



# COLUMBIA CEMETERY



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Current-day (2022) photographs provided by Mundus Bishop and JVA. Historic photographs (pre-2020) provided by the City of Boulder or from online archives at the Carnegie Branch Library for Local History and Boulder Historical Society Collection, unless otherwise noted.

## STATEMENT

The report documents the history, significance, integrity and existing condition and provides treatment guidance for the resource. It does not evaluate for listing in the National Register of Historic Places. If the resource has been previously listed or evaluated it is referenced and footnoted.



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Figure 1-1. Columbia Cemetery in Boulder, Colorado, circa 1890  
(source: Carnegie Branch Library for Local History)

# COMMON TERMINOLOGY

## State/National Register Terminology<sup>1 2</sup>

**Area of Significance** - an aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as architecture, entertainment or recreation.

**Character-Defining Features** - the elements that account for the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

**Compatible Feature** - a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details and materials may be such features.

**Contributing Resource** - a building, site, structure, object, or feature adding to the significance of a property.

**Designation Boundary** - the boundary defined by the Landmarks Board and City Council that encompasses a historic property. This boundary represents a physical area in which any future alterations have historic preservation review associated with them.

**Eligibility** - ability of a property to meet the State/National Register criteria.

**Evaluation Criteria** - the established criteria for evaluating the eligibility of properties for inclusion in the State/National Register of Historic Places.

**Historic Context** - information about historic properties based on a shared theme, specific time period and geographical area.

**Landscape Characteristics** - the tangible and intangible aspects of a landscape from a historic period; these aspects individually and collectively give a space its historic character and aid in understanding its historical importance.

**Local Landmark** - a local area or building that has been determined to have a special character and historic, architectural, or aesthetic or value to the city.

**Period of Significance** - the span of time in which a property attained the significance for which it meets the State and/or National Register criteria, and/or Local Landmarks criteria.

**Property Type** - a grouping of properties defined by common physical and associative attributes.

## Integrity<sup>3</sup>

**Integrity** is the ability of a property to convey its significance. It is assessed to determine if the characteristics that shaped the property during the period of significance are present as they were historically.

**Location** is the place where the historic property was constructed or the place where the historic event occurred.

**Setting** is the physical environment of a historic property.

**Design** is the combination of elements that create the form, plan, space, structure, and style of a property.

**Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

**Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

**Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.

**Association** is the direct link between an important historic event or person and a historic property.

1 US Department of the Interior, National Park Service, *How to Complete the National Registration Bulletin* (Washington DC: National Park Service Cultural Resources, 1997), Appendix IV.

2 US Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Cultural Resource Stewardship and Partnerships, 1996).

3 Ibid.



## PROPERTY OVERVIEW

<b>Property Name:</b>	Columbia Cemetery, Pioneer Cemetery
<b>Location:</b>	9th Street, between Pleasant Avenue & College Avenue
<b>Property Address:</b>	1201 9th Street, Boulder CO, 80302
<b>Latitude/Longitude:</b>	40 1 9 / 105 16 9
<b>Legal Property Description:</b>	PT SE 1/4 SE 1/4 NE 1/4 36-1N-71W PER REC 90809606 3/11/1966 BCR AKA COLUMBIA CEMETERY
<b>Parcel Tag:</b>	146136100084
<b>Acreage / Square Footage:</b>	10.57 acres
<b>Date of Construction:</b>	1870 (cemetery) 1910 (landscape)
<b>Designer(s):</b>	Columbia Lodge #14 (cemetery); W.A. Parce (landscape)

## DESIGNATION, ELIGIBILITY, & CLASSIFICATION SUMMARY

Current Designation Level		Ordinance & Listing Information	
<input checked="" type="checkbox"/> Local Landmark		City of Boulder	
<input checked="" type="checkbox"/> State Register of Historic Properties (SRHP)		Local Landmark No: <u>77-1</u>	
<input checked="" type="checkbox"/> National Register of Historic Properties (NRHP)		Ordinance No: <u>4252</u>	
		Ordinance Date: <u>August 16, 1977</u>	
		State ID: <u>5BL571</u>	
		Smithsonian Trinomial: <u>5BL571</u>	
		National Historic Landmark No: <u>n/a</u>	
State & National Register Eligibility		Areas of Significance	
State Register of Historic Properties	National Register of Historic Properties	<u>Social History</u>	
<input checked="" type="checkbox"/> Listed	<input checked="" type="checkbox"/> Listed	<u>Art</u>	
<input type="checkbox"/> Determined Eligible	<input type="checkbox"/> Determined Eligible		
<input type="checkbox"/> Delisted	<input type="checkbox"/> Delisted		
Recommended Period of Significance			
Date Range: <u>1870</u> to <u>1947</u>			
Property Types		Property Integrity: Aspects	
<input type="checkbox"/> District(s)	<input checked="" type="checkbox"/> Structure(s)	<input checked="" type="checkbox"/> Location	
<input type="checkbox"/> Sites(s)	<input type="checkbox"/> Object(s)	<input checked="" type="checkbox"/> Setting	
<input type="checkbox"/> Buildings(s)	<input type="checkbox"/> Feature(s)	<input checked="" type="checkbox"/> Design	
		<input checked="" type="checkbox"/> Materials	
		<input type="checkbox"/> Workmanship	
		<input type="checkbox"/> Feeling	
		<input type="checkbox"/> Association	
Individual Character-Defining Features of Property Types		NRHP Evaluation Criteria	
District(s)	Structure(s)	<input checked="" type="checkbox"/> Criteria A: The property is associated with event that have made a significant contribution to the broad patterns of our history	
<u>          </u>	<u>Pioneer Gateway</u>	<input type="checkbox"/> Criteria B: The property is associated with the lives of persons significant in our past	
<u>          </u>	<u>Perimeter Fencing</u>	<input checked="" type="checkbox"/> Criteria C: The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction	
Site(s)	<u>Roads and Paths</u>	<input type="checkbox"/> Criteria D: The property has yielded, or may be likely to yield, information important in prehistory or history	
<u>          </u>	<u>New Anderson Ditch</u>		
<u>          </u>	<u>Maintenance Shed</u>		
	<u>Grave Markers</u>		
	<u>Plant Materials</u>		
Building(s)	Object(s)		
<u>          </u>	<u>          </u>		
<u>          </u>	<u>          </u>		

## Designation Boundary

Designation Boundary Description: Columbia Cemetery consists of 10.6 acres, generally bounded by 9th Street on the east and inclusive of a grid of burial plots, markets, features and vegetation, and enclosed by a perimeter fence.

The S.E. 1/4 S.E. 1/4 N.E. 1/4 Sec. 36 T. 1 N.R. 71W. Except a strip of land 20 ft. in width along E. side of the whole length thereof. Beginning 10 chains N. of S.E. Cor. of S.E. 1/4 N.E. 1/4 Sec.36 T. 1 N.R. 71 W. the same being N.E. Cor. of Cemetery Grounds, thence 80 ft. more or less to S. line of Pleasant Street, thence 5 chains W. 5 chains, thence S.80 ft. more or less to N. Line of Cemetery Grounds, thence E. 5 chains to beginning. Except so much of said land as will be needed and used for extending 9th St. from Smith's Addition to West Boulder. Beginning on N. line of Cemetery Grounds at a point 10 chains N. and 5 chains W. of S.E. Cor. of S.E. 1/4 N.E. 1/4 Sec 36 T. 1 N.R.71 W to N.W. thence 5 chains to N.W. Cor. of Cemetery Grounds, thence N. 80 ft. more or less to S. line of Pleasant St., thence E. 5 chains, thence S. 80ft. more or less to beginning. (Figure 1-2).

