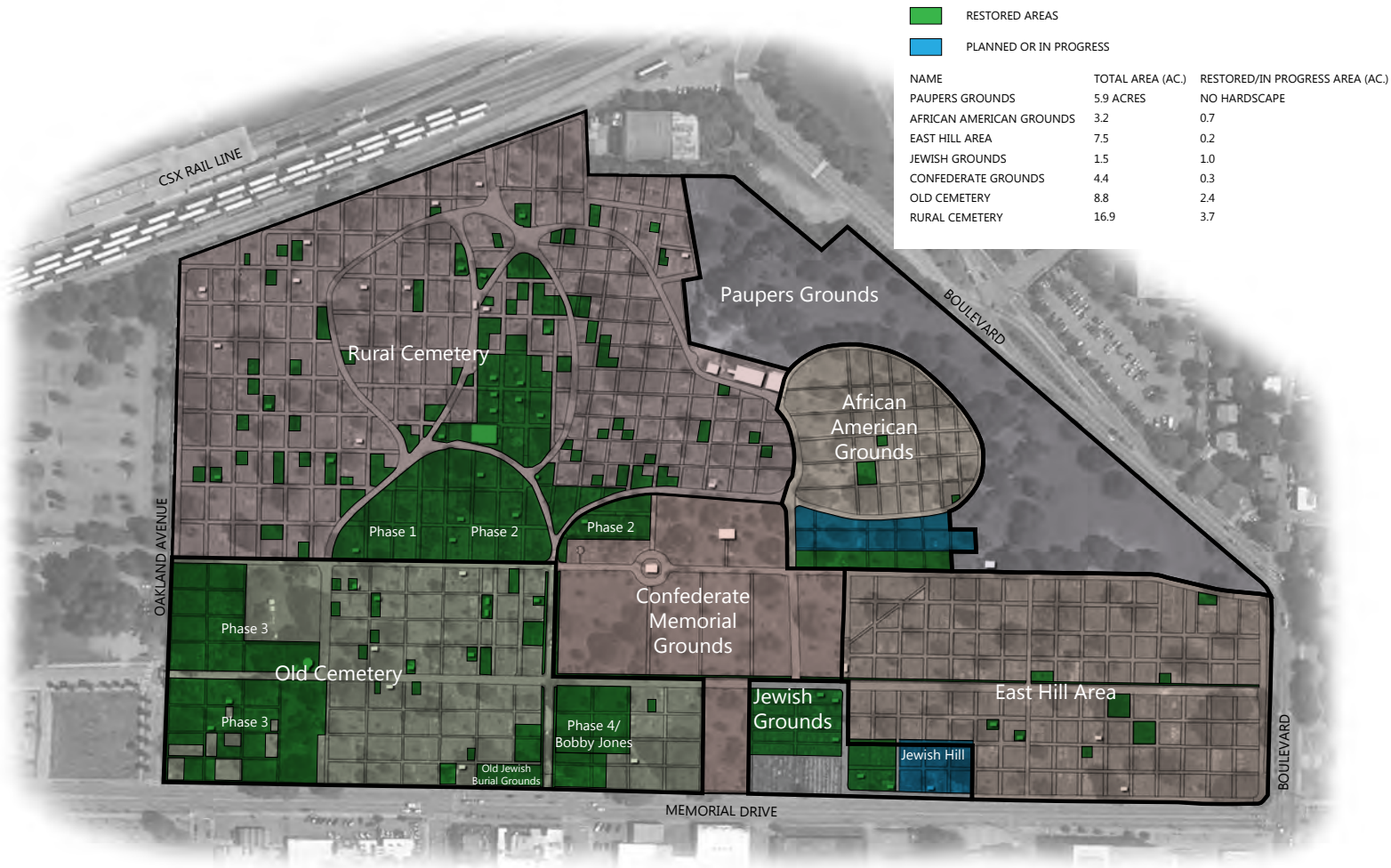




CHAPTER FIVE

HARDSCAPE PRESERVATION AND RESTORATION

HARDSCAPE RESTORATION AND PRESERVATION



RESTORATION PROGRESS

HARDSCAPE RESTORATION AND PRESERVATION

Importance

Oakland's gravestones, mausoleums, funerary art and architecture, and supporting infrastructure is the collective historic record of the cemetery and many of Atlanta's former residents. In many respects Oakland's gravestones reflect the only record of someone's life, their familial relationships, and their lasting impact on Atlanta's cultural landscape. It has therefore been Historic Oakland Foundation's (HOF) primary mission over the past 40 years to restore Oakland's burial plots and hardscape in order to preserve Atlanta's most complex historic artifact.

