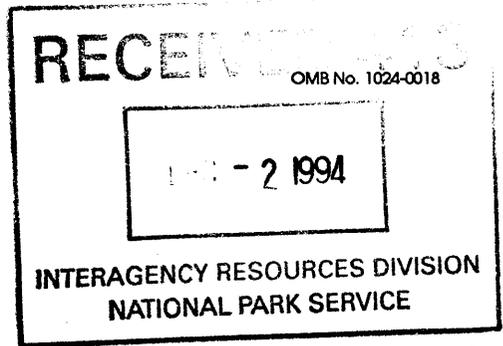


United States Department of the Interior
National Park Service

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 or 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.

1. Name of Property

historic name Campbell, Clinton, Rental House

other names/site number _____

2. Location

street & number 361 N. 4th Avenue not for publication _____

city or town Phoenix vicinity _____

state Arizona code AZ county Maricopa code AZ 013 zip code 85003

3. 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Garraway ABSTRACT 3/15/94
Signature of certifying official Date

ARIZONA STATE PARKS
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

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
___ See continuation sheet.

Edson H. Beall

Entered in the
National Register

___ determined eligible for the
National Register

___ See continuation sheet.

___ determined not eligible for the
National Register

___ removed from the National Register

___ other (explain):

for
Signature of Keeper

1.12.95
Date of Action

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

Contributing	Noncontributing
<u> 1 </u>	___ buildings
___	___ sites
___	___ structures
___	___ objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register 0

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

Nineteenth Century Residential Buildings in Phoenix

6. Function or Use

Historic Functions (Enter categories from instructions)Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)Cat: COMMERCE/TRADE Sub: Professional

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)Colonial Revival

Materials (Enter categories from instructions)foundation STONEroof ASPHALTwalls BRICK

other _____

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

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)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 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)

ARCHITECTURE

Period of Significance 1880-1901

Significant Dates _____

Significant Person (Complete only if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Campbell, Clinton

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 # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	12	399810	3	701880	3
2			4		

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.)

11. Form Prepared By

name/title Jim Woodward, Architect & Patsy Osmon, Associate Historian

organization Woodward Architectural Group date September 1991

street & number 398 South Mill Avenue, Suite 202 telephone (602) 829-7571

city or town Tempe state AZ zip code 85281

Additional Documentation

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)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7,8 Page 1

Campbell, Clinton, Rental House

name of property

Maricopa/Arizona

county and State

Nineteenth Century Residential Buildings in Phoenix

name of multiple property listing

Description

The Clinton Campbell Rental House was constructed in ca. 1897. It was built by local contractor Clinton Campbell. The building is constructed in the Colonial Revival architectural style and represents the Builder's Plan Book property type. It retains a high degree of integrity of design, materials, and workmanship. The Clinton Campbell Rental House is presently utilized as offices.

The Clinton Campbell Rental House is located on Lot 32 of the La Villa Place subdivision of the Bennett Addition. La Villa Place was originally subdivided in 1890. The building faces west onto North 4th Avenue. The streetscape along North 4th Avenue is characterized by modest, working class residences of both historic and contemporary construction. A post historic storage shed is also located on the site.

The Clinton Campbell Rental House is a L-shaped, one-story building of brick construction. The building measures 30 x 40 feet. The hipped roof features a hipped dormer and is covered with asphalt shingles. A gabled ell projects off-center to the north. It has a stone foundation.

Exterior features include a recessed veranda supported with Classical columns on brick piers. A round arch focal window is located at the gable wall and two off-center entries contain wood panel and glass doors with transom. Facade and side wall windows are double hung wood, with one over one wood sash. Important architectural elements include deep eaves with enclosed soffits detailed with cornice molding and frieze boards. The dormer has shingled walls and is penetrated by two, small four lite casement windows. Brick band courses are located at sill height and horizontally from the spring line of the round arch focal window. The single brick chimney is also corbelled.

Alterations include an addition to the east (rear) of the house, and a recently raised concrete entrance walk sloping up to the porch floor level.

Statement of Significance

The Clinton Campbell Rental House is significant under Criteria C under the area of significance of Architecture. It is representative of the historic context "Residential Architecture in Phoenix Prior to 1901." Built in ca.1897 and constructed in the Colonial Revival architectural style, the Clinton Campbell Rental House is representative of the Builder's Plan Book property type. The Clinton Campbell Rental House is also important in the area of Community Planning. As one of only three nineteenth century buildings remaining in the La Villa Place subdivision of the Bennett Addition, which was originally subdivided in 1890, the Clinton Campbell Rental House represents a rare example of its period and the historic context "Nineteenth Century Community Development in Phoenix."

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8, 9, 10 Page 2

Campbell, Clinton, Rental House

name of property

Maricopa/Arizona

county and State

Nineteenth Century Residential Buildings in Phoenix
name of multiple property listing

Statement of Significance (Continued)

A popular architectural style used during the plan book era was the Colonial Revival style. The use of the style in residential architecture was wide spread in the late nineteenth century. Closely followed copies of plan book examples of the style, as demonstrated by the Clinton Campbell Rental House, were once common. The house illustrates a local interpretation of the plan book designs that resulted in an elaborately detailed building which incorporates the major stylistic concepts of Colonial architecture. With the exception of a rear addition, the Colonial Revival inspired design of the Clinton Campbell Rental House remains intact. Stylistic features include a typical hipped roof form with intersecting gabled ell variation, a recessed entry veranda with classical columns, and facade articulation with a round arched focal window. Common details for the style which are found on the house include the deep eaves with boxed cornices and classical shapes of wood trim used at the openings and the porch beam.

Built by prominent local contractor Clinton Campbell as a rental unit adjacent to his own house (demolished), the building is a specific example of a builder's reliance on plan book designs in local residential architecture.

Bibliography

Arizona Republic. Phoenix, Arizona, 1890-1910, Various Issues.

Maricopa County Assessment Rolls, Phoenix, Arizona, 1889-1900.

Maricopa County Deed Books, Phoenix, Arizona, 1885-1900.

Phoenix City Directories, Phoenix, Arizona, 1889-1916.

Sanborn Fire Insurance Maps, Phoenix, Arizona. 1889 and 1901.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1976.

Verbal Boundary Description

The nominated property is located Lot 32 of the La Villa subdivision of the Bennett Addition.

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.