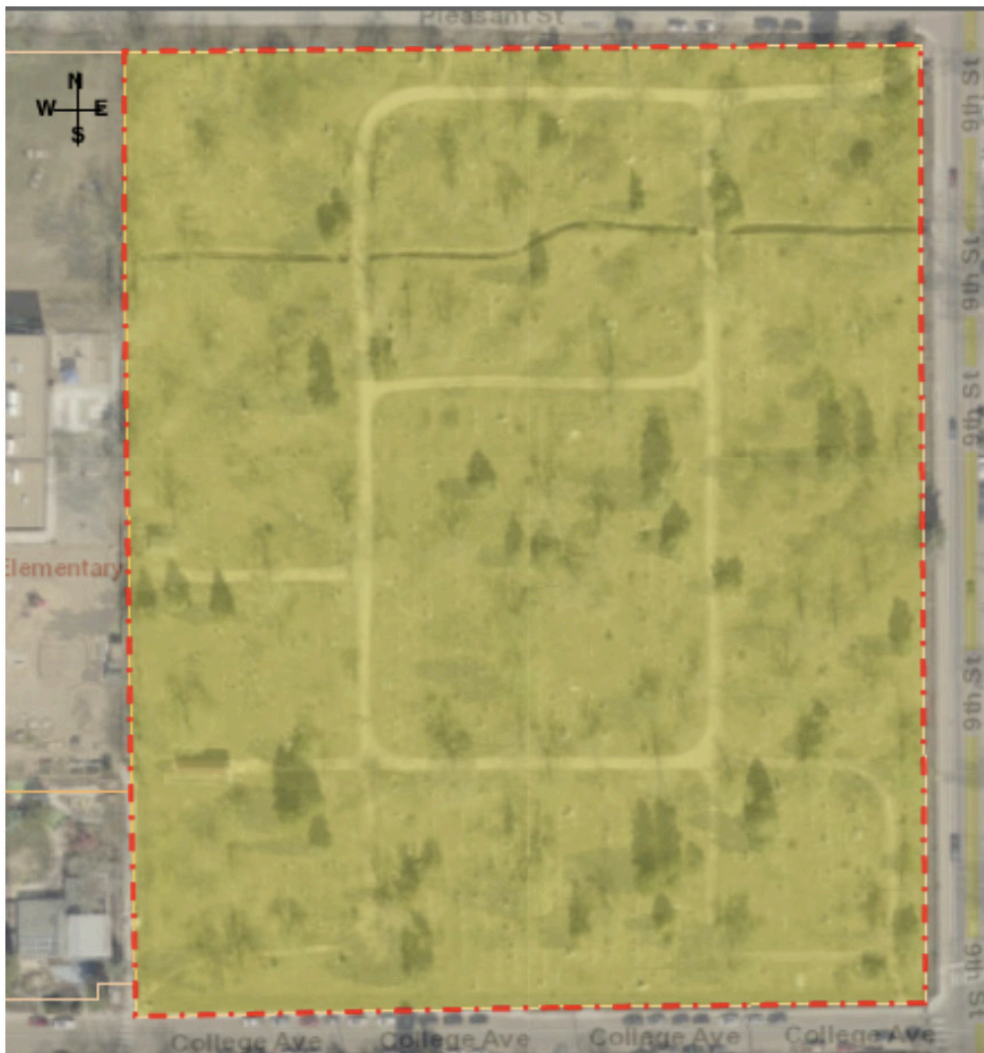


Figure 1-2. Designation Boundary of Columbia Cemetery.

# HISTORY & SIGNIFICANCE

## Historic Context

### *Statement of Context*

Columbia Cemetery is a 10.5 acre property approximately one-half mile south of downtown Boulder. The cemetery is significant for its association with Boulder's early Social History, for its collection of Funerary Art, and as an active cemetery. The period of significance for the property begins with the cemetery's establishment in 1870 and ends in 1947. The cemetery was listed in the National Register of Historic Places in 1997 and was designated a local landmark by the City of Boulder Landmarks Board and City of Boulder City Council in 1977. The Columbia Cemetery consists of a grid of burial plots, grave markers, Pioneer Gateway, 1860 New Anderson Ditch, Maintenance Shed, perimeter fencing, roads and paths, and vegetation. The cemetery is locally significant as Boulder's oldest cemetery and burial place of numerous persons important in Boulder's history and for its wide variety of funerary art that exhibits the artistry associated with the late 19th and early 20th century.

### *Background History*

Beginning in the late 1850s, the Front Range of Colorado's Rocky Mountains attracted miners and ranchers. As the region experienced an influx of pioneers, Boulder, the county seat of Boulder County, grew and prospered. Before Columbia Cemetery was established Boulder did not have a designated burial ground. Instead, bodies were interred in the wild or on the crest of Lover's Hill (also known as Valmont Butte). A need for a more pleasant cemetery space resulted in the establishment of Columbia Cemetery in 1870. The land was purchased by Columbia Lodge No. 14, A.F. and A.M., a Masonic order. The cemetery was developed on a geometric grid with rectilinear paths and drives, and shrubbery and flowers at individual plots. A diverse cross section of the population was interred at the cemetery that included miners, cattle drivers, ranchers, university professors, local businessmen, war veterans, members of fraternal organizations, and victims of epidemics.<sup>5</sup>

From 1910 to 1965 the Columbia Cemetery was owned by the Park Cemetery Association. During this time the cemetery evolved into a more formal burial ground with a park-like appearance. Burial plots had designated ownership, and the cemetery had regular maintenance. The grounds were improved with a perimeter iron fence, gravel roads, and tree and shrub planting.<sup>6</sup>

Since 1965, the Columbia Cemetery has been under the ownership of the City of Boulder and is administered as a part of the city's Parks and Recreation Department. A Preservation Master Plan was completed in 1996 and since that time repairs and restoration efforts have been undertaken throughout the cemetery.

### *Development of the Theme or Area of Significance*

The creation of Columbia Cemetery was part of a national trend of constructing cemeteries outside of developed cities during the Victorian Era. Garden cemeteries emerged in the eastern United States starting in the 1830s as part of what is known as the rural cemetery movement. Early American proponents of cemetery design were influenced by the development of European romanticism, especially in England and France, as it was applied to private and public gardens, parks, and other landscapes such as cemeteries. Among these, the 1804 Pere-Lachaise Cemetery in Paris was considered the finest example. The first planned American cemetery to be developed in accordance with principles of the rural cemetery movement was the 1831 Mount Auburn Cemetery in Cambridge, Massachusetts. Among the concepts employed were the cemetery had to be substantial in size, located on the outskirts of town, offer visitors a good view, be laid out with a pattern of carriage roads and defined burial sections, hold a variety of funerary art, and exhibit landscaping that over time would mature into a park-like setting with an expanse of grass, trees, shrubs, and flower beds.<sup>7</sup>

In contrast to this vision, throughout the western frontier, particularly during the earliest years of settlement, cemeteries started out as utilitarian burial grounds rooted in practical necessity more than lofty concepts such as

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5 Hudson, National Register of Historic Places Registration Form, Columbia Cemetery, 1997, Section 8, Page 6

6 Hudson, National Register of Historic Places Registration Form, Columbia Cemetery, 1997, Section 8, Page 10

7 Sladek, Ron. National Register of Historic Places Registration Form, Golden Cemetery, 2011



beauty and solace. Often the earliest improvements were made by the families themselves or if they had the means, they hired someone. Others left their plots as they were pure prairie.

Colorado's first garden cemetery, Riverside Cemetery, was incorporated in 1876 north of Denver. Landscape engineer Harvey C. Lowrie created a park-like setting with dense trees, lush grasses, a central rose garden, and meandering road system. Riverside Cemetery, and others that would follow in Colorado in the ensuing years, were similar to the eastern precedents in that the cemetery was located outside of the urban area and followed Victorian styling.<sup>8</sup>

Among Colorado settlements that grew into permanent towns and cities such as Boulder, many cemeteries evolved into larger, more sophisticated planned and landscaped park-like garden cemeteries that reflected local society. For residents of Boulder, Columbia Cemetery became their communities version of the garden cemetery. It was located on the outskirts of town and offered visitors a panoramic view of the mountains and plains. Imitating the grid pattern of western settlements, the site was laid out with a linear pattern of burial sections and carriage roads, and was landscaped over time to create a park-like setting. In contrast to eastern cemeteries, Columbia Cemetery, with its proximity to the Rocky Mountains to the west, did not need to fabricate a sense of drama. The design was simple and functional. Often cared for with improvements made by family members themselves, it was inspired by the national trends yet essentially utilitarian.<sup>9</sup>

### *Associated Property Types*

Columbia Cemetery's design is consistent with multiple cemeteries built in the Front Range in the late nineteenth century. The design has changed over the years and reflects a variety of American cemetery types. Its early character as a rural/homestead cemetery evolved into a rural cemetery typical of Victorian Era burial grounds that provided a picturesque setting planned with trees, wide paths, decorative tombstones, and iron fence and gateway.

Around the same time Columbia Cemetery was built, many other cemeteries were created throughout the state's growing municipalities and were comprised of similar elements that created scenic final resting places in suburban settings (such as Denver's Fairmount Cemetery and Golden Cemetery). These cemeteries were unique in the way they integrated larger design trends of the rural cemetery movement and addressed the utilitarian and economic realities of local residents. Columbia Cemetery is one of the first garden cemeteries established in Colorado. It is representative of landscape architecture applied to a public cemetery that evolved over many decades.<sup>10</sup>

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8 Colorado Preservation Inc, Endangered Places Program, Riverside Cemetery

9 Hudson, National Register of Historic Places Registration Form, Columbia Cemetery, 1997, Section 8, Page 9

10 Sladek, Ron. National Register of Historic Places Registration Form, Golden Cemetery, 2011

## Statement of Significance

Columbia Cemetery is significant for its association with Boulder's early Social History and for its collection of significant Funerary Art. The cemetery is listed in the National Register of Historic Places (NRHP) under both Criterion A and B, and meets Criteria Consideration D for its importance as Boulder's oldest cemetery and the burial place of numerous persons important in Boulder's history. The cemetery began operation in 1870 and is one of 18 historic cemeteries listed in the NRHP within Colorado. In addition to being the burial place of numerous persons important in Boulder's history, the cemetery is significant for its collection of funerary art exhibiting the artistry, craftsmanship, and symbolic values associated with late 19th and early 20th century burial practices.

The social history associated with Columbia Cemetery dates to the late 1850s as Boulder grew and prospered. Before 1870 Boulder did not have a designated burial ground and a desperate need existed for a pleasant cemetery space. Columbia Cemetery was established in 1870 by the Masons. Boulder's early history is evident on the inscriptions on the grave markers and depict a wide and diverse cross section of people buried in the cemetery, representing a diverse group ranging from Boulder County's pioneering miners, cattle drivers, and ranchers to university professors and prominent local businessmen. War veterans, members of fraternal organizations, and victims of epidemics young and old were interred in the cemetery.

