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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 in the appropriate box or by entering the information requested. If an 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.

1. Name of Property

historic name Campbell, Clarence, House  
other names/site number "Hillcrest"

2. Location

street & number WV Route #3  not for publication  
city or town Union  vicinity  
state West Virginia code WV county Monroe code 063 zip code 24983

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)  
William Stancin 6-14-95  
Signature of certifying official/Title Date  
State of 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 certifying official/Title Date  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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 Signature of the Keeper Entered in the National Register 7/21/95 Date of Action

"Hillcrest"

Name of Property

Monroe County, WV

County and State

5. 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 include previously listed resources in the count.)

Contributing	Noncontributing	
5	1	buildings
		sites
		structures
		objects
5	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Queen Anne

Materials

(Enter categories from instructions)

foundation Brick

walls Wood

roof Metal (Standing seam tin)

other

Narrative Description

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

See Continuation Sheet #1 - Section #7, Page #1

8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1907 -45

Significant Dates

1907

Significant Person

(Complete if Criterion B is marked above)

Campbell, Clarence

Cultural Affiliation

N/A

Architect/Builder

John and Clarence Campbell

Primary location of additional data:

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

Name of repository:

WV State Division of Culture & Histoy,
WV State Historic Preservation Office,
Charleston, WV



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National Park Service

## National Register of Historic Places Continuation Sheet

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Campbell, Clarence House  
Monroe Co. W. Va.  
INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

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Hillcrest

### Narrative Description

Hillcrest is located one and one quarter miles east of the historic district of the Town of Union. It is located in a northern direction just off West Virginia State Route Three at the top of a hill. It is approached from the highway through a residential drive lined with spruce trees. It is visible from the highway and its bright white color and tower serve as a beacon for travelers. Its location and style truly make it a local landmark.

Just to the east of Hillcrest is the National Register Properties of Wyndridge (or the William Gaston Caperton, Jr. House) and Rehoboth Church.

Hillcrest is a large two and one-half story three-bay front house built in the Queen Anne Style that was popular in the Union Area at the turn of the twentieth century. It is distinctive in that it has a two-story tower located on the south-western corner. Queen Anne houses with towers are rare in this area. The house is covered with wooden clapboard painted white. (The house was originally painted grey with white trim - see historic photo) The main mass is surmounted by a hip roof which features centered gabled ends with fan lights on the western, eastern and southern exposures. Fancy cutwork barge boards are situated at the apex of each gabled end. A one-story wing containing kitchen, pantry and dairy extends from the northern exposure. A long porch or veranda extends along the southern, eastern and northern exposures of the main mass and along the eastern exposure of the kitchen wing. A one-story porch that was situated on the western exposure is now enclosed and used as a sun room. This porch was added about 1920 and extends from the rounded bay window seen in the historic photo. A very small porch on the north-western corner of the kitchen wing was also enclosed in 1920. Four brick chimneys arise from centered positions on the roof. The foundation is brick replacing the original stone foundation. The porch floor is laid with flagstone replacing the original wooden floor. Even with these changes, the whole retains much integrity. The entire house is covered with a standing seam tin roof. A finial with brass ball is featured on the tower cone shaped roof. There is no basement. Windows are one over one double-hung sashes. The front door is surrounded with one over one vertical-side lights and an over light. A large oval beveled light is set into the front door.

The interior is as originally built - oak floor, oak trim, oak hall staircase and banisters. The center hall is divided into front and rear sections by an oak semi-circular arch. The stair to the second floor rises from the rear section of the center hall. Lighting fixtures are all original to the house or to the period of the house. The house originally used a Delcolplant to light the rooms and some of these fixtures remain. Each room was originally heated by coal stoves and each has a simulated fire place front where these stoves were placed. Each fire place front is oak with embossed wooden embellishments. In each of the principal rooms, these fire place fronts are surmounted by a mirror incorporated into the design.

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Monroe Co., W.V.Section number 7 Page 2

## Hillcrest

## Narrative Description

The house is furnished with antique furniture of the late nineteenth century. Some furniture was designed by Clarence Campbell. The house was built with bathrooms.

The first floor contains five rooms plus pantry, dairy, halls and bath. The second floor contains four rooms plus hall and bath. The parlor is located in the tower section as is one upstairs bedroom.

