

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Campbell Building
other names/site number 60 East Crafton Avenue

2. Location

street & number Three Crafton Square / Not for publication
city, town Crafton / Vicinity
state Pennsylvania code PA county Allegheny code 003 zip code 15205

3. Classification

| | | | |
|---|---|-------------------------------------|------------------------|
| Ownership of Property | Category of Property | Number 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>1</u> | <u>1</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>1</u> | <u>1</u> objects |
| | | | <u>1</u> Total |

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

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:)

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/business

Current Functions (enter categories from instructions)

COMMERCE/business

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation Brick

walls Stucco

roof Terra Cotta

other Wood

Describe present and historic physical appearance.

This small, 21.5' x 27', commercial building was erected circa 1911 on a triangular site formed by the intersection of two main thoroughfares in the business "core" of Crafton. Its style is basically Colonial Revival, popular in local residences of the period, but it has touches of Mission Spanish in its tile roof and stucco walls. From an early photograph it can be seen that the building was on grade when it was first occupied by the Campbell Land Company between 1911 and 1915, but it was raised five feet on a brick base, probably in 1925 when a new owner constructed a building using matching brick directly behind it. Aside from this change and the 1987 restoration when the window and door openings in the base were filled in, the building appears today very much as it did in the early photograph, even though it is now attached to a new two-story office building in the rear by a connecting lobby/stair-tower.

The siting of the building places the entrance portico in the angle formed by the intersection of Crafton and Noble Avenues. The new building is parallel to Crafton Avenue, but the entrance to both old and new buildings is in the connecting stair tower accessible from Noble Avenue and the parking lot.

The base and chimney of the Campbell Building are a red rough-faced brick with raked mortar joints. The hipped roof of the main part and the gabled roof of the full-height portico are red Spanish tile now grey from dirt. The entrance porch, raised seven steps above the sidewalk, has a pediment supported by fluted columns and pilasters with Doric (originally Ionic) capitals. The early black and white photograph shows the walls were a light colored stucco, but due to deterioration they were replaced in 1987 with a light tan stucco. The walls are divided into bays by wood pilasters supporting an entablature with dentils and modillions. The two bays in each side wall contain paired double-hung windows with criss-crossed mullions in the upper sash and none in the lower. The moulded wood frames are topped with a dentiled cornice. The double entrance doors, glazed with full-height bevel-edged glass, are flanked with fluted pilasters and single double-hung windows. There is a transom over the doors, also with criss-crossed mullions. There had been a single smaller window for a powder room on the rear wall, but both window and powder room were removed when the new connecting stair tower was installed.

The attached office building, while clearly separated, is compatible in both scale and material. The first floor is brick, the second matching stucco, and its flat roof is no higher than the peak of the hipped roof of the old building. The connector, also of brick and stucco, has a two-way sloping roof reflecting the rise of the stairs. It is set back much farther from the sidewalk and the street facades of the old building than were the former shops on the site, so that the Campbell Building is better defined than it was in the past.

The plan of the building is rectangular with two rooms on the raised level and one room a half-story below grade. The interior of the upper level has plaster walls on wood lath with a wood chair-rail and a plaster picture moulding several inches below the cove-cornered plaster ceiling. The interior wood doors have five horizontal panels. The floors are yellow pine which had been covered with linoleum and are now carpeted.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 The Campbell Building

The interior walls of the single room on the lower level are plaster on masonry and the floor is concrete. The exterior door and windows in the brick base had been destroyed by vandals and the openings had been boarded by the Redevelopment Authority. They are now filled in with brick found stacked here after the adjacent buildings were razed. The areaway for the lower door has been filled to grade, and access to the basement is now from the connecting stair tower.