Columbia Cemetery's collection of funeral art is significant for the insight they provide into cultural and sociological aspects of Boulder's history. The wide variety of styles, materials, and degree of craftsmanship illustrate evolving late 19th and early 20th century popular and personal tastes. In many cases the markers indicate the socioeconomic status of those commemorated. Some of the markers were fabricated locally, while others were ordered from distant suppliers. In particular, those of white bronze are representative of a gravestone material and fabrication technique popular in the late 19th and early 20th century. Most were produced between 1886 and 1908 at a Des Moines, Iowa, subsidiary of the Monumental Bronze Company. Located throughout the cemetery, some hollow monuments are fairly simple, but others are intricately shaped and detailed.<sup>11</sup>

Somewhat concentrated in the southwestern corner are plain marble markers of Civil War Veterans, some that simply read, "Union Soldier." Nearby, in the southwest corner, is a "Potter's Field" (a portion of the cemetery set aside for those who could not afford a grave marker) with markers ranging from rough slabs of concrete to local sandstone, carefully lettered and crafted. One concrete marker has colored marbles pressed into the cement, spelling out the name of a young girl. Other examples of vernacular artistry include markers fashioned from plumbing pipe and sheet metal located throughout the cemetery. A few markers were created out of half-carved stones. Several poured concrete "Woodmen of the World" markers, and a child's marker that includes a small porcelain portrait of the child are within the cemetery.<sup>12</sup>

## Period of Significance

The period of significance for Columbia Cemetery is from 1870 to 1947. The period begins with use of the site for funerary and cemetery purposes and ends fifty years prior its listing in the NRHP.

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11 Hudson, National Register of Historic Places Registration Form, Columbia Cemetery, 1997, Section 8, Page 6

12 Hudson, National Register of Historic Places Registration Form, Columbia Cemetery, 1997, Section 8, Page 8

## Summary of Current and Historic Use

Columbia Cemetery was established for use as a burial and funerary location for Boulder's residents. Historically the burial ground did not function as publicly owned land, and was held by Columbia Lodge #14 and the International Order of the Odd Fellows (I.O.O.F.) Lodge No. 9. The City of Boulder took over ownership of Columbia Cemetery in 1966, adding the cemetery to the city's parks department. The land use for the site did not vary during the period of significance (1870 to 1947) but the various cemetery owners had varied management practices.

Columbia Cemetery's use after the period of significance and into the present continues as a site for burial and funerary memorial. In addition to continuation of original function and use, changes to ownership in 1965 make the site publicly held land by the City of Boulder through the Parks and Recreation Department. The cemetery also continues to function as a space for celebration of our ancestors and heritage.

Date	Event
1870 to present	Funerary/memorial cemetery; Landscape/park
1870	Single ownership by Columbia Lodge #14
late-1870 to 1910	Dual ownership by Columbia Lodge #14 and International Order of the Odd Fellows (I.O.O.F.) Lodge No. 9
1870s to 1930s	Boulder Memorial Day Celebration
1910 to 1965	Ownership by the Park Cemetery Association
1965	The City of Boulder took over ownership of Columbia Cemetery



# INTEGRITY

Integrity is the ability of a property to convey its significance. Columbia Cemetery is assessed to determine if the characteristics that shaped the site during the period of significance are present today. Integrity is evaluated according to seven aspects or qualities: location, setting, feeling, design, materials, workmanship, and association. The cemetery's cultural landscape retains integrity in all seven aspects.

## *Location*

Columbia Cemetery retains integrity of location. It remains in its original location, set at the base of the Flatirons south of downtown Boulder.

## *Setting*

Columbia Cemetery retains integrity of setting as a final resting place with serene surroundings. The natural setting of mountains and forests remains, as does the designed setting of a formal burial ground set aside by fencing, orderly rows of graves and paths, and lush plantings.

## *Design*

The cemetery retains integrity of design. The site's linear arrangement of roads and paths divide the cemetery into different sections and burial lots. Mature trees and lawn create a park-like space that creates a green backdrop for the cemetery's monuments. Formal entrances, including the Pioneer Gateway and the iron fence and gates into the cemetery, complete the design that is orderly, picturesque, and formal. This design is extant from the cemetery's period of significance. A few alterations that impact the integrity of design include the addition of iris beds along the cemetery's edge, the addition of boulders just east of the Pioneer Gateway, and the addition of the Volunteer Shed along the cemetery's eastern side within a former road bed. Over time, the linear arrangement of planted trees has become difficult to distinguish, and the pattern of trees on the landscape appears more haphazard than was the design intent in the 1920s.

## *Materials*

The cemetery's grave markers, fencing, and gateways retain integrity of materials. The grave markers represent a lens into national and local geology, masonry, and stone carving. The variety of indigenous materials used, including stones from Salina and Marble, limestone from Golden, and sandstone from Two-mile, reflect the location of active quarries at the time.<sup>13</sup> Historic materials found in the iron fence and Pioneer Gateway retain integrity. The Maintenance Shed has been restored with some replacement of original materials.

## *Workmanship*

Workmanship is evident in the details of extant features and retains integrity. Many of the grave markers were carved locally by Boulder Marble Works once located downtown. Other markers were purchased from distant manufacturers back east which retain the workmanship and attention to detail by eastern craftsman. Integrity of workmanship is evident also in the stone walls and iron fence that has details that were common in Victorian-Era iron work.

## *Feeling*

The integrity of feeling is retained through the collection of extant features, the individuals buried/interred below ground, and the lack of major alterations to the property. The mature trees and perimeter fencing provides a buffer from the surrounding neighborhoods and streets that makes the cemetery feel peaceful and serene as compared to the remainder of the city.

## *Association*

Columbia Cemetery retains its association with families, individuals, and the general citizenry of Boulder as the city's first communal burial ground. The cemetery continues to be the final resting ground of numerous of Boulder's founding citizens and retains connections to the greater community.



*Figure 1-3. Columbia Cemetery, in the background, and New Anderson Ditch at right, c. 1880 (source: Carnegie Branch Library for Local History)*



*Figure 1-4. Pioneer Gateway at the northeast entrance to Columbia Cemetery, post-1913 (source: Carnegie Branch Library for Local History)*

## Construction & Alteration History

Date	Event	Source
1860	Anderson Ditch dug for irrigation of Marinus G. Smith's land	NRHP Columbia Cemetery, 7. 4
1870, April 28	Marinus G. Smith, a member of the Masons, sells 10.5 acres of his land for \$200 to Columbia Lodge #14 A.F. & A.M. for future use as a cemetery.	City of Boulder, "Columbia Cemetery History"
1870, May	First person buried in the cemetery, Anna Eggleston, who died on May 16, 1870.	City of Boulder, "Columbia Cemetery History"
1870, December	In December of 1870, the Masons sold one-fourth of the cemetery (All of Section A; Section E, Lots 1-9, 87-102; Section F, Lots 1-8, 29-37) to Boulder Lodge No.9 Independent Order of Odd Fellows (chartered July 10, 1869).	City of Boulder, "Columbia Cemetery History"
1870 to 1900	Columbia Cemetery had little to no budget for maintenance. Early photographs show cattle among tombstones using New Anderson Ditch. Individuals erected fencing around some burials and family plots to keep the cattle out.	Boulder Carnegie Library Historic Images, Figure 1-3
1870s to 1945	Individual and family grave markers added. Individual wooden and metal fences erected by family plot owners around individual and family grave sites. Some plots lined with stone coping or low stone walls.	Boulder Carnegie Library Historic Images
1882	The historic maintenance shed is likely constructed with an outhouse to the west of the shed.	NRHP Columbia Cemetery, 7. 4
1886	The Masons appointed a caretaker to plant shrubbery and flowers, repair the fence, and maintain the lawn. It may have been around this time a wire fence was added around the cemetery.	NRHP Columbia Cemetery, 8.9
1904	Boulder Cemetery Association developed a new cemetery named Green Mountain in south Boulder. Ninety-one bodies were removed from Columbia Cemetery and reburied in Green Mountain.	1997 Cemetery Preservation Master Plan
1912	At an unknown date, but by 1912, a small stile constructed at the northeast corner of the cemetery.	April 1912, Boulder Daily Camera
1912	Spruce and western cedar planted.	NRHP Columbia Cemetery, 7. 5
1913	Pioneer Gateway built in 1913 of twin piers of random coursed rustic stone. The left pier stamped with "Pioneer Gateway" and the right side with "Columbia Cemetery." Between the two piers a narrow vehicular drive with an iron gate secured the entrance. An iron fence constructed around the cemetery's perimeter. Gravel roads constructed.	NRHP Columbia Cemetery, 7. 3
1927	It appears likely that Park Cemetery Association had a planting effort that included Ash trees and other deciduous trees planted in a linear pattern.	NRHP Columbia Cemetery, 7. 5
1930s to 1950s	Original rose bushes were removed by cemetery management likely between the 1930s and 1950s.	City of Boulder
1956	Iron fence along the western edge of the cemetery bordering Flatirons Elementary was removed when the elementary school was built. The fence replaced with a chainlink fence.	NRHP Columbia Cemetery, 7. 3
1965	City of Boulder takes ownership of the cemetery and is administered as part of the Parks and Recreation Department.	City of Boulder, "Columbia Cemetery History"
1970s	Additional plants added including lilac, spirea, roses, and juniper. Iris beds added along 9th Street.	City of Boulder



