



Figure 1 Photograph of the Maynard-Campbell House, by Nick Hullibarger, 2010

The Maynard-Campbell House

14 Maumee Court, Adrian, Michigan

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In the Maumee Court cul-de-sac between Scott and McKenzie streets, in Adrian, sits an imposing Tudor Revival style home. The home, at 14 Maumee Court, was built for John and Irene Maynard in 1926, but is better known for its second owner, the prominent businessman Charles Campbell and his family. The house is situated about 250 yards off of Maumee Street, and is a well preserved and typical example of a brick-clad Tudor Revival style home—other than its peculiar steel frame construction. Today, the Maynard-Campbell House symbolizes the commercial and industrial strength of Adrian in the early

20th century as well as the racial tensions and changing standards of residential architecture in the 1920s, as migrants came to work in Adrian's factories and as automobiles made quiet cul-de-sacs, such as Maumee Court, not only desirable but also convenient for well-to-do merchants and industrialists, such as Maynard and Campbell, who moved further away from the city's main commercial and industrial areas.



Figure 2: The dominant feature of the home is a prominent checkerboard pattern of red bricks and tan stucco in the gable—with the bay window located below.



Figure 3: The architects created emphasis around the home's entrance through the addition of a few stone accents. Note the sloping, "battered" wall to the left of the entrance.



Figure 4: More stone accents can be found on the left side of the house, which features a large, double shaft chimney capped with two octagonal chimney pots. Note the English Bond brick pattern to the right of the chimney and the American cross bond brick pattern not only on the chimney but also to the left.



Figure 5: Second-story windows and the red and gray slate, cross-hipped roof.



Figure 6: On the right side of the house, along the driveway, a garage has been converted into a second family room, which reveals itself by its white board-and-batten siding and steeply pitched shed roof.

The Maynard-Campbell House is an impressive L-shaped, two-story home set on over an acre of land. At the intersection of its red and gray slate, cross-hipped roof is a large, decorative, front-facing gable that gives the façade an overall asymmetrical appearance. This gable, which sits to the right of the main entrance, slopes steeply down to the right, extending beyond the frame of the house by about ten feet and terminating about six feet from the ground. The entire exterior is sheathed with red brick in a variety of tones and set with beige mortar in both English and American cross bond patterns. The dominant feature of the home is a striking checkerboard pattern of red bricks and tan stucco in the gable. Other areas of the home also receive emphasis by the addition of a few stone accents, especially around the home's main entrance. Directly below the gable is a large bay window set on a stone plinth and capped with verdigris copper.

