

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Arnett-Fullen House

other names/site number The Gingerbread House; 5BL.1110

2. Location

street & number 646 Pearl Street [N/A] not for publication

city or town Boulder [N/A] vicinity

state Colorado code CO county Boulder code 013 zip code 80302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title: Edward C. Dechow, State Historic Preservation Officer; Date: 1/24/08

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain [] See continuation sheet.

Signature of the Keeper: [Signature] Date of Action: 1-29-09

Arnett-Fullen House
Name of Property

Boulder County/ Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

2	0	buildings
1	0	sites
1	0	structures
0	0	objects
4	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MIXED STYLE

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK

roof ASPHALT
other SLATE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Arnett-Fullen House
Name of Property

Boulder County/ Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** 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 lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Periods of Significance

1877

Significant Dates

1877

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

KING, GEORGE E.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society
Boulder Carnegie Library

Arnett-Fullen House
Name of Property

Boulder County/ Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.) (NAD 27)

1. 13 475575 4429395
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

The UTMS were derived by OAHP from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dylan Williams and Kate Remley/ owners

organization _____ date August 9, 2008

street & number 646 Pearl Street telephone _____

city or town Boulder state Colorado zip code 80302

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dylan Williams and Kate Remley

street & number 646 Pearl Street telephone _____

city or town Boulder state Colorado zip code 80302

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Arnett-Fullen House
Boulder County/ Colorado

Section number 7 Page 1

DESCRIPTION**Site**

Originally a working farm, the property is now one of the few remaining double lots in this section of Boulder. The house sits on the easternmost lot and is surrounded on the north, west, and south sides by lawn. Landscape features include large deciduous trees, historic fruit trees, historic lilac and snowball bushes, and restored Victorian flower beds around the property. Two of the original ten cottonwoods dating from the 1870s still stand on the north side of the sidewalk.

The 1877 Late Victorian house is bound on the north side by Pearl Street. The original carved limestone carriage step still sits across the flagstone sidewalk in front of the property (it is owned by the City of Boulder). The carriage step is popular with passers by and reminds one of the early modes of transportation used when the house was constructed. On the east side, by 7th Street, is a locally landmarked residential building that housed a freight business and the Racket Meat Market during the early mining days in Boulder.

Bordering the property on the north and most of the east side is the original cast iron fence, whose base consists of cut limestone. The fence is fairly low, extremely ornate, and sharply contrasts utilitarian fences of the time. The fence was restored through a grant from the Colorado Historical Society's State Historical Fund in 1995. The fence has gates on the north and east sides.

There is one outbuilding at the south edge of the property that formerly served as a tack house and outhouse. The building was constructed at the same time as the house, displaying brick walls and a steeply pitched side gabled roof covered with asphalt shingles. Another outbuilding to the west of the tack house is no longer extant.

House

The exterior walls of the house are painted yellow brick. The utility room addition to the south, however, is of wood construction, having been constructed in the early twentieth century. The house rests on an above-ground foundation system. The foundation is original and constructed of stone with some brick under the porches, with the exception of the concrete foundation under the utility room.

The main floor includes porches on the north, south, and east sides, a pantry on the west, utility room on the south, bathroom on the east, and bay window on the north. The house was known as "the house of seven doors" for its large number of porches and exterior doors. The porches include intricate scrollwork, balustrades, and dentils, as well as ornate railings and columns with decorative brackets that complement the Carpenter Gothic scrollwork on the bargeboards. The second story has four small rooms, each with steeply sloped ceilings and a single round arch window. All rooms are organized around the narrow central staircase.

The building is essentially as constructed in 1877. The one addition consists of a small utility room to the south (rear) of the house. The only other modification of the exterior was to the west porch, which was converted to a pantry circa 1916 but retains the original columns, brackets, and dentiled frieze.

Exterior***North Façade***

The north façade is dominated by the 35-foot-tall Second Empire style mansard tower. The square

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 7 Page 2

tower room has two seven foot high round arch windows with radiating voussoirs. The double hung windows have plain white moldings and sills. The mansard tower caps a dentiled cornice, decorative frieze panels, and ornate brackets at the corners. The tower has four large circular vents centered on each side of the roof. They are topped with decorative metal cresting. The tower roof is covered with multicolored slate in a hexagonal pattern, carefully restored in 2007 to match the original colors and shapes. Colors and slate type were determined from slate fragments found in the garden, as well as broken tiles in the crawl space. Shapes were determined from careful examination of historic photographs. Original iron cresting and a small widow's walk crown the tower roof. Gilded horses at each corner of the tower were replaced in 2008. A brick chimney abuts the rear of the tower.

At ground level is the primary entrance, located at the base of the tower. The entrance has two perpendicular doors, one on the north and one on the west, with segmental arches and transoms. The two doors are designed to accentuate the symmetry of the building when viewing the house from the northwest corner of the property.

The entry porch extends west of the tower. The hipped roof porch is presently shingled in asphalt, replacing the original grey slate tiles similar to those on the tower. The porch is open and Z-shaped in plan. It is supported by turned wood posts with decorative spindle-like wood brackets and a sawtooth porch frieze (see photos 4 & 5). A decorative wood balustrade approximately two feet high encloses the porch. Here again, the intricate scrollwork accentuates the Carpenter Gothic theme of the house.

East of the entry a bay window projects from the façade. It consists of three narrow double hung segmental arch windows with radiating voussoirs, typical of the Italianate style. The decorative dentiled frieze and scrolled brackets on the bay window are similar to that of the tower. The roof of the bay window, originally exposed metal, is now covered with asphalt shingles. The bay window sits at the base of a steeply pitched front gable. A single round arch window is centrally placed above the bay window in the gable face.

Elaborately detailed Carpenter Gothic bargeboards frame the gable face. In addition to the mansard tower, these bargeboards are the most notable feature of the house, earning it the nickname "Gingerbread House" in various articles and an historical novel set in the house. A brick chimney protrudes through the ridgeline just behind the front gable peak.

East of the bay window a small hipped roof porch provides a separate entrance to Willamette Arnett's office (see photo 16). The posts here are quite ornate and different from the entry porch. A glazed wood door is framed by a segmental arch and transom. The frieze, posts, and railings are quite decorative in nature. Wood planks make up the porch floor.

