

Clark County, Washington
 Historic Preservation Commission



Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Complete each item by marking "x" in the appropriate box or by entering the information requested. **This form is similar but not exact to the National Register of Historic Places nomination form. Some sections of the National Register form were not applicable to the local register therefore were not included. When using the National Register Bulletin 16A to fill out the form, look for the section names for information on completing the specific section.** If any 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. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Kiggins 1922 Building

Other names/site number _____

2. Location

street & number 904 Main St N/A not for publication

city or Vancouver N/A vicinity

town _____

State Washington code WA county Clark code 11 zip code 98660

3. 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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		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 Clark County Heritage Register

N/A

4. Owner Consent for Nomination, Designation and Listing

I (we) consent X do not consent to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.

 Owner signature

 Date

 Owner signature

 Date

5. Functions or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE *specialty store*

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE *specialty store*

6. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements *Commercial Style*

Materials

(Enter categories from instructions)

foundation concrete

walls concrete

roof asphalt

other brick

Narrative Description

(Describe the historic and current condition of the property.)

The Kiggins 1922 Building is situated in downtown Vancouver, Washington at the northwest corner of 9th and Main streets and is included within Heritage Overlay District #2 as identified by the city in Chapter 20.510 of the Vancouver Municipal Code. Main Street is the traditional primary north-south route through downtown Vancouver, and was part of the Pacific Highway, which traversed the American west from Canada to Mexico until superseded by Interstate 5, now located a few blocks to the east.

Vancouver, incorporated as a city in 1857, had a burgeoning downtown by the end of the 1870s primarily sited on land claimed by Esther and Amos Short in 1845. The Wyche and Stephens Plat for this portion of downtown was recorded in 1872. At the time of this building's construction in 1922, downtown was taking on an increasingly urban air -- growing northward from the north shore of the Columbia River and westward from the Military Reserve and becoming much more commercial. The 1928 Sanborn Fire Insurance map, the volume published the soonest after construction of Kiggins 1922, shows that its block was completely in commercial usage at that time except for one remaining dwelling at the northwest corner. All of the spaces across Main Street to the east were commercial, as were those to the immediate south. Nearby businesses were a typical downtown mixture including a garage, two lodge halls, White's Pharmacy, and two Kiggins-owned theaters -- the USA Theatre to the south, and the Castle to the northeast.

The one-story rectangular buff running bond brick building encompasses 10,000 square feet and has a full basement. The building shares party walls to the west and north. The flat roof has a slight parapet and a narrow, plain cornice. A wide flush plain plaster frieze runs around the entire south and east facades a few feet below the cornice. This replaced a frieze of widely-spaced dentils at an unknown date after 1955. Below the frieze is a horizontal brick band formed of a soldier course on top of a row of headers which runs around the entire façade but is most visible on the south façade. A plain metal frieze affixed with nails surmounts the display windows across the main façade.

Today, the primary façade is on the east (Main Street) side but the south façade is also visually prominent due to the corner location of the building. The east façade is framed by brick piers at each corner. The upper portion of the wall plane has a central rectangular sign with projecting decorative letters and numerals saying "19 Kiggins 22." Rectangular steel panels about 2' high and 2.5' wide each form a broad frieze across the façade above the central main entry and flanking display windows. These were certainly in place by c. 1956 when Woolworth first occupied the entire building, but may have been installed previously. Capital letters affixed to the frieze spelled out "F.W. Woolworth" during that era (Polk; "F. W.;" Zidell). Historic photographs in the collection of the Clark County Historical Museum indicate that earlier signage was neon but the exact wording cannot be determined.

The central recessed entryway has two sets of metal-framed glass doors with horizontal transoms above. The entry is flanked on each side by small metal-framed commercial windows set at an angle and finished with rolled vertical metal seams at the sidewalk side corners. Sets of two larger windows on each side of the entrance are separated by narrow vertical metal strips covering the seams in the glass and have painted signage relating to tenant Divine Consign. The entry has free-standing square columns on each side which are covered in two sizes of small ceramic tiles of varying shades of seafoam and forest green. Piers separating the display windows are clad in the same tile, as is the base of the facade from sidewalk to window sills, and the floor and ceiling of the entryway. The entryway is lit with flush round lights. The window and entry configuration, along with the ceramic tiling, date to c. 1956 when the entire building became a Woolworth store. Previously, the main façade had at least two entries to accommodate both Woolworth customers to the south and Sprouse Reitz customers to the north, and façade signage above the windows for both businesses. The current central entryway is surmounted by an awning with the business name of Divine Consign on it and has decorative square, iron planter boxes on each side on the sidewalk. The sidewalks on the east and south sides have periodic square openings near the street edge which are planted with trees and low-scale plants.

The base of the east wall varies slightly in height, being taller at the south end, due to the slight rise in elevation from south to north. The brick piers at the corners of the main façade and those on the south façade have decorative cross-hatching at their bases and stylized chevrons near their crowns.

