

# LONE FIR CEMETERY

EXISTING CONDITIONS, RECOMMENDATIONS, AND FUNDING SOURCES

Portland Metro Sustainability Center

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## **Lone Fir Cemetery Existing Conditions**

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Lone Fir Cemetery contains many historical elements which have significance both as defined by the National Register of Historic Places and the Secretary of the Interior.

As part of its listing on the National Register of Historic Places, a number of contributing resources (CR) are defined, including the site of the cemetery itself. These contributing resources that were indicated in the National Register submission are indicated as such below.

Using the Secretary of the Interior's "Guidelines for Rehabilitating Cultural Landscapes" a number of character defining elements (CD) have also been indicated. Character defining elements convey the historical, cultural or architectural values of the cultural landscape.

Additional items listed below are considered "functional" (F) in that they are more recent additions to the cemetery, and are not contributing resources or character defining features.

As part of the master plan of the cemetery, items listed as contributing resources and character defining elements should be sensitively restored and preserved. Items listed as functional elements should be improved to be of consistent quality and materials as used elsewhere in the cemetery.

### SITE

- Lone Fir Cemetery - **CR**

### STRUCTURES

- Macleay Mausoleum – **CR**
- Maintenance Structure Near Macleay Mausoleum - **CR**
- Bottler's Mausoleum - CD
- Moran Mausoleum - CD
- Storage Structure at SE Cemetery - CD
- Trolley Station Remnant at 23<sup>rd</sup> and Morrison - CD

### SPACES

- Pioneer Rose Garden – **CR**
- Chinese Section - CD
- Japanese Section - CD
- Firemen's Section - CD
- War Memorial Park - CD
- Pioneer Section – CD
- Masonic Section - CD

### MEMORIALS

- Soldiers' Memorial - **CR**
- Japanese Memorial - CD
- 1934 Donor Benches (2) – CD
- Recent Donor Bench (no donor plaque yet) - F

### WALLS

- North Concrete Wall at Stark - CD
- SE Basalt Wall at SE Morrison and SE 26<sup>th</sup> Ave. - CD
- Interior Rubble Stone Walls - CD
- Interior Low Concrete Walls With Steps - CD

### GATES/FENCES

- Stone Gateway at SE 20<sup>th</sup> Ave. - **CR**
- (2) Remnant Stone Gateway Columns at SE 26<sup>th</sup> - CD
- Chain-link Fence and Gates - F

#### MISCELLANEOUS

- Lone Fir - CD
- Baseline Rd. Mileage Marker at Stark - CD
- Interior Asphalt Pathways – CD
- Interior Gateway Column, Type 1 - CD
- Interior Gateway Column, Type 2 - CD
- Washington Elm Memorial Plaque - CD
- Concrete Pad Currently Used for Services – F
- Cemetery Signage – F
- Sidewalks - F

#### SIGNIFICANT GRAVES

- Emmor Stephens - CD
- Dr. James C. Hawthorne – CD

## **Lone Fir Cemetery Funding Resources**

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The following funding resources are applicable for the Lone Fir Cemetery. In many cases, grant opportunities from each resource can be available for multiple aspects of the design and restoration projects, and areas of specific funding opportunity overlap. The first part of the list is more generally applicable. The second part of the list has funding opportunities for more specific projects. This list is not all-inclusive, but a guide. Most likely several additional resources exist and should be explored.

The Existing Conditions, Recommendations, and Funding Sources sheets include resources from the following list where most applicable.

### **GENERAL PROJECT FUNDING SOURCES**

The Collins Foundation

<http://www.collinsfoundation.org>

Heritage Grant Program

<http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

Historic Cemetery Grants

<http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

The Kinsman Foundation

<http://www.kinsmanfoundation.org/contact/index.htm>

League of Oregon Cities

<http://www.orcities.org/CityResources/FundingGrantOpportunities/tabid/847/Default.aspx>

Lowe's Charitable and Educational Foundation Preservation Fund

<http://www.lowes.com/lowes/lkn?action=frameSet&url=apps.bridgetree.com/funding/default.asp>

Meyer Memorial Trust

[http://www.mmt.org/grants\\_programs](http://www.mmt.org/grants_programs)

