

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.39**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **James and Frances Wiggins House**
6. Current building name: **O'Leary-Pilling House**
7. Building address: **534 Emery Street**
8. Owner name: **Sharon O'Leary and Nigel Pilling**
Owner address: **534 Emery Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **8th** Township **2N** Range **69W**
SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491576**
Northing: **4446250**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North half 2** Block: **42**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Late Nineteenth and Early Twentieth Century Revivals / Classic Cottage

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet **1460 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Brick
Wood / Shingle
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Balcony
Chimney
Decorative Shingles
Decorative Cornice
Dormer
Flared Eave
Porch

21. General Architectural Description

This high-style classic cottage is located on the east side of Emery Street, between 530 Emery Street to the south and 540 Emery Street to the north. A planted grass yard with mature landscaping surrounds this building. A combination of unpainted wooden and wire fences encircle the backyard. A carriage house is located southeast of the dwelling. The residence is set back approximately forty feet from the street and a wide grass strip separates the sidewalk from the curb. Oriented to the west, the house rests on a coursed sandstone foundation with two-light, hopper basement windows protected beneath storm windows with white, aluminum frames. The basement can be entered via a sandstone stairwell on the east end of the south elevation. An ornate veneer of bright red, pressed brick with thin white mortar clads the exterior walls. Each wall features parallel belt courses above the foundation. Beginning near the top of the windows, double coursed coping in a dentil pattern introduces the hefty corbel course above it. The brick is again corbelled beneath the cornice line, which is accented with a broad band of purple-painted, round-cut wood shingles. Square-cut wooden shingles, also painted purple, cover the large, hipped-roof dormers emerging on all elevations. Gray asphalt shingles cover the moderately pitched, hipped roof with flared eaves. The eaves of the dormers are flared as well. The very widely overhanging eaves are boxed and feature a series of white-painted, closely spaced brackets beneath the beadboard soffit. A large, brick chimney emerges near at the apex of roof near the front (west) elevation. Another, smaller brick chimney clings to the rear (east) elevation and protrudes from the roof on the south side of the east-facing dormer. Skylights pierce the roof on the north and south elevations. Windows are generally one-over-one, double-hung sash with white-painted wooden frames and white-painted aluminum storm windows. Sills and lintels are pink sandstone. Leaded, frosted and beveled glass composes the lower light of a window at the center of the north elevation. Windows in the dormer are paired, one-over-one, double-hung sash, except for an extension to the east of the north dormer, which features two, one-light awning windows. To the south of the front façade is a large, fixed-pane window with a narrow transom light. A similar window appears in the center of a shallow bay which protrudes from the south elevation of the building. Supported by two Doric columns, the roof of the south facing dormer has been extended over the bay beneath it to create a balcony. Larger Doric columns, set in widely spaced pairs, support the hipped porch roof. The brick kneewall surrounding the porch is capped in sandstone. While the façade is generally symmetrical, the front door opens on the north side. Therefore, sandstone steps with sandstone kneewalls and pipe railing approach the porch on the same end. The large glass-in-wood-frame door is dominated by a single pane of beveled glass set in egg-and-dart molding. A small, hipped-roof porch on the south end of the rear (east) elevation has been enclosed with purple-painted vertical beadboard and screens. It is approached from the south via sandstone steps and entered through a white-painted, wood-framed screen door.

A carriage house is located southeast of the dwelling. Accessed from Emery Street via a concrete driveway shared with 503, the carriage house is a rectangular structure measuring twenty-five feet north-south by sixteen feet east-west. A gable-front wing on the south side of the west elevation protrudes four feet. The building is two stories tall, has a concrete foundation and is clad in white-painted horizontal wood siding with broader siding on the west elevation of the wing. The side-gabled main roof and the front-gabled roof over the wing are covered in gray asphalt shingles and feature ridge poles capped with balls. Rafter ends are exposed. Dominating the front-facing wing are two sets of paired, white-painted vertical beadboard doors on metal strap hinges. A solid, vertical plank door opens on the north end of the west elevation and a Dutch door of the same construction pierces the north end of the east elevation. Two sets of paired, six-light casement windows fill the gable end of the wing. A vertical plank door also opens on high on the south elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This dwelling is located on the east side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

Carriage House

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1902**

Source of information:
Warranty Deed 90012169; (Boulder County) "Real Estate Appraisal Card – Urban Master."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
James, Frank and Oliver Wiggins.

Source of information:

28. Original owner:
James Wiggins

Source of information:
Warranty Deed 90012169.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Property and tax records indicate that this house was constructed in 1902. The intricacy and quality of the craftsmanship reveals the extent to which the Wiggins family wanted this residence to advertise their construction business. Both porches existed on the structure as built. Sanborn Insurance maps indicate that the carriage house was constructed between 1900 and 1906.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