The south façade has five large bays separated by brick piers that are similar to those on the east facade. The bays may at one time have been window openings according to former owner Howard Zidell. However, they are now sheathed in concrete and have been at least since 1955. If they ever

were windows, they were unusually tall and broad ones. Each of the divisions is topped by a row of header bricks. The bay at the west end has a large loading door on the east side and a secondary staff entrance on the west side flanked by a single-light window to the west. An eight-light rectangular window is set high on the east side of the bay; a small single-light window is set to the west at the same height. During the Woolworth era, this bay may have had a more prominent entrance. An historic photograph shows a striped awning with Woolworth signage above but does not show whether this was an entrance for customers or a loading entrance or both. An undated photograph of a postcard in the collection of the Clark County Historical Museum which appears to be from the early 1950s shows a display window in the easternmost panel, red horizontal signage for Woolworth on the south façade on the upper portion of the wall, and unreadable horizontal neon signage on the east elevation.

The majority of the main floor is occupied by an open display and sales space with a customer service counter on the central south wall. There is a small, full-height enclosed space at the northeast corner with an emergency door on the south wall. In the southwest corner, a full-height enclosed space encompasses a delivery, work, and storage area which matches up with the loading door on the exterior. A large interior entry with a curtain provides access to the space from the north. There are two small half-height enclosed spaces on the west wall – one at the southwest corner with two doors and one centrally-located with one door. The sales space is demarcated with four rows of east-west square support columns. The northernmost three rows have four columns each, while the southernmost one has three columns. The north wall has two, wide symmetrically-placed pilasters; the south wall one near the southeast corner.

The main floor is tall enough to have accommodated a mezzanine. Given Kiggins' early publicized intention to build a two-story building, it is possible that he scaled back that plan but left himself room to put in a mezzanine later.

When Woolworth and Sprouse Reitz occupied the building, today's large open display space was presumably divided down the middle.

The basement, which is accessed via a wide set of stairs in the south portion of the main floor, has concrete floors and walls. The ceiling has open wooden joists supporting the floor above. The southern portion of the basement, about one-half of the entire basement, is divided into two main sales spaces for clothing and household goods. An enclosed brick dressing area occupies part of the west wall of the southern portion, and a sales counter is set centrally on the south wall. The northern portion of the basement has several storage spaces of varying sizes separated by insubstantial walls and shelving. A wide concrete ramp provides access between the south and north parts and accommodates the slight grade change from south to north. It is located approximately halfway between the two portions of the building near the east wall.

During the ownership of the Zidell family, there were no major alterations. They erected a few false walls in the interior and applied paint, and they removed the flush sidewalk basement access panels in order to stop leakage into the basement (Zidell). Exterior signage advertised Main Street Loans and

City Liquidators, and then just City Liquidators when Main Street Loans moved out and relocated a few blocks south.

Since the current tenure of ownership by Dean Irvin, few alterations have been done. The primary activity has been cleaning and painting the basement, along with removing old piping and wiring (Irvin).

7. Statement of Significance

Applicable Clark County Heritage Register Criteria

- 1** It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2** It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3** It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.
- 4** It exemplifies or reflects special elements of the county's history.
- 5** It is associated with the lives of persons significant in national, state, or local history
- 6** It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- 7** It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- 8** It is a birthplace of grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- 9** It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- 10** It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11** It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Areas of Significance

(Enter categories from instructions)

Commerce

Other: Real Estate Development

Period of Significance

1922-1968

Significant Dates

1922 - construction

1956 to 1976 - dates of occupancy by F.W.

Woolworth

Significant Person

(Complete if Criterion 5 is marked above)

John P. Kiggins

Cultural Affiliation

N/A

Architect/Builder

Architect: None known

Builder: John P. Kiggins

Narrative Statement of Significance

(Explain the significance of the property.)

Statement of Significance: The building derives significance from its association with locally-influential real estate developer, politician, philanthropist, and civic booster John P. Kiggins, and for being the long-time local outlet of the internationally-prominent F.W. Woolworth chain of “five-and-dime” stores.

Historic Name

For the purposes of this nomination, the historic name being used is Kiggins 1922 Building in recognition of the name and date plate on the primary façade. The building evidently was not known by a specific name during its early years. Listings of local buildings in the Polk directories did not include this one but did designate by name a different Kiggins-built Kiggins Building one block south on Main Street. Local practice since the advent of historic preservation inventories has been to refer to the building as Kiggins Building #2. However, that terminology seems less precise than referring to it by its date of construction, especially given that it was not the second building that John Kiggins built, and because of the name signage.

As the decade of the 1920s turned to the construction year of the Kiggins 1922 Building, the Vancouver community and Clark County had been experiencing some economic doldrums. Several harsh winters negatively affected local agriculture, especially the prune industry. Prohibition meant that the number of brewery jobs was reduced because of the production of less-profitable and lower-selling non-alcoholic drinks. Vancouver Barracks was being downsized by the removal of World War I temporary buildings constructed on the north portion of the military reserve which was to be returned to a less developed state (Jollota; “Last of Temporary Buildings”).

