Landmarks Commission

Agenda Number: 4
Project #: HSG-2025-00002
Hearing Date: May 14, 2025

Staff Report

Agent	CABQ Planning Department
Applicant	Historic Fairview Cemetery
Request	Approval of Design Standards & Guidelines
Legal Description	Tract A, Plat of Tracts A,B,C,D (Replat of Fairview Park Cemetery)
Address/Location	700 Yale Street SE (northern portion)
Size	17.57 acres
Zoning	NR-SU
Historic Location	City Landmark

Staff Recommendation

APPROVAL of Project HSG-2025-00002 based on the Findings within this report.

Silvia Bolivar, PLA ASLA
Senior Planner

Summary of Analysis

On August 14, 2024, the Landmarks Commission recommended that City Council designate the Historic Fairview Cemetery, located at 700 Yale Street SE, as a City Landmark. City Council approved the designation on October 21, 2024.

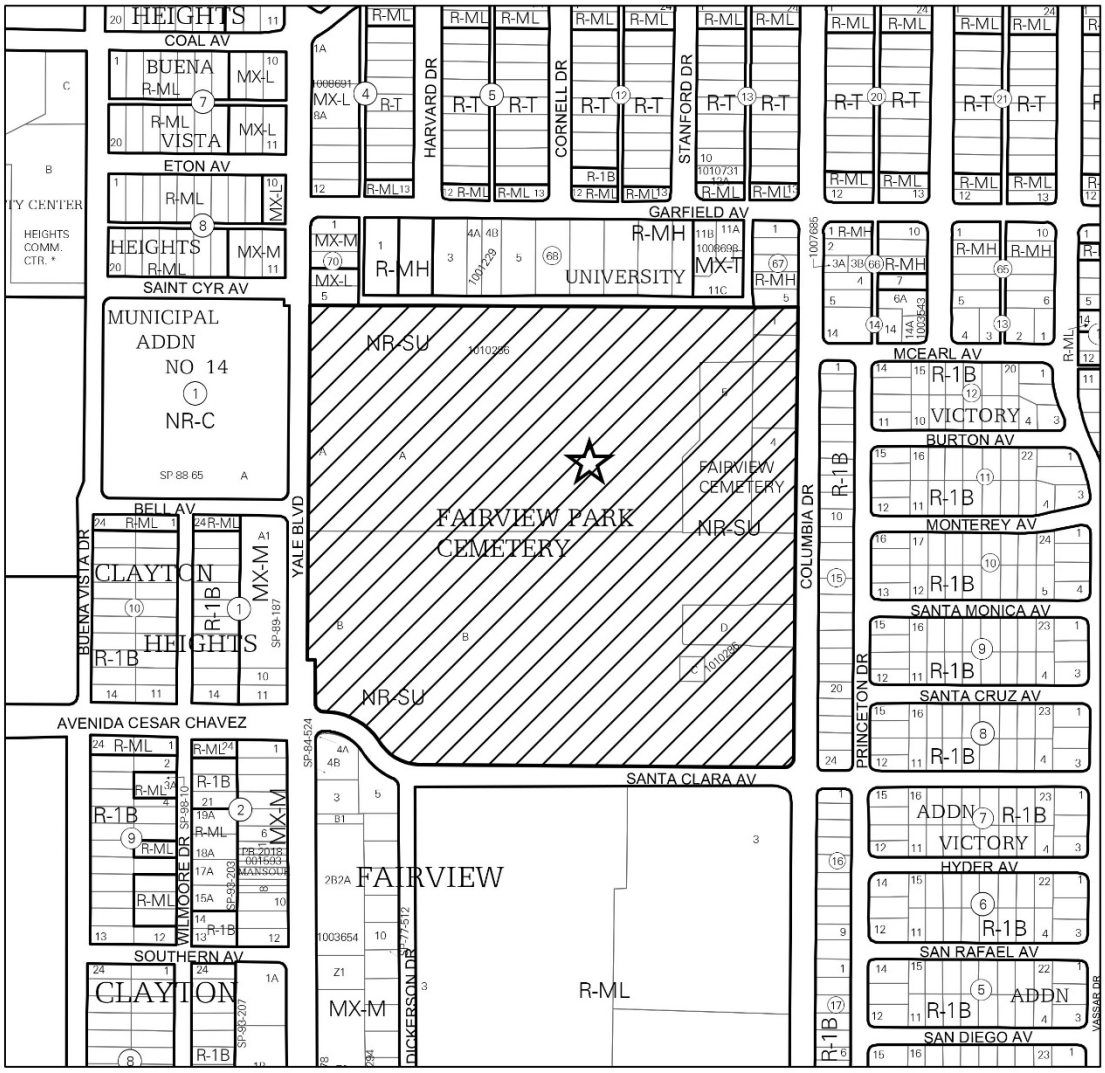
As per IDO §14-16-6-7(C)(2)(d), design standards and guidelines have been prepared to be followed for the preservation of those features of the Historic Fairview Cemetery that are inherent to its historic significance. These Design Standards and Guidelines have been reviewed against IDO §14-16-6-6(E)(3), Review and Decision Criteria for the adoption or amendment of such standards.

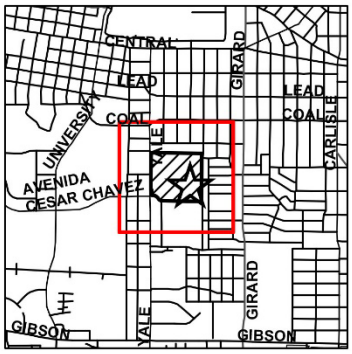
As of this writing, Staff has not received any comments in support or opposition to the request. The proposed Design Standards and Guidelines are consistent with the criteria and staff recommends approval.

Table of Contents

I. Maps

IDO Zoning Map





IDO ZONING MAP

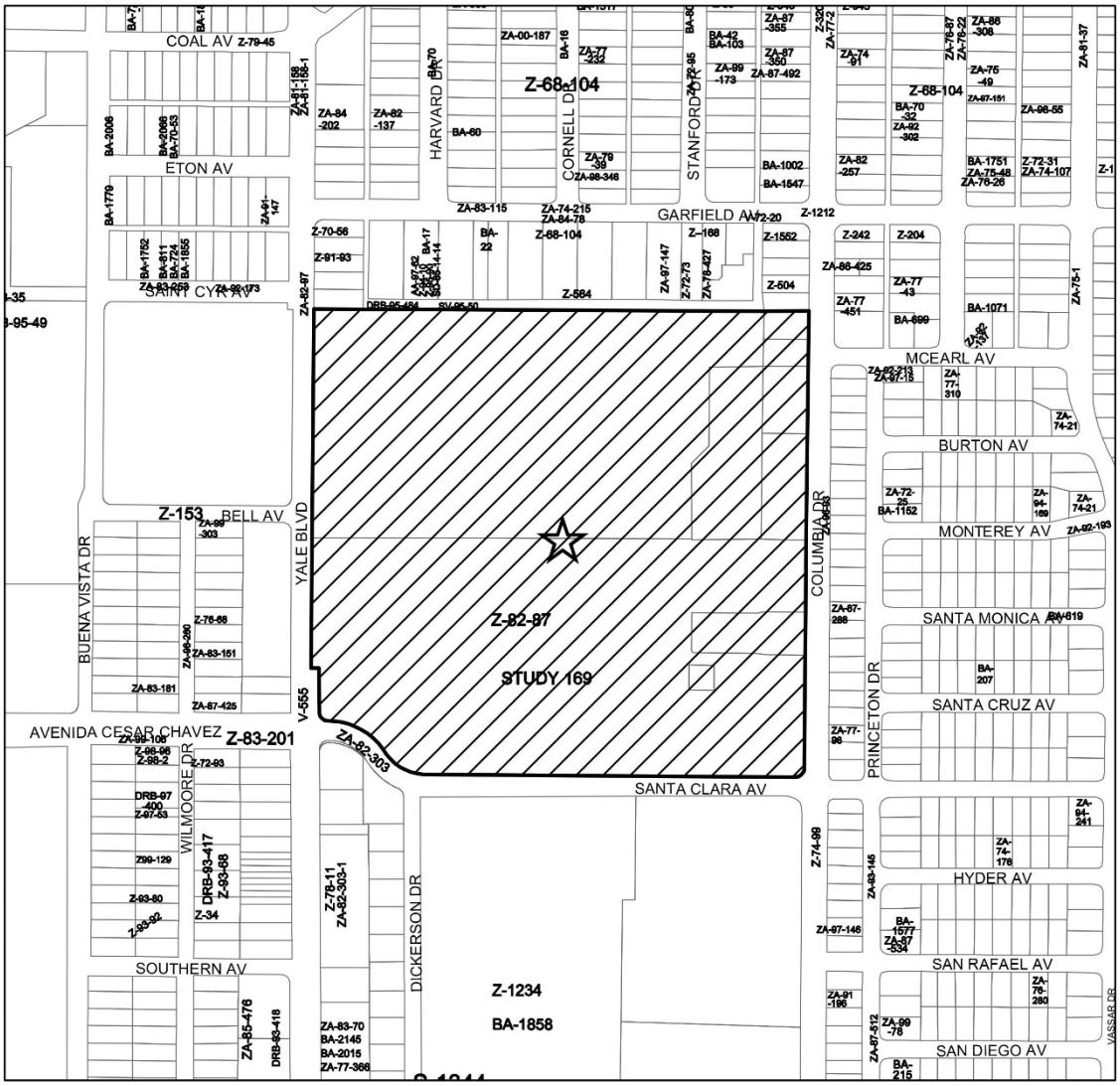
Note: Gray shading indicates County.

1 inch = 400 feet

Hearing Date:
5/14/2025
Project Number:
PR-2019-002479
Case Numbers:
HSG-2025-00002

Zone Atlas Page:
L-16

History



HISTORY MAP

Note: Gray shading indicates County.

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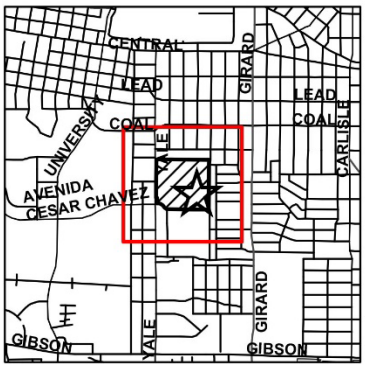
Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 400 feet

Hearing Date:
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L-16

II. Introduction

Request

Request	*Approval of Design Standards & Guidelines for the Aldo Leopold House*
Historic Location	*Historic Fairview Cemetery*

Area History and Character

	General Area
# of Stories	1-2
Roof Configuration	Flat/Gabled
Architectural Style	*Southwest Vernacular/Territorial Revival /Generic Box*
Land Use	Residential/Commercial

Request

On October 30, 2024, City Council designated the Historic Fairview Cemetery as a City Landmark (O-2024-035), following a recommendation by the Landmarks Commission. This designation underscores the importance of taking a proactive approach to managing and preserving the site's character-defining features.

Historic Fairview Cemetery holds the distinction of being the first cemetery established to serve New Town Albuquerque, founded in April 1880 with the arrival of the railroad into the middle Rio Grande valley. The cemetery's earliest recorded internment occurred on February 27, 1881. As such, it is a vital landscape that offers insight into the social, cultural, and civic history of our city's early development. The need for formal Design Standards and Guidelines arises from the cemetery's unique status and the increasing recognition of its value to the community.

Because Historic Fairview Cemetery is the first cemetery in Albuquerque to be designated as a City Landmark, there is no existing local precedent for developing site-specific design standards for a historic burial ground. While the 2011 HALS documentation provides a solid foundation, additional guidance is needed to ensure thoughtful, preservation-minded decision-making moving forward. The proposed Design Standards and Guidelines will draw on a range of national best practices, including Preservation Brief #48: Preserving Grave Markers in Historic Cemeteries for treatment of headstones and grave markers, and Preservation Brief #36: Protecting Cultural Landscapes to address the broader layout and spatial organization of the cemetery as a historic landscape.

In accordance with §14-16-6-7(C)(2)(d), design standards and guidelines have been developed to preserve the features of the Historic Fairview Cemetery that contribute to its historic significance. Since the property is not located within a Historic Protection Overlay Zone but is a City Landmark, establishing specific development guidelines is essential to ensure its long-term preservation.

As part of the responsibility to preserve the city's historic properties, the Landmarks Commission identifies sites worthy of landmark designation. Once City Council adopts the designation, the Commission is responsible for establishing design standards and guidelines to guide the evaluation of any future modifications to the building and its contents.

Landmark Commission's Role

The Landmarks Commission (LC) is reviewing this case because the property was designated as a City Landmark by City Council on October 21, 2024 (O-35) and effective October 30, 2024. After this designation, the LC is responsible for developing the Design Standards and Guidelines used to assess future projects. The LC is the final decision-making body. The request is a quasi-judicial matter.

Procedure
IDO §14-16-6-6(E)(2)(a) The Historic Preservation Planner shall review the application to adopt or amend Historic Design Standards and Guidelines and make a recommendation to the LC.

IDO §14-16-6-6(E)(2)(b) The LC shall conduct a public hearing and make a decision on the application.

Site History

On August 14, 2024, the Landmarks Commission reviewed and unanimously approved the request (SI-2024-00968/PR-2024-010622) to adopt or amend the historic designation and subsequently forwarded the recommendation to City Council. On October 21, 2024, City Council formally designated the cemetery as a City Landmark (O-35).

The cemetery was originally established in 1882 by notable Albuquerque businessmen Elias Stover, Franz Huning, and William Hazeldine, who organized the Albuquerque Cemetery Association (ACA). In July 2011, the site was documented and recorded through the submission of the Historic American Landscape Survey (HALS NM-6) to the National Park Service.

Area History

Historic Fairview Cemetery is located in Albuquerque's Southeast Heights within the Clayton Heights-Lomas del Cielo neighborhood, a quiet, residential area just south of the University of New Mexico. The surrounding neighborhood features a mix of mid-20th century single-family homes, small apartment complexes, and local businesses.

III. Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date of April 9, 2025 of the Integrated Development Ordinance (IDO) and is therefore subject to its regulations and processes.

IDO Zoning

In May 2018, the Integrated Development Ordinance replaced the City's Zoning Code, and Article 12: Landmarks and Urban Conservation. The property's zoning converted from SU-1 to NR-SU (Non-Residential Sensitive Use Zone). IDO §14-16-6-6(E) applies to all applications to adopt or amend Design Standards and Guidelines for an HPO zone or a City Landmark.

Overlay Zones

Historic Protection Overlay (HPO) Zones

The property is not located in a Historic Protection Overlay Zone.

IV. Historic Design Standards & Guidelines

IDO Review and Decision Criteria

Pursuant to IDO §14-16-6-6(E)(3) (Review and Decision Criteria), "An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria."

(a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City landmark.

Analysis: The design standards and guidelines are consistent with the criteria and findings for establishment of the Historic Fairview Cemetery as a City Landmark.

The following features help convey its significance and should be preserved:

Grave Markers and Monuments:

Historic Fairview Cemetery contains a wide variety of grave markers and monuments that reflect the funerary practices of Albuquerque from the late 19th to early 20th centuries. Most of the markers are constructed of marble, although examples of granite, sandstone, and concrete are also present.

Types of Grave Markers Observed:

Tablet-Style Markers: Upright slabs with rounded or pointed tops; among the oldest markers in the cemetery.

Obelisk-Style Monuments: Tall, tapering, four-sided shafts symbolizing eternal life.

Flat Markers: Simple horizontal stones placed flush with the ground.

Slant Markers: Low monuments with a slanted face designed for easier readability from a standing position.

Ledger Stones: Large, horizontal stones covering the entire grave.

Fraternal Organization Symbols: Markers displaying insignias such as the Masonic Square and Compass, Odd Fellows "FLT" (Friendship, Love, and Truth) emblems, and Woodmen of the World (WOW) tree trunk monuments. WOW markers include tall carved trunks and stacked logs with classic tools such as the axe, mallet, and wedge.

Guidelines:

Cleaning should be limited to soft-bristle brushes and non-ionic detergents; abrasive methods are prohibited.

Resetting and repair work must retain the original material and inscriptions wherever possible.

Replacement of lost or severely damaged markers must replicate the original form, material, and detailing.

Entrance Gate, Pillars, and Boundary Walls

In 1925, Angelo de Tulio constructed the entry pillars that flank the main gate at the west end of the cemetery. Two masonry support pillars frame the wrought iron gate, although this entrance is no longer in regular use.

Boundary walls on the north and east sides are constructed of concrete masonry units, with 6-foot tall pilasters spaced at regular intervals of 18 ½ feet.

Guidelines:

Preserve the original entry gate, pillars and boundary walls.

Any repairs to the pillars or walls must match the original materials, dimensions, and design.

Roadway and Circulation Pattern:

Vehicle and pedestrian circulation within Historic Fairview Cemetery are guided by narrow dirt roads, typically 15 to 20 feet wide. Sections 1, 5B, and parts of Section 10 (Picturesque in layout) are additionally divided by narrow dirt footpaths, demarcated by family plot curbing.

Guidelines:

Maintain the historic width and alignment of dirt roads and footpaths.

Maintain the curbing that defines family plots and pathways.

Buildings and Structures (Mausoleums)

Historic Fairview Cemetery contains two historic mausoleums:

Springer-Walton Mausoleum: Located near the center of the grounds, designed in a simplified Classic Revival style. The structure measures approximately 14 feet square with a tiered roof and west-facing doorway.

Galles Mausoleum: Located in Section 14, in the southwest portion of the cemetery. It measures approximately 11 feet by 12 feet, stands 8 feet tall, and has a north-facing doorway.

Guidelines:

Preserve the two mausoleums including the architectural details, inscriptions, and entryways.

Any necessary stabilization must retain the original design, materials, and appearance.

(b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Analysis: All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference. The Standards offer four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Historic Fairview Cemetery Design Standards and Guidelines and the U.S. Secretary of the Interior's Standards provide a framework and guidance for decision-making about work or changes to this property.

(c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: The Historic Fairview Cemetery design standards and guidelines are consistent with the relevant New Mexico Register of Cultural Properties and the National Register of Historic Places criteria, as they preserve the property's defining characteristics under Criteria A (significant event), B (significant person), and C (architectural character).

(d) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

(e) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Analysis: All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference. The Standards offer four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

(f) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: In July 2011, Drs. Williams A. Dodge and Sarah R. Payne submitted the HALS (Historic American Landscape Survey) NM-6 to the National Park Service in order to document and record the site.

The Historic American Landscape Survey (HALS) was established in 2000 to acknowledge the significance of landscapes and the need for varied documentation methodologies. HALS records historic landscapes, including formal gardens, public spaces, traditional cultural landscapes, agricultural sites, and residential neighborhoods. These landscapes are vital touchstones of national, regional, and local identity, fostering a sense of community and place. Similar to historic buildings, landscapes reflect the country's origins and development through their form, features, and historical use. The National Park Service collaborated with the Library of Congress and the American Society of Landscape Architects to create HALS.

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Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

V. Neighborhood Notification

Neighborhood/Public

Notification letters of the application were sent out on March 27, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Victory Hills NA, University Heights NA, Silver Hill NA, Kirtland Community Association, Clayton Heights Lomas del Cielo NA, and the District 6 Coalition of Neighborhood Associations were notified of the application via email on March 26, 2025. Emails to University Heights Neighborhood Association and the Kirtland Community Association could not be delivered due to message size limitations. As a result, notification packets were mailed to both neighborhood associations on March 27, 2025.

As of the writing of this staff report, no individuals have reached out to express either opposition or support for the request.

The requisite signs (four) were posted at the property on April 29, 2025 giving notification of this application.

VI. Conclusion

The proposed Design Standards and Guidelines for the Historic Fairview Cemetery are consistent with the Review and Decision Criteria outlined in the Integrated Development Ordinance (IDO) §14-16-6-6(E)(3) and adhere to best practices in historic preservation. These guidelines are designed to ensure the long-term integrity of the cemetery, which was officially designated as a City Landmark on October 21, 2024.

The standards incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, providing a framework for preservation, rehabilitation, restoration, and reconstruction. The standards are also consistent with the National Register of Historic Paces' evaluation

The guidelines will serve as a valuable tool for the property owner, city staff, and architects, ensuring that any modifications respect the bungalow architectural style and historic setting of the property.

Staff recommends approval of the Design Standards and Guidelines for the Historic Fairview Cemetery, as they meet all relevant regulatory requirements contained in the IDO and contribute to the preservation of Albuquerque's historic resources.

Findings, Historic Design Standards & Guidelines

Project #: HSG-2025-00002

1. The Landmarks Commission proposes to adopt Design Standards and Guidelines for the Historic Fairview Cemetery, under §14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.
2. The Historic Fairview Cemetery is located at 700 Yale Street SE and legally described as Tract A, Plat of Tracts A, B, C, D (Replat of Fairview Park Cemetery).
3. On October 21, 2024 the property was designated as a City Landmark by City Council.
4. The proposed Design Guidelines and Standards have been reviewed against IDO Section §14-16-6-6(E)(3) Review and Decision Criteria.
5. Pursuant to §14-16-6-6(E)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria."

   (a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City Landmark.

   The design standards and guidelines are consistent with the criteria and findings for establishment of the Historic Fairview Cemetery as a City Landmark.

   The following features help convey its significance and should be preserved:

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(c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: The Historic Fairview Cemetery design standards and guidelines are consistent with the relevant New Mexico Register of Cultural Properties and the National Register of Historic Places criteria, as they preserve the property's defining characteristics under Criteria A (significant event), B (significant person), and C (architectural character).

(d) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

(e) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

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6. Notification letters of the application were sent out on March 27, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Victory Hills NA, University Heights NA, Silver Hill NA, Kirtland Community Association, Clayton Heights Lomas del Cielo NA, and the District 6 Coalition of Neighborhood Associations were notified of the application via email on March 26, 2025. Emails to University Heights Neighborhood Association and the Kirtland Community Association could not be delivered due to message size limitations. As a result, notification packets were mailed to both neighborhood associations on March 27, 2025. As of the writing of this staff report, no individuals have reached out to express either opposition or support for the request.

7. Staff recommends approval of the Design Standards and Guidelines for the Historic Fairview Cemetery, as they meet all relevant regulatory requirements contained in the IDO and contribute to the preservation of Albuquerque's historic resources.

Recommendation

APPROVAL of Project #: HSG-2025-00002, a request for Design Standards and Guidelines for the Historic Fairview Cemetery, located at 700 Yale Street SE (northern portion), legally described as Tract A, Plat of Tracts A, B, C, D (Replat of Fairview Park Cemetery), zoned NR-SU, based on the preceding Findings.

Silvia Bolivar

_____

Silvia Bolivar, PLA ASLA
Historic Preservation Planner
Urban Design and Development Division

Notice of Decision list:

Cc: Historic Fairview Cemetery
LC File
Legal Department

A) PHOTOGRAPHS

Figure 1: Historic Fairview Cemetery

Figure 2: Entrance Gate

Figure 3: Entrance Gate

Figure 4: Springer-Walton Mausoleum

Figure 5: Galles Mausoleum

Figure 6: Simms Family Plot

Figure 7: Stover Family Plot

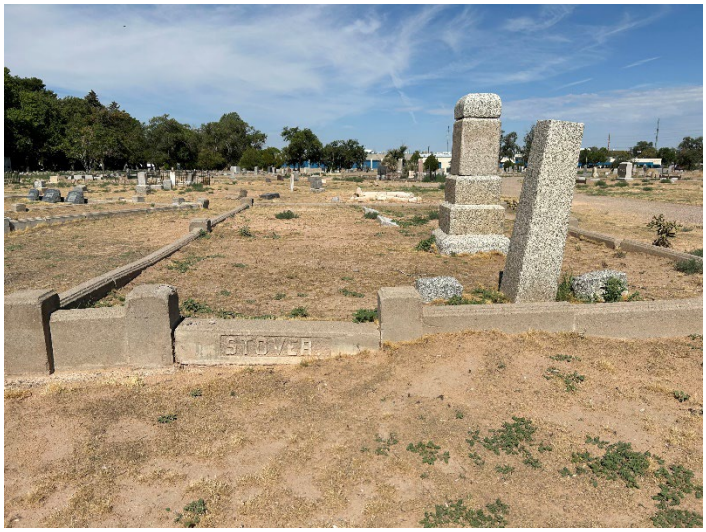

Figure 8: 1881 Headstone

Figure 9: Perea Family Headstone

Figure 10: Perea Family Headstone

Figure 11: Woodmen of the World Headstone

Figure 12: Woodmen of the World Headstone

Figure 13: Vehicular/Pedestrian paths

Figure 14: Family Plots

Figure 15: American Legion/Military Headstones

B) SITE HISTORY

Landmarks Commission

City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 14, 2024

PR-2024-010622
SI-2024-00968
Nomination of Landmarks Status

OFFICIAL NOTIFICATION OF DECISION

The City of Albuquerque Planning Department, agent for Historic Fairview Cemetery, requests Nomination of Landmark Status for the Historic Fairview Cemetery, located at the northern portion of 700 Yale Blvd SE, described as Tract A, Plat of Tracts A,B,C,D, between Yale Blvd SE and Columbia Dr SE, zoned NR-SU (K-15-Z/K-16-Z/L-16-Z).

On August 14, 2024, the Landmarks Commission voted to forward a Recommendation of Approval to City Council for Project **# PR-2024-010622/SI-2024-00968,** based on the following Findings and Conditions of Approval.

Findings for Approval:

1. This application is a request for Designation of a Landmark or Structure for the Historic Fairview Cemetery, located at the northern portion of 700 Yale Street SE, described as Tract A, Plat of Tracts A, B, C, D (Replat of Fairview Park Cemetery), zoned NR-SU.

2. The subject site is 17.57 acres.

3. The Historic Fairview Cemetery is listed under HALS (Historic American Landscapes Survey) NM-6 as part of the Heritage Documentation Programs (HDP) administered by the National Park Service.

4. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.

6. IDO Section 6-7(C)(3)(c) states than an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

7. The request meets the Designation of a Landmark or Structure Review & Decision Criteria in IDO Section 14-16-6-7(C)(3)(c) as follows:

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

This cemetery was officially established by notable local businessmen Elias Stover, Franz Huning, and William Hazeldine, who formed the Albuquerque Cemetery Association (ACA) in December 1882.

Huning's Highland is named after Franz Huning, a German immigrant who settled in New Mexico in the mid-1860s. By 1880, Huning had become a notable figure with substantial land holdings to the east of the town. The land he owned east of the railroad was divided and sold as building lots, initiating the Huning's Highland Subdivision, which expanded and developed until around 1925. This new subdivision became home to many of Albuquerque's prominent business and professional citizens.

Elias Stover was elected the first President of the University of New Mexico in 1891. He was a County Commissioner of Bernalillo County from 1881 to 1883, a member of the new Mexico Constitutional Convention of 1889, and an elected member of the New Mexico Senate in 1891.

William Hazeldine, together with Elias Stover and Franz Huning, founded the New Town Company, which acquired all the land for the Atchison, Topeka & Santa Fe Depot and shops in the 1870s.

In addition, the cemetery includes the gravesites of many notable Albuquerque businessmen, civic leaders, and citizens. These include:

Arthur T. Hannett (governor, 1925-27); Neil Brooks Field (mayor, 1893-94); Lyman Beecher Putnam (businessman) Bernard S. Rodey (founder of University of New Mexico, 1889 & U.S. congressman, 1901-1905); Edmond G. Ross (Territorial governor, NM 1885-1889); Albert G. Simmins (NM state representative, 1925-1927, U.S. representative, 1929-1934); John F. Simms (governor, 1955-1957), Ruth Hanna McCormick Simms (U.S. representative, 1929-1931); Elias S. Stover (businessman; first president of the University of New Mexico), Henry B. Westerfeld (mayor, 1916-1917).

4. It embodies the distinctive characteristics of a type, period, or method of construction.

The cemetery's layout integrates elements from the Rural and Picturesque cemetery movements, popular in the East and Midwest, reflecting a blend of natural beauty and landscaping from its period of significance beginning in 1881 through the 1920s.

The Rural Cemetery Movement originated in the early 19th century as a response to overcrowded urban graveyards. These cemeteries were located on city outskirts and

designed to offer a park-like setting for solace. Key features included natural landscaping that emphasized the land's contours, winding paths, extensive use of trees, shrubs, and flowers to create a tranquil environment, and sculptural elements like statues, obelisks, and monuments strategically placed to enhance the landscape's beauty.

The Picturesque Cemetery Movement emerged later, influenced by the aesthetic principles of the Picturesque movement in landscape design, focusing on creating visually compelling and artful spaces that evoked a sense of romanticism. Key features included irregular design (asymmetrical and irregular shapes) for a natural and less formal appearance, variety in plantings, and the incorporation of architectural features such as chapels and mausoleums designed to complement the natural surroundings.

Historic Fairview Cemetery embodies both cemetery movements with its meandering paths following the natural terrain, naturalistic plantings (though minimal at present), harmonious monuments, including thoughtfully placed gravestones and monuments to enhance the overall aesthetic, and the integration of small buildings designed to complement the cemetery's natural quality.

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

    In July 2011, Drs. William A Dodge and Sarah R. Payne submitted HALS (Historic American Landscapes Survey) NM-6 to the National Park Service in order to document and record the site.

    The Historic American Landscape Survey (HALS) was established in 2000 to acknowledge the significance of landscapes and the need for varied documentation methodologies. HALS records historic landscapes, including formal gardens, public spaces, traditional cultural landscapes, agricultural sites, and residential neighborhoods. These landscapes are vital touchstones of national, regional, and local identity, fostering a sense of community and place. Similar to historic buildings, landscapes reflect our country's origins and development through their form, features, and historical use. The National Park Service collaborated with the Library of Congress and the American Society of Landscape Architects to create HALS.

Recommended Conditions of Approval:

1. This is a recommendation to City Council which is the decision-making body of this action.

2. LC staff will work with the Historic Fairview Cemetery board to provide detailed design criteria for any proposed changes to the site within 60 days of approval by City Council.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **August 14, 2024** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **August 29, 2024.**

Silvia Bolivar

_____

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division

C) ORDINANCE O-24-35

CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL

COUNCIL BILL NO. O-24-48 ENACTMENT NO. O-2024-035

SPONSORED BY: Nichole Rogers, by request

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ORDINANCE

DESIGNATION OF THE HISTORIC FAIRVIEW CEMETERY AS A CITY LANDMARK.

WHEREAS, pursuant to Section 3-22-3 NMSA 1978 of the Historic District and Landmark Act the City Council, the governing body of the City of Albuquerque, has the authority to adopt zoning districts designating certain areas as historical areas and to adopt and enforce regulations and restrictions within such districts relating to the erection, alterations and destruction of those exterior features of buildings and other structures subject to public view from any public street, way or other public place; and

WHEREAS, the authority conferred by the Historic District and Landmark Act is consistent with the authority of the City Council to amend the zone map for the physical development of the areas within the planning and platting jurisdiction of the City as authorized by Section 3-19-5 NMSA 1978, and by the City of Albuquerque's home rule powers; and

WHEREAS, the protection, reuse, and enhancement of significant buildings, districts, and sites is a goal of the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the property owner, consents to the designation of the property as a City of Albuquerque Landmark; and

WHEREAS, The Historic Fairview Cemetery is listed under HALS (Historic American Landscapes Survey) NM-6 as part of the Heritage Documentation Programs (HDP) administered by the National Park Service; and

WHEREAS, the Landmarks Commission, in its advisory role on historic preservation matters recommends City Council approval of the landmark designation; and

WHEREAS, the Integrated Development Ordinance (IDO) Subsection 14-16-6-7(C) provides for designation of landmark sites and structures; and

WHEREAS, the Landmarks Commission, on August 14, 2024, recommended that the City Council approve a designation of City Landmark Site at 700 Yale Blvd. SE (northern portion), between Garfield Ave. SE and Santa Clara Ave. SE; and

WHEREAS, the cemetery's layout integrates elements from the Rural and Picturesque cemetery movements, popular in the East and Midwest, reflecting a blend of natural beauty and landscaping from its period of significance beginning in 1881 through the 1920s.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1: That the Historic Fairview Cemetery, located at 700 Yale Blvd. SE (northern portion), between Garfield Ave. SE and Santa Clara Ave. SE be designated a City Landmark.

