

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1185**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Wiggins House**
6. Current building name: **Wagner House**
7. Building address: **717 Emery Street**
8. Owner name: **Alex J. and Courtney Wagner**
Owner address: **717 Emery Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491510**
Northing: **4446570**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S 1/2, 8** Block: **17**
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 19th 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 **1476 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingles
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Decorative Shingles
Attached Garage

21. General Architectural Description

This residence is located on the west side of Emery Street, near the middle of the 700 block, in Longmont's historic Eastside neighborhood. The house is set back approximately 43' from the curb at Emery Street to the east, where a wide grass strip separates the curb from the front sidewalk. The lot features planted grass front and back yards, with a narrow side yard to the north. The house is supported by a low, painted-grey, concrete foundation, and there are single-light hopper basement windows. The building is of wood frame construction, and its exterior walls are clad with painted grey horizontal wood siding, with painted red 1" x 4" corner boards. The house features a steeply-pitched hipped roof, with intersecting gables, with returns, on the south, east, and north elevations. The roof is covered with green asphalt shingles, and the eaves are boxed. One red brick chimney is located on the roof ridge. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and painted red wood surrounds, and with exterior metal storm windows. A stained dark brown solid wood door, with an egg-and-dart motif in the top rail, a projecting locking rail, and with carved scrollwork in the lower panel, opens onto a wraparound porch at the south end of the façade. The distinctive front door is covered by a white metal storm door, and the wraparound porch features a tongue-and-groove wood floor, wood frame knee walls, and squared piers, supporting a low-pitched hipped porch roof. A secondary entrance into the home is located on the west (rear) elevation. Here, a wood-paneled door, with one upper sash light, and with a silver aluminum storm door, opens onto a concrete porch.

An attached garage – later converted into living space – was built onto the house's original southwest corner. The garage measures 14' N-S by 24' E-W, is of wood frame construction and is covered by a gabled roof. Wood-paneled entry doors are located on the garage's east and north elevations. Architecturally, the garage is quite compatible with the house's original construction.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This residence is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. For the most part, the area is still made up of single family homes, with a few duplexes and small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1906**
Actual **1185**

Source of information:
Longmont city directories (1906).

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Frank C. Wiggins

Source of information:
Longmont city directories (1906)

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

Longmont water records reveal that Lot 8, Block 17, where this house is located, was first developed in the years preceding the turn of the twentieth century. The city's two oldest water ledgers, with entries dated 1892-1899, and 1899-1904, both indicate that a "Bach.Hall" (Bachelors' Hall) was located here, owned by L.A. White. It is doubtful that the extant residence and the Bachelors' Hall building are one and the same. Boulder County Assessor records list 1910 as the extant dwelling's year of construction, although it was probably built a few years prior to that time.

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

The home at 717 Emery Avenue was built a few years after the turn of the twentieth century by Frank C. Wiggins, who, along with his father James, is credited with "literally building Longmont." Frank Wiggins was born on March 6, 1880, in Canada. His parents, James and Frances May Wiggins, along with their four children, Frank, Oliver, Harry and May emigrated to Longmont in 1886 from Orangeville, Ontario. Two additional children were born to the family in Longmont Gilman and Mary. James Wiggins, born in 1851, was a skilled carpenter. Sons Frank and Oliver joined their father in his trade. Frank's first job, at the age of six, was salvaging the nails from the old shingles of a house being re-roofed. Frank was paid \$1 a day for removing and straightening the nails so that they could be re-used. The family established a fine reputation as craftsmen in the growing town of Longmont. Following their father's death in 1910, Frank and Oliver took over the family business. Oliver then passed away not long after his father, and Frank carried on the family enterprise alone.

36. Sources of Information

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

"Death Claims Lizzie Garner." *Longmont Times-Call*, January 30, 1942, p.1.

"Death Claims Miles Garner." *Longmont Times-Call*, March 12, 1942, p. 1.

"Frank C. Wiggins is Dead." *Longmont Times-Call*, March 1, 1963, 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.

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

Wagner, Alex. Oral interview with Carl McWilliams, December 19, 2001.

"Water Ledger City of Longmont, 1892-1899, 1899-1904, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

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

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

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

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.

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

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.

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

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.

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

40. Period of Significance: **ca. 1906-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with Longmont's residential development, from the time of its construction circa 1906, through the middle of the twentieth century. The house is also architecturally significant for its representative early twentieth century architectural characteristics. Due to some loss of integrity, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property does, however, qualify for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This property displays above average historical integrity, relative to the seven aspects of integrity defined by the Colorado Historical Society and the National Park Service – location, design, setting, materials, workmanship, feeling and association. The house's integrity has been diminished to some extent by the construction of an attached garage to the original building's southwest corner, probably in the 1970s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located in the block to the north of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area, in the 700 block of Emery Street do have the potential to be incorporated into the existing East Side Historic District.**

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

Contributing: **xx**

Noncontributing:

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

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-16**

Frame(s): **24-29**

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: **December 6, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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