Existing Conditions

Hardscape restoration includes monuments, grave stones, mausoleums, stairs, walls, coping, walkways and buildings. The relationships between these different elements is illustrated on the following page. Apart from stairs and walls, there are approximately 40,000 gravemarkers, monuments, and funerary structures in a wide range of styles, including Neo-Classical, Egyptian Revival, and Romanesque. The condition of brick



Top: Walls and coping in need of restoration in the East Hill area.

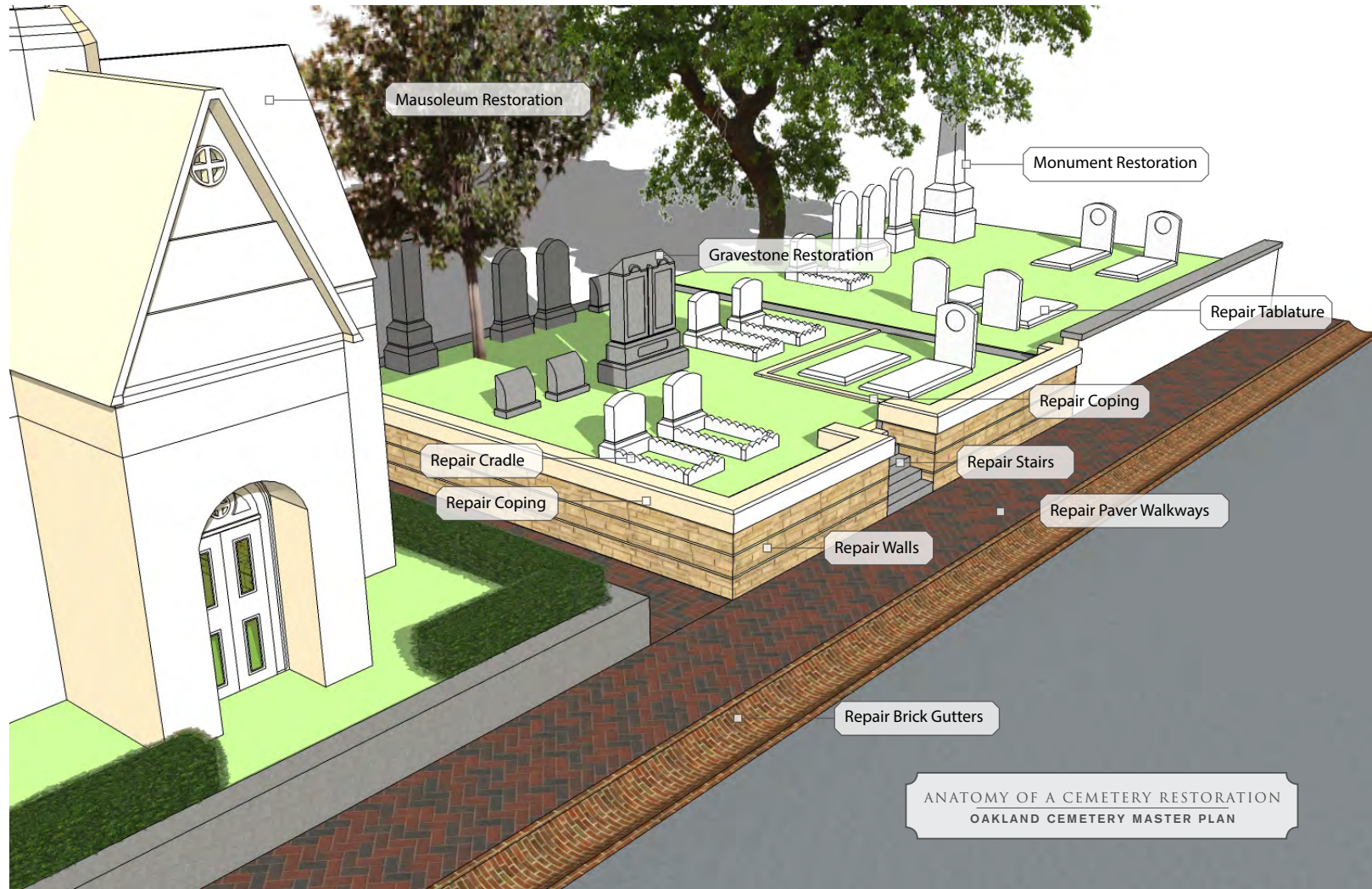
Bottom: Restoration efforts by the HOF restoration staff in early 2017.