SECTION 2: SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 3: COMPILATION. This ordinance shall not be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 4: OFFICIAL ZONING MAP. The City Planning Department shall update the official Zoning Map to reflect the adopted City Landmark designation for the Historic Fairview Cemetery located at 700 Yale Blvd. SE (northern portion), between Garfield Ave. SE and Santa Clara Ave. SE.

SECTION 5: EFFECTIVE DATE. This ordinance shall take effect five days after publication by title and general summary.

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PASSED AND ADOPTED THIS 21st DAY OF October, 2024

BY A VOTE OF: 9 FOR 0 AGAINST.

Dan Lewis, President

City Council

APPROVED THIS 30 DAY OF October, 2024

Bill No. O-24-48

Timothy M. Keller, Mayor

City of Albuquerque

ATTEST:

Ethan Watson, City Clerk

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D) APPLICANT INFORMATION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Third Floor
Albuquerque, NM 87102
Tel: (505) 924-3844

Landmarks Commission

April 8, 2025

Rosie Dudley, Chair
Landmarks Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Historic Fairview Cemetery – Design Standards and Guidelines
700 Yale Boulevard SE

Dear Chair Dudley:

Please accept this letter of justification, submitted in accordance with Subsection 14-16-6-6(E)(3) of the Integrated Development Ordinance (IDO), in support of an application to develop and present Design Standards and Guidelines for the Historic Fairview Cemetery.

Historic Fairview Cemetery holds the distinction of being the first cemetery established to serve New Town Albuquerque, founded in April 1880 with the arrival of the railroad into the middle Rio Grande valley. The cemetery's earliest recorded internment occurred on February 27, 1881. As such, it is a vital landscape that offers insight into the social, cultural, and civic history of our city's early development.

The need for formal Design Standards and Guidelines arises from the cemetery's unique status and the increasing recognition of its value to the community. On October 30, 2024, the City Council designated the cemetery as a City Landmark (O-2024-035), following a recommendation by the Landmarks Commission. This designation underscores the importance of taking a proactive approach to managing and preserving the site's character-defining features.

Furthermore, previous documentation efforts, such as the Historic American Landscapes Survey (HALS) NM-6 submitted by Drs. William A. Dodge and Sarah R. Payne in July 2011, provide a foundational understanding of the cemetery's historical context.

Because Historic Fairview Cemetery is the first cemetery in Albuquerque to be designated as a City Landmark, there is no existing local precedent for developing site-specific design standards for a historic burial ground. While the 2011 HALS documentation provides a solid foundation, additional guidance is needed to ensure thoughtful, preservation-minded decision-making moving forward. The proposed Design Standards and Guidelines will draw on a range of national best practices, including Preservation Brief #48: Preserving Grave Markers in Historic Cemeteries for treatment of headstones and grave markers, and Preservation Brief #36: Protecting Cultural Landscapes to address the broader layout and spatial organization of the cemetery as a historic landscape.

The proposed Design Guidelines and Standards will serve as a critical tool to:

- Ensure consistency in maintenance, restoration, and improvement projects;
- Protect and enhance the cemetery's historic fabric and setting;
- Guide decision-making in a manner that is sensitive to the cultural landscape;
- Support long-term sustainability and responsible stewardship.

Landmark Designation Criteria:

The property met the City of Albuquerque's criteria for landmark designation in the following ways:

- It is identified with a person who significantly contributed to the history of the city, State, or nation
- It embodies the distinctive characteristic of a type, period, or method of construction.
- It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

Development Guidelines and Review Criteria:

The Planning Department has compiled recommendations for the development guidelines and is submitting them for the Landmarks Commission review and recommendation. The proposed development guidelines for the Historic Fairview Cemetery meet the Review and Decision Criteria of the Integrated Development Ordinance (IDO) Subsection 14-16-6-6(E)(3).

6-6(E)(3)(a): The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City landmark.

The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the Historic Fairview Cemetery, a City Landmark.

6-6(E)(3)(b): the Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for treatment of Historic Properties.

The Design Standards and Guidelines for Historic Fairview Cemetery are consistent with the U.S. Secretary of the Interior's Standards for the treatment of Historic Properties. Of the four treatment approaches offered by the Standards – preservation, rehabilitation, restoration, and reconstruction – preservation and rehabilitation are the most appropriate for the cemetery and are the focus of the guidelines. The guidelines provide both design and technical recommendations that align with the Standards and offer property-specific direction to guide appropriate changes ongoing stewardship. In particular, the development of these guidelines draws on Preservation Brief 48: Preserving Grave Markers in Historic Cemeteries, which emphasizes retaining original materials and craftmanship while minimizing intervention, reinforcing the emphasis on preservation and rehabilitation.

6-6-(E)(3)(c): The Design Standards and Guidelines are consistent with the relevant criteria for registration of the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

The proposed Design Standards and Guidelines are consistent with these criteria as they address those elements that are integral in defining the significance of the Historic Fairview Cemetery.

6-6(E)(3)(d): The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archeological value to be protected.

The Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected.

6-6(E)(3)(e): The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess the applications for alterations, construction, and demolitions for the HPO zone or City landmark.

The Guidelines are specifically crafted to reflect the unique historical and cultural characteristics of the cemetery, which serves as an important record of Albuquerque's early community members and burial practices. The Guidelines will ensure that any changes within the cemetery are sensitive to its historic layout, materials, and grave markers, while providing clarity and consistency for staff and contractors as work needs to be performed in the future.

Public Outreach
Notification letters of the application were sent out on March 27, 2025. They were mailed to property owners within the 100-foot radius of the site. In addition, the Victory Hills NA, University Heights NA, Silver Hill NA, Kirtland Community Association, Clayton Heights Lomas del Cielo NA, and the District 6 Coalition of Neighborhood Associations were notified of the application via email on March 26, 2025. Emails to University Heights Neighborhood Association and the Kirtland Community Association could not be delivered due to message size limitations. As a result, notification packets were mailed to both neighborhood associations on March 27, 2025.

Sincerely,

Silvia Bolivar
Silvia Bolivar
Senior Planner, Landmarks Commission

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC (*Form P1*)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☒ Historic Design Standards and Guidelines *(Form L)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Alternative Landscaping Plan *(Form P3)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, DHO, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Historic Fairview Cemetery		Phone:
Address: PO Box 4342		Email: susanschwartz2012@gmail.com
City: Albuquerque	State: NM	Zip: 87196-4342
Professional/Agent (if any): City of Albuquerque Planning Department/Historic Preservation		Phone: 505 924 3844
Address: 600 2nd Street NW, Third Floor		Email: sabolivar@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Agent for Applicant	List all owners: Historic Fairview Cemetery	

BRIEF DESCRIPTION OF REQUEST

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A, Plat of Tracts A,B,C,D (Replat of Historic Fairview)	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101605606549421321
Zone Atlas Page(s): K-15/K-16/L-16	Existing Zoning: NR-SU	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 17.57

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 700 Yale Blvd SE	Between: Yale Blvd SE	and: Columbia Drive Se

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: Silvia Bolivar	**Date:** March 26, 2025
Printed Name: Silvia Bolivar	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
☐ Alteration	☐ Sign (see note below)	☐ East Downtown – HPO-1	☐ Downtown Area
☐ Demolition	☐ City Landmark Designation	☐ East End – HPO-2	☐ Downtown Neighborhood Area – CPO-3
☐ New Construction	☐ City Overlay Designation	☐ Eighth and Forrester HPO-3	
Number and Classification of Structures on Property		☐ Fourth Ward – HPO-4	☐ East Downtown – CPO-4
Contributing Structures:		☐ Huning Highland – HPO-5	☐ Nob Hill/Highland – CPO-8
Noncontributing Structures:		☐ Old Town – HPO-6	☐ City Landmark
		☐ Silver Hill – HPO-7	
Unclassified Structures:		Residential Property? ☐ Yes ☐ No	

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.*

❑ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR *Administrative Decision***
- __ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- __ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- __ Zone Atlas map with the entire site clearly outlined and labeled
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- __ Sign Posting Agreement

☒ ***INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS***
- __ Interpreter Needed for Hearing? ____if yes, indicate language: _____
- __ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- __ Zone Atlas map with the entire site clearly outlined and labeled
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - __ Proof of emailed notice to affected Neighborhood Association representatives
  - __ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- __ Sign Posting Agreement

❑ **DEMOLITION OUTSIDE OF HPO *Requires Public Hearing***
- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

❑ **HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR *Requires Public Hearing***
- __ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- __ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☑ **HISTORIC DESIGN STANDARDS AND GUIDELINES *Requires Public Hearing***
- ✓ Proposed Design Standards and Guidelines
- ✓ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

❑ **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION *Requires Public Hearing***
- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Silvia Bolivar	**Date:** 3/26/2025
Printed Name: Silvia Bolivar	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-

Staff Signature:

Date:

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Design Standards and Guidelines	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	☐ Yes ☑ No
Neighborhood meeting required:	☐ Yes ☑ No
Mailed Notice required:	☑ Yes ☐ No
Electronic Mail required:	☑ Yes ☐ No
Is this a Site Plan Application:	☐ Yes ☑ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 700 Yale Street SE	
Name of property owner: Historic Fairview Cemetery	
Name of applicant: City of Albuquerque Planning Department/Historic Preservation for UD & D	
Date, time, and place of public meeting or hearing, if applicable: May 14, 2025 at 3:00 pm	
Plaza del Sol, 600 2nd Street NW, Basement Hearing Room/Hybrid (in-person and virtual attendance)	
Address, phone number, or website for additional information: Zoom link: https://cabq.zoom.us/j/89488405346	
https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☐ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	
☑ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Silvia Bolivar _____ (Applicant signature) 3/26/2025 _____ (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following: Not Applicable
☐ a. Location of proposed buildings and landscape areas.
☐ b. Access and circulation for vehicles and pedestrians.
☐ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.

Historic Fairview Cemetery
700 Yale Boulevard SE
Albuquerque, NM

June 26, 2024

Rosie Dudley
Chair, Landmarks Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: Authorization Letter to Act as Agent

Dear Chair Dudley:

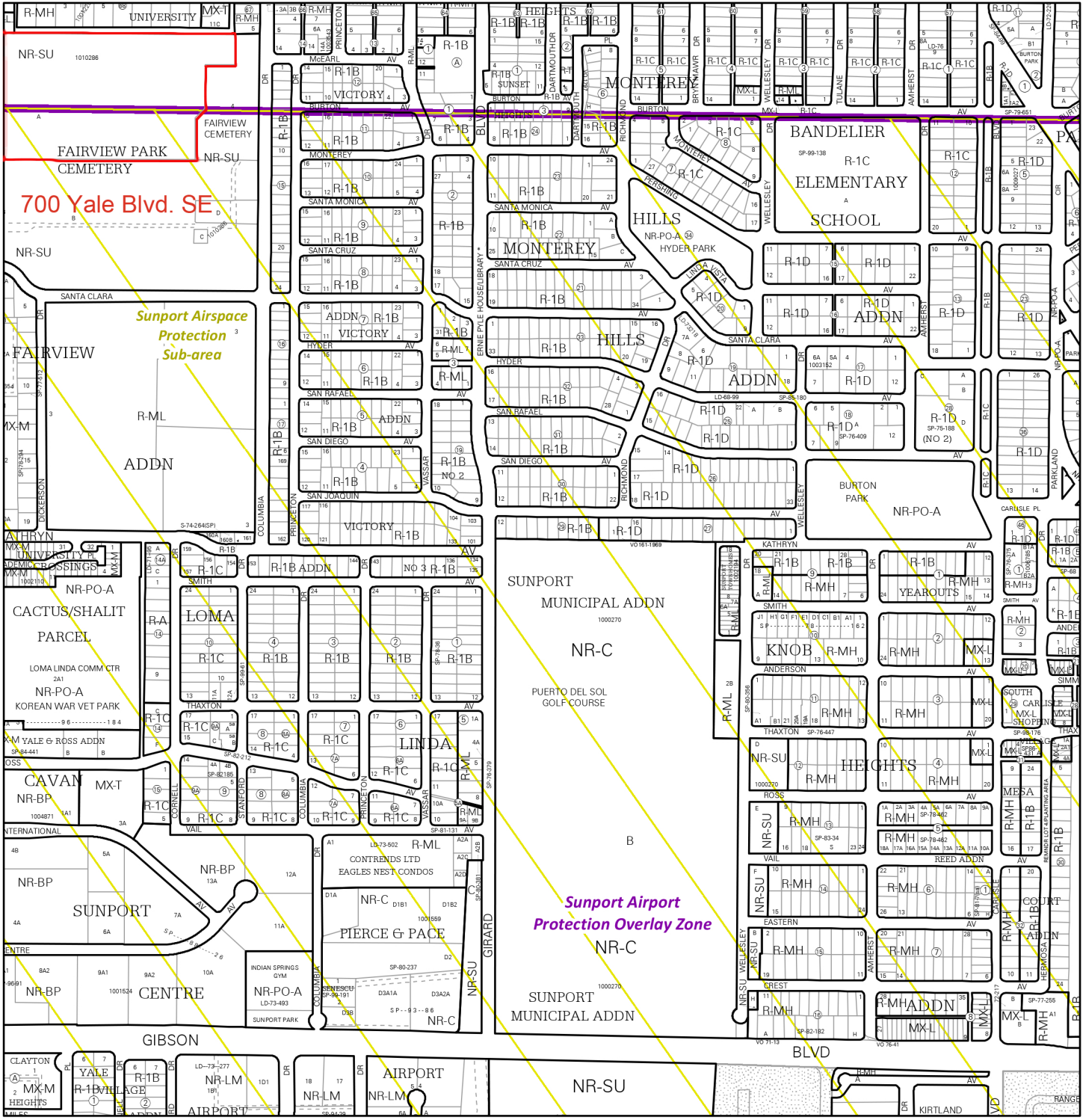
This letter grants authorization to the City of Albuquerque Planning Department to act on our behalf concerning the designation of the Historic Fairview Cemetery located at 700 Yale Boulevard SE, Albuquerque, New Mexico as a City landmark. This letter also authorizes the Planning Department to serve as my agent as needed throughout the approval process associated with the Historic Fairview Cemetery.

If you need further information please do not hesitate to contact me.

Sincerely,

Susan Drake Schwartz

Historic Fairview Cemetery



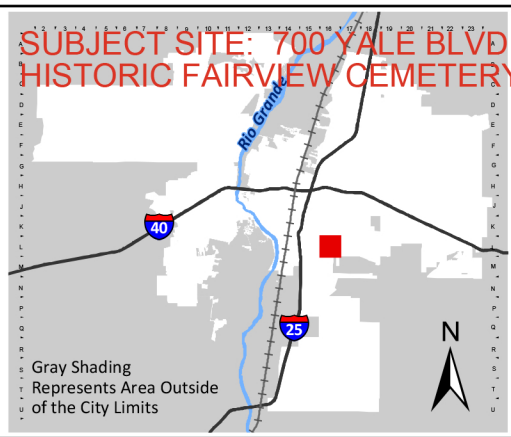
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

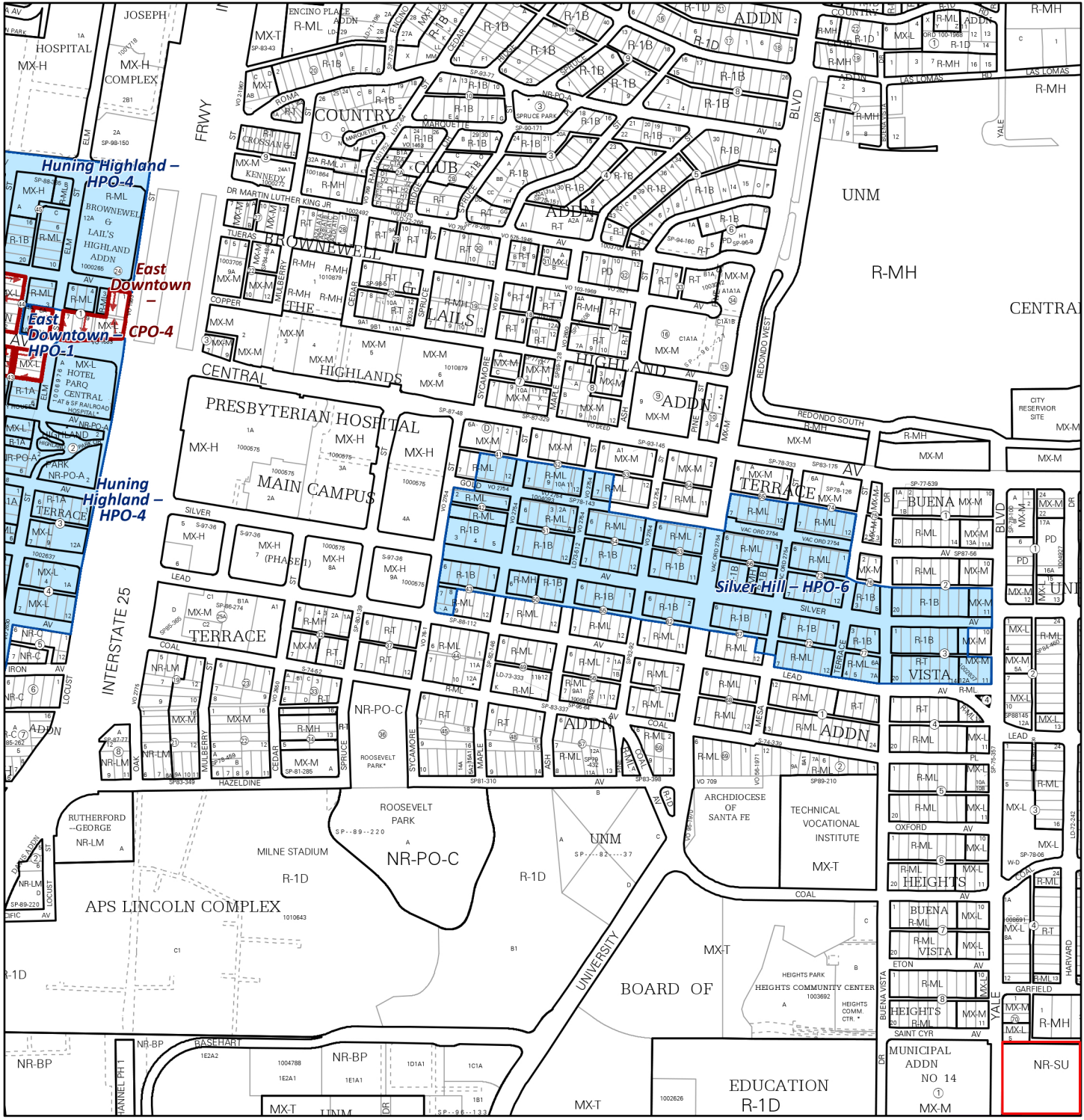


Zone Atlas Page:

L-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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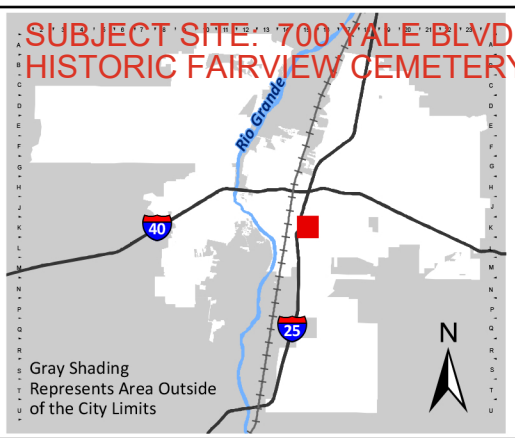


Zone Atlas Page:

K-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

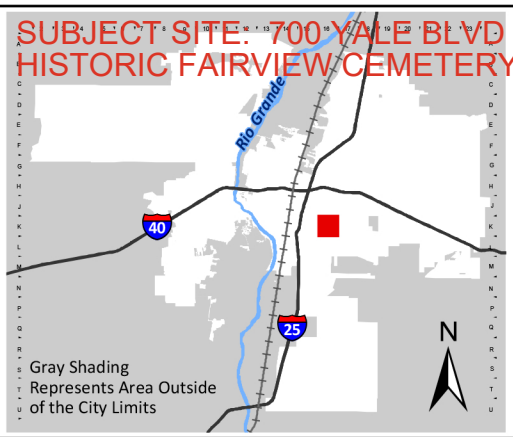
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

E) PUBLIC NOTICE

From:	Bolivar, Silvia A.
To:	boyster2018@gmail.com; e_molinadodge@yahoo.com; kande0@yahoo.com; bakieaikin@comcast.net; J.A. Montalbano; evarockstar@msn.com; sricdon@earthlink.net; aaronhill15902@gmail.com; info@willsonstudio.com; altheatherton@gmail.com; victoryhills505@gmail.com; info@uhanm.org; silverhillabq@gmail.com; info@willsonstudio.com; m.ryankious@gmail.com
Cc:	Bolivar, Silvia A.
Subject:	Historic Fairview Cemetery - Design Standards and Guidelines
Date:	Wednesday, March 26, 2025 1:41:00 PM
Attachments:	3-CABQ-Official_public_notice_form-2019.pdf 13a-IDOZoneAtlasPage_L-16-Z_Historic Fairview Cemetery.pdf 13b-IDOZoneAtlasPage_K-15-Z-Historic Fairview Cemetery.pdf 13c-IDOZoneAtlasPage_K-16-Z-Historic Fairview Cemetery.pdf 6-Public Notice of a Proposed Project to NAs.pdf

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Dear Neighborhood Representative:

The City of Albuquerque Planning Department is preparing to submit an application to establish Design Standards and Guidelines for the Historic Fairview Cemetery, in accordance with the City's commitment to preserving its significant historic resources.

Designated as a City Landmark by the City Council on October 30, 2024 (Ordinance O-2024-035), upon recommendation by the Landmarks Commission, Historic Fairview Cemetery represents a deeply meaningful component of Albuquerque's heritage. It holds the distinction of being the first formal cemetery established to serve New Town Albuquerque, shortly after the city's founding in April 1880 with the arrival of the Atchison, Topeka and Santa Fe Railway in the middle Rio Grande valley. The earliest documented interment at the cemetery occurred on February 27, 1881, marking the beginning of its historical significance as a final resting place for many of Albuquerque's early residents.

The site offers a compelling window into the social, cultural, and civic life of early Albuquerque, and stands as a valuable historic landscape reflecting the city's growth, diversity, and evolution over time.

In line with the requirements outlined in Subsection 14-16-6-6(E)(3) of the City's Integrated Development Ordinance (IDO), Design Standards and Guidelines must be developed for designated City Landmarks to ensure their continued preservation, maintenance, and appropriate treatment. These guidelines are particularly essential for Historic Fairview Cemetery due to its unique characteristics and growing public recognition as a site of significant historic value. The standards will provide clear expectations for future care of the cemetery, ensuring that changes are consistent with its historic character.

The request is scheduled to be heard before the Landmarks Commission at its regular meeting on:

Date: Wednesday, May 14, 2025
Time: 3:00 pm
Location: Plaza del Sol, 600 2nd Street NW, Basement Hearing Room, Albuquerque, NM 87102
Format: Hybrid (in-person and virtual attendance)

To attend virtually, please use the following Zoom link: https://cabq.zoom.us/j/89488405346

Additional information, including the Zoom dial-in number and meeting agenda, will be provided in advance of the meeting on the Landmarks Commission webpage posted at: https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets.

Sincerely,

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924 3844
sabolivar@cabq.gov

SILVIA BOLIVAR, PLA ASLA
Senior Planner
Landmarks Commission
(505) 924-3844
Email: sabolivar@cabq.gov
cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a user guide, video tutorials in English and Spanish, and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

-

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: March 26, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: See attached ONC List

Name of NA Representative*: See attached ONC List

Email Address* or Mailing Address* of NA Representative[1]: _____

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 700 Yale Street SE - Historic Fairview Cemetery
   Location Description Tract 1, Plat of Tracts A, B,C,D, (Replat of Fairview Park Cemetery)
2. Property Owner* Historic Fairview Cemetery
3. Agent/Applicant* *[if applicable]* City of Albuquerque Planning Department/Historic Preservation
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☑ Other: Design Standards & Guidelines for the Historic Fairview Cemetery

   Summary of project/request[2]*:
   Application to establish Design Standards and Guidelines for the Historic Fairview Cemetery

   _____

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
[2] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

   ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)

   ☑ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   Date/Time*: May 14, 2025 at 3:00 pm

   Location*[3]: Plaza del Sol, 600 2nd Street NW, Basement Hearing Room/Hybrid (in-person and virtual attendance)

   Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

   To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860. 505-924-3844

   To attend virtually, please use the following Zoom link: https://cabq.zoom.us/j/89488405346

6. Where more information about the project can be found*[4]:
   https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] K-15-Z/K-16-Z/L-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Not applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☑ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[3] Physical address or Zoom link
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ☐ a. Location of proposed buildings and landscape areas.*
   - ☐ b. Access and circulation for vehicles and pedestrians.*
   - ☐ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☐ e. **For non-residential development***:
     - ☐ Total gross floor area of proposed project.
     - ☐ Gross floor area for each proposed use.

Additional Information *[Optional]***:**

From the IDO Zoning Map[6]:

1. Area of Property *[typically in acres]* 17.52 acres
2. IDO Zone District NR-SU
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Cemetery (Sensitive Use)

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: _____ *[Other Neighborhood Associations, if any]*

_____

[6] Available here: https://tinurl.com/idozoningmap

From: Office of Neighborhood Coordination
To: Bolivar, Silvia A.
Subject: FW: 700 Yale Street SE
Date: Friday, March 14, 2025 7:19:26 PM
Attachments: image001.png
image002.png
image003.png

Hello,

I forgot to add the coalition contacts.
Chris

District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265

From: Office of Neighborhood Coordination
Sent: Friday, March 14, 2025 12:31 PM
To: Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: 700 Yale Street SE

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Unique Acronym	Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
CHL	Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
CHL	Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5052434322
KCA	Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com	1533 San Jose SE	Albuquerque	NM	87106		5056103337
KCA	Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
SHL	Silver Hill NA	silverhillabq@gmail.com	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE	Albuquerque	NM	87106	5052430827	
SHL	Silver Hill NA	silverhillabq@gmail.com	Eva	Blaylock	evarockstar@msn.com	1920 Gold SE	Albuquerque	NM	87106		5054808598
UHT	University Heights NA	info@uhanm.org	Don	Hancock	sricdon@earthlink.net	105 Stanford SE	Albuquerque	NM	87106	5052622053	5052621862
UHT	University Heights NA	info@uhanm.org	Aaron	Hill	aaronhill15902@gmail.com	202 Cornell Dr. SE, Unit B	Albuquerque	NM	87106		5737772520
VHL	Victory Hills NA	victoryhills505@gmail.com	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
VHL	Victory Hills NA	victoryhills505@gmail.com	Althea	Atherton	altheatherton@gmail.com	1107 Vassar Drive SE	Albuquerque	NM	87106	9786609532	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice#mailed-and-emailed-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.pdf
- The Administrative Decision form you need for notifying neighborhood associations can be found here:
  https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Kind regards,
Chris

Chris Sylvan
Neighborhood Liaison
Office of Neighborhood Coordination
Albuquerque City Council
(505) 768-3105 Office
(505) 218-0579 Cell
csylvan@cabq.gov
cabq.gov/council

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 13, 2025 10:31 AM
To: Bolivar, Silvia A. <sabolivar@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Landmarks Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Silvia Bolivar
Telephone Number

505 924 3844

Email Address

sabolivar@cabq.gov

Company Name

City of Albuquerque Planning Department UD&D

Company Address

600 2nd Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A, Plat of Tracts A,B,C,
D (Replat of Fairview Park
Cemetery)

Physical address of subject site:

700 Yale Street SE

Subject site cross streets:

Yale Blvd and Columbia Drive

Other subject site identifiers:

Historic Fairview Cemetery

This site is located on the following zone atlas page:

K-16-Z, L-16-Z and K-15-Z

Captcha

x

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Third Floor
Albuquerque, NM 87102
Tel: (505) 924-3844

Landmarks Commission

March 27, 2025

RE: Historic Fairview Cemetery – Design Standards and Guidelines

Dear Property Owner:

The City of Albuquerque Planning Department is preparing to submit an application to establish Design Standards and Guidelines for the Historic Fairview Cemetery, in accordance with the City's commitment to preserving its significant historic resources.

Designated as a City Landmark by the City Council on October 30, 2024 (Ordinance O-2024-035), upon recommendation by the Landmarks Commission, Historic Fairview Cemetery represents a deeply meaningful component of Albuquerque's heritage. It holds the distinction of being the first formal cemetery established to serve New Town Albuquerque, shortly after the city's founding in April 1880 with the arrival of the Atchison, Topeka and Santa Fe Railway in the middle Rio Grande valley. The earliest documented interment at the cemetery occurred on February 27, 1881, marking the beginning of its historical significance as a final resting place for many of Albuquerque's early residents.

The site offers a compelling window into the social, cultural, and civic life of early Albuquerque, and stands as a valuable historic landscape reflecting the city's growth, diversity, and evolution over time.

In line with the requirements outlined in Subsection 14-16-6-6(E)(3) of the City's Integrated Development Ordinance (IDO), Design Standards and Guidelines must be developed for designated City Landmarks to ensure their continued preservation, maintenance, and appropriate treatment. These guidelines are particularly essential for Historic Fairview Cemetery due to its unique characteristics and growing public recognition as a site of significant historic value. The standards will provide clear expectations for future care of the cemetery, ensuring that changes are consistent with its historic character.

The request for these standards is scheduled to be heard before the Landmarks Commission at its regular meeting on:

Date:	Wednesday, May 14, 2025
Time:	3:00 pm
Location:	Plaza del Sol, 600 2nd Street NW, Basement Hearing Room, Albuquerque, NM 87102
Format:	Hybrid (in-person and virtual attendance)

To attend virtually, please use the following Zoom link: https://cabq.zoom.us/j/89488405346

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Third Floor
Albuquerque, NM 87102
Tel: (505) 924-3844

Landmarks Commission

Additional information, including the Zoom dial-in number and meeting agenda, will be provided in advance of the meeting on the Landmarks Commission webpage posted at: https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets.

