

ANNUAL REPORT

OF THE TRUSTEES  
TO LOT OWNERS OF

Riverside Cemetery

WITH

REVISED RULES AND REGULATIONS.

*Rochester, N. Y. Riverside cemetery*

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EDMUND LYON, . . . . . PRESIDENT.  
JOSEPH T. ALLING, . . . . . VICE-PRESIDENT.  
DEAN ALVORD, . . . . . SECRETARY AND TREASURER.  
J. H. SHEPARD, . . . . . SUPERINTENDENT.

TRUSTEES.

EDMUND LYON. WM. A. HUBBARD, JR.  
JOSEPH T. ALLING. JOHN J. L. FRIEDERICH.  
DEAN ALVORD.

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Telephone 996.

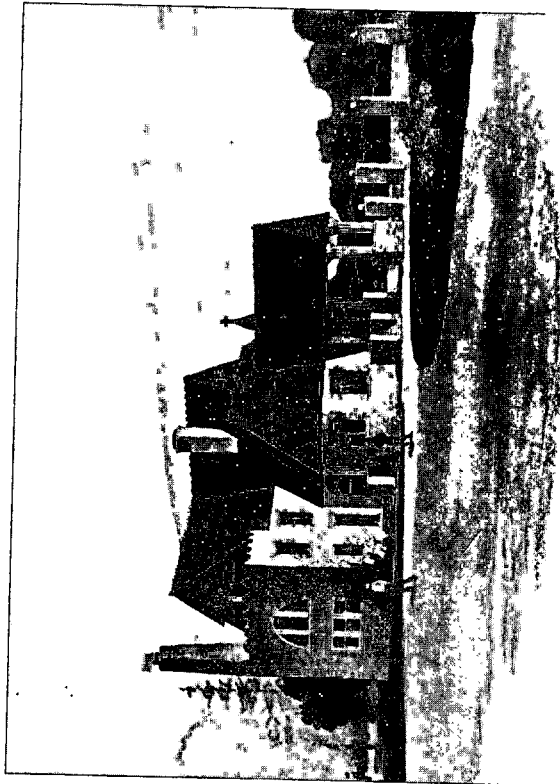
Superintendent's Office, at Cemetery.  
Telephone, "Riverside."

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## CONTENTS.

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OFFICERS, . . . . .	iii
RULES AND REGULATIONS, . . . . .	1
Bequest, Form of, . . . . .	17
Deed, Facsimile of, . . . . .	12
In Trust, Form of, . . . . .	16
Descent by Bequest, . . . . .	14
Endowment, Form of, . . . . .	17
Foundations, . . . . .	11
Gifts and Bequests to Cemetery, . . . . .	15
Grading, Planting, etc., . . . . .	5
Graves, Single, . . . . .	9
Heirship, . . . . .	14
Interments and Funerals, . . . . .	6
Lot Holders, . . . . .	8
Lot Proprietors, List of, . . . . .	21
Lots, Inalienable, . . . . .	13
Perpetual Care of, . . . . .	2
Price of, . . . . .	9
Purchase of, . . . . .	1
Reconveyance of, . . . . .	16
Sale of, . . . . .	13
Sale of Individual Interest, . . . . .	13
Monuments and Headstones, . . . . .	3
Schedule of Prices, . . . . .	10
Terms of Payment, . . . . .	9
Undertakers and Others, . . . . .	7
Vault, Public, . . . . .	8
Visitors, . . . . .	8
TRUSTEES' REPORT, . . . . .	vii
Buildings, . . . . .	xiii
Cost of Land and Improvements, . . . . .	xiii
Deeds, Titles, etc., . . . . .	xvi
Grounds and Plans, . . . . .	x
Law of Incorporation, . . . . .	viii
Location of Cemetery, . . . . .	viii
Lots, Prices and Terms, . . . . .	xiv
Monuments, Headstones, etc., . . . . .	xvii
Perpetual Care, . . . . .	xvi
Single Graves, . . . . .	xv
Slate Graves, . . . . .	xviii



OFFICE AND ENTRANCE.