and paver walkways, along with gutter and road restoration was addressed with circulation in Chapter 7. However, these elements are part of the ongoing restoration program.

Historically, HOF has relied on a ten-phased restoration plan comprising all character areas except the Memorial Grounds and Paupers Grounds. The foundation has completed Phases One and Two of the original restoration plan. Phase Three encompassed the Old Cemetery and the Original Six Acres, and was partially completed. Restoration staff have also completed more than half of Phase 4, in the eastern portion of Old Cemetery. Over the last 40 years, 8 acres, (roughly 20% of restorable Oakland) has been successfully restored.

Historic Oakland Foundation has an in-house team of three full-time employees and an intern performing restoration focused primarily on some structural wall repair, coping, gravemarkers, and headstones. Restoration work is determined

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Components of hardscape restoration. Roads and walkways are addressed in Chapter 7.

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by a variety of factors including available funds, a general phasing plan, and a conditions assessment. Efforts are prioritized in the following manner:

1. Critical Care – Areas that need immediate improvements which threaten integrity/life safety. This is determined based on periodic site review by restoration staff.
2. Phased restoration – Implementation of a coordinated system of geographic restoration using critical needs, visibility, and cost as considerations.
3. Special Projects – Restoration of specific structures or areas. Projects that have specific time restrictions are given priority to other efforts, and are dictated by funding or grant timing restrictions.
4. Lot Improvements – Individual improvements funded by lot owners.

HOF contracts out and oversees the replacement of walkways, installation of water lines and below ground utilities, major monument relocation, and some structural wall repair. Where possible,



Before (top) and after (bottom) example of the challenging restoration work completed by HOF's in-house preservationists.

HOF will partner with the City of Atlanta to improve the infrastructure. A recent example of this is the replacement of hexagonal pavers near the south gate and along Old Hunter Street Drive. All restoration follows professional standards established in the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

In recent years, due to changing priorities, the ten-phase restoration plan may not be completed in the original sequence. HOF staff have mapped out three areas for near-term restoration efforts:



View north of Old Fair Street with new hexagonal pavers.

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- Restoration of African American Grounds in collaboration with the City of Atlanta
- Completion of Phase Three D (southwest corner of the cemetery)
- 60% of East Hill (focusing on most visible and critical areas)
- Complete restoration of Phase 4 projects in process

The above-mentioned restoration efforts are being planned and coordinated with HOF's landscape staff to ensure a more efficient process. The new phased restoration map considers a four-year strategy that will guide HOF staff. Planning for future restoration efforts that prioritizes need will help ensure that the foundation is making wise financial decisions. To that end, HOF staff have completed a conditions assessment of the remaining, unrestored areas of the cemetery using an internal rating system of 1 to 5 as shown on the following page. This map will be used to guide restoration efforts beyond the next eight years. As HOF takes steps to raise additional funds, past efforts have created a strong baseline for

fundraising. Restoration costs average \$350,000 per acre, which is the single largest capital improvement effort for Oakland.