Sincerely,

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924 3844
sabolivar@cabq.gov

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: March 26, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 700 Yale Blvd SE
   Location Description _Tract 1, Plat of Tracts A, B,C,D, (Replat of Fairview Park Cemetery___
2. Property Owner* Historic Fairview Cemetery
3. Agent/Applicant* *[if applicable]* City of Albuquerque Planning Department/Historic Preservation
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☑ Other: Design Standards and Guidelines for the Historic Fairview Cemetery

   Summary of project/request[1]*:
   Application to establish Design Standards & Guidelines for the Historic Fairview Cemetery
   _____
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☑ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 14, 2025 at 3:00 pm

Location*[2]: Plaza del Sol, 600 2nd Street NW, Basement Hearing Room/Hybrid(in person/Zoom
Zoom link: https://cabq.zoom.us/j/89488405346

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860. /505 924 3844

6. Where more information about the project can be found*[3]:
https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-15-Z/K-16-Z/L-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☑ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum: Not applicable
   - ☐ a. Location of proposed buildings and landscape areas.*
   - ☐ b. Access and circulation for vehicles and pedestrians.*
   - ☐ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 17.52 acres
2. IDO Zone District NR-SU
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* (Cemetery - Sensitive Use)

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

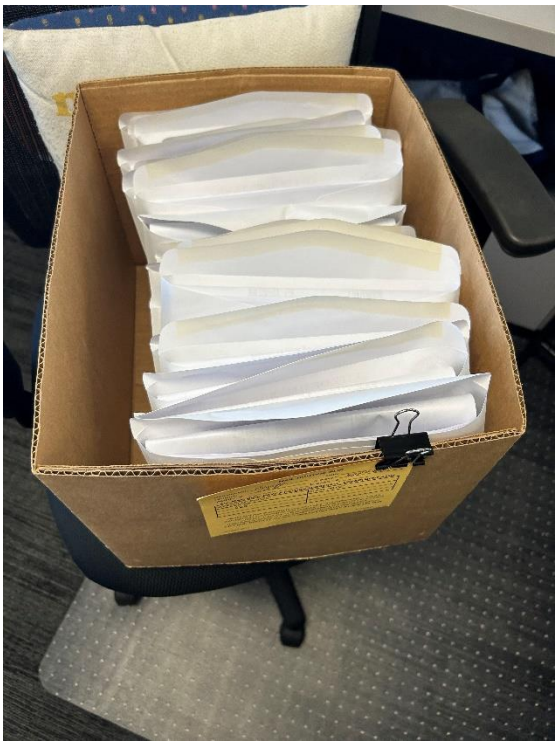
Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

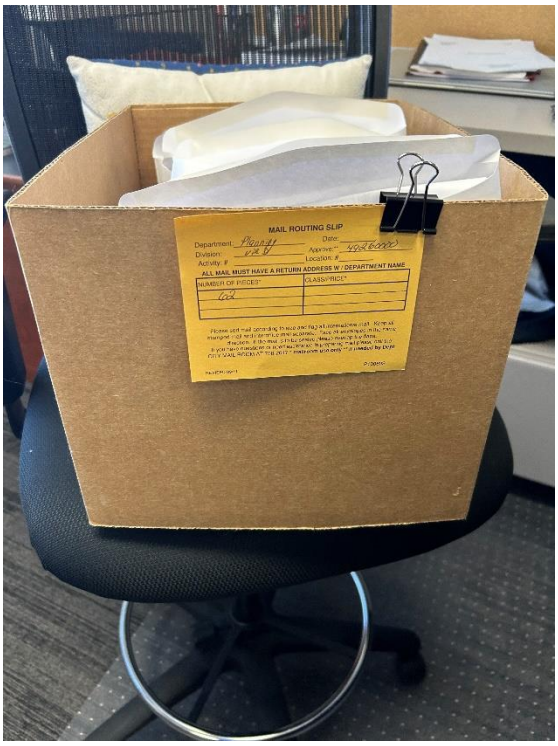
IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

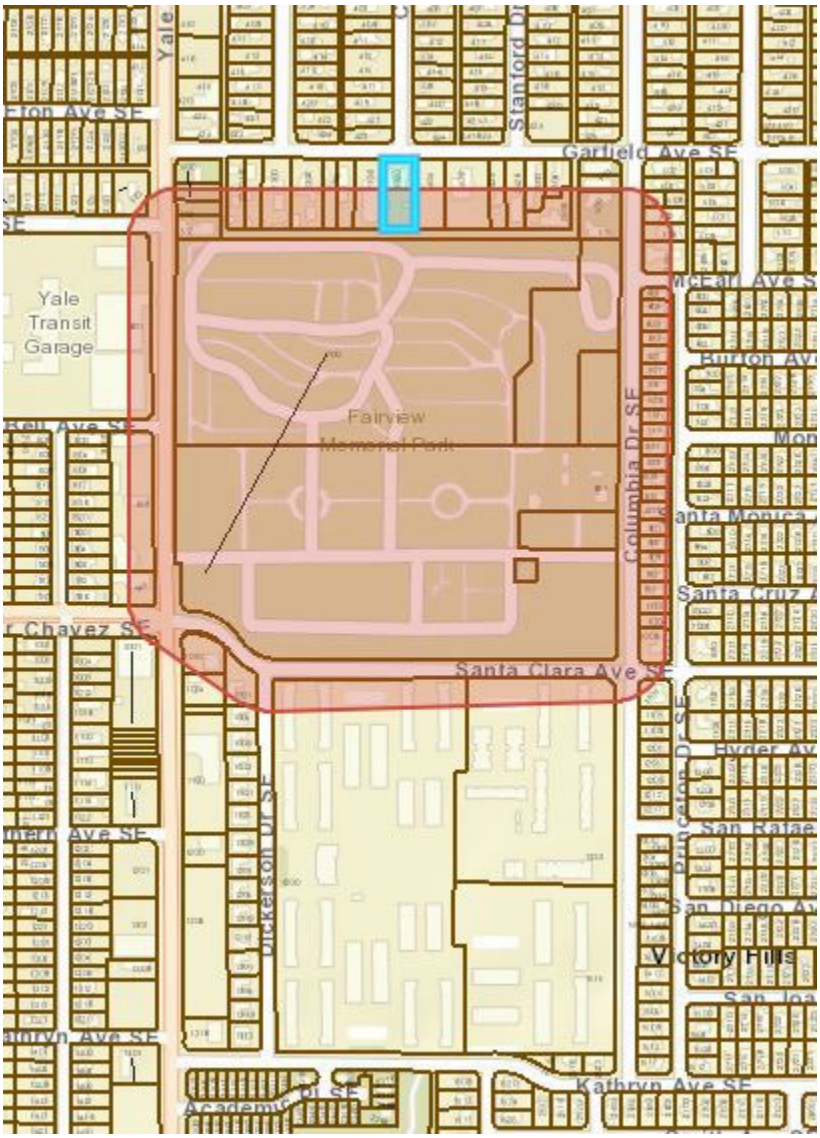
Owner	Owner Address	Owner Address 2
DAVASH LLC	PO BOX 40086	ALBUQUERQUE NM 87196-0086
SHANK ZACHARY T	712 CARLISLE BLVD NE	ALBUQUERQUE NM 87106-1208
PERALTA GREG & DENNIS-PERALTA KRISTIN	PO BOX 2294	CORRALES NM 87048
JLG NM ABQ 2023 LLLP	1333 COLUMBIA DR SE	ALBUQUERQUE NM 87106-1043
GLICKMAN MATTHEW R	241 SOLANO DR NE	ALBUQUERQUE NM 87108-1041
RAEL RICHARD	2302 GARFIELD AVE SE F	ALBUQUERQUE NM 87106-3580
BEISER CYNTHIA E	PO BOX 735	CORRALES NM 87048-0735
SWIM CHARLES H & CHEN MEI HUEI	601 PRINCETON DR SE	ALBUQUERQUE NM 87106-3012
YELLOW DOOR PROPERTIES LLC	801 PRINCETON DR SE	ALBUQUERQUE NM 87106-3016
TRIPLE R DEVELOPMENT LLC	206 S CORONADO AVE	ESPANOLA NM 87532-2792
RAEL RICHARD	2304 GARFIELD AVE SE F	ALBUQUERQUE NM 87106-3581
SEDILLO RAYMOND JR	809 PRINCETON DR SE	ALBUQUERQUE NM 87106-3016
CARAVELLO PHILIP	225 E MAIN ST	STOUGHTON WI 53589
2303 GARFIELD DRIVE LLC	5901 CAMINO PLACIDO NE	ALBUQUERQUE NM 87109-3849
GARFIELD GOSPEL CHAPEL	2406 GARFIELD AVE SE	ALBUQUERQUE NM 87106-3519
RUSKIE STASIA ELIZABETH	713 PRINCETON DR SE	ALBUQUERQUE NM 87106-3014
CARNEY MICHAEL T & WILLIAMS SHARAYAH E	701 PRINCETON DR SE	ALBUQUERQUE NM 87106-3014
GARFIELD TOWNHOMES LLC	3100 SAN JOAQUIN AVE SW	ALBUQUERQUE NM 87106-2345
2613 MCEARL LLC	1916 BRYN MAWR DR NE	ALBUQUERQUE NM 87106
FUSS ALAN G & ELIZABETH A	29 LOVEGRASS LN	AUSTIN TX 78745
WILSON JENNIFER & JEFF	2424 GARFIELD AVE SE	ALBUQUERQUE NM 87106-3519
913 PRINCETON LLC	921 ADAMS ST NE	ALBUQUERQUE NM 87110-6227
SOUTHLAND CORPORATION ATTN: K E ANDREWS & COMPANY	2424 RIDGE RD	ROCKWALL TX 75087-5116
MALSBURY MARK W & FINKELSTEIN MARILYN L	817 PRINCETON DR SE	ALBUQUERQUE NM 87106
BOS NANCY ELAINE	1001 PRINCETON DR SE	ALBUQUERQUE NM 87106-3036
GUSTUS KYMBERLY C & GUSTUS CHRISTI L	917 PRINCETON DR SE	ALBUQUERQUE NM 87106
CAREW ROBERT WAYNE JR & AMANDA JEAN	709 PRINCETON DR SE	ALBUQUERQUE NM 87106-3014
GLOVER EVA (ESTATE OF)	3601 SYLVIA PL SW	ALBUQUERQUE NM 87105
NELLOS BROTHER CORP	2717 SHERIDAN ST NW	ALBUQUERQUE NM 87104
GECKO PROPERTIES LLC	2011 COAL PL SE	ALBUQUERQUE NM 87106-4028
BARKING SPIDERS LLC	1145 AKIPOHE ST APT A	KAILUA HI 96734-4270
HORLEY PATRICK J & WINTERMUTE NORA W	1013 PRINCETON DR SE	ALBUQUERQUE NM 87106-3036
OCONNELL DANIEL	1005 DICKERSON DR SE	ALBUQUERQUE NM 87106-3331
OMNI HOUSE ALBUQUERQUE LLC	1500 E COLLEGE WAY SUITE A #545	MOUNT VERNON WA 98273-5637
NELLOS NICHOLAS C & MICHELLE	405 WELLESLEY PL NE	ALBUQUERQUE NM 87106-2161
CALLAGHAN MOLLY	705 PRINCETON DR SE	ALBUQUERQUE NM 87106-3014
LSF9 MASTER PARTICIPATION TRUST ATTN: HUDSON HOMES MANAGEMENT LLC	3701 REGENT BLVD SUITE 200	IRVING TX 75063-2296
SCS FINANCE I LP ATTN: K E ANDREWS & COMPANY	2424 RIDGE RD	ROCKWALL TX 75087-5116
ALBUQUERQUE ZEN CENTER INCORPORATED	2300 GARFIELD AVE SE	ALBUQUERQUE NM 87106-3517
CASEY INVESTMENTS LLC	PO BOX 21489	ALBUQUERQUE NM 87154-1489
MARTINEZ GLORIANNE TRUSTEE MARTINEZ TRUST	722 NAVARRA WAY SE	ALBUQUERQUE NM 87123-4521
ISLAMIC CENTER OF NEW MEXICO	1100 YALE BLVD SE	ALBUQUERQUE NM 87106-4187
COLLINS ALYSAN B & PARRISH L	1124 SALAMANCA ST NW	LOS RANCHOS DE ALBUQUERQUE NM 87107-5648
KUKUI PROPERTIES LLC ATTN: STEVE THOMAS	2011 COAL PL SE	ALBUQUERQUE NM 87106
BROUDY DAVID WILLIAM & STERN LAURA RIFKA TRUSTEES RVT	1719 NOTRE DAME DR NE	ALBUQUERQUE NM 87106-1009
BERNALILLO COUNTY NM	1 CIVIC PLAZA NW	ALBUQUERQUE NM 87102-2109
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
PETERSON JACOB C	813 PRINCETON DR SE	ALBUQUERQUE NM 87106-3016
AMBER SKY PROPERTIES LLC	11491 HARRISBURG RD	LOS ALAMITOS CA 90720-3963
LIU CHAO-WEN	PO BOX 8807	ALBUQUERQUE NM 87198-8807
SANCHEZ MATTHEW LEGAN & ALEXANDRIA	518 ALISO DR NE	ALBUQUERQUE NM 87108-2671
GECKO PROPERTIES LLC	2011 COAL PL SE	ALBUQUERQUE NM 87106
KEITH BRIAN DAVID TRUSTEE KEITH RVT	912 RIDGECREST DR SE	ALBUQUERQUE NM 87108-3371
SCHROEDER STEPHEN H	909 PRINCETON DR SE	ALBUQUERQUE NM 87106-3034
SANCHEZ ALEXANDRIA	1101 PRINCETON DR SE	ALBUQUERQUE NM 87106
STEMBRIDGE ROBERT	P.O BOX 30381	ALBUQUERQUE NM 87190-0381
2500 GARFIELD LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695
2500 GARFIELD LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695
2500 GARFIELD LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695
SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	1100 COAL AVE SE	ALBUQUERQUE NM 87106-5208
SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	1100 COAL AVE SE	ALBUQUERQUE NM 87106-5208
SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	1100 COAL AVE SE	ALBUQUERQUE NM 87106-5208
SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	1100 COAL AVE SE	ALBUQUERQUE NM 87106-5208
HISTORIC FAIRVIEW CEMETERY	PO BOX 4342	ALBUQUERQUE NM 87196-4342
SEGNER SCOTT E & JULIE A HOGAN	1001 YALE BLVD SE	ALBUQUERQUE NM 87106
BERNALILLO COUNTY C/O COUNTY MANAGER	415 SILVER AVE SW	ALBUQUERQUE NM 87102-3225

Property Owner Mailout
March 27, 2025





Buffer Map for Historic Fairview Cemetery
700 Yale Boulevard SE
Albuquerque, NM



F) DESIGN STANDARDS & GUIDELINES

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Third Floor
Albuquerque, NM 87102
Tel: (505) 924-3844

Landmarks Commission

HISTORIC DESIGN STANDARDS & GUIDELINES

FAIRVIEW HISTORIC CEMETERY

The following features help convey its significance and should be preserved:

Grave Markers and Monuments:

Historic Fairview Cemetery contains a wide variety of grave markers and monuments that reflect the funerary practices of Albuquerque from the late 19th to early 20th centuries. Most of the markers are constructed of marble, although examples of granite, sandstone, and concrete are also present.

Types of Grave Markers Observed:

Tablet-Style Markers: Upright slabs with rounded or pointed tops; among the oldest markers in the cemetery.

Obelisk-Style Monuments: Tall, tapering, four-sided shafts symbolizing eternal life.

Flat Markers: Simple horizontal stones placed flush with the ground.

Slant Markers: Low monuments with a slanted face designed for easier readability from a standing position.

Ledger Stones: Large, horizontal stones covering the entire grave.

Fraternal Organization Symbols: Markers displaying insignias such as the Masonic Square and Compass, Odd Fellows "FLT" (Friendship, Love, and Truth) emblems, and Woodmen of the World (WOW) tree trunk monuments. WOW markers include tall carved trunks and stacked logs with classic tools such as the axe, mallet, and wedge.

Guidelines:

Cleaning should be limited to soft-bristle brushes and non-ionic detergents; abrasive methods are prohibited.

Resetting and repair work must retain the original material and inscriptions wherever possible.

Replacement of lost or severely damaged markers must replicate the original form, material, and detailing.

Entrance Gate, Pillars, and Boundary Walls

In 1925, Angelo de Tulio constructed the entry pillars that flank the main gate at the west end of the cemetery. Two masonry support pillars frame the wrought iron gate, although this entrance is no longer in regular use.

Boundary walls on the north and east sides are constructed of concrete masonry units, with 6-foot tall pilasters spaced at regular intervals of 18 ½ feet.

Guidelines:

Preserve the original entry gate, pillars and boundary walls.

Any repairs to the pillars or walls must match the original materials, dimensions, and design.

Roadway and Circulation Pattern:

Vehicle and pedestrian circulation within Historic Fairview Cemetery are guided by narrow dirt roads, typically 15 to 20 feet wide. Sections 1, 5B, and parts of Section 10 (Picturesque in layout) are additionally divided by narrow dirt footpaths, demarcated by family plot curbing.

Guidelines:

Maintain the historic width and alignment of dirt roads and footpaths.

Maintain the curbing that defines family plots and pathways.

Buildings and Structures (Mausoleums)

Historic Fairview Cemetery contains two historic mausoleums:

Springer-Walton Mausoleum: Located near the center of the grounds, designed in a simplified Classic Revival style. The structure measures approximately 14 feet square with a tiered roof and west-facing doorway.

Galles Mausoleum: Located in Section 14, in the southwest portion of the cemetery. It measures approximately 11 feet by 12 feet, stands 8 feet tall, and has a north-facing doorway.

Guidelines:

Preserve the two mausoleums including the architectural details, inscriptions, and entryways.

Any necessary stabilization must retain the original design, materials, and appearance.

G) PRESERVATION BRIEFS

36 PRESERVATION BRIEFS

Protecting Cultural Landscapes:
Planning, Treatment and Management of Historic Landscapes

Charles A. Birnbaum, ASLA

U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

Cultural landscapes can range from thousands of acres of rural tracts of land to a small homestead with a front yard of less than one acre. Like historic buildings and districts, these special places reveal aspects of our country's origins and development through their form and features and the ways they were used. Cultural landscapes also reveal much about our evolving relationship with the natural world.

A ***cultural landscape*** is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes, not mutually exclusive: *historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes*. These are defined on the Table on page 2.[1]

Historic landscapes include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields and zoological gardens. They are composed of a number of character-defining features which individually or collectively contribute to the landscape's physical appearance as they have evolved over time. In addition to vegetation and topography, cultural landscapes may include water features such as ponds, streams, and fountains; circulation features such as roads, paths, steps, and walls; buildings; and furnishings, including fences, benches, lights and sculptural objects.

Figure 1: The New York Peace Monument atop Lookout Mountain in the 8,100 acre Chickamauga and Chattanooga National Military Park, Chattanooga, Tennessee, commemorates the reconciliation of the Civil War between the North and South. The strategic high point provides panoramic views to the City of Chattanooga and the Moccasin Bend. Today, it is recognized for its cultural and natural resource value. The memorial, which was added in 1910 is part of this landscape's historic continuum. (courtesy Sam Abell and National Geographic).

DEFINITIONS

Historic Designed Landscape - a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic Vernacular Landscape - a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

Historic Site - a landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.

Ethnographic Landscape - a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Most historic properties have a cultural landscape component that is integral to the significance of the resource. Imagine a residential district without sidewalks, lawns and trees or a plantation with buildings but no adjacent lands. A historic property consists of all its cultural resources — landscapes, buildings, archeological sites and collections. In some cultural landscapes, there may be a total absence of buildings.

This Preservation Brief provides preservation professionals, cultural resource managers, and historic property owners a step-by-step process for preserving historic designed and vernacular landscapes, two types of cultural landscapes. While this process is ideally applied to an entire landscape, it can address a single feature such as a perennial garden, family burial plot, or a sentinel oak in an open meadow. This Brief provides a framework and guidance for undertaking projects to ensure a successful balance between historic preservation and change.

Developing a Strategy and Seeking Assistance

Nearly all designed and vernacular landscapes evolve from, or are often dependent on, natural resources. It is these interconnected systems of land, air and water,

Figures 2-4: Character-defining landscape features (top to bottom): "Boot Fence" near D. H. Lawrence Ranch, Questa, New Mexico, 1991 (courtesy Cheryl Wagner); paving detail at Ernest Hemingway House National Historic Site, Key West, Florida, 1994 (courtesy author); and, tree planting detail for Jefferson Memorial Park, St. Louis, Missouri (courtesy Office of Dan Kiley)

vegetation and wildlife which have dynamic qualities that differentiate cultural landscapes from other cultural resources, such as historic structures. Thus, their documentation, treatment, and ongoing management require a comprehensive, multi-disciplinary approach.

Today, those involved in preservation planning and management for cultural landscapes represent a broad array of academic backgrounds, training, and related

project experience. Professionals may have expertise in landscape architecture, history, landscape archeology, forestry, agriculture, horticulture, pomology, pollen analysis, planning, architecture, engineering (civil, structural, mechanical, traffic), cultural geography, wildlife, ecology, ethnography, interpretation, material and object conservation, landscape maintenance and management. Historians and historic preservation professionals can bring expertise in the history of the landscape, architecture, art, industry, agriculture, society and other subjects. Landscape preservation teams, including on-site management teams and independent consultants, are often directed by a landscape architect with specific expertise in landscape preservation. It is highly recommended that disciplines relevant to the landscapes' inherent features be represented as well.

Additional guidance may be obtained from State Historic Preservation Offices, local preservation commissions, the National Park Service, local and state park agencies, national and state chapters of the American Society of Landscape Architects, the Alliance for Historic Landscape Preservation, the National Association of Olmsted Parks, and the Catalog of Landscape Records in the United States at Wave Hill among others.[2]

A range of issues may need to be addressed when considering how a particular cultural landscape should be treated. This may include the in-kind replacement of declining vegetation, reproduction of furnishings, rehabilitation of structures, accessibility provisions for people with disabilities, or the treatment of industrial properties that are rehabilitated for new uses.

Preservation Planning for Cultural Landscapes

Careful planning prior to undertaking work can help prevent irrevocable damage to a cultural landscape. Professional techniques for identifying, documenting, evaluating and preserving cultural landscapes have advanced during the past 25 years and are continually being refined. Preservation planning generally involves the following steps: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan; development of a cultural landscape management plan and management philosophy; the development of a strategy for ongoing maintenance; and preparation of a record of treatment and future research recommendations.

The steps in this process are not independent of each other, nor are they always sequential. In fact, information gathered in one step may lead to a re-examination or refinement of previous steps. For example, field inventory and historical research are likely to occur simultaneously, and may reveal unnoticed cultural resources that should be protected.

The treatment and management of cultural landscape should also be considered in concert with the management of an entire historic property. As a result, many other studies may be relevant. They include management plans, interpretive plans, exhibit design, historic structures reports, and other.

CULTURAL LANDSCAPE REPORTS

A Cultural Landscape Report (CLR) is the primary report that documents the history, significance and treatment of a cultural landscape. A CLR evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use.

CLR's are often prepared when a change (e.g. a new visitor's center or parking area to a landscape) is proposed. In such instances, a CLR can be a useful tool to protect the landscape's character-defining features from undue wear, alteration or loss. A CLR can provide managers, curators and others with information needed to make management decisions.

A CLR will often yield new information about a landscape's historic significance and integrity, even for those already listed on the National Register. Where appropriate, National Register files should be amended to reflect the new findings.

These steps can result in several products including a Cultural Landscape Report (also known as a Historic Landscape Report), statements for management, interpretive guide, maintenance guide and maintenance records.

Historical Research

Research is essential before undertaking any treatment. Findings will help identify a landscape's historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations and characteristics that make the landscape or history significant. Research findings provide a foundation to make educated decisions for work, and can also facilitate ongoing maintenance and management operations, interpretation and eventual compliance requirements.

A variety of primary and secondary sources may be consulted. Primary archival sources can include historic plans, surveys, plats, tax maps, atlases, U. S. Geological Survey maps, soil profiles, aerial photographs, photographs, stereoscopic views, glass lantern slides, postcards, engravings, paintings, newspapers, journals, construction drawings, specifications, plant lists, nursery catalogs, household records, account books and personal correspondence. Secondary sources include monographs, published histories, theses, National Register forms, survey data, local preservation plans, state contexts and scholarly articles. (See Figures 5–7, page 4.)

Contemporary documentary resources should also be consulted. This may include recent studies, plans, surveys, aerial and infrared photographs, Soil Conservation Service soil maps, inventories, investigations and interviews. Oral histories of residents, managers, and maintenance personnel with a long tenure or historical association can be valuable sources of information about changes to a landscape over many years. (Figures 8–9, page 4) For properties listed in the National Register, nomination forms should be consulted.

Figures 5-7: Atlases and aerial photographs were useful for understanding the evolution of burial grounds in Lancaster County, Pennsylvania. Comparing the plans from the 1864 and 1875 atlases (courtesy Lancaster County Historical Society) with a 1980 aerial photograph (courtesy Lancaster County Planning Commission) revealed the growth and development of Woodward Hill Cemetery and its geographic context for over a century.

Figures 8, 9: Mary Smith Nelson spent her childhood at the Zane Grey family compound in Lackawaxen, Pennsylvania. Recently, her recollections of nearly eighty years ago helped landscape architects to document the evolution of this cultural landscape. These oral memoirs have since been confirmed by archeological and archival findings. (courtesy National Park Service, Zane Grey House Archives and LANDSCAPES)

Figure 10: Traditional land uses are often the key to long term preservation. Therefore, a knowledge of prior landscape management practices is essential as part of the research phase. Land use patterns were often the result of traditional activities such as agriculture, fishing or mining. In Hanalei, Hawaii for example, taro fields are important because they reflect the continuity of use of the land over time. (courtesy Land and Community Associates)

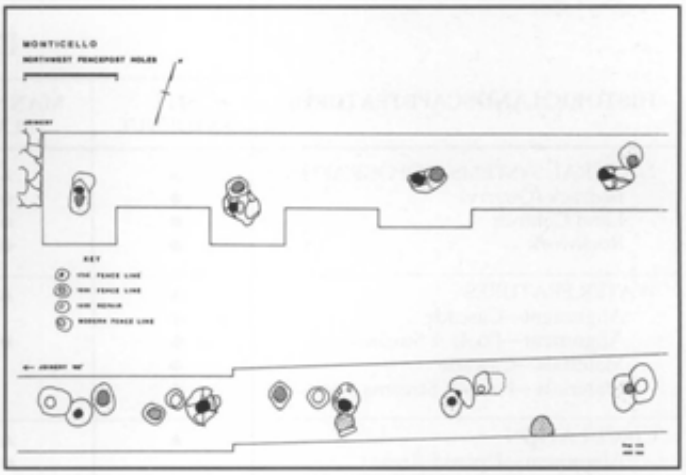


Figure 11: Landscape archeology is an important research tool that can provide location, dating and detail verification for landscape features. At Monticello, the estate of Thomas Jefferson in Charlottesville, Virginia, archeological research has employed both excavational and non-invasive methods. This has included aerial photography, soil resistivity, transect and stratified sampling and photogrammetric recording. As illustrated in the plan above, fence post spacing and alignment can be confirmed with a transect trenching technique.[3] (courtesy Thomas Jefferson Memorial Foundation)

Preparing Period Plans

In the case of designed landscapes, even though a historic design plan exists, it does not necessarily mean that it was realized fully, or even in part. Based on a review of the archival resources outlined above, and the extant landscape today, an *as-built period plan* may be delineated. For all successive tenures of ownership, occupancy and landscape change, *period plans* should be generated (see Figure 13, page 6). Period plans can document to the greatest extent possible the historic appearance during a particular period of ownership, occupancy, or development. Period plans should be based on primary archival sources and should avoid conjecture. Features that are based on secondary or less accurate sources should be graphically differentiated. Ideally, all referenced archival sources should be annotated and footnoted directly on *period plans*.

Where historical data is missing, period plans should reflect any gaps in the CLR narrative text and these limitations considered in future treatment decisions (See Treatments for Cultural Landscapes on page 13.)

Inventorying and Documenting Existing Conditions

Both physical evidence in the landscape and historic documentation guide the historic preservation plan and treatments. To document existing conditions, intensive field investigation and reconnaissance should be conducted at the same time that documentary research is being gathered. Information should be exchanged among preservation professionals, historians, technicians, local residents, managers and visitors.

To assist in the survey process, National Register Bulletins have been published by the National Park Service to aid in identifying, nominating and evaluating designed and rural historic landscapes. Additionally, Bulletins are available for specific landscape types such as battlefields, mining sites, and cemeteries.[6]

Although there are several ways to inventory and document a landscape, the goal is to create a baseline from a detailed record of the landscape and its features as they exist at the present (considering seasonal variations).[7] Each landscape inventory should address issues of boundary delineation, documentation methodologies and techniques, the limitations of the inventory, and the scope of inventory efforts. These are most often influenced by the timetable, budget, project scope, and the purpose of the inventory and, depending on the physical qualities of the property, its scale, detail, and the interrelationship between natural and cultural resources. For example, inventory objectives to develop a treatment plan may differ considerably compared to those needed to develop an ongoing maintenance plan. Once the criteria for a landscape inventory are developed and tested, the methodology should be explained.

Preparing Existing Condition Plans

Inventory and documentation may be recorded in plans, sections, photographs, aerial photographs, axonometric perspectives, narratives, video—or any combination of techniques. Existing conditions should generally be documented to scale, drawn by hand or generated by computer. The scale of the drawings is often determined by the size and complexity of the landscape. Some landscapes may require documentation at more than one scale. For example, a large estate may be documented at a small scale to depict its spatial and visual relationships, while the discrete area around an estate mansion may require a larger scale to illustrate individual plant materials, pavement patterns and other details. The same may apply to an entire rural historic district and a fenced vegetable garden contained within. (See Figures 14-15, page 8).

