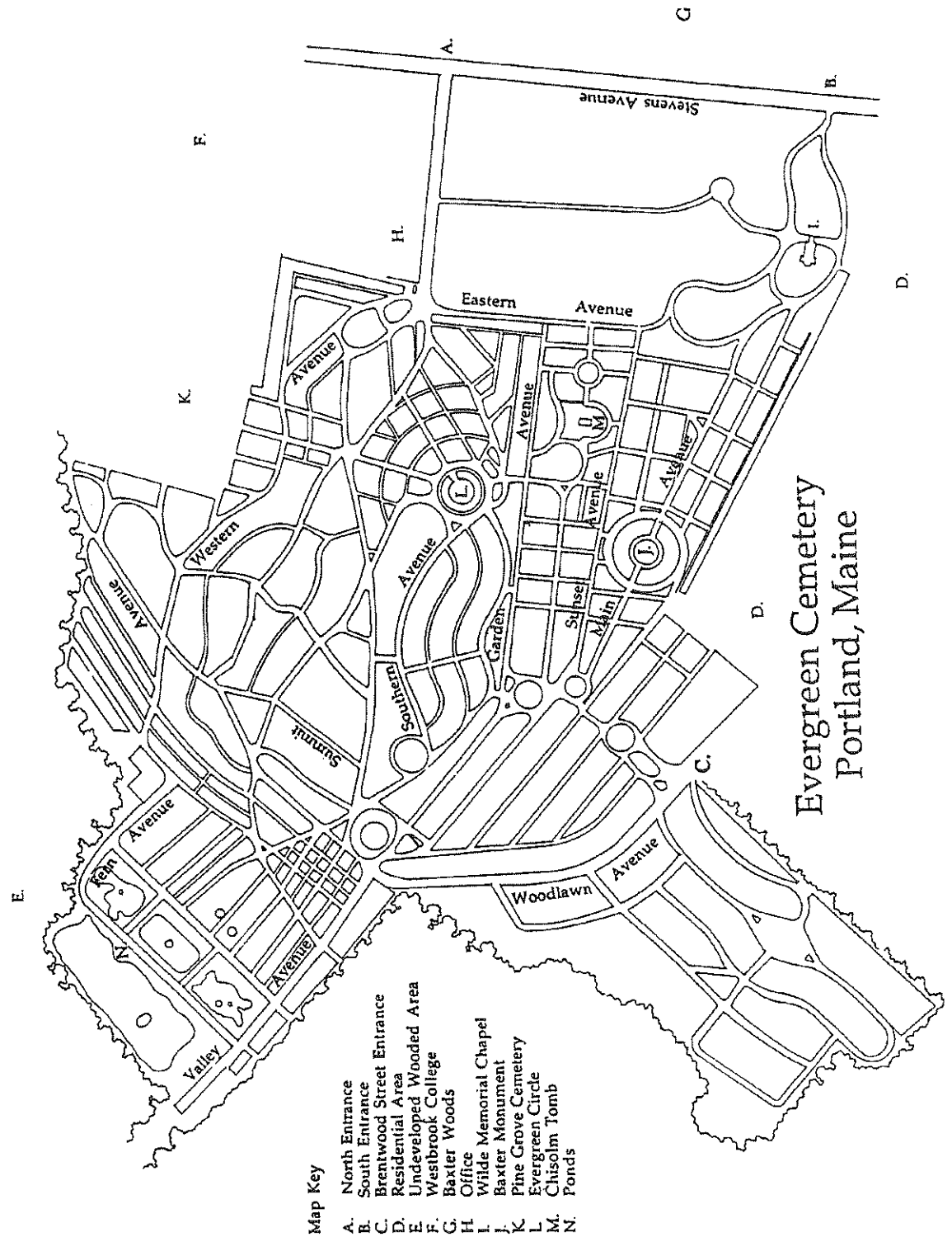
Recommendations and Guidelines

- *Incorporate Evergreen's trail system into the proposed burial expansion plan for the undeveloped acreage, expanding the trail system to connect around Libby Field to the Brentwood gate and above the ponds to Westbrook College.*
- *Limit commuter bicycling to the western woodland, maintaining one improved trail for commuters that moves between proposed burial sites, behind the ponds and into the Westbrook College property to the north.*
- *Maintain dispersed parking throughout the cemetery, with the exception of a small bituminous parking area for the office building and a small gravel parking area southwest of the ponds, for visitors to the ponds as well as for access to the trails.*

2. Signage

- *Express the richness of Evergreen's history and landscape with the design of a consistent signage system for the cemetery that is distinct yet integrated with a city-wide system for Portland's historic parks.*
- *Design an entrance sign that clearly welcomes, informs, directs and regulates. Install it at all entrances, using a small-scale sign for the woodland access point.*
- *Develop a site map exhibit for visitor orientation, to be installed near the office building.*
- *Install a minimum number of interpretive signs at key places to convey the history and significance of Evergreen, and improve public understanding and appreciation of the place.*
- *Install discreetly-designed regulatory signs in popularly used public areas (i.e. the ponds; the proposed sitting areas by the five-chamber tomb and by the chapel).*
- *Replace all road signs with newly designed signs, adding signs for every road.*
- *Improve the design and legibility of the hand-held site map. Use color coding to indicate guidelines concerning use.*
- *Integrate trail information for Portland Trails into Evergreen's signs, possibly using the Portland Trails logo to indicate trail locations on Evergreen road signs.*

I. LANDSCAPE CHARACTER
Recommendations and Guidelines



I. LANDSCAPE CHARACTER

Recommendations and Guidelines

3. Vegetation

(See Vegetation and Maintenance and Management for recommendations relative to vegetation condition and maintenance.)

- *Increase the quantity and diversity of tree species throughout the developed cemetery areas, particularly increasing the presence of evergreens and flowering trees. Concentrate on the use of native species in natural associations, including an increased use of evergreens, to reestablish a primary visual element within the historic landscapes. Use some exotic species in the newer areas (with the exception of the woodlands) to add diversity and distinctiveness.*
- *Research and develop a period plant list, and introduce period plantings in the historic area of the cemetery.*
- *Utilize trees to strengthen the presence of design features and linkages between design features. Examples are allees of trees along linear roads and between circles; and groves and other design compositions in open spaces and at important features such as the Civil War monument.*
- *Increase the use of shrubs and groundcovers as well as trees throughout the site to better define spaces, frame views and embellish the landscape.*
- *Expand the palette of acceptable shrubs on lots to increase diversity and the potential for flowering plants.*
- *Plan to maintain plantings through maturity to reinforce the idea of the rural garden cemetery.*
- *Utilize vegetation to distinguish different cemetery areas, highlighting differences in character and age of various areas to interpret the site's history and make areas distinctive and less homogeneous.*
- *Develop special planting compositions of trees, shrubs and groundcovers to announce the site's entrances and welcome the visitor. Include costs for maintenance in initial estimates of development costs.*
- *Strengthen the recreational and educational potential of the landscape by labeling some of the site's trees and shrubs.*
- *Screen the cemetery from its neighboring context with planting along its boundaries. Replace the Hemlock trees that were removed along the southern edge, plant a buffer between the undeveloped parcel south of Libby Field and the neighborhood, and plant along the edges by the chapel and by Westbrook College and along the Stevens Avenue edge.*
- *Reestablish the presence of flowers throughout the site, particularly the beds within circles and flowers at entrances.*

I. LANDSCAPE CHARACTER

Recommendations and Guidelines

4. Ponds

(See Vegetation and Maintenance and Management for recommendations relative to the physical condition of the ponds.)

- *Rehabilitate the pond landscape with plant compositions similar to those documented in photographs of the late nineteenth century. Use primarily native plant material in ornamental compositions, using the photographs as design guides. Maintain some open pond edges and some vegetated edges to control and guide human access while providing cover for animals.*
- *Reestablish the bridges and a gazebo at the ponds, developing them as memorial structures to secure a source of funding for the restoration and offer a special memorial product at the cemetery.*
- *Restore the flower bed on the island in the large pond.*
- *Convert the road between the three small ponds and the larger pond to gravel, as well as surfacing the paths between the three small ponds with gravel. Edge gravel ways with cobbles for erosion control and historic restoration.*

II. CEMETERY DEVELOPMENT

The potential for development of additional burial space in Evergreen Cemetery can be divided into two broad categories: available areas within the fabric of the existing acreage of the cemetery; and areas available within the undeveloped acreage of the property.

Development for burial within the latter should be designed with an understanding that the undeveloped acreage is also an important recreational space, with existing trails and the potential for new ones. Trail layouts can be sensitively integrated with new burial development in this area, in order to protect and maximize the recreational values of this land while recognizing the role of this undeveloped acreage for ensuring that Evergreen remain an active cemetery into the next century.

1. Available areas within the fabric of the existing developed cemetery

There is a significant amount of undeveloped land within the existing developed acreage of the cemetery. The largest undeveloped site lies along the eastern edge of the property, extending from the main entrance to the flat marker area, and around the chapel, an area of approximately 13.5 acres. In addition to this area, there are many small remnant areas such as the "islands" at the junction of roads and/or paths, land within circles, areas along the edges of roads and paths, areas between existing lots, unused areas within existing lots. There are also some areas that are currently poorly suited to burial because of high water table in the Wet Hillside Zone to the east of the ponds.

1a. Undeveloped Land at Front of Cemetery. The largest undeveloped area, at the front of the cemetery, consists of land adjacent to the main entrance and extending along the eastern edge of the property to the chapel (the Edge and Entrance Zones defined in Landscape Character Zones). The configuration of the flat marker development has created some small pockets of undeveloped land at the front of the cemetery, as well as constrained the location of future roads needed if this acreage were to be developed. Two small privately owned parcels with buildings abutting Stevens Avenue further constrain development by creating a very irregularly shaped edge along the eastern boundary of this land.

If these properties become available, it is recommended that the use of the property be compatible with cemetery uses (such as a caretaker's house and/or interpretive center), and that the zoning should reflect that compatibility. If possible, access should be from the back of the properties so the continuity of the cemetery edge can be maintained.

According to Soil Conservation Service soils mapping and experience of the cemetery interment staff, this area has deep sandy soils. The ponding experienced in the spring in the northern portion of this acreage adjacent to the main entrance seems to be caused by the lack of positive drainage of the surface. Percolation of surface water through the soil at this time of the year is most likely impeded by a layer of frost lying immediately below the surface.

Two other contextual issues are very important to consider in design of any development of burial space in this area. The land immediately adjacent to Stevens Avenue should be reserved from development in order to create a much stronger visual presence of the cemetery along the road, as well as a

II. CEMETERY DEVELOPMENT

buffer between the road and burial areas to maintain the contemplative character of the burial spaces. In addition, the two entrances each have important ceremonial functions which mark the transition into the cemetery from the city. Therefore a significant area at these locations should be reserved from burial and developed to better support the important ceremonial and welcoming functions of the entrances.

The remaining area at the front- approximately 7.6 acres - is available to consider for development. It is critical that there be control over the character and density of any development in this most visible and important area of the cemetery. The layout of roads and paths should build on that of the existing design.

1b. Development in Roads and Paths. There is residual land throughout the developed cemetery within the corridors of paths and roads. It would be appropriate, where the traveled way was clearly pedestrian, to accommodate some amount of burial and commemoration along these corridors. The critical element in any such development is the sensitive insertion of monumentation into the existing architectural fabric of development, particularly in the Historic Zone. Density should be carefully controlled in order to preserve the open space character of the landscape.

1c. Circles. There is undeveloped land within many of the cemetery's circles. Where space is available, development of additional burial lots in these focal areas would afford the opportunity to provide additional interment space as well as introduce monumentation in some of the circles to strengthen their presence within the site's circulation design. Increasing their visual impact can be done with structure as well as with planting.

1d. Islands. The several islands formed by the juncture of roads and paths presently serve as areas of "visual rest" where there is no monumentation. Some of these were apparently the sites of former ornamental plantings, and this function of enlivening the grounds and leaving undeveloped space within the cemetery is an important one which should be reinstituted. The largest of these islands - such as the site of the former receiving tomb and the ellipse in Libby Field - can be considered for development without negative visual impact on the landscape. Restrictions in terms of density and compatible style of memorialization would be critical to any successful development of these spaces.

1e. Wet Hillside Zone. The slope from the hillside tombs to the ponds has only been partially used for burial because of the presence of "springs". Further subsurface investigation is needed to determine the cause of this high water table and whether any subsurface drainage measures can be instituted which will relieve this saturated condition. Without better drainage, this area is not well suited to burial.

1f. Guidelines Governing Development. In general, all development within the Historic Zone should be implemented with great care and sensitivity toward the existing character of this historic site. New monumentation should be designed with historic motifs and shapes to integrate with the existing fabric of the architecture. The density of monumentation is another

II. CEMETERY DEVELOPMENT

important factor. If all remnant areas and unused portions of existing family lots were infilled with new burials with accompanying memorials, the cemetery could easily be overwhelmed with memorialization and the visual character of the landscape seriously diminished.

2. *Areas available within the undeveloped acreage of the property*

The soils information gained during Inventory, as well as site visits to the cemetery, have provided an overall picture of the character, potential and constraints for development of the undeveloped acreage within Evergreen Cemetery. This formed the basis for developing conceptual proposals for development. However, the exact location and size of development areas will require more detailed soils information including soil borings, and is beyond the scope of the current effort.

Most of the undeveloped acreage - approximately 103 acres - is located to the west of the developed area of the cemetery. This western woodland has many significant constraints on its use as burial land. There are two other undeveloped areas in Evergreen. Approximately 6 acres of land is located in a long, narrow strip to the southeast of Libby Field along the property line abutting adjacent housing; the Brentwood parcel. This area has been used as a soil dump by the city. A second area is located north and northeast of the ponds, consisting of approximately 6 acres; the pond parcel.

The main contextual issue in these areas relative to the functioning of the cemetery is that they serve as buffers between the cemetery and abutting housing. In aesthetic terms, any development in undeveloped land needs to be responsive to the principles that govern the cemetery's design, wildlife values, and recreational use. The exact configuration of burial areas will need to respond to site-specific conditions and constraints.

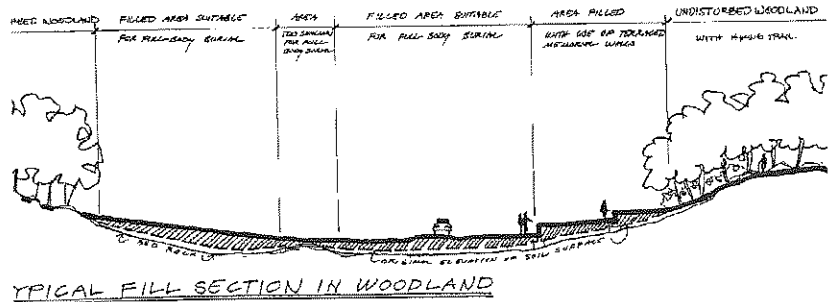
2a. The Western Woodland. The large western woodland - approximately 103 acres - abuts the Capisic Brook and a cleared right-of-way (R.O.W.) for Central Maine Power's high voltage transmission lines. Industrial/commercial development, located north of a railroad embankment, is visible from the cemetery property across the cleared R.O.W. Any cemetery development of this large area should leave a significant wooded buffer to visually screen these incompatible uses to the north. This western portion of the property has no road frontage, although informal paths link this area with the ends of one cul-du-sac, the railroad and a nearby pavement plant. Other informal access points have developed as well.

The soils which cover the western woodland present significant constraints for its development as burial space. A relatively small area of deep, well-drained soils suitable for cemetery development are located in the far north-western portion of the site near Capisic Brook. However, their lack of easy access because of their remote location within the property as well as the visual impact of adjacent transmission lines are significant constraints. The central area (approximately 58.5 acres) consists of undulating topography having well-drained, very shallow soils and numerous rock outcroppings. Usually soils such as these include some small scattered pockets of deeper soils which may be suitable for burial. A detailed soil depth survey would be needed to establish the exact location and extent of areas suitable for cemetery

II. CEMETERY DEVELOPMENT

use. In general, however, an approach of dispersed development, particularly dedicated cremation (urn burial) space which requires less soil depth than full-body burial, is the best development approach here. The placement of additional fill in areas is another way to make this area suitable for development of burial space to serve Portland's citizens in the future.

The placement of additional fill in selected areas of the western woodland is an alternative for making this area suitable for development of burial space.



To the northwest and southeast of the central undulating area of shallow soils are two areas with hydric soils, or areas with poor drainage characteristics. To the northwest of the area of deep, well-drained soils there is an area of approximately 16 acres, and to the southeast there is an area of approximately 22 acres. Depending upon hydrological functioning and types of plant communities within these areas, they may be largely or entirely undevelopable because of environmental regulations.

Wet or hydric soils are recommended as conservation zones. These, if designed sensitively with respect for cemetery use, could be compatible with the development of storm water retention areas recommended in the Capisic Brook Study if the water retention areas are designed as amenities.

2b. The Brentwood Parcel. The long, narrow area of approximately 6.2 acres (3 usable acres) located southeast of Libby Field and parallel to Hamlin Avenue presently serves as a buffer between the cemetery and the adjacent residential neighborhood. The use of this site as a dump complicates development here. According to Soil Conservation Service soils mapping, approximately half of this site should be suitable for cemetery development. Additional soils information along with topographic mapping and identification of dumped material are all important additional information needed to make a specific determination of development potential here.

This land has the potential for development of gravesites, and for above ground burial with a design layout that would visually make the area an extension of Libby Field. If this was done, the area could provide additional inventory for quite a number of years. Because of its relatively flat topography, location at the periphery of the cemetery, and proximity to an entrance, part or all of the area could also serve as the site for any future maintenance support facilities including stockpiling or a nursery holding area and greenhouses, if this were deemed necessary.

II. CEMETERY DEVELOPMENT

An important contextual issue is the proximity of the neighboring houses to this site. The first phase of any development determined to be appropriate here should be the development of proper grading and drainage and the planting of a vegetation buffer between the cemetery and the neighborhood. In addition, an inviting entrance should be developed.

2c. The Pond Parcel. The undeveloped area located to the north and northeast of the ponds consists of steep sloping woodland with some rock outcroppings and more level areas adjacent to the pond outflow and Capisic Brook. The proximity of the pavement plant and transmission lines and the need to screen these views make most of this area not well-suited for development of additional burial space. The location of a leaf and brush dump immediately at the edge of the burial grounds is another constraint. Removing this debris should be considered. The wooded edge immediately adjacent to the existing cemetery grounds might be developed with some small "pockets" for urn burial space, or with some filling, the development of some large family lots. Given the proximity with the ponds this development would presumably be very desirable.



The woodland edge may be developed with some small "pockets" for urn burial, or with additional filling, the development of some larger family lots.

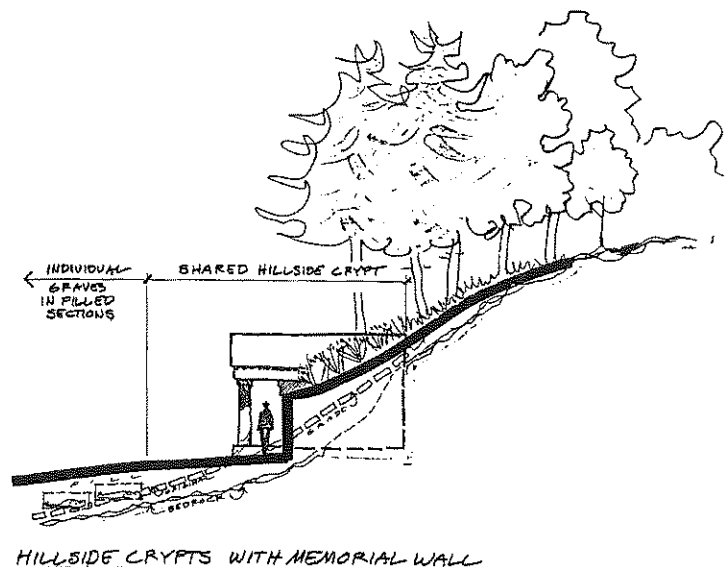
2d. Establish a system of design review and design development when implementing proposals for new burial and commemoration. The recommendations that follow are guidelines for the critical and complex issue of continued development at Evergreen. Parameters are set herein, but there are many design details that will need to be worked out as each recommendation is implemented. It is critical, therefore, that design review be an integral part of decision making and implementation. Design professionals should be involved in the on-going implementation of the plan, for design development as well as review.

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

Since monuments are a critical character-defining element of the cemetery landscape, and since the older areas could be significantly altered with additions of incompatible-style monuments, it is recommended that the cemetery assume greater control over monument design, including more detailed guidelines and restrictions than are currently spelled out in the Rules and Regulations. One recommendation is for Evergreen to produce a notebook of acceptable or preferred designs for lot owners to consider. Such an approach was considered by the creators of rural cemeteries, and proposed to be used at Mount Auburn Cemetery. In addition, a committee of design professionals should be considered to develop specific guidelines and review proposed monuments.

- *Reserve land for cemetery use or conservation use only.* Over the years, land within Evergreen has been considered for non-cemetery development. Not only would that have been a significant intrusion into this historic landscape, but it would have taken land away from the cemetery for future burial development. The listing of Evergreen on the National Register of Historic Places has ensured a greater measure of protection from such threats. However, it should be stated specifically that land within the borders of the cemetery shall be for cemetery-related development, for appropriate recreational use spelled out in this plan, or for conservation, also spelled out herein.
- *Establish conservation zones in the woodland acreage not appropriate for development* (see master plan map). Land that is unsuitable for development should be designated as conservation land, for low-intensity passive use or for the development of retention ponds in association with cemetery development and/or the Capisic River watershed study and recommendations. Depending on how this land should be managed, the city may wish to retain it as conservation land, or deed it with conservation restrictions to an appropriate organization as steward.