Given the fairly recent conclusion of the Great War in November of 1918, the *Vancouver Columbian* was reporting on other international events in early 1922, such as the Four-Power Treaty, also called the Pacific Pact, signed by the United States, Japan, Great Britain, and France to guard the status quo in the Pacific in regard to territories and pledge mutual consultation if any attacks took place (Martin; “Pacific Pact Ratified”). Many articles were published on the violence of South Africa’s Rand Rebellion and in Northern Ireland, and on Mohandas Ghandi’s non-violent work towards Indian independence (“British State,” “Machine Guns,” “Ghandi Tells”). Locally, the Ku Klux Klan began operations in March when four members dressed in regalia attended a church service on racial tolerance (“Members;” Jollota).

Despite the decade opening in an economically-depressed manner, the regional economy began to show the signs of what became over the course of the decade a 42% expansion of the nation’s economy. Construction continued on the North Bank Highway, which received a huge influx of \$800,000 from federal and state sources in late 1921 to be used in 1922. The Washington Secretary of State noted an increase in articles of incorporation being filed. Local building was expected to more than match that of 1921, based on the number of permits being filed. New homes were being built to meet demand, and improvements to existing homes were more frequent (“North Bank;” “New Firms;” “Home Demand”).

John P. Kiggins

John Philip Kiggins (1869-1941), real estate developer for this and other buildings, enthusiastic civic booster, and inveterate politician, found his home in the Northwest by virtue of service in the U.S. Army at Vancouver Barracks. Though born in Nashville, Tennessee, Kiggins spent most of his early years as one of five siblings in Washington, D.C. where he learned the construction trade as an apprentice. He entered the Army as a young man, and was sent to Vancouver Barracks in c. 1892 where he began creating roots in 1893 by marrying a local woman, Mary J. Connerton, who became a homemaker and with whom he had three sons and a daughter. After he mustered out of the Army at Vancouver in 1899, the family lived in Alaska briefly, where Kiggins worked for the Army's Quartermaster Corps. Upon returning to Vancouver in 1901, he established tinsmithing, plumbing, and contracting businesses in both Vancouver and Portland initially, but then intensified his involvement in Vancouver both personally and professionally. He deepened his roots by building a large, elegant home in 1907 on Evergreen Boulevard (then 10th) south of Providence Academy, which his children attended, and continually supporting St. James Cathedral (now The Proto-Cathedral of St. James the Greater) (Chamberlain). The home was placed on the National Register of Historic Places in 1995, and is now located at 24th and H Street as it was moved in 2010 due to construction of the new Vancouver Community Library, which opened in 2011.

Kiggins achieved early success in building construction with contracts for housing at Vancouver Barracks and for buildings at the 1905 Lewis and Clark Exposition in Portland, and was especially known for constructing and operating vaudeville and movie theatres (USA, Liberty, Castle, and Kiggins). His time in the theatre business not only covered the societal and technological changes from vaudeville to movie productions, but also from silent pictures to those with sound. Special marketing for his theatres and event promotions were frequent. For example, in 1922 his USA Theater featured a combination live appearance of actress Louise Lovely and a movie in which she appeared. The night also included a presentation on how movies were made. Later that same year, the USA presented an amateur night, along with the at least locally new feature of a peanut-eating contest. The *Columbian* noted that "this is something new in Vancouver, but Mr. Kiggins believes it will make a big hit. As a mirth provoker, he believes, a peanut eating contest ranks very close to first place ("Louise," "Peanut").

In addition to his business successes, Kiggins was known for his philanthropy. He often offered his theaters on a complimentary basis as fundraising venues for various causes and also personally contributed to many causes and individuals. Civic boosterism was evidenced by support of efforts to reconstruct Fort Vancouver (he served as chair of Fort Vancouver Restoration Committee), several self-financed trips to various cities to promote Vancouver as a business location, and active participation in a host of fraternal and veterans organizations such as the Elks and Eagles, and United Spanish War Veterans ("Lest;" Chamberlain).

Kiggins' political career in Clark County has yet to be matched by anyone, though, according to family sources, he might have achieved even greater success had he not been opposed by the anti-Catholic Ku Klux Klan. An unsuccessful first electoral run in 1907 for city clerk was quickly followed

by a successful bid for city council. His first of what would become nine terms as mayor began in 1909. He served two non-consecutive terms as a county commissioner, and was the first chair of the Clark County Planning Commission formed by the state and federal Public Works Administration in 1934. Issues included development of streets and the parks system, improvements in fire protection and the municipal water system, and construction of a new city hall in the 1930s and Kiggins Bowl. He remained an active part of the community for decades, even into his later years, with such activities as building the Kiggins Theatre on Main Street in 1935-36 and serving what turned out to be his final term as mayor in 1938.

Kiggins died in 1941 from surgical complications and is buried in St. James Cemetery (Landerholm; Chamberlain). The *Columbian* eulogized Kiggins thusly: "Vancouver lost the truest friend it ever had this morning in the death of John P. Kiggins....Kiggins erected business blocks in Vancouver when others shuddered at the mere thought...While others hoarded their money...Kiggins invested in the future of Vancouver...Vancouver will never have a citizen more true. A man will never have a friend more loyal" ("John P. Kiggins").