Date	Event	Source
1977	The cemetery closed to vehicular traffic. Portions of the iron fence were removed.	City of Boulder, "Columbia Cemetery History"
1960s to 2010s	Increase in quantity of grave markers removed and/or damaged from theft and vandalism.	City of Boulder
1994	Inventory and evaluation of all standing grave markers completed by Historic Boulder and Boulder Genealogical Society volunteers.	City of Boulder
1998	Perimeter fence repair and restoration, including reconstruction of missing pieces and stolen gate.	City of Boulder
1999 to 2000s	The professionally-trained Columbia Cemetery Conservation Corps volunteer group established in 1999, and has performed conservation work on hundreds of grave markers. A grant from the state historical fund provided funding for the cemetery preservation to reset and clean grave markers, many of which had been overturned and half buried by the 1990s. Work continued through the early 2000s.	Boulder Daily Camera, "Cemetery Project Brings Life to Dead" 3/7/1999
2000s	Pedestrian pathways added and re-defined at NW, SW, and SE entry points. A chain link fence replaced along eastern edge of cemetery with in-kind materials.	City of Boulder
2006 to 2012	Columbia Cemetery Conservation Corps (CCCC) volunteer group installed two benches made of Lyons, Colorado sandstone. One located north of the entry from Pioneer Gateway and another north of New Anderson Ditch.	City of Boulder
2011	Construction of the Volunteer Shed by CU's environmental design class.	
2013	New Anderson Ditch reinforced with sheet piling to keep ditch water from leaking into the cemetery.	Boulder Daily Camera, "Leaky Ditch Gets Shored Up By City" 8/7/2013
2013	Electrical lines added to the southwest section of the cemetery to the new shed and historic shed. Installation of an irrigation system including underground lateral lines and above ground sprinkler heads and control valves.	City of Boulder
2014	White bronze (cast zinc) grave markers refurbished by the City. The markers manufactured by the Monumental Bronze Company in Bridgeport, Connecticut between 1874 and 1912.	Boulder Daily Camera, "White Bronze Markers Restored" 3/22/2014.
2014	Steel black fence installed to replace chain link fence along western edge of cemetery.	City of Boulder
2015	Restoration of the Maintenance Shed.	
2022	Restoration to historic perimeter fence, one piece (8 lf), along 9th and partial restoration/reconstruction to one piece of the same length at SW pedestrian entry.	City of Boulder

# EXISTING CONDITION

## Landscape Condition

### *Summary of Landscape Characteristics*

Columbia Cemetery's original setting, features, and spatial relationships remain largely intact. The cemetery is set on a hill above downtown Boulder at the base of the Flatirons. The setting is characterized by orderly paths and mature trees with grave markers interspersed. A stone gateway provides a formal entrance at the northeast corner and an iron fence defines the edges of the cemetery. Two sheds are located along the cemetery's eastern edge, one historic and another of more recent construction. An irrigation channel traverses the cemetery from west to east. Mature trees line the roadways and create a park-like setting, similar to the Cemetery Associations plans in the 1920s. Concrete paved sidewalks surround the site on two sides, proving connections to the surrounding city context. Numerous small scale features include gates, signs, and grave markers.

### *Topography*

The cemetery's topography, including the natural terrain that slopes downhill to the north, and topographical fluctuations due to burials, contributes to the significance of the cemetery. As a burial ground, the topography was altered with regular ground disturbance. These disturbances are noted today in slight rises and depressions in the earth. The topography descends at the edges of the New Anderson Ditch, which has been altered since the period of significance with sheet piling and rocks along its edge. Despite this change, the topography along the ditch retains integrity. A narrow trench follows the eastern fenceline and follows the alignment of a sewer pipeline that runs below-grade. The trench alters the topography with a drainage depression and captures seasonal run-off. It is uneven and collapsing in some locations with no hard edge.

### *Vegetation*

Mature deciduous and evergreen trees are dispersed throughout the cemetery. Deciduous trees include cottonwood, elm, catalpa, linden, crabapple, Kentucky coffee tree, oak, and ash. Conifer trees include Colorado spruce, Douglas fir, juniper, and cedar. Many of the mature trees are reaching the end of their life span and likely date to the 1920s and 1930s when the Park Cemetery Association added vegetation to the property. Some trees have been recently replaced.

At the Pioneer Gateway, mature trees define entrance, and a perennial bed is located in front of the gateway. Iris are planted between the sidewalk at 9th Street and the fence. Some iris have spread outwards from the perennial bed and are creeping into the cemetery.

Shrubs and perennials are located at individual grave sites. Lilac, roses, spirea, and viburnum are common shrubs within the cemetery, however, many of these are in need of pruning or replacement. These individual plants likely date from the 1970s or later, however, they are consistent with the cemetery's historic appearance. A lawn covers most of the cemetery's open space and is in good/fair condition. Overgrown riparian vegetation occurs along the narrow trench at the cemetery's eastern edge.

Vegetation is consistent with the cemetery's historic appearance, with evergreen and deciduous trees planted throughout the cemetery to create a park-like feeling. Individual shrubs and perennials at gravesites are consistent with the historic design, as photographs from the 1900s reveal that families planted blooming shrubs and perennials around graves. The iris beds were added around 1970 and are not contributing to the historic landscape.

### *Spatial Organization*

The historic setting and spatial organization of Columbia Cemetery remain intact since the end of the period significance. The spatial organization of the site was determined by the establishment of a grid-like burial plot arrangement and linear roadway system. The cemetery is arranged in a grid and separated into four main sections (A,B,C, and D). Additional sections fill out the cemetery's edge (sections E and F). Each section is then divided into individual lots.

The north-south and east-west oriented roads reinforce the spatial organization. Shade trees are typically planted along this same grid pattern following the roads and paths. Views to the Flatirons connect the cemetery to its context, although the feeling inside the cemetery is generally enclosed with views focused inwards, due to the tall trees and monuments that focus the gaze down and the perimeter fencing.

### *Circulation*

Columbia Cemetery's circulation system is composed of a grid of soft-surface roads and informal pedestrian paths. The roads are approximately 12 feet wide and surfaced with gravel. They were originally designed and established in 1915 for vehicular traffic but are used primarily today as pedestrian paths. Informal pedestrian paths were established early during the period of significance, although it is unconfirmed if today's informal paths follow the same alignments as the historic routes.

### *Accessibility*

Currently, the roads and pedestrian paths do not meet ADA standards. The cemetery slopes from south to north and is not compliant for accessible access. The gravel and dirt surfacing of the roads and paths are not compliant with ADA standards, and both have ponding and drainage issues. The entry points at the southern and north gates are narrow and the widths do not meet accessible standards. Parking and restrooms do not meet ADA standards for the quantity of daily visitors and the acreage and function of the site. There is one standard, non-ADA port-o-let located near the Maintenance Shed.

### *Structures*

Pioneer Gateway – The Pioneer Gateway is constructed of two (2) stone columns that flank the main vehicular entry. Two iron swinging entry gates secure the cemetery's entrance. The two stone columns are carved with lettering and are the cemetery's original signage. The southeastern column reads 'Columbia Cemetery' and the northeastern column reads 'Pioneer Gateway.' Two large granite boulders are located just inside the cemetery near the Pioneer Gateway.

Stone Wall - A stone wall extends south and west of the Pioneer Gateway and retains the street grade along 9th Street. It extends in the opposite direction along Pleasant Street for approximately 30 feet. This wall is in fair condition, with some repair, resetting, and repointing of stones needed. In some places, vegetation threatens the structural integrity of the wall.

Culverts - There are four (4) culverts located along the New Anderson Ditch. They are concrete culverts covered with sandstone block in good condition. Some repair, resetting, and repointing of the sandstone is needed. These may date to 1915 when the road system was completed.



Figure 1-5. Iron fence and gate, 2022 (source: Mundus Bishop)  
8-16



Figure 1-6. Pioneer Gateway with perennial bed in foreground, 2022 (source: Mundus Bishop)





Figure 1-7. Soft-surface roads are the primary circulation routes through the cemetery, 2022 (source: Mundus Bishop)

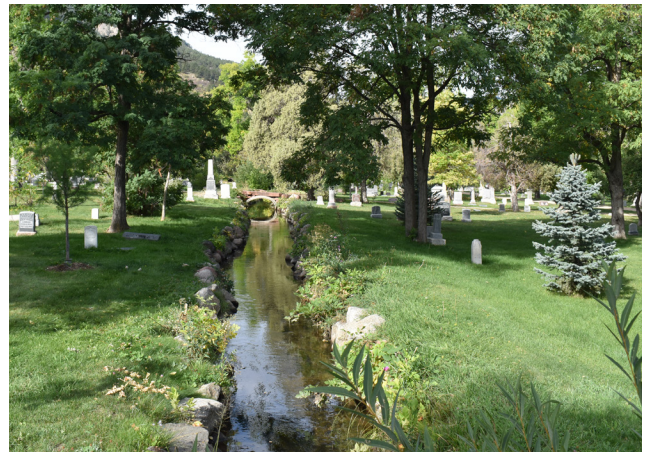


Figure 1-8. New Anderson Ditch with culverts at rear of photograph, 2022 (source: Mundus Bishop)



Figure 1-9. Aerial of Columbia Cemetery, 1936 (source: CU Aerial Photographs of Colorado)



Figure 1-10. Columbia Cemetery, c. 1899 (source: Carnegie Branch Library for Local History)

**Maintenance Shed** - This shed is a white, rectangular (15'x20'), wood vertical board and batten structure with an asphalt roof. It was originally constructed circa 1915 and rehabilitated in 2015. There is material storage on the west and north sides. Stone boulders extend from the west side to the north and end at a mature tree. There is overgrown vegetation at the west side along the narrow trench. A low wall occurs near the east side access.