II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

- *Reserve from development the following areas for historical, visual and ceremonial reasons:*
 - the land between the chapel and Stevens Avenue;
 - the land around the main entrance;
 - the land around the ponds;
 - the land within the original 1855 parcel, except for potential development below Pleasant Avenue, potential development within circles, and development at the site of the former receiving tomb;
 - the land immediately surrounding the landmark structures of the Baxter monument and the Chisolm Tomb;
 - the land between Highland and Garden Avenues which expresses a period of cemetery development exemplified by curb lots.
- *Make use of alternative as well as conventional forms of memorialization to extend the cemetery's active life while protecting the visual character of the landscape.*

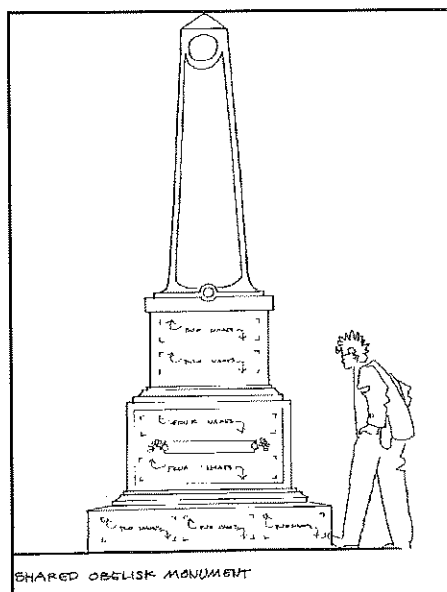
The master plan calls for developing new burial areas as well as infill in developed areas. The limiting factor in further development is not so much land as it is the number of memorials that can be added to the landscape without seriously damaging its character. In Landscape Character, above, the landscape is discussed in terms of character zones defined in large part by the layout of graves and the type of monumentation. Large family lots are in great measure a thing of the past. However, the pattern they create on the landscape, and the visual relief they offer, can be replicated with the use of a number of design devices:

- central monuments that could accommodate large numbers of burials with the addition of only one monument that could also serve as a focal feature, as exist in many family lots in the historic zone. The layout of names on the marker should be done in such a way as to express the individuality of each person honored.
- flat markers that are laid out in clusters or "ensembles", replicating the pattern of small stones found in family lots;
- layout of burial areas as gardens, with clusters of markers, focal features, and generous planting.

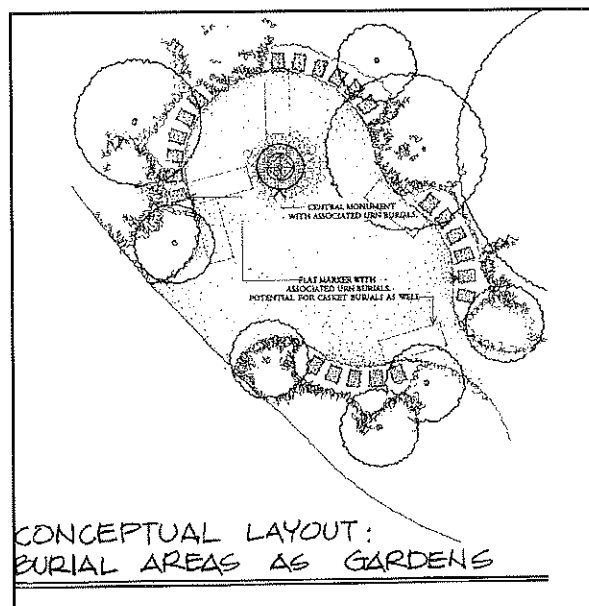
II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

A central monument could accommodate large numbers of burials and could also serve as a focal feature similar to what exists in many family lots in the Historic Zone.



It is recommended that the residual acreage in front of the cemetery between the two entrances be developed as a series of interconnecting rooms, having an intimate scale and inward focus.



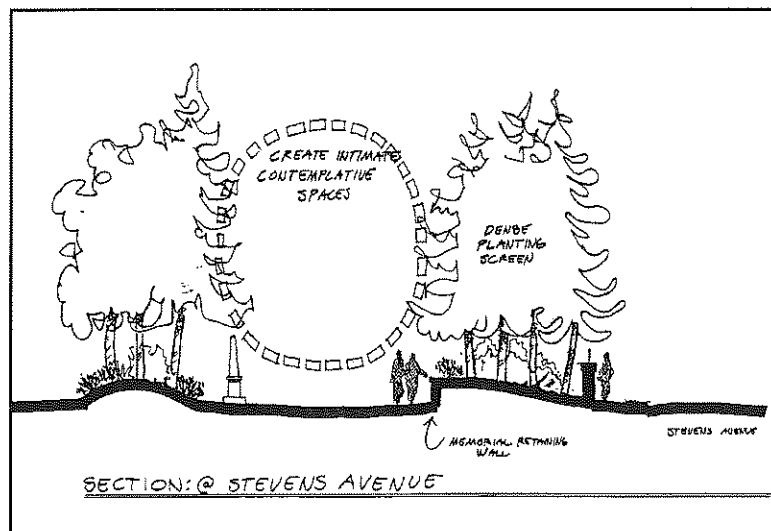
- Propose cremation to conserve land.
- Develop the residual acreage in front of the cemetery between the two entrances as a series of interconnecting rooms, having an intimate scale and inward focus to foster contemplation. Design the road layouts in sympathy with the original circulation design, with curvilinear alignments and focal circles.

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

In keeping with the diversity of architecture within the older sections of the cemetery, devise site-specific zoning for markers to encourage a mix of commemoration sizes and types.

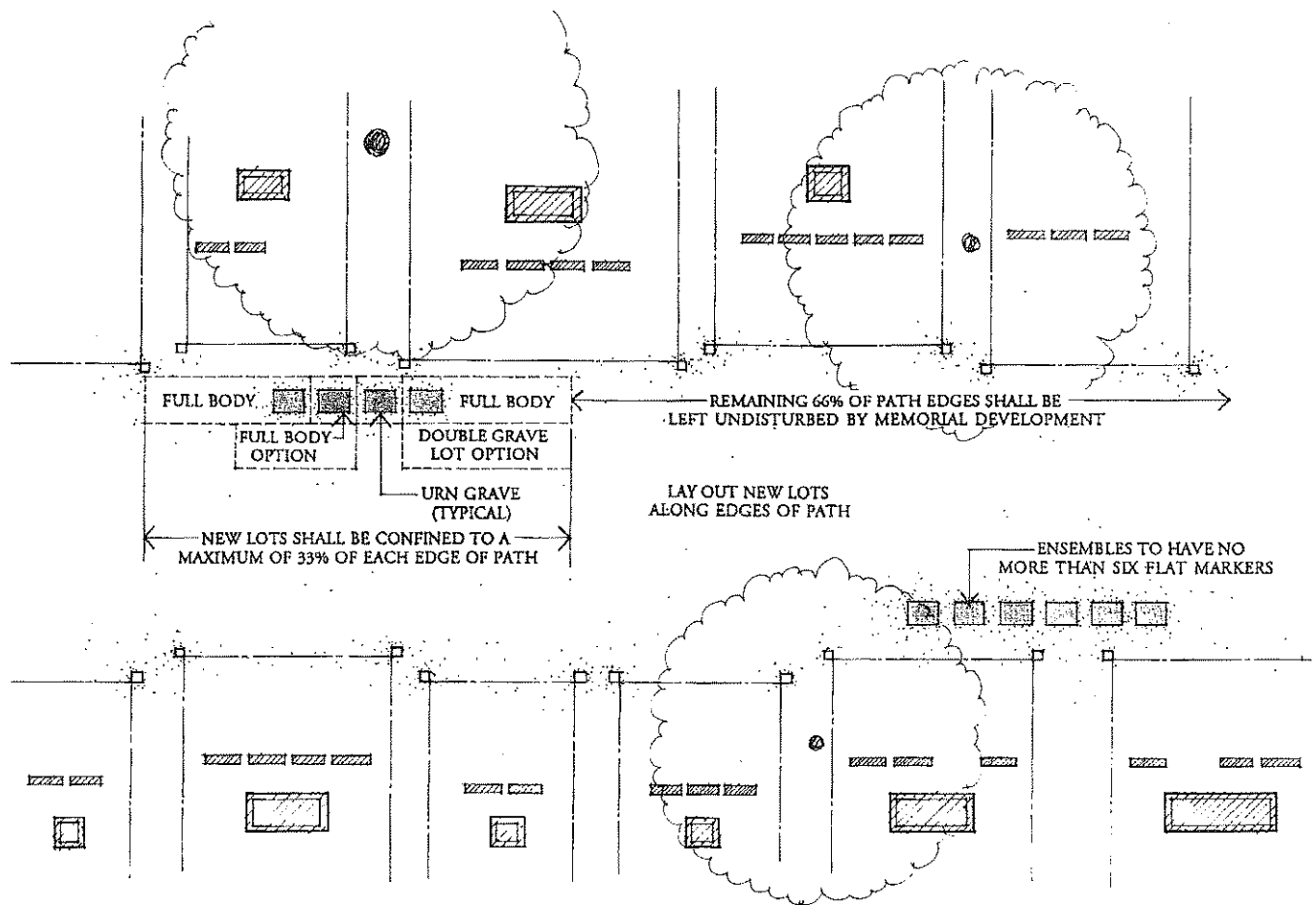
Utilize proposed bermed plantings at the main entrance to develop memorial retaining walls. Utilize the wall along Stevens Avenue to define the cemetery, prevent cars from entering the site after hours, and serve as a memorial wall.



Planted berms are recommended along the front area at Stevens Avenue in combination with memorial retaining walls.

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines



DEVELOPMENT OF GRASS ROADS

- In developed cemetery areas not proposed for reservation, add clusters of graves along some grass paths in keeping with the existing arrangement of graves in family groups. The density of infill development in paths should be dispersed, not continuous, with new lots confined to a maximum of 33% of each edge of a path and clusters of graves to contain no more than six flat markers each. Maintain a minimum of five feet for a walking way.
- Where there is space available, add burials in circles and islands with appropriate memorialization. There are circles within the developed areas of the cemetery with space available for further burial. There is also a need to strengthen the presence of the circles as important focal features within the landscape, and to restore their historical character as embellished landmarks in the circulation system. Both ends can be accomplished with the use of alternative forms of memorialization, particularly the use of central monuments (Evergreen Circle in particular would be an excellent place for a significant central marker), or the use of memorial curbs to mark the perimeter of a circle and have names of the deceased. Historically, the circles were ornamented with flower beds. This can be incorporated with central memorialization as well.

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

Some islands also have the potential for burial and memorialization, the largest being the site of the former receiving tomb. This could be the site of a central monument, with the possible addition of flat markers organized as clusters and the area richly planted. Because of its location at the terminus of the main entry drive, whatever is done should be carefully designed and considered to be a focal feature as well as a burial site.

Another large island in the cemetery is the ellipse in Libby Field. This also could be the site of a central, focal monument embellished with plantings, treated as a landmark feature within this cemetery area.

- *Reserve the acreage southeast of Libby Field for future above and below ground burial development and possible maintenance support facilities.* If it is determined to use a portion of this site for burial development, the portion of the site furthest from the Brentwood gate should be developed first, leaving the eastern half of the site open pending future determination of the need for additional or relocated maintenance support facilities including stockpiling, a nursery holding yard or greenhouses. A significant screen of vegetation should be planted along the property line to serve as a visual buffer for all future uses as a first phase of any development of this site. Further study should also be done to determine if this is the best location for such facilities.

- *Utilize existing and new site elements for memorialization.* There are many innovative ways to increase the cemetery's range of commemorative options that serve the bereaved and also benefit the landscape and the general visitor. One is the endowment of existing site elements and the addition of new elements to serve as memorials to the deceased. These would offer people a dignified way of remembering their loved ones with elements that are an integral part of the landscape. The endowment price of these options can also be less costly than a stone memorial. Proposals include:

- Memorial groves of trees
- Individual trees as memorials
- Gardens or flower beds as memorials
- Memorial benches
- Restoration of the bridges and gazebo at the ponds, dedicated as memorials

Discreet plaques should be designed for site elements used as memorials. When the proposal to label the cemetery's trees is implemented, if a tree is dedicated, the name of the deceased should be incorporated into the tree label, and not added as a separate plaque on the tree.

A special memorials program should be developed to encourage people to see the entire landscape as a memorial, and to contribute to the cemetery's horticulture in memory of a loved one. If this is done, there should be a plaque of names installed for view in the chapel.

- *After all other burial options are developed, examine the possibility*

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

of clearing openings within the existing woodland in the western part of the cemetery in areas suitable for development. (Additional soils investigation is critical.) Bring in well-draining fill to provide a minimum of five feet of depth for body burial (or seven feet of depth for body burial double deep, which would be more space efficient). Shallower areas would be used for urn burial or would remain as undeveloped woodlands. Use retaining walls to create terraces for burials and provide space for memorialization. Organize development as dispersed fingers through the woodland (see master plan map.)



Retaining walls are recommended to create terraces for burial and to provide space for memorialization.

A series of curving roads intersecting at circles is proposed. The circles would reflect the pattern of roads within the existing developed areas of the cemetery. Roads would be more curvilinear to respond to the varied topography of the site. The transition between the developed historical areas and this new development will be very important. Although this area should be designed in some ways as an extension of the developed cemetery, the woodland character of the site and the topography with rock outcroppings dictate a distinct character as well. In some ways, this suggests the development of the area more in keeping with the original rural cemetery concept: clusters of graves within the forest, a balance of art and nature in which nature predominated.

This development is shown on the plan to cover less than twenty acres over the 110 undeveloped acres in the western woodland area. It is proposed to be implemented incrementally over time. Rough projections indicate that the proposed development would take over 100 years to be developed and sold. Development of this area should be preceded by a wildlife study in order to minimize disruption of wildlife habitats, and to develop a plan which best integrates habitat considerations and burial needs. This is one of the largest untouched areas in Portland, and host to 178 species of birds in the area.

II. CEMETERY DEVELOPMENT

Recommendations and Guidelines

Although the costs of development will be greatest in this area of the cemetery, the value of grave space will vastly exceed the costs of development, even when development is organized to provide a great deal of spaciousness.



The woodland character of the undeveloped site and the topography with rock outcroppings dictate a distinct character which represents a balance of art and nature, with nature predominating.

III. USE

Background

The founding purpose of Evergreen Cemetery and one which endures today was to provide a contemplative place for burial and commemoration which, because of the beauty of its surroundings, would have a healing and inspiring effect on the living. Rural cemeteries were never conceived solely as repositories for the dead. They were intended as recreational places and, in nineteenth century terms, places to edify the populace.

Until the advent of Central Park in 1857, there were few outdoor places in or near cities in the nineteenth century that could be enjoyed by the public. As Puritanism declined, Calvinistic fears of death were replaced with a more sentimental romanticism about death, one which was well served by a visit to a beautiful cemetery. Therefore, Evergreen Cemetery served as a pleasure grounds as much as it served as a burial grounds, and it became a very popular place to spend time.

Dual Purpose of Cemetery

Today, that dual purpose continues as the cemetery is sought by grave-site visitors as well as scores of people for recreation and retreat. The forms of recreation have changed over time, and today the public enjoys the cemetery grounds for a wide variety of recreational activities.

A survey was conducted of the public's use and perception of Evergreen. It is clear from this data that, in addition to its value as a place to bury and visit the deceased, the cemetery is an extremely popular recreational place for the city and particularly for the neighborhood, since a large proportion of visitors come by foot. A significant percentage of visitors also come by bicycle. Many who responded to the survey visit the cemetery once or twice a week.

There is a broad range of passive and active recreational activities that visitors engage in at Evergreen: walking, jogging, bicycling, walking a dog, cross country skiing, ice skating, picnicking, feeding the ducks, enjoying nature, enjoying the cemetery landscape, attending organized cemetery walks, attending an annual hay ride, attending an annual road race.



Organized cemetery walks aid in introducing visitors to the site and in interpreting the many levels of information contained in the cemetery.

III. USE

The master plan's guiding principles state that Evergreen is both a public cemetery and "a refuge for appropriate, low-impact recreational activities. In the same space residents of the city and the neighborhood find refuge in passive recreational activities. Evergreen's role as a place of recreation must be balanced with its primary purpose as a cemetery in order for these two purposes to co-exist and not conflict."

It is important to recognize that Evergreen has had a tradition of affectionate use over many years, and as a public space the nature of that use is broader than it might be if the cemetery were privately owned. An example of a cemetery at the other end of the spectrum of recreational use is privately owned Mount Auburn Cemetery, where bicycling, jogging and dog walking are prohibited.

However, there needs to be a recognition that Evergreen is an active cemetery serving people at one of the most difficult and intimate times of their life, the burial and mourning of their lost loved ones. Both constituencies can be heard and a balance struck through the identification of specific places where particular uses are permitted, and other places where they are not permitted out of respect for the bereaved.

Visitor's Amenities

The cemetery provides very few amenities to serve the visiting public. The only place where there are benches is along the main entrance road. Specific sites need to be identified for gathering, and benches provided to support use by recreational visitors.

Education and Interpretation

Since the organization's founding in 1991, the Friends of Evergreen have accomplished a tremendous amount in galvanizing public awareness, appreciation and support for Evergreen. In addition to their tireless efforts on behalf of securing the cemetery's place on the National Register of Historic Places and the initiation of the master plan, an important aspect of their work has been the development of walking tours of the cemetery. This is an important service for visitors, and should be supported and expanded in order to bring greater understanding and respect for this significant place in the city's history and open space network.

Visitor Orientation

Recommendations have been made under Landscape Character, above, for improvements to the site's signage and circulation system. Those proposals for more signs throughout the cemetery, and for circulation changes that clearly delineate paths from roads and minimize pedestrian/motorist conflict, will serve to improve visitor orientation and safety as well as improve the character of the landscape.

Portland Trails

The Portland Trails plan to incorporate Evergreen within a regional transportation scheme linking open spaces can work well within the goals of the cemetery's master plan. The location and scale of trails needs to be spelled out, in order to provide a positive recreational experience while working within the proposed plan for expansion of burial sites, minimizing conflict with grave-site visitors in the developed areas of the cemetery, and protecting the woodland character of the western cemetery land and its ecological values.

III. USE

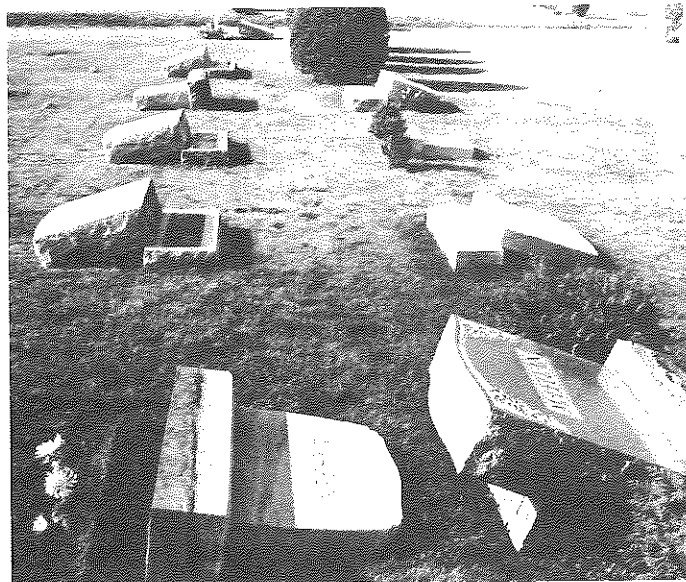
Evergreen is distinctive in having within its boundaries one of the largest undeveloped parcels of land in the city, where over 160 species of birds and many kinds of animals are attracted. The property encompasses marshes, wooded areas, fields and ponds that form a valuable and attractive place for passive recreation and nature study. The values of this land as a haven for wildlife and nature study should be taken into consideration when implementing burial recommendations in the undeveloped woodland, as well as recommendations for trail development and use, particularly commuter routes.

Inappropriate Uses and Vandalism

There are certain uses of the grounds that are offensive to both grave-site visitors and other recreational visitors. One is bringing a dog into the cemetery without a leash and also not cleaning up after the dog, something that was cited as bothersome in the user survey. Another is cross-country skiing across graves, which has brought complaints from lot owners each winter. Both are prohibited in the Rules and Regulations of the cemetery.

Evergreen has suffered over the years from bouts of vandalism, particularly the turning over of gravestones at night. The cemetery staff has responded immediately to the problem by resetting the stones as soon as the damage is done, but it is difficult to police a place as large and full of structures as a cemetery. However, immediate response is one excellent way to deter future abuses.

A city function that helped deter vandalism and inappropriate use of the grounds in the past was enforcement of regulations with the use of patrols. Police patrols were used at Evergreen in the 60s and 70s, and eliminated because of budget reasons. However, the presence of people charged with reinforcing appropriate behavior in a positive way, such as park rangers, would be a great asset and support to the cemetery staff.



Evergreen Cemetery continues to suffer from bouts of vandalism. The presence of a caretaker or park rangers could reinforce appropriate behavior in a positive way.

III. USE

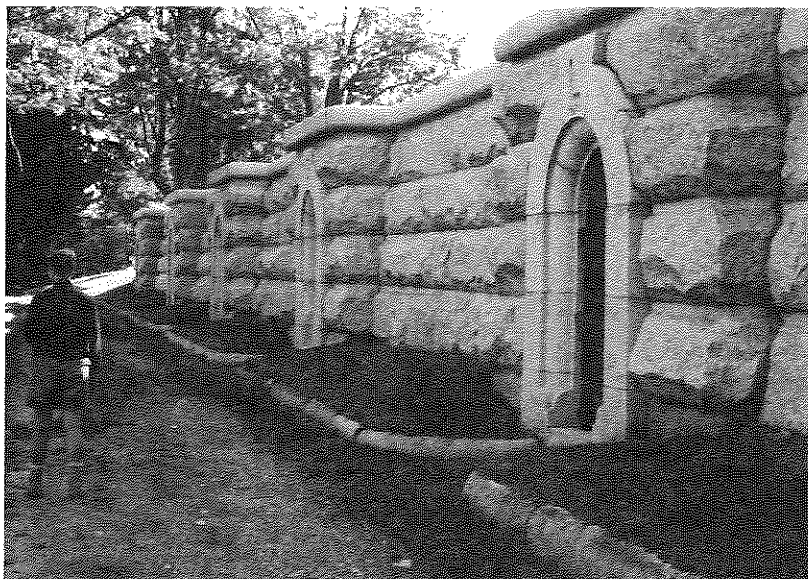
Recommendations and Guidelines

-
- *Implement the following zoning recommendations for active recreational use:*

- Active recreational uses—running, bicycling, cross country skiing—in non-active cemetery areas (where burials are at least five years old).
- Recreational bicycling on bituminous concrete roads only in the developed cemetery areas, on soft-surface trails in the woodland area.
- Commuter bicycling along the designated commuter route (see plan).
- A designated landing area, possibly a pier, at the large pond for controlled access for ice skating, to provide for the use while preventing erosion and compaction.

- *Develop the following specific sites for passive recreational uses such as sitting, picnicking, gathering of groups:*

- The ponds: benches, gazebo, no vehicular circulation between the ponds, a small parking area to the south of the ponds.
- The sunken circle: a series of terraced walls for sitting and gathering. An historic picture of this feature shows circular paths. Walls will also discourage bicycling in the summer which damages the grass.
- By the five-chamber granite mausoleum: two sitting areas with benches on either side of the mausoleum complex, to take advantage of one of the only long-distance views in the cemetery while preventing visitors from sitting on the private lots.