East Side

The east side contains a porch that is similar to the porch on the north, but is smaller and rectangular in plan. The balustrade, however, displays a decorative pattern different from that of the front porch. The porch supports are capped by decorative wooden brackets, also different from the brackets on the front porch and more Carpenter Gothic in style. The porch's half hipped roof, covered with asphalt shingles, extends northward and wraps around the bathroom projection.

The porch rests on a brick foundation. On the first floor level there is a segmental arch window. Directly north of the window is an entrance with a segmental arched transom. The door is wood framed, painted white, and protected by a screen door which is specifically cut to maintain the worn shape of the porch step.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 7 Page 3

Just north of the walkway a small hipped projection, tucked under the south end of the gable, houses the bathroom and contains a segmental arch window.

Further north along the east wall is a front gabled section containing a segmental arch window. Centered directly above this window on the second floor is a round arch window. The gable is trimmed with the same scrolled bargeboards as the façade. The private entrance to Arnett's office can be seen at the north end.

South (Rear) Side

The south side is similar to the north and east sides. The utility room addition joins the house on the west side (see photo 7). The hipped roof addition has slightly overhanging eaves with exposed rafter tails. Three wood framed windows are centrally placed on the south wall of the utility room; each window contains four panes of glass. A door on the east side of the utility room provides access inside. East of the entrance, on the south wall of the main house, is a segmental arch window. As on the other sides of the house, the gables have decorative scrolled bargeboard and a centrally placed round arch window sits in the gable face, above the addition. The south chimney projects from the ridgeline, just behind the gable peak. Achieving this effect required building the chimney around the round arch window just below the gable, clearly visible from the inside of the house.

West Side

The west side is composed of two gables, each having a different pitch and containing single round arch windows in the gable faces (see photo 6). Between the two gables is a small flat roof covered with rubber roofing. On the flat roof plane there is a small gabled projection with a glazed door that leads to the second-story hallway. The gables display the same decorative scrolled bargeboard as the rest of the house. Placed between the gables and directly below the small flat roof section on the first story is the pantry, a former open porch that was enclosed circa 1916 with horizontal wood siding and a 4/4 double hung window. The pantry's half hipped roof is covered with asphalt shingles. The original turned porch supports, decorative scrolled brackets, and sawtooth cornice remain intact. The decorative brackets, frieze and posts are similar to those used on the front porch. Two segmental arch windows to the north of the pantry/former porch provide light to the bedroom while one segmental arch window to the south of the pantry lights the kitchen. At the southern end of the west side is the utility room addition where a single four pane window is placed towards the roof eave.

On the upper story level is a smaller round arch window in the gable face. The chimney projects upward from the gable, its north side abutting the mansard tower. This also required building the chimney around the round arch window as on the south side.

Interior

The interior of the house is composed of two floors. The walls and ceilings of both floors have moldings around the doors and the base of the walls. The first floor has ornamental moldings as well as 11-foot high ceilings. All doors are wood and some have transoms above with windows. All interior doors have ceramic door knobs and many still have the plated nickel roses and keyholes. Original flooring material is wood. On the first floor, the entryway, parlor, and bedroom floors are original pine planks. In the parlor the original pine is covered with carpet. The other flooring on the lower level is wood from a somewhat later date exhibiting burn marks from a wood or coal stove. Upstairs all of the original pine flooring is intact. During restoration it was observed that much of the pine flooring had been bare originally and later covered with carpet, but never painted.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 7 Page 4*First-floor-level front hallway*

The front hallway has an arched entryway under the tower with decorative sculpted plaster ornaments and moldings. A small 52-inch by 52-inch space with 11-foot high ceilings opens under the tower. A cast-iron hook used to hang oil lamps is fixed to the center of the arch leading into the entryway. This somewhat larger room is also heavily ornamented with plaster moldings.

The most striking feature of the entry is the narrow curving stairwell with a black-walnut and burl wood banister. On the edge of the stairs is a decorative plaster molding that follows the base of the banister. The pattern of this molding matches the gingerbread bargeboard on the exterior gables. A small hallway parallels the stairway at its base and leads to the dining room, helping to separate Arnett's private office from the rest of the house.

Parlor

The parlor is dominated by the bay window. There is an arched opening leading to the bay window framed by decorative plaster sculpted moldings similar to that in the front entry way. This arch also has a cast-iron hook in the center to hang an oil lamp. The plaster ceiling displays plaster moldings at the edges and a second molding inset from the walls by approximately one foot. An antique crystal chandelier hangs from the ceiling. The parlor also has an original ornate cast iron fireplace with faux-marble painting and a stone hearth. The room has doors into the front entryway and a door added later leading into the office.

Office

The office has painted plaster walls, plaster moldings, and wood door moldings. The office has five doors: the front entryway, parlor, north side entrance, bathroom, and dining room.

Dining room

The dominant feature in the dining room is the burl wood and black walnut paneling. The dining room also has five doors: to the office, front hall, a closet under the stairs, and the kitchen. The south wall has a built-in china cabinet and the remains of a chimney for a wood stove.

Bathroom

The bathroom is entered from the office. It has beadboard wainscoting and a large antique free-standing tub. This bathroom is believed to be the first indoor bathroom in a private residence in Boulder. It even featured hot and cold running water at a time when that was only found in larger more expensive buildings. Although mentioned in the *Boulder County News* in 1877 while the house was under construction, the bathroom appears to have been somewhat of an afterthought, and may not have been envisioned by the architect. Rather, it may have been added to the design by Willamette Arnett himself.

Kitchen

The kitchen is separated into a scullery and a larger kitchen with maid's room. A large arch has been cut between the two. The remains of an old doorway between the two areas as well as the original door into the dining room are bricked up but can still be seen today (see photo 25). The floor of the scullery is sloped to allow waste to be easily swept out to the pantry, originally the west exterior porch. The original 12-foot ceiling in the scullery has been restored and traces of the early attic fire that nearly burned the house down can still be seen there.

There is an entry to the dining room with a transom, one to the utility room, one to the pantry with a segmental arch transom and exterior-style door, and a smaller entry added to the bedroom after the

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 7 Page 5

original construction.

