



Erie, Colorado

655 Moffat

Historic Landmark Properties Nomination



HISTORIC LANDMARK



HISTORIC LANDMARK PROPERTIES NOMINATION FORM

PLEASE NOTE: If this property was included in the 2009-2010 or 2016 survey of potential historic sites for the Town of Erie by Front Range Research Associates, then most of the information can be used from that Survey Report to fill out this form. Attach a copy of the Report to this form. The Survey Report is available from the Town Clerk's Office, Erie Library or the Community Development Department.

Owner(s) of (Site) Property: [Geri-Ellen and Steve Dow](#)

(Only the owner(s) of properties can nominate the property. If there are multiple owners, list the principal owner first for contact purposes. List all owners of interest in the property and use the exact name(s) as it appears on the recorded Title.)

Address of contact person: [655 Moffat](#)

Phone: [303-886-9682](#)

Email: dow.steve@gmail.com and geriellen@gmail.com

Historic Name of Property (if applicable) [Marie Wiggett House](#)

Address of Property: [655 Moffat](#)

Structure(s) on the Property being nominated: [Historic Portion of House](#)

(List all that are applicable: i.e. house, commercial building, church, etc. Exclude structures not part of the nominated structure but are now located on the (site) property.)

Use of Property:

Historic: [Residence](#)

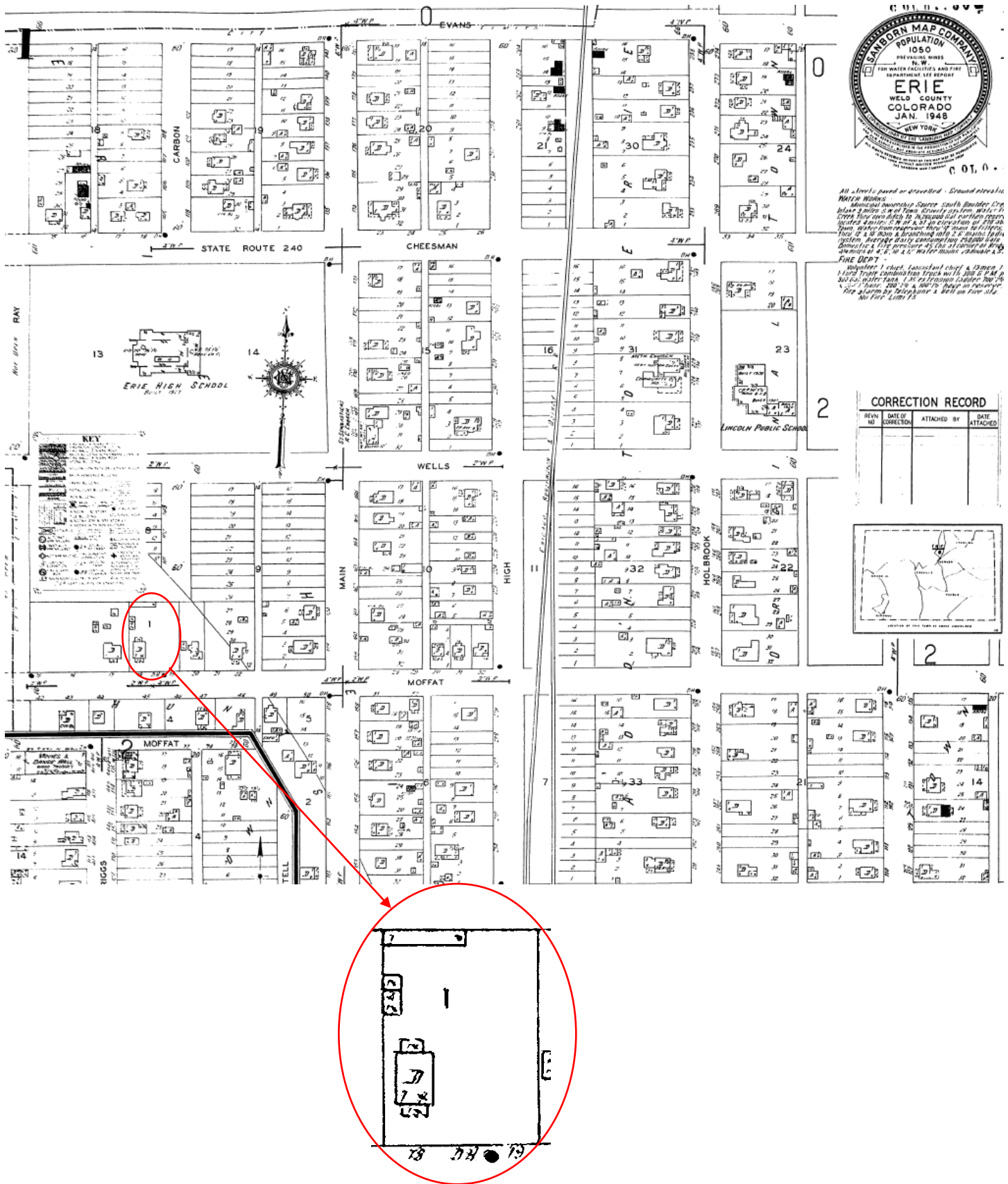
Current: [Residence](#)

Source(s) of information: [Erie Historic Preservation Advisory Board Historical Research](#)

Year of Construction: [1919](#)

Year(s) of Exterior Remodeling (if known): [CA 2012](#)

Maps:



Excerpts from 1948 Sanborn Insurance Map Indicating Historic Location and Configuration of 655 Moffat



Google Maps Image of 655 Moffat Indicating Non-historic Addition.

