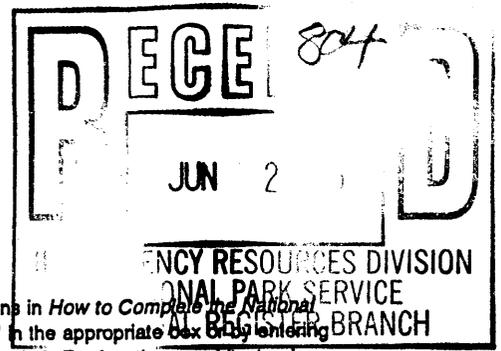


United States Department of the Interior
National Park Service



National Register of Historic Places Registration 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). Complete each item by marking "x" in the appropriate box by entering the information requested. 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 (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



historic name Kiggins, John P. and Mary, House
other names/site number n/a



street & number 411 East Evergreen Boulevard
city or town Vancouver
state Washington code WA county Clark code 011 zip code 98661



As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary B. Thompson 5/18/95
Signature of certifying official Date

Mary Thompson, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau



I, hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet
 determined eligible for the National Register. See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Edson H. Beall
Entered in the
National Register

6/30/95

Signature of Keeper Date of Action

USDI/NPS NRHP Registration Form

Property Name Kiggins, John P. and Mary, House

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Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>n/a</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>—</u>	<u>—</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>—</u>	<u>—</u> structures
	<input type="checkbox"/> object	<u>—</u>	<u>—</u> objects
		<u>2</u>	<u>—</u> Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a
n/a

No. of contributing resources previously multiple property listing.)
listed in the National Register:

Historic Functions (Enter categories from instructions.)	Current Functions (Enter categories from instructions.)
<u>DOMESTIC/single dwelling</u>	<u>COMMERCE/TRADE/business</u>

Architectural Classification (Enter categories from instructions.)	Materials (Enter categories from instructions.)
<u>CRAFTSMAN</u>	foundation <u>concrete</u>
	walls <u>wood</u>
	roof ^{metal} <u>OTHER: brick</u>
	other <u>stucco</u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of history. 100
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Areas of Significance	Period of Significance	Significant Dates
<u>COMMERCE</u>	<u>1907-1941</u>	<u>1907</u>
<u>POLITICS/GOVERNMENT</u>	<u>1907-1941</u>	
<u>ARCHITECTURE</u>		

Cultural Affiliation

n/a

Significant Person

Kiggins, John P.

Architect/Builder

unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
Clark County Historical Museum

Acreage of property 7,375 square feet

UTM References

1	<u>10</u>	<u>525970</u>	<u>5052740</u>	3	<u>1</u>	<u>11111</u>	<u>111111</u>
	Zone	Easting	Northing		Zone	Easting	Northing

2	<u>1</u>	<u>11111</u>	<u>111111</u>	4	<u>1</u>	<u>11111</u>	<u>111111</u>
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See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

name/title Holly K. Chamberlain, historic preservation consultant

organization n/a date 3/30/95

street & number 1910 Harney Street telephone 360-699-4628

city or town Vancouver state WA zip code 98660

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

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NARRATIVE DESCRIPTION

Summary Paragraph

The Kiggins House, a former residence which now serves as an office building, retains its integrity of craftsman style design, materials, workmanship, and feeling. Vancouver has many examples of craftsman dwellings, but none which replicate the form and massing and particular assemblage of eclectic details exhibited in this building. While not unique among extant buildings of the time in this area, the Kiggins House is an unusual example of the craftsman style in that it is 2 1/2 stories. The front-gabled building is situated at the extreme eastern edge of downtown Vancouver, southwest of the junction of East Evergreen Boulevard and West Reserve Street. East Evergreen Boulevard, a major east-west arterial which crosses Interstate Five just to the east of the building, is one of the few streets which span the interstate. Directly across Evergreen Boulevard to the north of the Kiggins House is Providence Academy, a National Register property completed in 1874. West Reserve Street parallels Interstate Five to the east of the house. The interstate highway, originally West Reserve Highway, separates the Kiggins House from Vancouver Barracks, a United States Army post, to the east, and Officers Row, a National Register historic district built between 1850 and 1906 and owned by the City of Vancouver. A row of buildings which were originally houses but are now offices and shops are located to the west of the Kiggins House where it stands on the south side of East Evergreen Boulevard. There is commercial development to the south of the building.