A sitting area with benches is recommended for each side of the five-chamber granite mausoleum complex. This is intended to take advantage of one of the only long-distance views in the cemetery.

III. USE

Recommendations and Guidelines

- At Wilde Chapel: a sitting garden area with benches to support potential future use of the chapel as a place for educational activities and special compatible events, extending the function of the building to the surrounding landscape.
- At the site of the former receiving tomb: this area is proposed for burial and memorialization, but is large enough that a sitting area could be incorporated into the design. Since it is situated at the front entrance and office, it could be a desirable place to sit and relax.
- *Support and expand the educational efforts of the Friends* through the establishment of a Friends office in the cemetery, continued publications, lectures, walking tours and the possible future development of a visitor information center at the chapel. Use the educational vehicle of Friends publications and events to educate the public about master plan recommendations including innovative burial and memorialization options and landscape rehabilitation.
- *Enforce regulations governing appropriate uses of the cemetery.* Reestablish patrols in the cemetery, in the form of park rangers in collaboration with citizen patrols to regulate, inform and assist visitors. Reinforce their function as rangers more than security forces.
- *Work with Portland Trails to establish a system of trails through Evergreen connected with the larger open space network.* (See plan for proposed corridors.) Place the Portland trails logo on Evergreen road signs within the developed cemetery areas to indicate the trail corridor through the historic areas. Keep designated trails to the peripheral roads of the cemetery.

Develop unpaved trails in the woodland areas compatible with the layout of proposed burial sites.

Develop an improved commuter route through the woodland area, as shown on the plan, connecting to the Westbrook College land. Keep commuter routes out of the developed cemetery areas.

IV. MAINTENANCE AND MANAGEMENT

An evaluation of the horticultural and grounds maintenance practices at Evergreen Cemetery was made by Paul Rogers, consulting horticulturist to The Halvorson Company, Inc. This evaluation is based on interviews with cemetery staff, review of budget material, review of vegetation inventory summaries, and one site visit.

What follows is a summary of the major observations and recommendations regarding grounds maintenance and management to support the master plan goals and ensure the healthy future of Evergreen's environment and landscape character.

1. Trees

An assessment was made of the data on species and size of the site's trees within the developed cemetery acreage. It was found that the tree mix at Evergreen is currently very homogeneous. Of the total tree population of 1241 trees in the developed cemetery acreage, 49.6% are maples, ten species are represented by only one specimen, and twenty-two species are represented by five or fewer specimens. This lack of diversity not only affects the character of the landscape, contributing to a lack of visual diversity throughout the developed cemetery, but it creates horticultural problems as well. Monocrops are vulnerable to crippling damage caused by insects and disease, creating a more widespread problem with a greater percentage of one species. Pear thrips, which attack maples, are increasingly reaching damaging levels in northern New England.

In terms of size, 85% of the trees in the developed acreage are over 12" in diameter. This indicates a mature, even-aged population of trees, with relatively few smaller trees growing up to take the place of the mature stand when those trees die. The city's Forestry Division focuses on removing dead or dangerous trees, at an average of five per year. They also do pruning and cabling. With the Forestry Division's cycle, it takes three to four years to move through the entire site.



85% of the trees in the developed acreage are over 12 inches in diameter. This indicates a mature, even-aged population of trees, with relatively few smaller trees growing up to take the place of the mature stand.

There is no tree replacement program for the cemetery, nor a dedicated budget for cemetery vegetation. There is also no fertilizing or pesticide program. The trees, particularly the maples, are showing clear indications of decline, with thin foliage on many specimens, yellow foliage and a significant amount of dead wood.

The tree population of the wooded sections of the site, on the other hand, is a fairly healthy mix and typical of the New England hardwood forest: maples, white pine, red pine, white oak, and birch.

2. Shrubs and Groundcovers

There is very little use of shrubs and groundcovers other than grass at Evergreen. There are shrubs at the office building, at the ponds, and on burial lots in the newer areas. There are at present two shrubs permitted to be planted on burial lots: Dwarf Alberta Spruce and Dwarf Arborvitae. The cemetery has limited the choice of shrubs because of use of plant materials in the past that have proven difficult to maintain. Yews are no longer allowed, since they have in many places overgrown their space and are impinging on other lots. However, as with the trees the development of monocrops of shrubs have visual and horticultural problems. Lack of a range of choice creates excessive uniformity in the landscape, and disease that attacks one species can threaten a large proportion of the shrub population. In particular, Globe Arborvitae has many pest problems, and is subject to breakage during ice storms. Shrubs on lots are trimmed yearly.

Judicious use of groundcovers to replace grass in places can decrease maintenance in difficult-to-mow areas such as on steep banks.

3. Grass

Grass serves an important aesthetic role in a cemetery, and an important functional and ceremonial role as a covering for the thousands of graves on the site. However, it is a difficult crop to culture well, and requires a significant amount of maintenance to keep it in good condition. It is also difficult to maintain in a cemetery, where the thousands of monuments present obstacles to grass mowing and require trimming or herbicide applications.

Areas A through M are higher, dryer and shady, and the grass grows more slowly there. The grass in the "doubles" areas and in the front grows faster. The grass in the wet area uphill from the ponds grows so fast that it is necessary to cut it once a week.

The ground throughout the older section of the cemetery is uneven, with sinkholes in many places. There is a need for grading, leveling and re-seeding.

There is no fertilizing of the grass. It has become standard practice at other public sites, and notably at Gettysburg Military Park which includes the cemetery, to subdivide and prioritize the maintenance of grass areas in order to make the best use of manpower. The expectations of grave-site visitors need to be taken into consideration, and whatever is done in terms of differential treatment of grass must look deliberate. However, the cemetery's grass historically was a much rougher-looking turf, seen in photographs of the cemetery's first decades. The need to improve the grass condition in high-visibility or ceremonial areas can be balanced by a different treatment in other areas.

IV. MAINTENANCE AND MANAGEMENT

Grass is cut at the cemetery when it is short enough to allow the clippings to remain on the ground, unless they are wet. The crew does weed whacking whenever it can, using two or three people daily for the task. The management staff estimates that there should be five or six people to do weed whacking in a timely manner. In the spring, the crew repairs winter damage caused by winter interments and plowing. The ground is re-loamed and re-seeded where needed.

4. Flowers

There used to be up to 20 flower beds at Evergreen - in circles, at the office building, at the pond, and in other selected locations. Today there are two, one at the office building and one near the Brentwood gate.

The cemetery has specifications for flowers on lots covered by trust funds, identifying species and containers. The cemetery plants 3000 plants in the spring. Flowers and other decorations on lots need to be moved in order to mow. The city has arrangements with two or three large greenhouse suppliers for their supply, and the orders are sent out to bid and reserved. The major effort is to get flowers on lots by Memorial Day. When flowers have died, they are taken off lots. Summer decorations are removed from lots during the first half of November.

5. Leaf Removal

Leaf removal occurs from mid-October until the first snowfall, for 8-10 weeks. The work usually does not get completed, and in April when the snow melts the rest of the leaves are raked up, which have become matted down by snow.

For the last four years, when money for seasonal help was cut, the city organized a "Rake 'N Bake" day on which the city department heads let their staff go to work at Evergreen on Halloween Day to rake leaves. City staff work 6 hours and get paid for 8. The day not only gets a tremendous amount of work completed at Evergreen, it also fosters team spirit among city personnel. The first year it was instituted, 250 people raked 85 acres of leaves, a task which would have taken the cemetery crew 5 weeks to accomplish.

Leaves are hauled to the cemetery's vegetation dump, the site of the old quarry near the ponds. The city is starting a municipal compost, where leaves from the cemetery will be brought in the future.

6. Management and Personnel

The city has instituted umbrella management, a cooperative arrangement under which crews and equipment from the various departments are available to one another, thereby increasing efficiency. The city's road crew plows Evergreen's roads in the winter, and the Forestry Division prunes the cemetery's trees. What it also means, however, is less control by Evergreen staff over site maintenance decisions. The process of reinventing government that Portland is currently undertaking will be addressing the issues of management structure and maintenance control.

The cemetery's full-time crew numbers five people, with one supervisor whose job it is to head the crew as well as sell lots. There are 8-11 seasonal workers from April to November. Three years ago, Evergreen had \$165,000 in the budget for seasonal workers, and this year they had

\$50,000. The cemetery supplements its seasonal force with Work Fare, a program which requires people on welfare to work 16 hours a week while looking for a job. People are assigned to different areas of the city on a daily basis. The welfare office tries to bring continuity by assigning the same people to the same public job sites, but this is often not possible. As a result, there is a lack of skill development, with 2 or 3 Work Fare people filling one cemetery position. The cemetery has to use more Work Fare people per day because they are untrained and therefore less efficient. Also, some tasks cannot be done by Work Fare crews because of union contracts. There is concern that if the economy improves, there will be less Work Fare people available for use, and funds would have to be increased in the seasonal account. Since this cannot be forecasted with enough advance notice to make an adjusted budget request, it is probable that at some point insufficient funds could be allocated for seasonal work at the cemetery.

7. Support Facilities

Assessment of the maintenance buildings was beyond the scope of this study. However, general information was obtained from cemetery personnel. There are three working buildings and one old storage area dating from the 1880s. Two of the buildings are less than 30 years old, and in good condition. One apparently needs heat, because there is not enough heated storage to work on vehicles. A seven-bay maintenance building, also dating from the 1880s, is in poor condition and needs to be replaced.

Potential changes in the management structure of the cemetery, the implementation of maintenance and horticultural recommendations of the master plan, and the development of new grave sites may all necessitate additions to or relocation of the current maintenance facilities. A detailed study of the need for ancillary facilities to support improved maintenance, relocation of the current maintenance yard, or the addition of new services such as a nursery to facilitate an expanded planting program, was also beyond the scope of the master plan. However, all of these scenarios are possible and some may be necessary in the future.

One location that has the characteristics desirable for support facilities is the six acre undeveloped parcel next to Libby Field: extensive open land that is relatively flat, allowing space for development as well as for a wide planted buffer; proximity to the site's periphery; and proximity to an entry road. It did not appear, from an initial reconnaissance, that there was another undeveloped parcel that satisfied the needs for building development and access that a maintenance facility would have. Before any such development were to occur, however, a study should be made to determine if this is the best location, and if there are any other sites within the cemetery suited for development. If this land were to be used, it is very important that there be visual separation from the neighborhood, and as much audial separation as a dense planting of vegetation can provide. There is enough land here to plant a 100' buffer, if deemed necessary, which would provide a considerable separation from the neighborhood.

8. Equipment

There is cooperative distribution of equipment and staff in the city, as well as some equipment that is dedicated to the cemetery. The city system has two 16' mowers, which are used for the big open front area. There are

IV. MAINTENANCE AND MANAGEMENT

three 48" riders, one 52" rider, one 60" rider and 18-20 hand mowers dedicated to Evergreen. The cemetery never uses more than 9 or 10 hand mowers at one time, to accommodate breakdowns. The cemetery also has three pick-up trucks, one yard car for funerals, one rack-bodied truck, one 1 1/2 ton dump truck in good condition, and one 1 1/2 ton dump truck in poor condition. Every year the budget request for a new truck is cut in order to meet the city budget.

9. Monuments

The maintenance of monuments is the individual family's responsibility, paid for through trust funds. The cemetery cleans monuments with a 50/50 solution of bleach and water, using a hand brush and a tank of water. No high pressure wash equipment is used. The cemetery's monuments are cleaned on a five year cycle, 20% per year.

10. Roads, Burial and Drainage

The Department of Public Works fills the potholes on the cemetery's asphalt roads. The Evergreen crew drags and scrapes the gravel roads, and fills them with new gravel each spring. The superintendent estimates that Evergreen needs \$50,000 for overlaying roads with new asphalt. However, maintenance of the city roads are a higher priority for city funds, and get funded before Evergreen's roads.

Drainage is an enormous issue for the cemetery. Because of the lack of a drainage system throughout Evergreen along with the lack of adequate road construction in the form of crowns and swales, there is a great deal of uncontrolled water in the cemetery. This in conjunction with deferred maintenance of the site's roads has contributed to a condition in which the majority of the cemetery's roads are in fair to poor condition. If the grade of a road is less than 5%, grassy swales are sufficient to handle runoff. Anything steeper than that requires some form of drainage structure to handle the water.



Deferred maintenance of the cemetery's roads has contributed to a condition in which the majority of the site's roads are in fair to poor condition. There is a lack of adequate road construction in the form of crowns and swales.

IV. MAINTENANCE AND MANAGEMENT

There are also several areas of the cemetery—most particularly, the hillside above the ponds—that, because of the high water table, currently cannot be developed for graves. More investigation is necessary in places to determine site-specific problems and recommend solutions.



Because of the lack of a comprehensive drainage system throughout Evergreen, there is a great deal of uncontrolled water in the cemetery.

11. Ponds

There are old brick culverts in the ponds. New PVC drains were installed in the three small ponds during the fall of 1992, all of which empty into the large pond. One of the drains is clogged. A second drain pipe is set too high, and is visible above the water.

The condition of underground and surface drainage systems are contributing to problems of eutrophication and sedimentation of the ponds, as well as erosion of the banks. Uncontrolled runoff from the hillside above the ponds has deposited a significant amount of soil at the pond edges, changing pond contours. Pond edges have also been altered by fluctuations in water levels due to changes in the ponds' drains, causing formerly wet areas to dry up with accompanying changes in pondside vegetation.

An assessment of the water quality of the ponds was beyond the scope of this master plan. However, comments made during a site walk in the fall of 1992 by Richard Eakin, Professor of Biology at Westbrook College confirm a concern about overpopulation of waterfowl in the ponds, which are befouling the water to such a degree that the ponds are overloaded with nutrients and close to being rendered sterile, as well as contributing to the excessive growth of algae. Feeding the waterfowl is a popular activity for young and old visitors to the cemetery, the benefits of which should be weighed against the health of the pond environment.

IV. MAINTENANCE AND MANAGEMENT

About fifteen years ago, the area to the northwest of the large pond was also filled with water. Succession is filling it in and turning it into a much drier area, but there is a channel running through the middle of it. Apparently, when this area was connected to the larger pond, the ducks would have their young there.

It is hoped by the city that the association of the ponds with stormwater management and the Capisic River watershed can leverage funding for maintenance and improvements to the ponds.

IV. MAINTENANCE AND MANAGEMENT

Recommendations and Guidelines

1. Trees

- *Institute a regular program of fertilization, pruning and planting for the site's trees:*
 - fertilize and prune trees on a cycle of 20% a year to start, 33% a year once program is established. Fertilize with organic fertilizer, and add lime first in order to not lose the benefits of the fertilizer.
 - anticipate increased growth and maintenance needs in response to fertilization, to be supported by increased budget support for maintenance.
 - develop a planting schedule that responds to the need for regular tree replacement as well as new planting in areas with little tree cover, particularly southeast sections near the Chisolm Tomb.
 - consider tree planting on lots, contacting lot owners for permission particularly in older areas where there are inactive lots.
- *Prioritize planting program by areas of cemetery, identifying one area at a time for development, i.e. front entrances; circles; ponds.*
- *Generate plant lists for specific areas and purposes, and find sponsors to implement planting. Incorporate maintenance costs into initial purchase costs. Examples of lists:*

Focal Areas
Ceremonial Areas
Historic Zone (may be subdivided into several subzones)
Areas with Space Limitations
Plants for Wildlife

2. Shrubs and Groundcovers

- *Expand the list of shrubs appropriate to be used on lots.*
- *Remove overgrown shrubs, contacting lot owners first. Do not prune overgrown shrubs beyond what can be reached from the ground. Consider billing lot owners for work if no trust funds to cover it.*
- *Institute a regular program of fertilization, pruning and planting for the site's shrubs:*
 - fertilize and prune shrubs on a cycle of 20% a year to start, 33% a year once program is established. Fertilize with organic fertilizer, and add lime first in order to not lose the benefits of the fertilizer.
 - anticipate increased growth and maintenance needs in response to fertilization, to be supported by increased budget support for maintenance.
- *Make use of groundcovers to replace grass in particular areas, such as steep banks, curbed or fenced lots, and in association with shrub*

planting compositions. Reduce maintenance and add character with the use of sustainable native species.

- *Commit to the increased maintenance necessary to culture new groundcover plantings and establish ground coverage for two to three years: weeding, watering, mulching.*

- *Consider wildlife habitat in the selection and location of shrubs.*

3. Grass

- *Re-grade and re-seed localized areas where there is undulating turf.*

- *Establish a hierarchy of grass areas - primary, secondary and tertiary - according to the following criteria: high visibility, ceremonial, and active burial areas to be primary; the Historic Zone to be tertiary (to reflect the rougher turf of the nineteenth century); and the balance of the cemetery to be secondary.*

- *Fertilize grass according to identified hierarchy, following the schedule below:*

Primary: Apply ground limestone at the rate of sixty pounds per one thousand square feet in the spring, and fertilize once to stimulate greening of the turf. Fertilize twice in the fall, once about October 1 and again about November 10, with 12-8-20 or similar fertilizer.

These recommendations are based on current research which shows fall to be the ideal time to fertilize turf. Feeding at this time makes grass more cold resistant; reduces disease and winter injury; keeps the grass growing later in the fall, thus shortening its dormant season; provides a residue of nutrients for spring green-up of the grass; and suppresses weed growth by promoting grass health.

Secondary: Apply ground limestone at the rate of fifty pounds per one thousand square feet in the spring, and fertilize. Fertilize once in the fall with 12-8-20 or similar fertilizer about October 15.

Tertiary: Do not fertilize or lime except as a specific response to a given problem.

4. Flowers

- *Increase the use of flowers in identified ceremonial areas, such as the front entrance and the circles.*

- *Consider the development of memorial gardens to supplement income and support the maintenance of flower beds.*

5. Leaf Removal

- *Compost and re-use leaves on site.*

6. Management and Personnel

- *Establish a budget with dedicated line items in order to plan, manage effectively, quantify the budget need and effectively advocate for increased funding.*

IV. MAINTENANCE AND MANAGEMENT

Recommendations and Guidelines

- *Maintain present level of staff until such time as other recommended tasks are implemented with the support of additional funding.*
- *Develop job descriptions for cemetery staff.*
- *Identify routine tasks that can be accomplished by volunteer labor, with a volunteer coordinator overseeing the work.*

7. Support Facilities

- *As master plan recommendations are being implemented and potential changes in management structure are devised, assess the need for improved, expanded or relocated maintenance facilities. Investigate all possible locations for such facilities, in addition to the parcel southeast of Libby Field.*

8. Equipment

- *Maintain the present equipment, which appears to be satisfactory for the cemetery's needs, with the addition of a new truck.*

9. Monuments

- *Consider assuming responsibility for the care of monuments of historic and artistic significance, if no trust funds to cover such care.*

10. Drainage

- *Improve drainage throughout the site with improvements to the construction of roads (swales, crowns) and a commitment to the phased development of a drainage system. Conduct further study to determine the site-specific causes of particular drainage problems.*

11. Ponds

- *Make any necessary changes to drainage structures in the ponds, restoring brick culverts and constructing new concrete culverts as necessary to control fluctuations in water levels, and to restore water to pond areas that have dried up. Dredge accumulated soil that has eroded and deposited in the ponds.*
- *Control runoff from hillside to prevent deposition of soil along pond edges.*
- *Conduct a water quality study to determine the condition of the water, and develop a plan to improve water quality.*
- *Investigate ways to control the waterfowl population. Encourage the public to feed cracked corn rather than bread, which is less problematic if it settles to the pond bottom. Consider selling corn to the public.*
- *Expand the larger pond to the northwest, returning water to the area that is presently filling in.*

A detailed assessment of Evergreen's finances and administrative structure was beyond the scope of the master plan. However, this is an issue of utmost importance for the future well-being of the cemetery. It is important that some general observations and assessments be made in the context of the master plan, because the management and financial strength of the cemetery have historically affected its ability to carry out its mission, and will continue to do so in the future.

Administration

The Trustees of Evergreen were first appointed in 1869 as the cemetery was becoming too large and active to be administered with other public grounds. The trustees brought increased structure and fiscal accountability to the governance of the cemetery. In 1957 the cemetery was placed under the Parks and Recreation Department, rather than existing as a separate department. There are efficiencies that are realized by the city with this management structure. However, Evergreen must compete with the needs of other city spaces and infrastructure for scheduling of maintenance and budget priorities.

The issue of governance of the cemetery should be evaluated in order for Evergreen to receive the best guidance and advocacy possible within the municipal structure.

The Friends of Evergreen serves in an important advocacy and stewardship role.

Finances

The master plan analysis indicates that maintenance must be upgraded if Evergreen is to survive as a vegetated landscape, let alone enjoy any improvements to its landscape character. Care of the grounds is wholly dependent upon securing an adequate source of money for maintenance and capital expenditures each year relative to the many legitimate competing needs in the city. At the time when Evergreen ceases to be an active cemetery, continued maintenance even at the present inadequate levels will become increasingly difficult to justify within the city budgeting process.

In order to do effective long-term planning, funding needs to be more consistent than it has been up to now, particularly if the maintenance and capital improvements recommendations contained herein are to be implemented. It is critical that the city investigate the potential advantages and disadvantages of establishing some form of independent financial organization to sustain maintenance and improvement of the cemetery into the future. Moreover, the city has some fiduciary responsibility to care for graves which have been sold to its citizens over the years. Burial rights were sold with the expectation of ongoing care of the grounds. Fifty percent of income from grave sales has gone to the cemetery's account in the general fund and fifty percent has gone to perpetual care.

Capital expenditures over the years have been very irregular, and subject to the vagaries of the budget process. There is no indication of a consistent commitment of funds to Evergreen. The budget philosophy appears to be based on doing the absolute minimum to the cemetery grounds to keep it neat and clean, and satisfy the terms and conditions of perpetual care. It is felt that the open space value of Evergreen to the City of Portland should be better reflected in its tax support. The substantial use of the cemetery by

recreational visitors indicated by the user survey needs to be financially supported in kind by the city.

The management and fiscal strength of the cemetery has had peaks and valleys throughout its history. In the early twentieth century, the cemetery was largely self-sufficient economically with a substantial revenue provided by the perpetual care fund and services to lot owners. In 1911, the historic record indicates that trust accounts were transferred to city's general fund to balance the city books. In 1912, Evergreen's large endowment attracted the city's attention, and over one-half of it was borrowed to construct a new high school and police station.