**Volunteer Shed** - This shed is a rectangular wood and corrugated metal structure with a central breezeway. The shed was built in 2013. It has a small landscaped area and concrete sidewalk at the east side. There is a concrete retaining wall at the south and west sides with corrugated metal siding and a concrete landing at the west end. The building is in good condition but the glass Chronology plaque is broken and needs to be replaced in kind.

**New Anderson Ditch** - The ditch runs east to west across the northern half of the cemetery. It is approximately 6 feet wide and is lined with rubble boulder walls. Some stones have been displaced and the wall is in fair condition but in need of repair and resetting of stones.

**Narrow Trench** - A narrow trench is located at the western edge of the cemetery. The trench is in poor condition; it is uneven and collapsing in places, with no hard edge and is overgrown with riparian vegetation. Some headstones are in close proximity to the trench and are threatened by undercutting and erosion.



### *Small Scale Features*

**Iron Fence and Gates** - An iron picket fence with a top rail surrounds the cemetery on three sides. The fence varies in condition but overall is in need of sanding, staining, and portions should be replaced in kind. There is a section on the southwest that appears to have been a recent restoration. Areas of rust, peeling, and damage from vehicles is apparent along 9th Street. The attachment plates and concrete footings are mostly secure and functioning well. Three decorative small iron gates occur along the fenceline, at the southwest, southeast, and north side of the cemetery. They are in need of some sanding, staining, and replacement of parts in kind.

**Grave Markers** - Approximately 6,500 persons are buried in the cemetery. Many graves are unmarked, although it is believed that these burials follow the established section/lot layout and are regularly placed with the cemetery grounds. In other cases many individuals are marked by a single family marker.

There are over 3,200 extant grave markers in the cemetery. These grave markers include ornate monuments, simple tablets, and homemade folk markers. They are composed of a wide variety of materials: white bronze (cast zinc), marble, granite, sandstone, rhyolite, wood, concrete, and found materials. The styles vary as well, from formal columns and tablets to intricately carved stone to simple rocks with metal markers. Some family plots are surrounded by a low stone or concrete coping. Around 100 fragmented markers are stored in or near the Maintenance Shed, a result of neglect and vandalism over the years. The condition of the extant markers varies. Some are leaning or in need of cleaning, while others are at risk of falling into the New Anderson Ditch or the narrow trench at the east of the property.



*Figure 1-11. Maintenance Shed, 2022*  
(source: Mundus Bishop)



*Figure 1-12. Stone wall and iron fence, 2022*  
(source: Mundus Bishop)



*Figure 1-13. Volunteer Shed, 2022*  
(source: Mundus Bishop)



*Figure 1-14. Mature deciduous and conifer trees, 2022*  
(source: Mundus Bishop)

Many iron flag holders have been unearthed since the late 1990s. These are stored in the Maintenance Shed and represent veteran organizations and local Masonic and voluntary organizations (e.g. Order of the Eastern Star, Women of Woodcraft). Additional flag holders and grave markers may be extant below grade.

**Informational Sign** - A kiosk is located near the Pioneer Gateway that displays maps, rules, and cemetery history. It is metal, recently constructed, and in good condition. Near each gate are information signs attached to the iron fence that list rules/regulations and dog waste bag dispensers.

**Contemporary Fence** - A contemporary fence is located along the cemetery's west side adjacent to the school. It is made of metal, steps with the grade, and has a gate near the Maintenance Shed.

**Benches** - Two sandstone benches are present within the cemetery, one at the Pioneer Gateway that is dedicated to volunteers and another near the Maintenance Shed.

**Trash Receptacles** - There are contemporary trash receptacles located at the cemetery's corners and entrance gates. They are bear-proof steel bins with plastic siding.

**Spigots / Utility Access** - Utility access panels are located along internal roads. Irrigation boxes are covered and hidden by imitation rock.

### *Views and Viewsheds*

There is a view to Boulder Canyon along the northern gravel road, although the view is largely blocked by mature trees along Pleasant Street. Views to the Flatirons are present in a few places throughout the cemetery. These views are more like glimpses as the view is often blocked by mature trees. (Figure 1-7).

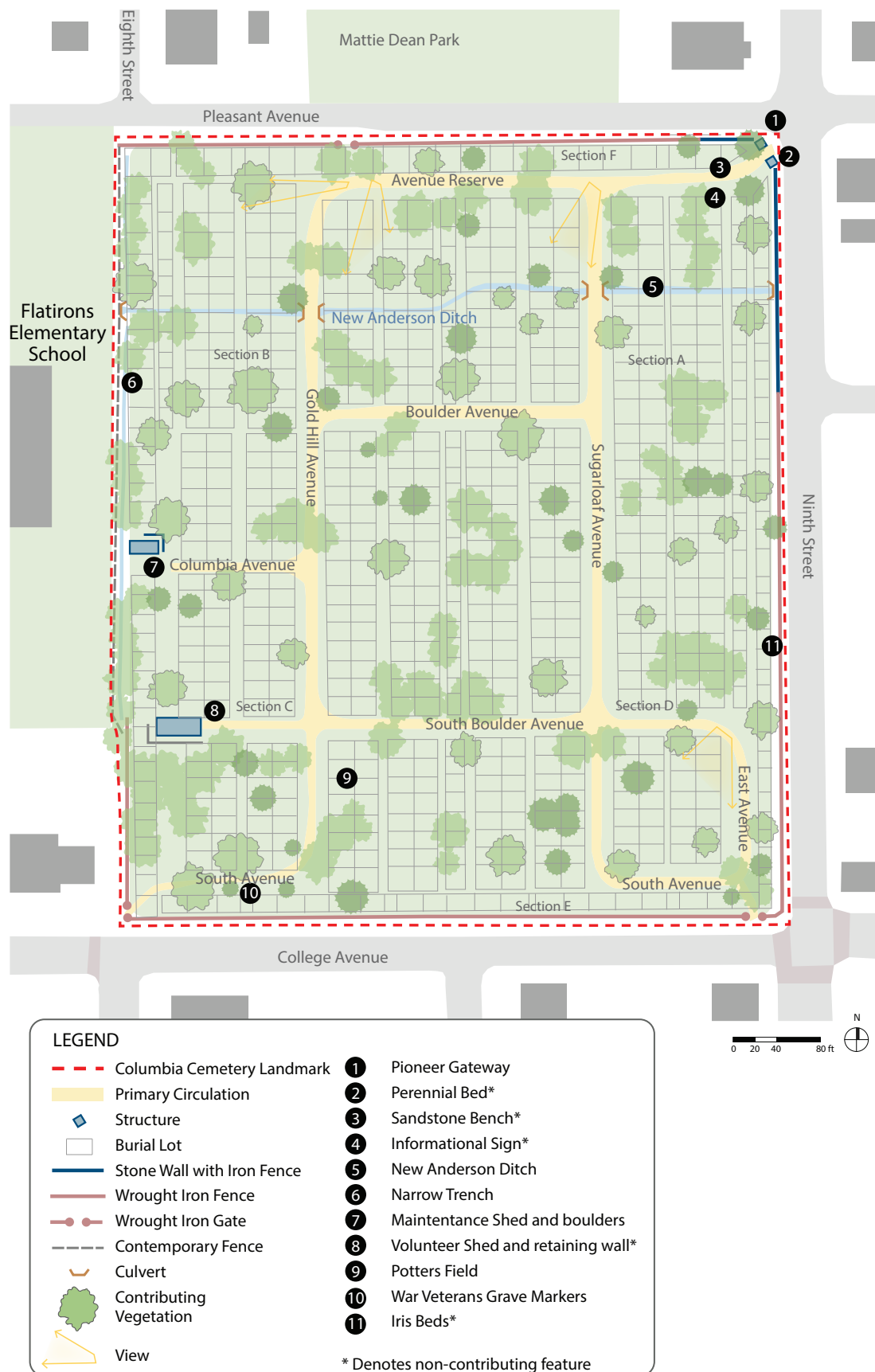


Figure 1-15. Columbia Cemetery Existing Condition, 2022 (source: SDS, Mundus Bishop)



## Contributing and Non-Contributing Features

Table 1-1: Contributing and Non-Contributing Features

Feature	Condition	Contributing/ Non-Contributing
<b>Topography</b>		
Pattern of raised and modified topography due to burials	Good to Fair	Contributing
<b>Vegetation</b>		
Spruce and Cedar Trees (mature) (c. 1912)	Good to Fair	Contributing
Deciduous Trees (mature) (c. 1927)	Good to Fair	Contributing
Ornamental shrubs (lilac, spirea, viburnum, rose, juniper) at individual grave sites	Fair	Contributing
Iris beds (1970s)	Fair	Non-Contributing
Perennial bed at Pioneer Gateway	Good	Non-Contributing
Turf grass (1915)	Good	Contributing
Riparian vegetation	Poor	Non-Contributing
<b>Circulation</b>		
Internal Vehicular roads	Fair	Contributing
Pedestrian Pathways	Fair	Contributing
<b>Structures</b>		
Pioneer Gateway	Fair	Contributing
Stone Wall	Fair	Contributing
Culverts	Fair	Contributing
Maintenance Shed	Good	Contributing
Volunteer Shed and Concrete Retaining Wall	Good	Non-Contributing
New Anderson Ditch	Good	Contributing
Narrow Trench	Poor	Non-Contributing
<b>Small Scale Features</b>		
Iron Fence and Gates	Fair	Contributing
Contemporary Fence	Good	Non-Contributing
Benches (2 Sandstone)	Good	Non-Contributing
Informational Sign	Good	Non-Contributing
Regulatory/Interpretive signage	Good	Non-Contributing
Grave Markers	Varies	Contributing
<b>Views and Viewsheds</b>		
View of Boulder Flatirons	Good	Contributing
View of Boulder Canyon	Fair	Contributing

## Structural Condition

### *Pioneer Gateway*

Pioneer Gateway is constructed of mortared stone masonry. The south pier is approximately 9'-8" wide by 6'-8" tall and 2'-8" thick. The north pier is approximately 9'-5" wide by 6'-8" tall and 2'-4" thick. The stones used to construct the piers are a mix of local red sandstone and granite. The stones are set in a hard mortar applied in different campaigns, one of which included large aggregate. It is unknown how deep below grade the piers extend.