Bedroom

The bedroom has plaster walls and ceilings with plaster moldings. The room also has a convex curved wall on the north side that gives the room a unique elegance and openness. An original chimney exists as well. The bedroom has two entrances: one on the south to the scullery and one with a transom on the east side that leads into the entryway.

Second-floor bedrooms

There are three upstairs bedrooms built off of the landing at the top of the stairwell. Two more rooms stand in the back of the house accessible via a small and cramped entrance just behind the stairwell. One of these back rooms has been converted into a small bathroom and storage room.

All of the rooms on the second floor are small, have steeply pitched ceilings and round arch windows. The northwest bedroom has an entry to the second level of the tower. Clearly evident is the fashion in which the chimney was built around the window just under the gable to maintain the vertical alignment of the chimney, gable, and window. A similar construction technique is evident around the southeast window on the second floor.

Cast Iron Fence

As noted earlier, an original cast iron fence with a limestone base borders the property on the north and most of the east side. The fence is somewhat low to the ground, extremely ornate, and sharply contrasts utilitarian fences of the time. The fence has gates on the north and east sides. The fence is a contributing structure as it dates to the construction of the house.

Tack House

The tack house is located approximately 30 feet south of the house. It was originally constructed to hold tack for the horses and serve as an outhouse. A concrete sidewalk from the rear entry of the house leads to the easternmost door. A concrete parking area to the east of the building extends right up to the east wall.

The 1½ story, side gabled tack house has brick walls and asphalt shingles; it is relatively narrow from north to south and its roof is steeply pitched. Three non-original diagonal wood doors are located on its north side; the westernmost door is slightly elevated and accessed by a wood step. A transom surmounts each door. There are two louvered openings, one on each side of the easternmost door. The east wall contains two louvered openings, one on the first story, the other in the gable face. There is also an iron ring set into the brick to tie up a horse. The south wall borders the alley and has a pair of small pass-through openings to the east, a louvered opening, and a second iron ring for horses. There is also evidence of a bricked in doorway to the west, or outhouse, side. The west wall displays two louvered openings, one on the first story, the other in the gable face. The building is currently used for storage. The tack house is a contributing building as it dates to the construction of the house.

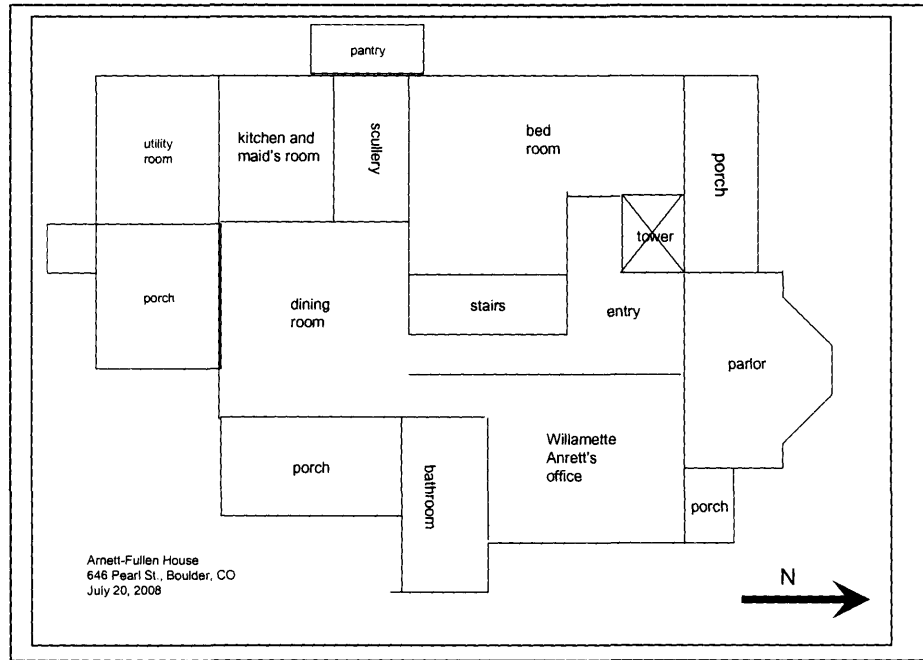
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number 7 Page 6

Footprint



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 8 Page 7**SIGNIFICANCE**

The 1877 Arnett-Fullen House is eligible for the National Register under Criterion C in the area of *Architecture* as an excellent example of the Mixed Style, incorporating elements of the Gothic Revival, Carpenter Gothic, Second Empire, and Italianate styles. While taking details from various styles is not unusual, the use of elements from four distinct styles is atypical. The Gothic Revival style is represented by steeply pitched roofs, cross gables, and brick walls. The "gingerbread" bargeboards and elaborate scrolled and carved woodwork on the porches and gables are characteristic of Carpenter Gothic. The mansard tower, the dominant feature of the house, and the iron roof cresting are indicative of the Second Empire style. As was typical of the Second-Empire style, the house centers around this ornamental tower. Decorative brackets, narrow segmental arch windows and doors, and the canted bay window point to the Italianate influence. Taken all together, it is a masterful execution of Late Victorian architectural exuberance. The house was one of the early works of George E. King, a prominent architect in the late 1800s, well known in Boulder and Leadville. At the time it was built, the house was considered the most architecturally beautiful house in the town of Boulder, and today retains a high level of architectural integrity.

The Arnett-Fullen House stands out as an example of how east-coast architectural styles influenced western settlers as they established communities in Colorado, melding local building materials with a whimsical design. The house reflects the economic aspirations of its owner, the growing economy of the area, and the Victorian middle-class ideals in the rough-and-tumble mining-supply town of then-rural Boulder. Today the small house continues to represent these traits, standing as a rare mix of Victorian aspirations, artistic precision, and entrepreneurial spirit, masterfully achieved within the limitations of the local resources of the young gold-rush town and its ambitious owner. Even the small size of the house reminds us that it was built early in the settlement of the West, when life was hard and resources were scarce.

Historical Background

Willamette Arnett built the house intending it as a showplace, despite the limited resources at his command. Though the house is not large, Arnett spent four thousand dollars building it, approximately twice the cost of the most expensive house in Boulder at that time. This price did not include the cast-iron fence, which came by rail from Pittsburgh to Omaha and by ox-cart from Omaha to Boulder at a cost of \$1500.