When landscapes are documented in photographs, *registration points* can be set to indicate the precise location and orientation of features. Registration points should correspond to significant forms, features and spatial relationships within the landscape and its surrounds (see

HISTORIC LANDSCAPE FEATURES	DEGREE OF DOCUMENTATION					
	SITE EVIDENCE	MANNING PLAN	HISTORIC PHOTOS	LETTERS 1914-1946	1955-1993 RECORDS	SECONDARY SOURCES
NATURAL SYSTEMS/TOPOGRAPHY	▲	▲	▲	▲	▲	?
Bedrock (Quarry)	●	●	●	●		
Land Contour	●	●	●	●	●	
Rockwork	●	●	●	●	●	
WATER FEATURES	▲	▲	▲	▲	▲	?
Alignment—Cascade	●		●	●	●	
Alignment—Pools & Streams	●	●	●	●	●	
Materials—Cascade	●		●	●	●	
Materials—Pools & Streams	●		●	●	●	
CIRCULATION	▲	▲	▲	▲	▲	?
Alignment—Upland Area		●	●		●	
Alignment—Perimeter Paths	●	●	●	●	●	
Alignment—Internal Paths		●	●		●	
Materials—Upland Area		●	●		●	
Materials—Perimeter Paths	●	●	●	●		
Materials—Internal Paths		●	●	●	●	
SPATIAL RELATIONSHIPS	▲	▲	▲	▲	▲	?
Garden Site (Quarry)	●	●	●	●		
Viewshed (Cuyahoga Valley)	●		●	●		
Vista over Garden from Terrace			●	●		
Views within Garden		●	●	●	●	
Views within Upland		●	●	●		
Views from Croquet Lawn		●	●			
VEGETATION	▲	▲	▲	▲	▲	?
Native Forest Trees	●	●	●	●	●	
Ornamental Shrubs in Garden	●		●	●	●	
Groundcovers in Garden	●		●	●	●	
Herbaceous Plants in Garden			●	●	●	
SITE FURNISHINGS	▲	▲	▲	▲	▲	?
Lanterns	●		●	●	●	
Seats	●		●	●		
STRUCTURES	▲	▲	▲	▲	▲	?
Torii Gate	●		●		●	
Cistern	●	●		●	●	
Stone Wall Concealing Cistern	●		●	●	●	
Lagon Bridges			●	●	●	
Umbrella House			●	●		
Trellis/Lattice			●	●		

Figure 12: This chart measures available documentation for character-defining features in the Japanese Garden at Stan Hywet Hall, Akron, Ohio designed by Warren Manning. Areas with little or no historic documentation are noted, thus identifying areas where future treatment options may be restricted. As illustrated, restoration or reconstruction are viable alternatives based on the rich research findings. (courtesy Stan Hywet Hall Foundation, Inc. and Doell and Doell)

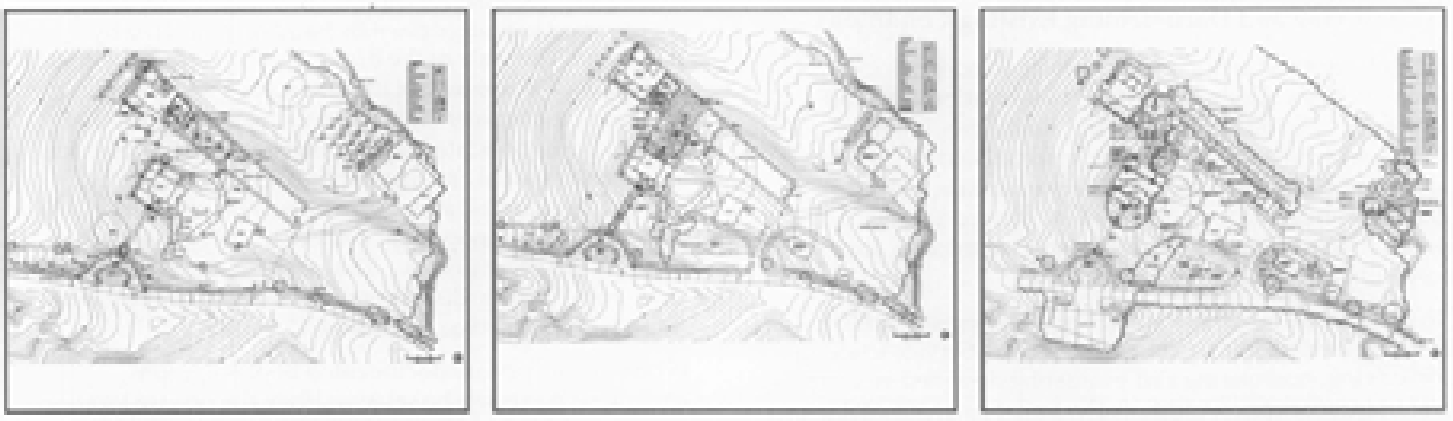


Figure 13: Period plans show the evolution of Aspet, the home of Augustus St. Gaudens, Cornish, New Hampshire. Plans were developed at two scales: first for the entire estate's development, and second for the core area around the house, studio and gardens. For both, plans were generated for five time periods: 1885-1903, 1903-1907, 1907-1926, 1926-1965 and 1965-1992. Illustrated above are the 1885-1903, 1907-1926, and the 1926-1965 plans for the core area. (courtesy National Park Service, North Atlantic Region and Pressley Associates)

READING THE LANDSCAPE

A noted geographer stated, "The attempt to derive meaning from landscapes possesses overwhelming virtue. It keeps us constantly alert to the world around us, demanding that we pay attention not just to some of the things around us but to all of them—the whole visible world in all of its rich, glorious, messy, confusing, ugly, and beautiful complexity."[4]

Landscapes can be read on many levels—landscape as nature, habitat, artifact, system, problem, wealth, ideology, history, place and aesthetic.[5] When developing a strategy to document a cultural landscape, it is important to attempt to read the landscape in its context of place and time. (See Figures 16-17, page 8)

Reading the landscape, like engaging in archival research, requires a knowledge of the resource and subject area as well as a willingness to be skeptical. As with archival research, it may involve serendipitous discoveries. Evidence gained from reading the landscape may confirm or contradict other findings and may encourage the observer and the historian to revisit both primary and secondary sources with a fresh outlook. Landscape investigation may also stimulate other forms of research and survey, such as oral histories or archeological investigations, to supplement what appeared on-site.

There are many ways to read a landscape—whatever approach is taken should provide a broad overview. This may be achieved by combining on-the-ground observations with a bird's-eye perspective.To begin this process, aerial photographs should be reviewed to gain an orientation to the landscape and its setting. Aerial photographs come in different sizes and scales, and can thus portray different levels of detail in the landscape. Aerial photographs taken at a high altitude, for example, may help to reveal remnant field patterns or traces of an abandoned circulation system; or, portions of axial relationships that were part of the original design, since obscured by encroaching woodland areas. Low altitude aerial photographs can point out individual features such as the arrangement of shrub and herbaceous borders, and the exact locations of furnishings, lighting, and fence alignments. This knowledge can prove beneficial before an on-site visit.

Aerial photographs provide clues that can help orient the viewer to the landscape. The next step may be to view the landscape from a high point such as a knoll or an upper floor window. Such a vantage point may provide an excellent transition before physically entering the cultural landscape.

On ground, evidence should then be studied, including character-defining features, visual and spatial relationships. By reviewing supporting materials from historic research, individual features can be understood in a systematic fashion that show the continuum that exists on the ground today. By classifying these features and relationships, the landscape can be understood as an artifact, possessing evidence of evolving natural systems and human interventions over time.

For example, the on-site investigation of an abandoned turn-of-the-century farm complex reveals the remnant of a native oak and pine forest which was cut and burned in the mid-nineteenth century. This previous use is confirmed by a small stand of mature oaks and the presence of these plants in the emerging secondary woodland growth that is overtaking this farm complex in decline. A ring count of the trees can establish a more accurate age. By *reading* other character-defining features—such as the traces of old roads, remnant hedgerows, ornamental trees along boundary roads, foundation plantings, the terracing of grades and remnant fences —the visual, spatial and contextual relationships of the property as it existed a century ago may be understood and its present condition and integrity evaluated.

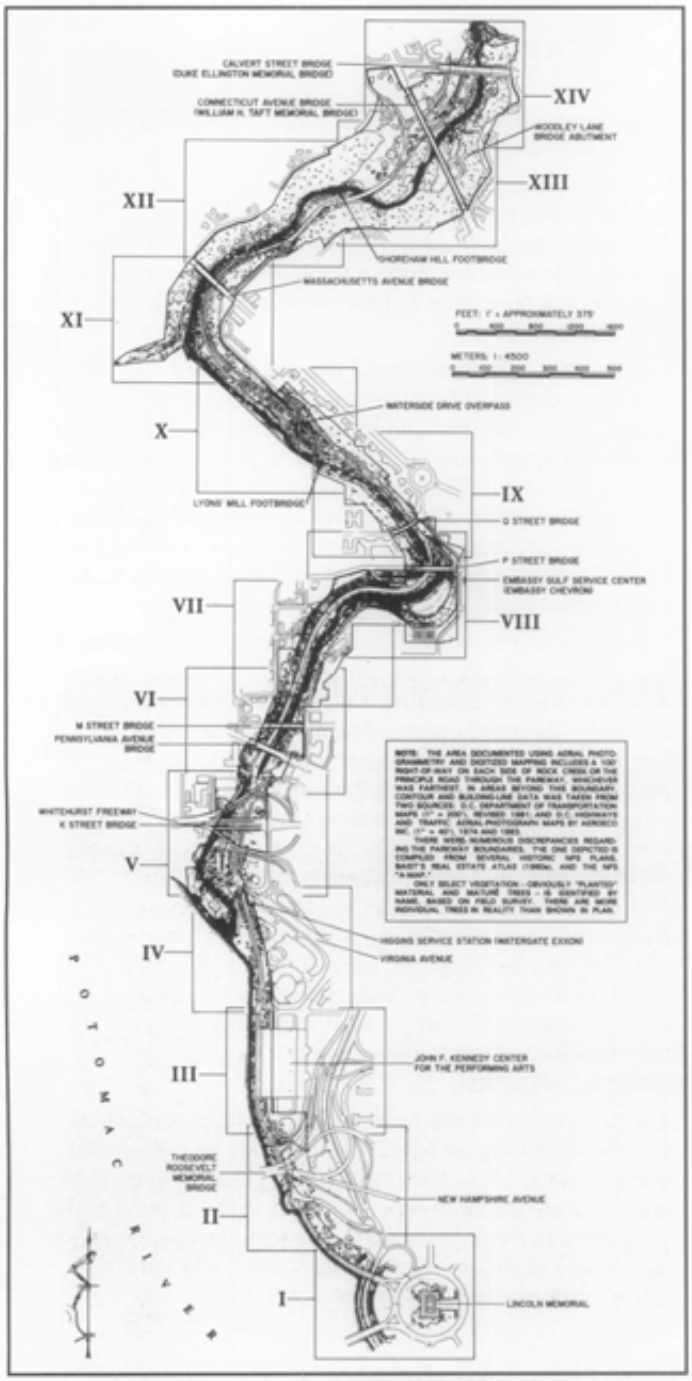
The findings of on-site reconnaissance, such as materials uncovered during archival research, may be considered primary data. These findings make it possible to inventory and evaluate the landscape's features in the context of the property's current condition. Character-defining features are located in situ, in relationship to each other and the greater cultural and geographic contexts.

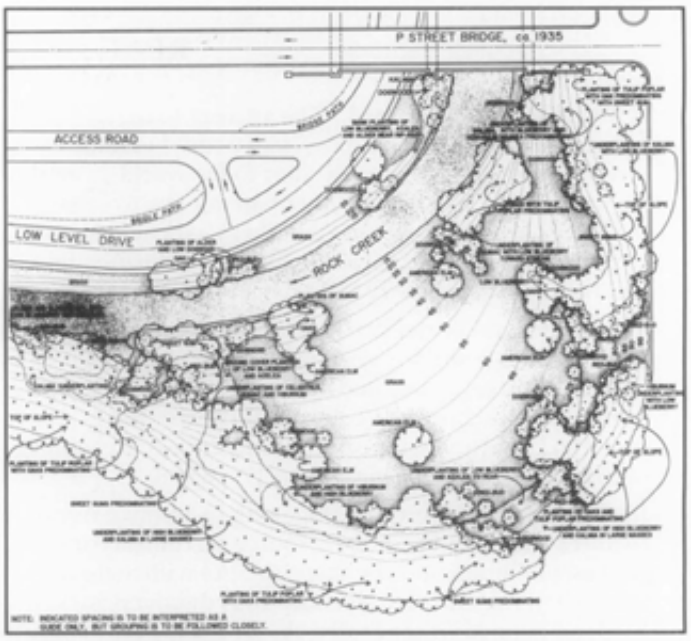
Figure 22, page 11 for an example.) The points may also correspond to historic views to illustrate the change in the landscape to date. These locations may also be used as a management tool to document the landscape's evolution, and to ensure that its character-defining features are preserved over time through informed maintenance operations and later treatment and management decisions.

All features that contribute to the landscape's historic character should be recorded. These include the physical features described on page 1 (e.g. topography, circulation), and the visual and spatial relationships that are character-defining. The identification of existing plants, should be specific, including genus, species, common name, age (if known) and size. The woody, and if appropriate, herbaceous plant material should be accurately located on the existing conditions map. To ensure full representation of successional herbaceous plants, care should be taken to document the landscape in different seasons, if possible.

Treating living plant materials as a curatorial collection has also been undertaken at some cultural landscapes. This process, either done manually or by computer, can track the condition and maintenance operations on individual plants. Some sites, such as the Frederick Law Olmsted National Historic Site, in Brookline, Massachusetts have developed a field investigation numbering system to track all woody plants. (See Table, page 9) Due to concern for the preservation of genetic diversity and the need to replace significant plant materials, a number of properties are beginning to propagate historically important rare plants that are no longer commercially available, unique, or possess significant historic associations. Such herbarium collections become a part of a site's natural history collection.

Once the research and the documentation of existing conditions have been completed, a foundation is in place to analyze the landscape's continuity and change, determine its significance, assess its integrity, and place it within the historic context of similar landscapes.





Figures 14 and 15: Existing conditions plans for large corridor landscapes can employ a variety of documentation methodologies. For the 2 -1/2 mile Rock Creek and Potomac Parkway, Washington, D.C., the Historic American Buildings Survey (HABS) used aerial photogrammetric photographs as the basis for digitized mapping and delineated drawings. Overall documentation was done at a scale of 1" = 40' with a 100' either side geographic context. Contours were shown at 2' intervals, tree canopy with trunk placement for specimen species, bridges (also drawn in detail), roads, and the creek itself. In all, there are 36 drawings measuring 34" x 44" for the project. These two sample drawings include the index to plans (above) and an area of existing conditions documentation (opposite top). (courtesy Historic American Buildings Survey)

Figures 16 and 17: Landscapes cannot be inventoried in a vacuum. Therefore, an understanding of its geographic context or setting should be part of inventory process. At Rancho Los Alamitos, Long Beach, California (middle and bottom opposite), a comparison between the 1936 aerial view with a present day aerial photograph illustrates the encroachments and adjacent developments that will affect the future treatment of visual and spatial relationships. (courtesy Rancho Los Alamitos Foundation)

HISTORIC PLANT INVENTORY

Within cultural landscapes, plants may have historical or botanical significance. A plant may have been associated with a historic figure or event or be part of a notable landscape design. A plant may be an uncommon cultivar, exceptional in size, age, rare and commercially/ unavailable. If such plants are lost, there would be a loss of historic integrity and biological diversity of the cultural landscape.To ensure that significant plants are preserved, an inventory of historic plants is being conducted at the North Atlantic Region of the National Park Service.[8] Historical landscape architects work with landscape managers and historians to gather oral and documented history on the plant's origin and potential significance. Each plant is then examined in the field by an expert horticulturist who records its name, condition, age, size, distribution, and, any notable botanic characteristics.

Plants that are difficult to identify or are of potential historical significance are further examined in the laboratory by a plant taxonomist who compares leaf, fruit, and flower characteristics with herbarium specimens for named species, cultivars and varieties. For plants species with many cultivars, such as apples, roses, and grapes, specimens may be sent to specialists for identification.

If a plant cannot be identified, is dying or in decline, and unavailable from commercial nurseries, it may be propagated. Propagation ensures that when rare and significant plants decline, they can be replaced with genetically-identical plants. Cuttings are propagated and grown to replacement size in a North Atlantic Region Historic Plant Nursery.

1. The Arnold Arboretum's preservation technician, lilac specialist, and horticulturist compare lilacs from the Vanderbilt Mansion National Historic Site in Hyde Park, New York with lilac specimens in the Arboretum's living collection. (courtesy Olmsted Center)

3. The Arnold Arboretum's horticulturist, landscape historian, and preservation technician examine shrubs at the Longfellow National Historic Site in Cambridge, MA. (courtesy Olmsted Center)

2. The Arnold Arboretum's horticulturist and preservation technician examine an enormous black locust tree at the Home of F.D. Roosevelt National Historic Site in Hyde Park, NY. (courtesy Olmsted Center)

Site Analysis: Evaluating Integrity and Significance

By analyzing the landscape, its change over time can be understood. This may be accomplished by overlaying the various period plans with the existing conditions plan. Based on these findings, individual features may be attributed to the particular period when they were introduced, and the various periods when they were present.

It is during this step that the *historic significance* of the landscape component of a historic property and its integrity are determined. Historic significance is the recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria.[9] A landscape may have several areas of historical significance. An understanding of the landscape as a continuum through history is critical in assessing its cultural and historic value. In order for the landscape to have integrity, these character-defining features or qualities that contribute to its significance must be present.

While National Register nominations document the significance and integrity of historic properties, in general, they may not acknowledge the significance of the landscape's design or historic land uses, and may not contain an inventory of landscape features or characteristics. Additional research is often necessary to provide the detailed information about a landscape's evolution and significance useful in making decision for the treatment and maintenance of a historic landscape. Existing National Register forms may be amended to recognize additional areas of significance and to include more complete descriptions of historic properties that have significant land areas and landscape features.

Integrity is a property's historic identity evidenced by the survival of physical characteristics from the property's historic or prehistoric period. The seven qualities of integrity are location, setting, feeling, association, design, workmanship and materials.[10] When evaluating these qualities, care should be taken to consider change itself. For example, when a second-generation woodland overtakes an open pasture in a battlefield landscape, or a woodland edge encloses a scenic vista. For situations such as these, the reversibility and/or compatibility of those features should be considered, both individually, and in the context of the overall landscape. Together, evaluations of significance and integrity, when combined with historic research, documentation of existing conditions, and analysis findings, influence later treatment and interpretation decisions. (See Figure 21-23)

Developing a Historic Preservation Approach and Treatment Plan

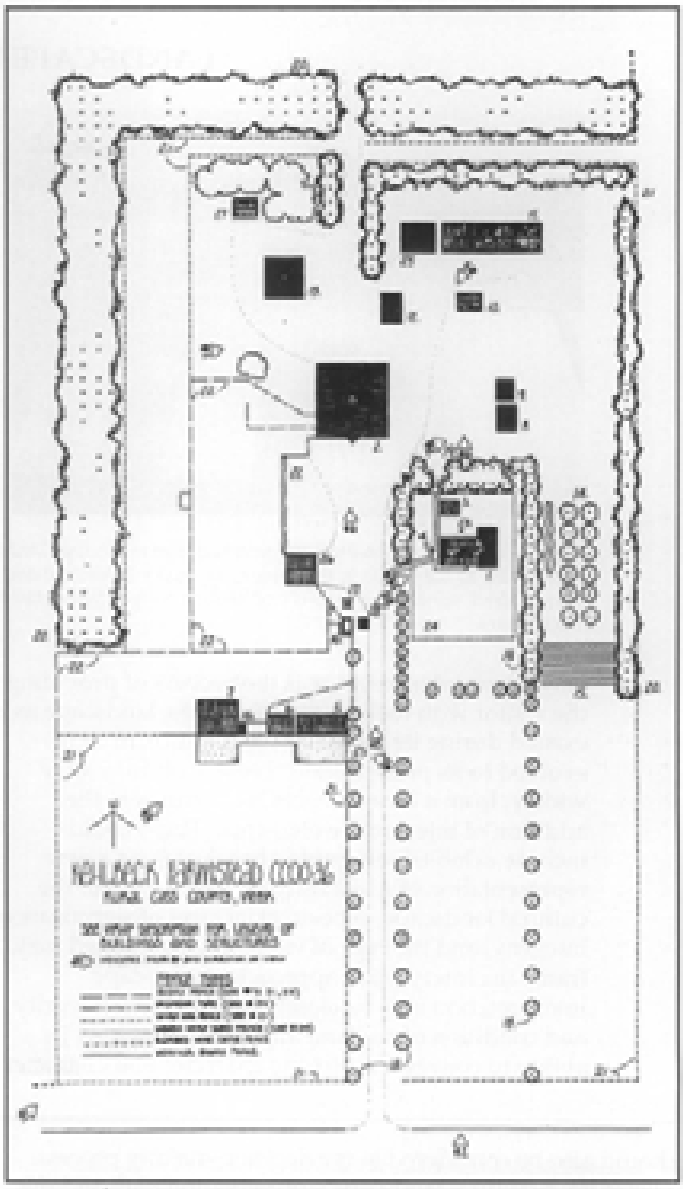
Treatment may be defined as work carried out to achieve a historic preservation goal—it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g. educational, interpretive, passive, active public, institutional or private), long- and short-term objectives, operational and code requirements (e.g. accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance. The value of any significant archeological and natural resources

Figure 18: At Lawnfield, the home of President James A. Garfield near Cleveland, Ohio, the Sugar Maple that shadowed the porch during Garfield's 1880 "Front Porch Campaign" is in decline. Cuttings were taken from the historically significant tree by the Holden Arboretum and the National Park Service for eventual in-kind replacement. (courtesy NPS, Midwest Region)

Figure 19: The landscape of Lyndhurst, Tarrytown, New York is significant in American culture and meets Criterion C of the National Register because it embodies the distinctive character of a type and period in American landscape architecture, known as early Picturesque; it possesses high artistic value; and it is the work of a recognized master gardener, Ferdinand Mangold. (courtesy National Trust for Historic Preservation)

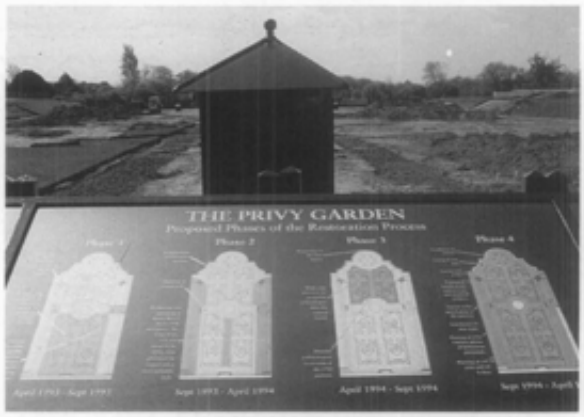
Figure 20: Cultural landscapes often contain plant communities such as orchards or meadows—both of which may or may not require a management intervention. When analyzing a landscape, it is important to recognize the present-day biodiversity of these resources—for example at the Fruita Rural Historic District in Capitol Reef National Park in Utah, the landscape contains 2,500 fruit trees associated with settlement and agriculture on the Colorado Plateau (courtesy D. White).

Figure 21: Integrity can involve both continuity and change. This can be evidenced by a detailed review of materials. Although the surface material has changed on some roads through the Port Oneida (near Empire, Michigan) community, the character-defining alignment, width and rows of Sugar Maple trees remain intact. (courtesy NPS, Midwest Region).



Figures 22 and 23: The plan for the Kehlbeck Farmstead, located in Cass County in Southeastern Nebraska, illustrates a well-planned, and aesthetically arranged general farm complex of the twentieth century. The farmstead is composed of 23 contributing and 5 non-contributing resources. Integrity was judged uniformly high because many character-defining resources were present and the visual and spatial relationships intact. Note the varied graphic techniques used to document a variety of fence types, and, the key to photographs illustrating the various landscape features and spatial relationships. The photograph above, labeled #3 on the farmstead, is looking north along the farm lane allee. (courtesy National Register Files)

LANDSCAPE INTERPRETATION



Figures A and B: Archeology and restoration of the Privy Garden at Hampton Court Palace gardens, England. The project is being interpreted to the public in the garden, an indoor exhibition and a multimedia show. The outdoor interpretive display, (above left) includes period plans, aerial photographs and historic images that detail the history of the garden and current work, 1994. (courtesy the author)

Landscape interpretation is the process of providing the visitor with tools to experience the landscape as it existed during its period of significance, or as it evolved to its present state. These tools may vary widely, from a focus on existing features to the addition of interpretive elements. These could include exhibits, self-guided brochures, or a new representation of a lost feature. The nature of the cultural landscape, especially its level of significance, integrity, and the type of visitation anticipated may frame the interpretive approach. Landscape interpretation may be closely linked to the integrity and condition of the landscape, and therefore, its ability to convey the historic character and character-defining features of the past. If a landscape has high integrity, the interpretive approach may be to direct visitors to surviving historic features without introducing obtrusive interpretive devices such as free-standing signs. For landscapes with a diminished integrity, where limited or no fabric remains, the interpretive emphasis may be on using extant features and visual aids (e.g. markers, photographs, etc.) to help visitors visualize the resource as it existed in the past. The primary goal in these situations is to educate the visitor about the landscape's historic themes, associations and lost character-defining features or broader historical, social and physical landscape contexts.

should also be considered in the decision-making process. Therefore, a cultural landscape's preservation plan and the treatment selected will consider a broad array of dynamic and interrelated considerations. It will often take the form of a plan with detailed guidelines or specifications.

Adopting such a plan, in concert with a preservation maintenance plan (page 18-19), acknowledges a cultural landscape's ever-changing existence and the interrelationship of treatment and ongoing maintenance. Performance standards, scheduling and record keeping of maintenance activities on a day-to-day or month-to-month basis, may then be planned for. Treatment, management, and maintenance proposals can be developed by a broad range of professionals and with expertise in such fields as landscape preservation, horticulture, ecology, and landscape maintenance.

The selection of a primary treatment for the landscape, utilizing the Secretary of the Interior's Standards for the Treatment of Historic Properties, establishes an overall historic preservation approach, as well as a philosophical framework from which to operate. Selecting a treatment is based on many factors. They include management and interpretation objectives for the property as a whole, the period(s) of significance, integrity, and condition of individual landscape features.

For all treatments, the landscape's existing conditions and its ability to convey historic significance should be carefully considered. For example, the life work, design philosophy and extant legacy of an individual designer should all be understood for a designed landscape such as an estate, prior to treatment selection. For a vernacular landscape, such as a battlefield containing a largely intact mid-nineteenth century family farm, the uniqueness of that agrarian complex within a local, regional, state, and national context should be considered in selecting a treatment.

The overall historic preservation approach and treatment approach can ensure the proper retention, care, and repair of landscapes and their inherent features.[11] In short, the Standards act as a preservation and management tool for cultural landscapes. The four potential treatments are described in the box opposite.

Landscape treatments can range from simple, inexpensive preservation actions, to complex major restoration or reconstruction projects. The progressive framework is inverse in proportion to the retention of historic features and materials. Generally, preservation involves the least change, and is the most respectful of historic materials. It maintains the form and material of the existing landscape. Rehabilitation usually accommodates contemporary

Figure 24: On some occasions, especially larger landscapes, it is possible to have a primary treatment, with discrete, or secondary areas of another treatment. This is most common for an individual feature in a larger landscape. At the Eugene and Carlotta O'Neill Historic Site, Danville, California the primary treatment selected for the courtyard was restoration. When accommodating universal accessibility requirements, the introduction of a grass paver walk was installed which warranted the removal of a few historic shrubs. This discrete project would be considered a rehabilitation treatment. (courtesy Patricia M. O'Donnell)

TREATMENTS FOR CULTURAL LANDSCAPES

Prior to undertaking work on a landscape, a treatment plan or similar document should be developed. The four primary treatments identified in the Secretary of the Interior's Standards for the Treatment of Historic Properties[12], are :

***Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

***Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.*

***Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

***Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

Figures 25 and 26: When the American Elm (Ulmus americana) was plagued with Dutch Elm Disease many historic properties relied on the Japanese Zelkova (Zelkova serrata) as a substitute plant. As illustrated, the overall form and scale of these trees is really quite different, and would therefore not be an appropriate substitute plant material under a restoration or reconstruction treatment.

alterations or additions without altering significant historic features or materials, with successful projects involving minor to major change. Restoration or reconstruction attempts to recapture the appearance of a property, or an individual feature at a particular point in time, as confirmed by detailed historic documentation. These last two treatments most often require the greatest degree of intervention and thus, the highest level of documentation.

In all cases, treatment should be executed at the appropriate level reflecting the condition of the landscape, with repair work identifiable upon close inspection and/or indicated in supplemental interpretative information. When repairing or replacing a feature, every effort should be made to achieve visual and physical compatibility. Historic materials should be matched in design, scale, color and texture.

A landscape with a high level of integrity and authenticity may suggest preservation as the primary treatment. Such a treatment may emphasize protection, stabilization, cyclical maintenance, and repair of character-defining landscape features. Changes over time that are part of the landscape's continuum and are significant in their own right may be

Figure 27: The historic birch allee at Stan Hywet Hall, Akron, Ohio was suffering from borer infestation and leaf miner. Dying trees were topped and basal sprout growth encouraged. Next, trees were selectively thinned, and ultimately, when the new growth matured, older trunks were removed. Original rootstock and genetic material were preserved. As illustrated, this preservation treatment took fifteen years to realize. (courtesy Child Associates)

Figure 28: Patterns on the land have been preserved through the continuation of traditional uses such as the grape fields at the Sterling Vineyards in Calistoga, California. (courtesy author)

Figures 29: Rehabilitation was selected as the primary treatment for Columbus Park, Chicago, Illinois. Originally designed and executed between 1917 and 1920 by Jens Jensen, the waterfall, cascades, rocky brook and associated landscape, are well documented and possesses a high level of integrity. (courtesy author)

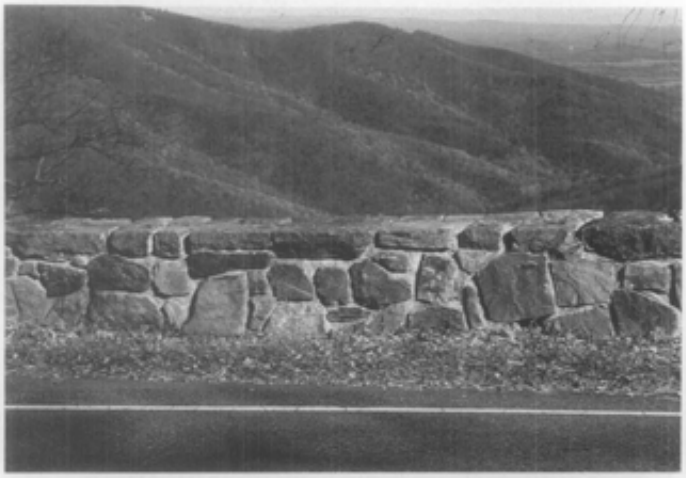


Figure 30, 31: A 75-mile portion of Skyline Drive at Shenandoah National Park overlooking the Blue Ridge Mountains of Virginia required the rehabilitation of a 22"-high, dry-laid stone wall. The new wall was built to a height of 27" – code normally requires a height of 36". The wall was constructed of percast concrete, clad with split stone and mortar joints. To achieve visual compatibility recessed mortar joints were arranged in a random pattern (courtesy Robert R. Page)

retained, while changes that are not significant, yet do not encroach upon or erode character may also be maintained. Preservation entails the essential operations to safeguard existing resources. (Figures 27-28)

Rehabilitation is often selected in response to a contemporary use or need—ideally such an approach is compatible with the landscape's historic character and historic use. Rehabilitation may preserve existing fabric along with introducing some compatible changes, new additions and alterations. Rehabilitation may be desirable at a private residence in a historic district where the homeowner's goal is to develop an appropriate landscape treatment for a front yard, or in a public park where a support area is needed for its maintenance operations. (Figures 29-31)

When the most important goal is to portray a landscape and its character-defining features at an exact period of time, restoration is selected as the primary treatment. Unlike preservation and rehabilitation, interpreting the landscape's continuum or evolution is not the objective. Restoration may include the removal of features from other periods and/or the construction of missing or lost features and materials from the reconstruction period. In all cases, treatment should be substantiated by the historic research findings and existing conditions documentation. Restoration and reconstruction treatment work should avoid the creation of a landscape whose features did not exist historically. For example, if features from an earlier period did not co-exist with extant features from a later period that are being retained, their restoration would not be appropriate. (Figures 32-34)

In rare cases, when evidence is sufficient to avoid conjecture, and no other property exists that can adequately explain a certain period of history, reconstruction may be utilized to depict a vanished landscape. The accuracy of this work is critical. In cases where topography and the subsurface of soil have not been disturbed, research and existing conditions findings may be confirmed by thorough archeological investigations. Here too, those features that are intact should be repaired as necessary, retaining the original historic features to the greatest extent possible. The greatest danger in reconstruction is creating a false picture of history.

False historicism in every treatment should be avoided. This applies to individual features as well as the entire landscape. Examples of inappropriate work include the introduction of historic-looking benches that are actually a new design, a fanciful gazebo placed in what was once an open meadow, executing an unrealized historic design, or designing a historic-looking landscape for a relocated historic structure within "restoration."