The schedule of costs for interments should be assessed in order for the cemetery, as a municipal facility, to provide reasonable burial and memorialization services while at the same time realistically reflecting the costs of providing those services. Interment costs appear to be low. The actual costs of upkeep and improvement of the cemetery grounds needs to be quantified as well. At present, the consolidation of city divisions means that efficiencies are realized, but the real costs of maintenance and capital expenditures in Evergreen is not clearly spelled out, to serve as a basis for more effective negotiations during the budget process. It is thought by cemetery maintenance staff that maintenance costs may be somewhat higher than reflected on paper because of the way Public Works crews are deployed.

The financial problems associated with Evergreen are linked with governance and management issues which have not been reconsidered since 1957 when the Board of Trustees was dissolved. Management of the cemetery is part of the broader responsibilities of the city's reorganized Department of Parks and Recreation. It is critical that the city undertake a feasibility study to investigate the potential advantages of establishing some form of independent financial organization to sustain maintenance and improvement of the cemetery in the future.

Public/Private Partnership

As pressures for finite municipal resources grow and the needs of historic landscapes become more pronounced, and better understood, it is essential that the private sector become an active participant in stewardship of treasures like Evergreen. The Friends of Evergreen regards its function as that of an advocate and steward that would continue under governance and operating mechanisms that are developed as a result of the proposed feasibility study.

There is a way for the city to build on experience with other public enterprise entities that combine fulfillment of public purposes with flexible and entrepreneurial use of existing and potential resources in implementing the Evergreen Cemetery Master Plan and in setting the stage for creative governance, management, conservation and use of the city's municipal cemeteries. In other words, Evergreen can be a model for the kind of restructuring and reinventing of selected municipal institutions that the City Council and the City Manager are fostering today.

V. ADMINISTRATION AND FINANCES

Recommendations and Guidelines

- *A Feasibility Study should be undertaken to explore options for alternative management and/or economic structures that ensure the future independent financial functioning of Evergreen as a publicly owned cemetery which can directly benefit from the revenues it raises, both in terms of operations and long-term trust accounts for perpetual care dedicated to cemetery maintenance and capital improvement. The Feasibility Study is an opportunity to explore models of and build on the City's experience with other public enterprise entities that are currently operating in the city (i.e. the Public Library, Fish Pier, Jetport etc.). The study would use the data gathered to develop a "business plan" and to refine the governance and management plan.*
- *Review the schedule of interment costs and measure them against the costs of comparable cemeteries. Revise costs if necessary to reflect the true cost of services.*
- *Quantify the actual costs of maintaining Evergreen in order to make a more effective case for adequate funding.*
- *As soon as possible, long range master plans should be developed for Forest City and the other municipal cemeteries, to be followed by financial and management studies that would support development of "business plans" for those cemeteries as suggested by the Open Space Plan, Green Spaces, Blue Edges.*

**Summary
Recommendations**

Access, Circulation and Parking

Recommendations are intended to separate pedestrian and vehicular traffic, facilitate recreational use, interpret the historic zone, accentuate important design elements of the circulation system, facilitate maintenance and good road condition, and open opportunities for future limited infill burial.

- Define main entrance with an allee of trees and plantings to restore original character. Develop arrival circle near administration building along main entrance to focus, orient and announce arrival at Evergreen.
- Reduce scale of chapel entrance to emphasize main entrance.
- Improve character of Brentwood Street entrance.
- Interpret 1855 circulation system with gravel surfacing of most roads in that acreage. Limit visitor vehicular traffic to bituminous roads only. Make provisions for elderly and handicapped visitation of graves where necessary.
- Make changes to bituminous concrete road network to facilitate visitor and maintenance circulation while limiting amount of bituminous on site.
- Revert selected paved roads to grass paths.
- Make road surfacing around circles consistent and use plantings, curbing and/or central monuments to emphasize their presence.
- Integrate Evergreen's trail system with proposed burial development.
- Develop an improved trail in woodlands for commuter use.
- Maintain dispersed parking except for a small parking node near ponds.

Vegetation

Recommendations are intended to restore the "evergreen" character of the cemetery, strengthen site design and particular features, increase the richness and diversity of character throughout the site, define spaces and frame views, and increase the landscape's educational and recreational potential:

- Increase tree species diversity and quantity, particularly increasing the use of evergreens and flowering trees. Concentrate on native trees in natural associations.
- Substantially increase use of shrubs and groundcovers as well as trees.
- Embellish site's entrances and circles with special planting.
- Label trees and shrubs in selected areas.
- Expand palette of acceptable shrubs on lots.
- Screen cemetery with plantings along its boundaries.

Ponds

Recommendations are intended to restore the original character of the pond landscape, limit vehicular intrusion, improve water quality and stabilize water levels:

- Embellish pond landscape with plant compositions similar to those documented in photographs of late nineteenth century.
- Reestablish bridges and gazebo, developing them as memorial structures.
- Convert road between ponds to gravel and prevent vehicular circulation.
- Restore brick culverts and construct new ones to control water levels. Dredge accumulated soil from ponds.
- Conduct water quality study to determine water condition and methods to improve it.
- Expand larger pond to northwest, to an area formerly filled in with water.

Cemetery Development

Recommendations are intended to plan for interment into the 21st century while protecting and strengthening the cemetery's historic character:

- Reserve particular areas from development for historical, visual and ceremonial reasons.
- Develop residual acreage near Stevens Avenue as a series of garden rooms.
- Replicate the circulation pattern in the historic zone.
- Conduct wildlife habitat study prior to development in woodlands.
- Develop limited infill graves in some grass paths, circles and islands in the developed acreage.

Use

Recommendations are intended to support and increase recreational opportunities while protecting the needs of grave site visitors:

- Implement zoning recommendations that identify appropriate areas for active recreational uses.
- Develop specific sites for passive recreational uses at the ponds; the sunken circle; by the 5-chamber tomb at Ash Avenue; and behind Wilde Chapel.
- Support and expand the educational efforts of the Friends of Evergreen.
- Enforce regulations governing appropriate cemetery use.
- Work with Portland Trails to establish a trail system through Evergreen linked with the large open-space system.

SUMMARY RECOMMENDATIONS

Maintenance and Management

Recommendations are intended to support and improve maintenance and management of the cemetery:

- Institute regular program of fertilization, pruning and planting for site's trees and shrubs.
- Make use of groundcovers to replace grass in particular areas.
- Consider wildlife habitat in shrub selection and location.
- Establish hierarchy of grass areas according to visibility, active status of burial areas, and historic or natural character of landscape. Fertilize grass accordingly.
- Consider development of memorial gardens and groves to supplement income and support maintenance.
- Compost and re-use leaves on site.
- Establish budget with dedicated line items.
- Develop staff job descriptions, and identify tasks for volunteer labor.
- Assess need for improved, expanded or relocated maintenance facilities.
- Improve drainage throughout site.
- Cemetery warrants the close attention of an arborist until the horticultural health of the cemetery is stabilized.

Administration and Finances

Recommendations are intended to strengthen the administration and financial strength of the cemetery in order for it to successfully carry out its mission and implement master plan recommendations:

- Evaluate relative merits of centralized and decentralized management structures for Evergreen.
- Define respective roles of the City and the Friends to maximize value of Friends to City.
- Explore options for alternative management and/or economic structures that ensure Evergreen's financial health and independence within the municipal structure.
- Review management of Evergreen's trust funds to guarantee maximum return.
- Review interment costs and adjust as necessary to reflect true cost of services.
- Quantify the actual costs of maintaining Evergreen to make a more effective case for adequate funding.

Phased Implementation

The following phased plan for implementation has been organized according to master plan issues and needs. Improvement projects, cemetery development and studies have been included here. All proposals being implemented imply a design component. On-going needs (maintenance and management) and recommendations for structural changes (administration and finances) have not been included. They need to be attended to immediately, as well as over the long-term.

The cost estimates for the master plan have been organized differently - according to areas of the cemetery - because of the relationship between costs for improvements and income generated from sale of burial lots developed in various cemetery areas. Some circulation recommendations are prioritized below in terms of their relationship to cemetery development recommendations.

The proposals for time frame of priority categories are exclusive of cemetery development recommendations and the circulation recommendations associated with them. Recommendations for cemetery development will be phased in over many years, as identified in the cost estimate.

High Priority Projects are those which are most critical for satisfying the needs of the cemetery and supporting the plan's goals, in terms of use, character, functioning and cemetery development. High priority projects are proposed to be implemented within the next five years.

Moderate Priority Projects are projects that, although not an immediate need, are desirable to be implemented in the near term. They are significant for the long-term success and impact of the master plan and incrementally achieve the plan's goals. Some projects are continuations of work begun in high priority projects. Moderate priority projects are proposed to be implemented within the next five to ten years.

Long-Range Priority Projects can only be implemented over the long term, can be done as funds become available, or are low priority relative to other cemetery needs. Most long-range priority projects are proposed to be cemetery needs. Most long-range priority projects are proposed to be implemented after ten years. Some projects, because of their scale, are proposed in this category because they are desirable to be initiated in the short term but can only be completed over the course of many years.

High Priority Projects

1. Access, Circulation and Parking*

Improve gates for Main and Chapel Entrances
Create orientation/arrival circle at Main Entrance Road
Develop new maintenance yard access road
Repair Loop Road
Change road between ponds to gravel; close to vehicles
Establish small parking area at ponds
Improve Brentwood gate design and narrow pavement inside of Brentwood gate
Develop roads in association with Phase 1 Stevens Avenue grave development

2. Use

Develop sitting areas on either side of 5-chamber Mausoleum
Install signs for orientation at gates and other selected locations

3. Cemetery Development

Develop a governance and management plan
Plan for cemetery expansion at front of cemetery, at Brentwood parcel, and at receiving tomb site
Develop drainage plan for front, flat marker and pond areas

4. Landscape Character: Vegetation

Plant allee of trees and other planting at Main Entrance
Establish ornamental plantings Brentwood gate
Plant buffer along Brentwood parcel

5. Ponds

Conduct water quality study
Dredge ponds and repair and add culverts as needed to control water levels
Establish Phase 1 planting
Add benches at ponds
Develop small access landing at pond

Moderate Priority Projects

1. Access, Circulation and Parking*

Change some paved roads to grass paths
Close some gravel roads to vehicular traffic
Develop consistent appearance across front cemetery edge
Redesign gate at entrance to woodlands from ponds
Establish trail system in association with Portland Trails
Establish commuter path in woods

2. Use

Develop sitting/garden area behind Wilde Chapel
Design and install street signs
Develop proposals for infill burial and for new methods of memorialization

3. Cemetery Development

Begin development of front of cemetery, receiving tomb site and Brentwood gate parcel for burials

4. Landscape Character: Vegetation

Establish ornamental plantings at some circles

Establish Phase 2 planting at Main Entrance

5. Ponds

Restore bridges and gazebo at ponds

Establish Phase 2 planting

Long-Term Priority Projects

1. Access, Circulation and Parking*

Surface selected roads in gravel; reduce the scale of gravel roads

Establish a small-scale entrance design into woodlands from neighborhoods

2. Use

Develop sitting walls at sunken circle

Label selected trees and shrubs in specified areas

3. Cemetery Development

Conduct wildlife habitat study in woodlands

Implement variety of development proposals in selected locations within developed cemetery

Use existing and new site elements for memorialization

4. Landscape Character: Vegetation

Plant boundaries between neighborhoods and streets

Establish a hierarchy of grass areas

5. Ponds

Establish Phase 3 plantings

Restore duck house

* Drainage recommendations are intended to be implemented whenever circulation recommendations are implemented.

**SUMMARY OF PROJECT PHASING
AND COSTS FOR PRIORITY PROJECTS**

HIGH PRIORITY PROJECTS

1. **Improve Entrances:** **\$ 107,392**

Main Chapel and Brentwood ornamental gates;
orientation/arrival circle at main entrance road;
allee of trees and other plantings at main entrance;
maintenance yard access road; narrowing of pavement
inside of Brentwood gates; orientation signs at gates
and selected locations.

2. **Pond Improvements:** **73,973**

Develop a water quality study and design plan for
ponds, dredge ponds and repair as needed, establish
plantings, add benches, develop small access landing
at pond, change roads between ponds to gravel and
close to vehicles, establish small parking area at
ponds, redesign and install gates at entrance to
woodlands from ponds.

3. **Site Amenities:** **77,000**

Develop sitting areas on either side of 5-chamber
mausoleum, plant buffer along Brentwood parcel,
establish trail system in association with
Portland Trails, establish commuter path in woods.

4. **Road and Drainage Improvements within Developed Cemetery:** **267,670**

Repair Loop Road, change gravel roads to bituminous
concrete, add bollards and chains.

5. **Road Development in New Cemetery Areas:** **96,025**

Develop roads in association with Phase 1
Stevens Avenue grave development.

Sub-Total: \$ 622,060

MODERATE PRIORITY PROJECTS

1. Site Amenities:	\$ 116,051
Design and install street signs, establish Phase 1 tree and shrub plantings at the Historic Zone, Libby Field, chapel entrance, and main entrance; Phase 1 restoration of bridges and gazebos.	
2. Site Amenities:	106,051
Establish Phase 2 tree and shrub plantings at the Historic Zone, Libby Field, chapel entrance and main entrance; Phase 2 restoration of bridges and gazebos.	
3. Front of Cemetery Development:	82,100
Develop consistent appearance across front of cemetery (low stone wall), develop sitting/garden area behind Wilde Chapel.	
4. Circulation Development:	62,747
Change recommended gravel and paved roads to grass paths.	
5. Cemetery Development:	171,068
Begin development of front of cemetery (Stevens Avenue Phase 1), receiving tomb site and Brentwood gate parcel for burials.	
6. Cemetery Development:	171,068
Continuation of number 5 above.	
Sub-Total:	\$ 709,085

LONG-TERM PRIORITY PROJECTS

1.	Site Amenities:	\$ 26,500
	Develop signage for new development areas, establish a small-scale entrance design into woodlands from neighborhood, label selected trees and shrubs in specified areas, restore the duck house, additional pond planting.	
2.	Road Improvements:	136,645
	Reconstruct gravel roads and reduce their scale.	
3.	Memorializations:	195,000
	Use existing and develop new site elements for memorialization.	
4.	Begin Cemetery Development of Stevens Avenue, Phase 2	111,502
	Sub-Total:	<u>\$ 469,647</u>

**Cost and Income
Estimates**

**EVERGREEN CEMETERY MASTER PLAN
COST AND INCOME ESTIMATE**

Overview

Evergreen Cemetery is in a state of physical decline. There is no replacement and no fertilizing program for the site's trees, which are mature and nearing the end of their life cycle. The roads are in poor condition; and there is a fundamental need for a fully integrated drainage system. The ponds need attention. There is no fertilizing program for the grass. The current budget only allows the minimum to keep the cemetery neat, cleaned and mowed. Unfortunately, this does not prevent inevitable degradation of the landscape. It is imperative to secure the long-term financial health of the cemetery in order to reverse this trend. There are also many small and large-scale master plan recommendations to be implemented over the years, which will immeasurably improve the character, enjoyment and functioning of this public place for burial and recreation. They need to be funded.

The cost/income exercise has established an order of magnitude of costs for master plan recommendations as well as income potential for grave development. The estimate has proposed discreet phases of development that can yield money for operations and for the cemetery's trust funds. The estimate shows that the proposed development scenarios are financially feasible. Needless to say, much more work is needed to develop a specific financial plan to guide development of new burial areas (as well as other important improvements). Design development must respond to this financial plan as well as create new burial areas that are responsive to the quality of the cemetery landscape. Further design studies are critical not only to determine specific costs but also to ensure that high quality development is carried out. This is a planning document. It is not a marketing study. All costs are in today's dollars.

Introduction

The cost and income estimate for implementation of the Evergreen Cemetery Master Plan has been organized under two major categories, with subcategories in each: I.) Repair and Upgrading of Developed Cemetery, and II.) New Cemetery Development Areas. The Woodlands area is not a part of the cost estimate because development in that area will not take place in the foreseeable future.

I. Repair and Upgrading of Developed Cemetery

- A. Main Entrance Treatment
- B. Historic Zone
- C. Ponds

- D. Libby Field
 - E. Acreage between Libby Field and Chapel
 - F. Chapel Entrance and Burial Areas North
- II. New Cemetery Development Areas
- A. Stevens Avenue Phase I
 - B. Stevens Avenue Phase II
 - C. Brentwood Parcel
- III. Signage

Development Costs and Income Generation

Developed Cemetery:

In the areas of the Developed Cemetery category income from burials has not been estimated. The Ponds area is reserved from development, although proposals for bridge and gazebo restorations and the entrance focal circle feature are recommended to be memorial structures in order for the city to provide a special memorial product and to cover the funding of these restorations. There are very few locations identified in the 1855 parcel (most of which are categorized herein as the Historic Zone) and in Libby Field as appropriate for infill development. In the Remaining Developed Acreage, the master plan proposals recommend approaches to limited infill development that would extend the cemetery's active life while preserving its historic character. Site-specific burial areas and quantities of acreage for burial have not been identified.

New Development:

In the New Cemetery Development Area, there is undeveloped land that has been recommended to be developed with clusters of grave sites. The income from this development has been estimated within each subcategory and shown in association with costs for landscape rehabilitation, infrastructure improvements and grave development.

In order to support proposed master plan recommendations and develop new grave areas that reflect the quality of the original cemetery design, income from sales of graves needs to be increased over current receipts. These estimates are based on the current cost of \$500. per grave. It is felt that this is adequate compensation for the value of the product, and in line with costs in other cemeteries. It has been assumed that 100 graves per year will be sold over the next 90 years. This is an amount slightly higher than the current average.

It is recommended that no more than half of the cemetery's income from the sale of lots be used to support on-going cemetery operations, with the remaining half applied to paying off the development costs or to increase the perpetual care trust funds. Given the magnitude of funds required for the developments proposed herein, it is recommended that bonds be issued for capital improvements. The phasing of the development incorporates the following objectives:

- *Size of Development Parcels*

Development has been divided into phases, each of a scale sufficient to achieve design integrity and to function well. Given the scale of Evergreen, the size of each phase has been identified as two to four acres. It is recommended that graves be laid out in new areas within a landscape which has been graded and planted in a pleasing manner, and which has a complete road system and drainage. This is crucial for the beauty and workability of future development in the cemetery, and for that development to complement the cemetery landscape as well as become a desirable place to which to purchase interment space.

These estimates were based on using 60% of the gross area for graves and 40% for roads, paths and plantings. The current standard in the cemetery industry is 80% for grave development and 20% for amenities.

- *Landscape Improvements*

The magnitude of grading and planting should establish a high quality landscape character harmonious with the beauty of the historic areas of the cemetery. This is critical because the beauty of these new development areas will be the basis on which higher income and increased grave sales can be achieved, in addition to adding to the visual character of the cemetery.

- *Approach to Drainage*

A detailed study of site drainage was not conducted, but site-wide improvements to the drainage system are being recommended to rectify the problem of erosion of roadways and accumulations of large volumes of water from snow melt and seasonal rainfall. Subsurface drainage is being proposed in all new development areas. Within the existing developed area of the cemetery, catchbasins and drain lines are proposed near the ponds and the slopes above the pond, in Libby Field and in the areas near the Administration Building and Chapel. In order to limit the costs for drainage improvements, leaching catchbasins are proposed in most areas of the existing cemetery. The sandy soils here should allow their use. Detention ponds are also proposed as part of the improvements in order to limit the impact of this

stormwater runoff on Capisic Brook. Costs have not been estimated for dealing with the problem of springs in the hillside southeast of the ponds because of lack of subsurface information about this outflow.

- *Specific and Conceptual Costs*

Some master plan recommendations are specific enough to assign reasonably accurate costs, such as the narrowing of specific gravel roads or the converting of specific roads from bituminous concrete to gravel. In other cases, master plan recommendations are conceptual in nature. For instance, the specific design to be used for closing gravel roads to vehicular traffic has not been determined. In these cases, reasonable solutions have been used and noted for estimating purposes.

- *Funding of Improvements and Development*

Improvements are proposed to be paid by CIP funds, HCD funds, and the operating budget. The possibility of borrowing from the perpetual care fund should also be considered. Currently, the City bonds projects over five years. Given the current level of the cemetery's income, proposed developments cannot be repaid within this limited time period. For the purpose of this estimate, a much longer period of financing was allowed, up to 25 years.

The key finding of this cost and income study is that the development appears to be financially feasible and that further study is both necessary and justifiable in order to prepare a financial plan to guide the development of new burial areas in a manner which is sympathetic with the recommendation of the master plan.

I. REPAIR AND UPGRADING OF DEVELOPED CEMETERY

A. Main Entrance Treatment

1. Circulation Recommendations/Improved Maintenance Access
(375' x 14' x 3")

Sub-Total: \$2,916

2. Landscape Improvements

- * 200 L.F. consistent edge treatment allowance:
- * Ornamental gate allowance
- * Tree planting (40)
- * 75 shrubs
- * Arrival circle allowance
(Remove existing road-4,100 sq. ft.; radius curb-574
L.F.; bituminous pavement-7,500 sq. ft.)
- * Focal feature (memorial opportunity)

Sub-Total: \$96,190

B. Historic Zone (excluding front entrance and ponds)

1. Circulation Recommendations

- * Change gravel roads to bituminous concrete
(14' width x 3" depth x 2,925 L.F.)
- * Resurface existing bituminous concrete roads
(14' width x 1.5" x 2,175 L.F.)
- * Add metal bollards and chains
(64 bollards and chains)
- * Change gravel roads to grass paths
(8' width x 1,800 L.F.)
- * Reconstruct gravel road w/crowns and
unpaved gutters (8,300 L.F., 14' wide)
- * Drainage allowance
(6 catchbasins, 28 leaching catchbasins and
8"-12" drain lines 1,500 L.F.)

Sub-Total: \$221,339

2. Landscape Improvements

- * 2 sitting areas @ Ash Avenue
(30 L.F. of wall, 100 sq. ft. pavement, benches & landscaping)
- * Sitting wall @ Sunken Circle allowance
(100 L.F. wall, 150 L.F. of path)
- * Tree planting
(318 trees)
- * Shrub planting
(265 shrubs)

Sub-Total:

\$126,950

C. Ponds and Landscape Immediately Surrounding Ponds

1. Circulation Recommendation

- * Remove bituminous concrete road & walks, grading, and gravel surface installation (1,200 L.F.)
- * Add metal bollards and chains (4)
- * Change gravel road to bituminous concrete
(750 L.F. x 14' x 3")
- * Gravel parking area for 5 cars and gravel drive
(4,680 sq. ft. x 1.5' deep)
- * Wood guardrail @ parking area
(85 L.F.)
- * Gate for Woodlands Road
- * Drainage allowance
(7 catchbasins, 8"-12" drain lines 525 L.F.)