Historical Narrative:

Written by Sherri Barksdale, Erie Historic Preservation Advisory Board History Researcher

The original home was built in 1919. In 1923, the land was part of an Erie annexation called "Hunts First Addition." The home and property are lots 13-16 of this addition.

At the time of the annexation, the owner of lots 13-16 was listed as Marie Wiggett. Marie E. Frederickson was married to Charles Wiggett, a coal miner, in 1899. Charles Wiggett was born in England in or around 1876, and emigrated to America around 1885. At the time of the 1920 census, Charles and Marie had 4 children: George L., Josephine, Ida M, and Evelyn. J They were listed as living on Wells Street.

Although a firm connection can't be made through Genealogy research, Charles may have been related to early Erie residents, Thomas W. and Mariah Wiggett. They came to Erie in 1879 or 1880 on a Union Pacific box car with all of their belongings. The Wiggetts lived in a cave near Coal Creek, and then later rented a home on Briggs Street. Thomas worked in the mines. Later, he and Mariah both worked for the Union Pacific railroad. (Images of Erie, Stull, Jim.) Wiggett Court, off 119th street near Redhawk Elementary in Erie, was probably named after Thomas William Wiggett.

Marie and Charles Wiggett divorced in 1925. On the 1930, census, she and her daughter are listed as living in Erie with two boarders. The boarders were coal miners. Although no address is specified, it's possible Marie and the boarders lived together at 655 Moffat Street.

Emmitt Metheney and his wife O. Bell arrived in Erie in 1921 with their children Edna, Mary, Ruby, and Woodrow. The 1940 census shows Emmitt and Bell lived on Moffat Street, and had been since at least 1935. Later records list three of their children, Edna Summerfield, Mary Mehlene, and Woodrow Metheney on the quitclaim deed for this property. It's therefore likely that Emmitt and Bell lived at 655 Moffat. It's not clear whether the siblings lived in the home. Woodrow Metheney is listed as Power of Attorney on the quitclaim deed. Both Emmitt and Belle are buried in Mt. Pleasant Cemetery. Edna Metheney and husband Merlin Letcher Summerfield are also buried there. Merlin L. Summerfield worked for the Union Pacific Railroad.

Edna Summerfield, Mary Mehlene, and Woodrow Metheney signed a quit claim deed on the property in 1954, transferring it to Esther Benson for \$100. Due to the amount of money, it's possible that Esther was a relative of the Metheney family. Esther and Nells Benson are then listed as the owners of the property. In 1977, the Lovatos inherited the home from Esther Benson. The Dows purchased the home in 1991, and still live there at the time of this writing (January, 2017.)

Architectural Description:

Written by Dave Snow, retired National Park Service Historical Architect

The residence located at 655 Moffat began as a very modest 1 story (circa 1920s bungalow), but recently a contemporary 2 story addition has been added to its north elevation that greatly increases its overall functional square footage. This is not an uncommon treatment for small historic houses in Erie as it makes the property more suitable to modern life styles. Unfortunately, in many cases, these additions do not preserve the historic character of the historic structure as the owners attempt to modernize the entire structure, thus covering or removing most of the character-defining features that help make the property eligible for nomination to local, state or national registers of historic places. However, in the case of this property, the addition is executed with a visual and physical respect for the historic structure and, as such, preserves much of the house's historic character. As per the National Park Service Secretary of Interior's Standards of Rehabilitation (standards adopted by Erie Town ordinance):

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The work carried out on 655 Moffat appears to meet this standard. The architectural hyphen sets the new addition apart from the historic portion and is easily distinguishable. The detailing and choice of materials is compatible, yet discernable from adjacent historic elements. For these reasons, despite the contemporary addition, the structure appears to meet the criteria of eligibility for a local landmark.

The historic portion of the structure is a simple gable-roofed rectangular mass with a hip-roofed entry porch. The following are character-defining features:

Front Porch (likely enclosed sometime after initial construction, but still within period of historic significance)

- Enclosed with ten 2 lite windows set above the half-wall on a continuous shaped wood sill, 3 each symmetrically located to either side of the front door and 2 each on either side of the porch.
- Canted Rectangular wood columns with shaped capitals at each outside corner and to either side of the center entry.
- Painted canted wood pilasters above the half-wall where the porch connects to the main house above the half-wall.
- Bell cast half-wall beneath the windows sheathed with painted and mitered wood shingles.
- Two panel painted wood front door with 3 lites in the upper panel.