The nominated property consists of approximately nine acres and contains other buildings which are listed as follows:

1. Wood Shed - Standing seam tin roof and wood clapboard siding constructed in 1980. Brick foundation and fan light in the gabled ends. Four one-over-one double-hung sash windows. Non-Contributory
2. Childrens Playhouse - Circa 1920 - Standing seam tin roof with board and batten siding.- Painted white.- A shed porch with two doric columns is featured on the front exposure. Brick chimney. One-over-one double-hung windows are also featured on the front exposure. Contributory
3. Garage and Shop - Circa 1910 - Standing seam tin roof, wood clapboard siding. Five three over one double-hung sash windows. Building painted white. Shop contains many of the historic building tools used in the construction of the house and out buildings. Center dormer with doors allowing loading to the attic area. Contributory
4. Cattle Barn - Circa 1910 - Tin roof with wood clapboard painted red. Concrete foundation. Four six light windows on western exposure. Corn crib, cattle sorting pen and scales are incorporated into the design of the barn. Contributory
5. Storage Barn - Circa 1910 - Tin roof and verticle board painted red. Concrete foundation. Originally stored the portable sawmill, it now stores farm machinery. Contributory.

All out buildings and barns are of the historic period of the house except the woodshed. The nominated property is landscaped with shrubbery, flowers and trees. Fences, gates and gate posts are painted white and the whole maintained in pristine condition. The house is a fine example of a local builder's art.

Hillcrest, the farm, is one hundred fifty-seven acres and supports a fine herd of Angus cattle. It was the recipient of the West Virginia State Conservation Farmer Contest in 1972.

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Campbell, Clarence, House  
Monroe Co., W.V.

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Hillcrest

Narrative Statement of Significance

Hillcrest is a fine example of the Queen Anne Style in Monroe County. This interesting house and its occupants have been the feature of many newspaper and magazine articles. It has often been open for historic area tours. It is a good example of turn-of-the-twentieth-century living. It demonstrates early building methods and has a store of the very building tools used in the construction of the house.

The Campbell Family, headed by the elder John Campbell, became prominent in the Union area about 1888 when they opened a saw mill in the nearby village of Pickaway. Soon they situated themselves in the town of Union with saw and planing mills. These were followed by a grist and flouring mills. As they became more affluent they constructed a fine home on Pump Street. They became the builders of Union's turn of the century through 1920's architecture. Architecture that is now listed on the National Register of Historic Places through the Historic District of the Town of Union. Some examples of their work are: The Union Presbyterian Church 1923, The (second) Union Academy 1904, James McNeer House 1898, Herbie Johnson House 1896, Compton House 1900 and Judy House 1921. They bought older buildings, remodeled and improved. One example was the Shanklin Store. This building was transformed into a fine hotel (Central Hotel) with rooms for about fifty people. The Campbells used local timber which they milled in their establishment right in Union. The elder John Campbell became a mayor of Union and during his administration many civic improvements were made (sidewalks, water, etc.). The Campbells were quite civic minded and contributed much to the Town of Union. When Clarence Campbell decided to marry the Methodist minister's daughter, Ella, a fine home was planned for him on the Raeburn Land one and one-quarter miles east of Union. This was land originally owned by the Caperton Family and was at one time a part of Elmwood. The house they built in 1907 for Clarence is the subject of this nomination. It took about two years to complete the house before Clarence Campbell married Ella and moved his bride in. It is generally accepted that both John and Clarence Campbell are the designers of Hillcrest. They both had the capabilities of an architect.

This period, 1907-1909, signifies an expansion of the Campbell building influence in the area. Clarence Campbell just as he and his father completed building Hillcrest, moved his family to Princeton, West Virginia and set up his saw and planing mills in that city and built many of Princeton's houses during an expansion. Remaining several years he moved back to Hillcrest and continued to build in such areas as Peterstown, Ronceverte and Grassy Meadows. His influence covered a fifty-mile radius. At the

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Hillcrest

Narrative Statement of Significance

bottom of the hill and quite near Hillcrest, but not a part of this nomination, are four houses constructed in the 1920's and 1930's for Clarence Campbell's sons. His son, Haskell, became the owner of Hillcrest in 1947 and is the present owner.

Hillcrest qualifies under Criterion C in that it is a fine example of a Queen Anne style house adapted to local customs. It also qualifies as a fine example of construction building at the turn of the twentieth century. All exterior work involving lumber was constructed from material cut on the property and also milled and finished on the property. All interior work (floors, window and door casings) were milled and finished of local materials by the Campbells on their property except the oak veneered doors and oak mantles which were ordered from Huntington, West Virginia. Hillcrest qualifies under Criterion B with its association with John and Clarence Campbell, men important in the advancement of the area. The Campbell Sawmill and Construction Business was important in the area's expansion and growth in the early twentieth century.

Hillcrest is truly a landmark in many ways in this part of Monroe County and indeed southern West Virginia.