The Kiggins 1922 Building

Nineteen-twenty-two seems to have been a busy year for the ambitious and entrepreneurial Kiggins, but he seemingly always had busy years. He had just finished a building between 8th and 9th in spring of the previous year one block south on Main. In addition to his regular theatre operations, he completed renovations of and re-opened his American Theatre. He took a long vacation in June back east with his family to visit New York and Washington, D.C. Politically, he had continuing city business to address, such as overseeing civic finances and appointing a new health officer due to the death of the previous one (and serving as a pallbearer). Unusual situations also arose such as a controversial dog leashing ordinance which unleashed a major public reaction against it. He declared a run for mayor again in October. His opponent W.B. Allen, who was in the lumber business and a member of the Vancouver School Board, won that race ("McCallum," "Allen and Kiggins").

Mayor Kiggins secured permission in March 1922 from the City Council for a building permit for what the *Columbian* described as a \$30,000 fire-proof brick structure to be built at 9th and Main. He had already bought the land from a local Masonic organization, and was moving toward speculative construction that spring of a two-story building with basement which was projected to have three commercial spaces on the first floor, and offices on the second ("Mayor Secures;" "Kiggins Announces;" "Kiggins to Build"). At some point that spring or early summer, Kiggins decided to build a one-story building instead.

Several other buildings were being constructed around the same time in downtown Vancouver, as well as additions and expansions. For example, Smith and Henderson Tire Dealers added a battery service and Bennett Hardware moved to a new location at 905 Washington where consumers were promised "a new modern establishment equipped with all modern features." Vancouver building permit totals for May added up to \$100,000 – which was the highest month, except for one, for the past several years ("Smith and Henderson;" "Formal Opening;" "May Totals"). This building activity and the recent accidental death of local architect Dennis Nichols presumably caught the attention of

Seattleite Ira T. Wolfe, who came to check on the business possibilities for an architect, found positive signs of growth, and decided to move south. Importantly, nationally-prominent retailer J.C. Penney opened a store in May, 1922, in the Kiggins-built building between 8th and 9th on the west side of Main Street. The entry of Penney into the local merchant scene was a sign that economic conditions were on the rise locally as well as nationally. Penney, which was strategically opening 50 stores around the country, was known and respected for its research on potential store locations, and Vancouver was believed by them to be a good site (“J.C. Penney Company;” “Seattle Architect;” “Signs of Prosperity”).

The steam shovel arrived in late April or early May to begin excavation for the basement of what was Kiggins’ sixth major building. In late April, the C.C. Store was announced as the primary tenant in the building (“Store Building”). At the time, the C.C. Store, owned by Walter and Bertha Carter and featuring general merchandise, was located a block to the south and on the east side of the street. By late July, the store was running newspaper advertisements about its upcoming move being around August 15, and promising shoppers continuing great service but in more departments. Manager Walter Carter was reported to be securing new merchandise from markets in the east, and current items were being sold at a discount. Advertisements for the “removal sale” continued into August with some updates as to opening date. A “slight delay in completing the new store” pushed the opening to September 2. (The delay may have been due to the building getting something of a late construction start due to spring snows, or changes accruing to building one story instead of two.) Post-opening advertisements continued to tout the advantages of the brand new store which offered a “larger assortment of goods at the lowest possible prices.” Those goods included Buster Brown shoes, union suits, fabric, and dresses (“The C.C. Store’s Removal Sale,” “Attend,” “The C.C. Store,” “Snow,” “Ready”).

The C.C. Store did not rent the entire space in the building, however. While no historic photographs were found in the course of research for the nomination documenting the earliest years of the front façade, Kiggins had intended to offer more than one commercial space in the building, along with offices, and so presumably there were multiple entrances on Main Street from the outset. Addresses published for the building were not entirely consistent over the years but ranged from 900 to 908 Main. Polk directories indicate that Rasmussen’s Book and Stationery Store occupied space in the north portion of the building at 908 by 1928 and had a presence in the building until at least 1931. Certainly, the book store relocated to 808 Washington by 1936. Northwestern Electric Company had an office in the building with an address of 908 by 1931, but moved south to 614 Main by 1936. Karl’s Shoes operated in the building between c. 1936 and c. 1948 with an address of 900 Main (Polk 1928-29, 1931, 1936, 1938, 1940, 1946, 1948, 1950).

Subsequent Occupants

The C.C. Store occupied the building until mid-1931 when it moved to 715-717 Main Street. In 1932, the internationally-famous F.W. Woolworth Company exercised an option to move in. Owners John and Mary Kiggins had entered into a 25-year, eight-month lease of the building with Woolworth in December, 1929 set to begin in August 1932 (Dodds Collection). Presumably, Woolworth’s strategy was to eventually occupy a more central downtown location than its first Vancouver store, which had

opened at 6th and Main in August, 1920 as the 111th store in the chain's North America collection (Landerholm). Woolworth had a history of occupying buildings of differing ages and styles that others built, and building its own. Location was more a determining factor in placing their businesses than style or age of building. Other Woolworth locations just in Washington, for example, ranged from a 1914 building in Walla Walla occupied but not built by the company to a flagship 1940 Art Deco building on a prominent corner in downtown Seattle constructed specifically for the firm (WISAARD). The company used or constructed buildings in downtown commercial areas and then expanded into spaces in shopping malls as consumer habits evolved.