National Endowment for the Humanities

<http://www.neh.gov/grants/grants.html>

National Park Service

<http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#nps>

National Park Service's Preserve America Matching-Grant Program

<http://www.cr.nps.gov/hps/hpg/PreserveAmerica/index.htm>

National Trust Community Investment Corporation - <http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

National Trust for Historic Preservation's National Preservation Endowment

<http://www.preservationnation.org/resources/find-funding/npe05.pdf>

Oregon Community Foundation

<http://www.ocf1.org>

Oregon Cultural Trust

[http://www.culturaltrust.org/programs/grant\\_opportunities.php](http://www.culturaltrust.org/programs/grant_opportunities.php)

Red Lodge Clearinghouse

<http://rlch.org/content/section/6/42>

Spirit Mountain Community Fund

<http://www.thecommunityfund.com/grants>

## **SPECIFIC PROJECT AREA FUNDING SOURCES**

### **Mausoleum(s)**

The Bridges Foundation  
P.O. Box 613, Turner, Oregon 97392  
Contact: Kathy Bridges, Exec. Director

Heritage Grant Program  
<http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

Historic Cemetery Grants  
<http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

National Trust for Historic Preservation's National Preservation Endowment  
<http://www.preservationnation.org/resources/find-funding/npe05.pdf>

National Trust Community Investment Corporation  
<http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

Rose E. Tucker Charitable Trust  
900 S.W. 5th Ave., Ste. 2600, Portland, Oregon 97204  
Telephone: (503) 2243380, Contact: Milo E. Ormseth, Tr. or Terrence R. Pancoast, Tr.

Structure Owners

### **Fireman's Memorial**

Oregon Fire Service Museum  
<http://www.oregonfiremuseum.com>

Portland Fire & Rescue  
<http://www.portlandonline.com/fire/index.cfm?c=25923>

Individual Plot Family Members

### **War Memorial Park**

Heritage Grant Program  
<http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

Historic Cemetery Grants  
<http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

The Kinsman Foundation  
<http://www.kinsmanfoundation.org/contact/index.htm>

National Trust for Historic Preservation's National Preservation Endowment  
<http://www.preservationnation.org/resources/find-funding/npe05.pdf>

National Trust Community Investment Corporation  
<http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

Oregon Parks & Recreation Department War Memorial Grants  
<http://www.oregon.gov/OPRD/GRANTS/veterans.shtml>

Regional Arts & Culture Council  
<http://www.racc.org/grants/index.php>

Rose E. Tucker Charitable Trust  
900 S.W. 5th Ave., Ste. 2600  
Portland, Oregon 97204  
Telephone: (503) 2243380  
Contact: Milo E. Ormseth, Tr.; Terrence R. Pancoast, Tr.

### **Pioneer Rose Garden**

The Kinsman Foundation  
<http://www.kinsmanfoundation.org/contact/index.htm>

Royal Rosarian Foundation  
<http://royalrosarianfoundation.org>

Portland Rose Society  
<http://www.portlandrosesociety.org/generalinfo.html>

### **Japanese Area**

Heritage Grant Program  
<http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

Historic Cemetery Grants  
<http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

Japan-America Society of Oregon  
<http://www.jaso.org>

The Kinsman Foundation  
<http://www.kinsmanfoundation.org/contact/index.htm>

National Trust Community Investment Corporation - <http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

National Trust for Historic Preservation's National Preservation Endowment  
<http://www.preservationnation.org/resources/find-funding/npe05.pdf>

### **Pioneer Cemetery Area**

Heritage Grant Program  
<http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

Historic Cemetery Grants  
<http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

Individual & Family Plot Members

### **Public Programs / Education / Outreach**

Oregon Council for the Humanities  
<http://oregonhum.org/grants.php>



## Bottler's Mausoleum

### Description

The brick structure and partially stuccoed exterior walls of this mausoleum are in a very fragile state. A number of bricks have fallen off the parapet area of the walls. There is significant cracking and separation of wall material on all four sides. Additionally, it appears that portions of the roof are missing. Friends of Lone Fir Cemetery records indicate that there are no caskets inside the building. This mausoleum is currently surrounded by a cyclone fence because it is hazardous as it stands.

### Recommendation

Contact the structure's owners/stewards to obtain their long-term intent for its operation and maintenance. Retain a structural and/or architectural historical evaluation of the structure. Abate life-safety issues and repair it as a "stable ruin", as one of many options.