The architectural significance of the Arnett-Fullen House was recognized at an early date. On February 9, 1877, *The Boulder County News* noted that

The exterior of Will Arnett's new residence on West Pearl is nearly completed as to show the architectural beauty of the building, in which it excels [sic] any residence ever before erected in Boulder. Willamette delights in the beautiful, is always ornamenting his grounds, and even his stables. The entrance way to his livery is painted and gilded till it looks like an art gallery. But this new residence is his pet ornament, and the gem of the city.

Architect King is permitted to display all his genius on it. It is not a large house, costing only four thousand dollars. On the lower floor are the parlor, with bay windows and marbelized iron mantel, dining room, family bedchamber, servant's bed-room, bath room, to be supplied with hot and cold water, kitchen, pantry, china

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 8 Page 8

closet, and hall. The upper floor is divided into four large bed-chambers.

The house is covered with a shingled pitch roof, with a slated Mansard tower on the northwest corner. The finish is an iron cresting, finial on the corners, and with gilded horses surmounting all. The form of the building as a whole is pleasing to the eye, the proportions harmonizing, the architectural elegance in keeping throughout. Frank Maldon did the stone and brick work, and D.L.Hopkins does the carpentry. In the Spring the grounds will be enclosed by beautiful fences, and be decorated by beautiful trees.

The Arnett-Fullen House has since become Boulder's iconic historic landmark. Listed as a city of Boulder landmark in 1990, it was one of the first houses in Boulder to have this distinction. Its image became the logo chosen to represent Historic Boulder, Inc., whose offices resided there from 1993 to 2005. It is both a Boulder walking tour stop and a commercial heritage tour bus stop. The house was one of five locations featured in the recent Rocky Mountain PBS series "Colorado Spaces - Boulder," along with the Hotel Boulderado and Chautauqua Park. The house is the setting for the novel *The Mirror* while Chapter One of the book *Haunted Boulder* is devoted exclusively to the Arnett-Fullen House. The house is discussed in historian Silvia Pettem's books *Boulder, Evolution of a City* and *Positively Pearl Street* as well as *A Scalawag in Georgia, Richard Whiteley and the Politics of Reconstruction*, a biography by William Warren Rogers, Jr. The house is located in downtown Boulder, at the west end of Pearl Street. Foot traffic passing by during the summer is constant, with many tourists thinking it is a museum.

The home was built in 1877, when an eccentric local entrepreneur, Willamette Arnett, commissioned architect and fellow eccentric George E. King to design the "Gingerbread" house. George Edward King was Leadville's leading commercial architect between 1878 and 1886. This ostentatious house was built all for show.

The owner and architect, like many in the Late Victorian era, were taken by numerology, where certain proportions and symmetries defined a pleasing home aesthetic. Arnett and King spared no expense in designing a grand and elegant, yet small home filled with extravagances like seven doors, "cubit" rooms having roughly 12'x12'x12' dimensions, and a stable with gold gilt work. At that time Boulder was a small town only 10 years old.

The house was built using local materials except for four notable exceptions. The first three include the fireplace, the inlaid burl wood and black walnut banister, and an ornate cast iron fence. The tower was originally adorned with multicolored slate, the fourth and last non-local material. Restored in 2007, the work won an award from Historic Boulder for "Excellence in Historic Preservation."

George Edward King, Architect

Phillip King and Mary Ann Nash married in 1830 in London and produced 8 children: Eliza Caroline (1831), James Isbister (1832), Mary Ann (1835), Eliza Caroline (1838), Harriet (1840), John (1842), Susan (1844), Rebecca Emma (1848), Elizabeth Jane (1850) and George Edward (1852).

In approximately 1871, John King, with his brother George and brother-in-law James, travelled from England to the United States to seek work. They were builders and carpenters. John returned to England and over the course of the next decade he traveled back and forth across the Atlantic to spend periods of time working in the States.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 8 Page 9

George King remained in the United States. He married Harriet Smith in 1874 in St. Louis, Missouri. In 1875 he arrived in Boulder, Colorado, with his new wife and proceeded to establish himself as an architect and superintendent of building. He designed the Arnett-Fullen house in 1877 and also designed the first building, Old Main, of the Colorado Agricultural College (now Colorado State University) in Fort Collins in this time period.

King then moved his young family, George Edward King, Junior born in 1875 and John William in 1876, to Leadville, Colorado. From 1878 to 1885 George made a name for himself as the leading architect in Leadville and surrounding counties. In addition to the Temple Israel building in Leadville, he was responsible for the following buildings: the Tabor Grand Hotel; the Delaware Hotel; the 9th Street School; the Central School; the U.S. Post Office; the Lake County Court House; the Clipper Building (Silver Dollar Saloon); and his own home at 212 West 9th Street. Many of his buildings stand to this day. Two more children were born to George and Harriet during this time: Alice in 1880 and Arthur Philip in 1881.

The family then moved to El Paso, Texas, where George again had a flourishing architectural practice. As he undertook more and more work in Mexico, by the early 1890s he opened up offices in Mexico City, Guadalajara, Durango, and Chihuahua. The family moved to Mexico City, renting out their house in El Paso. From approximately 1893 to 1910 George undertook many government contracts, building theatres, governors' residences, and many other grand buildings. These included the Casino Club in Juarez, the Opera House in Zacatas, and the Opera House in Mexico City. Some of these buildings still remain. The family had to flee the country back to Texas in 1910 at the time of the Mexican Revolution. The harsh conditions experienced in this flight took their toll and both George and Harriet died in 1912.

An article in the *Boulder County News* on December 29, 1876, was devoted to King's early work in Boulder. It stated:

Let his works praise him. He has designed and in most cases superintended the construction of the following named buildings erected in this town the past season: A.R. Stewart's block; Schuyler Austin's block; C.G. Van Fleet's building; Mrs. D.R. Bowler's residence; W.P. Sale residence and boarding house; L. Jacob's store; Chas Frey's residence; Chas Donelson's residence; Mrs. Sarah A. Allen's residence; A.E. Lee residence; Will. Arnett's residence; A.L. Welch and Co.'s block; and Mr. Winch's store.