Woolworth's immediate neighbor to the north within the Kiggins 1922 Building from May, 1936 to c. 1955 was a Sprouse Reitz store (sometimes known as Sprouse-Reitz), part of a Portland-based chain of variety stores which grew to over 300 stores in 11 western states between its founding in Tacoma in 1909 and closure in 1993 with 157 stores ("Company News"). John and Mary Kiggins entered into a 20-year lease with Sprouse Reitz Company in February, 1936 to begin May 1, 1936, so both company and owner knew that Woolworth was already next door and would be a competitor (Dodd). The Sprouse Reitz store and Woolworth's had similar price ranged and presumably some amount of overlapping merchandise yet successfully co-existed in downtown Vancouver for about two decades. For many years, a Dollar Store, representing another budget-minded chain, was located immediately to the north of the Kiggins 1922 Building. It is possible that having a concentration of stores all offering generally lower-priced goods attracted more customers for all.

During the era when Woolworth occupied the entire building, the south end of the main floor was used for the traditional lunch counter and the rest of the floor for general sales space. The north end of the basement was used for additional sales space for toys and holiday items in December (Zidell). The Vancouver Woolworth's store closed in 1976 (Van Arsdol).

Woolworth Stores History Summary

Frank Winfield Woolworth (1852-1919) grew up on a farm in Rodman, NY but was not suited either by temperament or health for life as a farmer. As a young man, he earned a business college certificate in bookkeeping and at 21 secured a job at a dry goods store in nearby Watertown. He learned the business and grew to excel at product and window display, which would become a major hallmark of Woolworth stores. After recovering from a health challenge, he married Jennie Creighton (1853-1924), farmed briefly, and returned to retail in 1877 in Watertown at Moore and Smith. In 1878, the store tried a then-new sales promotion of displaying a tablefull of items all priced at five cents. This marketing proved very successful, and Woolworth conceived the idea of opening an entire store based on the concept. In February of 1879, he opened in Utica, NY with backing from Moore and Smith the first of his own establishments, The Great 5 Cent Store, to initial success. Soon on the brink of bankruptcy, however, he closed that store down and opened another in Lancaster, PA in June 1879 built around selling items priced at 5 cents and 10 cents. This concept proved successful in the longer term. By 1885, Woolworth had expanded to seven stores and developed a system for buying in bulk which remained fundamental to the phenomenal success of the company over time, along with pioneering counter displays where customers could see and touch the merchandise easily and serve themselves, and cash sales instead of offering store credit. A corollary to the display and self-serve

techniques was that customers were encouraged to come in the stores merely to look, even if they had no plans to make a purchase (Morrison; Encyclopedia Britannica).

Woolworth continued to be inventive and smart in merchandising as he developed what eventually became a huge example of international success, including settling on standard colors for signage of red background and gold lettering around 1885. By 1900, he had opened 76 stores, and in 1905 he incorporated as F.W. Woolworth and Company and divided store operations by region. Having opened 189 American stores by the end of 1908, he expanded into Great Britain in 1909 by opening a "three-penny-and-six" shop in Liverpool. Woolworth's was probably the first American chain store in Britain. The 1910s were a time of more rapid expansion. Store #1000 opened in New York City in 1918; Woolworth had expanded both by opening new stores and buying out rivals. Popularity soared in Britain just as in the United States, and he had 44 British stores by 1914 (Morrison; Plunkett-Powell). Woolworth built its signature elegant Cass Gilbert-designed New York City skyscraper in 1913. The building remained the tallest in the world until 1930 when it was supplanted by the Bank of Manhattan Building, also in New York City, and then a few weeks later by the Chrysler Building.

Frank Woolworth died in 1919, but company expansion continued post-World War I under new leadership. By 1920, there was a Woolworth store in every American town with a population of 8000 or more. The company expanded into Germany in 1927, and into Cuba in 1929. In 1935, the company made the radical decision to sell items costing more than 25 cents. By the 1950s, expansion included stores in British colonies such as Jamaica, Trinidad, Barbados, and Southern Rhodesia (today's Zimbabwe). The company purchased the Kinney Corporation in 1963, which sold shoes, and also opened a larger version of the five-and-dime called Woolco in many American and Canadian cities.(Morrison; Plunkett-Powell).