## TO THE LOT OWNERS OF RIVERSIDE CEMETERY.

THE trustees of the Riverside Cemetery Association present herewith a report to their lot owners, who are, by the provisions of law, the proprietors of the grounds, and whom the trustees are bound to serve to the best of their ability.

Though the control and management of Riverside is committed to a Board of Trustees, part of whose members are elected at each annual meeting, the best possible results in the way of care and improvements to the grounds can only be obtained with the friendly and intelligent co-operation of the individual lot owners. It is, therefore, both the duty and the desire of the Trustees to keep in close touch with the lot owners, and to this end they herewith briefly present for their inspection some of the details of incorporation and management, together with a statement of the rights and privileges of those who have purchased lots, or who may secure them hereafter.

At the outset of this report, the Trustees and Superintendent desire to thank all lot owners for their friendly assistance in developing and maintaining this beautiful resting place for the dead. The continuance of this spirit of mutual helpfulness is made all the more necessary by the rapidly increasing number of lot owners.

## LAW OF INCORPORATION.

Riverside Cemetery Association is incorporated under the law of 1848, and amendments thereto, which authorize the incorporation of associations for the purpose of opening and maintaining rural cemeteries in New York State. This law guards the sanctity of cemetery grounds, affords every security to the purchasers of lots, protects from legal process all family lots upon which interments have been made, and gives every lot owner a voice in the election of Trustees, who shall manage the affairs of the Association.

Although the Board of Trustees has been changed somewhat from year to year, the clearly defined plan of development that was adopted at the beginning still controls the policy of the Association. It is fitting that we should inform our lot owners, and the interested public, what this policy has been and still continues to be, in order that they may more readily understand the reasons for our past acts, and may more intelligently co-operate in gaining the desired ends.

## LOCATION.

It may be that the distance of Riverside from the center of the city (about two miles beyond the city line) seems too great to some of those who are accustomed to the comparatively central location of the older cemeteries. A moment's reflection will

surely show the advantages of this site. There is nothing in which we desire greater permanence and undisturbed possession for a long period of time than in a cemetery lot, to which the mortal remains of our cherished dead may be carried for their last rest.

No cemetery, then, should be placed where it is likely to be encroached upon by the dwellings of the living. In many large cities, old and deserted cemeteries are to be seen, around which the tide of population has flowed, till they have been hemmed in by busy streets and great buildings. The growth of sanitary science is not unlikely to lead to an entire prohibition of all burials within certain distances of thickly populated districts.

Legislation has already forbidden all such burials after a fixed date, in some places, and has also forbidden the laying out of any new cemeteries in New York, San Francisco, Buffalo, and some other cities. This tendency to legislative interference with city cemeteries in the interest of the cities' health is most marked, especially where the drainage from the burying grounds is toward dwellings, as was the case in the proposed Oak Hill Cemetery, on the range of hills south of Rochester, which was abandoned because the city refused to allow interments to be made upon the grounds.

Safe and secure location has, therefore, become an important consideration with many purchasers of cemetery lots. The large Buffalo cemetery,

known as Lakeside, is located ten miles from that city, and furnishes an illustration of the strength of the reasons that lead your Trustees to believe themselves abundantly justified in their decision to locate Riverside some distance from the center of this city. The soil being a sandy loam, and the location being on a bluff one hundred feet above the river, the natural drainage of the entire tract is almost perfect, and has been supplemented by a system of tiling that secures each lot on the cemetery against any dampness.