Anthony and Rose Arnett

Anthony Arnett immigrated to the United States from France in 1828, finally settling in Illinois. In 1849 he left his wife Rose, son Willamette, born in Rock River, Illinois, in 1840, and daughter Jennie, also born in Illinois in 1845, to join the California Gold Rush. He took produce and supplies to the mining camps, first with oxen and later with pack mule trains. At a later unknown date, he returned to Illinois. The Arnetts, including 11-year-old Willamette and six-year-old Jennie, then moved to Colorado. When Anthony heard news of the gold strikes in the Pikes Peak country in 1859, he sent the family back to Illinois, bought 100 head of cattle and drove the cattle back over the plains to Estes Park, then headed south to Pikes Peak. In 1864, Rose and the children returned to Colorado; along the way Willamette was almost taken for an army deserter of the Civil War; they were also plagued by a sick horse.

After finishing his work in the Pikes Peak area, the Arnetts bought lots 5, 7, 8, and half of lot 6, block 96 in Boulder in 1865. Anthony operated the Boulder House Hotel on lots 7 and 8 for a year or so. In

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 8 Page 10

1874 he built the Arnett Block on Pearl Street (now 1025 Pearl) at a cost of \$10,000. On December 11, 1874, the *Boulder County News* reported it as being "one of the largest and most substantial buildings ever erected in this town...." An addition built in 1875 cost \$2,000. The building's roof caved in due to a heavy snowfall in 1878 and was then remodeled into the Arnett Hotel. Over the years the hotel was called the Sherman House, National Hotel, Brainard Hotel (1884), Stillman's Hotel (1894-96), and Bonnie Briar. The Arnett family still owned the building in 1900, though it had been managed by various people since its opening in 1874. Anthony Arnett also donated a significant amount of land to the University of Colorado, helping the university get started in Boulder.

In the early 1890s Anthony and Rose Arnett moved to La Jolla, California, where they died in 1903. They are buried in Columbia Cemetery in Boulder.

Willamette Arnett

Anthony and Rose Arnett's son Willamette (also called Will) married Lucy Katie Spenser of Illinois on September 17, 1868. He built the house at 646 Pearl Street in Boulder in 1877. Will operated several livery stables at various times in Boulder and acquired the nick name "Fighting Will" because he not only enjoyed fist fights, but often won them. Willamette was know for being an eccentric, which he showed by wearing a coat that had ten dollar gold pieces for buttons and sometimes wearing his sock outside of his shoe.

Willamette had many financial ups and downs and was much better at spending his father's money than making it himself. After building the house at 646 Pearl Street he was unable to pay all of the construction costs and several liens were filed against him. In the late 1890s Willamette went to Alaska to seek his fortune in the Klondike Gold Rush. There he died a pauper about 1900. His brother is reputed to have gone to Alaska to retrieve his body and his mother is believed to have paid off his debts on the house.

Richard Whiteley

Richard H. Whiteley was born in the northern part of Ireland in 1830. His family moved to Augusta, Georgia, in 1836 where he attended school until 1839. He then apprenticed to learn the trade of cotton and wool manufacturing and engaged in that business until 1860.

In 1860 he was admitted to the bar and in 1861 took an active part in the issue of secession, which he opposed. He entered the Confederate Army when war was declared and surrendered in 1865 at Durham Station in North Carolina. When it came to the question of reconstruction, he favored the policy of Congress, maintaining that the first duty of Southerners was to unconditionally accept the results of the war.

In February 1870, he was elected United States Senator by the General Assembly of Georgia, but in a contest before the Senate, the election was declared to be illegal. He was a delegate to the National Republican Convention in 1872 and during the same year was again elected to Congress; a contest succeeded in an attempt again to count him out. In 1874 and 1876 he was again elected to Congress by large majorities but both times defrauded by false counts.

In March 1877, being fully satisfied that there was no hope of change of policy in the South, he moved to Colorado. He came to Boulder and engaged in the practice of law. He purchased the Arnett-Fullen house in 1885 and lived there until his death in 1886. After his death, his wife Margret E. Devine continued to reside in the house until 1899.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number 8 Page 11

Their son, Richard Whiteley, was born in Bainbridge, Georgia, in 1861. He came to Boulder with his father and family when he was 16. He entered the University of Colorado's first class in 1877 and graduated in 1882. Three years later he finished his law school training at Harvard University. In 1888 he established his law practice in Boulder and was elected to the Colorado State Senate.

Hiram and Eliza Jane Fullen

Born in Virginia to a farming family, Hiram Fullen moved to the Black Hawk and Central City area of Colorado in 1859. He owned the White Rock Mine, second patented claim to be filed in Colorado, and was half owner of the 7:30 and American mines. He is also credited with finding a rich vein of tellurium ore that he named Magnolia. The nearby town of Magnolia, Colorado, was named after this mine. Ten years later he moved to Gold Hill where he was a co-owner of a ten-stamp mill and served as Justice of the Peace in 1875.

Fullen went on to locate the American Mine at Sunshine in Boulder County, Colorado. This mine ultimately produced 1.5 million dollars worth of ore. He bought a Salina mine (also in Boulder County), the Ingram, in December 1874. For many years this mine was a rich source of income for his partnership and secured Fullen's reputation as a prominent miner.

In September 1878 Hiram, age 39, married Bessie Smith, age 18. By December she had moved back with her parents; in April she filed for divorce. According to Bessie, Hiram had "required absolute and unqualified submission to his will." It was in Salina that he met Eliza Jane Allen in 1888. In January 1888, Hiram and his partner sold the Ingram. In November 1888, Hiram, age 49, married Eliza Jane Allen, age 21. He bought a farm near Niwot (now the site of IBM) in 1893 and it was here that he died of heart trouble in 1900, his estate being worth \$40,000. Their only child of four to live to adult hood was Hiram Jr., born five months after his father's death.