Competition and changing shopping patterns meant that Woolworth had to adapt, and it did so successfully for a time. At the company's centennial in 1979, the firm had over 200,000 employees working at stores in every state and worldwide. However, a steadily diminishing number of stores were profitable. The Woolco line found itself in competition with other chains such as Target. Grocery stores and pharmacies carrying a larger number of products were also competitors with both the traditional Woolworths and Woolcos. The company's diversification with such new lines as Footlocker stores in the mid-1970s and Champs in the 1980s brought in profits but also less focus on and investment in the traditional five-and-dimes. Inner city and Main Street-type Woolworths also suffered from competition from shopping malls in the 1970s and 1980s, while at the same time Woolworth-owned mall stores such as the San Francisco Music Box Company were making money (Plunkett-Powell).

In 1993, the company closed 720 stores in the United States and Canada, though they planned at the time to renovate 250. The bottom line failed to improve, however, for Woolworth's five-and-dime division. In mid-1997, the company announced the end of an American tradition and shocked the public by closing the remaining 400-plus general merchandise stores in the United States, along with many abroad. The Vancouver Woolworth closed in 1976. The last remaining Washington Woolworth store, at South Sound Shopping Center in Lacey, closed in 1997 (Encyclopedia; Herrington). Stores

abroad gradually closed, with those in the United Kingdom, for example, shutting down on January 6, 2009 (Morrison)). The merchandising behemoth further shocked Americans in 1998 when the company announced the sale of the magnificent and iconic Woolworth Building in New York City, and a corporate name change to Venator. In 2001, Venator changed its name to Foot Locker, Inc., a company which still exists today (Plunkett-Powell). Despite the name and merchandise changes, Woolworth and the five and dime concept it pioneered has left an enduring effect on international commerce, and the American consciousness in such cultural expressions as the 1982 film "Come Back to the Five and Dime, Jimmy Dean, Jimmy Dean," and songs such as "Love at the Five and Dime," written by Nancy Griffith in 1986, and Glenn Miller's 1941 "A String of Pearls." Four or five generations of Americans, and nearly as many around the world, experienced browsing in the well-lit, iconic spaces like the one in Vancouver filled with the smell of popcorn and grilled cheese sandwiches, well-displayed modestly-priced items from thread to hairnets to socks, pick-a-mix candy, and excited children clutching plastic bags filled with goldfish.

Post-Kiggins Ownership Summary

John and Mary Kiggins had sold the building by 1937 to Mary and Harry Evans, who sold it to Helen Evans Wheeler. Wheeler sold the building to Clara Wagner in July 1941, and Wagner to Joseph Ford that same month. In October 1941, Joseph and Clara Ford sold to Frances Kramer and Theresa Bohnenberger, who sold to Theodore and Shirlee Zidell in 1976. The Zidells created the Zidell Family Partnership in 1995, which retained the building until 2007, when it was sold to the 904 Main LLC. In 2012, the Frank W. Howard #2 Limited Partnership LLC sold the property to current owner Dean Irvin.

Later Occupants

Theodore and Shirlee Zidell purchased the building in 1976 to house their Main Street Sporting Goods and Loan business, which still exists today at 604 Main Street as Main Street Loans. The impetus for the move was a need to vacate their space to the east across Main. Melvin's men's clothing store was seeking to expand into the space adjacent to its business then-occupied by Main Street Loan. Following Woolworth's closing in 1976, Main Street Loan initially occupied one-half the Kiggins 1922 space and one-half was vacant. By 1978, Hobbiecrafts West was occupying the other half, and by 1979, one-half of the building was leased to City Liquidators. Alterations during this era were minimal – signage, painting, the addition of a few false walls, and the removal of the sidewalk loading access which was causing leakage in the basement. When the Zidells and City Liquidators both needed additional space for their businesses, Main Street Loan moved sometime after 1982 to its current location at 604 Main, and City Liquidators expanded to occupy the entire Kiggins 1922 Building. When City Liquidators moved out c. 2007 to consolidate its business in Portland, the building was vacant for four years (Zidell; Polk).

Since 2003, the entire building has been occupied by Divine Consign, a furniture and home decor consignment shop created to raise money for local charitable endeavors, along with Divine Clothing and Divine Upholstery. Divine Consign has offered space over time to various arts endeavors, such as accommodating the creation of local-history theme glass mosaics installed on the west side of the

Vancouver School of Arts and Academics (former Shumway Junior High) as part of the Confluence Project.

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Previous documentation on file (CCHR):

Primary location of additional data: N/A

- Preliminary determination of individual listing has been requested
- Previously listed in the Clark County Heritage Register
- Previously determined eligible by the Clark County Heritage Register
- Recorded by Clark County Cultural Resources Inventory Survey # _____

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

9. Geographical Data

Acreege of Property .23 acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	10 Zone	5 25 570 Easting	50 52 796 Northing		3						
	Zone	Easting	Northing			Zone	Easting	Northing	Zone	Easting	Northing
2					4						
	Zone	Easting	Northing			Zone	Easting	Northing	Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Wyche and Stephens Addition to Vancouver; Lots 7 and 8 and #3 Lot 6 Block A

Boundary Justification

(Explain why the boundaries were selected.)

The boundary is the legal description for the building, which is also known as tax parcel #51660000.