Proposed Strategies

The following three strategies will advance hardscape efforts at Oakland Cemetery over the next twelve years.

1. "The Next Eight" – the next prioritized effort is restoring eight acres to include African American Grounds, Phase 3D, and a portion of East Hill. (See pages 66-67.)
2. Ongoing Restoration – this includes the completion of hardscape restoration (approximately 26 acres), of Oakland Cemetery as a long-term goal with appropriate planning and financial forecasting. (See page 68.)
3. Critical Care – continued annual efforts to address hardscape features in greatest need. (See page 69.)



Top: Before restoration of a portion of Jewish Hill
Bottom: After restoration of the same area. Another example of the work completed by HOF's restoration staff.

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Conditions Assessment

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2018-2021 Restoration Phasing

Strategy: The Next Eight

Description:

Oakland has successfully restored eight acres of hardscape in the last 40 years. This includes monuments, grave stones, mausoleums, stairs, walls, and coping, and ranges from large-scale wall projects to very detailed monument restoration. HOF desires to accelerate their restoration efforts over the next four years by restoring another eight acres. New efforts include completion of the African American Grounds (in cooperation with the City of Atlanta), complete work in area “Three D’ of the Old Cemetery, and restore 60% of the East Hill area. Additional resources will be needed to meet this goal.



Steps Required for Implementation:

1. Fill Director of Preservation to implement the Master Plan and oversee restoration efforts including reconstruction of a shed and the implementation and management of GIS.
2. Continue restoration efforts in African American Grounds in cooperation with the City of Atlanta.
3. Assess conditions on the East Hill, focusing on the most visible and critical four acres (approximately 60%), as well as Phase Three D to create a construction budget for restoration.
4. Identify competent craftsmen/contractors or work not performed by in-house staff.
5. Hire resources as funding and pace dictates (see Staff Expansion Strategy on p. 173).
6. Communicate and coordinate restoration plan and progress with GROW team to align timing of landscape restoration.



Cost Type:
Capital Improvement



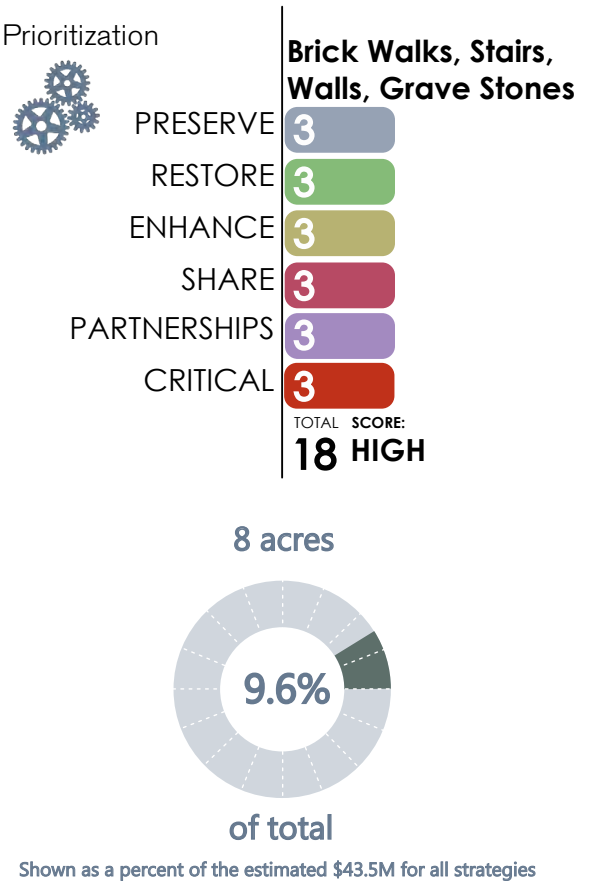
Partners:
Department of Parks and Recreation
Urban Design Commission
Site Contractors
Individual and Corporate Donors