The recent restoration has made the old building viable again without in any way destroying its integrity. The existing exterior woodwork was stripped of many layers of paint and repaired where necessary before repainting. The lower window sash was in such poor condition that it was replaced with matching wood sash. The brick has been cleaned, but the tile roof was not disturbed because it was not leaking. Care was taken to duplicate the texture and color of the original stucco when the new plaster was applied so that it is visually indistinguishable from the original. The removal of the small window on the rear wall has not altered the appearance from the street because it was not visible before the abutting buildings were torn down.

The question of the exact date of construction of the Campbell Building and whether or not it was moved from a nearby street may never be resolved because sufficient historical data is not now available. No building permits or records were kept before the 1930's in Craffon. Plat maps and Sanborn Insurance maps, deeds, wills, and local newspapers have failed to shed light on its origin.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1911

Significant Dates

1911

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The little temple-like Campbell Building is one of the most familiar landmarks in Crafton where it stands as one of the few remaining original buildings in the business district. Its Colonial Revival style reflected that of its more prestigious neighbors, the Crafton Trust Company directly facing it across Noble Avenue, and the Presbyterian Church (now gone) on Crafton Avenue. It is unique, however, among the typical two and three-story frame or brick commercial buildings with living quarters above found in the core area. No other building in town had such style and form or employed such exotic building materials, although its hipped roof was the type used on most of Crafton's houses of the period, and stucco walls, tile roofs, and criss-crossed window mullions can be found in a few local residences.

The building is best remembered as the real estate office of Thomas Campbell, a local land developer, even though he occupied it for only a few years between 1911 and 1915. From his advertisements we know Mr. Campbell to have been a great booster of Crafton and his real estate here, and he obviously recognized that a good location and a distinctive office could help sell his land and "high-class" houses. His office was strategically located at a five-point street intersection on the street-car line and just two blocks from the railroad station. The way the building was situated, squarely in its triangular lot with a neo-classical entrance portico in the acute angle formed by the intersection, and the choice of color and materials, a red-tiled roof on light stucco walls with pilasters, were designed to attract attention and customers.

Crafton, which had been incorporated as a borough in 1892, owed its development as a suburb to its proximity to Pittsburgh yet it was separated by hills from the city's smoke-stack industries. It was located on a long-established road, the Steubenville Turnpike leading west, and on the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad which provided commuter service to the city. It was not until the extension of the street-car line to Crafton in 1895, however, that a building boom occurred here. Annexation of four small plans in 1897 and two large ones in 1901 doubled the size of the original borough. Mr. Harry Meredith, the town historian, quoted a local real estate man in an 1897 interview for The Chartiers Valley Mirror:

"For sometime I have been compelled to turn away, on an average of not less than two house-hunters or prospective purchasers per day, good responsible people who had visited all other suburbs of Pittsburgh and finally decided that Crafton was the most beautiful in every way for a home. I am confident that if some capitalists would erect here fifty or one hundred, five or six-room houses with modern improvements, they would all be occupied by the next spring."

See continuation sheet

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The Campbell Building

Thomas Campbell must have been aware of the real estate opportunities when he moved his family from down-river to Crafton about this time. By 1906 he had acquired over ten acres within the original boundaries of the borough on a hillside overlooking the Chartiers Creek valley. He recorded a plan of 87 lots that year and formed a land company with two house contractors to sell lots and build homes. His first office was in his own home, then on his land, and later in the Crafton Trust Building. He advertised his address as the corner of Noble and Crafton Avenues in the spring of 1911 when it appears he occupied the little building at this location. The property belonged to his principal backer, Mrs. Adelia Silk, who owned an apartment house directly behind his office. (The apartments were destroyed by fire in the 1970's.) There is no hard evidence to determine whether she had the building constructed for him at this site or whether she had it moved from a nearby street, as claimed by an elderly former resident, and exteriorly redecorated. Because it had some of the same architectural features as the 1901 bank, i.e. an identical dentiled cornice, and the 1906 church, a classic portico with Ionic columns, there can be little doubt that the building imitated and post-dated these neighboring buildings.