10. Form Prepared By

name/title Holly K. Chamberlain Cultural Resources Consulting

organization _____ date 9/13/2018

street & number 2223 G St. telephone 360-921-5992

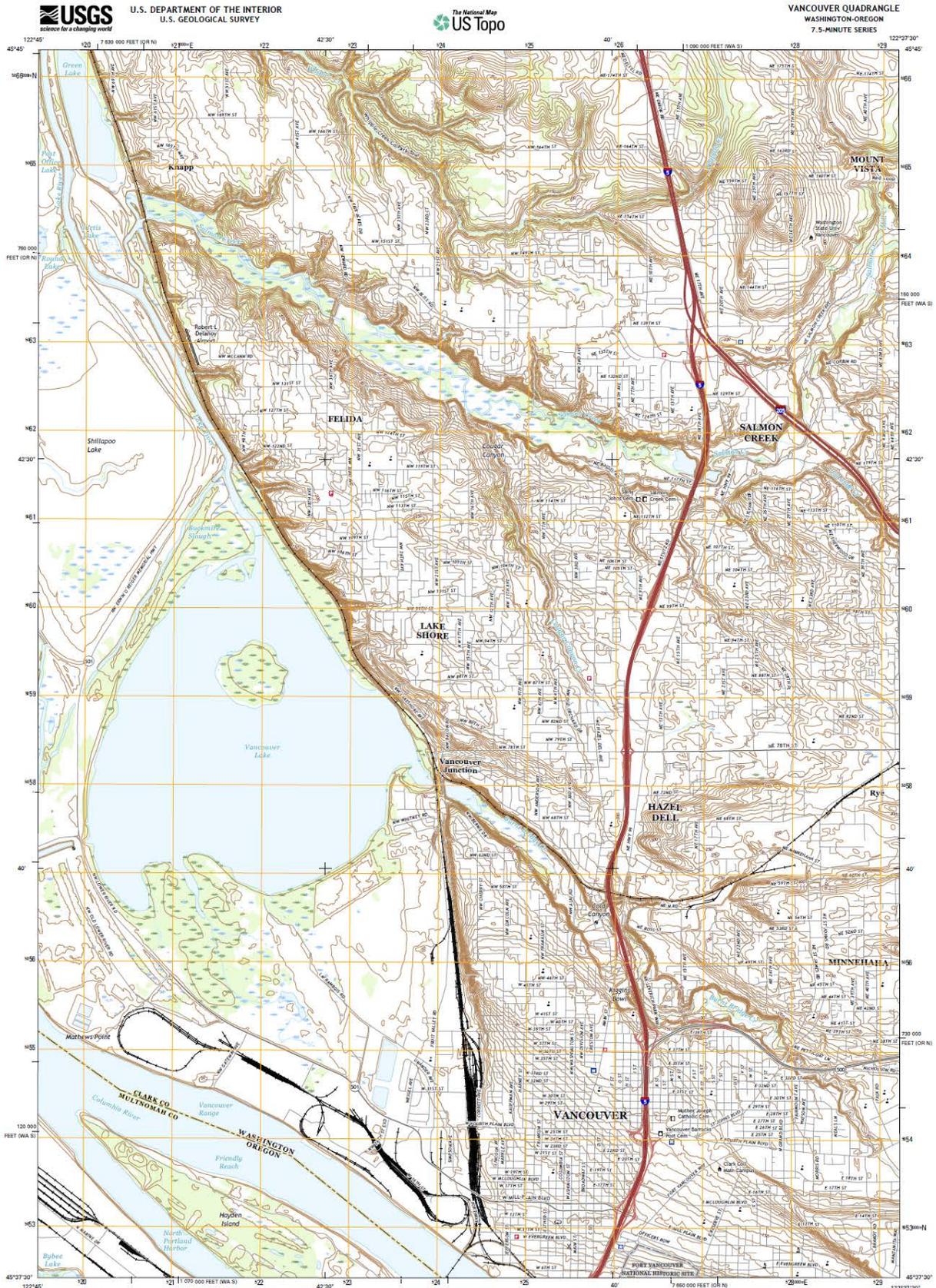
city or town Vancouver state WA zip code 98663

Additional Documentation

Maps

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

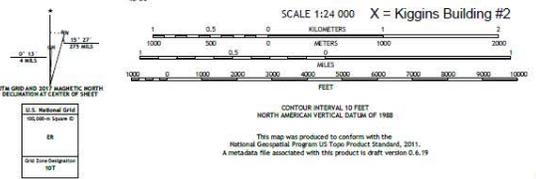
X = Kiggins 1922 Building at 904 Main Street



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1:5000 meter grid. Universal Transverse Mercator. Zone 10T
 10,000-foot ticks. Washington Coordinate System of 1983 (south
 zone). Oregon Coordinate System of 1983 (north zone)

This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands within government
 ownership may not be shown. Obtain permission before
 entering private lands.