Sub-Total:

\$48,573

2. Landscape Improvements

- * 6 wooden benches @ ponds
- * Landing at pond
- * Gazebo reconstruction allowance
- * Bridge reconstruction allowance (3)
- * Tree planting
(30 trees)
- * Shrub planting
(200 shrubs)

Sub-Total:

\$116,400

D. Libby Field

1. Circulation Recommendations

- * Change gravel road to bituminous concrete
(14' width x 3" depth x 450 L.F.)
- * Drainage allowance
(7 catchbasins, 1,500 L.F. of 8"-12" drain lines)

Sub-Total: \$59,000

2. Landscape Improvements

- * Tree planting
(84 trees)

Sub-Total: \$16,800

E. Developed acreage between Libby Field and Chapel

1. Circulation Recommendations

- * Change gravel road to bituminous concrete
(14' x 3" x 6,250 L.F.)
- * Change bituminous concrete to grass path
(1,800 L.F.)
- * Add metal bollards and chains (4)
- * Reconstruct gravel road
(675 L.F.)
- * Drainage allowance
(48 leaching catchbasins)

Sub-Total: \$168,336

2. Landscape Improvements

- * Tree planting
(183 trees)
- * Shrub planting
(150 shrubs)
- * Brentwood gate improvement allowance
(2,700 sq. ft. pavement removal, 2,700 sq. ft. lawn,
5 trees, 20 shrubs, new gate and posts)

Sub-Total: \$60,350

F. Chapel Entrance and Burial Areas North

1. Landscape Improvements

- * 150 L.F. consistent edge treatment
- * Ornamental gate
- * Trees along front edge (50)
- * Shrub planting (250)
- * Sitting area behind chapel allowance
(4 benches, 300 sq. ft. pavement and planting)

Sub-Total: \$69,600

III. Signage Allowance

(Assume 3 large entrance signs, 1 small entrance sign, 1 site map, 3 regulatory signs, 3 interpretive signs, 6 directional signs, 150 road signs)

Sub-Total: \$30,000

Total Cost for Repairs and Upgrading of Developed Cemetery

1. Circulation Recommendations	500,164
2. Landscape Improvements	485,890
Total:	\$986,054

II. NEW CEMETERY DEVELOPMENT AREAS

A. Stevens Avenue Phase I Grave Development (4.7 acres)

Grave development in this area has been recommended as a series of interconnected garden rooms embellished with plantings. Road layouts reflect the original circulatory design, with curvilinear alignments and focal circles. Recommendations include changing the alignment of Eastern Avenue for aesthetic purposes and to maximize burial options. Grading is recommended to create planted berms that can separate areas. Memorial retaining walls are recommended along some berms. Drainage is also included.

1. Circulation Recommendations

- * New bituminous concrete roads
(1,575 L.F. x 3" x 14' and gravel base)
- * Drainage allowance
(14 catchbasins, 1,725 L.F. drain lines)

Sub-Total: \$96,025

2. Landscape Improvements

- * Memorial wall allowance
(450 L.F. wall, assumes mortared stones w/coping set on 4' concrete foundations)
- * Strip top soil and respread over berms
(900 C.Y.)
- * Grading berms: 450 L.F. of berm
(1,485 C.Y.)
- * New lawns: 4" top soil, stripped, placed, fine graded & seeded
(202,600 sq. ft.)
- * Tree planting
(100 trees)
- * Evergreen planting along Stevens Avenue
(75 trees)
- * Shrub planting
(490 shrubs)

Sub-Total: \$251,075

Total cost for Phase 1 Stevens Avenue Grave Development: \$347,100

Income from Phase 1 Stevens Avenue Grave Development:

- * Number of graves: 4,052 @ 30 sq. ft. each @ \$500 each (assume 60% of gross area of development equals net useable area) \$2,026,000
- * Number of years to sell graves created in development (assume 100 grave sales per year) 40 years

B. Stevens Avenue Phase 2 Grave Development (2.4 acres)

1. Circulation Recommendations

- * New bituminous concrete road
(825 L.F. x 3" x 14' and gravel base)
- * Drainage allowance
(6 catch basins, 725 L.f. drain lines)

Sub-Total	\$42,942
-----------	----------

2. Landscape Improvements

- * Memorial wall allowance
(200 L.F. wall, assume mortared stones with coping
set on 4' foundation)
- * Strip top soil and respread over berms
(440 C.Y.)
- * Grading berms
(1,320 C.Y.)
- * New lawns: 4" top soil, stripped, placed, fine
graded and seeded
(105,000 sq. ft.)
- * Tree planting
(36 trees)

Sub-Total: \$128,560

Total Costs for Phase 2 Stevens Avenue Grave Development: \$171,502

Income from Phase 2 Stevens Avenue Grave Development:

- | | |
|---|-------------|
| * Number of Graves: 2,100 @ 30 sq. ft. each @ \$500
(assume 60% of gross area of development equals
net useable area) | \$1,050,000 |
| * Number of years to sell graves created in
development (assume 100 grave sales/year) | 21 years |

C. Brentwood Parccel (approximately 3.4 acres)

The long, narrow area southeast of Libby Field serves as a buffer between the cemetery and the adjacent residential neighborhood. The use of the site as a dump at one time necessitates additional soils investigation before any development proposals are made in the future. Costs for soils investigation are not included here.

The master plan proposes that this parcel be reserved for future burial development and possible maintenance support facilities. It has the potential for development of gravesites. It was also identified as having characteristics suitable for ancillary maintenance facilities, if this were deemed necessary in the future. Any development here needs to be screened from the neighborhood, which is included in the cost estimate.

1. Circulation Recommendation

- * New butuminous concrete roads
(960 L.F. x 3" x 14' and gravel base)
- * Drainage allowance
(6 catch basins, 960 L.F. of drain lines)

Sub-Total: \$45,986

2. Landscape Improvement

- * Clearing and Grading
(15,900 C.Y. of soil borrow placed and rough graded)
- * New lawns
(143,000 S.F. of seeded lawn)
- * Tree planting
(39 trees)
- * Evergreen screen planting
(400 trees)
- * Shrub planting
(345 shrubs)

Sub-Total: \$220,150

Total Costs for Brentwood Parcel Grave Development: \$266,136

Income from Brentwood Parcel Grave Development:

- * Number of graves: 2,860 @ 30 S.F., each @ \$1,430,000
\$500 (assume 60% of gross area of development equals net useable area)
- * Number of years to sell graves created in development (assume 100 grave sales/year) 29 years

III. Signage Allowance

(Assume 3 large entrance signs, 1 small entrance sign, 1 site map, 3 regulatory signs, 3 interpretive signs, 6 directional signs, 150 road signs)

Sub-Total: \$30,000

I. Sub-Total Costs of Repair and Upgrading of Developed Cemetery

1. Circulation Recommendations	500,164
2. Landscape Improvements	485,890
3. Signage	<u>20,000</u>

Sub-Total: \$1,006,054

II. Sub-Total Costs of New Cemetery Development Areas

1. Circulation Recommendations	184,953
2. Landscape Improvements	599,785
3. Signage	<u>10,000</u>

Sub-Total: \$ 794,738

TOTAL COSTS \$1,800,792

Total Income from Grave Development: \$4,506,000

Number of years to sell graves: 90

Appendices

Evergreen Cemetery Landscape Chronology

- circa 1850 Need for new cemetery identified as existing city cemeteries (Eastern and Western) were almost full.
- 1852 City purchased 55 acres for rural cemetery. "A large part of it is covered with timber, and an evergreen growth and the whole may easily be made pleasant and attractive, as cities of the dead should be. . ." Expenditures: \$1,355.10; \$1,196.60 for fence around perimeter; \$158.50 for labor. (PAR 1852)
- 1854 Evergreen Cemetery consecrated. Expenditures: \$1,588.35 for grading paths, new gate, etc.; \$15 to Charles H. Howe for plan of cemetery. Receipts: \$850 for lots sold. (PAR 1854)
- 1854/5 Expenditures: \$1880.93 for grading avenues and paths; \$100 for plans. (PAR 1854/5? - date on photocopy unclear).
- 1854-62 James R. Mitchell was superintendent.
- 1855 First plan of Evergreen by civil engineer Charles H. Howe.
- 1856/7 Expenditures: \$1,441.88 for labor, superintendent's salary, trees and ornamental well house on well lot over pump, including design. "By the City Ordinances all monies received from the sale of lots in Evergreen Cemetery are constituted a fund to be appropriated exclusively for the purpose of improving and ornamenting the Cemetery." (PAR 1856/7)
- 1857/8 Expenditures: \$1,190.03 included building toolhouse, painting gate and fences, trees, labor and superintendent's salary. Receipts: \$1,463.00 from sale of lots and wood. (PAR 1857/8)
- 1858/9 Expenditures: \$1,192.81 for building toolhouse and office, hedge fence, trees, labor for walks and paths, plans and superintendent's salary (increased from \$150 to \$200). Receipts: \$1,463.00 from sale of 146 lots and sale of wood. (PAR 1858/9)
- 1859/60 Expenditures: \$1,298.81 for labor on walks and avenues, planting of trees, stones for fenders and gate attendance. Receipts: \$1,213 from sale of 122 lots. (PAR 1859/60)
- 1860/61 Expenditures: \$2,515.31 for labor and materials for reception house, lots rebought for improvements and watering equipment. Receipts: \$2,000 from sale of 200 lots. (PAR 1860/61)
- 1862/3 Expenditures: \$1,820.34 for fender stone, trees, plants and shrubbery as well as large expense for labor for grading and ornamenting walks and paths and for clearing Chapel Hill. Receipts: \$1,580 from sale of 158 lots. (PAR 1862/3)
- 1862-69 Charles Strayton was superintendent.
- 1863/4 Expenditures: \$2,048.58 included 595 trees and 508 plants (shrubs?). Receiving tomb built (contract with J. T. Emery for design and construction). Total cost: \$3,655.26. Receipts: \$2,070 from sale of 207 lots. (PAR 1863/4)

- 1864/5 Expenditures: \$2,056.69 included railroad tickets for committee, iron work and shovelling snow, all new categories. Receipts: \$2,980 for 298 lots. Note in annual report: "By an ordinance of the city it is required that a certain portion of the receipts from sale of lots in Evergreen Cemetery "shall be reserved to constitute a fund, the interest of which shall be used for the keeping the grounds and neglected lots in good order." (PAR 1864/5)
- 1866/67 Expenditures: \$2,050.66, mostly for labor. Committee still active in policy. Receipts: \$2,835 - cost of some lots increased to \$20. (PAR 1866/67)
- 1867-68 Expenditures: \$3,985.72 mostly for labor for grading and ornamenting walks and paths; included special appropriation of \$2,000. Receipts: \$2,745. (PAR 1867/68)
- 1868/9 Expenditures: \$2,341.60. Receipts: \$2,490. (PAR 1868/9)
- 1869 Plan and directory of Evergreen published by John Russell including list of lot holders.
- 1869/5/10 City council removed responsibility for Evergreen from the Committee on Cemeteries and Public Grounds and appointed three separate trustees. Few ordinances and little structure existed. See PAR for full text of ordinance.
- 1869/70 Expenditures: \$9,356.36, about \$1,500 for fence (lumber, labor and painting); \$1,075 for land acquisition; and \$5,7800 for labor, a dramatic increase over previous years. Receipts: \$6,729.42; \$3,700 from sale of lots; over \$3,000 for annual care at \$1/lot; \$200 for perpetual care at \$25/lot. Note: by ordinance, 25% of the money received from sale of lots was put into the Evergreen Fund for operating costs. (PAR 1869/70)
- 1869-71 Eleazer F. Fobes was superintendent. He also sold land to cemetery in 1869.
- 1870 Plan made by city civil engineer's office of additions to Evergreen Cemetery. (PAR 1870)
- 1870s Another major round of development in a more grid-like style south of the original cemetery area. Five additional circular features added.
- 1870-71 Expenditures: \$11,243.52, mostly for labor. \$5,000 authorized for improvement of grounds and fences and general operating costs under direction of trustees. New method of calculating revenues - 25% transferred to Evergreen Fund, net \$3,060; payments from individuals for making, grading lots, burials, setting of tombstones etc. \$5,743.18. Still only very small number in perpetual care. (PAR 1970/71)
- 1871 Plan of cemetery included in city atlas showing original 55 acres laid out plus Garden Avenue at southern end.
- 1871-2 Expenditures: \$11,540.18 included a pair of white swans and a pair of white geese as well as furniture for superintendent's office and for stuffing of swan (!?!). Receipts: \$7,181.22 mostly from services provided to individuals. Still only a few lots in perpetual care. City appropriation was \$5,000 for Evergreen as opposed to only \$200 for Forest City Cemetery. 177 acres owned. (PAR 1871/2)
- 1871-81 Charles Ramsay was superintendent. He was fired when new trustees were appointed, later went to Bath where he was active as town employee (parks, cemeteries?) and nursery owner.

- 1872/3 Expenditures: \$9,034.72. Receipts: \$6,190.20 with lots at varied prices from \$10 to \$50. (PAR 1872/3)
- 1873/4 Expenditures: \$10,254.78 included over \$200 for seven swans. Plan of whole cemetery made, including additions. Division lines set out in section K. Valley Avenue extended to reach ledge bluffs. Tracing of sections K and Q. Receipts: net income of \$6398.36. (PAR 1873/4)
- 1874 Evergreen was described in a popular guidebook: "full of attractions, with trees, waters, plentiful shrubbery and the varying undulations of surface, which render natural scenery so attractive. . . winding paths and carriage-roads, with hedges and monuments, and beautiful enclosures, of such a character, that the grounds have become a great attraction to visitors, and are often crowded with strangers . . . " (PI 1874)
- 1874/5 Expenditures: \$9,672.43 included labor for turf, loam, foundation rock, dressing plants, flowers etc. Receipts: (net) \$6,583.09. Plan begun for section O south of Garden and Valley Avenues at head of Libby Field section. (PAR 1874/5)
- 1875/6 Expenditures: \$9,327.73. Receipts: net \$6,840.20. New plans of cemetery made in seven sections at 1" = 40'. Plan also made of cemetery chapel. (PAR 1875/6)
- 1876 Engravings published in local guidebook illustrate early character. (P and V)
- 1876/7 Expenditures: \$10,161.11 included purchase of land as well as ornamental vases. Receipts: \$6,068.75. City appropriation: \$4,800. Land totaled about 190 acres. More work done at Primrose Circle and on sections A, O and Q. (PAR 1876/7)
- 1877/8 Expenditures: \$7,655.75. Receipts: \$6,138.25. By this time the Evergreen Fund was yielding nearly \$1,000/year interest. Western Avenue near Section N laid out. Area described as having "varied and striking natural topography capable of affording the finest effects of landscape gardening." (PAR 1877/8)
- 1878/9 Expenditures: \$6,821.74 included drain pipe and lawn mower. Receipts: \$5,534.88. Lots sold for as much as \$100. More lots laid in sections O and Q. Plans made of new areas in section N. (PAR 1878/9)
- 1879/80 Expenditures: \$8,189.85. Receipts: \$6,259.09. Additional work in section N. (PAR 1879/80)
- 1880 From Mayor's address: "The large additions made to Evergreen cemetery from time to time, without correspondingly improved methods in management to meet the conditions, led to considerable confusion in its affairs. During the past year, the ordinances relating to it have been revised and changed to meet present and future needs. The maps of the grounds have been made complete in every respect by our city engineer. The whole business management has been revised by the trustees. Order and system mark its present condition. The great improvement in the grounds and their marked good order, with the addition of the much needed water supply, are most creditable and well appreciated. This institution receives more gratuitous labor than any other branch of city affairs. It is to be hoped that the demands upon the city for aid will soon cease, and that this department will be self-supporting." (PAR 1880/1)

- 1880 New trustees appointed who accused their predecessors of "mismanagement and almost criminal carelessness" along with "an entire lack of organization, or system, or responsibility." Charles Ramsay was retired as agent and Patrick Duffey was elected. Specific issues were: lack of accounting procedures, expenditures for labor not reflected in the condition of the grounds; failure to follow the plans for the cemetery and poor record keeping regarding lots and burials. Actions included improved financial and record keeping procedures, new plan by city civil engineer based on actual surveys (section books made); water introduced into cemetery grounds (well in low grounds immediately in the rear of the gravel beds with wind-mill which forced water into reservoir). Sections A through R developed to some level. Ornamental design introduced covering the ledge at the lower point of section Q, design by Supt. Duffey. Building fitted for office and waiting room near entrance to cemetery. Ledge opened in western section beyond the ponds from which foundation stones may be obtained. Trees were pruned. Needs: additional water lines, drainage near Stevens property, addition to receiving tomb, second entrance with cottage for superintendent as well as greenhouse and nursery, paving gutters on two main roads leading to ponds (PAR 1880/1)
- 1880/1 Expenditures: \$20,921.30 included purchase of 17-acre Magdalen cemetery land and settlement with Charles Ramsay. Receipts: \$11,884.28 with single lots sold for as much as \$125. Procedures for perpetual care were improved and more people took advantage of this option. Trustees began preparing separate annual report on Evergreen. At that time there were: 6.58 acres occupied by ponds with avenues around them; 0.83 acre passage-way from Plains Road; 63.36 acres occupied by lots and avenues (rest undeveloped). There were also 8 miles of avenues 17 feet in width; 2 miles of avenues 10 feet in width; 17 miles of paths 3 feet in width. There were 4,405 lots and 2,811 lot holders. See separate listing regarding acreage figures. (PAR 1880/1)
- 1881 Iron signs ordered for avenues. (TM 1/4/1881)
- 1881/2 Expenditures: \$2,498.10, a large portion for trees, shrubs and climbing vines. Receipts: \$13,006.44, including over \$8,000 from individuals. (PAR 1881/2)
- 1881-85 Patrick Duffey was superintendent, appointed by reform trustees.
- 1882/3 Expenditures: \$12,319.84. Receipts: \$12,269.64. Annual report noted improvements made in recent years but pointed out falling, headstones, sunken graves and general neglect. Efforts to contact lot owners. Fence needed on Stevens Plain Road in front of Magdalen Cemetery land. Steps leading to fountain valley should be rebuilt. Grading of Section S (single interments, north side) in progress to provide cheaper class of lots. Gutters and water supply mentioned again. Ordinance regarding government and control of Evergreen published. Lots to be set back three feet from avenues and two feet from paths. Wooden fences and headboards prohibited. Three categories of perpetual care: grass only; grass and plantings; grass, plantings, monuments etc. (PAR 1882/3)
- 1883/4 Expenditures: \$16,589.09. Receipts: \$14,020.31 only \$800 of which was city appropriation. Surveys made for connection of avenues of sections T, U, V and W with former Magdalen Cemetery. Receiving tomb repaired, office at entrance enlarged, sections O and S extended, nearly two miles of fence constructed, Best and Bedell land acquired on south side. (PAR 1883/4)
- 1884 Waiting room near pond built. (TM 4/25/1884)

- 1884/5 Expenditures: \$17,755.42 included ducks, settees, shelter house. Receipts: \$13,605.51, city appropriation \$800. Accomplishments: extension of section S and O, building ornamental structure on ledge in section S, bridges at ponds replaced with new ornamental ones, rear entrance from Central Avenue improved, bronze fountain and vases placed near office. Fences have completed enclosure of entire grounds. (PAR 1884/5)
- 1885/6 Expenditures: \$13,454.12. Receipts: \$13,693.73.
- 1885-86 Frederick Forsyth was superintendent.
- 1886/7 Expenditures: \$13,543.07. Receipts: \$13,070.18. (PAR 1886/7)
- 1887/8 Expenditures: \$17,016.28 included Portland Water Co. for "trenching, piping and putting water through grounds." Receipts: \$16,360.19. (PAR 1887/8)
- 1887-1923 Frank M. Floyd was superintendent.
- 1888/9 Expenditures: \$14,885.93. Receipts: \$15,329.09. Dogs not allowed loose in Evergreen. Part of section R surveyed. (PAR 1888/9)
- 1889 6,000 tulips and 400 hyacinths purchased. (TM 10/26/89)
- 1889/90 Expenditures: \$15,587.90. Receipts: \$17,642.48. (PAR 188/90)
- 1891/2 Expenditures: \$20,083.02 including large amount for plantings as well as four granite posts and waiting house at north entrance. Receipts: \$17,124.05. Appropriation: \$1000. (PAR 1891/2)
- 1892/3 Expenditures: \$20,976.05 with relatively large amount for trees, shrubs, plants, bulbs, etc. Received: \$15,166.22. City appropriation: \$6,000. Evergreen Fund had reached nearly \$74,000. Survey and plan made of Libby Field section. (PAR 1892/3)
- 1893 300 tuberous begonias ordered. (TM 3/27/93)
- 1893/4 Expenditures: \$22,211.99 including funds for new office building. Receipts: \$15,728.74 included over \$3,500 interest. Sections AA, V and W staked in accordance with plans made in 1892. (PAR 1893/4)
- 1894/5 Expenditures: \$22,109.41 included land acquisition and moving buildings. Receipts: \$15,884.82. Goss lot surveyed and Morse lot on north side of main entrance laid out. (PAR 1894/5)
- 1895/6 Expenditures: \$21,194.20. Receipts: \$21,319.66 including \$6,000 city appropriation. (PAR 1895/6)
- 1896/7 Expenditures: \$24,582.82 included engine, boiler and crusher, presumably stone crusher for roads. (PAR 1896/7)
- 1897/8 Expenditures: \$22,714.39. Receipts: \$16,677.98. (PAR 1897/8)
- 1898/9 Expenditures: \$23,203.96. included wiring for electric lights. Central Avenue extension surveyed and staked. (PAR 1898/9)

1899/1900 Expenditures: \$21,218.89. Receipts: \$19,476.82. (PAR 1899/1900)

1900 Trustees voted to change grade at section F. Automobiles prohibited in cemetery. (TM 8/11/1900 and 9/25/1900)

Early 1900s Image of open landscape with meticulous turf, high quality roads, ponds with rustic bridges.

1900 View of main (north) entrance showing wide road with regularly spaced plantings and sidewalks on either side. Four stone pillars but no gate. Building to north of entrance road. Five classes of perpetual care. Directory of avenues published in report. (Regulations 1900) Frank Floyd prepared plan of Evergreen.