Mr. Campbell, despite his enthusiasm, was unsuccessful in selling his home sites, possibly because there were other available lots in the borough on less hilly terrain. After his friend and patron, Mrs. Silk, died in 1913, he lost both his land and his health. He died in 1915, and a 1917 Plat map shows fewer than a dozen houses had been erected on his plan. Mr. Campbell left more of a mark on the community with his little office building than he did as a developer of a 10 acre section of Crafton.

Mrs. Silk's property remained in the hands of her heirs until 1925 when it was purchased by a local real estate investor who built a group of shops in a one-story building on Noble Avenue adjacent to the Campbell Building, using the same brick found in the base after the building was elevated. This matching brick gives evidence that the new owner raised it at that time to provide additional rental space beneath and to house the heating equipment which had previously been in an attached shed. It may also have been then that the Campbell lettering was painted out and the Ionic capitals replaced with Doric.

During the intervening years the building has been rented for various purposes; a millinery shop, a lunch counter, a furnace display room, a magistrate's office, a crafts shop, and a weight-loss clinic. But, except for new plumbing fixtures, there had been no alterations until the present. When it was recently threatened with razing for redevelopment, the caring citizens of Crafton rallied to save it as a visual reminder of their town's early history, and as the centerpiece of the current redevelopment.

9. Major Bibliographical References

Meredith, Harry A., REMINISCENCES OF 80 YEARS, An Account of the Early Years of Crafton, Privately and posthumously published, 1952. Available, Crafton Public Library

"Chartiers Valley Mirror", local weekly newspaper. Advertisements for the Campbell Land Company appeared in March and May, 1911.

Plat Book of the City of Pittsburgh, Volume 7, comprising Southside and Southern Vicinity (West Half).

Golden Jubilee Program, 1935, First Presbyterian Church, Crafton PA.

Conversations with Reba Campbell, daughter of Thomas Campbell of the Campbell Land Company over a nine month period in 1986-87.

Recollections of Mrs. Alice Ray Elbie, 91-year old former resident, in a letter to Mary Craft Hardy, 1986

See continuation sheet

Previous documentation on file (NPS):

- 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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.3

UTM References

A 17 579270 4476320
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

Beginning at a point on the Southerly side of Crafton Avenue 153 feet west of the southwest corner of the intersection of Noble and Crafton Avenues; thence proceeding along Crafton Avenue Eastwardly 153 feet to the Westerly side of Noble Avenue; thence in a Southwesterly direction 97 feet; thence Westwardly and parallel with Crafton Avenue 75 feet; thence Northwardly 80 feet to the point of beginning.

See continuation sheet

Boundary Justification

The boundary includes the nominated contributing building and the non-contributing building added directly to the west. East Crafton Ave. and Noble Ave. form manmade boundaries to the north and southeast. Much of a parking lot and a former theater are excluded immediately to the south and west.

See continuation sheet

11. Form Prepared By

name/title Elizabeth B. Martin
organization DEREK MARTIN, FAIA, & ASSOCIATES date April 26, 1988
street & number 51 Noble Avenue telephone 412-928-1940
city or town Crafton state PA zip code 15205

NOBLE AVENUE

SIDEWALK

SITE OF
1925 BRICK
SHOPS

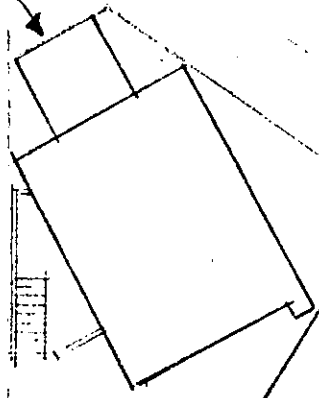
SITE OF
FRAME SHOPS

SITE OF SILK
APARTMENTS

EXISTING BUILDING

EAST CRAFTON AVENUE

THE CAMPBELL BUILDING
CRAFTON, PA.



Campbell Building
Hunting County
Zone 17-
Pike Drive West Dund
E 579270 N4476320