Eliza Jane Fullen purchased the house at 646 Pearl Street in 1914, where she lived with her mother, Eliza Jane Allen, and Hiram Jr. The mother lived at the house until she died in 1941; Eliza Jane Fullen died in 1947. Hiram Jr. married Ethel Mann in 1934. In the 1950s Hiram Jr., lived on and worked his father's ranch until 1979, when he died. Ethel and their son, Clinton owned the house until they sold the house in 1992 to Historic Boulder, Inc., who used the building for offices until 2005, when they sold it to the current owners, Dylan Williams and Kate Remley. They have returned it to single-family dwelling.

Ownership list for 646 Pearl Street:

<i>Owner</i>	<i>Date purchased</i>	<i>Price</i>
Willamette Arnett Mary G. Arnett	1877	
Henry C. Woodworth	August 4, 1883	\$6,000
Richard H. Whiteley	October 29, 1885	
J. H. Nicholson	May 14, 1892	(trustee deed)
Molly G. Whiteley	May 14, 1892	

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 8 Page 12

Louis A. Ewing	November 16, 1899	\$3,000
Athalia Romig	November 18, 1899	\$4,500
William R. Hapney	September 12, 1910	\$100 and other valuable considerations
Yates and McClain Realty	February 26, 1913	\$1 and other valuable considerations
Eliza Jane Fullen	May 21, 1914	\$1,351.39 (public sale during foreclosure)
Hiram Fullen, Jr.	1965	
Clinton & Ethel Fullen	before 1986	
Historic Boulder, Inc.	1992 or 1993	
Dylan Williams & Catherine Remley	August 5, 2005	

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 9 Page 13**BIBLIOGRAPHY**

Arnold, Hugh and Marilyn Arnold. Arnett House – A Photographic Study. n.p., n.d.

Baldwin, Susan. Boulder Historic Places Inventory, 1977. On file with City of Boulder, Planning Office.

Barker, Jane. *76 Historic Homes of Boulder*. 1976. n.p.

Barker, Jane. "Over the Shoulder." *Boulder Daily Camera*. July 22, 1973.

Boulder County News,
December 29, 1876
February 9, 1877

Boulder Daily Camera,
March 1, 1901
August 18, 1926.
May 9, 1965
May 7, 1978

Boulder Daily Camera Focus Magazine, August 9, 1970.

Gladden, Sanford Charles. *Hotels of Boulder, Colorado, From 1860*. Boulder, CO: Johnson Publishing, 1970.

Oral History Transcript of Arnett Family by Robin Arnett, with Rachel Homer, June 30, 1978. On file at the Boulder Public Library - Carnegie Branch Library for Local History.

Rogers, William Warren, Jr. *A Scalawag in Georgia, Richard Whiteley and the Politics of Reconstruction*. Champaign, IL: University of Illinois Press, 2007.

Schmalenberger, Donna, Katie Slocumb, and John Feinberg. *Historic Structures Report Arnett-Fullen House*. May 2, 1988.

The Denver Post Empire Magazine, September 18, 1966.

"History of Clear Creek and Boulder Valleys, Colorado." Chicago: O.L. Baskin & Co., Historical Publishers, 1880.

Simmons, Laurie and Christine Whitacre. "Historic Building Inventory Record," On file at the Colorado Historical Society, State ID 5BL1110. 1986.

Hiram and Eliza Jane Fullen, Portraits and Documents, BHS 220 Fullen+, Boulder Public Library - Carnegie Branch Library for Local History.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number 9 Page 14

Internet Sources

The King Family of London, England, Geraldine Mary King, Crossway, Cregrina, Llandrindod Wells, LD1 5SF, Great Britain-England,
<http://www.genealogy.com/genealogy/users/k/i/n/Geraldine-M-King/index.html>.
Accessed on date 8/27/2008.

Buffalo Architecture and History, "Gothic Revival in Buffalo, NY," <http://www.buffaloah.com>.
Accessed on date 8/27/2008.

http://architecture.about.com/od/periodsstyles/ss/gothicrevival_7.htm Accessed on 8/26/2008.

Architects of Colorado, Database of State Business Directory Listings 1875-1950. Office of Archaeology and Historic Preservation website, Colorado Historical Society. Compiled by Joan Palmer and Ilene Bergsmann, October 2006.
http://coloradohistory-oahp.org/guides/architects/Architects_of_Colorado_Database.pdf
Accessed on 6/9/2008.

**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

Arnett-Fullen House
Boulder County/ Colorado

Section number 10 Page 15

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 1 & 2, Block 61, Boulder West addition, City of Boulder, Boulder County, Colorado.

BOUNDARY JUSTIFICATION

The nominated parcel includes the land historically associated with the house.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 16

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-29:

Photographer: Dylan Williams and Kate Remley
Date of Photographs: July 20, 2008
Negatives: tif images on CD filed with NPS in Washington, DC

Printed on Epson Enhanced Matte Paper with Epson Ultrachrome Pigmented Ink

<u>Photo No.</u>	<u>Photographic Information</u>
1	North elevation of house; camera facing south
2	Carriage step in front of house
3	Northwest elevation of house; camera facing southeast
4	Front porch; camera facing southeast
5	Front-porch detail; camera facing southwest
6	West elevation of house; camera facing northeast
7	South elevation of house; camera facing northwest
8	East elevation of house; camera facing west
9	East elevation of house; camera facing northwest
10	Tack house; camera facing west
11	Tack house; camera facing south
12	Pantry detail; camera facing northeast
13	Front-porch detail showing scroll work; camera facing east
14	Tower detail showing frieze; camera facing south
15	Parlor-window detail showing frieze; camera facing south
16	Office door and porch; camera facing southwest
17	Gingerbread detail; camera facing southwest
18	Iron fence; camera facing south
19	Iron fence; camera facing west
20	Side-porch detail; camera facing west
21	Interior- arch in parlor
22	Interior- entry arch and two front doors; camera facing northwest
23	Interior- stairwell
24	Interior- doors in dining room
25	Interior- scullery arch and original door into dining room
26	Interior- stairwell from second floor and original pine flooring
27	Interior- bedroom with original pine flooring
28	Interior- parlor ceiling detail
29	Interior- upstairs bedroom showing chimney built around window