#### GROUNDS AND PLANS.

Riverside covers an area of one hundred acres of rolling woodland and meadow, having a general slope from the Charlotte Boulevard toward the river. These grounds have been laid out with a view of obtaining the most beautiful landscape effects. The ten or fifteen acres of woodland which lie along the high bank of the Genesee, have been left as nearly in a state of nature as possible. A picturesque forest drive, skirting the bluff, has been cut through the close woods, which are filled with a profusion of ferns and wild flowers, delightful to all lovers of nature. In the more open grounds, we have sought to obtain such landscape effects as will give the appearance of a beautiful park, within whose peaceful confines we can lay our dead with less of the gloomy surroundings and suggestions

that mark the ordinary cemetery. In carrying out this idea, perfect lawns form the starting point, and to this end, true grades have been established, and all mounding of graves omitted. The added attractiveness of cemetery grounds laid out on these plans is so apparent that some of our older cemeteries have recommended that mounds be dispensed with in the future, and in some instances have enacted rules to that effect, and have placed the newer parts of their grounds under restrictions similar to those that prevail at Riverside. Our neatly shaven lawns are broken only by graceful groups of trees and shrubbery, and while time is necessary to gain the full effect of proper planting, great progress has been made in the few years which have passed since this work was begun at Riverside. The local nurseries have been drawn upon for their best material, and we have also recently made large importations of less familiar species from France, so that there are over fifteen thousand young trees and shrubs growing in our training grounds, which will be transplanted and used as the Cemetery is more fully laid out.

Riverside has already become celebrated among florists in the production of certain species. The brilliant display of Japanese Iris at the edge of the lake was recently mentioned at considerable length in the "American Florist." We have also been especially successful with the Egyptian lotus, while

the combination of the yellow alder and the willows, with the red of the dog-wood, produces some very striking effects. During the past autumn, a new drive was cut through the shrubbery to the south of the lake, giving another charming view of the grounds.

Work will soon be commenced on another lake at the foot of a knoll near the chestnut grove on the north side of the grounds, and its sheltered position promises to make it an especially congenial home for several delicate species of aquatic plants.

A simple, but complete system of water works carries pure spring water to all parts of the grounds.

We make mention of these things that our lot owners may know that work is being unremittingly pushed on definite lines toward the continued improvement of the cemetery.

We cannot close this description without referring to our Superintendent, Mr. J. H. Shepard. He is not merely a working foreman, nor do his chief duties consist in enforcing the rules of the Cemetery. Mr. Shepard is a first-class landscape architect, a trained arborist and a skilled botanist. He has a keen appreciation of the beauties of nature, and an eye quick to perceive the artistic possibilities of any situation. He comes to us from one of the largest and most beautiful cemeteries in Chicago, and commands a salary equalled by few superintendents in the land. His plans for the further embellishment of

Riverside are elaborate and comprehensive, extending to the minutest details, and will still further spread the reputation which it has already acquired of being one of the most beautiful burial places in the country.

#### BUILDINGS.

In the matter of permanent buildings, the Trustees have proceeded upon the principal that, in the long run, the best is the cheapest. Hence the pretty railroad station on the Boulevard, the office and lodge, and the public receiving vault, are all built after artistic designs, and of handsome and durable material, the construction being of such a substantial nature as to resist, so far as possible, the effects of time and decay.

In addition to the buildings already erected, the Trustees have in contemplation a large and beautifully designed conservatory, the spacious tiled center of which will be used, when desired, for commitment services. This will take the place of the customary gloomy chapel, for which we have made no provisions in our plans.

#### COST OF LAND AND IMPROVEMENTS.

While our lot owners have in a general way thus been made familiar with the improvements which have been and are being made, it will be interesting to them to know something of the cost to date. The total outlay for the purchase, improvement, and

maintenance of Riverside Cemetery to January 1st, 1897, is \$165,927.81. In addition to the original expenditure in the opening and laying out of the grounds, the entire receipts from the sale of lots have been used for their further embellishment, and for the formation of a reserve fund, the income of which is also devoted to the care of the grounds.

The extent of future improvements, and the rapidity with which they are made, will naturally depend somewhat upon the sales of lots, though the income of the reserve fund above mentioned will be used solely for the care and beautifying of the Cemetery.