Figure 32-34: Tower Grove Park in St. Louis, Missouri, is a National Historic Landmark. The music pavilion, just north of the main drive is a circular lawn area with radiating walks, white marble busts of eminent composers, walks, and curb. The area was in general decline, especially the marble busts which were suffering from acid rain damage. Based on the excellent documentation in nineteenth century annual reports, postcards and photographic images, this area was recently restored. Illustrated above are a sample historic view, work in progress and the completed restoration project. (courtesy Tower Grove Park)

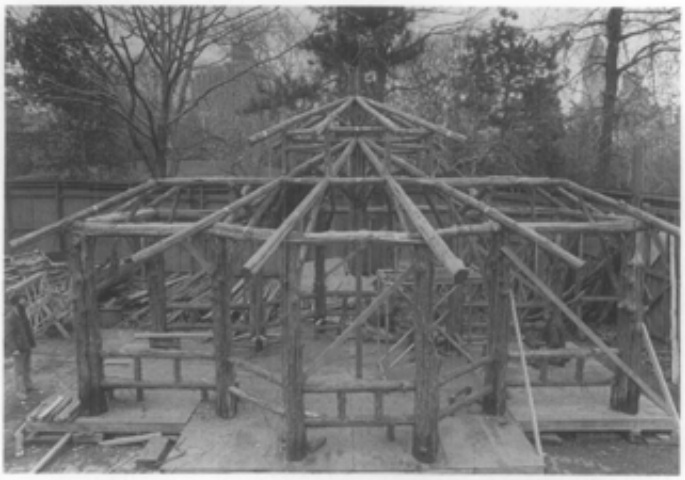


Figure 35-37: Central Park has developed an in-house historic preservation crew to undertake small projects. A specialized crew has been trained to specifically repair and rebuild rustic furnishings. As illustrated, the restoration of the Dene rustic shelter was achieved by constructing it in the Ramble compound, moving in-place opposite 67th street and completed. (courtesy Central Park Conservancy)

Developing a Preservation Maintenance Plan and Implementation Strategy

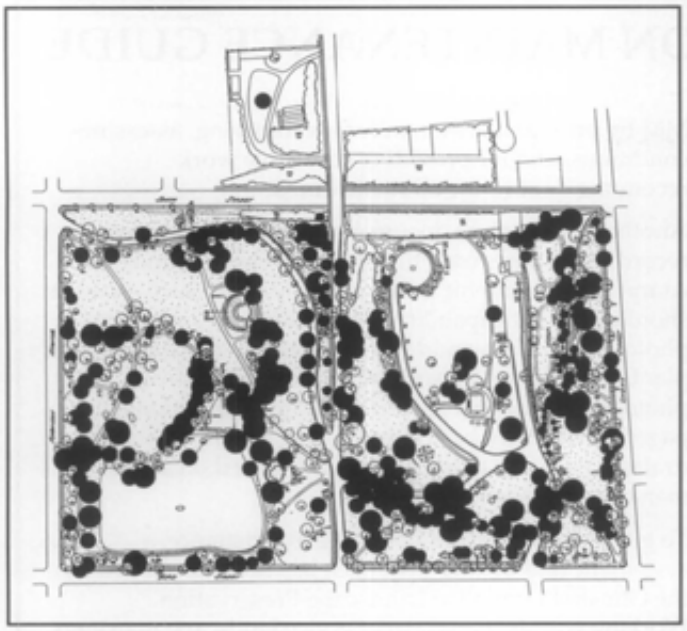
Throughout the preservation planning process, it is important to ensure that existing landscape features are retained. Preservation maintenance is the practice of monitoring and controlling change in the landscape to ensure that its historic integrity is not altered and features are not lost. This is particularly important during the research and long-term treatment planning process. To be effective, the maintenance program must have a guiding philosophy, approach or strategy; an understanding of preservation maintenance techniques; and a system for documenting changes in the landscape.

The philosophical approach to maintenance should coincide with the landscape's current stage in the preservation planning process. A Cultural Landscape Report and Treatment Plan can take several years to complete, yet during this time managers and property owners will likely need to address immediate issues related to the decline, wear, decay, or damage of landscape features. Therefore, initial maintenance operations may focus on the stabilization and protection of all landscape features to provide temporary, often emergency measures to prevent deterioration, failure, or loss, without altering the site's existing character.

After a Treatment Plan is implemented, the approach to preservation maintenance may be modified to reflect the objectives defined by this plan. The detailed specifications prepared in the Treatment Plan relating to the retention, repair, removal, or replacement of features in the landscape should guide and inform a comprehensive preservation maintenance program. This would include schedules for monitoring and routine maintenance, appropriate preservation maintenance procedures, as well as ongoing record keeping of work performed. For vegetation, the preservation maintenance program would also include thresholds for growth or change in character, appropriate pruning methods, propagation and replacement procedures.

To facilitate operations, a property may be divided into discrete management zones (Figure 41). These zones are sometimes defined during the Cultural Landscape Report process and are typically based on historically defined areas. Alternatively, zones created for maintenance practices and priorities could be used. Examples of maintenance zones would include woodlands, lawns, meadow, specimen trees, and hedges.

Training of maintenance staff in preservation maintenance skills is essential. Preservation maintenance practices differ from standard maintenance practices because of the focus on perpetuating the historic character or use of the landscape rather than beautification. For example, introducing new varieties of turf, roses or trees is likely to be inappropriate. Substantial earth moving (or movement of soil) may be inappropriate where there are potential archeological resources. An old hedge or shrub should be rejuvenated, or propagated, rather than removed and replaced. A mature specimen tree may require cabling and careful monitoring to ensure that it is not a threat to visitor safety. Through training programs and with the assistance of preservation maintenance specialists, each property could develop maintenance specifications for the care of landscape features.



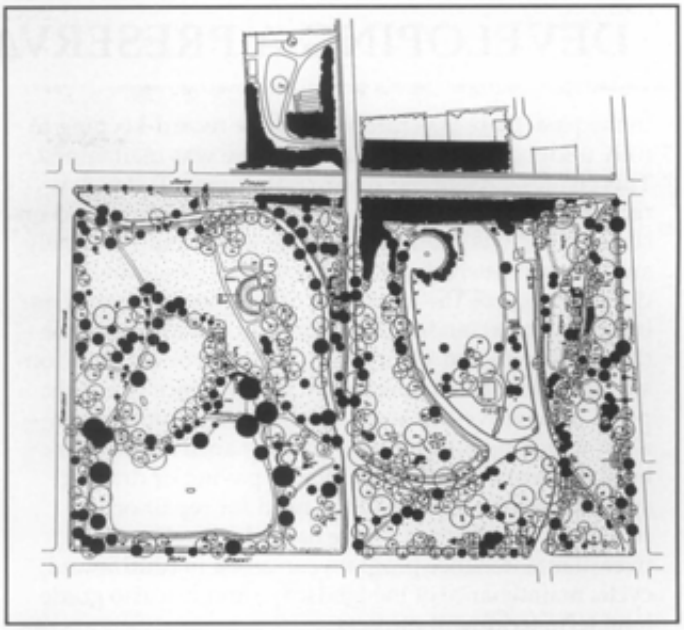
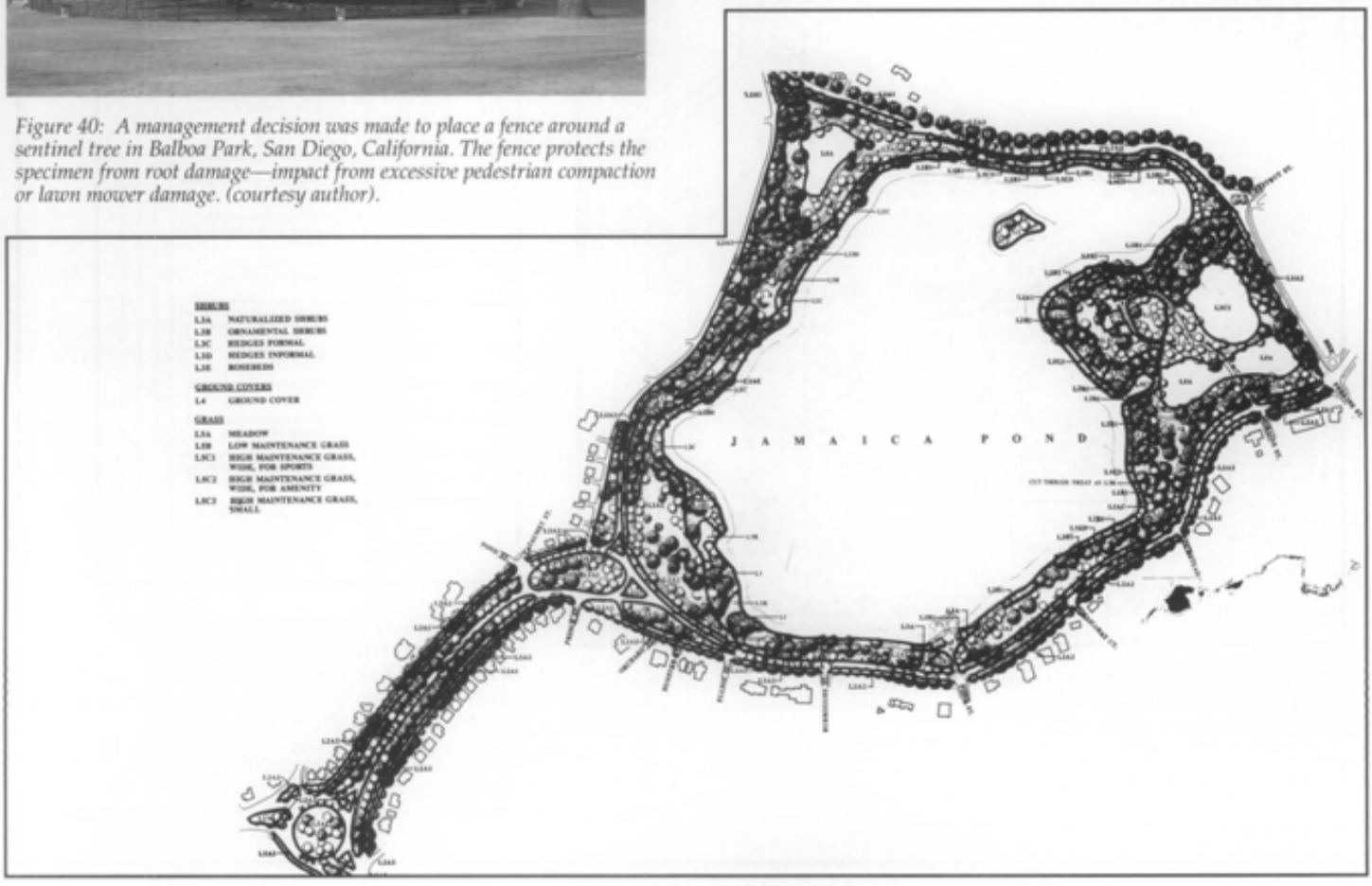


Figure 38 and 39 (above, left and right): The importance of landscape analysis and its ability to inform treatment and maintenance decisions is reflected in these two plans for Downing Park, Newburgh, New York. The plan, rendered in black, top left, illustrates all extant historic plants, while the plan, top right, depicts plantings which are non-historic or invasive for removal or relocation outside of the historic park. (courtesy LANDSCAPES)

Figure 40: A management decision was made to place a fence around a sentinel tree in Balboa Park, San Diego, California. The fence protects the specimen from root damage—impact from excessive pedestrian compaction or lawn mower damage. (courtesy author).

Figure 41 (below): A small property of under an acre may only have a few management zones including lawn, trees over lawn, shrub and herbaceous borders. Larger, more complex landscapes such as Jamaica Pond Park, Boston and Brookline, Massachusetts, contains a broader range of management zones including: forests, trees over grass—broad areas, trees over grass—narrow areas, meadows, and mown grass for active recreation amenities or passive use. (courtesy Walmsley/Pressley Joint Venture)



DEVELOPING A PRESERVATION MAINTENANCE GUIDE

In the past, there was rarely adequate record-keeping to fully understand the ways a landscape was maintained. This creates gaps in our research findings. Today, we recognize that planning for ongoing maintenance and on-site applications should be documented—both routinely and comprehensively. An annual work program or calendar records the frequency of maintenance work on built or natural landscape features. It can also monitor the age, health and vigor of vegetation. For example, on-site assessments may document the presence of weeds, pests, dead leaves, pale color, wilting, soil compaction—all of which signal particular maintenance needs. For built elements, the deterioration of paving or drainage systems may be noted and the need for repair or replacement indicated before hazards develop. An overall maintenance program can assist in routine and cyclic maintenance of the landscape and can also guide long term treatment projects.

To help structure a comprehensive maintenance operation that is responsive to staff, budget, and maintenance priorities, the National Park Service has developed two computer-driven programs for its own landscape resources. A Maintenance Management Program (MM) is designed to assist maintenance managers in their efforts to plan, organize, and direct the park maintenance system. An Inventory and Condition Assessment Program (ICAP) is designed to complement MM by providing a system for inventorying, assessing conditions, and for providing corrective work recommendations for all site features.

Another approach to documenting maintenance and recording changes over time is to develop a manual or computerized graphic information system. Such a system should have the capability to include plans and photographs that would record a site's living collection of plant materials. (Also see discussion of the use of photography under Preparing Existing Conditions Plans, page 5.) This may be achieved using a computer-aided drafting program along with an integrated database management system.

To guide immediate and ongoing maintenance, a systematic and flexible approach has been developed by the Olmsted Center for Landscape Preservation. Working with National Park Service landscape managers and maintenance specialists, staff assemble information and make recommendations for the care of individual landscape features.

Each landscape feature is inspected in the field to document existing conditions and identify field work needed. Recommendations include maintenance procedures that are sensitive to the integrity of the landscape.

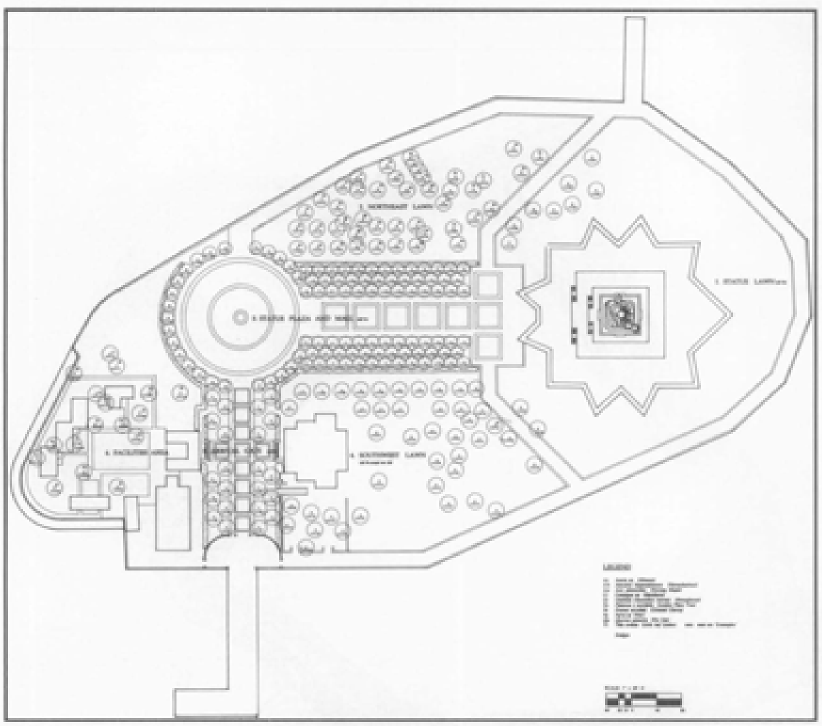


Figure A- Existing Conditions: A map of the existing trees at the Statue of Liberty National Monument is used to indicate necessary preservation maintenance work (Drawn by Margaret Coffin, 1992)

Statue of Liberty National Monument

FIELD INVENTORY, INSPECTION, AND WORK NEEDED

Feature Name and Field ID#	Comment on size, age, condition, field diagnosis and work needed			
London Plane Tree 4-0-26	Large scar from branch split, structurally weak tree, **remove branches with decay at base, plan for replacement**	yes	x	P
London Plane Tree 4-0-27	leaner, crowded by larger adjacent tree, **remove dead branches**	no	*	
London Plane Tree 4-0-28	internal decay, **remove large dead branches**	yes	*	
London Plane Tree 4-0-29	fair condition, **remove dead watersprouts from trunk and dead branches**	no	*	
London Plane Tree 4-0-30	good condition, **remove watersprouts from trunk**	no	x	
London Plane Tree 4-0-31	fair condition, **needs structural pruning at top of crown, remove three dead broken branches**	no	*	
London Plane Tree 4-0-32	good overall condition, **remove one dead branch**	no	*	
London Plane Tree 4-0-33	leaner, **remove two of five lower branches**	no	x	
London Plane Tree 4-0-34	**remove watersprouts from trunk, re-cut dead branch spur**	no	x	
London Plane Tree 4-0-35	**remove watersprouts from trunk, needs structural pruning throughout**	no	x	
London Plane Tree 4-0-36	in decline, dieback throughout, safety hazard, **remove all deadwood, plan for replacement**	yes	*	P

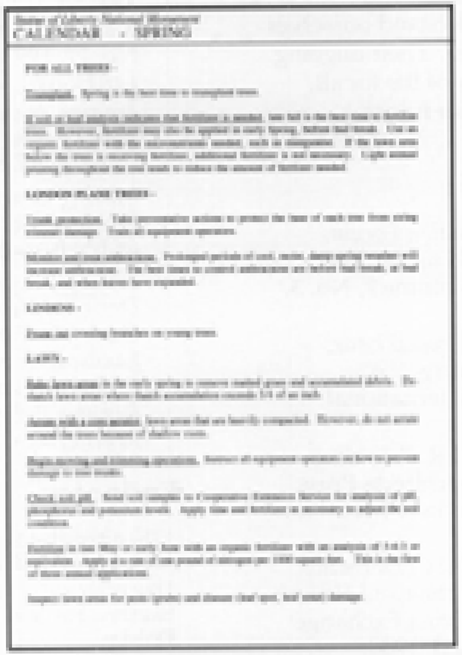
Inspected by: M.Coffin, A.Sarrugio, C. Pepper

Date: July 15, 1992

***Figure B - Field Inventory, Inspection, and work needed:** Within areas of the landscape, each feature is assigned a field identification number. An inspection is conducted to assess the condition, potential problems, such as deadwood or integral decay, and specify work needed. A map (above) is used to locate features that require attention)*

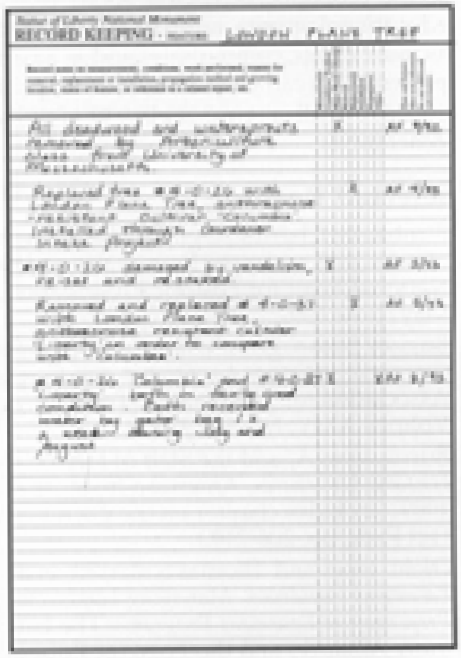
Statue of Liberty National Monument
FEATURE DATA - LONDON PLANE TREE

Figure C - Feature Data: For each feature that requires special care, a detailed sheet is developed. This contains notes on when to monitor and carry out work, specific procedures, cite potential problems, and perform repair or replacement.



Statue of Liberty National Monument
CALENDAR - SPRING

Figure D - Calendar for Monitoring and for Work: All feature-specific monitoring and work recommendations are combined into one seasonal calendar for all areas of the landscape to ensure that important work activities are not overlooked.



Statue of Liberty National Monument
RECORD KEEPING - LONDON PLANE TREE

Figure E - Record Keeping: A record sheet is created for each type of feature. Maintenance staff may record information relating to changes in condition, major work performed, removal, replacement, propagation and any other events. As records are added too through the years, they become a valuable source of documentation of the landscape's history.

Because landscapes change through the seasons, specifications for ongoing preservation maintenance should be organized in a calendar format. During each season or month, the calendar can be referenced to determine when, where, and how preservation maintenance is needed. For example, for some trees structural pruning is best done in the late winter while other trees are best pruned in the late summer. Serious pests are monitored at specific times of the year, in certain stages of their life cycle. This detailed calendar will in turn identify staff needs and work priorities.

Depending on the level of sophistication desired, one approach to documenting maintenance data and recording change over time is to use a computerized geographical or visual information system.[13] Such a system would have the capability to include plans and photographs that would focus on a site's landscape features.

If a computer is not available, a manual or notebook can be developed to organize and store important information. This approach allows managers to start at any level of detail and to begin to collect and organize information about landscape features (see Box opposite and above). The value of these maintenance records cannot be overstated. These records will be used in the future by historians to understand how the landscape has evolved with the ongoing care of the maintenance staff.

Recording Treatment Work and Future Research Recommendations

The last and on-going step in the preservation planning process records the treatment work as carried out. It may include a series of as-built drawings, supporting photographic materials, specifications and a summary assessment. New technologies that have been successfully used should be highlighted. Ideally, this information should be shared with interested national organizations for further dissemination and evaluation.

The need for further research or additional activities should also be documented. This may include site-specific or contextual historical research, archeological investigations, pollen analysis, search for rare or unusual plant materials, or, material testing for future applications.

Finally, in consultation with a conservator or archivist—to maximize the benefit of project work and to minimize the potential of data loss—all primary documents should be organized and preserved as archival materials. This may include field notes, maps, drawings, photographs, material samples, oral histories and other relative information.

Summary

The planning, treatment, and maintenance of cultural landscapes requires a multi-disciplinary approach. In landscapes, such as parks and playgrounds, battlefields, cemeteries, village greens, and agricultural land preserves—more than any other type of historic resource—communities rightly presume a sense of stewardship. It is often this grass roots commitment that has been a catalyst for current research and planning initiatives. Individual residential properties often do not require the same level of public outreach, yet a systematic planning process will assist in making educated treatment, management and maintenance decisions.

Wise stewardship protects the character, and or spirit of a place by recognizing history as change over time. Often, this also involves our own respectful changes through treatment. The potential benefits from the preservation of cultural landscapes are enormous. Landscapes provide

scenic, economic, ecological, social, recreational and educational opportunities that help us understand ourselves as individuals, communities and as a nation. Their ongoing preservation can yield an improved quality of life for all, and, above all, a sense of place or identity for future generations.

Selected Reading

Birnbaum, Charles A, guest editor. *Preservation Forum.* "Focus on Landscape Preservation". Washington, D.C.: National Trust for Historic Preservation, Volume 7, No. 3, May/June 1992.

Buggey Susan, guest editor. *APT Bulletin. Special Issue: Conserving Historic Landscapes.* Fredericksburg, VA: Association for Preservation Technology International, Volume XXIV, No. 3-4, 1992.

Burns, John A, and the Staff of HABS/HAER. *Recording Historic Structures.* American Institute of Architects Press, 1989. (Includes chapter on the documentation of Meridian Hill Park, pp. 206-219.)

Diehl, Janet and Thomas S. Barrett, et al. *The Conservation Easement Handbook. Managing Land Conservation and Historic Preservation Easement Programs,* The Land Trust Exchange (now Alliance) and the Trust for Public Land, 1988.

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Several publications available from the National Park Service deal directly with the preservation of historic landscapes. These include:

America's Landscape Legacy, Brochure, Preservation Assistance Division, 1992.

Guidelines for the Treatment of Historic Landscapes, Preservation Assistance Division, 1992 (Draft).

Case Studies in Landscape Preservation, Preservation Assistance Division in cooperation with the Alliance for Landscape Preservation, 1995.

Cultural Landscapes Bibliography: An Annotated Bibliography of Resources in the National Park System, Park Historic Architecture Division, 1992.

Historic Landscape Directory; A Source Book of Agencies, Organizations, and Institutions Providing Information on Historic Landscape Preservation, Preservation Assistance Division, 1991.

CRM, Cultural Resource Management, Thematic Issues: *The Preservation of Cultural Landscapes,* Volume 14, No.6, 1991; *A Reality Check for Our Nation's Parks,* Volume 16, No. 4, 1993; *Historic Transportation Corridors,* Volume 16, No. 11, 1993; and, *The Interpretation of Cultural Landscapes,* Volume 17, No. 8, 1994.

Pioneers of American Landscape Design: An Annotated Bibliography, Preservation Assistance Division, 1993 (ISBN:0-16-041974-3).

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National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes; National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes; National Register Bulletin 40: Guidelines for Evaluating and Registering Battlefields; and, National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries, Interagency Resources Division.

Endnotes

[1] The cultural landscape definitions are contained in *NPS-28, Cultural Resource Management Guideline,* Release No. 4, 1994, National Park Service.

[2] For an expanded list of offices to contact, see *America's Landscape Legacy* brochure. Free from the National Park Service Preservation Assistance Division.

[3] From Kelso, William, *A Report on the Archeological Excavation at Monticello, Charlottesville, VA, 1979-1981,* Thomas Jefferson Memorial Foundation, 1982.

[4] Lewis, Pierce, "Common Landscapes as Historic Documents," Lubar, Steven and Kingery, W. David (eds.), *Essays on Material Culture,* Smithsonian Institution Press, Washington, DC, 1993, p. 138.

[5] Meinig, D. W. "The Beholding Eye: Ten Versions of the Same Scene," *The Interpretation of Ordinary Landscapes,* Oxford University Press, New York, 1979, pp. 33-48.

[6] See National Park Service *National Register Bulletins* under Selected Reading (opposite).

[7] The Historic American Buildings Survey, HABS, has generated standards for landscape documentation that they now utilize on a number of projects. Specifically, a case study on recording historic landscapes is included in *Recording Historic Structures,* pp. 206-219. See Selected Reading (opposite).

[8] This is being undertaken with technical assistance from the Olmsted Center for Landscape Preservation a partnership between the National Park Service and the Arnold Arboretum of Harvard University that provides cultural landscape technical assistance, technology development and training.

[9] See *National Register Bulletin 16A: How to Complete the National Register Registration Form.* Washington, D.C.: U.S. Department of the Interior, National Park Service, Interagency Resources Division, 1991.

[10] Ibid.

[11] The standards are general principles for the treatment of buildings, structures, sites, objects, districts and landscapes. The treatment standards are one set of standards included in the broader group known as the *Secretary of the Interior's Standards for Archaeology and Historic Preservation.*

[12] The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed on or eligible for the National Register of Historic Places. For a copy of the brochure, *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* 1992 contact the National Park Service Preservation Assistance Division (424) Box 37127 Washington, DC 20013-7127.

[13] A visual information system, a computer-aided mapping program with a linked database, has been developed for the historic landscape at the Frederick Olmsted National Historic Site. Data can be accessed directly from a digitized map such as information on each plant including identification, age, location, size, condition, and maintenance history.

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48 PRESERVATION BRIEFS

Preserving Grave Markers in Historic Cemeteries

Mary F. Striegel, Frances Gale, Jason Church, &
Debbie Dietrich-Smith

National Park Service
U.S. Department of the Interior

Technical Preservation Services

Cemeteries found across the country are not only places of burial, but they also provide a vivid record of community history. Whether large or small, well maintained or neglected, historic cemeteries are an important part of our cultural landscape. The vast richness of expression through form, decoration and materials informs our understanding of the individuals buried in historic cemeteries and their cultural significance.

While cemeteries are often considered to be perpetual, their most prominent feature—the grave markers—are not. They weather, naturally decay, often are poorly maintained and repaired and, on occasion, are vandalized (Fig. 1). Grave markers are usually noteworthy not only for their inscriptions but also for their craftsmanship. Exceptional markers are considered works of art.

This Preservation Brief focuses on a single aspect of historic cemetery preservation—providing guidance for owners, property managers, administrators, in-house maintenance staff, volunteers, and others who are responsible for or are interested in preserving and protecting grave markers. Besides describing grave marker materials and the risk factors that contribute to their decay, the Brief provides guidance for assessing their conditions and discusses maintenance programs and various preservation treatments.

Figure 1. Sandstone and slate grave markers in the Ancient Burying Ground in New London, CT, display a variety of weathering conditions. Markers in the cemetery date from the mid-17th to the early 19th centuries. Photo: Jason Church.

Also identified are a number of excellent references that address materials used in all grave markers, including several other Preservation Briefs (listed in Additional Reading). This Brief highlights particular issues that should be considered with historic grave markers.

Types of Traditional Grave Markers

The great variety in the types of grave markers is a fascinating aspect of the study and appreciation of historic cemeteries. Three broad categories can be used to describe grave markers—(1) single-element, (2) multiple-element, and (3) structures. Single-element grave markers are stone, cast iron, or wood elements that are set in a vertical position or placed as a horizontal slab on the ground (Fig. 2). Early examples of this simplest type of grave markers are field stone and basic wooden or wrought iron crosses, with the name of the deceased person scratched into or engraved on the marker. Often, these rudimentary grave markers are overlooked, significantly deteriorated, or lost. Vertical stone slabs and large stone ledgers laid horizontally over the gravesite are more sophisticated examples of this type.

Multiple-element grave markers are found in a number of different forms. In the most typical form, a grave marker would consist of two stones—an upper headstone placed on top of a base stone. The upper headstone may be secured in a number of different ways to the base. In the simplest of forms, the upper stone was placed on the base, set in a bed of mortar on top of the base, or joined with pins and mortar. With a "tab-and-

Figure 2. These mid-19th century, single-element stone grave markers in the Grove Cemetery in Bath, NY, are set in a vertical position. Photo: Jason Church.

slot" grave marker, the tabbed upper stone was set in a slotted base (Fig. 3). More common today, the upper headstone is secured with a technique that uses small spacers set on the base and a setting compound. This technique or one that uses an epoxy adhesive may be found on older markers where the stones have been reset.

Figure 3. A multi-element grave marker from the early 19th century in the St. Michael's Cemetery, Pensacola, FL, consists of a vertical element with tabs (left image) into a slotted base (right image). Photo: Fran Gale.

Stacked-base grave markers use multiple bases to increase the height of the monument and provide a stable foundation for upper elements. Tall, four-sided tapered monuments, known as obelisks, are typically placed on stacked bases. Columns or upright pillars have three main parts – a base, shaft, and capital. Multiple-element grave markers may also include figurative or sculptural components. Traditionally, stacked base grave markers were set on lead shims with mortar joints or with lead ribbon along the outer edges.

Grave markers can also be engineered structures. Examples of grave marker structures include masonry arches, box tombs, table tombs, grave shelters, and mausoleums (Fig. 4). The box tomb is a rectangular structure built over the gravesite. The human remains are not located in the box itself as some believe, but

Figure 4. This sandstone table tomb, located in Cedar Grove Cemetery, New London, CT, is an engineered grave marker structure consisting of a horizontal stone tablet supported by four vertical table "legs" with and a central column,. Photo: Jason Church.

rather in the ground beneath the box structure. The table tomb is constructed of a horizontal stone tablet supported by small corner supports or columns. Grave shelters, also called grave houses, can be simple or elaborate wooden structures built over the gravesite. Mausoleums are above-ground buildings with compartments for multiple burials. Engineered structures also include hillside and underground tombs.

Guidelines for Evaluating and Registering Cemeteries and Burial Places, National Register Bulletin 41, provides a concise review of grave marker types.

Materials

Stone, brick, concrete, metal, and wood are the most common materials used for grave markers and for fences and gravesite enclosures in historic cemeteries. This section briefly describes the composition and properties of these diverse materials

Masonry materials

There is a wide variety of masonry materials used in historic cemeteries; some are naturally occurring and others man-made. Although there are notable exceptions, most masonry materials are durable, have high compressive strength, and are resistant to weathering. As grave markers, they typically represent the work of masons and stone carvers.