Generally the Pioneer Gateway is in good structural condition. The piers appear to be plumb and no widespread cracking of the masonry units or mortar. Some of the sandstone units are slightly eroded, however, none to the point of significant structural section loss. The most major threat to the structural stability of the Gateway is how close the vegetation is growing to the masonry (in some cases it is growing on the masonry structure). Not only can the vegetation harbor excess moisture against the structure and cause the sandstone units to weather quicker, but also the root systems of the vegetation can grow and extend into the structure and cause damage in the future.



Figure 1-16. Pioneer Gateway at the northeast corner of the Columbia Cemetery, 2022 (source: JVA)



Figure 1-17. Note the close proximity of vegetation to the stone structure, 2022 (source: JVA)



Figure 1-18. Some of the sandstone units are slightly eroding as evidenced by their rounded edges on the Pioneer Gateway, 2022 (source: JVA)



Figure 1-19. Typical stone masonry site wall around the east and north sides of the perimeter of the Columbia Cemetery, 2022 (source: JVA)





Figure 1-20. Typical stone masonry site wall as seen along the east perimeter of the Columbia Cemetery, 2022 (source: JVA)

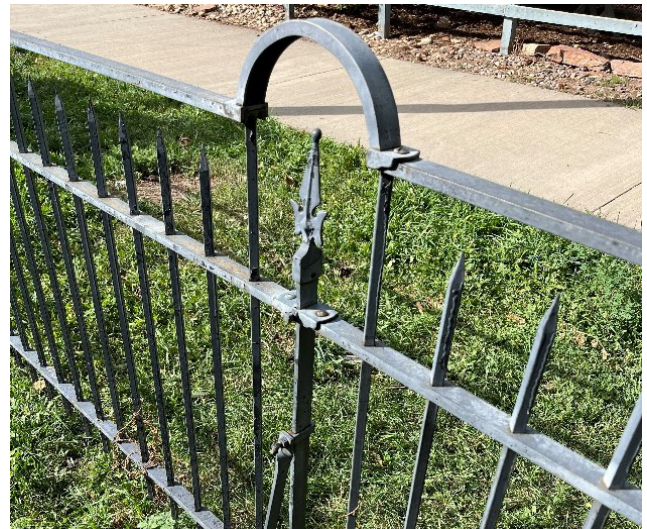


Figure 1-21. Typical stone masonry site wall as seen along the east perimeter of the Columbia Cemetery, 2022 (source: JVA)

### Stone Walls and Iron Fence

The site walls around the perimeter of the Columbia Cemetery are constructed of multiwythe stone masonry and are typically about 18" thick. The stones used to construct the walls are a mix of local red sandstone and granite. The stones are set in a hard mortar applied in different campaigns, one of which included large aggregate. It is unknown how deep below grade the walls extend.

Along the north elevation, only the east portion of the wall is retaining approximately 16" to 20" of soil on the north side of the wall. At the west portion of the north wall, the grade is about equal on both sides. Along the east elevation, the north portion of the wall is retaining 15" to 20" of soil on the east (or street) side of the wall. The south portion of the wall is retaining 0" to 15" of soil on the east (or street) side of the wall.

Generally the site walls appear to be in good structural condition with no signs of major displacement or failure. However, there are several deferred maintenance items that could cause structural issues in the future if not addressed. These include the close proximity of vegetation to the wall (particularly along the north wall) and routine maintenance of the mortar joints of the masonry (especially the top face of the wall since there is no parge coat or coping stones).

The perimeter fence of the Columbia Cemetery is constructed of iron and is approximately 42" tall from the top of foundation to the top of the top rail. The posts are constructed of 1 1/4" x 1/4" bars with a decorative finial at the top and a metal post base connection at the foundation. The pickets are constructed of 1/2" square rods turned on the diagonal. The top, bottom, and middle rails are constructed of 1 1/4" by 3/8" deep channels that open downwards. The top rail is rounded over the decorative finials of the posts. Each post is founded either on a 16" diameter concrete pier with a diagonal brace down to the pier, or the stone masonry site wall. The depth of the piers is unknown, but the relation of the top of foundation to grade varies along the length of the fence; sometimes it is buried, sometimes it is even with grade, and sometimes it extends several inches above grade.

The iron elements are primarily coated with blue paint. There are several bays of fencing that have been coated with a glossy, black paint.

Generally the fence seems to be in good to fair condition. Although there are no major signs of failure and all elements of the fence seem to be intact, there are several areas of damage that need to be addressed. The older blue paint is peeling in many places and seems to no longer be protecting the metal elements. Corrosion in the form of rust is visible in some areas. Although the rust has not extended enough to cause section loss, it is possible that it could in the future if not addressed. The areas painted with the newer glossy black paint appear to be in better condition. The other main issue is related to impact damage, primarily along 9th street. Pickets, posts, and rails are bent in some locations where they were likely hit by vehicles.



## Culverts

There are two ellipse-shaped culverts located at the Columbia Cemetery, both of which are constructed of reinforced concrete. The west culvert is 4" thick and has inside dimensions of 60" wide by 36" tall. The east culvert is 5 ½" thick and has inside dimensions of 72" wide by 42 ½" tall (it may be taller as quite a bit of sediment has collected at the base of the culvert). On the exposed ends at the walkway level, stacked red sandstone units conceal the visible portions of the culverts.

From a surficial perspective, the culverts are in fair condition. Although they appear to be performing their function, there are some small spalls and exposed rebar in discrete locations. There is also some scour of the cement paste exposing the aggregate of the concrete. Please note that these culverts were not reviewed by a civil engineer and they will need to be in the future to determine if they are adequate for the flow of water and loads of the walkway surface.



Figure 1-22. East side of the easternmost culvert, 2022 (source: JVA)



Figure 1-23. East side of the westernmost culvert, 2022 (source: JVA)



Figure 1-24. Concrete spalling on one of the concrete culverts, 2022 (source: JVA)



## Maintenance Shed

The Maintenance Shed is constructed of wood roof and wall framing on an integral concrete foundation and floor. It was rehabilitated in 2014.

### Foundation

The shed is founded on a reinforced concrete turned down slab edge that extends a minimum of 18" below grade. The edge is 10" wide at the bearing point and extends up at a 2 to 1 slope to the underside of the 5" slab.

The foundation is in good condition showing no signs of subsidence or other displacement.

### Floor

The floor is a 5" thick reinforced concrete slab that is integral with the turned down slab edge foundation.

The floor was not accessible during site observations, but is assumed to be in good structural condition since its construction in 2014.

### Roof Framing

The gable roof is framed with 2x4 rafters spaced at approximately 24" on center at an 8 on 12 slope. Original and new collar ties installed in 2014 span across each rafter pair at the top of wall elevation. The roof is sheathed with a layer of 1x skip sheathing and a layer of plywood sheathing.

The roof framing was not accessible during site observations, but it is assumed to be in good structural condition since its rehabilitation in 2014. There was no indications of failures or displacement from the exterior.

### Wall Framing

The walls are framed with flat 2x4 studs aligned with the bearing of each rafter pair. A 2x4 plate tops the walls and 2x4 girts at the third points of the wall height span around the perimeter of the building. At the base, the flat studs bear on 2x6 upright plates around the perimeter of the building that are braced by inset flat 2x6 plates anchored into the foundations. Holdowns from the wall framing into the foundation are located at each corner and on either side of the south door. A double 2x10 header spans over the door opening. The studs are sheathed with 1x horizontal siding or decking.



Figure 1-25. Southeast corner of the North or Historic Shed at the Columbia Cemetery, 2022 (source: JVA)



Figure 1-26. Vegetation adjacent to the building along the north elevation, 2022 (source: JVA)



*Figure 1-27. Impact damage on a panel in the wood door of the building, 2022 (source: JVA)*



*Figure 1-28. Broken trim at the west jamb of the south door, 2022 (source: JVA)*

Although the interior of the walls was not visible during site observations, the wall framing appears to be in good structural condition from the exterior showing no signs of failure or displacement. There are some minor issues located in isolated locations.

