

7. CONFORMANCE WITH HISTORIC PRESERVATION STANDARDS

Division 7 of Article IX of the City of Portland's Land Use Code outlines the standards for review of applications for Certificates of Appropriateness. This project involves site alterations and new construction and shall only be subject to the following standards, as applicable:

7.1 STANDARDS FOR REVIEW OF ALTERATION (LAND USE CODE SECTION 14-650)

The proposed project has been designed to comply with the standards for review of alterations as follows:

- a) No change in use will result from the proposed project; the property will be utilized for its originally intended purpose.
- b) The distinguishing original qualities and character of the site and its environment shall not be destroyed; as previously discussed, the re-development of Phase 1 and the expansion of Phase 2 of the Evergreen Cemetery have been designed to be consistent with the context of the existing site.
- c) Alterations that have no historical basis or create a false sense of historical development shall not be made as part of this project; as previously discussed, the re-development of Phase 1 and the expansion of Phase 2 of Evergreen Cemetery have been designed to be consistent with the context of the existing site.
- d) Changes which have taken place in the course of time and are evidence of the history and development of the site and its environment are considered significant in their own right and shall not be destroyed as a result of this project.
- e) Distinctive features, finishes, and construction techniques and examples of skilled craftsmanship which characterize the site shall be treated with sensitivity.
- f) There are no historic features on the site which are deteriorated and will require repair or replacement as part of this project.
- g) The proposed project will not include the surface cleaning of existing structures and objects.
- h) There are no known archaeological resources located on the project site. The proposed expansion is in an area that has not previously been a part of the Cemetery's burial space.
- i) The proposed project will not utilize a contemporary design for alterations and additions to the existing property; as previously discussed, the re-development of Phase 1 and the expansion of Phase 2 of the Evergreen Cemetery have been designed to be consistent with the context of the existing site.
- j) No additions or alterations to structures or objects are proposed as part of this project.

7.2 STANDARDS FOR REVIEW OF NEW CONSTRUCTION (LAND USE CODE SECTION 14-651)

The proposed project has been designed to comply with the standards for review of new construction as follows:

- a) *Scale and form:*
 1. *Height.* The proposed height of the Columbarium shall be visibly compatible with surrounding structures when viewed from any street or open space.
 2. *Width.* The width of the Columbarium shall be visually compatible with surrounding structures when viewed from any street or open space.

3. *Proportion of principle facades.* The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.
 4. *Roof shapes.* The columbarium structure will consist only of curved walls with 4-inch thick granite caps placed on top of the walls. No roofs will be constructed
 5. *Scale of a structure.* The Columbarium structure will not have any open spaces, windows, door openings, porches, or balconies.
 6. *Applicability to Congress Street historic district.* The proposed project is not located within the Congress Street historic district.
- b) *Composition of principal facades:*
1. *Proportion of openings.* The Columbarium structure will not have any windows or doors.
 2. *Rhythm of solids to voids in facades.* The Columbarium structure will not have any voids in the façade.
 3. *Rhythm of entrance porch and other projections.* The Columbarium structure will not have any entrances or other projections to sidewalks.
 4. *Relationship of materials.* The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related. Additional information on the materials for the construction of the columbarium is included later in this section.
 5. *Signs.* New signage denoting direction of traffic flow will match existing site signage.
- c) *Relationship to street:*
1. *Walls of continuity.* No facades or site structures are proposed along a street as part of this project.
 2. *Rhythm of spacing and structures on streets.* There are no adjoining structures or objects proposed for the Columbarium as part of this project.
 3. *Directional expression of principal elevation.* The Columbarium structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
 4. *Streetscape, pedestrian improvements.* Proposed streetscape and pedestrian improvements and change in the appearance thereof consist of the construction of handicap-accessible sidewalk ramps on Stevens Avenue. These ramps will be located outside of the Evergreen Cemetery site, and will not significantly modify the appearance of the area. Existing sidewalk materials will be maintained around these ramps.
- d) *Other standards:*
1. *Compatible uses.* No change in use will result from the proposed project; the property will be utilized for its originally intended purpose, as further described in Section 6 of this Report.
 2. *Distinguishing original character.* The distinguishing original qualities and character of the site and its environment shall not be destroyed. No historic material or distinctive architectural features shall be altered as part of this project. As previously discussed, the

re-development of Phase 1 and the expansion of Phase 2 of the Evergreen Cemetery have been designed to be consistent with the context of the existing site.

3. *Archeological resources.* There are no known archaeological resources located on the project site.
4. *Contemporary design.* The proposed project will not utilize a contemporary design for additions to the existing property; as previously discussed, the re-development of Phase 1 and the expansion of Phase 2 of the Evergreen Cemetery have been designed to be consistent with the context of the existing site.
5. *Additions.* No additions to structures or objects are proposed as part of this project.

7.2.1 Columbarium Design

As previously described, the only structures proposed as part of this project are three curved columbarium walls. The memo from Carol R. Johnson Associates, Inc. included in Appendix E describes the design intent for the columbarium.

The granite used for the columbarium, and the adjacent columns will be selected based on historic precedent viewed throughout the Cemetery. The following images provide some of the inspiration for the granite selection. Additional Evergreen Cemetery photographs are provided in Appendix G.



Figure 7-1 Evergreen Cemetery Granite Examples

Based on the granites observed at the Cemetery, the proposed columbarium will be constructed using Barry Gray granite, as shown in the figure below.

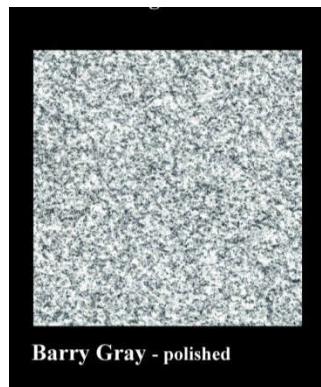


Figure 7-2 Barry Gray Granite Color

The columbarium structures will consist of walls containing niches for storage of individual cremation urns. The following figure shows an example columbarium wall, along with a view of the internal storage, and external granite facing.



Figure 7-3 Columbarium Example

The above columbarium is shown as an example only, and the colors of the Evergreen Cemetery columbarium will be as previously identified.