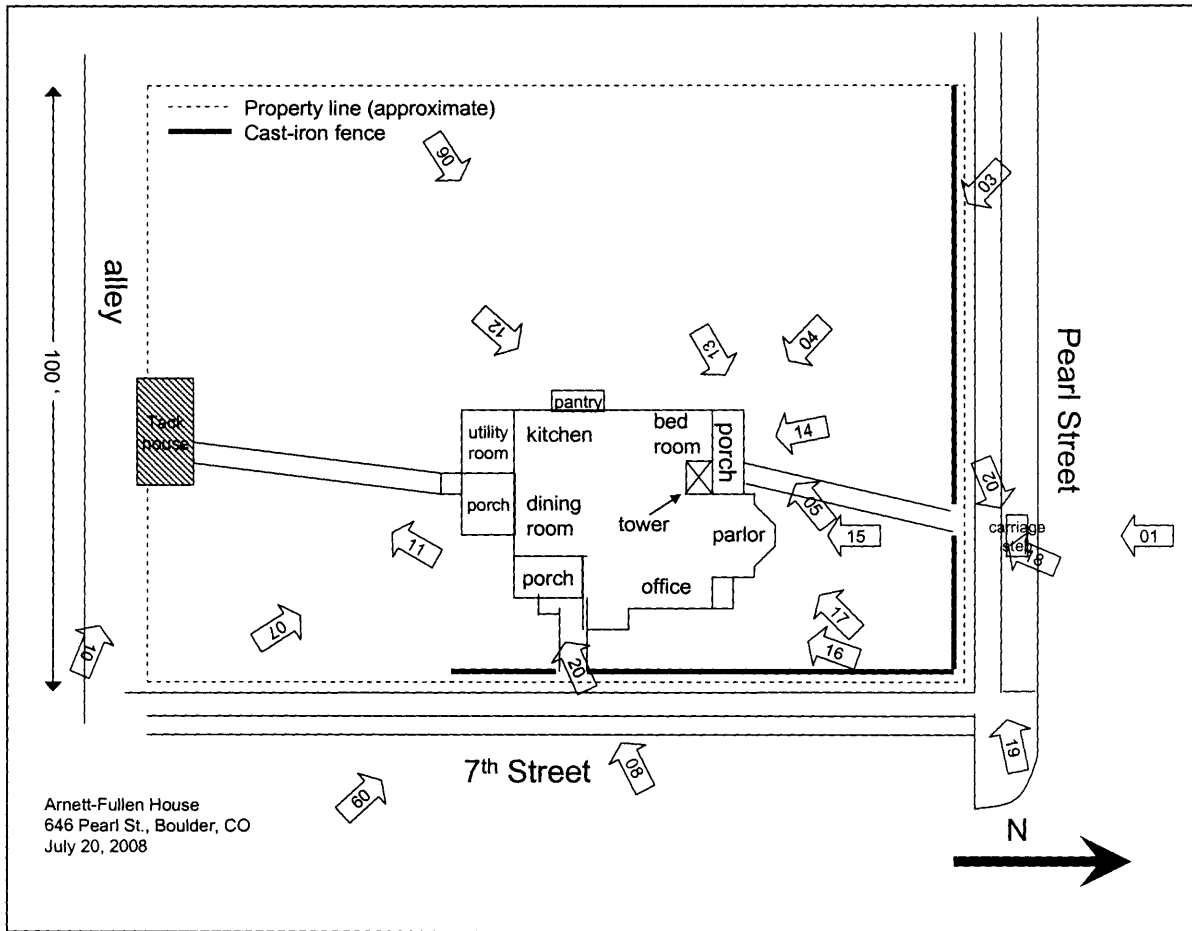
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 17

SITE PLAN WITH PHOTOGRAPHIC VIEWS



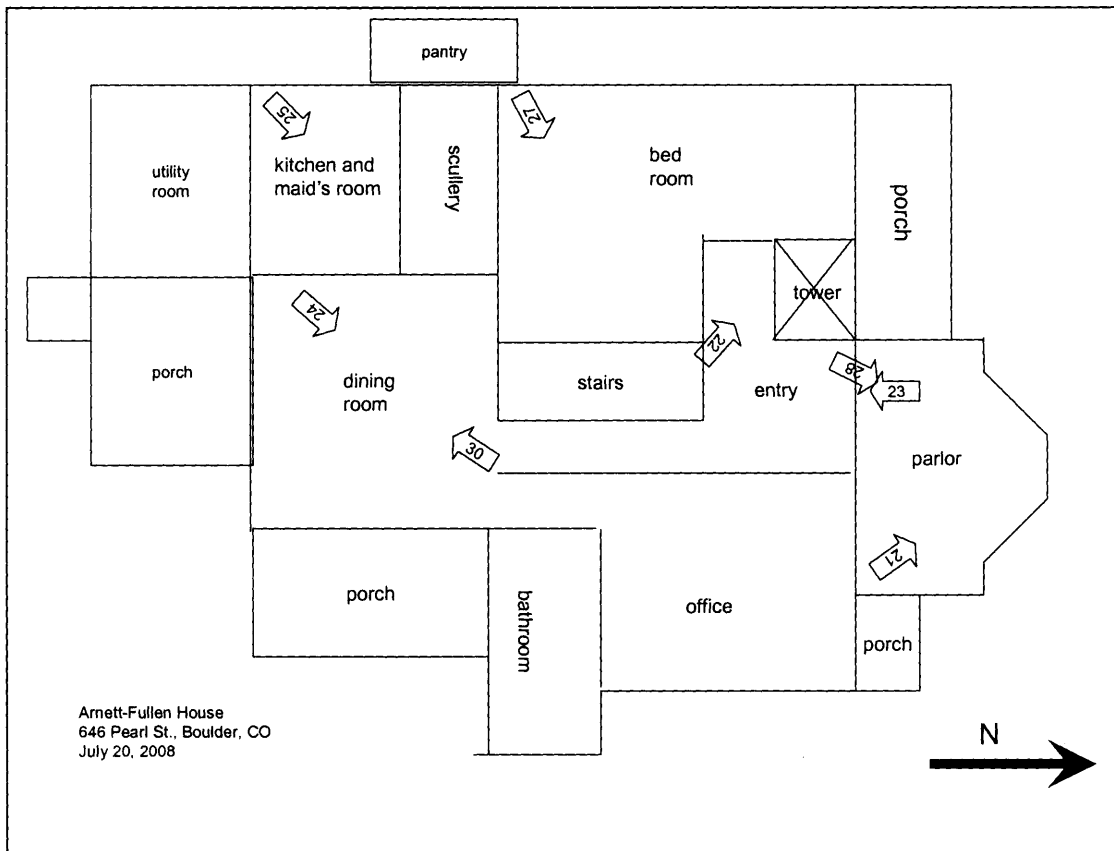
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 18