Stone is a naturally occurring material with a wide range of properties and is available in a variety of colors (Fig. 5). Geologists classify stone according to the way in which it was formed with the three categories being igneous, sedimentary and metamorphic rock. Stone found in cemeteries is predominantly quarried, though the use of field stones is not uncommon. The mineralogy and chemical composition of stones vary. Some are composed primarily of silicate minerals; granites, sandstones, slate, and schist are examples. Other stones contain calcium carbonate with marble and limestone in this group. Mineralogy, chemical composition, and

Figure 5. A variety of colors of natural stone are found in historic cemeteries, such as this pink granite marker in the Cedar Grove Cemetery, New London, CT. Photo: Jason Church.

physical structure of the stone influence weathering and the selection of materials and procedures for its cleaning and protection.

Man-made masonry materials are manufactured from naturally occurring raw materials. For example, the raw materials used to make brick include clay, sand, and shale. During firing, clay minerals and sand melt and come together forming silicates, aluminates, and metallic oxides. The resulting brick material has a hard-fired outer surface with a softer interior.

Concrete is a man-made material composed of cement, sand, gravel, and water. Most concrete produced after 1870 contains Portland cement, another manufactured product. In its plastic or wet state, concrete can be cast or poured. It hardens by hydration, a chemical-curing process. The resulting product has excellent compressive strength, but much lower tensile strength. Reinforcing concrete with steel helps compensate for this limitation.

All masonry materials are porous with an interior network of pores. The porosity of sedimentary rocks such as limestone and sandstone can be as high as 20 percent while the pore volume of granite is very low. Because moisture is a key factor in many deterioration processes, porous masonry materials are more vulnerable to weathering.

Metals

Metals are solid materials that are typically hard, malleable, fusible, ductile, and often shiny when new (Fig. 6). A metal alloy is a mixture or solid solution of two or more metals. Metals are easily worked and can be melted or fused, hammered into thin sheets, or

Figure 6. Decorative cast-iron grave markers like this late-19th century one in Oakland Cemetery in Shreveport, LA, are produced by heating the iron alloy and casting the liquid metal into a mold. Photo: Jason Church.

drawn into wires. Different metals have varying physical and mechanical properties, aesthetics, and weathering characteristics.

Ferrous metals and alloys, including cast iron, wrought iron, and steel, all contain iron. Cast iron also contains carbon and silicon and has a relatively low melting point. When heated to a liquid state, it can be molded into a variety of shapes. Wrought iron is an alloy with low carbon content. Its fibrous inclusions (called slag) are sometimes visible to the naked eye. Unlike cast iron, wrought iron is heated to the point where it becomes soft and then is hammered or "worked" into desired shapes. Most of the wrought and cast iron in historic cemeteries is ornamental rather than structural. While cast iron, steel, and wrought iron all contain iron, steel and wrought iron are more resistant to corrosion. Paint was often applied to ferrous metals to help protect them from corrosion and for decorative purposes. Metal elements were painted in a variety of colors including black, white, and green, among others.

Nonferrous metals and alloys, such as bronze, zinc, and lead, do not contain iron. Bronze contains about 85% copper, 10-15% tin, and sometimes lead. Historic bronze cemetery markers were created by casting processes that involves pouring liquid bronze into a mold. The completed casting is hollow. Bronze work may comprise a single molded component, such as a plaque, or multiple molded components welded or fitted together as with large statuary. Chemical patinas were applied to enhance color, and clear coatings for protection. Cast zinc monuments were popular from 1870 through the early 20th century. Most cast zinc is bluish-gray in color. Although cast zinc is resistant to corrosion, it is a brittle material with a tendency to "creep" or deform, especially when exposed to high outdoor temperatures.

Wood

Wood is a porous organic material composed of tubular cells in a parallel arrangement. The structure

Figure 7. As shown by this 1877 marker in Silver Terrace Cemetery, Virginia City, NV, exposure to sunlight can damage wood grave markers, making the wood more susceptible to water damage and cracking. Photo: Jason Church.

and characteristics of these cells determine the wood's appearance and influence wood properties. Wood-cell walls and cavities contain moisture. Oven drying reduces the moisture content of wood. After the drying process, the wood continues to expand and contract with changes in moisture content. The loss of water from cell walls causes wood to shrink, sometimes distorting its original shape (Fig. 7).

Hardwoods come from deciduous trees such as oak, maple, and walnut; softwoods from conifers such as pine, cedar, and fir. In general, hardwoods have higher density than softwoods, which makes them more durable materials, and are darker in color. Wood cut at different orientations affects its strength and weathering. As an organic material, wood is also particularly vulnerable to termites, carpenter ants, and other wood-destroying insects and fungi. Paints, coatings, and fungicides such as borates are used to help protect wood from various insect damage and fungal rot.

Other materials

Old cemeteries often include a wide variety of other materials not normally associated with contemporary grave markers, such as ceramics, stained glass, shells, and plastics (Fig. 8). As with masonry, metals, and wood, each has its own chemical and physical properties

Figure 8. A fired ceramic, this cameo is set in a marble grave marker, located in Elmwood Cemetery, Memphis, TN. Different materials may require different conservation approaches. Photo: Mary Striegel.

which affect durability and weathering. These materials present unique challenges and their properties must be understood before establishing appropriate maintenance and repair. Documentation of unusual materials is critical when repair is not possible.

Weathering

All grave marker materials deteriorate when they are exposed to weathering such as sunlight, wind, rain, high and low temperatures, and atmospheric pollutants (Fig. 9). If a marker is composed of several materials, each may have a different weathering rate. Some weathering processes occur very quickly, and others gradually affect the condition of materials. Weathering results in deterioration in a variety of ways. For example, when exposed to rainwater some stones lose surface material while others form harder outer crusts that may detach from the surface.

Figure 9. The limestone and sandstone grave markers in this historic cemetery have different weathering processes. On the left, the limestone shows surface loss in areas exposed to rainwater and gypsum crust formation below. The sandstone marker on the right displays uniform soiling, but surface hardening may be occurring. Photo: Fran Gale.

Granite is a durable grave marker material considered resistant to weathering. It is a compact, hard rock with low porosity, and granite deterioration can be imperceptible for many years. Slate also has low porosity, but its layered structure can result in delamination. Some stones used to make grave markers, like sandstone, limestone and marble, are softer than granite and more porous. These materials are more vulnerable to weathering with deterioration noticeable during the initial years of exposure. With slate and other stones with layered structures, weathering sometimes results in delamination, defined as the separation of layers along bedding planes. Different rates of weathering are related to the chemical composition and physical structure of the material.

Deterioration affects other grave marker materials in different ways. With brick, durability is related to its firing temperature, which influences the brick's compressive strength and absorption. Brick fired at high temperatures has a protective fire skin. The weathering of concrete also is variable, and largely depends on the materials used in its manufacture. For example, Portland cement concrete is generally more resistant to weathering than lime concrete. With wood, grave markers fashioned from heartwood (the dead inner wood) are more durable than those of sapwood (the living exterior wood), and some wood species such as cedar, Osage orange and black locust contain extractives that provide decay resistance.

The term "inherent vice" is used to describe a material with a naturally occurring problem that leads to premature deterioration (Fig. 10). An example of this problem is marble that has cracked due to natural locked-in stresses. Inherent vice also describes grave markers that are composed of incompatible materials, where decay is accelerated in one or both materials because of chemical interactions caused by their close proximity. An example is the galvanic corrosion that occurs when dissimilar metals, such as copper and iron, are in contact and exposed to moisture.

Risk Factors

There are two major categories of risk factors that can impact historic grave markers. The first comprises naturally-occurring deterioration phenomena known as the forces of nature, including weathering. The list of natural risk factors includes climate, biological issues, and natural hazards such as fire and floods. The other category includes the many degradation phenomena that are related to human activities. The results of humans and their actions include pollution, lack of maintenance, inappropriate repairs, arson, and vandalism. While some of the factors related to human activities, such as improper repair, may not be intentional, the results can be just as damaging to grave markers.

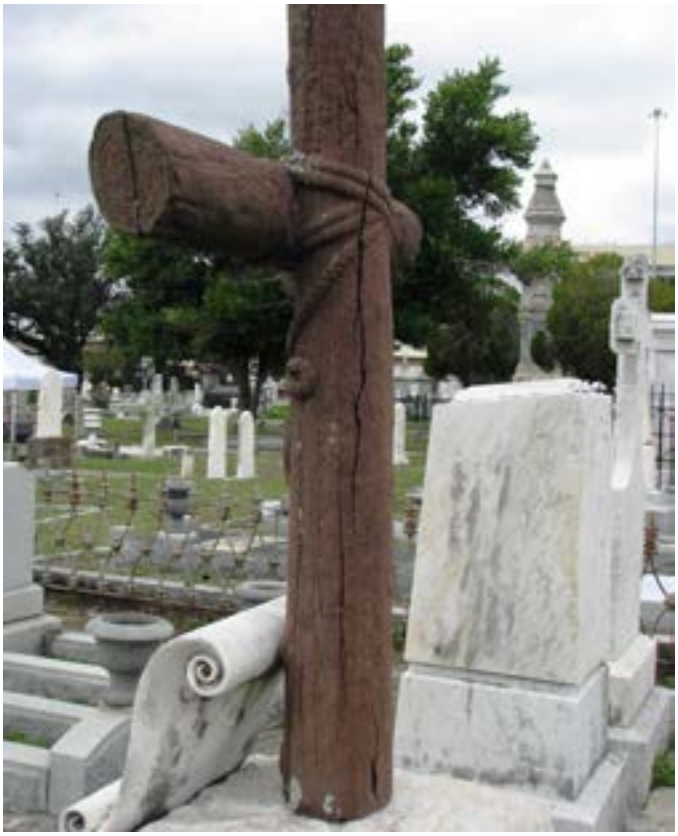

Figure 10. The sandstone cross (carved to look like wood) in this grave marker in St. Michael's Cemetery in Pensacola, FL, provides an example of inherent vice – the severe delamination affecting the sandstone has occurred along its natural bedding planes. Photo: Fran Gale.

Often, it is not possible to separate natural risk factors from those related to human activities. For example, pollution is deposited on grave markers by rain and other forms of precipitation, resulting in discoloration and often material degradation. Whether due to natural risk factors, human activities or both, "synergism" occurs when the result of two or more risk factors is greater than the sum of the individual effects. An example is the damage that occurs to salt-laden masonry materials during freeze/thaw cycles. The combined effect of these two deterioration factors is severe.

Natural Risk Factors

Climate plays an important role in weathering processes. Depending upon the climate, cemetery grave markers are exposed to rain, snow, sleet, ultraviolet (UV) light, humidity, high and low temperatures, and wind. All of these forces can damage masonry, metals, and wood. For example, with wood, the UV rays present in sunlight accelerate the weathering process.

Exposure to repeated changes in temperature can have an adverse effect on materials such as stone and other porous masonry. High temperatures deteriorate and weaken many materials while low temperatures cause materials to become brittle. In some climates there are rapid changes during spring and fall that

Figure A. Cemeteries are cultural landscapes made up of a variety of features. Grave markers are but one component of cemeteries that also include walkways, drives, fences, coping, trees, shrubs, and other vegetation. Each component adds to the understanding of the cemetery landscape. Photo: Debbie Dietrich Smith.

Vegetation Management

Carefully monitoring and managing of trees and other vegetation is an integral part of a cemetery preventive conservation program. Mature trees and ornamental shrubs can add character, shade, and seasonal color to historic cemeteries (Fig. A). However, if not properly maintained, they can damage grave markers, fencing, and other historic features. Mature trees may fall during storms and drop large limbs that topple grave markers and mangle fencing. Overgrown vegetation creates wet, shaded areas and fosters biological growth than can accelerate deterioration of stone, iron, and wood objects.

A treatment plan for cemetery vegetation should address trees, shrubs, vines, and "volunteer" growth. For the assessment and treatment of trees that pose hazards, consult an International Society of Arboriculture (ISA) certified arborist. Prune trees and shrubs adjacent to grave markers to allow air circulation and light penetration. Certified arborists and master gardeners should carry out this work or direct others in pruning trees and shrubs, as many may be historic features integral to the cultural landscape and worthy of preservation.

Regarding lawn care, historic cemeteries were not designed for today's large riding lawnmowers, yet this is the mower of choice for many cemeteries, as mowing is one of the most time-consuming and costly maintenance tasks generally undertaken. Mowing between tight spots with a large riding mower deck is destined to cause damage. Best practices include using a smaller, push mower between particularly sensitive features, and outfitting riding mower decks with protective bumpers. Low-cost options include using fire hose padding or a foam swimming 'noodle' (Fig. B). Additional damage is caused by riding over low stones or coping, especially when the blade height is set low. If rolling over these features is unavoidable, many riding mowers have a hand-control adjustment to temporarily raise and lower the blade height.

Improper use of a string-trimmer is also potentially destructive, especially when it comes into contact with soft materials such as marble, limestone, and wood. Using the lightest trim line and angling the trimmer head towards the ground will help reduce damage if the trimmer hits unintended targets. Consider hand trimming around the most significant, fragile features.

As a time-saving measure, herbicides are sometimes used around the base of features to remove unwanted grass and weeds. In most cases, use of herbicides for this purpose is not recommended, as salts within the herbicide can wick into the stone (especially soft stones) and cause spalling and deterioration. The removal of vegetation also exposes soil around the base of the grave marker, which, in a heavy rain, can cause soil splashing that may result in staining.

If fertilizer is applied, choose a natural organic fertilizer to minimize salt content for the reasons stated above. For any chemical application, be sure to rinse away residue from grave markers, etc., with water using a low pressure hose or spray bottle, to minimize continued contact.

Ongoing maintenance of cemetery vegetation is essential to conserve grave markers and fencing. Periodic inspections may warrant removing trees; trimming tree limbs, shrubs, and vines; and removing volunteer vegetation. All trees should be inspected at least every five years. Annual inspections are necessary to assess the condition of shrubs and vines, and to identify volunteer growth for removal. Mowing and trimming around the hundreds of stone, brick, iron, and wood features found in many cemeteries is a weekly or bi-weekly chore. Lawn care is the most time-consuming, and, if not done carefully, potentially destructive maintenance activity in historic cemeteries.

Figure B. A pool 'noodle' can be fitted to the deck of a lawnmower to prevent damage to grave markers. Photo: Debbie Dietrich Smith.

cause damaging cycles of expansion and contraction. Adjacent dissimilar materials may respond differently to temperature changes, resulting in distortion. High winds can carry water and abrasive particles causing abrasion and erosion, especially to soft materials. Wind may also drive rain water into masonry joints and permeable elements and materials.

Water, in liquid, solid or vapor form, plays a critical role in the deterioration process. Most grave marker materials are porous, and moisture from precipitation, ground water, or frequent landscape watering can enter the pore system. If temperatures drop below the freezing point, water in interior pores, joints and cracks freezes, and its increased volume often applies internal pressure, resulting in damage to the grave marker such as cracks or spalling.

Ferrous metals are particularly vulnerable to water-related deterioration. Iron increases in size when it corrodes, sometimes as much as 20 percent. As the corrosion process proceeds, the ferrous metal eventually weakens. When embedded within concrete or masonry materials, the corroding iron often causes cracks and spalls in the masonry.

Woody vegetation can damage grave markers in a variety of ways (Fig. 11). Trees, bushes, and vines can shade grave markers, extending the time that the markers are exposed to moisture. Tendrils and roots may burrow into mortar joints and openings, causing mechanical damage and large plants may lift up or shift markers. Even leaves and twigs, when allowed to collect on the ground near grave markers, can affect water drainage and evaporation (Fig. 12).

Microorganisms such as algae, fungi, and lichens may affect grave markers. Microorganisms hold in moisture and some produce acids. With acid-sensitive materials such as limestone and marble, the result is surface erosion. Sometimes the organisms use the material as a food source, dissolving minerals in the stone and attacking the cellular structure of wood. Wood is especially vulnerable to fungi, algae, and other microorganisms when its moisture content is above 25%.

Infestation by termites, carpenter bees and ants, and other insects can affect the appearance and structural integrity of wood. Unsightly bird droppings can also affect paint and other surface finishes.

Human Activities

Aside from vandalism and purposeful neglect, most risk factors attributable to human activity are unintentional. Sometimes damage to grave markers is the result of cleaning or repair done with the best of intentions. These unfortunate mistakes can be the result of insufficient training and funding, misuse of tools and equipment, and poor planning. With proper training and supervision, human risk factors can be lessened.

Figure 11. Woody vegetation can damage grave markers and pose a risk to visitors unless well managed and maintained. Photo: Jason Church.

Deferred maintenance usually accelerates the deterioration of grave markers and can be a safety hazard. All materials have a service life with mortar, paints, and other coatings requiring periodic upkeep to be effective. For example, unless ferrous metal has a sound protective coating, exposure to weathering can result in corrosion. Loose, misaligned or detached grave markers may lead to further damage or deterioration if not corrected in a timely manner. When nearby trees and shrubs are overgrown and invasive vegetation is present, needless risks to historic grave markers may also occur.

Inappropriate maintenance activities can be devastating. One of the most common threats stems from improper lawn care, particularly the misuse of mowing equipment and string trimmers (weed whackers). The use of large mowers or mishandling them can lead to displacement of markers. Scrapes, gouges and even breakage also can occur. Improper use of string trimmers in areas immediately adjacent to grave markers can result in

Figure 12. A cemetery professional undertakes a tree inventory in American Cemetery, Natchitoches, LA, to determine the health of trees in the cemetery. Management decisions for trimming or removal are based on the inventory. Photo: Debbie Dietrich Smith.

Avoiding 10 Common Maintenance Mistakes

1. Maintain records on conditions and treatments of historic markers

2. Seek advice from persons experienced with preserving historic markers when initiating a major maintenance or repair program.

3. Discourage visitor use of chalk, shaving cream, and other materials to highlight carvings and lettering.

4. Train grounds crews in methods to avoid damage to historic markers, including flat grave markers which can be easily damaged by machinery, fertilizers and weed killers.

5. Remove graffiti as quickly as possible, using appropriate methods, so as not to encourage further marker disfiguration and vandalism.

6. Maintain ground cover around cemetery markers to avoid surrounding dirt from splashing back and staining grave markers.

7. Never use rotary grinders to resurface or "clean" historic markers.

8. Avoid the use of coatings on masonry without proper investigation.

9. Avoid high pressure water washing to clean historic markers.

10. Repair rather than replace damaged and deteriorated grave markers. For markers encased in cement, leave any repair work to trained conservators.

scratching and even cutting into softer stone and wood. Generally, the use of chemical weed killers at the base of grave markers should be avoided, especially if there is a risk that the marker would absorb the chemicals.

Repointing masonry grave markers using Portland cement mortars that are harder than historic mortars often results in accelerated deterioration of the masonry material. Mortar should be softer than the adjacent masonry, enabling trapped moisture to migrate out, and serve as the sacrificial material when cracking occurs to relieve excessive stress. Problems also result when using impervious "protective" coatings that can trap moisture within the masonry, resulting in damage during wet/dry and freeze/thaw cycles (Fig. 13).

Figure 13. The impervious coating used to "protect" this sandstone grave marker trapped moisture within the stone, eventually resulting in deterioration and surface loss. Photo: Fran Gale.

Figure 14. High-pressure water washing can damage grave markers. The photograph shows "wand marks" on the headstones produced by inappropriate pressure washing. Photo: Jason Church.

Harsh cleaning products and techniques can have a detrimental effect on grave markers. Acidic cleaners such as muriatic acid can dissolve minerals in many masonry materials and can attack metals. Alkaline cleaners, such as bleach, are notorious for leaving residual salts that are deposited on the surface (a process called efflorescence). Both acidic and alkaline cleaning can result in staining, especially if rinsing is inadequate. Using high-pressure water, above 500 to 1,000 psi, can needlessly damage materials as well, increasing their vulnerability to weathering (Fig. 14). If the marker is fragile, even low pressure water can be damaging. Techniques to avoid include aggregate blasting with sand or other harsh media and the use of power tools with abrasive wire or NyloxTM brushes.

Pollution

Grave markers can be both visually and materially affected by pollution. Most readily apparent is the discoloration that takes place when airborne pollutants are deposited on markers. Depending on the exposure, how water is shed, and the marker material and intricacies, discoloration on markers will usually appear uneven and in streaks.

While the visual effect of pollution is often discoloration, less apparent is the potential damage caused by pollution to the grave marker materials themselves. Most rain is slightly acidic, and its pH (a measurement of acidity) becomes more acidic when pollutant gases, such as sulfur dioxide and nitrous oxides, are present. Acid rain damages materials containing calcium carbonate, such as limestone and marble, resulting in surface loss or erosion. When erosion is severe, the grave marker inscription, carvings and sculptural elements may become discernable. Recarving the inscription is not recommended. Instead, a small stand-alone interpretative sign could be placed nearby.

Acid rain also damages bronze grave markers. Pollutant gases alter the composition of exposed bronze, often producing water-soluble minerals. These minerals are washed away during subsequent rains, resulting in surface erosion. If the bronze element is positioned on a masonry pedestal or plinth, the minerals are deposited on the masonry below. These effects of acid rain are disfiguring to the bronze element and associated masonry.

Condition Assessments

Condition assessments help identify potential safety hazards, required preservation work, and any additional conservation that is needed for stabilization and protection of grave markers. Assessments also provide important baseline information about deterioration affecting grave markers. The collected information is helpful in determining and prioritizing maintenance tasks, identifying unstable conditions that pose an immediate threat, and for developing a plan for any needed repair or conservation work. Assessments should be recurring, preferably every spring. Condition assessments also help determine the extent and severity of damage following a disaster.

Depending upon the size of the cemetery and funding available, the initial assessment may be carried out by a team consisting of cemetery staff, a materials conservator, and, where necessary, an architect or structural engineer for cases involving large monuments and mausoleums (Figs. 15a and 15b). For smaller cemeteries without large monuments and mausoleums, and where funding is problematic, volunteers can be trained to prepare a condition assessment under the guidance of an experienced individual.

The first step in any condition assessment is to gather background information, including cemetery records and documents, historical photographs, records of previous repair and maintenance work, and current practices. The next step is to conduct an on-site survey. Following the survey, recommended maintenance procedures should be provided. If the team or individual conducting the survey is experienced in repairing historic grave markers, their assessment should include information about appropriate materials and techniques for restoration and stabilization.

Survey forms facilitate both recording of field conditions and needed maintenance or repair work. Most forms include sections for marker type (headstone, obelisk, etc.), construction materials, orientation, dimensions, soil type, and grave marker deterioration. There are a number of excellent examples of survey forms available for download, including the National Park Service Condition Survey Form at www.ncptt.nps.gov However, because each cemetery is unique, it may be necessary to modify an existing form.

A tool kit for the condition assessment may include binoculars, digital camera, magnifying glass, measuring tape, clipboard, carpenter's rule, level, magnet, and flashlight. For large monuments, a ladder or aerial lift may be required. Photographs of each marker, including overall shots and close-up details, are an essential part of the documentation process. Photo logs are helpful for

Figure 15a. Condition surveys are undertaken to document current conditions, determine safety issues, and plan both emergency stabilization and future treatment plans. There are a variety of survey forms available that can be tailored to the specific cemetery. Photo: Mary Striegel.

Figure 15b. Photographs are used to document the condition of the grave marker as part of a condition assessment. Photo: Fran Gale.

recording the date, direction, and photographer. Digital photographs should be captured in a standardized size and format (.tif, .jpg, .raw).

Defining conditions can be challenging, especially for cemetery staff and volunteers who are new to the process. There are a number of illustrated glossaries that can assist with determining accurate terminology for describing conditions. The ICOMOS Illustrated Glossary on Stone Deterioration Patterns http://www.international.icomos.org/ and the NACE International Resource Center Corrosion 101 http://nace.org/ are excellent resources.

Where deterioration is apparent, the assessment should address questions such as:

- What are the physical characteristics of the defects? Has deterioration obscured ornamental work or made the inscription difficult to read?
- What is the extent of the affected area? Are all areas of the marker affected by deterioration or is there a pattern?
- Do the conditions appear to be stable or getting worse.
- Are the defects affecting other materials or impacting the safety of visitors?
- Is deterioration contributing to loss or theft?
- Is further investigation required?

Maintenance

The old axiom that an ounce of prevention is worth a pound of cure certainly applies to the preservation of historic cemeteries. Maintenance is essential to the long-term preservation of historic grave markers. The principal components of a maintenance program include regular inspections, cyclical and prioritized maintenance work, and annual reports and budgeting. An important first step is the development of a support team, including staff, conservators, engineers, skilled masons, and other professionals. In most cases, the cemetery manager should initiate this process.

The cemetery manager can use the information from the condition assessment report to develop a maintenance plan with a list of cyclical maintenance work. Many tasks can be carried out by in-house staff. For example, maintenance cleaning of metal and stonework can often be accomplished by rinsing with a garden hose. Applications of wax coatings can be used to protect bronze elements. Trained staff can undertake these tasks. Teaching graffiti removal techniques to cemetery staff may also be necessary if vandalism is an on-going problem. Staff should have access to written procedures

Figure 16. A professional mason works to insert a new piece of stone. Often referred to as a "dutchman", this repair technique requires replacing the deteriorated stone section with a new finished piece of the same size and material. Photo: Jason Church.

that include lists of appropriate materials and forms for recording the work completed.

Some work is best done by specialists (Fig. 16). For example, unless there is a trained mason on staff, replacing deteriorated or missing mortar will require a skilled masonry contractor. Services of a conservator or trained cemetery specialist should be used for removing severe soiling and staining from grave markers and for carrying out adhesive repair work such as selectively replacing a piece of stone when a marker is damaged by mechanical equipment. Care should be taken to clearly define the scope of work when hiring a contractor. It is useful to reference guidelines and preservation standards, such as those provided by the Secretary of the Interior or the American Institute for Conservation, whenever possible.

Treatments

In historic cemeteries, preservation treatments are used to preserve grave markers and protect them from future deterioration. Tasks such as cleaning, where appropriate, painting, or lime washing may be undertaken both as an initial treatment and on a cyclical basis as part of the maintenance program for the site. Other treatments, including repointing, patching and filling, and resetting, should be undertaken on an as-needed basis.

It is important to note that the Secretary of the Interior's Standards for Treatment of Historic Properties provide concepts and guidelines for maintaining, repairing, and replacing historic materials. The Standards promote best practices that will help to protect grave markers in historic cemeteries and other irreplaceable cultural resources. If replacement is required, the new material should match the old in composition, design, color, and texture. With chemical and physical treatments, the Standards recommend using the gentlest means possible.

Cleaning

Cleaning is carried out to remove soiling, staining, and contamination from grave markers (Fig. 17). Cleaning improves the visual appearance of the marker and sometimes reveals existing problems such as erosion and cracks. For various protective treatments, cleaning may be a necessary step in surface preparation. Although cleaning often is desirable and beneficial, the use of improper materials and techniques can cause great damage; when cleaning historic grave markers is undertaken, one should keep in mind the principle, "first do no harm."

To avoid a heavy build-up of soiling that might require aggressive cleaning procedures, regularly scheduled cleaning should be carried out by cemetery staff. The frequency of cleaning depends on a number of factors, including climate, location and vegetation. Before cleaning, an on-site inspection should be conducted to identify monument materials, including those not designated for cleaning since they may inadvertently come in contact with cleaning products and could be harmed. Temporary protective measure may be needed to safeguard nearby grave markers. Identifying the types of soiling present, including pollutants and contaminants, is important in deciding what cleaning procedures to use.

For some monuments, existing conditions may preclude cleaning. Even gentle cleaning may not be recommended for conditions such as severe erosion, advanced deterioration, or fragile areas. Additionally, open joints, unstable repairs, and large cracks may require alternate cleaning procedures.

General maintenance may involve low-pressure water washing. In most cases, surface soiling can be removed with a garden hose using municipal water or domestic water supply from a well. To avoid risks due to freezing, air temperature above 40° F is recommended for the time of treatment and subsequent 24 hours. To help remove stubborn soiling and dirt, soft, natural bristle scrub brushes are best. Avoid metal bristle brushes or firm nylon brushes and wrap metal elements with masking tape to avoid scratching grave markers.

Figure 17. Volunteers can undertake cleaning of grave markers once they have received initial training. Cleaning methods may include wetting the stone, using a mild chemical cleaner, gently agitating the surface with a soft bristle brush, and thoroughly rinsing the marker with clean water. Photo: Jason Church.

Selecting A Conservator or Preservation Professional

A conservator or preservation professional can provide valuable assistance in preserving historic cemeteries by documenting and surveying cemetery conditions, assisting with work plans and prioritizing work, and recommending specific maintenance and repair procedures. More commonly, they recommend more specialized preservation treatments for historic markers and carry out the actual work.

Specialized skills are required for undertaking certain treatments on historic grave markers or where markers are highly significant or are in more advanced states of disrepair. When contracting for grave marker conservation, it is important to interview conservators who have worked in cemeteries. They should be experienced with the historic materials and nature of the conditions where the work is to be undertaken. Prior to selecting a conservator, details about their previous work and training should be obtained and confirmed. Most conservators will provide sample reports and photographs of previous work.

The American Institute for Conservation of Historic and Artistic Works (AIC) offers information about selecting a conservator and what to expect once you have contracted with a conservator. Searching the "Find a Conservator" database provides a list of local and regional AIC members who have attained Professional Associate or Fellow status in the organization. More information can be found on the AIC website at http://www.conservation-us.org/

A conservator will inspect grave markers before designing appropriate treatments and submit a written plan for their proposed conservation work that includes materials to be used, a cost estimate, and a schedule for the project. As part of the contract, the conservator should be required to submit a written completion report that clearly describes their treatment of the marker/s and includes maintenance and care recommendations.

Soaking and/or spraying water in a fine mist are effective methods to remove natural growth. Water also has a "swelling action" for some soiling, making it easier to remove with gentle scrubbing. With cyclic spraying, a fine mist of water is directed at the targeted area for a short time (e.g., 20 minutes or less), followed by a short "off" period. This on/off process is repeated several times. Because high-pressure water can abrade the surface, this treatment is not recommended for masonry monuments.

For stains that are not water soluble or where organic solvents are ineffective, it is sometimes necessary to use chemical cleaning. Chemical cleaners include acids, alkalis, detergents and organic solvents. Each has advantages and disadvantages. Acids dissolve the interface between the stain and substrate while alkalis allow for longer dwell periods but must be neutralized. Some detergents are near-neutral in pH (neither acidic nor alkaline) and easier to rinse.

Before selecting or using a chemical cleaning agent, the manufacturer's Safety Data Sheet (SDS), available with the product and online, should be reviewed. The SDS provides information about the product's composition, including identified hazards, proper handling and storage, disposal, and required personal protective equipment. Once a chemical cleaning product has been selected, the manufacturer's instructions should be followed. Before undertaking large-scale cleaning, it is always advisable to undertake small-scale tests (approximately 6" x 6"areas in discrete locations), and then waiting several days before assessing the results.

Chemical cleaning is used to remove metallic stains and other contaminants such as old coatings and graffiti. For severe staining, poultice cleaning is useful as it extends contact time with the cleaner. A poultice is a mixture of clay or other inert material, such as paper pulp, and a cleaning agent. The mixture is applied to the surface and allowed an extended dwell period. The chemical cleaner dissolves the stain and the clay draws the stain out to the surface. When using a poultice, it should be applied just beyond the stained area and covered with polyethylene. The best practice is to leave the treatment on the surface for 24 hours and then remove the polyethylene cover and allow the poultice to continue drying. Once the poultice is dry, the mixture is then collected and the surface is thoroughly rinsed. For some stubborn stains, the application may need to be repeated.