### Potential Funding Sources

**Structure Owners; The National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#ntcic>

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

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**The Bridges Foundation**, P.O. Box 613, Turner, Oregon 97392, Contact: Kathy Bridges, Exec. Director



## Macleay Mausoleum

### Description

The mausoleum's façade appears to be comprised of a fine grade sandstone veneer over a coarser sandstone material. A significant number of veneer stone panels have fallen off the structure. Further deterioration and failure of the veneer and backing stone and the raised letters of the Macleay name is occurring. At the northeast corner, plants are growing in the structure and a finial is about to tip over. A rolled-seam metal roof appears to be covering another roof structure and is in a deteriorated state. Stained and leaded glass windows have been removed and replaced with a painted faux stained and leaded glass covering. A newer black powder-coated metal fence with a gate on the west elevation surrounds the mausoleum. There appears to be a missing stone structure of some kind, because a portion of the base still exists.

### Recommendation

The cost of the restoration of this mausoleum has been previously documented by others. The structure's owners/stewards have been in contact with the Friends of Lone Fir Cemetery to say that they would like to facilitate the restoration of the mausoleum by matching grant funds that are acquired. The owner contact is Andrew Kerr.

### Potential Funding Sources

**Structure Owners; The National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#ntcic>

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

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### Holding Structure Near Macleay Mausoleum

#### Description

This building consists of brick walls and a stamped metal roof with a metal vent. There appears to be plant material growing from inside the structure through edges of the metal roof. The building appears to be in stable condition. The building is in the process of being donated to the Friends of Lone Fir Cemetery to be used for monument cleaning and restoration.

#### Recommendation

It is recommended that the plant material growing through the roof be removed so that it does not cause additional damage to the structure. It is also recommended that a French drain be installed around the perimeter of the building to resolve drainage issues at the base of the structure.

#### Potential Funding Sources

**Structure Owners; The National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#ntcic>

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

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## Moran Mausoleum

### Description

This poured-in-place concrete mausoleum structure appears to be in stable condition even though some horizontal cracking in the walls is evident. Moss growth is causing deterioration on the north wall face. A wrought iron gate is missing.

### Recommendation

Remove the moss and carefully clean the structure. Contact of the structure's owners/stewards should be made to obtain their long-term intent for its operation and maintenance. There is currently a problem with visitors climbing on the top of this structure. It is recommended that some type of climbing deterrent that does not visually detract from the structure be added to prevent future occurrences.

### Potential Funding Sources

**Structure Owners; The National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#ntcic>

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

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### Holding Structure at Southeast Corner of Cemetery

#### Description

This brick structure is covered with a faux stone cementitious (possibly ceramic) pattern over brick. The north wall is separating from the rest of the structure and roof, due to vegetation growing through it. Vegetation is also growing through other parts of the structure including the base on the east side and through the vent on the roof.

#### Recommendation

Further evaluation is required by a structural engineer and architectural historian to determine the integrity of the building from the inside and the cost estimate of rehabilitation. Contact of the structure's owner/stewards should be made to obtain their intent for its long-term operation and maintenance. It is recommended that the existing vegetation be removed from the structure before further damage is caused.

#### Potential Funding Sources

**Structure Owners; The National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html#ntcic>

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

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## Trolley Station Remnant

### Description

Along the south side of the cemetery, at the intersection of SE 23rd Ave. and SE Morrison St., there is a remnant wall of a concrete structure believed to be part of an old trolley station. The concrete is badly cracked. Approximately five trees on either side of the concrete remnant have significantly exposed roots due to soil erosion.

### Recommendation

Because this wall is a remnant of a structure from the cemetery's historic period, 1854-1957, it is recommended that further research be done to assess the structure's historic use. It is also recommended that the structure be preserved as a stable ruin. Some rehabilitation work will be required to stabilize the cracking that has occurred, and it is recommended that the wall be evaluated for structural integrity. The trees have been evaluated by an arborist, and are considered stable. However, additional canopy pruning is recommended. A property survey of the south cemetery boundary should be implemented to ascertain ownership and liability. The existing perimeter fencing should be replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible.