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Hillcrest

Major Bibliographical References

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- The Monroe Watchman            Editions: Oct 17, 1895 - June 4 1896 - Sept. 13 1906 -  
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- Goldenseal WV                    Volume 11 # 3 Fall, 1985, pp 25-29  
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- Progressive Farmer                March 1980 - page Beef - 11
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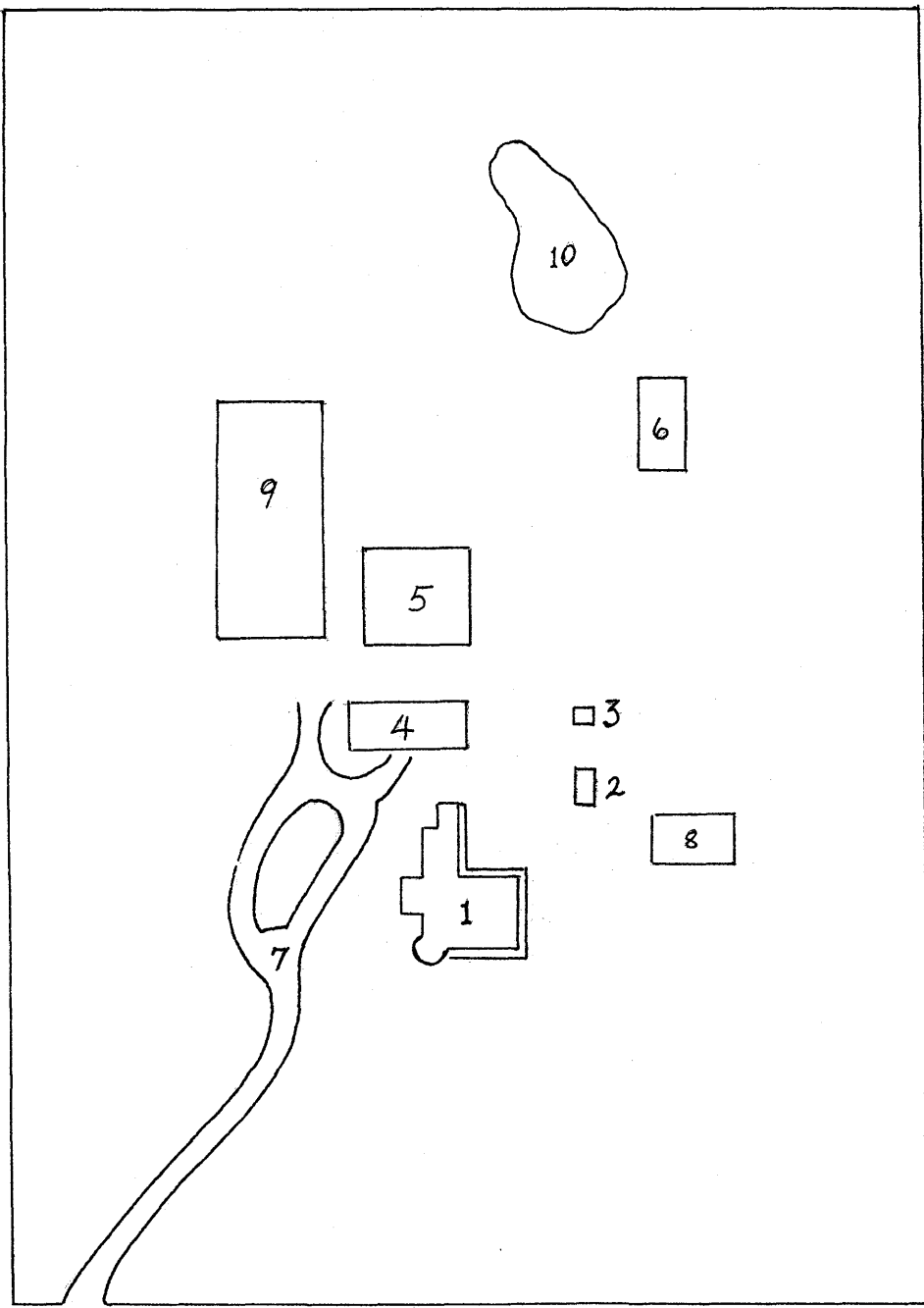
Hillcrest

Verbal Boundary Description

The nominated property consists of about ten acres. It is in the shape of a rectangle with West Virginia Route Three being the southern boundary. The western boundary is a straight line north at the point where the entrance drive joins West Virginia Route Three. The eastern boundary is a straight line north from West Virginia Route Three. The northern boundary is a straight line east and west behind the barn grouping.

Boundary Justification

The nominated boundary of approximately ten acres provides the historical setting for Hillcrest. It includes the entrance drive to the house and barns. It includes all out buildings associated with the house. It includes the barns which are the center of the farm operation and the historical operation of the Campbell Construction Business.



WV State Rt 3

Hillcrest

Monroe Co. WV

- 1 House
- 2 Woodshed
- 3 Children's Playhouse
- 4 Garage and Shop
- 5 Cattle Barn
- 6 Machine and Storage Barn
- 7 Entrance Drive
- 8 Kitchen Garden
- 9 Orchard
- 10 Pond

1" = 150'  
 ┌──────────┐  
 scale