Main House

- Gable end 3 lite attic window with decorative shaped wood cornice and over extended head trim.
- Double windows on the east elevation.
- Double-hung painted wood windows with 4 lites in the upper sash and decorative shaped wood cornice and over extended head trim.
- Historic storm window hardware on window head trims.
- Painted horizontal wood drop siding.
- Capped trim at outside corners of the house.
- Exposed concrete foundation with wood board form marks.
- Open eaves with exposed rafters.
- Red brick chimney.

General Significance of the Property:

X A. Architectural Criteria. The structure has distinctive characteristics of a type, period method of construction or artisan.

X B. Social/Historic Criteria. The property or structure is associated with events or persons that have made a significant contribution to history.

X C. Geographic Criteria. The structure “Enhances the sense of identity of the community.”

Statement of Significance:

This home is associated with early coal mining and the Union Pacific railroad. Built in 1919, this home and the neighboring homes on Moffat Street were annexed into Erie as part of the “Hunts First Edition” annex. Marie

Wiggett owned the home and associated lots (lots 13-16) at the time of annexation. Marie was married to Charles Wiggett, a coal miner who emigrated to America from England around 1885. After Charles and Marie divorced, Marie and her daughter boarded miners at the home.

Charles Wiggett was likely related to Thomas and Maria Wiggett, who came to Erie in 1879 in a box car with all of their belongings. Thomas worked in the mines. Later, Thomas and Maria both worked for the Union Pacific railroad.

Around 1935, Emmitt Metheney owned this home with his wife, Belle, and three children. Later, daughter Edna married Merlin Summerfield, who worked for the UP railroad. The home stayed in the family until 1955 when it was transferred to Esther Benson for \$100. Emmitt and Belle Metheney, and Edna and Merlin Summerfield are buried in Mt Pleasant Cemetery.

Bibliography:

Description of Property:

1. Legal description of property: Lot: [13-16](#) Block: [Hunts First Addition](#) Subdivision:
2. Description of manmade site features that contribute to the historic significance of structure being nominated: [N/A.](#)

Photos of Current Structure:



10/8/2016, Image 1: South Elevation, Historic Portion.



10/8/2016, Image 2: Southeast Corner, Historic Portion.



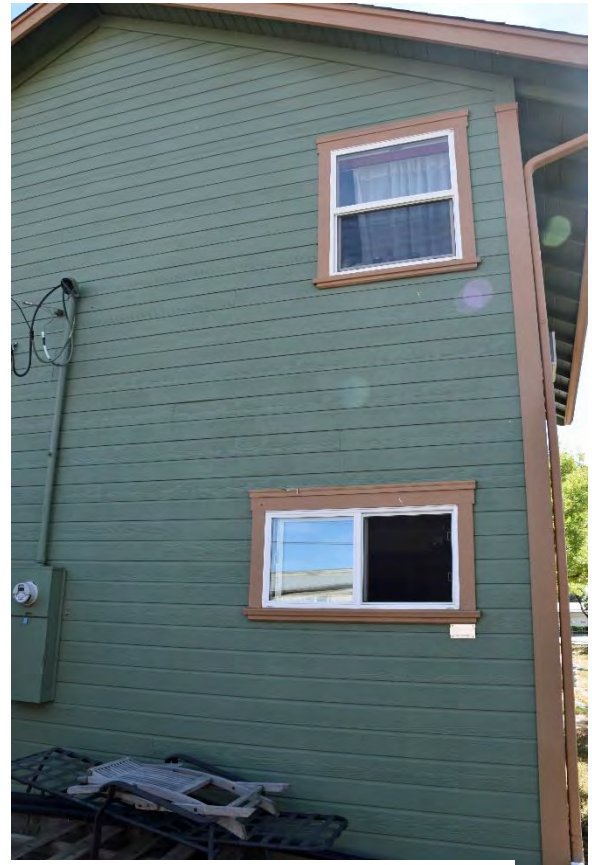
10/8/2016, Image 3: East Elevation, South End, Historic Portion.



10/8/2016, Image 4: East Elevation, North End, Historic Portion. Two Story Non Historic Addition at Hyphen.



10/8/2016, Image 5: East Elevation, North End, of Two Story Non Historic Addition.



10/8/2016, Image 6 and 7: North Elevation of Two Story Non Historic Addition.



10/8/2016, Image 8: West Elevation, Looking South, Two Story Non Historic Addition.



10/8/2016, Image 9: West Elevation, Looking North, Two Story Non Historic Addition.



10/8/2016, Image 10: West Elevation, Looking North, Historic Portion.



10/8/2016, Image 11: South west Corner, Historic Portion.



10/8/2016, Image 12: South west Corner, Historic Portion.



10/8/2016, Image 13: South Elevation Gable End Attic Window, Historic Portion.



10/8/2016, Image 14: Southeast Corner Detail, Historic Portion.



10/8/2016, Image 15: East Elevation Window Detail, Historic Portion.