Map Date: 2015-10-24
 Map Title: Vancouver, WA
 Map Scale: 1:24,000
 Map Projection: UTM
 Map Datum: NAD83
 Map Contour Interval: 10 Feet
 Map Source: USGS
 Map Date: 2015-10-24



ROAD CLASSIFICATION

Secondary	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

LANDMARKS

1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

VANCOUVER, WA-OR
2017



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

Photographs

Representative photographs of the property. Photographs and log attached separately.

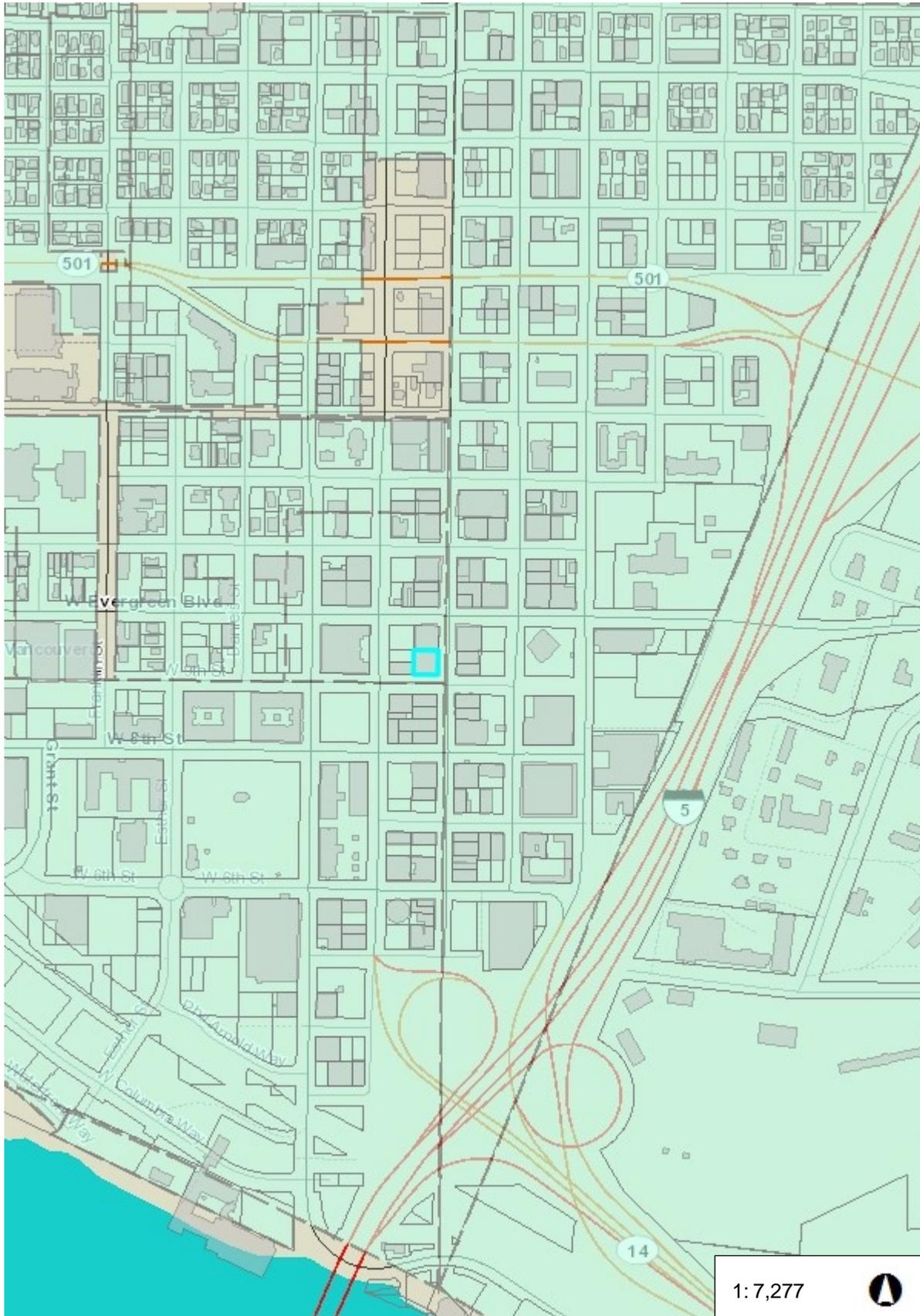
Additional items

(Check with the CCHPC Staff)

Location map



Kiggins 1922 Building



Legend

- Building Footprints
- Taxlots
- Subdivisions
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcel Site Map
Landmark Nomination

1:7,277



1,212.8 0 606.41 1,212.8Feet

Property Owner

name Dean Irvin
street & number 114 E 6th St telephone 360-737-8929
city or town Vancouver state WA zip code 98660

4b. CLARK COUNTY HISTORIC PRESERVATION STAFF RECOMMENDATION

In my opinion, the property meets / does not meet the Clark County Heritage Register criteria. (See continuation sheet.)

Signature of commenting staff

Date

4c. CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION

IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS / DOES NOT MEET THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (See continuation sheet.)

CHAIRPERSON,
Clark County Historic Preservation Commission

Date