## Japanese Section

### Description

The Japanese Section of Lone Fir cemetery is located in Block 11, in the southwest corner of the cemetery, adjacent to the north side of Block 14 -- the historic Chinese section of the cemetery. The Japanese section is an area where burials still occur. It includes a stone memorial currently used by visitors. A number of significant trees exist in this area including a very large Camellia and Oak. Both appear to be quite old and in good condition.

### Recommendation

Preserve the character of the Japanese Section as it exists. Ascertain if there is a cultural organization that has an interest in the long-term operation and maintenance of this section. It is recommended that a stone sign be added to this section to locate it for visitors. The new sign should be in the same style as all future signs for notable cemetery sections. Additionally, a local Buddhist organization is looking to locate and fund a columbarium within the cemetery. The west edge of the Japanese section, between the road and the western property line, may be a suitable location.

### Potential Funding Sources

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

**Japan-America Society of Oregon** - <http://www.jaso.org>

**The Kinsman Foundation** - <http://www.kinsmanfoundation.org/contact/index.htm>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

**National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

### Existing Conditions

Lone Fir Cemetery



## Firemen's Section

### Description

Many of the headstones in the Firemen's Section, 1862, are laid horizontally at grade rather than vertically, which gives this section a different character than other sections of the cemetery. It feels more open. In the center, a small wood sign with a flagpole, small pathways, circular shrub and perennial bed identify this part of the cemetery. A small concrete curb was recently poured at the northwest corner of this block. It is not characteristically similar to the adjacent block's historic rubble walls.

### Recommendation

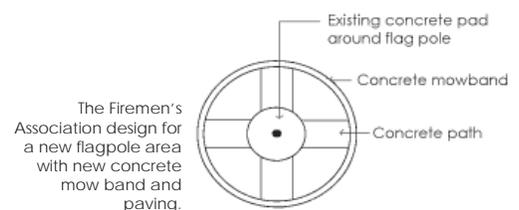
The current post and panel sign looks temporary and should be upgraded with a re-interpreted sign and/or one made of more permanent materials such as bronze and/or stone to create a dignified structure. The planting bed is bare in spots and should be refurbished with new plantings. Paving paths and plant bed edging should be replaced with more permanent materials such as concrete or stone. The existing concrete curb should be removed and replaced with a new stone rubble wall similar to the adjacent block's rubble wall. Additionally, the Portland Firemen's Association has redesigned the area around the flagpole to include a new paved circular pathway, lawn/planting area, and mow band. It is recommended that the Firemen's Association submit their design to SHPO for review through METRO. Once approved, this design should be included with the master plan site improvements.

### Potential Funding Sources

**Oregon Fire Service Museum** - <http://www.oregonfiremuseum.com>

**Portland Fire & Rescue** - <http://www.portlandonline.com/fire/index.cfm?c=25923>

### Individual Plot Family Members



### Existing Conditions

Lone Fir Cemetery



## Pioneer Rose Garden

### Description

The Pioneer Rose Garden is a narrow lot perpendicular to the main entry road on the east. The rose garden is filled with species of roses brought to Portland by early Oregon pioneers. While none of the original plants exist in the garden, an active attempt has been made to cultivate the original pioneer rose species. There are also a couple of more modern varieties planted in the garden. The Friends of Lone Fir Cemetery is currently maintaining the rose garden. Other elements of the garden include a bronze plaque, rose-shaped stepping stones made from old head stones, a bird bath, two wood trellises, and a stone bench.

### Recommendation

Continued efforts should be made to cultivate pioneer rose species. Efforts should include growing cuttings off-site for future use. While some of the features in the garden appear newer, their removal is not recommended as they have become part of the history of the garden. The Royal Rosarians should be consulted to obtain their long term intent for the operation and maintenance of the garden.

### Potential Funding Sources

**The Kinsman Foundation** - <http://www.kinsmanfoundation.org/contact/index.htm>

**Royal Rosarian Foundation** - <http://royalrosarianfoundation.org>

**Portland Rose Society** - <http://www.portlandrosesociety.org/generalinfo.html>



## War Memorial Park/Soldiers Memorial

### Description

The cemetery's 1944 amended plat map designates the area around the Soldiers Memorial as a public park. The existing area of this delineated park contains the classic single monolith Soldier's Memorial, three donor benches, and a later addition concrete slab that is currently being used for funeral services. The Soldier's Memorial is made of granite with a bronze statue and bronze plaques. It is in stable condition, although the soil appears to have eroded away at the base, exposing some of the foundation in places.