FIRST FLOOR LAYOUT WITH INTERIOR PHOTOGRAPHIC VIEWS



National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 19

USGS TOPOGRAPHIC MAP
Boulder Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 475575E / 4429395N
PLSS: 6th PM, T1N, R71W, Sec. 25
NE¼, SE¼, SW¼, SE¼
Elevation: 5390 feet Site Number: 5BL.1110



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Arnett-Fullen House
Boulder County/ ColoradoSection number ____ Page 20**PHOTOGRAPH LOG- HISTORIC**

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions.

All photos from the Boulder Public Library- Carnegie Branch Library in Boulder, Colorado (available at library and on website).

- H1: Photograph of the house with family members on the porch, a boy on a horse, and baby cow in the foreground. Circa early 1900s
- H2: Close-up of wrought iron fence. Circa 1880s
- H3: Photograph of the house with an unidentified woman on the front porch. Circa 1890s
- H4: Arnett family portrait. Date unknown
- H5: The Arnett Hotel, 1025-1027 Pearl Street, Boulder, Colorado. Circa 1900
- H6: Arnett Building, Broadway, Boulder, Colorado. Circa 1912

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 21

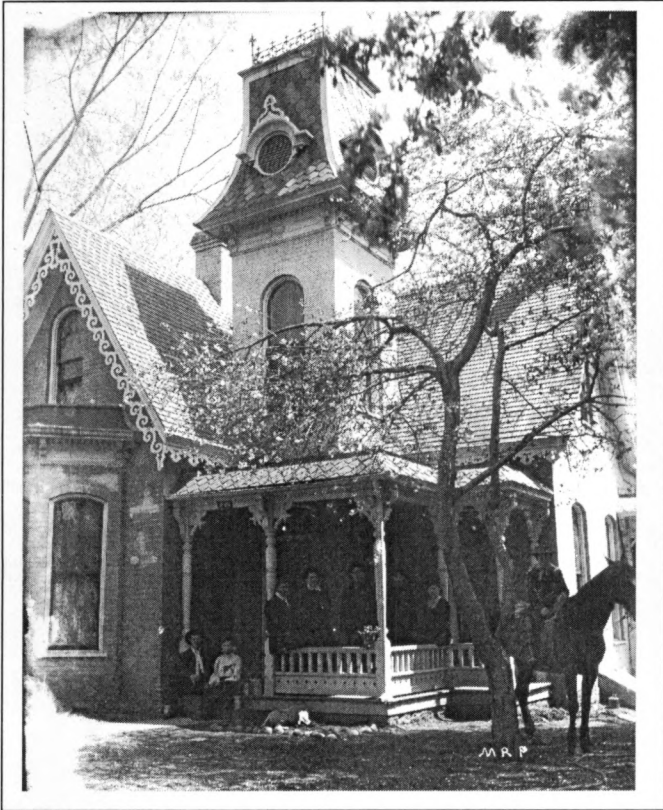


Photo H1 - Circa early 1900s

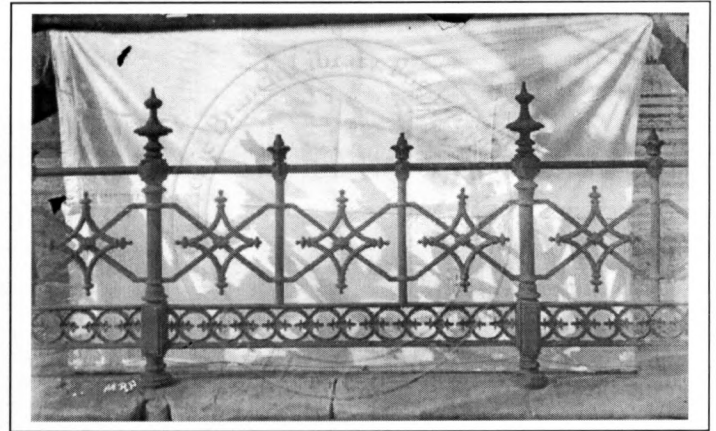


Photo H2 - Circa 1880s



Photo H3 - Circa 1890s

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Arnett-Fullen House
Boulder County/ Colorado

Section number ___ Page 22



Photo H4 – Date Unknown

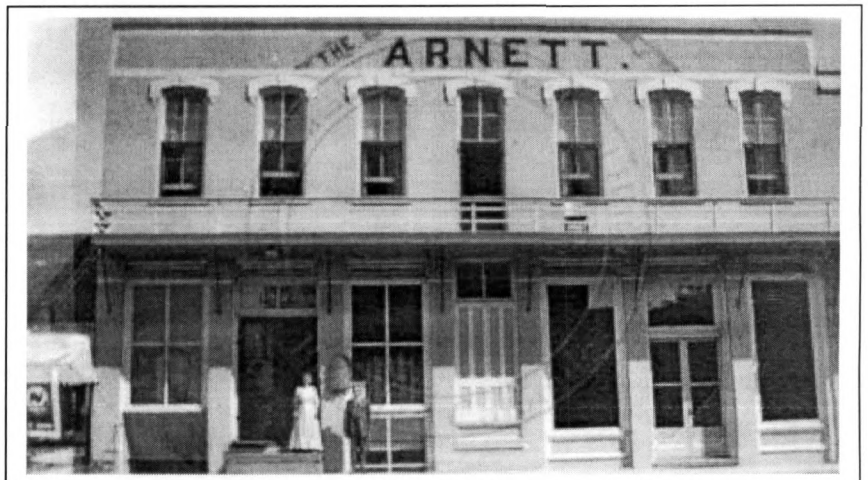


Photo H5 - Circa 1900



Photo H6 - Circa 1912