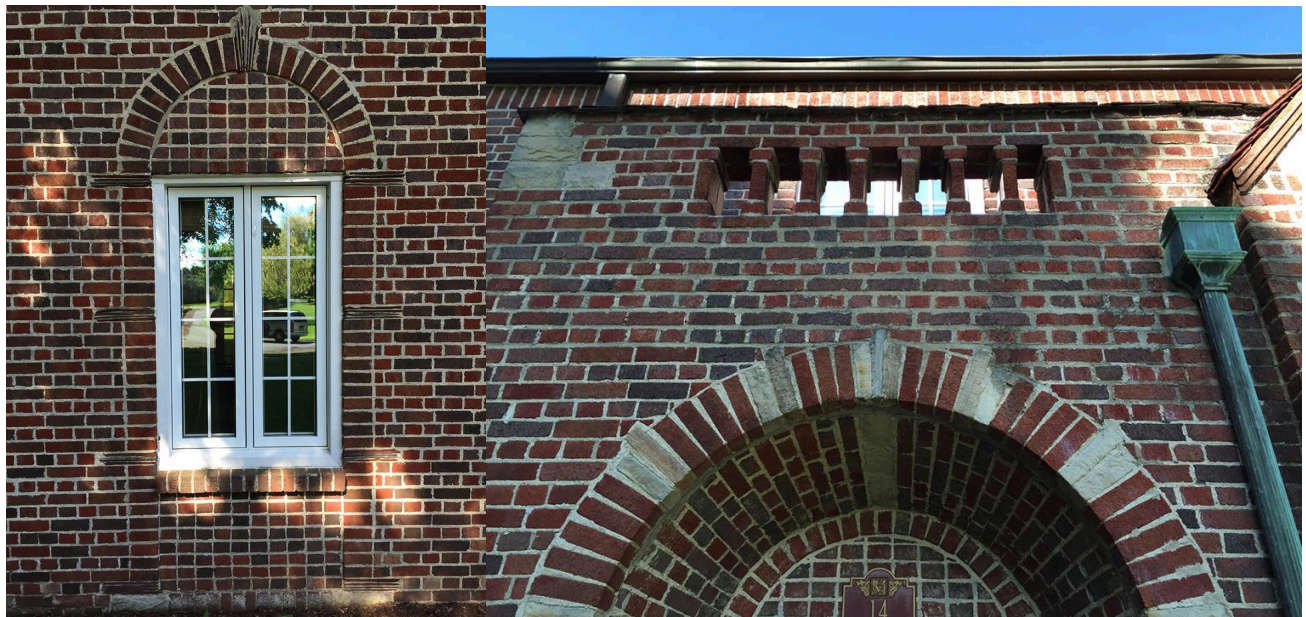


Figure 7: The windows on the first floor are set into blind arches that are filled with bricks in a stack bond pattern. These arches feature understated quoins and keystones composed of stacks of thin slate.

Figure 8: Above the battered-wall entrance, a pierced brick parapet hints at a medieval castle balustrade. Below this parapet, a shallow, brick vaulted entrance is framed with stone quoins that project into the surrounding bricks.

Above the battered-wall entrance, a pierced brick parapet hints at a medieval castle balustrade. Below this parapet, a shallow, vaulted entrance is framed with stone quoins that project into the surrounding bricks. To the left of the entrance are three bays with pairs of tall, narrow, rectangular, white, replacement windows that are divided into eight panes each. The windows on the first floor are set into blind arches that are filled with bricks in a stack bond pattern. These arches feature understated quoins and keystones composed of stacks of thin slate. The windows on the second floor are slightly shorter than the windows on the first floor. More stone accents can be found on the left side of the house, which features a large, double shaft chimney capped with two octagonal chimney pots that rise above the roof-level. On the right side of the house, along the driveway, a garage has been converted into a second family room and reveals itself by its white board-and-batten siding and shallow, steeply pitched shed roof.

The Maynard-Campbell House is a fairly typical example of one of the main subtypes of the Tudor Revival style—featuring brick wall cladding. Virginia and Lee McAlester, in their book *A Field Guide to American Houses*, describe the identifying features of *most* houses in the Tudor Revival style as including steeply pitched roofs, half timbers, tall, narrow windows, and massive chimneys capped with decorative chimney pots. They write:

Steeply pitched roofs, usually side-gabled (less commonly hipped or front-gabled); façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half of examples;

tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots.¹

In addition, the McAlesters describe as “typical” the simple rounded doorways found on the Maynard-Campbell House, with its “small tabs of cut stone” and also point out that the brick wall cladding found on the Maynard-Campbell House is the most common subtype of the Tudor Revival style—second only to the half-timber type. The Maynard-Campbell House has most of the features of this brick wall sub-type as described by the McAlesters, including:

- A brick exterior
- An asymmetrical facade dominated by a prominent gable
- A rounded arch entrance with small cut stones projected into the brick
- A steeply pitched, hipped roof
- Tall narrow windows with multiple panes of glazing
- A massive chimney shaped into octagonal pots



Figure 9: Rear view of the Maynard-Campbell House, view from the south. Photograph by Nick Hullibarger. For interior views, see real estate websites such as <http://www.trulia.com/homes/Michigan/Adrian/sold/1180725-14-Maumee-Ct-Adrian-MI-49221#photo-1>

¹Virginia & Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1998, 355.

To some extent, the Tudor Revival style of the 1920s can be understood as an outgrowth of the Queen Anne style of the 1880s and 1890s, both of which owe a debt to the British architect Richard Norman Shaw (1831–1912) and a group of his colleagues.² The architectural historian Lester Walker points out that both the Queen Anne and the Tudor Revival styles, which Shaw helped to popularize, can be considered Medieval revivals because both borrowed features from English buildings dating to the Elizabethan and Jacobean eras (1558-1625). Over time, the fanciful, complex, and ornate surfaces of the Queen Anne style evolved into the more geometric and historically accurate Tudor Revival style. While the earlier Queen Anne style featured a wide variety of building materials and textural embellishments, such as fish scale shingles and wrap-around porches with spindle work, houses in the Tudor Revival style tend to have a smoother, plainer shell with an emphasis on complex geometric patterns made from three main surface materials: half-timbering, stucco, and brick. In fact, according to the McAlesters, the Tudor Revival style only became popular in the 1920s, when new brick veneering techniques allowed builders to create simple, affordable renditions of costly structural brick and stone exteriors found on their English, Medieval prototypes.³