### Recommendation

Carefully clean the memorial structure in a matter approved by a materials conservator. See page 11 for concrete paving and drainage improvements, and page 12 regarding donor benches. *There is a possibility for niches in the future (See Teri Dresler).*

### Potential Funding Sources

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

**The Kinsman Foundation** - <http://www.kinsmanfoundation.org/contact/index.htm>

**National Trust for Historic Preservation's National Preservation Endowment** - <http://www.preservationnation.org/resources/find-funding/npe05.pdf>

**National Trust Community Investment Corporation** - <http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

**Oregon Parks & Recreation Department War Memorial Grants** - <http://www.oregon.gov/OPRD/GRANTS/veterans.shtml>

**Regional Arts & Culture Council** - <http://www.racc.org/grants/index.php>

**Rose E. Tucker Charitable Trust**, 900 S.W. 5th Ave., Ste. 2600, Portland, Oregon 97204, Telephone: (503) 224-3380, Contact: Milo E. Ormseth, Tr.; Terrence R. Pancoast, Tr.



### Cracked Pavement at Soldiers Memorial

#### Description

The above photo indicates the bareness of the plant beds, and the extent of cracking in the concrete pavement at the base of Soldiers Memorial. Additionally, the ground around the base of the memorial has subsided, so that a gap between the memorial and ground exists in some areas.

#### Recommendation

Remove the existing concrete paving and plant material. Regrade the area around the memorial so that the new paving will hide the exposed base of the memorial. Add a new concrete paving skirt and infill the current planting areas with sand-set granite pavers in a color complimentary to the memorial.



### Donor Bench at War Memorial Park

#### Description

Two black-painted metal benches with memorial plaques are located at southeast and southwest diagonals to the Soldiers Memorial. They were donated in the 1930's. Another metal bench that is newer with a powder-coated green finish, is located at the northwest corner of the Soldiers Memorial. This bench has a place for a memorial plaque to be located in its center, but does not have a plaque installed yet.

#### Recommendation

It is recommended to leave the two older black benches where they are. The existing benches should be cleaned to remove moss accumulation. The newer existing green bench would be more suitable to the other site furnishings if its powder-coated finish was black rather than green. It is recommended that the green bench be replaced by a black powder-coated bench and an additional, fourth black powder-coated bench be installed at the northeast diagonal to finish the grouping. Donor plaques should be added to these benches as part of future fund-raising efforts.



### Concrete Pad at War Memorial Park

#### Description

A roughly 20' X20' concrete pad was recently added west of the Soldiers' Memorial. The concrete pad is in good condition, and is currently being used for services by all cemetery patrons. It is understood that there is a desire for an overhead trellis-like structure in this location to protect cemetery patrons from the elements during funeral services. Additionally, it is understood that there is a need for a maintenance shed and an employee rest room in the cemetery. The cemetery's 1944 amended plat delineates a large area in this location as "reserved for building site."

#### Recommendation

It is recommended that an overhead trellis structure be provided over and around the concrete pad because of its central location and historic delineation. To meet the Secretary of the Interior's Standards for a National Register Property, the trellis-like structure should be similar to the other cemetery structures in scale, material and design. A maintenance structure and employee rest room are not recommended for this site because of the extent of site disturbance due to excavation for the structure, plumbing and electrical that would be required for their construction.



### Northwest Rubble Wall

#### Description

In the northwest corner of the cemetery, near the earliest graves, low stone rubble walls make up the grade difference between plots and road/pathways. Mixed in with the rubble stones are more rectangular pieces of stone; these pieces appear to be old headstone bases. In some locations the rubble walls appear stable, in other locations the stone is loose or has been removed.

#### Recommendation

It is recommended that the unstable stonework be realigned and set securely, and the gaps in the stone wall be filled in with similar stone material to match the appearance of the existing wall.



### Deteriorating Wall Condition Near Grave

#### Description

One section of rubble wall in the northwest corner of the cemetery has been removed and replaced at some point with a concrete wall. Very little of the replacement wall remains. There is a newer patch of concrete masonry units (CMU) block in one portion of the wall. Additionally, the side of a grave is exposed where there currently is no wall. Near the exposed grave, there is a marker stone at the base of the old wall. It is not known if this marker stone is indicating an actual grave, or was previously moved from another location.