Chemical cleaning also may be required if biological growth (algae, fungi and lichen) is severe. A study conducted by the National Park Service provides guidelines for cleaning government-issued marble headstones and recommends biocidal cleaners that contain quaternary ammonium compounds. Like all cleaning methods, chemical cleaning can accelerate deterioration. Adverse effects include efflorescence, stains, and etching.

Graffiti Removal

Markers with graffiti tend to be targets for further vandalism (Fig. 18). Timely removal helps deter future vandalism and improves the marker's appearance.

If the graffiti is water soluble, it can be removed using water and a soft cloth or towel. Rinsing the cloth frequently helps to avoid smearing graffiti on unaffected areas. If the graffiti is not water soluble, organic solvents or commercial graffiti removal products suitable for the grave marker material are recommended. Products should be tested prior to use. General cleaning of the entire marker is a good follow-up for a more even appearance. For deep-seated graffiti, poultice cleaning (previously described) may be required to extract staining materials.

Figure 18. Graffiti is carefully removed using a low-pressure dry-ice misting instrument. Photo: Jason Church.

Repointing

Missing and deteriorated mortar in old cemetery grave markers is a common condition, and the mortar should be replaced to prevent water intrusion and potential damage (Fig. 19). Several questions should be considered when selecting materials for repointing. Most importantly, what is the masonry substrate that

Figure 19. Masonry markers like this box tomb may require the repointing of mortar joints. It is important to use a mortar that is softer than the historic brick. In this case a conservator uses a lime putty-based mortar to repoint. Photo: Jason Church.

requires repointing? What mortar mix is suitable for the historic masonry? How quickly will mortar need to cure? Soft mortars contain traditional lime putty or modern hydrated lime. Harder mortars contain natural or Portland cement. If necessary, mortars can be tinted with alkali-stable pigments to match historic mortar colors. The selection of the mortar to be used is critically important to the success of the project. An inappropriate mortar can result in unattractive work and accelerate the deterioration of the historic grave marker. Always avoid the use of bathtub caulk and silicone sealants for repointing mortar joints.

Prior to repointing, any loose and deteriorated mortar needs to be removed from the joint, preferably using hand tools. Following joint preparation, the mortar materials (lime, cement, and sand) are mixed, and then water added to form a stiff paste. The repointing mortar is applied using a tuck pointing trowel, typically with a narrow 1/8"- 1/2" flat blade. Mortar is compacted into the joint, and then excess mortar is removed and the original joint profile replicated. Good repointing requires skill. Generally, a mason or person with masonry training should repoint mortar joints.

Resetting

Resetting is recommended for grave markers when their foundations are unstable or out of plumb (Figs. 20a through 20c). This often complex activity involves lifting the grave marker, leveling its foundation, and returning the marker to its original upright position. Workers can be injured and the grave marker damaged if resetting is not carried out properly and safely.

Inexperienced staff or volunteers should not attempt resetting without training from a conservator, engineer, or other preservation professional. When dealing with fragile or significant grave markers, or those with large

Figure 20a. This slate grave marker in the Ancient Burying Ground in Hartford, CT, is a ground-support stone. Resetting requires digging a hole that will hold the base of the stone and then compacting the soil at the bottom of the hole by hand. Photo: Fran Gale.

Figure 20b. To facilitate drainage, crushed stone, gravel, and sharp sand line the hole and are hand-tamped around the stone after placement. Photo: Fran Gale.

Figure 20c. The reset ground-supported grave marker should be level and plumb. Photo: Fran Gale.

Safety

Encouraging the public to visit and explore public burial grounds and cemeteries increases awareness of the value of these sacred sites. If visitation is promoted, owners and property managers must be responsible for ensuring that their sites are safe for staff and visitors. This responsibility includes monitoring the condition of grave markers.

Historic cemeteries can be hazardous workplaces for staff members, consultants, contractors, and volunteers. Awareness of potential hazards in a historic cemetery and careful planning are essential to avoiding injury. Maintain an appropriate first aid kit on site for minor injuries and have an emergency plan in place that includes contact information for medical assistance.

Creating a safe work environment in historic cemeteries requires appropriate planning for each project, starting with personal protective equipment. Suitable clothing and personal protective equipment should be fundamental safety requirements. Supportive shoes such as steel toe work boots or sturdy lace-up shoes help protect ankles and feet from injury, just as good work gloves help protect hands from cuts, scrapes, and splinters. Whether using a chipper, drill and other power tools or equipment, safety glasses or goggles are essential. A back brace often is recommended for heavier lifting tasks. Do not work alone or, if you must, tell someone where you are and when you expect to return.

During hot weather, heat stress is a present risk. Besides knowing the signs of heat stress, preventive measures should be taken by each worker:

- Wear light, loose-fitting, breathable clothing and a broad-brimmed hat.
- Use sunscreen, reapplying as needed.
- Take frequent breaks in the shade.
- Make sure fresh water is available and drink to stay hydrated.
- Eat small meals before and during work.
- Avoid caffeine, alcohol, and large amounts of sugar.

Trip and falling hazards include uneven ground, holes, open graves, toppled grave markers, fallen tree limbs, and other debris (Fig. C). Sitting, climbing, or standing on a grave marker should be avoided since the additional weight may cause

Figure C. Gophers and other burrowing animals produce uneven ground and holes that are trip and falling hazards to visitors and staff of historic cemeteries. Photo: Jason Church.

deteriorated and structurally unstable monuments to break or collapse with serious injury potentially occurring to the worker and damage to the marker. To help prevent injuries that can result from unstable grave markers, it is important to routinely identify and flag severely damaged and unstable grave markers for corrective work and to rope off any marker considered to be in immediate danger of collapse. Prior to beginning work, the immediate area around the job site should be rechecked for safety hazards.

Snakes, wasps, and burrowing animals inhabit historic cemeteries (Fig. D). Snakes sun on warm stones and hide in holes and ledges, so it is important to be able to identify local venomous snakes. An appropriate venomous snake management plan should be in place, and

Figure D. Yellow jackets that are nesting below the projecting molding of this grave marker pose a hazard to visitors and staff because, if disturbed, they will vigorously defend their nest. Yellow jacket, paper wasp and hornet nests should be removed from grave markers by trained staff or specialists. Photo: Jason Church.

all workers should be familiar with it. Workers and volunteers should be instructed as to safety measures to be taken in regards to snakes, including proper clothing where there is an identified risk.

The imported red fire ant is an invasive pest, prevalent in the southern United States. They attack en masse, resulting in painful bites that can be potentially life threatening to people with allergic reactions. It is important to be able to identify the presence of red imported fire ants; be informed as to safety measures to take when working in areas known to be infested with them; and take steps to control them as necessary. A rescue medicine is available for those with serious allergic reactions.

Paper wasps, yellow jackets, and hornets are another concern, building nests around and on ledges and lips of box tombs, mausoleums, and other grave markers. They are very territorial around their nests and will vigorously defend them. There are non-toxic sprays that can be used in and around the work area. Nests should be safely removed.

Burrowing animals like armadillos, groundhogs, gophers, and moles disrupt the ground with their digging and tunnels and can create tripping hazards or undermine grave markers. Prairie dogs have been known to dig up bones and destroy gravesites. Sinkholes created by these animals can also be perfect places for other creatures like snakes to inhabit.

Proper work practices and lifting techniques need to be used whenever lifting or resetting grave markers. Many markers are surprisingly heavy. For example, a common upright marble headstone measuring 42" long, 13" wide, and 4" deep weighs over 200 pounds. Volunteers and workers should work in pairs, be able bodied, and have training in safe lifting techniques. Lift equipment and ergonomically correct tools should be routinely used to lift heavy markers (for most people this includes markers that weight more than 50 pounds). For smaller grave markers, a simple wooden clamp system can be constructed for a two-person lift (Figs. E1 and E2).

Figure E1. The simple wooden clamp system allows two people to safety lift a marble grave marker. Photo: Sarah Jackson.

Figure E2. The clamp system is constructed from off-the-shelf wooden boards. Photo: Sarah Jackson.

stacked bases, a specialist should be contracted for resetting.

It is important to check state and local regulations to make sure that digging around the grave marker is authorized before starting any resetting effort. Also, grave markers should be documented and cleaned before resetting. It is also a good time to measure and record the overall size of the marker and note any stone carver's marks or inscription of the company that made the marker. The company name is often found on buried portions of the base and revealed during the resetting process.

Typical materials required for resetting include a hoist, shovels, plumb lines, levels, tamping devices, wooden stakes, and boards. To improve drainage, sand and small gravel or small stones are commonly used when resetting.

Prior to resetting, it is important to establish the type of base. Most grave markers have one of three main base types: (1) ground supported, (2) slotted base, or (3) stacked base. Similar tasks are undertaken for each base type.

Ground-supported stones are a common type of historic grave marker. This type includes the traditional New England slate and brownstone markers and government-issued marble headstones. The primary goal with any ground-supported marker is to have it level and plumb. To reset the marker, a few inches or more of soil is first removed from around the stone. This is usually sufficient to enable a stone marker to be straightened.

The enlarged hole is then filled and compacted around the marker.

If a grave marker has fallen over and has been covered with soil or turf, it must first be inspected for attached concrete or other anchoring system. If this system is still attached, the grave marker may break during lifting. After removing the stone, it can be cleaned and then temporarily set on wood supports.

The hole left from removal of the marker will need to be enlarged to hold the base of the stone. Soil at the bottom of the hole should be compacted by hand, not with a power tamper. In most cemeteries, crushed stone or sharp pea-size gravel mixed with angular sand can be used to line the hole and then hand-tamped around the stone after it is placed in the hole. The gravel helps facilitate drainage and keeps the stone from settling. A bubble level can be used to ensure that the stone is plumb. Markers should not be set in concrete.

The second type of monument base is the slotted base where the upright element is secured to the base using mortise-and-tenon style construction. The upright element in the slotted base may be leaning or loose. In any case, the upright element should be removed from the base, the base leveled, then the element returned to the base. It is important to keep in mind the depth that the base was intended to be set into the ground. This may be indicated by the style of the base or the observed soil- line staining. Many bases were intended to sit flush on grade while some were set a few inches below ground.

Prior to resetting, the upright element should be disengaged from the base and carefully set aside. In most cases, the base will need to be removed to properly prepare the hole before resetting the grave marker. After doing so, four to six inches of soil should be removed from the hole and the soil then tamped by hand to make a proper bed or foundation. The foundation area can be filled with crushed stone or sharp pea-sized gravel and sand, checking to make sure that the base is plumb and level as resetting proceeds. Clean the headstone prior to resetting. Old mortar, concrete or epoxy should be removed from the slot and the bottom of the upright element using a hammer and small chisel. Once the stone elements are cleaned and the base is level and plumb, the next step is placing the upright element into the slot. A lime mortar can be used to fill any gaps in the slot. This prevents water intrusion that may cause marker movement related to freeze-thaw cycles.

A third common base type is the stacked base. This style includes at least one element placed on a base or a series of bases of varying sizes. Resetting a stacked-base grave marker usually requires special skills and lifting equipment. Depending upon the complexity of the marker, a conservator, experienced masonry contractor, or preservation professional with engineering skills is usually needed.

The sections of a stacked-base grave marker often are pinned together for support. If deteriorated, the pins should be replaced. Using a hammer and chisel, a conservator or person experienced in working with historic grave markers should remove any corroded iron, copper, or bronze pins, as well as the old mortar or adhesive adhered to each section. Replacement pins should be stainless steel all-thread, and sized slightly shorter and smaller than the existing hole. The replacement pins then can be set with epoxy, lime mortar, or packed in lead. Once the pins are in place, the sections of the stacked base can be individually reset using traditional or contemporary materials. These include lead, shims, mortars, and setting compounds. Finally, each gap or seam between sections should be pointed with a setting compound or appropriate mortar to prevent water intrusion.

Filling and Patching

Hairline masonry cracks may be the result of natural weathering and require no immediate treatment except to be photographed and recorded. However, larger cracks often merit further attention. Repairing masonry cracks involves several steps and typically a skilled hand (Fig. 21). The repair begins with the removal of loose material and cleaning. Materials that are used for crack repair include grouts for small cracks and epoxy for large cracks affecting the structural integrity of the monument. Gravity or pressure injection is used to apply grout or epoxy. Crack repair can be messy, so careful planning and experience are helpful. If the crack is active, a change in size of the crack will be noted over time. Active cracks require further investigation to ascertain the cause of the changes, such as differential settlement, and to correct, if possible, the cause prior to repairing the crack.

Figure 21. Cracks in a stone marker should be filled to keep water and debris out and prevent the crack from becoming larger. A patching mortar is designed to be used, in this case, with historic marble. Photo: Mary Striegel.

Repairing masonry markers with severely damaged or missing pieces requires a skilled mason or conservator. The materials used for patching are similar to those used for repointing mortar joints. With patching, it is critical that the physical and mechanical properties of the patching material be appropriate for the masonry material. Work includes designing a durable patch compatible with the substrate. Proper curing is especially critical for large patches and often involves procedures to protect the patch from premature drying. Repairs to stucco-covered surface should be carried out by a skilled plasterer using a stucco mix that is compatible with the original material.

Repairing delaminated slate and brownstone grave markers also requires a skilled mason or conservator. With this condition, there are openings along bedding planes which expose the stone grave marker to moisture intrusion. Treatments are design to eliminate or reduce moisture intrusion that would accelerate deterioration. The selection of appropriate repair materials and procedures depends on the severity of the condition. Traditionally, delaminated slate or brownstone grave markers were "capped" with a strip of lead or other metal. Today, this repair technique is seldom used, in part because the drilling procedure used to attach the cap can be damaging, if the stone is brittle. Also, there are toxicity issues associated with the use of lead. An alternative approach is to fill the openings exposed by delamination with grout or patching material that is compatible with the stone. Adhesion of the repair material to the delaminated surfaces is particularly important.

The decision whether to use patching material or undertake a dutchman repair with matching materialdepends on the grave marker material, location of the damaged area, size, and other factors. A successfully executed dutchman usually results in a repair that has long durability and maintains a similar weathering pattern to the adjacent historic material. When working with stone grave markers, repairs using dutchman techniques are best done by a skilled stone craftsman.

Detached fragments should be collected, documented and stored in a suitable facility. Reattachment of these fragments should be undertaken by a conservator or mason. This work often requires pins to reinforce the joints and patching to compensate for losses.

Protective treatments

Protective treatments for metal, stone, and wood grave markers stabilize corrosion and protect the monument from rainwater, pollutants, and other contaminants. Treatments may vary not only due to material differences, but also to specific site conditions.

Wax coatings are often used for bronze markers (Fig. 22). Wax provides a protective barrier against moisture, soiling, and graffiti. There are several steps in the wax application process. Where there is little corrosion, gentle cleaning of the marker is undertaken prior to applying the wax coating. Apply a thin layer of wax to the marker using a stencil brush or chip brush.

Figure 22. A protective coating must be maintained on metal elements. Wax or lacquer coatings help preserve the bronze patina and slow corrosion. Conservators apply a microcrystalline wax to this bust at St. Mark's Church in-the-Bowery, New York, NY. Photo: John Scott.

Mineral spirits can be added to the wax to facilitate brush application. A soft, clean cloth is used to remove excess wax and buff the surface. A second coat of wax is sometimes needed.

In most climates, iron objects require coatings to protect them from corrosion. Clear coatings are sometimes used to protect wrought iron objects. A corrosion inhibitive primer and topcoat are used for cast iron and steel objects. Direct-to-Metal (DTM) coatings combine the two. Because of their durability, acrylic enamels, urethane, and fluoropolymer coatings are preferred. Proper surface preparation is important, including the removal of surface soiling, flaking paint, and loose rust. This can be accomplished with compressed air, wire brushing, solvent rinsing, or other cleaning method. Next the surface is cleaned with a damp cloth, repeatedly rinsing the cloth as needed. While the surface needs to be thoroughly dried before painting, it is important to repaint as soon as possible since even overnight condensation deposits are not desirable.

Another approach for iron objects is using a rust converter to stabilize corrosion that involves less surface preparation. Commercially available rust converters contain tannin or phosphoric acid and react with rust to form more stable iron compounds. The surface must be painted following surface preparation with the rust converter.

Limewash is a traditional coating that brightens stucco-covered grave markers (Fig. 23). Like paint coatings, it needs to be periodically applied. Limewash is prepared with lime putty or hydrated lime and water. Curing begins following application. The lime putty or hydrated lime reacts with carbon dioxide in the air in a process called carbonation. This reaction eventually forms calcium carbonate, a stable hard coating. Limewash is a "green" coating with no volatile organic compound content and is "breathable," i.e., it allows for water vapor transmission. Although commonly white, limewash can be colored or tinted with alkali-stable pigments such as iron oxide.

Figure 23. Limewash is a breathable coating sometimes used to protect the surface of the grave marker and provide a decorative finish. Limewash is applied by brush in five to eight thin coats (with each coat about the consistency of skim milk). The surface is allowed to slowly dry between coats. Sometimes the surface is covered by damp burlap to slow the drying process. Photo: Sarah Jackson.

Before applying the limewash, the masonry surfaces should be inspected for coating residues that need to be removed and any required repair work undertaken. Stucco-covered surfaces should be repaired and allowed to fully cure before applying limewash. If the original color has been determined, the renewal coating can be formulated to match. In preparing the wash, enough water is added to lime putty or hydrated lime to produce slurry with the consistency of skim milk. A mixture of four parts water and one part lime usually works well. A Zahn or Ford cup can be found at a hardware store and used to measure the thickness of the limewash and ensure consistency with each batch. Although many traditional recipes include additives, a simple mixture of lime and water performs best. Using a power drill with a paddle attachment to stir the limewash will help ensure that the lime particles are fully suspended in the mixture. Any pigment for coloration is added during the final mixing.

The surface must be cleaned of old coating residues, soiling, and other contaminants. After dampening the surface, the limewash is applied in 5-8 thin coats, allowing each coat to dry between applications. Limewash is translucent immediately after application and then becomes opaque when dry.

Proper curing of limewash is critical to its durability. To prevent premature drying, the treated surface may need to be covered with damp burlap. Limewash must not be applied when frost or freeze conditions are predicted or in temperatures above 90° F. Ideally, limewash should be applied during spring or fall when temperatures are around 70° F, avoiding direct sunlight where possible.

Clear water repellents and consolidation treatments are sometimes considered for severely deteriorated grave markers, including unpainted wood markers and masonry. For wood markers, epoxy consolidants are used to patch and repair. For masonry materials, it is important to remember that they are porous, and water vapor and liquid water can travel through their internal network. Protective treatments must allow for water vapor transmission to prevent trapping moisture inside the marker. Although a wide variety of water repellents have been employed on masonry (wax, acrylic, epoxy resins, etc.), silane and siloxane treatments have been the most successful. These organosilicon compounds are "breathable," penetrate below the surface, and form chemical bonds with silicate minerals.

When erosion is severe, consolidation treatments (e.g., ethyl silicate) have been used to replace mineral binders lost to weathering (Fig. 24). Because these treatments are not reversible, laboratory and on-site testing are essential. Application by a conservator or other experienced preservation professional is advised.

Figure 24. A severely deteriorating monument or grave marker can be treated with a stone consolidant. The treatment is usually applied using a spray system. The consolidant soaks into the stone and replaces mineral binders that hold the stone together. On-site and laboratory testing and evaluation are performed prior to using this non-reversible type of treatment. Photo: Lucas Flickinger.

Conclusion

Maintenance is the key to extending the life of historic cemetery grave markers. From ensuring that markers are not damaged by mowing equipment and excessive lawn watering, to proper cleaning and resetting, good cemetery maintenance is the key to extending the life of grave markers. Whether rescuing a long-neglected small cemetery using volunteers or operating a large active cemetery with paid staff, the cemetery's documentation, maintenance and treatment plans should include periodic inspections. Only appropriate repair materials and techniques that do not damage historic markers should be used and records should be kept on specific repair materials used on individual grave markers. A well-maintained cemetery provides an attractive setting that can be appreciated by visitors, serves as a deterrent to vandalism, and provides a respectful place for the dead. A community history recorded in stone, wood and metal markers, cemeteries are an important part of our heritage, and are deserving of preservation efforts (Fig. 25).

Figure 25. Involving the community in activities helps to develop an appreciation for the cemetery and serves to deter vandalism. Events may include children through school or scouting organizations and can help teach across the curriculum. Photo: Debbie Dietrich Smith.

Additional Reading

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About the Authors

Dr. Mary Striegel directs the Material Conservation Program at the National Park Service's National Center for Technology and Training (NCPTT) in Natchitoches, Louisiana. Frances Gale is the former Training Chief (NCPTT) and currently is a Senior Lecturer and Director of the Architectural Conservation Laboratory, University of Texas at Austin. Jason Church is a Materials Conservator with NCPTT. Debbie Dietrich-Smith is the Chief, Historic Landscape Program, NCPTT.

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This publication has been prepared pursuant to the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Additional information offered by Technical Preservation Services is available on our website at www.nps.gov/tps. Further information on the programs and resources of the National Center for Preservation Technology and Training can be found at www.ncptt.nps.gov. Comments about this publication should be made to: Technical Preservation Services, National Park Service, 1849 C Street NW, Washington, DC 20240.

Whether large or small, well maintained or neglected, historic cemeteries are an important part of our cultural landscape. This historic cemetery at Cape Lookout National Seashore, NC, provides a record of the families who lived in Portsmouth Village during the 19th and early 20th centuries. Photo: Fran Gale.

H) HALS SURVEY

FAIRVIEW CEMETERY
(Fairview Memorial Park)
700 Yale Boulevard SE
Albuquerque
Bernalillo County
New Mexico

HALS NM-6
HALS NM-6

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN LANDSCAPES SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN LANDSCAPES SURVEY

FAIRVIEW CEMETERY

(Fairview Memorial Park)

HALS NO. NM-6

Location: 700 Yale Blvd. SE, Albuquerque, Bernalillo County, New Mexico
Bounded by Garfield Avenue to the north, Columbia Drive to the east, Santa Clara Avenue to the south, and Yale Boulevard to the west.

Fairview Cemetery is located in T10N, R3E, the NW ¼ of NW ¼, Sec. 27 (NMPM) USGS 7.5 min. quadrangle, Albuquerque East, NM (1990).

35.071097, -106.619697 (Center of Cemetery, Google Earth, Simple Cylindrical Projection, WGS84.

Present Owner: Daniels Family Funeral Services

Present Occupant: n/a

Present Use: Cemetery

Significance: Fairview Cemetery (now Fairview Memorial Park) was the first cemetery established to serve New Town Albuquerque, which was founded April of 1880 with the coming of the railroad into the middle Rio Grande valley. Its earliest internment, Mary Josephine Perea, dates to February 27, 1881. The cemetery's layout reflects a combination of design elements borrowed from the Rural and Picturesque cemetery movements popular in the East and Midwest. The cemetery is the final resting place of many prominent New Mexicans and Albuquerque civic leaders. The cemetery retains many original character-defining features such as spatial layout, circulation, patterns, and small-scale elements such as grave markers.

Historians: William A. Dodge, Ph.D.; Sarah R. Payne, Ph.D.
July 2011

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date of establishment:** 1881 (based on the earliest observed headstone date).

2. **Landscape architect, designer, shaper, creator:** Unknown

3. **Builder, contractor, laborers, suppliers:** Unknown

4. **Original and subsequent owners:** Fairview Cemetery was formally created by a consortium of prominent local businessmen—Elias Stover, Franz Huning, and William Hazeldine—who formed the Albuquerque Cemetery Association (ACA) in December of 1882. The cemetery superintendent was Oren Strong, who by 1906 had founded the Strong Mortuary (later the Strong-Thorne Mortuary) and became president of the ACA. Strong later bought the cemetery from Stover and his company owned the property until the 1970s when it was acquired by a Canadian company, the Loewen Group (later renamed the Alderwoods Group). The cemetery was purchased in 2004 by Denco Holdings, Inc. who held it until the present owner Daniels Family Funeral Services acquired the property in 2006.[1]

5. **Original plans and construction**: No early plan for the cemetery has been found. Available information indicates that the earliest gravesites (1881) were located on vacant public land selected for its distance south and east from the newly created townsite of Albuquerque. A local newspaper article from November 28, 1882 decries the fact that there is no formal plan for the cemetery and urges civic leaders to form an association dedicated to developing a legal cemetery so the town would have a "decent place to bury our dead."[2]

   The oldest part of the cemetery is situated in the north half of what is now called Fairview Memorial Park. This is a 22-acre rectangular parcel of land separated from the newer parts of the cemetery by concrete block walls (except for the southwest corner). A perpetual care section (the Memorial Park) was created in 1935 (along with a new crematorium [1934]) immediately to the south of the original cemetery. This area has been subsequently expanded even further to the south and is used today for new internments.

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[1] Online Bureau of Land Management (BLM) records indicate that a cash sale for a land patent was made by Edward U. Bliss for the land on which Fairview Cemetery sits (Township 10 North; Range 3 East; the NW1/4 of Section 27) at an unknown date. The patent itself is not digitized; however the date of this transaction and more information might be gleaned from the original patent which may be available at the regional BLM office. BLM Serial Nr: NMNMAA 007438, Serial Patent.

[2] Editorial in Albuquerque Morning Journal of 28 November 1882.

B. Historical Context

History of New Town & Early Albuquerque Demographics

The *Villa de Alburquerque* (original spelling) was founded by Spanish settlers along the east bank of the Rio Grande in 1706. It was one of many small settlements occupying the middle Rio Grande valley during the eighteenth and early nineteenth centuries. In 1879, the Atlantic & Pacific Railroad (soon to be renamed the Atchison, Topeka & Santa Fe or AT&SF) started laying tracks in New Mexico territory. Starting at the Colorado border, and working south toward Albuquerque before turning west toward California, the railroad reached the outskirts of the town by March of 1880. Fearing that floodwaters would be a constant threat to railroad operations if tracks were laid too close to the river, engineers designed a route along the base of the sandhills flanking the river—some three miles east of the town. Albuquerque civic leaders welcomed the new mode of transportation, seeing it as an economic boon for the region. To accommodate the new route, they quickly made plans for a "New Town" to be located adjacent to the tracks. In April 1881, the railroad reached New Town Albuquerque just as new businesses were being hastily constructed ahead of the railroad crews. New Town rapidly became the center of commercial, industrial, and residential development and the original villa was relegated to a stop at the end of the streetcar line. During the next ten years, the town grew at a rapid pace. By 1890, its population was 3,785 and it was reincorporated into a city. Inevitably, as residents passed away, they required a final resting place, a place out of the way from development. This place became Fairview Cemetery, located on an isolated patch of sandhills, two miles southeast of the new commercial district.[3]

From its founding, the city has always had a diverse ethnic population with an Hispanic base that was given U.S. citizenship under the Treaty of Guadalupe Hidalgo in 1848. Soon thereafter, businessmen and merchants of European descent, particularly Germans, Irish, and Italians, began to take up residence in the new "American" town. Jewish citizens of Albuquerque also played a prominent role in early civic affairs with Henry Jaffa, one of town's primary wholesale businessmen, being elected as the city's first mayor. Native Americans from the nearby Indian pueblos of Isleta, Sandia, Santa Ana, and Laguna often resided in the city as did students from the Albuquerque Indian School which was also founded in 1881. A small, but substantial African-American population lived in the city, including many former U.S. cavalrymen known as "Buffalo Soldiers." Although by the late 1800s there was no active military post in the city, by the late 1930s, the U.S. Army Air Corps established Kirtland Field on the southeast mesa and a large military presence established itself during World War II. The railroad played a major role in early-twentieth-century economic development with the construction of maintenance shops on the city's south side. Finally, the formation of national fraternal organizations developed quickly in New Town Albuquerque with the first Masonic lodge established in 1881, followed by the Elks, the Odd Fellows, and Woodmen of the World. As would be expected with a large Hispanic population, the Catholic Church had a strong presence in the city but so too did Presbyterians, Episcopalians, and the Jewish religion, including a chapter of B'nai B'rith. All of

[3] The most detailed history of early Albuquerque is found in Marc Simmons, *Albuquerque: A Narrative History* (Albuquerque: University of New Mexico press, 1982). See also Bernice Ann Reboard, *A Social History of Albuquerque, 1880-1885* (Master's Thesis, University of New Mexico, 1947).

these different ethnicities, groups, and organizations had an effect on the development of Fairview Cemetery.

Fairview Cemetery

Lagging considerably behind national trends in cemetery design, Fairview Cemetery followed the examples of the Rural Cemetery and Picturesque design movements that had become popular in the mid-nineteenth century.[4] Fairview, when first established in the late 1800s, was located two miles from the growing urban center of New Town Albuquerque. This location, though not particularly far from New Town was significantly situated on the edge of a line of sand hills that stretched north and south between the Rio Grande and the Sandia Mountains. Here, the cemetery remained relatively isolated as major development did not encroach upon the cemetery until the 1930s (Figure 1).

Its isolation followed the example of such hallmarks of the Rural Cemetery movement as Mount Auburn, and this was no accident. In fact, an 1882 editorial in the *Albuquerque Morning Journal* lamented the lack of a decent cemetery and pointed to Mount Auburn as the example that the budding New Town Albuquerque should emulate:

> The present excuse for a cemetery never was intended to be a permanent institution. Situated along the side of a sand hill it will be only a question of time when it will be obliterated. . . Mt. Auburn at Philadelphia [sic. Cambridge, MA], Greenwood cemetery at Brooklyn, and indeed the cemetery grounds belonging to all the leading cities of the country are among the most beautiful and interesting places of resort—beautiful homes shaded with trees and decorated with flowers—for the body when the breath of life has passed from it. Why should we not follow their examples and before it is too late provide for out final earthly resting places?[5]

The author went on to suggest that a cemetery association be established to "select the ground, lay it off into lots, [and] sell them" in order to create a proper cemetery worthy of the growth and promise of Albuquerque. Well-conceived cemeteries were understood as substantial civic improvements, and along with city parks were signs of urban prosperity and progress.[6] Fairview Cemetery, if properly designed and managed would provide a symbol of Albuquerque's transformation from a dusty western railroad town into a prosperous and livable city. In December of 1882, the call of the editorial's author was answered when the Albuquerque Cemetery Association (ACA) was founded, with New Town's business elite serving on the board.[7]

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[4] For the history of rural cemeteries, picturesque, and lawn-park movements and design aesthetics, see David Charles Sloane, *The Last Great Necessity: Cemeteries in American History* (Baltimore: The Johns Hopkins University Press, 1991).

[5] Letter to the Editor, unknown author, *Albuquerque Morning Journal*, November 28 1882.

[6] Keith Eggener, *Cemeteries* (New York: W.W. Norton and Library of Congress, 2010), 24. In the mid-1880s, Albuquerque had two small city parks, one located near the train depot, and Robinson Park on Railroad Ave. (now Central Ave.) between 8th and 10th Streets; Marc Simmons, *Albuquerque*, 341–43.

[7] On the ACA, see Draft National Register of Historic Places Registration Form, Fairview Park Crematorium, 1997 (on file in the Albuquerque City Planning Office); "Fairveiw Cemetery" vertical file, Albuquerque City Planning Office [hereafter ACPO].