1900/1 Expenditures: \$25,733.65. Receipts: \$21,551.12. Evergreen Fund over \$120,000. New ordinance providing deed rather than right of burial. New single grave section introduced. Mayor complimented cemetery on management. Evergreen Fund intended as only source of income for care of lots on all lots sold. (PAR 1900/1)

1901 South entry gates, flanking stone walls and waiting room for trolley passengers built, design by architect Frederick A. Thompson (waiting room subsequently demolished). (PAR 1901)

1902 Expenditures: \$24,936.41 including appropriation of \$3500. Wilde Chapel built to provide funeral option for those living in apartments or small homes, plans by architect Frederick A. Thompson. By-laws and regulations issued; perpetual care endowment required for new lots, also urged for older lots. Fireman statue moved to Evergreen from Western Promenade. (PAR 1902)

1903 Expenditures and receipts: \$27,404.43. Improvements included: continuation of walk at north entrance, brick walk at south entrance, cement circular walk in front of Wilde Chapel, repair of macadam and gravel avenues, removal of old office building to end of stable lot, building four toilet rooms throughout cemetery, building open rock drain, laying out 410 linear feet of spruce hedge. Swans were a major attraction. Separate funds were established by Mary L. Walker and D'Etta A. Jones to provide for care of their lots at Evergreen. Joseph Drowne also established a fund (in care of the trustees) to care for neglected lots. Inventory included the following buildings: Wilde Chapel, office, stable, tool sheds and shed, boiler house and blacksmith shop. (PAR 1903)

1904 Expenditures: \$24,597.68. Receipts: \$24,655.61. Evergreen Fund: \$154,401.07. Note: cemetery run without any appropriation from the city except \$800 for care of Wilde Chapel. Most pressing needs were for stone crusher and for permanent road improvements and drainage. (PAR 1904)

1905 Expenditures: \$26,673.34. Receipts: \$26,901.64. City appropriation \$800 for chapel and \$950 for sewer construction. Road maintenance (macadam) responsible for most of budget. New burial areas will needed soon. (PAR 1905)

1907 Expenditures and receipts: \$25,981.88. (PAR 1907)

1908 Expenditures: \$24,502.29 Receipts: \$25,522.94. (PAR 1908)

1910 City appropriation increased to \$4,000. (PAR 1910)

- 1911 Expenditures: \$26,386.40. Receipts: \$30,261.26. Issue of manipulating trust accounts raised by mayor. Evergreen Fund used to balance city books. Arthur J. Floyd (son of Frank Floyd) noted as Assistant Superintendent. (PAR 1911)
- 1912 City borrowed \$150,000 from \$234,642.67 Evergreen Fund for completion of police station and high school. See lengthy discussion in Mayor's address. (PAR 1912)
- 1913 Expenditures: \$27,233.39. Receipts: \$33,826.20. Several Evergreen trust funds listed in PAR. Nearly 10,000 square feet of new land graded. (PAR 1913) Chisholm tomb built in style of Maison Carree.
- 1913 Trustees authorized superintendent to "consult a first-class landscape architect for the plotting of Sections AA, BB etc. Superintendent authorized to "set some maple trees" in sections T,U, V and W. (TM 1/7/1913)
- 1914 Expenditures: \$30,203.97. Receipts: \$30,069.70. Appropriation: \$3,000.
- 1914 6,500 tulip bulbs ordered. (TM 4/28/1914)
- 1914 Trustees recommended purchase of land between north and south entrances. (TM 1914)
- 1915 Cemetery costs included care of automobile. Over 5,000 sq feet graded for new lots. Road work still major preoccupation. (PAR 1915)
- 1917 Rules and Regulations published by trustees. No fences, railings, hedges trees or shrubs can be used to define the boundary of a lot. Curbing allowed selectively in older sections. All planting to be approved by superintendent. All work to be done by cemetery employees. Ornaments and furnishings on individual lots considered injurious to the beauty and dignity of the cemetery are not permitted. Graves must be 36" from front boundary of lot. Only one monument permitted per lot. Lot owners requested not to duplicate design of existing monuments. No monuments permitted in single grave section, headstones there not to exceed 2'6". No shooting (except at military funerals), no dogs and no refreshments. Total land holdings: 328 acres. (PAR 1917)
- 1918 Total spent for cemeteries city-wide \$40,0000 of which over \$25,000 was for Evergreen. (PAR 1918)
- 1920s Receipts gradually declining in relation to expenditures.
- 1921 Expenditures (including land acquisition): \$52,619.57. (PAR 1921)
- 1922 Superintendent authorized to put in hedge between north and south entrances. (TM 3/20/22)
- 1923 Frank Floyd retired as superintendent but continued as assistant superintendent.
- 1923-41 Arthur Floyd was superintendent.
- 1927 Drowne Fund transferred to city treasurer. (TM6/7/1927)
- 1928 North waiting room removed. (TM 10/11/1928)
- 1928 Frank Floyd died.

- 1929 Hay barn in Libby Field and summer house near pond removed. (TM 2/12/1929)
- 1930s Expenditures at Evergreen declined.
- 1931 Evergreen Fund: \$493,086.99. (PAR 1931)
- 1932 Rock crushing plant in quarry dismantled. Superintendent authorized to sell lumber from cemetery. (TM 1/26/1932 and 12/22/1932)
- 1933 7,000 annuals for bedding and vases furnished by Parks Department. (PAR 1933)
- 1935 Road at north entrance oiled. (TM 6/14/1935)
- 1936 South waiting room removed. (TM 1/16/1936)
- 1937 Use of tarmac authorized. (TM 7/1937)
- 1937 Cemetery described as ". . . well kept, with most attractive features." Goal of trustees, "to make Evergreen a quiet, beautiful resting-place for the dead, where well kept turf and varied foliage of trees and shrubbery shall give a sense of repose." Total land holdings: 328 acres. Last annual report found. (PAR 1937)
- 1940 Portland City Guide included Evergreen as a local attraction, listing primarily monuments with little mention of landscape. (PCG)
- 1941 Arthur Floyd was superintendent through the end of 1941. (TM 1941)
- 1942-61 Robert D. Chase became superintendent. Superintendent authorized to prepare plans for memorial park section between the two entrances on Stevens Avenue (ie flush markers). (TM 1943)
- 1947 Arthur Floyd was a trustee of Evergreen. New prices set to reflect rising labor costs. (TM 10/10/1950)
- 1954 Expenditures: \$69,294.33. (City Balance Sheet)
- 1956 Cemetery roads and ponds in poor condition. (TM 10/10/1956)
- 1957 Land holdings total over 350 acres. City manager proposed to abolish trustees and place cemetery under control of Parks and Recreation Department. (MS dated 1957)
- 1959-60s Plants purchased included: geranium, ageratum, petunia, tuberous begonia, canna lily, castor bean, fuchsia, coleus, dracena, marigold, lobelia, ice plant, salvia, vinca, abutilon, achsanthis, phlox, santolina, croton, zinnia, Boston ivy, tulips, crab apple, lilac, yew, weeping willow, white birch, hydrangea, juniper. (CCF)
- 1961 Evergreen Fund: \$898,819.30 Original office building burned and was substantially remodelled. (City Balance Sheet)
- 1961-81 Eugene Frank Cofran was superintendent.
- 1967 Fees for cemetery services reviewed by City Council. Increases recommended to cover rehabilitation costs including dredging of ponds, rebuilding of Tulip Island, repair of old tombs, perimeter fencing and replacing street signs. (CCF)
- 1974-5 Several roads hot-topped. (CCF)

- 1977 New concrete 2-bay garage completed, conversion to city sewer initiated. Section FF and Memorial Garden sections designed and laid out. Three flag poles and a Court of Honor memorial installed for veterans and civic institutions. Receiving tomb removed. (CCF)
- 1981-present John DiPaolo is superintendent.
- 1982 Further changes made to office building, including gable roof.

Sources:

CCF - City correspondence files.

NR Nom - National Register Nomination for Evergreen Cemetery, 1992.

P and V - Portland and Vicinity by Edward H. Elwell, Portland, 1876.

PAR - Portland Annual Reports - note: some of dates on photocopies are unclear thus chronology may be off by a year or two.

PCG - Portland City Guide, Writers' Program of the Work Projects Administration, 1940.

PI - Portland Illustrated by John Neal, 1874.

PPH - Portland Press Herald

Rules and Regs - Evergreen Cemetery published rules and regulations at various times including 1902 and 1917. These are helpful in dating photos and tracking evolution of cemetery policies.

Trustees records - Minutes of the Trustees of Evergreen Cemetery. See separate photocopies.

Master Plan Alternatives

During the master plan process, a series of alternatives were formulated. These alternatives addressed a range of approaches to two components of the cemetery: circulation and cemetery development. These are the two design factors which will effect the greatest impact on the character of the landscape, the use of the cemetery and the maintenance capabilities of the staff.

There are a number of components which were not the subject of alternatives. These are issues whose general principles were considered to be constants within both Alternatives:

- the approach to vegetation;
- overall recommendations concerning recreational use;
- the relationship between public and private responsibilities.

Both Alternative approaches sought to better define the edge of the cemetery at Stevens Avenue; provide a landscaped transition between the city and the cemetery; reserve areas from development for visual or ceremonial reasons; develop undeveloped acreage in ways that respect and enhance the landscape of the cemetery; strengthen focal areas; and provide improved circulation routes for maintenance vehicles and visitors on foot, bicycle and car.

A summary of the two Alternatives follows.

Alternative #1: Minimum Development Approach

Circulation:

- Create a broad sweep of landscaped lawns along the entrance road at the main gate defined with massed plantings of trees and shrubs. Develop an arrival/orientation circle at the office building and organized parking for the building. This circle will create a terminating focal element at the end of the drive, and improve arrival by creating a place rather than the junction of five roads which is presently a diffuse and confusing arrival point at the end of the drive. Define the edges of the entry drive with massed plantings of trees and shrubs, with the southern edge defined by a planted berm to increase topographic variation and create burial opportunities in the land south of the entrance.

- Interpret the 1855 circulation system with gravel pavement and stone edging of most of the roads within that acreage, with the exception of several historic roads in bituminous concrete to support visitor and maintenance circulation.

- Limit visitor vehicular circulation to bituminous roads, in order to prevent degradation of gravel roads particularly during wet weather and to limit pedestrian/vehicular conflicts.

Cemetery Development:

Note: Several proposals for cemetery development are the same conceptually for both Alternatives. The difference is in the density of development.

- Reserve from development the following areas for historical, visual and ceremonial reasons:

- the land between the chapel and Stevens Avenue;
- the land around the main entrance;
- the land around the ponds;
- the land within the original 1855 parcel, except for potential development below Pleasant Avenue;
- the land immediately surrounding the landmark structures of the Baxter monument and the Chisolm Tomb;
- the land between Highland and Garden Avenues which expresses a period of cemetery development exemplified by curb lots.

- In other developed cemetery areas, add clusters of graves along some grass paths in keeping with the existing architecture of family groups. The density of infill development in paths should be dispersed, not continuous. Where there is space available, add burials in circles with appropriate memorialization, possibly use of curbs to edge circles or central shared monuments.

- Develop the residual acreage at the front of the cemetery between the two entrances as a series of interconnecting rooms having an intimate scale and inward focus to foster contemplation. In keeping with the diversity of architecture within the older sections of the cemetery devise site-specific

zoning for markers to encourage a mix of commemoration sizes and types. Utilize proposed bermed plantings at main entrance and along Stevens Avenue to develop memorial retaining walls.

- Clear openings within the existing woodland in the western part of the cemetery in areas suitable for development. (Additional soils investigation is critical.) Bring in well draining fill to provide sufficient depth for body burial. Use retaining walls to create terraces for burials and provide space for memorialization. Organize development as dispersed fingers through the woodland. (This design is compatible with recreational trail development.)

The road system in Alternative #1 is kept to a minimum to reduce cost and site disruption. It is conceptualized as a simple loop road with 10'-12' paved drives accessing clearings off the main road.

Alternative #2: Maximum Development Approach

Circulation:

- Narrow and define the main entrance with an allee of trees and an arborvitae hedge, similar to the original landscape treatment of the entrance. Utilize the screening this planting provides for burial development on both sides of the entrance. Develop an arrival/orientation circle at the office building including organized parking for it. This circle will create a terminating focal element at the end of the drive, and improve arrival by creating a place rather than the junction of five roads which is presently a diffuse and confusing arrival point at the end of the drive. Define the southern edge of the drive with a planted berm to increase topographic variation and create burial opportunities in the land south of the entrance.

- The vehicular circulation system is proposed to consist of bituminous concrete roads only, for ease of maintenance, improvement of character over difficult-to-maintain gravel roads and clarity of pedestrian/vehicular separation. Some gravel roads that are least necessary for maintenance or visitor vehicular circulation may remain within the 1855 parcel, in order to illustrate the character of gravel ways as part of Evergreen's history. Limit visitor vehicular circulation to bituminous roads.

Cemetery Development:

- Reserve from development the following areas for historical, visual and ceremonial reasons:

- the land between the chapel and Stevens Avenue;
- the land around the main entrance;
- the land around the ponds;
- the circle known as the "Sunken Circle"

- Reserve from development in the near term the land within the original 1855 parcel, except for potential development below Pleasant Avenue. Consider infill development in grass paths, circles with available land, and the site of the former receiving tomb at a future date when other development options have been implemented.

- In other developed cemetery areas, add clusters of graves along some grass paths in keeping with the existing architecture of family groups. The density of infill development in paths should be dispersed, not continuous. Where there is space available, add burials in circles with appropriate memorialization, possibly use of curbs to edge circles or central shared monuments.

- Develop the residual acreage at the front of cemetery between the two entrances as a series of interconnecting rooms having an intimate scale and inward focus to foster contemplation. In keeping with the diversity of architecture within the older sections of the cemetery devise site-specific zoning for markers to encourage a mix of commemoration sizes and types. Utilize proposed bermed plantings at main entrance and along Stevens Avenue to develop memorial retaining walls.

- Relocate the maintenance facilities to the area west of the Brentwood gate and develop the resulting area in a manner similar to the acreage between the two entrances.

- Clear openings within the existing woodland in the western part of the cemetery in areas suitable for development. (Additional soils investigation is critical.) Bring in well draining fill to provide sufficient depth for burial. Use retaining walls to create terraces for burials and provide space for memorialization. Organize development as dispersed fingers through the woodland. (This design is compatible with recreational trail development.) The road system proposed in the woodland in Alternative #2 is much more complex, consisting of a series of loops with three orienting circles.

Master Plan Process: Use of Inventory

The master plan's guiding principles, goals and objectives were developed as a guide for the plan as well as a comprehensive checklist of issues that need to be addressed for Evergreen's future well-being. Analysis and recommendations were conducted in response to these issues. The following outline is intended to clarify the relationship between site inventory, analysis and development of alternatives.

Use of Site Inventory for Analysis and Alternatives

Some of the inventory data collected by volunteers was used extensively in understanding and analyzing the cemetery landscape, while other data was used less extensively. All data was important as background information, will be critical as a benchmark of Evergreen in 1993, and will be important base data when master plan recommendations are developed and implemented.

1. *History.* Archival documents and photographic records were used to develop a site chronology and historical summary. The information gathered by the volunteers was very well organized and easy to use.
2. *Mapping.* Computer-generated maps were produced that were invaluable in understanding, evaluating, checking and preparing analysis and alternatives for Evergreen.
3. *Soils.* Existing soils throughout Evergreen were mapped and summarized. This mapping formed the basis for cemetery development analysis and recommendations for the undeveloped land. In particular, it clarified the extent of developable land remaining in Evergreen, and showed that there is much less land available for development than originally thought.
4. *Trees.* Tree locations were mapped, showing relative canopy sizes and distinguishing between deciduous and evergreen species. The map was colored by the consultants in an effort to see what the layout indicated about tree planting — massing; areas that had no tree cover; maturity of the tree population; relationship between tree locations and site layout. Without tree identifications on the map, species distribution and issues relative to species locations could not be gathered. However, it gave an overall idea of tree distribution, and confirmed the sense that there needed to be more tree planting, and more definition of space through planting.

Tree lists including size information were very helpful in analyzing the age of the population and the diversity of species.

5. *Use.* The user survey of Evergreen was very important in underscoring patterns of use and particularly the high level of recreational use that the cemetery sees, as well as getting feedback on issues of public concern and visions for the future.

6. *Monuments.* The inventory of monuments involved identifying those monuments in the historic areas which are distinctive, in order to detect any pattern in their locations and any possible sub-zones within the Historic Zone. Illustrative monuments were photographed. Study of the map did not reveal any clear pattern. One area with a significant presence of curbing showed up and warranted inclusion in a proposed preservation zone.

7. *Views.* A series of views within the cemetery were photographed and identified on a map. The photos were helpful for reference purposes. The exercise was also revealing, and confirming, as an illustration of a visual problem within the cemetery landscape. Without the elements of topography or vegetation defining spaces and highlighting landmark structures, there are very few focused views that stand out as significant.

8. *Drainage.* The inventory of drainage summarized the three main drainage areas of the cemetery, and the presence of drainage structures. This was helpful in understanding the very limited extent of the drainage system. It was also a good illustration of an appropriate level of investigation for this master plan — identifying the big picture, the major issues, and the need for more detailed engineering study in order to define the exact nature of the problems, and the extent and type of future development of drainage.

9. *Roads.* This was an extremely useful and important component of inventory. The map of road surfaces was used throughout analysis and alternatives, to understand road hierarchy, issues relative to visitor orientation, the extent of grass roads, how the surfacing related to the historic road layout, and the magnitude of the problem with road condition.

10. *Wildlife.* Study of this component of the cemetery was not within the scope of the master plan. However, a summary of a site visit in the fall of 1992 with professionals able to comment on wildlife habitat issues at Evergreen was helpful in understanding some of the problems with pond water quality, and the importance of maintaining particular natural areas for habitat.

11. *Signage and Miscellaneous Features.* Photographs of signage and miscellaneous site features were taken, and an accompanying summary written. This was helpful as a reference tool when analyzing issues relative to site signage.

12. *Finances/Budget.* Data concerning Evergreen's financial structure and budget clarified the issues facing the cemetery in terms of long-range planning, city support for necessary maintenance and money available for capital improvements. It was important in understanding the constraints that the cemetery operates under, and the priorities of the city. It will be used in making general recommendations for increased funding and for possible changes in management structure. More specific financial analysis was beyond the scope of this effort.

BIRDS SIGHTED AT EVERGREEN CEMETERY

BITTERN, American	GOLDFINCH, American	NIGHT HERON, Black-crowned
BITTERN, Least	GOOSE, Canada	NIGHT HERON, Yellow-crowned
BLACKBIRD, Red-winged	GOSHAWK, Northern	NIGHTHAWK, Common
BLACKBIRD, Rusty	GRACKLE, Common	NUTHATCH, Red-breasted
BLUEBIRD, Eastern	GREBE, Pied-billed	NUTHATCH, White-breasted
BUNTING, Indigo	GROSBEAK, Evening	ORIOLE, "Baltimore" Northern
CARDINAL, Northern	GROSBEAK, Pine	OSPREY
CATBIRD, Gray	GROSBEAK, Rose-breasted	OVENBIRD
CHAT, Yellow-breasted	GROUSE, Ruffed	OWL, Barred
CHICKADEE, Black-capped	GULL, Bonaparte's	OWL, Great-horned
CORMORANT, Double-crested	GULL, Common Black-headed	OWL, Long-eared
CORMORANT, Great	GULL, Great Black-backed	PARULA, Northern
COWBIRD, Brown-headed	GULL, Herring	PEWEE, Eastern-Wood
CREEPER, Brown	GULL, Ring-billed	PHEASANT, Ring-necked
CROSSBILL, Red	HARRIER, Northern	PHOEBE, Eastern
CROSSBILL, White-winged	HAWK, Broad-winged	PINTAIL, Northern
CROW, American	HAWK, Cooper's	PLOVER, Black-bellied
CROW, Fish	HAWK, Red-shouldered	RAIL, Virginia
CUCKOO, Black-billed	HAWK, Red-tailed	RAVEN, Common
CUCKOO, Yellow-billed	HAWK, Sharp-shinned	REDSTART, American
DOVE, Mourning	HERON, Great Blue	ROBIN, American
DOVE, Rock	HERON, Green-backed	SANDPIPER, Solitary
DUCK, American Black	HERON, Little Blue	SANDPIPER, Spotted
DUCK, Wood	HUMMINGBIRD, Ruby-throated	SAPSUCKER, Yellow-bellied
EGRET, Great	JAY, Blue	SCAUP, Lesser
EGRET, Snowy	JUNCO, Dark-eyed	SHRIKE, Northern
FALCON, Peregrine	KESTREL, American	SISKIN, Pine
FINCH, House	KILLDEER	SNIPE, Common
FINCH, Purple	KINGBIRD, Eastern	SPARROW, American Tree
FLICKER, Northern	KINGFISHER, Belted	SPARROW, Chipping
FLYCATCHER, Alder	KINGLET, Golden-crowned	SPARROW, Field
FLYCATCHER, Great Crested	KINGLET, Ruby-crowned	SPARROW, Fox
FLYCATCHER, Least	MALLARD	SPARROW, House
FLYCATCHER, Olive-sided	MERGANSER, Hooded	SPARROW, Lincoln's
FLYCATCHER, Yellow-bellied	MERLIN	SPARROW, Savannah
GNATCATCHER, Blue-gray	MOCKINGBIRD, Northern	SPARROW, Song

SPARROW, Swamp	WARBLER, Golden-winged
SPARROW, White-crowned	WARBLER, Hooded
SPARROW, White-throated	WARBLER, Kentucky
STARLING, European	WARBLER, Magnolia
SWALLOW, Barn	WARBLER, Mourning
SWALLOW, Northern Rough-winged	WARBLER, Nashville
SWALLOW, Tree	WARBLER, Orange-crowned
SWIFT, Chimney	WARBLER, Palm
TANAGER, Scarlet	WARBLER, Pine
TEAL, Blue-winged	WARBLER, Prothonotary
TEAL, Green-winged	WARBLER, Tennessee
THRASHER, Brown	WARBLER, Wilson's
THRUSH, Gray-cheeked	WARBLER, Worm-eating
THRUSH, Hermit	WARBLER, Yellow
THRUSH, Swainson's	WARBLER, Yellow-rumped
THRUSH, Wood	WATERTHRUSH, Louisiana
TITMOUSE, Tufted	WATERTHRUSH, Northern
TOWHEE, Rufous-sided	WAXWING, Bohemian
VEERY	WAXWING, Cedar
VIREO, Philadelphia	WIGEON, American
VIREO, Red-eyed	WOODCOCK, American
VIREO, Solitary	WOODPECKER, Black-backed
VIREO, Warbling	WOODPECKER, Downy
VIREO, White-eyed	WOODPECKER, Hairy
VIREO, Yellow-throated	WOODPECKER, Pileated
VULTURE, Turkey	WREN, Carolina
WARBLER, Bay-breasted	WREN, House
WARBLER, Black-and-white	WREN, Winter
WARBLER, Black-throated Blue	YELLOWLEGS, Greater
WARBLER, Black-throated Green	YELLOWTHROAT, Common
WARBLER, Blackburnian	
WARBLER, Blackpoll	
WARBLER, Blue-winged	
WARBLER, Canada	
WARBLER, Cape May	
WARBLER, Chestnut-sided	

Evergreen's Early Wildflowers

Based on Eleanor Johnson's May 22, 1993 observations.

