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**Clark County  
Historic Preservation Commission  
Staff Report**

**Project Number:** PRJ-160847 / LUP-70642  
**Project Name:** Kiggins 1922 Building  
**Project Address:** 904 Main Street  
**Applicant/Owner:** Dean Irvin and Susan Courtney  
**Staff:** Mark Person, AICP, Senior Planner  
**Meeting Date:** November 7, 2018

**I. Summary**

The Kiggins 1922 building is located at 904 Main Street (parcel 51660000) . The property owner has requested the building be nominated for inclusion on the Clark County Heritage Register.

**II. Clark County Heritage Register and National Register of Historic Places Status**

Consent for nomination and designation to the Clark County Heritage Register has been signed by the owners of the property. The subject building is not currently on a historic register. The building is however within a designated Heritage Overlay District (VMC 20.510.020). The area contains a concentration of older buildings either entirely preserved in the architectural style of the early 1900's, or having significant key remaining characteristics of such style, and which are capable of restoration to their original character. Although there are few buildings of historical or architectural significance, the concentration of several older buildings and remaining parts of older buildings in the area collectively provide a street facade reminiscent and characteristic of turn-of-the-century downtown Vancouver, and provides both a historical asset and the potential to recreate the original character of lower Main Street as a cultural and economic asset.

**III. Historic Name**

Kiggins 1922 Building

**IV. Common Name**

None

**V. Board Responsibility**

Under the City of Vancouver Ordinance M-3243 (VMC Chapter 17.39), the Clark County Historic Preservation Commission has the responsibility for reviewing matters of historic preservation within the City of Vancouver.

**VI. Statement of Significance**

The applicant's statement of significance for the nomination identifies Criteria 1 and 5. Criterion 1 relates to the buildings association with events of significance and Criterion 5 relates to persons of significance in national, state, or local history.

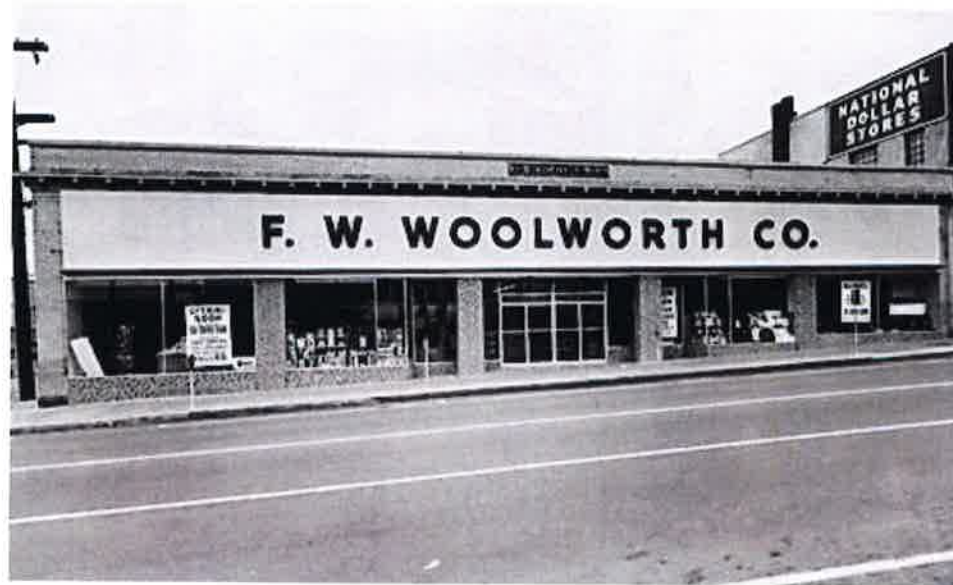
**VII. Physical Description**

The one-story rectangular buff running brick building encompasses 10,000 square feet with a full basement. The building is 100 feet by 100 feet. The building shares party walls to the west and north. The flat roof has a short 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 two feet high and two and a half feet 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.



*1956 Photo (Columbian)*



*Current Photo*

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) includes the following physical description of the building:

*The Kiggins Building at 904 Main Street dates to circa 1922. The corner structure (Main and 9th Street) has a rectangular plan and is topped by a flat roof with parapet. The roofing material is most likely to be built-up asphalt. The primary original exterior wall cladding material is a light colored brick. The east-facing facade and south elevation are*

*divided into five large bays by brick pilasters. The bays on the south have been filled-in with stucco or Dryvit veneer. The facade's storefronts were reconfigured with smaller, aluminum framed glazing, circa 1950. As a result of this the clerestory level was also filled-in with a veneer. The centered entrance is topped by an incompatible, arched awning. Because of the extensive alterations to all the building's openings the overall integrity is merely fair.*

### **VIII. Staff Review and Comment**

The review criteria for the proposal are listed in the adopted rules and regulations of the Clark County Historic Preservation Commission (VMC 17.39). Any building, structure, site, object or district may be designated for inclusion in the Clark County Heritage Register if it:

- Is at least fifty years old, or is of lesser age and has exceptional importance; and
- Has integrity of location, design, setting, materials, workmanship, feeling and association; and
- Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
- Meets at least one of the criteria listed at VMC 17.39.070.

The applicant has marked the following as applicable:

- It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- Is associated with the lives of persons significant in national, state or local history.

The nominated structure is over 50 years of age. The building has integrity of location, feeling, and association due to the similar building forms and ages of surrounding buildings. The building is within a designated heritage overlay district intended to preserve a historic area of Vancouver's original downtown core.

The applicant has provided detailed biographic information on the original owner, John P. Kiggins and his role as businessman, politician and local advocate/philanthropist. Additionally, the applicant has supplied detailed information on the Woolworth Company and their significance both locally, nationally and internationally.

The National Register Bulletin regarding criteria for evaluation notes when using persons as a criterion for nomination of a building, said persons must be individually significant within a historical context. It must be shown and documented that the persons activities during the period associated with the building are historically significant. Staff finds that based on the information provided that John P. Kiggins significant influences in local history at the time of their association with the building.

Staff recommends placing the building on the local register due to the association with events and the lives of persons significant in local history. The Clark County Historic Preservation Commission shall make the final decision regarding placement on the register.

**Exhibits**

1. Vicinity Map
2. Vancouver Land Use Application
3. Nomination Form
4. Nomination Exhibits

**IX. Appeal**

The commission's decision regarding a nomination to the Clark County Heritage Register may be appealed to the City Council. Appeal of the City Council's decision may be appealed to superior court. The letter of appeal shall state the case number designated by the city and the name of the applicant, name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20, and the specific aspect(s) of the decision and reasons why each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.


A fee of \$1,763.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$133.00. Submit the appeal request and fee to Development Review Services, either at the Customer Service Counter, first floor of the City Hall, 415 W 6th Street, Vancouver, WA, or to PO Box 1995, Vancouver, WA, 98668-1995.

For more information on the appeal process, please refer to Vancouver Municipal Code 20.210.130 or contact Development Review Services at 360-696-8005.



Report Prepared by  
Mark Person, AICP, Senior Planner

10/24/18  
Date



Greg Turner, Manager  
Land Use Team

10.24.18  
Date