#### Recommendation

Remove the CMU block and remainder of deteriorated concrete wall. Replace it with a rubble stone wall that closely matches the appearance of the adjacent rubble wall. Ensure that neither the grave nor the stone marker at the base of the grave are disturbed. Restore and reinstall the headstone in its original vertical position.



### West Rubble Wall

#### Description

A low stone rubble retaining wall exists along the western boundary of the cemetery, adjacent to residential properties along SE 20th Avenue. The rubble stones in the wall appear to be mixed with old headstone bases. The wall appears to be in a stable condition.

#### Recommendation

Leave the stone rubble wall intact.



### Interior Concrete Wall With Step

#### Description

In a number of places within the cemetery there are low concrete retaining walls with steps that lead to the cemetery plats. These walls appear to be in a stable condition.

#### Recommendation

Leave these interior concrete walls intact. Clean the moss as necessary to prevent deterioration of the concrete.



### North Retaining Wall (Western Half)

#### Description

Along the north boundary of the cemetery, a concrete retaining wall separates the raised cemetery grade from the adjacent sidewalk by several feet. The wall height varies from 2' high on the lower eastern half to approximately 8' high on the western corner. Even though the western half of the wall is higher, it does not meet the existing grade of the cemetery at that location. The higher cemetery ground slopes significantly down to meet the wall in this area. Ivy is growing along this high bank along with a number of big leaf maple seedlings. The ivy is an invasive plant species, and it is causing significant pitting and cracking in the concrete wall. Additionally, a deteriorating cyclone fence runs along the top of the wall.

#### Recommendation

It is recommended that ivy be removed gradually so not to cause erosion problems. The ivy should be replaced with a non-invasive ground cover that will help to stabilize the bank. In the meantime, it should be trimmed up off the wall to minimize the amount of damage it is causing to the surface of the wall. The maple seedlings should also be removed. The existing moss should be removed from the wall, and the wall should be carefully cleaned. The wall itself has some significant cracking, and should be monitored, so that if any failure begins to occur, steps can be taken to stabilize the wall. Because the wall is directly adjacent to graves, it is recommended that the wall be repaired or replaced, only under the direction of a structural engineer, with monitoring by an archaeologist. The existing perimeter fencing should be replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible.



### North Concrete Retaining Wall and Fence (Eastern Half)

#### Description

The north concrete wall along its eastern half is much lower, averaging 2' in height, and appears to be in stable condition. Moss is growing on most of the wall. A cyclone with barb wire fence is located on top of the wall. It is in fair to poor condition.

#### Recommendation

Clean the moss off of the retaining wall so that it does not cause damage to the surface of the wall. The cyclone and barb wire fence is not appropriate to the character of the cemetery. The existing perimeter fencing should be replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible.



### North Concrete Retaining Wall Damage

#### Description

Ivy growth is causing damage to the surface of the concrete retaining wall, as is evident at the lower edge of the ivy in the above photo. Periodically, there are large vertical cracks through the wall.

#### Recommendation

It is recommended that the wall condition be reviewed by a structural engineer to make recommendations for wall repair techniques, soils loading, and drainage that will preserve the wall to the greatest extent. The ivy should be kept trimmed back from the wall so that it does not cause further damage, until it is ultimately removed and the wall is repaired or replaced.



### North Retaining Wall Erosion

#### Description

Erosion is occurring in the bank above the north retaining wall in bare patches where ivy isn't growing. Additionally, the graves at the top of the slope are very close to the embankment.

#### Recommendation

Because of the close proximity of the graves to the top of the bank, it is recommended that ivy be removed gradually and replaced with non-invasive ground cover that will provide erosion control. Additional non-invasive plant material should be planted in these bare locations to ensure that further erosion is prevented.



### Baseline Road Mileage Marker (Stark Street)

#### Description

An original Baseline Road mileage marker (milestone) exists in the concrete retaining wall at the north edge of the cemetery. The characters "P2" were inscribed in the face of this marker to indicate that the city of Portland was 2 miles further along the old Baseline Road. It is believed to have been moved slightly from its original location when Stark Street was widened. The concrete retaining wall around it is cracked vertically.