Description of the Property

The Kiggins House is a 2 1/2 story rectangular, wood-framed, front-gable detached building most closely identifiable as being in the craftsman style. The gable roof, which has about a 30 degree pitch, is covered with painted metal tiles of the straight barrel mission type, regularly laid. The extended eaves have exposed rafter ends. The walls are clad with narrow, wooden bevel siding, finished with corner boards. The front gable on the primary elevation facing East Evergreen Boulevard features Tudor false half-timbering set in stucco, decorative wooden braces and bargeboard, and false roof beams with pyramidal ends. The foundation is primarily concrete block finished to resemble stone but is made of brick in places.

There is a full-width, one-story front porch which wraps slightly around the northeast corner of the building. The flat porch roof is supported by battered wooden columns resting on brick piers. The porch is elevated a few feet from the street level on a foundation of ashlar-finished concrete block. A set of curved

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stairs provides access to the porch at the northeast corner. One brick pier without a column which flanks the stairs to the south is topped by a classically-inspired urn. A low wooden balustrade with slightly battered balusters connects the columns, which are topped by wooden brackets extending up across the frieze to the cornice line. A side porch is located to the rear of the west side of the house. It is similar to that on the front but has a wooden openwork foundation and a wooden trellised roof.

The primary window type is a flat-head, double-hung wooden sash with a varying number of lights, ranging from 16 to 32, over one light. The wooden window surrounds have slightly shouldered architraves. Other windows are simple one-over-one double-hung sash. A few windows are fixed sash. All of the remaining original windows are wood-framed. The parlor and dining room are lit by similar rectangular windows which feature a central sash with sidelights. The upper portions of the divisions have multiple lights while the lower portions have a single light. A horizontally-oriented rectangular bay window with a shed roof located on the east side of the house to the south of the porch provides light to the stair landing within. The bay window has two pairs of 12-light fixed sash set into wooden surrounds

The main front door on the north elevation of the house has a central glass panel surrounded by wooden panels. A panelled wooden door is located at street level in the lower central portion of the east side of the house. It provides access to a set of interior stairs leading up to the first floor and down to the basement. A metal door is set into the base of the fire escape at the rear of the building. There is a wooden door at the southwest corner of the house which provides access to the side porch.

Two gable-roofed dormers which are ornamented similarly to the front gable, extend from the roofline. They each contain paired one-over-one double-hung sash set into wooden surrounds. The dormer walls are sheathed with the same material as the main walls.

The single exterior chimney is located in the northern quarter of the west wall of the house. It pierces the eaves. A rectangle of extended headers ornaments the lower portion. An interior brick chimney with a corbelled cap is located on the east-facing slope of the roof just south of the dormer.

The interior of the building largely retains its original room configurations. Simple but elegant woodwork is the primary decorative motif. On the first floor, the main entrance opens into a square vestibule which provides access to a stair hall to the south, a side hallway leading to a kitchen and bathroom in the rear of

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the house, and a parlor with fireplace to the west. A dining room is located to the south of the parlor. An office which was used by Mayor Kiggins is situated to the south of the dining room. A door in the west wall of the office opens onto the side porch.

The stair hall enters the second floor about midway between the front and back of the house. A hallway runs most of the length of the second floor. Two bedrooms, now offices, occupy the front of the house. Other bedroom/offices are located across the hall from the top of the stair hall, and to the rear of the house.

