

Chamberlain Historic District

Designated in 1995

Primarily developed from 1859 to 1910, the Chamberlain Historic District is a residential neighborhood located adjacent to the commercial core of downtown Boulder. The district was designated in 1995 and includes the area generally between 16th Street and 19th Street, from Walnut Avenue south to Canyon Boulevard. It is located within the original town site of Boulder and is associated with several early settlers. This area of Boulder was originally agricultural until the 1870s, when W.S. Chamberlain, Robert Culver, and Robert Woodward began platting and selling lots for residential development in what they named "Chamberlain's Addition."

At the turn of the twentieth century, the Chamberlain neighborhood was considered an undesirable place to live. Railroad tracks ran down the center of Canyon Boulevard (then known as Water Street) making it a noisy and dusty place to live. Before the Boulder Creek was re-channeled, the neighborhood was also located in the heart of the city's floodplain. Despite the aversions some had to buying real estate in this area, the neighborhood had a thriving population of businessmen, carpenters, firemen, shoemakers, bakers, teachers, and miners. Chamberlain's working class residents included George Sherman who worked for the railroad and lived at 1714 Walnut Street, and Anders J. Nelson who operated a small café in Boulder and lived at 1733 Canyon Boulevard.

The Chamberlain Historic District includes many examples of late-nineteenth century vernacular architecture and its period of significance is from 1859-1910. The houses are characteristic of living quarters for working-class families in Boulder. In addition to vernacular housing, the district contains representative examples of the Queen Anne, Edwardian, Classic Cottage, and Terrace variants of residential architecture.



The Nelson residence,
1733 Canyon Blvd., c. 1887.



The Nelson family, 1894.



A train engine and coal car
along Canyon Blvd., c. 1909.



George Sherman working at the
Train Depot, c. 1890s.



1805 Walnut St., c.1890s.

Historic District Highlights



1820 15th St., 2015.



1628 Walnut St., 2015.

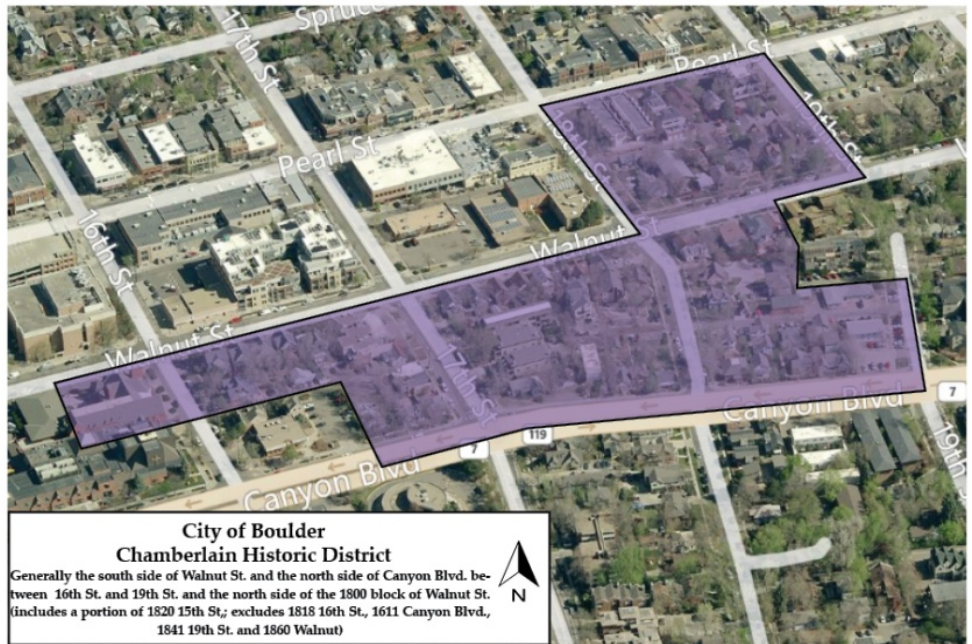


1714 Walnut St., 2015.



1805 Walnut St., 2015.

- The First Presbyterian Church of Boulder at 1820 15th Street was built in 1895 and is one of the oldest in Boulder. With its large castellated tower and arched windows and doorways, this Romanesque Revival building is a visual landmark in Boulder.
- 1628 Walnut Street features highly articulated architectural detail typically found on larger buildings. It is significant for its association with Charles Hickox, who co-owned and operated the Hickox and Fields Livery at 1246 Walnut Street. In 1912, a round trip on his 14-passenger steamer to Estes Park cost \$5.00.
- The Queen Anne house at 1714 Walnut was built in 1898. In the early 1900s George Sherman and his family lived here. Sherman (pictured on page 1) came to Boulder in 1896 to work for the Union Pacific and Denver and Gulf Railroad. He was also an organizer and officer of Boulder's Citizens National Bank located at 1424 Pearl Street.
- The house at 1805 Walnut Street was built in 1872 and owned by William and Jennie Stewart from 1892-1913. William was a well-known Boulder harness and saddle-maker and for many years the "oldest living harness dealer of Boulder." This simple house is a good example of working class housing from Boulder's early years, a type of housing that is fast disappearing.



**City of Boulder
Chamberlain Historic District**
Generally the south side of Walnut St. and the north side of Canyon Blvd. between 16th St. and 19th St. and the north side of the 1800 block of Walnut St. (includes a portion of 1820 15th St.; excludes 1818 16th St., 1611 Canyon Blvd., 1841 19th St. and 1860 Walnut)

Changes to designated properties including individual landmarks and those located within a historic district require review and approval through a Landmark Alteration Certificate. The alterations must meet the City of Boulder's *General Design Guidelines* and district-specific guidelines, if applicable. For more information please visit our website at www.bouldercolorado.gov/historic-preservation, or contact:

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Information provided by the Chamberlain District Design Guidelines, the Landmarks Preservation Advisory Board Memorandum dated May 8th, 1995, and by the Boulder Carnegie Library for Public History.