Duration:
2018-2021




Cost Range:
8 acres:
\$2,800,000 - \$3,600,000



Strategy: Ongoing Restoration


Description:

All restoration efforts are contingent on the current available budget. Following the completion of the next eight acres, there are roughly 26 remaining restorable acres throughout Oakland. The condition of these areas ranges widely, from Confederate Memorial Grounds with little hardscape, to more complex blocks in the Rural Cemetery. Seen below, restoration costs account for a large portion of the total costs for all strategies. As restoration of the next eight acres is completed in the next four years, HOF staff should refer to the most recent conditions assessment and update as necessary. Restoration phasing should be reassessed in four years, again giving priority to areas critically in need and of highest visibility.




Steps Required for Implementation:


1. Review and update cemetery-wide conditions assessment annually and after major weather occurrences (see page 65). Use the results of the assessment to prioritize restoration efforts.
2. Identify and contact lot owners, descendants, and special interest groups such as church congregations, fraternal organizations, and societies who may be interested in particular graves and areas in the cemetery.
3. Hire additional staff and interns as funding is available
4. Work with qualified contractors to complete specialized projects such as retaining walls, brick gutters, metal works, and building stabilization.



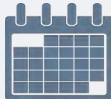
Cost Type:
Capital improvement



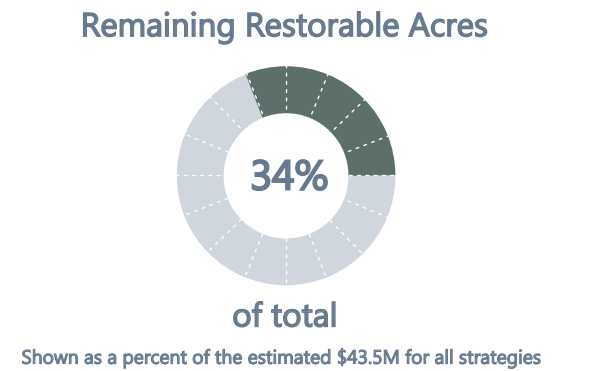
Partners:
Department of Parks and Recreation
Urban Design Commission
Site Contractors
Individual and Corporate Donors



Cost Range:
All remaining restorable acres:
\$12,687,500 - \$19,031,250
(refer to the appendix for further cost breakdown)




Duration:
2022-2037



Strategy: Critical Needs Program


Description:

Assessing critical needs is important for life safety and influences future phased restoration. Restoration staff identify areas of critical care at the beginning of each calendar year. Moving forward, this critical care list should be updated quarterly to highlight progress and changed environmental conditions that could influence future restoration efforts. Critical care has been funded by donors who restricted their donations to critical care. The foundation plans to create an endowment to address these needs. Critical care will continue to be a distinct restoration effort done in concert with other prioritized restoration projects.




Steps Required for Implementation:


1. Seek additional funding sources and build an endowment to accommodate critical needs.
2. Restoration staff should maintain an annual list of most critical hardscape elements. This list should be updated quarterly.
3. As accidents and severe weather events occur throughout the year, items should be added to the list on an “as-needed” basis.
4. Expand critical care to include metal works objects such as mausoleum doors.
5. Identifying competent blacksmiths and other metal experts.
6. Coordinate critical care response with prioritized restoration efforts.




Cost Type:
Annual Operating
(Endowment Opportunity)



Partners:
Individual and Corporate Donors
City of Atlanta
master craftsmen (associations)



Cost Range:
\$50,000-\$75,000
(per year)



Duration:
Perpetual



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