Common Name	Botanical Name	Location
Trailing Arbutus	<i>Epigaea repens</i>	near quarry
Cemetery Pink	<i>Phlox subulata</i>	Pine Grove especially
Violets (several species)	<i>Viola palmata</i> , <i>V. papilionacea</i>	wide spread
Sweet White Violets	<i>Viola lilanda</i>	damp lots beside woods, south of road to quarry
Wild Strawberry	<i>Fragaria virginiana</i>	wide spread
Shad Bush	<i>Amelanchies canadensis</i>	shrubs on front bank of large pond
Wood Anemone	<i>Cinenom quinquefolia</i>	woods to right of road to ponds
Quaker Ladies, Bluets	<i>Houstonia Caeulea</i>	wide spread
Dog Tooth Violets, Trout lily	<i>Erythronium americanum</i>	thick in woods, south of road to quarry
Huckleberry	<i>Gaylussacia baccata</i>	woods behind old house at front of cemetery

From: **Cynthia Loebenstein** <cloebenstein@yahoo.com>

Date: Fri, Feb 24, 2023 at 6:30 PM

Subject: Proposed Evergreen Cemetery Expansion

To: evans@portlandmaine.gov <evans@portlandmaine.gov>, rwiener@portlandmaine.gov <rwiener@portlandmaine.gov>

Dear Historic Preservation Board,

As a past president of Evergreen Cemetery, a past member of the Parks Commission and a neighbor in Deering Center, I write to you in regards to the proposed design of Evergreen Cemetery by Sebago Technics.

The proposed expansion of Evergreen Cemetery is not in keeping with the original historic garden-designed, Victorian-style cemetery. The symmetrical nature of the proposed plan, both its roads and grave sites, is not typical among garden cemeteries. Garden cemeteries have more naturally curving roads, with framed vistas of garden features. In garden cemeteries, groups of grave sites are interrupted and accentuated by plantings, rocks and other natural features.

The grave plot configuration in the proposed plan is much denser than many other areas in the original, historic section of Evergreen. The back-to-back grave plots is reminiscent of a military cemetery rather than of a garden cemetery.

Although the proposed design does a good job at screening the gravesites from Stevens Avenue with plantings, there does not seem to be any plantings between the grave sites. This is a prime difference between the proposed design and the original historic design. Evergreen Cemetery was originally designed to be an arboretum with a variety of flowering trees and bushes where visitors can take a moment to reflect on the beauty of life while mourning their dead.

When my husband and I purchased a plot in Evergreen, we only considered plots adjacent to trees. I would image that plots adjacent to trees, although maybe challenging from a practical level, are much more desirable to perspective buyers. Trees are also helpful in mitigating ground water and reducing ponding. After the proposed site was cleared of trees there was considerable standing ground water on the site even though it had not rained for several days. In the attached photos take on December 5, 2022 you can see the standing water.

Thank you,

Cynthia

Cynthia L. Loebenstein
Maine Licensed Architect, LEED AP
Central Square Design LLC
[Central Square Design](#)

Comment on Proposed Expansion Plan for Evergreen Cemetery



0 views



Michael Mertaugh <michaelmertaugh@gmail... Feb 27, 2023, 8:28:57 PM (13 hours ago)
to hp@portlandmaine.gov

Dear members of the HP Board,

I am a former Board member and former President of the Friends of Evergreen Cemetery. I would like to offer the following comments on the proposed expansion plan for the cemetery which is to be discussed at the March 1st Historic Preservation Workshop:

I agree with the view of Historic Preservation staff that Concept B, the second of the proposed alternatives, is more compatible with the existing character of the cemetery, and that the city-approved cemetery Master Plan should guide the design of any expansion plan.

However, I have a serious concern with the proposed gravesite density in both of the expansion plans. Clearly, this density of burial plots reflects the Director of Cemeteries' expressed goal of "*maximizing all available space to construct as many new (burial) lots as possible.*" But this density of gravesites is unnecessary and conflicts with a key recommendation of the cemetery Master Plan:

- The proposed gravesite density is unnecessary because there are significant other opportunities for future expansion of burial capacity at Evergreen Cemetery. One site that the 1994 Master Plan identifies as particularly suitable for future cemetery expansion is the Brentwood parcel: "*this land has the potential for the development of gravesites and for above-ground burial with a design layout that would visually make the area an extension of Libby Field. If this was done, the area could provide additional (burial) inventory for quite a number of years.*" (1994 Master Plan, page 57) This area currently houses a community garden that was approved as a temporary use until it was needed for cemetery purposes. There also unexploited opportunities for cemetery expansion through niche burials (via the completion of the current Columbarium and development of further niche burial opportunities) and through the development of scatter gardens. These options for commemoration are growing rapidly in cemeteries across the country.
- The proposed gravesite density is inconsistent with the the Cemetery Master Plan (page 60):

The master plan calls for developing new burial areas as well as infill in developed areas. The limiting factor in further development is not so much land as it is the number of memorials that can be added to the landscape without seriously damaging its character. In Landscape Character, above, the landscape is discussed in terms of character zones defined in large part by the layout of graves and the type of monumentation. Large family lots are in great measure a thing of the past. However, the pattern they create on the landscape, and the visual relief they offer, can be replicated with the use of a number of design devices (described in the Master Plan):

Trees are central to the cemetery's initial concept and design, and play a crucial role as recognized in the Master Plan:

"Vegetation is a critical character-defining element in any landscape, and it is at Evergreen as well. Trees are Evergreen's primary natural feature." (Master Plan, page 32)

Recommendation: Increase the quantity and diversity of tree species throughout the developed cemetery areas, particularly increasing the presence of evergreens and flowering trees. (Master Plan, page 52)

As in other parts of the cemetery, trees in this phase of expansion are compatible with burial sites and would make burial sites more attractive to potential purchasers of burial plots (although, obviously, care needs to be exercised in planning tree locations in relation to gravesites).

A final comment: any direct road access of the expansion area to Stevens Avenue would conflict with the Master Plan's recommendation that *"road access should be from the back of the properties so the continuity of the cemetery edge can be maintained."* (Master Plan, page 54).

Thank you for your consideration.

Michael Mertaugh
118 Beacon Street

Evergreen Cemetery burial expansion plan 0 views



Roberta Cope <bobbicope@icloud.com>

9:55 AM (1 minute ago)

to hp@portlandmaine.gov

Dear Historic Preservation Board,

Due to a prior engagement, I am unable to attend the March 1 workshop regarding the expansion of grave sites in Evergreen Cemetery.

Please consider the expansion with care. I concur with the views shared by Cynthia Loebenstein and Michael Mertaugh about the next phase of development.

In addition to being a past president of Friends of Evergreen, I am a life-long resident of Deering Center and hence have been visiting the cemetery for nigh on seventy years. Its mysterious melding of park and cemetery have provided years and years of contemplative walks, most recently on a daily basis with two, sometimes three, of my sisters. My grandfather, parents, aunts, uncles, brother-in-law are buried here. Some of their graves are graced with the shade of trees. Many more of my family will be buried in Evergreen, myself included. I speak on behalf of all of them, plus many more friends and neighbors who love the special experience which the cemetery provides. We want a garden/park cemetery with meandering paths, flowering shrubs, and yes, more trees. We do not want to walk among, nor look upon row upon row of parallel burial plots. Such efficiency destroys the character of this beloved park. Please follow the design traditions that exist for thoughtful reasons. We need opportunities to experience beauty. The garden style cemetery allows for the opportunity of natural beauty to coexist with human intervention and creativity in a special environment. Portlanders value Evergreen for these unique qualities.

Please consider the long view. Please integrate the original thought process of the development of the cemetery into any new phase.

Please prioritize the vast, undeveloped Brentwood acreage, which could accommodate hundreds of burials. (On the city's website the Brentwood acreage is included within the cemetery boundary, as it should be, on all maps EXCEPT the Evergreen Cemetery map. I have an older paper map and there is no distinction between the cemetery and the Brentwood section. This needs to be corrected on the website. The cemetery boundary extends to just behind the row of houses on Hamblet Avenue.)

Thank you for your consideration.

Bobbi Cope
172 Concord Street

RX to the HP board meeting and public comments...March 5, 2023 David Little

Greetings to all Historic Preservation board members. Terrific meeting with Mike Ciamaga & public comments.

I apologize for this late letter... I was away during the lead up to the meeting and the meeting itself & have just listened in to the meeting today.

Mike Ciamaga mentioned at the start of his comments that the new area was “the only area left” for burial space in Evergreen Cemetery & thus the urgency to maximize the number of individual plots.

As a long serving board member of the Friends of Evergreen, I am aware that a group of landscape architects with the firm Moore & Serenin had, several years ago, made a series of drawings for the ‘Brentwood Parcel’ that would incorporate a 3-phase transition from the community garden to new burial space when the time came. Their work was the result of a grant written by Cynthia Loebenstein, then a board member of Friends of Evergreen. Cynthia gave copies of the proposed drawings to both Mike Murray, then Interim Director of EC and to Ethan Hipple, Deputy Director, Dept. of Parks, Recreation, and Facilities. Maybe the time has come to revisit this Brentwood parcel Master Plan!

During the public meeting on Wednesday some members of the HP board considered/asked about the future of the Brentwood parcel (8 acres) for burials together with the current design plan for the expansion in the new area, suggesting a plausible solution to the density and Victorian design issues. Cynthia herself, an accomplished architect, revised Mike’s original sketch. It might serve as an entry point for discussion of a Plan C were it to be shared with members of the HP board.

If a 3rd plan is sought, it may not work if it is some combination of Plan’s A and B. Both A and B exhibit a “regimentation” of plots that is out of touch in the Victorian garden “rural” cemetery (ie winding by-paths with attractions of flowers, shrubbery and hedges.) Perhaps reducing the number of plots by 50-150 would increase the space available for a few different size plots (individual and family (15 x 15 ft), plantings of flowering shrubs, and trees that are focal points; and then provide seamless transitions to the adjacent areas so as to harmonize better with the densities of the two other most recent phases of expansion- and being at the front of this historic landscape exemplify the Victorian concepts described by Kathy Freund. A softer, gentler place of pilgrimage.

Another idea I would like to float with the board is a discussion/plan for both the visual and physical connections that might be integrated between the Stevens Tavern site and the new expansion area. The Stevens Tavern site at the front of the cemetery is a visual break in the front part that could become a circular Victorian garden with perennial flowers, an intimate meditation site with benches, and with a splendid historical sign discreetly placed with a meandering path that leads back into the expansion area. This could result in a unique more private visual corridor from Stevens Ave, inviting and welcoming.

The discussion and oversight by the HP board was very thoughtful and helpful to the conversation regarding the new proposed expansion area. Also the public comments were spot on with regard to the Master Plan and the romantic nature of Beauty and Art (The Picturesque). Mike Ciamaga is right that there is a fast approaching need for new burial space and kudos to him for being open to different opinions while keeping the project moving forward.

Thanks for the opportunity to share my thoughts.

Respectfully,

David Little
142 Brentwood St,
Portland, Maine 04103
authorartist775@gmail.com
603-498-2400 (c)

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: April 28, 2023
RE: 511 Congress Street – PUBLIC HEARING – Addition
PROJECT ID: HPBR-002418-2023
MEETING: May 3, 2023

Owner: Ocean Gate, LLC
Architect: Ryan Senatore, Ryan Senatore Architecture

A sign announcing the Historic Preservation Board's meeting on May 3, 2023 was posted at the property on April 20, 2023. A legal ad was published in the Portland Press Herald on April 21, 2023 and April 22, 2023, and 41 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct ten-story rear egress stair tower addition at rear of 511 Congress Street in area of alley between 511 Congress Street and parking garage at 48 Brown Street. Addition to have concrete foundation and be clad in metal with glazing and glass spandrel panels.

SUMMARY OF HISTORIC CONTEXT

511 Congress Street is a non-contributing building in the Congress Street Historic District located at the corner of Browns and Congress Streets. The building was constructed in 1974 as the Maine Savings Plaza, an expansion for the 1949 Maine Savings Building at 15 Casco Street which is a contributing building in the Historic District. The building is composed of a 9-story tower set back from Congress Street by a large open plaza flanked by one-story commercial spaces on the east and west sides. At the west side of the plaza, the commercial spaces share a party wall with Mechanic's Hall. At the east side, the commercial spaces step down to the corner of Brown and Congress Streets. Along Brown Street, the basement level becomes exposed by the sloping grade making the tower 10 stories tall at the rear. The rear property line of the site is the boundary of the Congress Street Historic District. Across Brown Street is the 1987 Maine Historical Society Building, which is also non-contributing in the district.

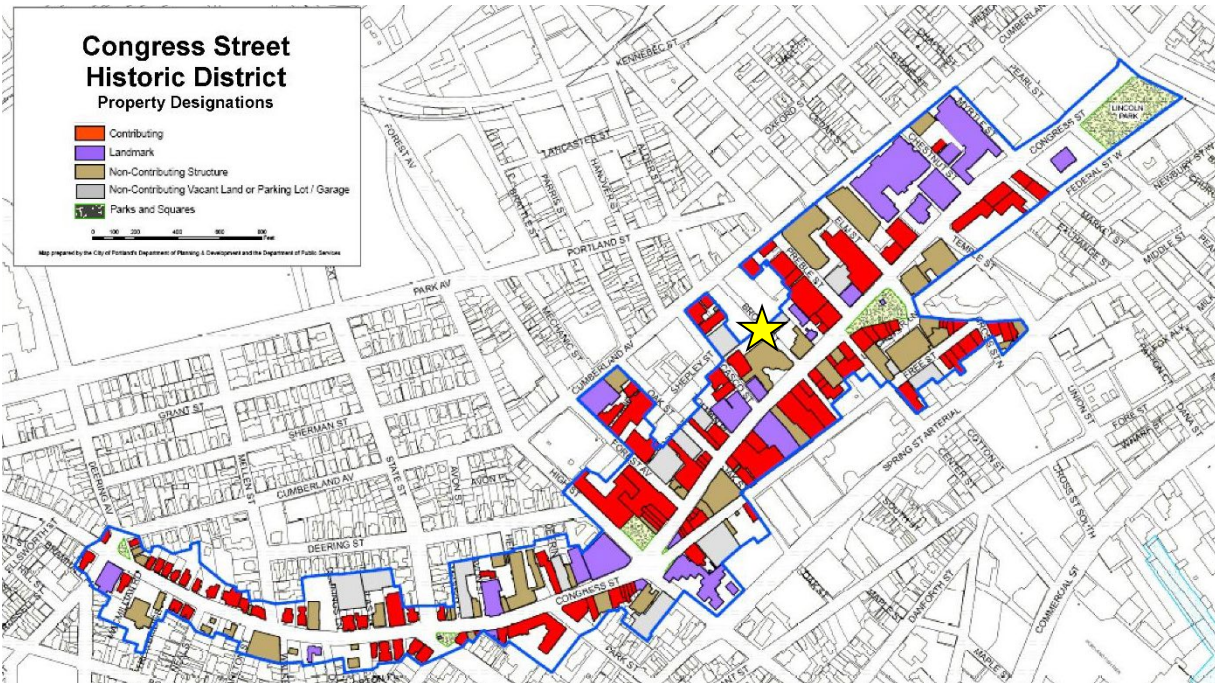


Figure 1: Map of Congress Street Historic District showing location of 511 Congress Street with a star.



Figure 2: Aerial view of 511 Congress Street, looking north.

STAFF COMMENTS

The applicant is proposing to construct a new egress stair tower at the rear of 511 Congress Street to meet the egress requirements associated with their proposed change of use from office space to residential. The proposed residential rehabilitation is not expected to require other exterior alterations at this time.

The addition is proposed to be installed at the rear of the building, facing away from Congress Street and towards a parking garage located outside the Historic District. The placement of the addition means that it will have little to no visibility from Congress Street, though there will be some visibility from Casco Street looking across a parking lot.

The design of the addition is contemporary using metal paneling at the side elevations and corners and glass curtain wall with glass spandrel panels at the rear elevation, facing north. The seams of the panels and glazing have been aligned with the masonry openings on the existing structure, creating a visual relationship between them. The addition will have an expressed steel structure visible through the curtain wall.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations to or Redesign of Noncontributing Structures, 17.8.4:

Standard A.	
In considering an application for a Certificate of Appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in Subsection 17.8.2 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the Planning Authority or Historic Preservation Board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.	
Standard Met?	Staff Comments
Yes	The proposed addition does not involve removal or redesign of large areas of the existing structure. Additionally, the addition has been designed with a visual relationship to existing structure's façade composition and fenestration patterns.

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed residential use is compatible with the character of the Congress Street Historic District as evidenced by the many residential structure located along Congress Street, and will require minimal exterior alterations beyond the proposed addition.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The proposed addition will not require major alterations to the existing building, nor will it require destruction of any of the original qualities or character of neighboring historic buildings. No removal or alteration to historic material is proposed.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The proposed addition is contemporary in character, using modern materials, and does not attempt to create a false sense of historical development. The visual relationship created between the addition and the existing structure also defers to the existing building's character, recognizing its origin.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	The proposed addition will not destroy significant historical materials. Through the use of metal and glass cladding materials, the addition will be subtly distinguished from the existing building, and clearly distinguished from nearby historic buildings. The proposed addition will be compatible with the 9- to 10-story height, fenestration pattern, and dark gray color of the existing property.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002418-2023 for an addition at 511 Congress Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-1-3 & 9 and Standards for Review of Alterations to or Redesign of Noncontributing Structures 17.8.4-A

ATTACHMENTS

1. Project Summary
2. Drawings

April 13, 2023

Evan Schueckler
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 511 Congress Street - Renovations

Evan,

Please see the attached design proposal for the exterior improvements to 511 Congress Street. The project includes an exterior stair tower addition to the existing 10 story building. The project proposes to convert existing office use floors to residential apartments, this change of use requires the building's egress to be addressed. The existing exit stairs are not adequately separated for this new use so we are proposing the new egress stair to serve this use.

The existing building is a modern Architectural style from the early 1970s, the proposed addition maintains a clean and simple massing but provides a more contemporary facade treatment than the original building. The proposed stair tower addition is located off of Brown Street in the rear loading dock court of the existing building.

The proposed stair tower has solid sidewalls clad in a metal siding panel with the end wall treated as a transparent facade. The end wall facade is comprised of glass curtainwall with an expressed steel structure behind. This structure is painted a bright color to provide contrasting element to the muted tones of the existing structure. The horizontal joints of the metal panels and curtainwall mullions align with the existing building's masonry at the head and sill of the windows. This relationship ties the proposed design to the existing building.