There are a few locations where there is some impact damage to the wood siding that have created holes in the envelope. Other areas of the trim and siding are deteriorating due to decay fungi infestation, typically close to grade or where vegetation is close to the building. The trim at the west jamb of the south door is broken at the base.

#### **Lateral Force Resisting System (LFRS)**

The lateral force resisting system (LFRS) of the building consists of the roof diaphragm of the roof sheathing and the exterior wall siding or decking. Timberlock screws tie the roof framing to the wall framing and holdowns tie the wall framing to the foundation.

The LFRS is in good condition with all necessary elements in place to resist lateral forces.

#### ***Volunteer Shed***

The volunteer shed in Columbia Cemetery was designed and constructed in 2011 by CU Architectural and Planning Students. It is constructed of wood and rod roof truss framing, with wood and rod walls on a concrete floor and foundation.



## Foundation

The configuration of the shed's foundation is unknown; however, based on the date and type of construction, it is likely a turned down slab edge.

The foundation was not visible at the time of the site observations and drawings were not available to the design team at the time of this report. The foundation appears to be performing adequately from a structural standpoint. There are no signs of differential settlement or other forms of displacement.

## Floor

The floor is a concrete slab on grade. As mentioned above, if the building is founded on a turned down slab edge, the floor and foundation are integral.

Where visible the floor appears to be in good condition with no signs of widespread displacement or major cracking.

## Roof Framing

The roof of the shed is framed with trusses spaced at 4'-0". The trusses are constructed of fitch-plate top chords made of two 1 3/4" by 7 1/4" LVLs with a center 1/4" thick steel plate. The vertical and diagonal webs are 1/2" diameter rods that meet in the center of the truss at a 5 1/2" diameter plate ring constructed of 1/4" steel. The roof is sheathed with 1/2" plywood sheathing. The decking visible on the underside of the breezeway does not serve a structural function, rather, it is aesthetic in nature.

The roof framing is in good to fair condition. The framing is adequate for the snow load associated with the site, however, the span rating of the plywood is unknown. If the plywood installed is rated to span 4', it is likely adequate. However, if the plywood has a lesser span rating, the roof is not adequate for the roof dead and snow loads.

## Wall Framing

The walls of the shed are framed with fitch plate studs aligned with each truss at 4'-0" on center. The fitch plate studs are composed of two 1 3/4" by 7 1/4" LVL members with a steel plate in the center. The sizes could not be confirmed since the interiors of the buildings were not accessible during site observations.

At the interior spaces, the roof trusses connect to the wall studs with a custom steel saddle and steel plate attached to the wall stud fitch plate. The tops of the wall studs are braced laterally with a let in 7 1/4" LVL beam on the exterior face of the wall.



Figure 1-29. Southwest corner of Volunteer Shed at Columbia Cemetery, 2022  
(source: JVA)



Figure 1-30. Concrete floor of Volunteer Shed as seen from the Breezeway, 2022 (source: JVA)



Figure 1-31. Typical roof framing of Volunteer Shed, 2022 (source: JVA)



Figure 1-32. Interior of the east portion of Volunteer Shed. Note the roof and wall framing., 2022 (source: JVA)

At the breezeway, the trusses bear on a header composed of two 1 3/4" x 7 1/4" LVLs and a center steel WT member with the flange on the top side of the header.

The gable walls are constructed of dimensional lumber framing.

The wall framing is in good structural condition showing no signs of failure or widespread displacement.

#### Lateral Force Resisting System (LFRS)

The lateral force resisting system is composed of the plywood roof diaphragm, steel rod x-braces in the north and south walls of the interior portions of the shed, and diagonal wood braces in the east wall.

The LFRS is in good to fair condition. Although there are no signs of displacement caused by a previous lateral event such as a windstorm or earthquake, it appears there are no visible diaphragm elements in the west gable end wall and possibly in the gable walls of the breezeway. Therefore, there are only minimal elements in place to resist lateral loads in the north-south direction. If there is plywood or x-braces hidden by the vertical siding of the breezeway walls, the system may be adequate.



Table 1-2: Condition Assessment of Pioneer Gateway, Stone Walls and Iron Fence, and Culverts

Primary Features	Description of Primary Materials	Condition
Pioneer Gateway	Stone masonry piers	Good
Stone Walls	Muliti-wythe stone masonry	Good
Iron Fence	Painted iron	Good to Fair
Culverts	Reinforced concrete with stacked red sandstone	Fair

Table 1-3: Condition Assessment of Maintenance Shed

Primary Features	Description of Primary Materials	Condition
Foundation	Reinforced concrete	Good
Floor	Reinforced concrete	Good
Roof Framing	Dimensional lumber; Roof sheathing	Good
Wall Framing	Dimensional lumber	Good
Lateral Force Resisting System	Roof sheathing; Wall siding	Good

Table 1-4: Condition Assessment of Volunteer Shed

Primary Features	Description of Primary Materials	Condition
Foundation	Likely concrete	Not Observed
Floor	Concrete slab	Good
Roof Framing	Dimensional lumber; Roof sheathing	Good to Fair
Wall Framing	Dimensional lumber	Good
Lateral Force Resisting System	Roof sheathing; Steel rod x-braces; Diagonal lumber wall bracing	Good to Fair

## ADDITIONAL IMAGES



*Figure 1-33. Pioneer Gateway, stone wall, iron fence and gate, 2022 (source: Mundus Bishop)*



*Figure 1-34. Main cemetery entrance, 2022 (source: Mundus Bishop)*





Figure 1-35. Maintenance shed with boulder wall, 2022  
(source: Mundus Bishop)



Figure 1-36. North entrance gate, 2022 (source: Mundus Bishop)



Figure 1-37. Grave marker, 2022  
(source: Mundus Bishop)



Figure 1-38. Marble grave markers for Civil War soldiers, 2022  
(source: Mundus Bishop)



Figure 1-39. Culvert at New Anderson Ditch, 2022  
(source: Mundus Bishop)



Figure 1-40. Narrow trench, 2022 (source: Mundus Bishop)



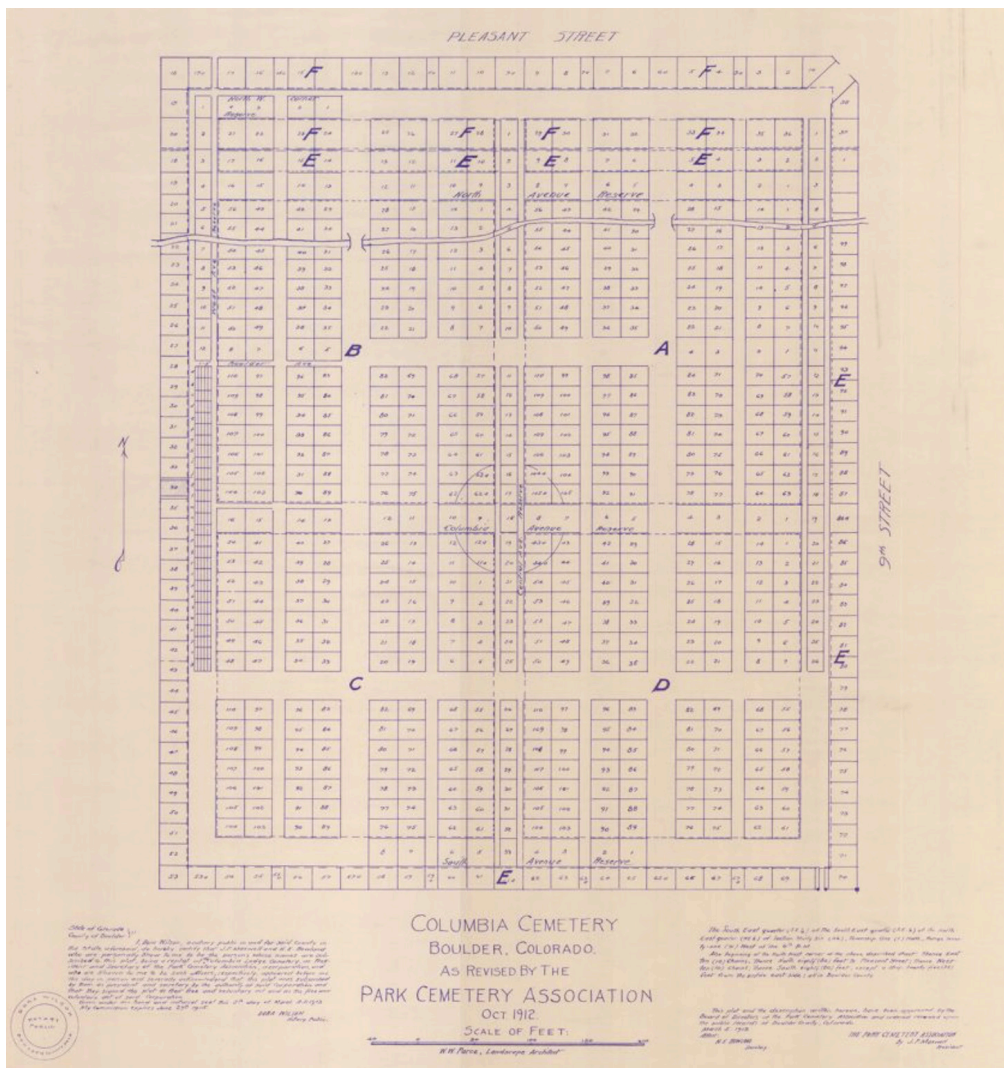


Figure 1-42. Columbia Cemetery Map, 1911(source: Carnegie Branch Library for Local History)



Figure 1-41. Veterans Event at Columbia Cemetery, 1897(source: Carnegie Branch Library for Local History)



Figure 1-43. Markers at Columbia Cemetery and planted trees behind, 1885-1905 (source: Carnegie Branch Library for Local History)



# TREATMENT

## Introduction and Overview

Rehabilitation is the selected treatment approach for Columbia Cemetery, emphasizing its preservation and repair, and allowing for the addition of compatible improvements, where appropriate. Treatment guidance, presented in this section, informs current and future planning and design for Columbia Cemetery based upon this rehabilitation approach.