Outbuilding

A two-car garage, now used for storage, is situated to the rear of the house, facing West Reserve Street, at the southeast corner of the property. It is a square building with a front gable roof oriented east-west. The walls are covered with stucco. The roof is sheathed with metal tiles. The extended eaves are finished with exposed rafter ends. The gable ends are slightly ornamented with squared, exposed roof beams with pyramidal tips located at the ridge line and at each of the inside lower angles of the triangle formed by the gable. The main, or east, facade is primarily occupied by two sliding wooden garage doors painted white. The upper one-quarter portion of each door has a band of windows spanning most of its width. The northernmost of the two doors has a man door set into its center, flanked by two recessed panels on each side. The man door has two recessed panels also. The southernmost door has six recessed panels spanning its width. The garage doors are flanked by rainspouts. The doors are surmounted by a band of wood running the width of the front. A security light is set into the center front. The rear, or west, elevation has a similar wooden band marking the bottom of the triangle created by the gable end. Two wood-framed four-light windows are set symmetrically into this elevation below the wooden band. The north elevation also has two of the same windows. The south elevation is unfenestrated. The northern and western elevations are covered with earth about halfway up the walls of the garage.

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Alterations

The Kiggins House retains a high degree of integrity. However, a few alterations were made in 1994-1995 while the building was being rehabilitated by the current owners. The front porch has been changed to allow the addition of a wheelchair-accessible ramp on its western end. The concrete foundation of the ramp has been scored to produce an appearance similar to the foundation of the porch. The ramp has a metal railing. A full-height enclosed fire escape has been added to the central rear of the house. It has been finished to closely resemble the original portion of the house. A bank of windows along the second floor rear of the house was removed at the time the fire escape was added. The original wooden basement windows have been replaced. A wooden window located to the south of the chimney on the west side of the house has been replaced with a metal sash.

The interior room configurations remain largely the same as originally built, except for the addition of one bathroom and the enlargement of another. Most original features have been retained except in instances where contemporary codes demanded changes, such as the addition of banisters to the stairway. A glass-fronted built-in china closet in the dining room has been altered to accommodate the use of video equipment. The original walk-in closets in the bedrooms are now in use as storage space for office materials. The originally unfinished attic has been finished and subdivided into several office spaces, as has the originally unfinished full basement. The primary space within the original basement, the fruit room, has been retained for use as an office.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Statement of Significance

The John P. and Mary C. Kiggins House is significant for its association with John Kiggins, a multiple-term mayor of Vancouver, real estate developer, and civic booster.

Historical Narrative

The Kiggins House was built in 1907, an era of tremendous optimism and growth in Vancouver. The north-south rail line and streetcar system, both constructed circa 1905, had created new transportation options and opportunities for business and real estate development. Portland's Lewis and Clark Exposition of 1905 drew a share of attention to Vancouver. Great numbers of new residences and commercial structures were being constructed in mid-decade in Vancouver, as evidenced by the large number of real estate advertisements, including special supplements, in the local paper.

John Philip Kiggins (1869-1941) was a major proponent of the growth and development of Vancouver, and a far-sighted participant in civic betterment. A native of Nashville, Tennessee, he spent his early years in and around Washington, D.C. where he apprenticed in the building and construction trades. Kiggins came to Vancouver circa 1892 by virtue of his service in the U.S. Army. He was wed to Mary J. Connerton, a local woman, in 1893, and later had four children, three boys and a girl. Mary Connerton Kiggins was a homemaker.

The Kiggins House was constructed at a site reportedly selected by the later mayor while he was stationed at Vancouver Barracks. Family lore relates that Kiggins could see the site while in jail at the barracks, and vowed to someday build the biggest house in Vancouver there. No records are known to exist regarding an architect or builder for the residence. Given Kiggins' prodigious skills with sheet metal, however, he may well have installed the roof. Part of the appeal of the site may have been its location across East Evergreen Boulevard (or East Tenth Street, as it was then) from Providence Academy. The Kiggins children were sent to school there, and John and Mary frequently entertained many Roman Catholic priests and nuns at their home.