James Wiggins was born in Innesfillen, Ontario, Canada on October 6, 1851. He married Frances May (also spelled Mae) on October 8, 1872. She was born in Orangeville, Ontario, June 3, 1849. The couple had six children while living in Orangeville: Oliver, Laura May (married to F.S. Beckwith), Harry, and Frank. The Wiggins family settled in Longmont in 1886 where it grew by two: Gilman and Mary (Mrs. Dale Williamson). The bustling settlement of Longmont provided ample work for James, who was a gifted builder. Working with his sons, Frank and Oliver, Wiggins soon became Longmont's preeminent contractor, earning a reputation for quality work and honest dealing. "No one has questioned the integrity of Mr. Wiggins," eulogized the *Longmont Ledger* upon James's death in October 1910. "He has stood high in the estimate of his fellow citizens." He and Frances purchased this lot on Emery Street in November 1901 and, but the next year, had completed the present structure. The Wiggins family soon became known for building some of the most beautiful homes in Longmont, including the Callahan and Steuerwald residences. James Wiggins also served as city alderman from 1893 to 1894. While the patriarch of the Wiggins family died in 1910, Frank and Oliver continued building. Frances lived in this house another thirty-two years, dying in 1942. Even though she was 92, she vividly recounted a few days before her death the assassination of Abraham Lincoln and the shock the Canadian people experienced when they learned of his death.

Inheriting the house in 1943 was James and Frances's daughter, Laura May (also spelled Mae) Beckwith. She was born in Orangeville on May 3, 1875, and came to Longmont when she was nine. On June 16, 1896, she married Fenton S. Beckwith, whose ancestors were among the earliest settlers in the St. Vrain Valley and whose father, Elmer, established the first newspaper in the area, the *Burlington Free Press*. Fenton continued his father's newspaper business, establishing the *Longmont Daily Times*. He died in March 1941 and May, as she was called, moved to this house to live with her mother. May died in 1944.

From the next five years, this house was home to Luke J. and Ethel L. Hoffman. The Hoffmans owned a photography studio and supply store in Longmont, and city council appointed Luke Hoffman as storekeeper of supplies in 1948. The couple moved to California in 1950. Taking the Hoffmans' place at 534 Emery were James H. and Fannie B. Boyd. Members of the Boyd family would continue to own the house until 1986. James H. Boyd was born in Marne, Iowa on September 13, 1876. When he was six, he and his family moved to Colorado settling in Sterling. In 1903, James moved to Estes Park where he was a blacksmith and mechanic during the formative years of that town. He acquired numerous land holdings in Estes Park and established rental units on them. It was in Estes Park that James met his wife, Fannie. She was born in Fort Collins on April 28, 1884, but spent most of her life in Estes Park. The couple moved to Longmont when they purchased this home in 1950, frequently traveling to Estes Park to tend their properties. James died in 1958 and Fannie in 1966. Inheriting the house was James and Fannie's son, James Kennerly Boyd. He operated the house as a rental until he was killed in an auto accident in 1979. His widow, Geraldine, continued to rent the home until she sold it to tenant Sharon O'Leary in 1986. O'Leary and her husband, Nigel Pilling, are the current owners and residents.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

Bullard, Charles and Sally Vecchio-Martin. *Longmont's History in Architecture, Today*. Boulder: Johnson Publishing Company, 1986.

"Council Appoints Storekeeper." *Longmont Times-Call*, 11 February 1948, p. 1.

Estes, Virginia, Carolyn McDonough, Jessie Thomas, and Billy Boyles. *Who Lived Where in Old Longmont: An Architectural and Historical Tour, Park I: East Side*. Longmont: St. Vrain Historical Society, 1976.

"James H. Boyd, Formerly of Estes Park, Dies Here." *Longmont Times-Call*, 11 February 1948, p. 1.

"James K. Boyd." (obituary) *Longmont Times-Call*, 24 May 1979, p. 18.

Lehman, Ed. "Newspaper History." In *They Came To Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 135-137. Longmont: Longmont Printing Company, 1971.

"Mrs. Ethel Hoffman Dies in California," *Longmont Times-Call*, 25 September 1964, p. 3.

"Mrs. Fenton S. Beckwith Dies: Had Lived Here for 60 Years." *Longmont Times-Call*, 27 April 1944, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Redman, Dorothe and Fannie Wiggins. "James Wiggins, 1861-1910." In *The Came To Stay: Longmont, Colorado 1858-1920*, ed. St. Vrain Valley Historical Association, 135-137. Longmont: Longmont Printing Company, 1971.

"Resident of City for 58 Years Dead." *Longmont Times-Call*, 23 February 1942, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Services Set for Mrs. Fannie Boyd." *Longmont Times-Call*, 22 November 1966, p. 3.

Sherwood, Glenn V. *Longmont's Historic East Side*. Longmont: Citizens for Sensitive Revitalization, 1982.

Warranty Deeds 90012169, 90082848, 90398123, 90418827, 90498481, 346392, 494514, and 798962. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"Wiggins, (James)." (obituary) *Longmont Ledger*, 28 October 1910, p. 7.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

xx B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

xx 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **1902-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with James Wiggins and his family, who made important commercial, political, and social contributions to Longmont during the early 1900's. The house is also architecturally significant because it is an intact, high-style classic cottage exhibiting the characteristics and craftsmanship of a master builder, James Wiggins, and his sons. The property's combined levels of historical significance and physical integrity are to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. This property is also a contributing resource within this National Register and local landmark district.

43. Assessment of historic physical integrity related to significance:

This residence displays a high degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. The only notable alterations to the house have been the extension of the north-facing dormer and the addition of skylights.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-12**

Frame(s): **22-24, 26,27 (house); 25, 25 (carriage house)**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **July 18, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**