#### Recommendation

As one of the oldest monuments on the site, this mileage marker should be preserved, and protected if any future wall repair work is done around it.



### **Basalt Wall and Sidewalk at East Edge of Cemetery**

#### Description

The basalt wall at the eastern edge of the cemetery tapers from 10' high to flush with the right of way grade. The top of the wall is fairly level. The sidewalk along this edge is only 4' wide, and periodically contains utility poles that may impede pedestrian traffic. The slope of the sidewalk is estimated to be 10% in this area.

#### Recommendation

It is recommended that the basalt wall be preserved in this location. 26th Avenue at this location appears to be overly wide. It is recommended that the sidewalk here be widened to the east to meet City code sidewalk width requirements. Street trees should also be added.



### **Trolley Tracks and Embankment at Southeast Basalt Wall**

#### **Description**

The original trolley tracks are evident in the street pavement at the intersection of SE 26th Avenue and SE Washington Street. The embankment of the trolley line is evident at the base of the basalt wall.

#### **Recommendation**

The trolley embankment should be preserved and identified through signage, because it is a character-defining component of the history of the cemetery.



### Cracking at Corner of Southeast Basalt Wall

#### Description

At the southeast corner of the basalt wall, a significant crack has formed in the jointing of the stone.

#### Recommendation

The crack should be evaluated by a structural engineer. The wall should be preserved, and reset if necessary to achieve stability; however, the cause of the stone dislodging should be investigated and the soils and drainage conditions above should be considered before any stone work is implemented.



### South Basalt Wall

#### Description

At the southeast corner of the cemetery, a basalt wall ranging in height from 0' - 10' high wraps around the corner of the cemetery. It is thought that this wall may have been installed as part of the trolley installation, because an embankment and trolley tracks are still evident at the corner of SE 26th Ave. and SE Morrison St. The basalt stone has been worked into rectangular units with a fairly tight, mortared jointing pattern.

#### Recommendation

This stone wall should be preserved. The cause of the stone dislodging should be investigated and the soils and drainage conditions above should be considered before any stone work is implemented. Repointing of the joints is recommended.



## South Slope

### Description

Directly west of the end of the basalt wall on the southwest corner of the cemetery, a bank of soil slopes fairly steeply from the higher cemetery grade to the curb. There is no sidewalk in this area. The exact right-of-way boundary in this location is not known, although it is presumed to be at the fence line. In the last century Morrison St. was widened, displacing a number of graves along this edge. There are existing graves that are directly adjacent to the top of the bank. Installing a retaining wall at this location would likely disturb more graves and the row of mature trees.

### Recommendation

Because of the detrimental affect that the addition of a retaining wall would have on existing graves and trees, it is not recommended that a retaining wall be added in this location. It is also not recommended that a sidewalk be added because it would increase the degree of slope. It is recommended that a bank-stabilizing ground cover be planted on this bank to stabilize the slope and keep further erosion from happening. The existing perimeter fencing should be replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible.



### Sidewalk at SE Morrison Street and SE 20th Avenue.

#### Description

The sidewalk at SE Morrison and SE 20th is cracked and does not meet City code requirements. There are very few street trees along the Morrison Street property edge, and they are in poor condition. There are no street trees along the 20th Avenue property edge. The curb ramp at the corner of SE Morrison and SE 20th does not have required tactile warning. The site is currently fenced with temporary chain-link fencing.

#### Recommendation

As part of the Morrison Property improvements, the sidewalk adjacent to cemetery property at SE Morrison and SE 20th will need to be brought up to current City code requirements. Improvements to this sidewalk should include the removal of three driveway curb cuts, extension of the sidewalk to a 6' width, the addition of street trees at regular intervals, and the addition of tactile warning on the curb ramp at the intersection. Additionally, tactile warning needs to be added to the curb ramps at the corner of SE Morrison Street and SE 26th Avenue, and the corner of SE 26th Avenue and SE Stark Street. The existing perimeter fencing should be replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible.



## West Basalt Gateway

### Description

At SE 20th Avenue, a gateway to the cemetery is flanked by two basalt columns that are similar in appearance to the basalt stone wall at the southeast corner of the cemetery. Each column contains a memorial plaque. One column has been moved slightly off its base.