Even though by the time the ACA was founded the national trend in cemetery design had shifted to the simpler and more easily managed designs of the Lawn-park cemetery, Fairview reflected a more picturesque design sensibility (see Drawings Sheets 1, 2, and 3). Over the last two decades of the nineteenth century, Fairview developed into a conglomeration of curvilinear sections defined by curbed family plots. Family plots too followed traditions that had fallen out of favor in the eastern United States, as a handful were fenced with decorative wrought iron, while the majority were bounded by low cement curbs. Beginning in the late 1850s, the national trend of enclosing familial burial spaces with fences was replaced at such prominent cemeteries as Mount Auburn with the newer practice of enclosing plots with curbs. The curbs were most commonly formed of massive concrete or stone blocks raised twelve to sixteen inches above ground level. Typically, the lot was filled with soil and sod. At Fairview, such curbs around plots are one of the defining features of its landscape. Although the practice of enclosing family plots with curbs waned in the late nineteenth century as the lawn-park aesthetic took hold, the practice continued at Fairview well into the 1920s.[8]

As was typical of most American cemeteries, Albuquerque's class and ethnic make-up is reflected in the cemetery landscape. In general, a person's class determined in which of the sections he or she would be interred with the middle and upper classes occupying the picturesque sections and curbed family plots, and those of lower economic status in the gridded individual gravesite sections. The curbed family plots were expensive, at a cost of around 15 cents per square foot, family plots ranged total price from between $25.00 and $40.00. A single individual gravesite, on the other hand, cost between $5.00 and $11.00.[9] While the more expensive family plots comprise the picturesque and landscaped portions of the cemetery, the individual gravesites occupy the sections on the edges of Fairview. It is noteworthy that social groups that were considered on the fringe, literally occupy the fringes of the cemetery space including sections for "Colored," "Indian," and "Indigent" burials.

The cemetery includes the gravesites of many notable Albuquerque businessmen, civic leaders, and citizens. These include:

- J.C. Baldridge (businessman)
- Neil Brooks Field (mayor, 1893–94)
- Louis W. Galles (businessman)
- Arthur T. Hannett (governor, 1925–27)
- Frank McKee (mayor, 1904–06)
- Charles F. Myers (mayor 1902-03)
- Lyman Beecher Putnam (businessman)
- Bernard S. Rodey (territorial senator, 1889; U.S. congressman, 1901-1905; founder of University of New Mexico, 1889)
- Edmond G. Ross (U.S. Senator, Kansas, 1866-71; territorial governor, NM, 1885-89) Albert G. Simms (NM state representative, 1925-27; U.S. representative 1929-34)

[8] Blanche Linden-Ward, "'The Fencing Mania': The Rise and Fall of Nineteenth-Century Funerary Enclosures," *Markers: The Journal for the Association for Gravestone Studies,* Vol. VII, pp. 51

[9] *Burial Records 1881-1920, Fairview Memorial Park : 700 Yale Boulevard NE, Albuquerque, New Mexico*, compiled by Clara Mulford Taylor **(**Albuquerque, NM: New Mexico Genealogical Society, 1988), *passim*.

- John F. Simms (governor, 1955-57)
- Ruth Hanna McCormick Simms (U.S. representative, 1929-31)
- Henry Springer (businessman)
- Elias S. Stover (businessman; first president of the University of New Mexico)
- Henry B. Westerfeld (mayor 1916-17)[10]

PART II. PHYSICAL INFORMATION

A. Landscape Character and Description Summary

Fairview Memorial Park, of which the original Fairview Cemetery is now a part, is rectangular in shape with an original entry gate (presently not in use), located along its west wall facing Yale Boulevard. The original cemetery comprises the north half of the property and encloses approximately 22 acres. Within the cemetery boundaries is a Jewish section (approximately 2 acres in size) established by the B'nai B'rith in 1882 and presently owned by the Congregation Albert. This section is enclosed by a separate wall and entryway in the southwest corner. The presence of an old wrought iron entry arch set on rock posts (now blocked off) is an indication that this section was always segregated from the main cemetery. The far eastern section of Fairview is owned by Bernalillo County and was used from the mid-1960s through the 1990s. The remainder of Fairview Memorial Park was created by Strong-Thorne Mortuary in 1935 and lies immediately to the south of the 1881 cemetery. It encompasses approximately 19 acres and includes the cemetery office (originally built in 1934 as a crematorium), maintenance shops, and a caretaker's house. The scope of this cultural landscape report focuses exclusively on the pre-1935 cemetery, but does not include the Jewish section.

Fairview Cemetery is located on loosely aggregated sand hills that are comprised of ancient streambed deposits and more recent colluvial deposition from the adjacent Sandia Mountains. The sand hills are a distinctive geomorphological feature that characterizes the edge of the Rio Grande floodplain to east of downtown Albuquerque. The sand hills are vegetated by low herbaceous shrubs and grasses, and are dissected by numerous east-west trending arroyos that drain foothills of the Sandias. Up until the late 1930s, the area that now encompasses Fairview Cemetery was largely unpopulated except for some scattered houses and dirt roads. As Albuquerque's population increased in the late 1930s and particularly after World War II, this area was heavily developed for housing subdivisions and commercial development, thus transforming the area from a scrubby high desert landscape into leveled subdivision plats, paved streets, and parks with green lawns with deciduous and evergreen trees and shrubs. The

[10] Richard Melzer, *Famous and Unusual Gravesites in New Mexico History* (Santa Fe: Sunstone Press, 2007); Fairview Cemetery Burial Records (on file at Fairview and with Susan Greene, Cemetery Historian); "Fairview Cemetery" vertical file, ACPO; *Fairview Cemetery, Yale S.E. Albuquerque, N.M., Strong-Thorne Mortuary,* compiled by Dorothy Watts, Inez Freeman, Virginia Olmsted, Janet Curtis, Sybil Nissen (xeroxed copy of unpublished manuscript in L.D.S. Library, Salt Lake City, UT for New Mexico Genealogical Society, 1974); *Burial Records 1881-1920, Fairview Memorial Park : 700 Yale Boulevard NE, Albuquerque, New Mexico,* compiled by Clara Mulford Taylor **(**Albuquerque, NM: New Mexico Genealogical Society, 1988).

cemetery itself was graded and leveled to smooth out any unconformities in the topography due to drainages or erosion.

The cemetery is divided into sections that have a number/letter designation.[11] These sections have been laid out in rectilinear, curvilinear, and irregular shapes. Within these sections there are both individual gravesites, measuring approximately 7 by 4 feet as well as family plots, many of which are defined by enclosures (concrete curbing or fencing). With only a few exceptions, the family plots are one of two sizes that average either 10 by 20 feet or 20 by 20 feet; each size typically includes multiple internments. The sections are frequently segregated by race, religion, age of the deceased (such as "child burials"), military service, or by association with a fraternal organization. There are several types of headstones (tablet, obelisk, slanted, etc.) marking the gravesites and two mausoleums are located within the cemetery grounds. Some headstones are distinctive of military service and fraternal organizations, such as the "tree trunk" motif for members of Woodmen of the World.

Over the past 130 years, there have been unintended changes to the cemetery's circulation patterns with "cut-off" roads being created as shortcuts around the sections. These have apparently resulted in damage to individual gravesites. Over the years many gravesites have been neglected or been intentionally damaged through acts of vandalism resulting in headstones being toppled and broken or dragged to another location. In addition, vegetation patterns have been altered as a result of a lack of maintenance. For example, there are indications that trees once dotted the landscape, which is now evidenced by tree stumps. There is also evidence of an abandoned sprinkler irrigation system in some of the sections. More lush vegetation covers the cemetery's south boundary line (particularly in the cemetery's southwest corner) where watering of the perpetual care part of the Memorial Park extends into parts of the old cemetery.

B. Character Defining Features:

1. Natural Features:

a. Topography: The cemetery is generally flat as a result of leveling the low undulating sandhills upon which it is built. The soil is loamy sand. The terrain gently slopes to the northwest, with the high point in the southeast corner (5178 feet) and the low point in northwest corner (5158 feet).

b. Vegetation: The cemetery was at one time at least partially landscaped; however, much of the vegetation has died due to neglect. As a result, some invasive species (for example, tamarisk and Chinese sumac) have taken over through wind transport, bird droppings, and intentional plantings.

Based on limited evidence (existing vegetation, tree stumps, etc.), some hint of the cemetery's original vegetation pattern can be discerned. The primary historic

[11] Section numbers and names referred to in text correspond to those as indicated on Drawing 2.

plantings were most likely Siberian elms, some of which remain.[12] Elms were planted along the outside borders of the curvilinear and rectangular areas that contain the curbed family plots. Today, many of the historic elms, particularly around the Elks half-moon section, have been replaced with salt cedars (tamarisk).

For the most part, there is no grass, and it is unknown if the cemetery was ever laid with sod. The exception is in sections 12, 13, and 14, where the southwestern-most plots are covered with grass (the watering system from the newer portions of the cemetery to the south provide the necessary water to keep these plots green). Despite the scattered presence throughout Fairview of a watering system, which is used to water the live trees by hose, the bulk of the cemetery is dirt. The only ground cover currently present is the plant commonly called a "goathead" (*Tribulus terrestris*), and other weeds. The lack of ground cover has caused serious erosion issues and has sped the deterioration of the oldest markers (Drawings Sheet 3).

c. Water: The present-day landscape exhibits no natural drainages due to land-leveling activities. The earliest aerial photographs of the area (1935) show multiple small drainages (arroyos) trending WNW, which are interrupted by cemetery layout.

2. Spatial Organization:

a. Layout & Patterning: The cemetery consists of sections that are comprised of both individual and family burial plots. These sections have been laid out in rectilinear and curvilinear patterns with circulation paths in-between sections. Based on headstone dates, the earliest sections were laid out during the late 1800s and the first decade of the twentieth century using the curvilinear patterning that corresponds to the Picturesque style of landscape architecture. Internments continued in these sections throughout the century. This type of pattern dominates the center of cemetery from the entrance gate east to the Jewish section. According to the cemetery's "master plan" drawing (Drawings Sheet 1), many of these sections were designed to hold family plots, although not all of these designed plots were purchased or used in that manner (compare Drawings Sheet 1 with Sheet 2 made in 2011). The gentle curves of the first roads through the cemetery were oriented more or less west to east, with some of the earliest individual gravesites located along a grid at the northwest corner of the cemetery (Figure 2).

Between 1900 and 1920, gravesites were added within the curvilinear sections and large sections of individual graves began to take shape along the length of the cemetery's northern side. Throughout the 1920s and 1930s, family plots

[12] In the 1920s, the city, under the direction of *ex officio* mayor Clyde Tingley, gave away thousands of elm saplings to residents as part of a city beautification project. Some of these may have been deliberately planted at the cemetery, while others may have grown as a result in unintentional germination.

continued to be delineated by the same low curbs as were used in the curvilinear sections, however, during this period a series of rectilinear sections with "aisles" between were plotted along the western boundary of the cemetery and to the north and south of the westernmost curvilinear sections (Figure 3).

Two sections (10D and 18)[13] were set aside by the American Legion for military burials. Section 10D was created out of the east end of this Picturesque section soon after World War I. A second American Legion section (18) was laid out in a rectilinear form in the north center of the cemetery in 1941. A flagpole was placed east end of this section (Figure 4).

In the 1960s, a rectangular County gravesite area was created just east of the Jewish cemetery. It was designated "County North" and "County South" on later drawings with the latter indicating use from the 1980s to the present (Figure 5). Another rectangular "County" section was created in the 1980s. It is located between the second American Legion section (18) and the Elks section. Based on grave decorations, this third County section appears to be used primarily by Hispanic families (see discussion below on headstone types).

Several fraternal organizations have their own sections in the cemetery. The Masons have two sections (6 and 11A), both located near south entry between the old cemetery and the 1935 memorial park. The earliest internment in the older section is 1896. The Woodmen of the World also have two sections located near the Masons. The earliest gravesite in this section is dated 1892. The Independent Order of Odd Fellows has a section adjacent to the Woodmen at the west end of section 10. The dates on these individual gravesites range from the first decade of the 1900s through the 1930s. Finally, the Benevolent and Protective Order of Elks have a distinctive half-moon section bounded by concrete curbing in the center of the cemetery. This is the only section that has a lawn and is consistently watered. The burials in the Elks section date from 1921 to 1985, with the oldest gravesites located along the west portion of the half-moon section.

The cemetery has sections set aside for child burials and stillborns (11, 12A, 17D, and 18A). Other sections were set aside for "Colored" burials (the west end of Section 17E) and "Indians" (immediately east of the African-American section). Burial records indicate that the Indian internments include children who died while attending the Albuquerque Indian School. There was also a small area on the south side of Section 14 for Albuquerque residents of Greek descent. As already noted, a separate Jewish cemetery was established within the confines of Fairview. Section 10C (west end) was set aside for railroad workers, and although no headstones are visible in this section today, burial records indicate that there are numerous burials in the area.

[13] Section numbers in text refer to those as given on Drawing 2 (2011).

b. Circulation: Vehicle and pedestrian traffic through the cemetery is directed by narrow dirt roads that measure 15 to 20 feet wide. In addition, sections 1, 5B, and parts of section 10, all Picturesque sections, are divided by narrow (less than 5 feet wide) dirt footpaths, often marked by the curbing from family plots on either side, which allowed visitors to walk between plots (Figure 6).

c. Views and vistas: The entrance to the cemetery is oriented towards the west, which overlooks the Rio Grande valley and the city's "West Mesa" that includes the low bluffs line the Rio Grande and remnant volcanic features on the horizon. To the east, the view is towards the Sandia and Manzano Mountains, the former marked by Sandia Peak which reaches an elevation of 10,678 feet above sea level.

d. Water Features: There are no water features within the old cemetery boundaries.

e. Buildings and structures: There are two mausoleums at Fairview, one for the Springer-Walton family and the other for Herbert Louis Galles and his wife Celeste B. Galles. The Springer-Walton mausoleum is located roughly in the center of the cemetery grounds immediately north of the Elks section. The building's date of construction is unknown; however, the first portion of the lot on which it sits was purchased in March of 1926, while the other half was bought in July of 1929. There are at least six individuals buried within the mausoleum including Estelle Walton Springer, her husband William Henry Springer and four other individuals in the Walton family—the burials date from 1925 to 1951.[14] The simplified classical revival structure is 14 feet square, with a tiered roof and west-facing doorway. The door, likely not the original, is painted metal and is securely bolted shut. The doorway is flanked by engaged pillars with simple bases and Doric capitals. The entablature is relatively plain with the name "Springer" engraved into the frieze—the name "Walton" is engraved into the base, just under the doorway. A cornice frames the roof, however, the roof tiers are unadorned. The structure is constructed of stuccoed concrete masonry units. The condition of the Springer-Walton mausoleum is fair, with flaked and cracking stucco exposing the concrete units underneath, and prickly pear cactus growing from the tiered roof (Figure 7).

The Galles mausoleum is located in a family plot in the southwest corner of the cemetery in section 14. The date of construction is unknown but bronze plaques flanking the doorway indicate that the prominent Albuquerque businessman H. L. Galles died in 1951, while his wife passed away in 1970. The structure lacks specific architectural style, as it is a simple stuccoed concrete rectangle, measuring 11 feet wide by 12 feet deep by 8 feet tall with its doorway facing north. The door is metal, and is painted white. The structure is in fair condition,

[14] Personal communication with Susan Greene, Fairview Historian, and information gathered from Fairview Burial Records in her possession, June 2011.

with the exception of the stucco, which is flaking off the majority of the structure (Figure 8).

f. Small scale elements: There are several types of small-scale elements found throughout the cemetery grounds, including: headstones and monuments, family plot boundary markers, an entrance gate, boundary walls, cemetery row markers, and road curbs.

1. *Headstones & Monuments:* A variety of types were observed, most were constructed out of marble (Figure 9).
    - Tablet Style. This classic upright, rectangular headstone is found in a variety of sizes and materials. Fairview markers most commonly have either flat, rounded (military style), or scalloped tops, which are either polished or rusticated. Some also have a small sculpture attached, such as a reclining lamb for an infant's grave (Figures 4 and 10).
    - Obelisk Style. As with the tablet style, obelisk monuments at Fairview are a variety of sizes and materials. Most sit on a pedestal that is often made of a different material than the marble obelisk (a common pedestal material is reddish sandstone with a carved cross-hatched design). The tops of the monument are either pointed or vaulted (Figure 11).
    - Flat Style: There are very few flat markers within this section of Fairview, however, flat copper markers are used with the Elks section, and within some of the family plots flat markers of copper or stone can be found (Figure 12).
    - Slant Styles. There are a variety of sizes and materials that represent this style found throughout Fairview. Marble and granite are the most commonly used materials, with both smooth and rusticated surfaces (Figure 12).
    - Ledger Style. Although not commonly found at Fairview, there are several of these flat monuments that cover the entire burial plot. There are both above ground and inset flat makers. Some are accompanied by headstones, while others are engraved or possess integrated sculptural elements such as crosses or scrolls (Figure 13).
    - Sculptured Monuments. There several monuments with a variety of sculptured designs. Typical designs represented on several graves sites include a sculpted lamb atop children's headstones, and a square or rectangular base with a horizontal cylinder lying across the top (see background of Figure 15).
    - Crosses. Crosses of a variety of sizes and heights are found primarily in the Hispanic sections of the cemetery, which are much newer, dating from the 1980s to the present (Figure 14).
    - Fraternal Organization Symbols. Many headstones and monuments have designs and symbols associated with fraternal

organizations. These include Masonic symbols such as the Square and Compass, and the Odd Fellows motto letters, "FLT" (Friendship, Love, and Truth) (Figure 15).

The most distinctive headstone at Fairview is the Woodmen of the World (WOW) tree trunk. Several of these unique monuments are found in the WOW sections of the cemetery. These include tall carved trunks, shorter stacked logs, and even a double-trunk design which has toppled and become literally encased in tumbleweed. All of the trunks possess the classic symbols of the WOW including the axe, mallet, wedge, and the Latin inscription *Dum Tacet Clamet* (Though silent, he speaks). Common floral motives of calla lilies, fern, and elaborately carved bark are also present (Figure 16).

- Other. Several pieces of free-standing statuary, such as statues of Jesus or the Virgin Mary, are found on grave sites. Some graves are marked by short 4 by 4 inch concrete posts with metal tags (Figure 17).

2. *Family Plot Boundary Markers*: There are several methods through which the boundaries of family plots and individual gravesites are marked, including curbs, fencing, and other methods such as riverine cobbles or pavers.
    - Curbs: The distinctive shapes of the various sections at Fairview are formed by the presence of curbed family plots. The plots are generally one of two sizes: 10 feet wide by 20 feet long, or 20 by 20 feet. The majority of the plot curbs are uniform and are constructed of relatively simple concrete blocks and posts with a center block upon which the family name is inscribed. The posts, located at the four corners and on either side of the inscribed center block, are approximately 20 inches tall and 10 inches square. The concrete blocks between the posts are 12 inches high and 10 inches wide (Figure 18).

      In section 16, it appears that a stem wall for the family plots indicated on the master plan drawing along the south and spanning the section may have been laid according to the master plan. Portions of this wall are visible where no curbed plots exist and although excavation of the stem wall was not possible, what is visible approximates the master plan drawing.

      In the other family plot sections, however, there is no indication that stem walls or curbs around plots were laid out in advance of their purchase. In fact, burial card records indicate that some plots were purchased at the time of burial, with line item costs given to the curb, inscribed name block, grave, and headstone. Some plots contain headstones but remain unbounded by curbs. Although there are a scant number of curbed family plots

that appear to be empty, given the history of vandalism and movement of headstones at Fairview, such plots may in fact contain burials.

Although the majority of the curbing is as described above, some plots have curbing created of large carved stone, rusticated or etched stone, and cast concrete blocks to replicate rusticated stone (Figure 19).

- Fences: A number of family plots use fencing rather than curbs to delineate the plot. Both wrought iron and wooden picket fences can be found, and ranging from the simple to highly decorative (Figure 20).
- *Cerquitas*: Within the three County sections (North, South, and within section 18), small fences of various materials enclose gravesites, most of these date from the 1980s and later (see Figure 14).
- Other: Riverine cobbles, and more recently colored concrete pavers have also been used to mark gravesite boundaries.

3. *Entrance Gate & Boundary Walls*: The design of the original entry gate into the cemetery, if one existed, is unknown. However, in 1925, Italian cement-worker Angelo deTulio was hired to construct the exiting pillars that flank the entry gate.[15] Two support pillars are located on either side of the main gate, which is wrought iron and opens into the cemetery on the west end, roughly in the center (this entrance is no longer used). The four gate pillars have simple capitals, surmounted by round finials. Each side of the pillars is paneled with a singled long rectangle. The center gate is not the original, however, wrought iron fencing between the short and tall pillars may be original and the gate would have been in a similar style. The gate structure is flanked by a stuccoed concrete block wall with concrete pilasters placed every 14 feet. The pilasters match the style of the gate posts, but are visible only from the exterior (the capitals are visible from inside the cemetery) (Figure 21, see also inset detail sketch on Drawings Sheet 2).

   The cemetery's boundary walls on the north and east are made of concrete masonry unit (CMU) and were constructed relatively recently (the north wall in 2004). The southern boundary of the historic section of Fairview cemetery is marked by a CMU wall that extends approximately two-thirds of the length of the cemetery, from the western entry to just below section 11. The wall has 6-foot tall engaged pilasters spaced every 18½ feet, and the 16 by 12 inch standard blocks of which it is constructed are surmounted by one course of red concrete block.

[15] Ledger Book One, Fairview Burial Records, in possession of Fairview Historian Susan Greene.

The eastern one-third of historic Fairview's southern boundary is marked only by the presence of large spruce and elm trees that line the road. The distinction between the historic and newer areas of the cemetery is immediately visible both in the increased vegetation in the newer section and in the layout—the newer section does not have bounded family plots, but rather rows of individual plots with flat marker stones.

4. *Cemetery Markers:* Short, 4 by 4 inch concrete posts identify section row; however, many of these are missing or have been covered by dirt and are no longer visible.

5. *Road Curbs:* Concrete curbing, 6 inches wide and at least 5 inches deep, are found along the west edges of section 16, row A and section 18A, the west end point of section 1, the south ends of sections 12 and 13, and the west point of section 5A. They appear to have been added to these sections to protect them from vehicle traffic. The date of their construction is unknown.

   In addition, the same type of curbing that is typically found around the family plots has been added long the road immediately to the west of sections 19 and 11, and along the south side of section 17 on the northern 1/3 of the section (see Drawings Sheet 2).

g. Archaeological sites: Due to a loss of cemetery records, neglect, and vandalism, there a number of unmarked grave sites scattered throughout the grounds, dating back as far as the late nineteenth century. A majority of these graves are located primarily in sections 16, 17 C, D, E, and F along the cemetery's north wall.

PART III. SOURCES OF INFORMATION

A. Drawings, plans:

Plan drawing of Fairview Cemetery, undated, Map and Geographic Information Center (MAGIC), Centennial Science and Engineering Library, University of New Mexico, Albuquerque. [Note: this appears to be a "master plan" drawing of cemetery; however, this could not be confirmed by cemetery records.]

B. Historic Views, photographs:

Aerial photograph of Albuquerque, 1935, #007, Earth Data Analysis Center, University of New Mexico, Albuquerque, New Mexico.

C. Interviews:

Bruce Seagrave. 2011. Interview by William A. Dodge. February and June 2011. Fairview Cemetery, Albuquerque, New Mexico.

Susan Greene. 2011. Interview by William A. Dodge. February and June 2011. Albuquerque, New Mexico.

Edward Boles. 2011 Interview by William A. Dodge. April 2011. Albuquerque, New Mexico.

D. Bibliography

Primary and Unpublished Materials

Albuquerque Historical Society Records, MSS668-BC, Center for Southwest Research, Zimmerman Library, University of New Mexico, Albuquerque, NM.

Bureau of Land Management Records, Serial Patent Nr: NMNMAA 007438, New Mexico, T010N R003E Section 27, NW¼.

Burial Records of Fairview Cemetery (including original burial cards, ledgers, and other sources material), in possession of Susan Greene, Fairview Historian.

Draft National Register of Historic Places Registration Form, Fairview Park Crematorium. On file in the Albuquerque City Planning Office, 1997.

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Schuyler, David Paul. *Public Landscapes and American Urban Culture 1800–1870: Rural Cemeteries, City Parks, and Suburbs*. Ph.D. dissertation, Columbia University, 1979.

Simmons, Marc. *Albuquerque: A Narrative History*. Albuquerque: University of New Mexico press, 1982.

Sloane, David Charles. *The Last Great Necessity: Cemeteries in American History*. Baltimore: The Johns Hopkins University Press, 1991.

Stott, Annette. "The Woodmen of the World Monument Program." *Markers: The Journal for the Association for Gravestone Studies*, XX:1–29.

E. Sources not yet investigated: The online records of the BLM were investigated, however, original deeds were not yet scanned and could be consulted to determine original homestead information regarding the land on which the cemetery is constructed. In addition, many of the burial records, ledgers, and other materials for Fairview Cemetery, currently in the possession of Susan Greene the cemetery historian, were not consulted as she has only recently acquired these materials and they are not yet organized. Dates of construction for the two mausoleums might be determined from consulting building permit files on record with the City of Albuquerque. Manuscript collections of individuals associated with the ACA or otherwise known to be associated with the cemetery should be located and consulted. It should be noted that a 1982 fire destroyed many of the cemetery's historical records.

F. Supplemental material: All supplemental photographs were taken by VCHP staff during February or June of 2011. Drawing Sheet 2 was created by VCHP from field survey, and Drawing Sheet 3 was drawn by John Barney and Teresa Hamer with Humus Mirabilis using vegetation survey information collected by VCHP.

PART IV. PROJECT INFORMATION

This cultural landscape report was carried out by Van Citters: Historic Preservation, LLC, Albuquerque, New Mexico, as a public service project for the Daniels Family Funeral Services and for the benefit of the citizens of Albuquerque. The historical research, fieldwork, and report preparation were conducted by William A. Dodge and Sarah R. Payne. The project administrator was Karen Van Citters.

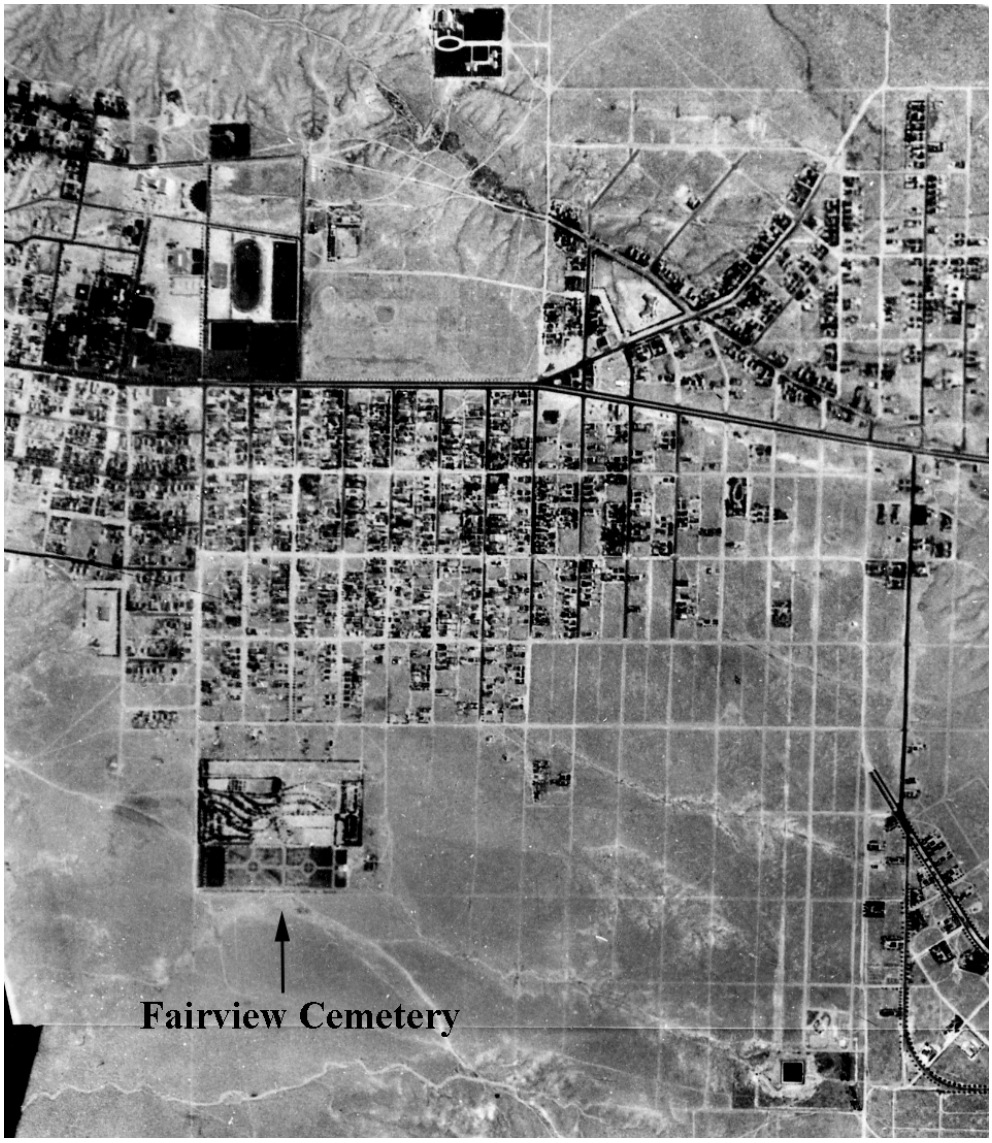

Figure1. Aerial of Albuquerque, 1935 (cropped to show Fairview Cemetery and surrounding area). Earth Data Analysis Center, University of New Mexico.

Figure 2. View of curved road created and curbed family plots, looking east (Sarah R. Payne, June 2011).

Figure 3. Rectilinear sections and aisles of curbed family plots, looking northwest (Sarah R. Payne, June 2011).

Figure 4. American Legion Section 18, looking northwest (Sarah R. Payne, June 2011).

Figure 5. County North section, showing area where headstones and markers are missing, looking north (Sarah R. Payne, February 2011).

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Figure 6. Narrow footpaths formed by family plot curbing, looking east across section 1 (Sarah R. Payne, June 2011).

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Figure 7. Springer-Walton Mausoleum, looking east (Sarah R. Payne, June 2011).

Figure 8. Galles Mausoleum, looking south (Sarah R. Payne, June 2011).

Figure 9. Photograph showing variety of headstones and typical plot curbing, looking southwest (Sarah R. Payne, June 2011).

Figure 10. Tablet style headstones with scalloped tops, looking east (Sarah R. Payne, June 2011).

Figure 11. Slant, obelisk, and sculptural headstone styles, showing variety in materials and finishes, looking northeast (Sarah R. Payne, June 2011).

Figure 12. Flat style headstones located in the Elks half-moon section (note also the lawn in this area), looking west (Sarah R. Payne, June 2011).

Figure 13. Example of above-ground ledger style marker with sculptural element on top, looking north (Sarah R. Payne, June 2011).

Figure 14. Section 18, a newer County section with primarily Hispanic burials, showing examples of cross headstones, *cerquitas*, and free-standing statuary, looking east (Sarah R. Payne, February 2011).

Figure 15. Corner marker for the IOOF section, looking northwest (Sarah R. Payne, June 2011).

Figure 16. WOW tree trunk grave marker, looking west (Sarah R. Payne, June 2011). The name on this grave marker has been edited out of the photograph to protect the privacy of the family.

Figure 17. Small 4 by 4 inch post grave markers with metal name plates, looking northeast (Sarah R. Payne, February 2011).

Figure 18. Typical curbing found around family plots throughout the cemetery, looking northeast (Sarah R. Payne, June 2011).

Figure 19. Other types of curbing found around family plots, various views (Sarah R. Payne, June 2011).

Figure 20. Wrought iron and wooden fencing found around family plots, various views (Sarah R. Payne, June 2011).

Figure 21. Main entry gate, showing pillars constructed in 1925, looking from outside the cemetery to the east (Sarah R. Payne, June 2011).