We look forward to discussing at the upcoming Historic Preservation Review Board meeting.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

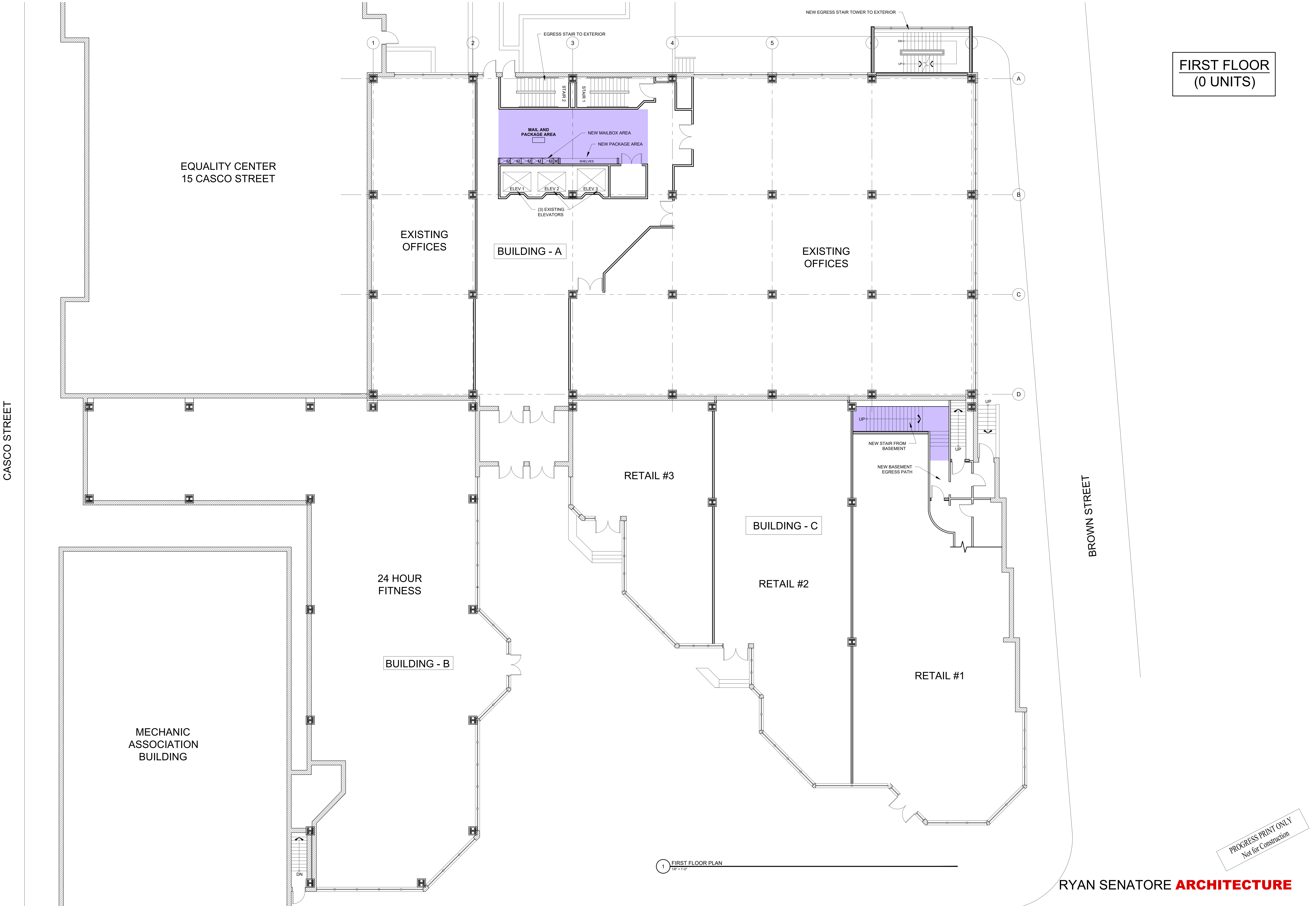
207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101





FIRST FLOOR
(0 UNITS)

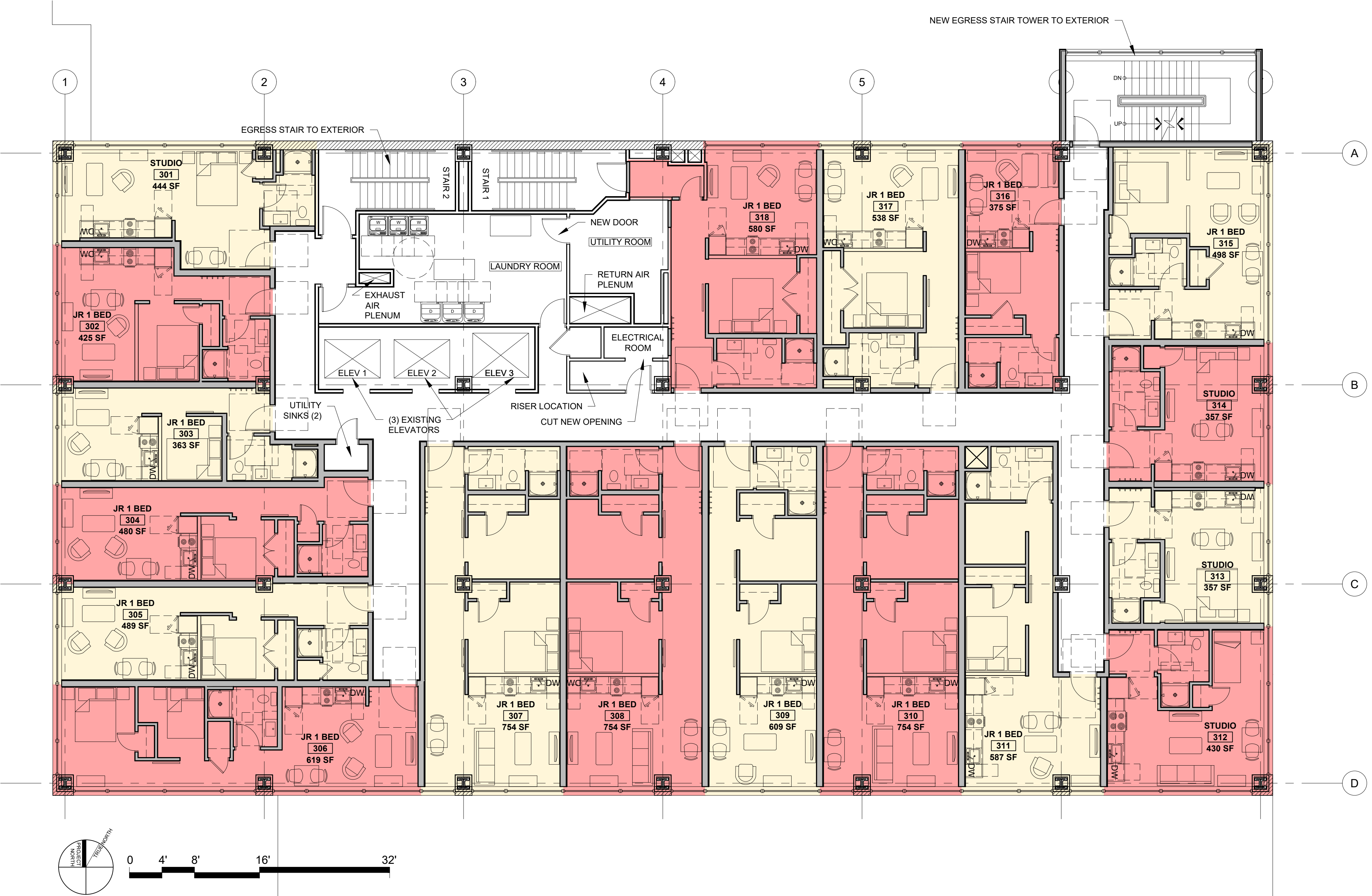
PROGRESS PRINT ONLY
Not for Construction



SECOND FLOOR
(12 UNITS)
- CO-WORKING AREA
- FITNESS ROOM

1 SECOND FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

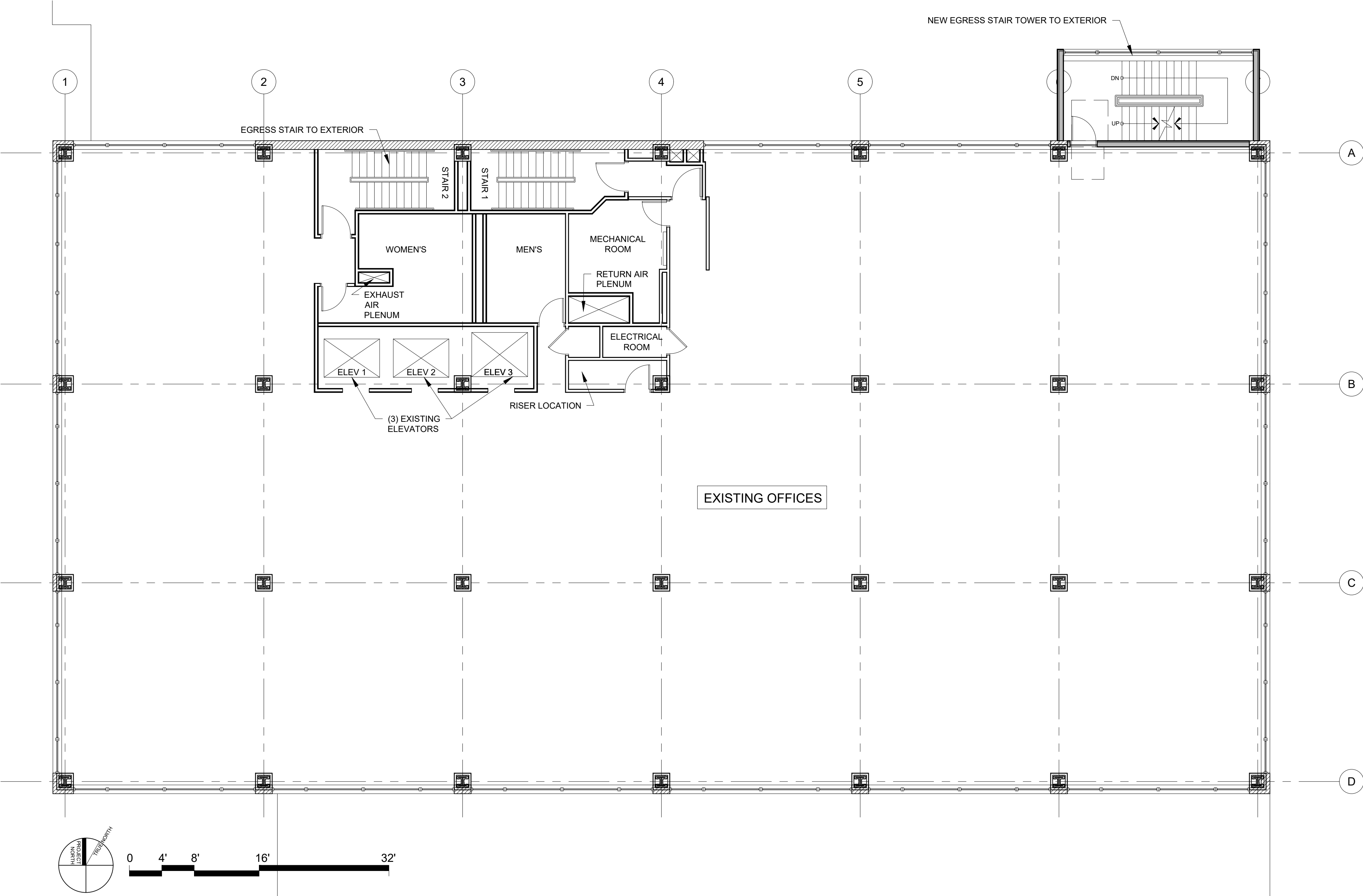


THIRD, FOURTH, FIFTH
AND SIXTH FLOORS
(18 UNITS PER FLOOR
X 5 FLOORS =
90 UNITS)
- LAUNDRY ROOM ON
FLOORS 3, 5, 7

1 THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

EIGHTH AND NINTH
FLOORS
(0 UNITS)



1 EIGHTH AND NINTH FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

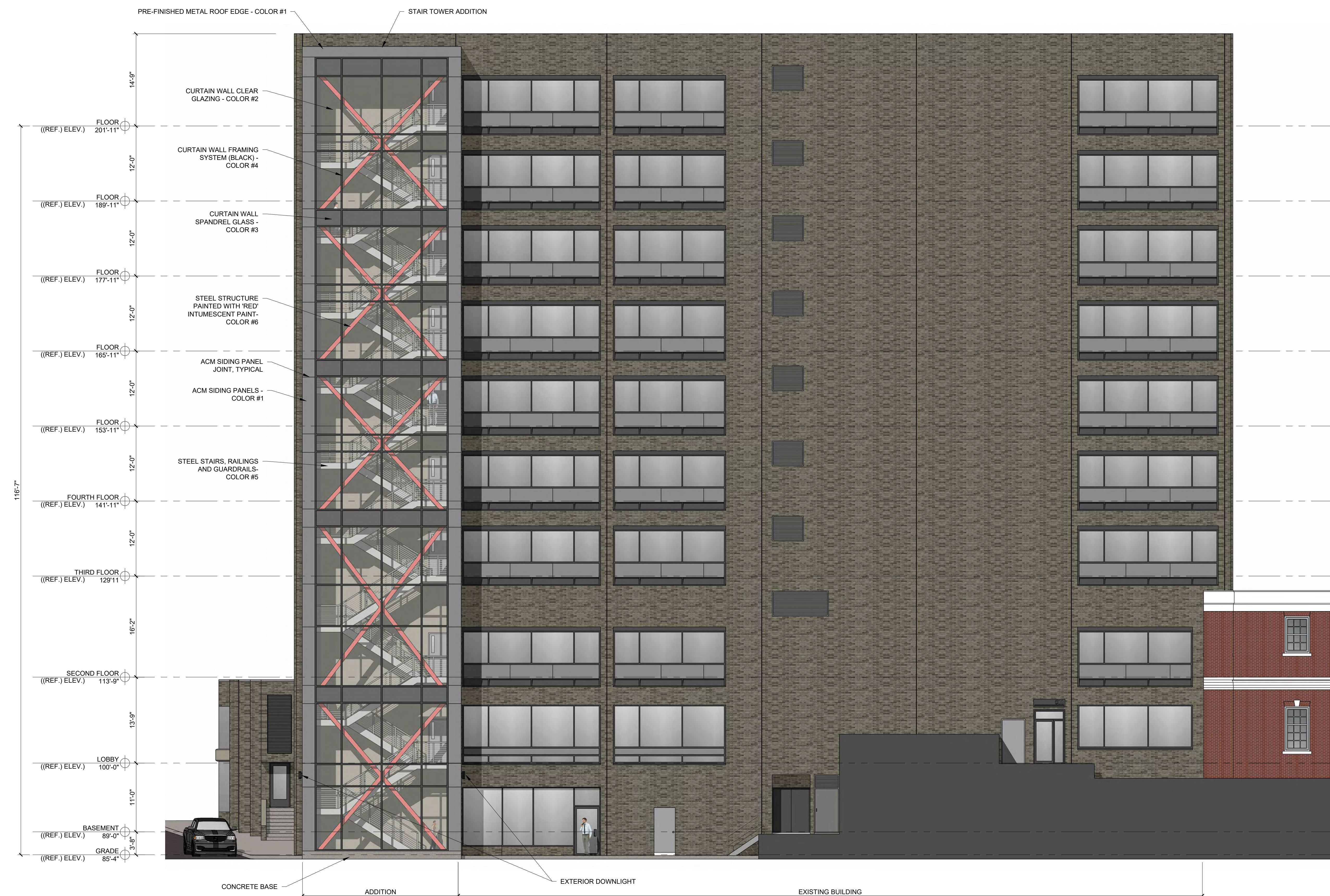
NORTH ELEVATION
EXISTING



1 NORTH ELEVATION (EXISTING)
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

NORTH ELEVATION
PROPOSED



1 NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

EAST ELEVATION
EXISTING



1 EAST ELEVATION (EXISTING)
1/8" = 1'-0"

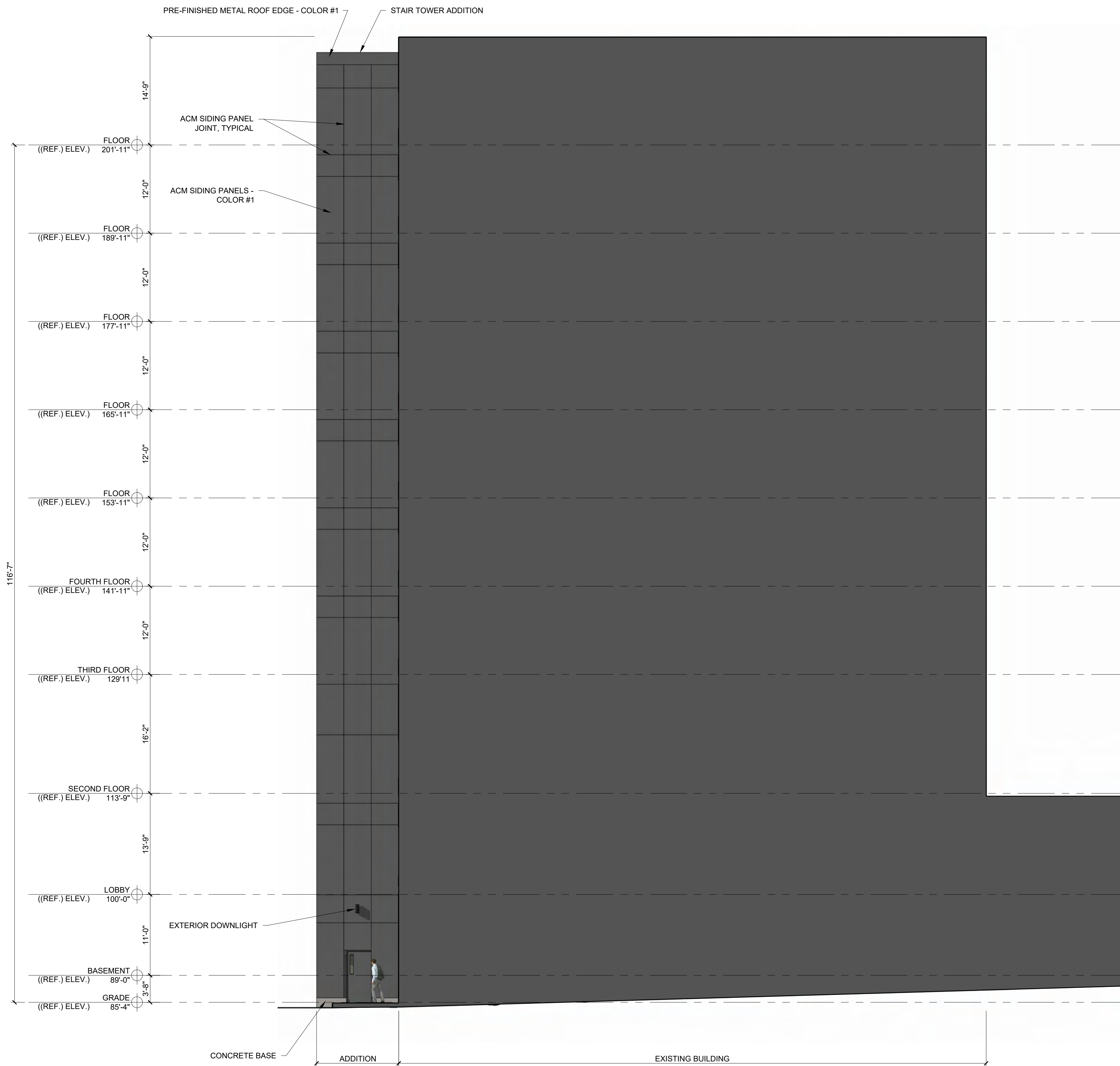
PROGRESS PRINT ONLY
Not for Construction

EAST ELEVATION
PROPOSED



PROGRESS PRINT ONLY
Not for Construction

WEST ELEVATION
PROPOSED



1 WEST ELEVATION (PROPOSED)
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction



EXISTING



PROPOSED

PROGRESS PRINT ONLY
Not for Construction



EXISTING



PROPOSED

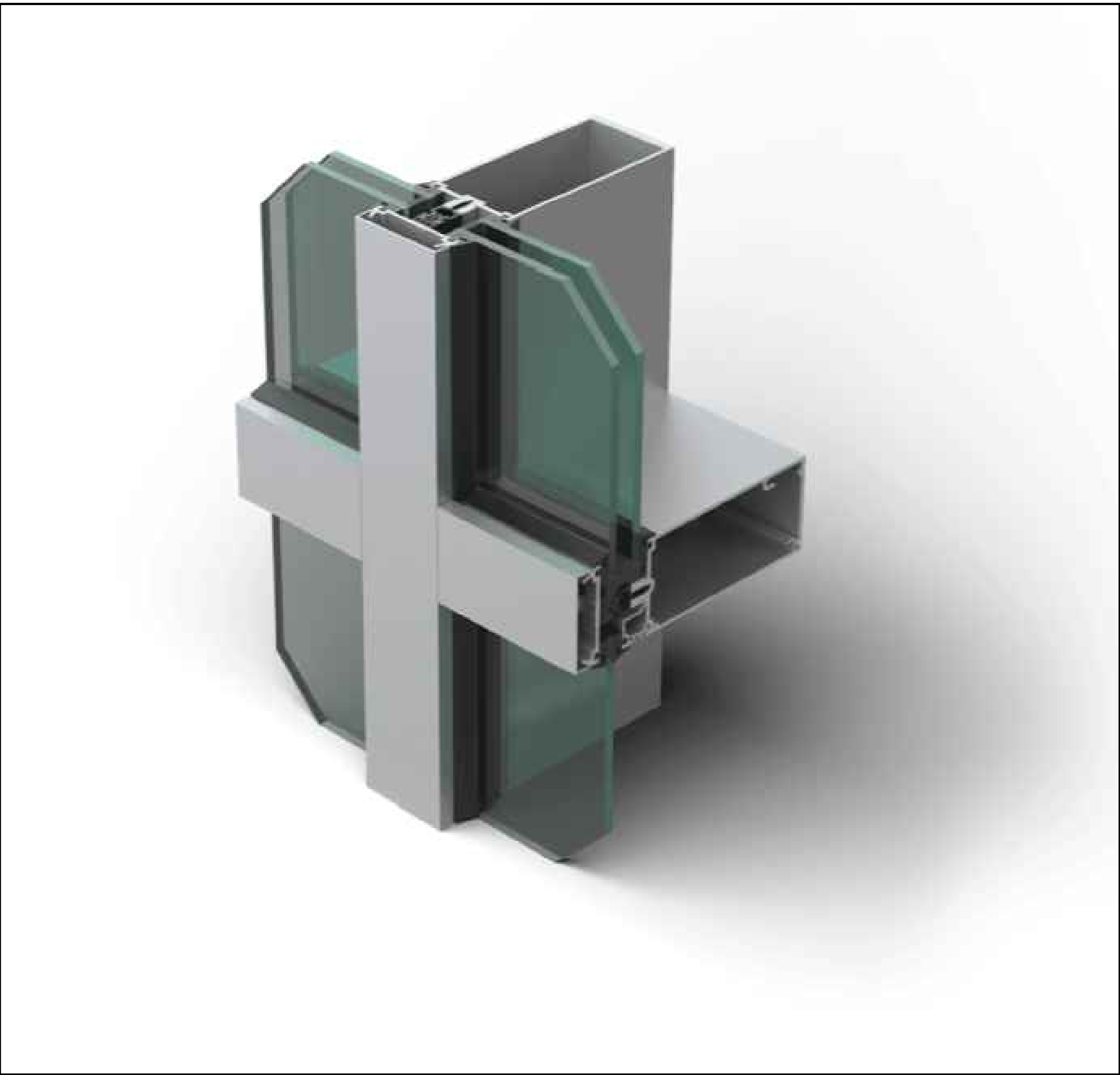
PROGRESS PRINT ONLY
Not for Construction



3 ACM SIDING PANEL IMAGE



2 CURTAINWALL IMAGE



1 CURTAINWALL AXONOMETRIC

PROGRESS PRINT ONLY
Not for Construction

April 27, 2023

Chair O'Brien and members of the Historic Preservation Board:

Founded in 1964, Greater Portland Landmarks is a non-profit advocacy organization that works toward the preservation and revitalization of greater Portland's built environment. Our goal is to save greater Portland's historic places through preservation and adaptive use while promoting creative new architecture that enhances historic neighborhoods. We appreciate the opportunity to comment on projects that impact the historic character of the city.

We are writing in support of the application for a Certificate of Appropriateness for additions to 511 Congress Street. The proposed adaptive use of this office tower in downtown Portland necessitates adding a stair tower. *The New York Times* recently published an expose on the challenges of adaptive office towers to housing but also the promise of these existing buildings in solving a desperate challenge in the twenty-first century. 511 Congress is a prime example of this conundrum, and the proposed intervention is an appropriate solution.

While it might not be immediately apparent why a 1970s office tower is historic, nonetheless, this building is now fifty years old and can be considered for eligibility for nomination to the National Register of Historic Places as it is representative of that era's building priorities in a city downtown. Office space is no longer in such demand, so this building must adapt for its new purpose.

As we did with the proposed exterior stair at nearby 465 Congress Street, we feel the placement and design of this proposed stair tower at 511 Congress Street does not detract from the visual components of the existing building. While the stair tower will necessarily interrupt the historic envelope of the building, the architect has done an admirable job in minimizing its intrusion through its placement and overall massing. At the same time, the choice of materials reflects that this element is modern and of its own time, thus preserving the integrity of the building's overall historic fabric and authenticity. For all these reasons we urge you to approve this application.

Sincerely,



C. Ian Stevenson, PhD
Director of Advocacy