This treatment guidance provides actions and recommendations to guide the holistic stewardship of Columbia Cemetery to ensure its continued use as one of City of Boulder's most significant historic resources and as a burial and funerary location, and one of downtown's most important public spaces.

Treatment guidance is based upon review of historic documentation, assessment of condition and integrity, and in support of current and planned future uses. This section provides actions to protect significant cultural resources, repair contributing features and setting, and define parameters for contemporary additions. Treatment recommendations identify where repair is needed to reveal historic features, retain character, and maintain integrity. Future work planned for Columbia Cemetery shall be guided by The Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Treatment recommendations do not include operations or property management actions, funding scenarios, partnership opportunities, programming, or future planning. Treatment recommendations do not include implementation strategies or cost estimating.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, or additions if those portions or features that convey its historic, cultural, or architectural values are preserved. Rehabilitation allows for new additions to be integrated within the study area in a manner that preserves established patterns and features. Additional actions include those that preserve, repair, and retain contributing features and qualities that contribute to the historic character.

## Guiding Principles and General Treatment Guidance

Columbia Cemetery is Boulder's earliest cemetery, and the burial place of many persons important to the City of Boulder's history. The historically significant center is a pastoral landscape organized on a geometric grid with rectilinear paths and drives, characterized by mature trees and a wide variety of funerary art that exhibits the artistry associated with the late nineteenth and early-twentieth century. A diverse cross section of the city's population was buried in Columbia Cemetery beginning in the 1870s, including miners, cattle drivers, ranchers, university professors, local businessman, war veterans, members of fraternal organizations, and victims of epidemics. The grounds represent the national trend of the rural cemetery movement of the Victorian Era.

### *Guiding Principles*

- Protect Columbia Cemetery as a distinct composition of spaces, plantings and features that create its distinctive historic character.
- Preserve, protect, and repair Columbia Cemetery's contributing features and those characteristics that contribute to its historic character, including its park-like setting set on a hill at the base of the Flatirons above the City of Boulder and structures and ditches.
- Continue city-led efforts to document burials and features and share this information with the public.

## Treatment Guidance

Treatment guidance provides recommendations for the preservation and repair of Columbia Cemetery. This guidance should be followed when undertaking design and planning for Columbia Cemetery or when proposing modifications to contributing features and to qualities that contribute to Columbia Cemetery's historic character. Treatment guidance is presented according to the landscape characteristics – spatial organization and topography, circulation, structures, objects, small scale features, vegetation, and views and viewsheds.

### *Spatial Organization and Topography*

Columbia Cemetery's historic setting and spatial organization reflects its development along a grid-like burial plot arrangement and linear roadway system, arranged in a grid and separated into four main sections (A,B,C, and D), and sections on the cemetery's edge (sections E and F). The cemetery road system and topography reinforce its arrangement. The topography of the Cemetery's natural terrain and topographic fluctuations due to burials is important to its character.

- Protect Columbia Cemetery's composition by preserving and repairing its characteristic topography and setting.
- Preserve Columbia Cemetery's feeling of enclosure while selectively pruning vegetation to provide select views towards the Boulder Flatirons.
- Design new vegetation, structures, and features in respect to the established patterns and relationships of Columbia Cemetery's setting and composition.

### *Circulation*

Columbia Cemetery's circulation system composed of this grid of soft-surface roads and informal pedestrian paths were originally designed and established in 1915 for vehicular traffic but are now primarily used today as pedestrian paths.

- Protect Columbia Cemetery's soft surface roads.
  - Preserve the characteristic north-south and east-west oriented roads.
  - Repair and replace missing or damaged paving with in-kind materials that match the original paving in color, texture, and pattern.
- Continue the current practice of the soft-surface roads serving as pedestrian routes.
- Provide accessible routes within Columbia Cemetery for an equitable experience for all users. Allow designated routes and seating areas, where appropriate and where compatible with contributing features.

### *Structures*

Original structures associated with Columbia Cemetery include Pioneer Gateway, stone wall, culverts, the Maintenance and Volunteer Sheds, and New Anderson Ditch.

- Protect contributing structures in original locations.
  - Preserve and repair extant features in-place.
- Allow new structures to accommodate programming and use.
  - Consider a master planning process to determine features and to locate new objects.
- Maintain contributing structures and objects through regular maintenance.

### *Small Scale Features*

Features that remain from the original construction include posting iron fences and gates and grave markers (more than 3,200).

- Protect and repair iron fences and gates in their original locations.
- Allow new small-scale features where appropriate.
- Maintain contributing small-scale features through regular maintenance.

### *Vegetation*

Linear rows and groupings of mature deciduous and evergreen trees define spaces, entrances, roads, and views.

- Protect contributing tree patterns and mature vegetation.
  - Repair and replace missing or damaged trees and patterns of trees using in-kind species similar to the original in form, texture, and species.
  - Follow a successional approach to preserve contributing trees and to facilitate infill and new tree plantings.

## Structural Treatment Guidance

### *Volunteer Shed*

Preserve extant structural features including foundations, floor, roof framing, and walls.

- Roof Framing: Verify the span rating of the roof plywood. If not adequate for the imposed loads on the roof, strengthen with another layer of panel sheathing that is rated for a 4' span.
- Lateral Force Resisting System: Verify there are lateral force resisting elements in the north-south direction of the building other than the diagonal braces on the east wall. If none are found, provide plywood sheathing or x-bracing on some of the north-south running gable walls.

### *Maintenance Shed*

Preserve and repair extant structural features including foundations, floor, roof framing, and walls.

- Wall Framing: Repair or replace siding with holes; replace deteriorated trim and siding; and repair or replace the west jamb of the south door.

### *Pioneer Gateway*

Preserve and repair extant structural features including the masonry piers.

- Monitor the sandstone units for further erosion. If too much section loss occurs, it may be necessary to replace the more eroded units.
- Periodically maintain the mortar joints by raking out deteriorated mortar that is easily removed and repointing with a compatible mortar as determined by a mortar analysis of a sample of the original mortar.
- Remove vegetation growing out of the masonry structures. Keep adjacent vegetation trimmed back and away from the masonry structures as much as possible.

### *Culverts*

Preserve and repair the two existing culverts.

- Remove the rust from any exposed rebar and coat with a galvanic paint.
- Patch the spalls and scoured surfaces with a repair mortar that will withstand the constant exposure to flowing water. Maintain periodically as necessary.
- Consult with civil engineer to evaluate the condition of the culverts to determine if they are adequate for the flow of water and to support the loads of the walkway surface.



## Site Walls & Fence

Preserve and repair extant contributing site features including the site walls and fence.

- Site Walls
  - Keep adjacent vegetation trimmed away from masonry walls as much as possible.
  - Periodically maintain mortar joints, including upward facing joints in the tops of the wall. Raking out deteriorated mortar that is easily removed and repoint with a compatible mortar. Determine compatible mortar by conducting a mortar analysis of the original mortar.
- Fence
  - Remove peeling paint and rust with a wire brush and coat all iron elements with a protective coating. Choose a proper coating by performing coating trials of different products to determine the most compatible product.
  - If any areas of section loss due to corrosion are found, remove the element and replace in kind.
  - Straighten elements affected by impact damage where possible. If not, remove those elements and replace in kind.

## Top Priorities

The following actions to improve or repair physical features or landscape characteristics are the top recommended priorities. These actions meet the following criteria: impact for safety / stabilization; threat of loss of integrity; poor condition; potential impact due to enhancement; critical path / adjacency to other planned work; relevancy to other current plans.

1 - Conduct repairs for safety and stabilization of contributing features and those that contribute to the historic character of Columbia Cemetery.

- *Volunteer Shed* - Verify or provide roof sheathing that can span between the roof trusses; verify or provide lateral force resisting elements.
- *Culverts* - Consult with civil engineer to evaluate the culverts and their capacity to accommodate flows and uses. Repair concrete culverts where deteriorating.
- *Site Walls & Fence* - Straighten or replace damaged metal fence elements.

2 - Conduct repairs to improve the condition of contributing features and those that contribute to the historic character of Columbia Cemetery.

- *Maintenance Shed* - Repair or replace deteriorated or damaged siding and trim.
- *The Pioneer Gateway* - Remove vegetation growing in masonry structure and keep adjacent vegetation trimmed back. Periodically maintain mortar joints where deteriorated by repointing. Monitor sandstone units for erosion and replace or repair when necessary.
- *Site Walls & Fence* - Remove flaking coating and rust from metal fence elements and coat with a protective coating. Trim back adjacent vegetation away from the structure. Periodically maintain mortar joints where deteriorated by repointing.

Table 1-3: Columbia Cemetery Treatment Matrix

Projects	Fiscally Constrained	Action	Vision

## RESOURCES

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