Like many Army recruits before and after him, Kiggins was attracted to the business opportunities of the area and opted to live in Vancouver following his honorable discharge in 1899 and a brief stint in Alaska as a civilian employee of the Army Quartermaster Corps. In 1901, Kiggins returned to Vancouver and

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opened contracting, plumbing, and tinsmithing shops there and in Portland, but soon decided to concentrate his efforts on the north bank of the Columbia. He became active in local business, especially real estate, and plunged wholeheartedly into the political life of the county.

Some of Kiggins' major early local contracts were for construction of housing at Vancouver Barracks and facilities for the Lewis and Clark Exposition. He developed several major downtown office structures himself, three of which are still extant. Other real estate investment activity on his part generally contributed to the creation of an optimistic business environment which stimulated the gradual northward extension by other businesspeople of the Main Street downtown business district.

Kiggins is especially well-known for the construction and operation of movie theatres. He first built one shortly before World War I, and was therefore able to benefit financially from the subsequent build-up of entertainment-seeking personnel at Vancouver Barracks. His one remaining movie theatre/commercial complex, an art deco structure designed by D.W. Hilborn, was completed in 1936 and still bears Kiggins' name. This type of large investment in a time of economic stagnation particularly illustrates Kiggins' public faith in and commitment to his community. He was also known for engaging in a very direct kind of philanthropy, often offering needy people who spoke to him on the street an opportunity to put their groceries on his account at a nearby store.

Kiggins' financial success in construction, real estate transactions, and movie theatre operation contributed to his ability to participate fully in the political arena. Newspaper research indicated that Kiggins' first try for public office was in 1907, when he ran unsuccessfully for city clerk. Undeterred by his failure, he ran successfully for city council shortly thereafter, and was elected mayor for the first time in 1909. This beginning was followed by a string of political offices held unparalleled before or since in Vancouver. He was elected to the position of county commissioner circa 1913, ultimately serving two non-consecutive six year terms. He became mayor again in 1919, lost in 1922, was returned to office in 1926, lost in 1934, and was returned to office in 1936. He lost his final bid at the majority in 1939. All in all, over a period of thirty years, he served nine terms as mayor. He also served as the first chair of the Clark County Planning Commission, and was a guiding force in the early years of the Fort Vancouver Restoration Committee. Family history indicates that his variable electoral success can be partially attributed to the very active local Ku Klux Klan chapter, which was virulently anti-Roman Catholic.

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Kiggins' other activities in the civic realm included participation in the Elks, Veterans of Foreign Wars, United Spanish War Veterans, Eagles Lodge, Artisans Lodge, and St. James Catholic Church. John P. Kiggins died in May, 1941, following complications from gall bladder surgery. At the time of his death, the local newspaper gave him credit for "street improvements, erection of the city hall, improvements and expansion of the park system, including development of Kiggins Bowl, development of the fire protection system, and countless other feats." The paper eulogized him thusly: "Although John Kiggins made money in Vancouver, he put it back into permanent monuments in the form of buildings that represented his faith in his beloved community." The Kiggins House remained in family ownership until 1994, when it was purchased by the current owners, James and Wendi Rowan.

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Selected Sources

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Landerholm, Carl. Vancouver Area Chronology: 1784-1958. Vancouver: Clark
County Historical Society, 1960.

Rowan, Wendi. Interviews with property owner. 15 March and 30 March 1995.

Van Arsdol, Ted. Vancouver on the Columbia. Northridge: Windsor Inc., 1986.

Vancouver Independent, various issues from January 1, 1905 - December 31,
1907.

Woodman, Rachel. "Kiggins of Vancouver." Clark County History, Vol. XXXII,
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Verbal Boundary Description

Beginning at the northeast corner of fractional Block 39 in East Vancouver, according to the plat thereof, recorded in Volume "D" of plats, page 20, in the City of Vancouver, Washington, and thence running west 95 feet; thence running due south 100 feet or more; thence east to the line of the U.S. Reservation; thence along said U.S. Reservation line in a northerly direction to the place of beginning.

Boundary Justification

The boundaries of the nominated property are those which have been historically associated with it, as described above.