#### LOTS, PRICES, AND TERMS.

Some three thousand lots at Riverside have been mapped, graded, covered with a beautiful lawn, and are ready for sale. The size of lots as plotted varies, and a lot can be secured in almost any location, to suit any desired number of interments. This method is a great improvement over the old style of plotting all lots of uniform size, and then dividing into halves and quarters, for in our plan each lot has its individual number and cannot be confused by designating it as a certain part of another lot. The prices of lots at Riverside depend upon the size rather than the location, as there are few undesirable spots in any of the sections, and few indeed have been the instances where intending purchasers could not be satisfied both as to location and price.

In consideration of the extreme hard times, the Trustees have taken the responsibility of selling lots and allowing interments upon them on the payment of one-half the purchase price, and an execution of a contract for the payment of the balance any time within a year. The satisfaction with which this plan has been received by many purchasers, and the relief which it has afforded in many cases at a time of distress, have led us to continue sales upon these terms.

Any owner of a lot can re-deed the same to the Trustees of the Cemetery in trust for his own burial, or that of any specifically named persons, thus providing a burial place which cannot be sold or alienated by any mischance or turn of fortune.

The Trustees furnish and set for each purchaser of a lot, stone corner-posts, which make a permanent boundary for his lot, thus relieving him from an extra expense incurred in purchasing lots in other cemeteries.

#### SINGLE GRAVES.

In view of the wide discrimination usually made between the rich and the poor in the matter of selection of cemetery lots, and especially the inferior location usually chosen by the management of the average cemetery for the single graves, we believe the purchasers of graves in the single grave section at Riverside have every reason to be satisfied with our policy, as there is no finer section than that which is



devoted to their use. This section receives the same care as that bestowed upon the most expensive lots in the Cemetery.

#### PERPETUAL CARE.

Right here we desire to mention the satisfactory results of our plan of perpetual care of lots. Everyone is aware that many lots in our older cemeteries present a neglected appearance, injuring the looks and the value of all adjoining property. To prevent this state of affairs, the new cemeteries of the country are themselves providing for the care of the entire grounds, and the older cemeteries are soliciting extra payments from lot owners for the purpose of arranging for the care of their lots. We have, from the first, provided for the perpetual care of all lots in the Cemetery, a clause in our deed guaranteeing to keep them neatly mowed and trimmed, without expense to the owners. This perpetual care does not extend to keeping the monuments in order, and we call the attention of our lot owners to the fact that the Trustees of Riverside are empowered by law to receive bequests in trust for the special care of monuments, and other purposes designated by the testator.

#### DEEDS, TITLES, ETC.

All the lots of Riverside Cemetery are free and clear of any incumbrance, and a warranty deed to that effect is given each purchaser. We desire to

call the attention of our lot owners to a provision of the laws of the State of New York for the incorporation of cemeteries, to the effect that no transfer of a lot is possible after an interment has been made thereon, except by a special order from the court, and that the Trustees cannot recognize any transfer made without their knowledge and consent. This provision is as much in the interest of the lot owner as of the Cemetery Association. The law also provides that a cemetery lot cannot be taken for debt.

#### MONUMENTS, HEADSTONES, ETC.

A report has been somewhat industriously circulated to the effect that our rules governing the placing of memorials prohibit the erection of monuments at Riverside. The monuments already erected are a sufficient answer to this objection. Our restriction in this respect applies to upright headstones, our requirements being that individual graves be marked by stone markers set flush with the lawn, with the lettering on their upper surface. The wisdom of this provision is as apparent as that prohibiting mounds over graves, and furnishes one of the pleasantest distinguishing features of Riverside. The park-like aspect of Riverside has led many people to remark, in spite of the presence of here and there a monument, that no one has been buried there, and it will doubtless be a surprise to our earlier lot purchasers to learn that already between