### Recommendation

Adjust the column that has been slightly moved to be secured and centered on its base. This entrance that is no longer used as a vehicular entry could be used as a pedestrian entry. This portion of the cemetery should be enclosed by a fence. A power-operated gate at the pedestrian entryway could allow access to the cemetery during selected hours. The existing perimeter fencing and gateways should be removed and replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible. See the recommendations for the east gateways, for more details on the recommended new gates.



## East Gateways

### Description

Two cemetery entrance gateways are located on the north side of SE 26th Avenue. These gateways were most likely also flanked with basalt columns similar to the ones that exist at the west gateway on SE 20th Avenue, because two remaining basalt bases flank each entrance along SE 26th Ave. The driveway is cracked and crumbling in places.

### Recommendation

It is recommended that new basalt columns be installed similar in material and appearance to the basalt columns on SE 20th Ave. The existing perimeter fencing and gateways should be removed and replaced with a 6' high powder-coated metal fence in the same style as the Macleay Mausoleum fencing. New perimeter fencing should coincide with the cemetery property line, if feasible. It is recommended that the gates be of the same style as the fencing, power-operated and timed to open during the day and close at night. The driveways should also be repaved.



## Signage

### Description

Existing signage in the Cemetery is primarily regulatory in nature.

### Recommendation

All new regulatory and entry signage should be located as part of the master plan and be designed to conform to METRO's standards for signage in cemeteries. In addition to conforming to METRO's standards, all new entry signage should conform to the requirements of the National Register and fit as an integral piece of the new design.



## Asphalt Path

### Description

The pathways throughout the cemetery are all paved in asphalt and range in width from 12' to 18'. Prior to being paved in asphalt, historic research indicates that these pathways were gravel roadways. The paths are used primarily by pedestrians, and occasionally by cars that drive in and park near graves. The paths are crowned and drain into gravel edges. All pathways appear to be in good condition.

### Recommendation

Because there is no record of the paths being paved in any other material other than gravel, and it is not desired that they be repaved in gravel rather than asphalt, it is recommended that they be left as is.



## Gateway Column

### Description

Along the asphalt path in the center of the cemetery there is one half of a rectangular gateway column. There is no known historical information regarding interior gateways in the cemetery. It appears to be in good condition.

### Recommendation

It is recommended that the gateway feature be left intact.



## Gateway Bollard

### Description

Along the asphalt paths in the center of the cemetery there are round gateway bollards. There is no known historical information regarding interior gateways in the cemetery. They appear to be in good condition.

### Recommendation

It is recommended that the gateway bollards be left intact.



## Lone Fir / Cemetery Trees

### Description

The original Douglas fir tree that the cemetery was named after still exists in the northwest corner of the cemetery. The tree appears to be in fairly good condition, although there are some large growths on its trunk about midway up, and the top of the tree has broken off. The cemetery contains over 30 acres filled with mature trees of many diverse species, giving the cemetery an arboretum-like character.

### Recommendation

The Lone Fir tree and all other cemetery trees should be monitored by an arborist on a regular basis to evaluate their biological health and structural integrity. Further, it is recommended that the trees of the cemetery be mapped and identified with the size and species of each.



## Washington Elm Plaque

### Description

Early in the cemetery's history, Colburn Barrell planted a Washington elm tree that was brought to Portland from Boston. The tree became quite a large and famous tree. While the tree no longer exists, the plaque describing the tree still exists in the northwest corner of the cemetery.

### Recommendation

It is recommended that the Washington elm tree plaque remain in this location as a commemoration of the journey of that tree, even though the tree is no longer there.



### **Pioneer Section / Emmor Stephens Grave**

#### Description

Emmor Stephens' grave is located in the northwest portion of the cemetery along with a number of other original pioneer graves.

#### Recommendation

A stone sign should be added to this section of the cemetery to subtly indicate to visitors that it is the oldest section of the cemetery. The new sign should be of the same style as all future signs for notable cemetery sections. All cemetery blocks should be identified at the corners with a modest stone marker. All headstones should be regularly evaluated and restored as necessary.

#### Potential Funding Sources

**Heritage Grant Program** - <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>

**Historic Cemetery Grants** - <http://www.oregon.gov/OPRD/HCD/OCHC/grants.shtml>

**Individual & Family Plot Members**