For the most part the structure and interior of the Maynard-Campbell house are still the same as they were when the house was built in 1926. A former resident of the home from 1966 to 1973, Sarah Baker Korth, shared that “the structure probably hasn’t changed because of the steel beam construction and plaster walls.” The fact that the home’s frame was constructed with steel is highly unusual. According to the McAlesters, “only a very

² Lester Walker, *American Shelter (Revised Edition)*, Woodstock, New York: The Overlook Press, 1997, 176.

³ McAlester, *Field Guide*, 358.

small fraction of one-percent of American houses rely on structural systems other than wood or masonry.”⁴ The interior of the Maynard-Campbell House still has its original plaster walls and floor tiles composed of sawdust and cement. Of the few things that have changed are the windows, which were replaced to improve the home’s insulation in the 1980s, and the kitchen, which once had stainless steel counters and a separate butler’s pantry. In addition, the current laundry room was formerly a maid’s room.⁵ Korth’s mother, Jean Baker, describes as “regrettable” the decision of a recent owner of the house to replace the original, black-framed, leaded glass windows with *white* replacement windows.

The choice of steel frame construction and fireproof brick cladding is undoubtedly a



Figure 10: The interior of the Maynard-Campbell House still has its original floor tiles composed of sawdust and cement. Photograph by Nick Hullibarger.

reflection of the fact that the original owners of the home were survivors of the San Francisco earthquake and fire of 1907. Adrian Dominican Sister Thoma Maynard had been born in San Francisco, but was a sophomore in high school when her parents built the home in 1926. Her biographer wrote, “Her parents met during the earthquake and fire in San Francisco. Her

⁴ McAlester, *Field Guide*, 38.

⁵ The names of two of the maids are recorded in the 1930 and 1940 federal census. In 1930, the Maynards’ “servant” was 23-year Christine Harman. In 1940, the Campbells’ “maid” was 20-year-old Bertha Lownsbury. Both had been born in Michigan.

mother's family lost everything, and her father was one of the rescuers. 'It was a case of love at first sight,' and culminated in marriage."⁶ The Maynards' new home seems to have been built to withstand the historic disasters they had known in their twenties even though earthquakes are rare in Michigan.⁷

Thoma Maynard's parents were well-to-do merchants who had come to Adrian in 1922 to open the city's first J. C. Penney Store, a chain that was expanding rapidly throughout the United States at the time. James Cash Penney (1875-1971) had started his chain of cash-and-carry retail stores in Wyoming at the turn of the century, and grew his business quickly through a carefully orchestrated employee-training program comprised principally of correspondence courses that emphasized self-improvement and efficiency.⁸ He called his employees "Associates," and expected them to find and train other, new Associates to become future manager-partners of new stores in the chain. The

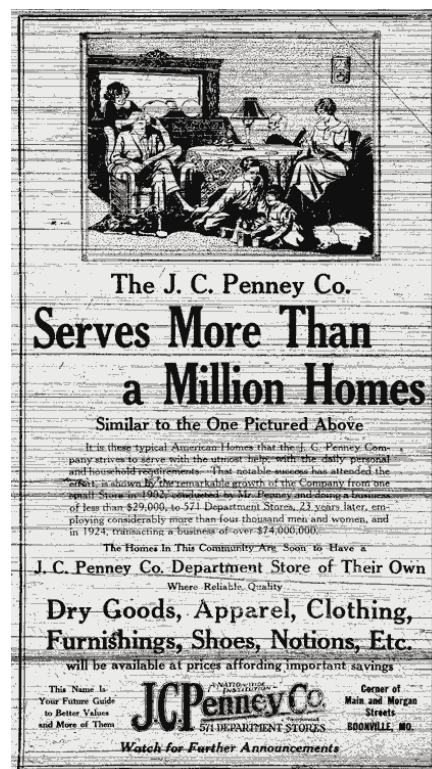


Figure 11: 1925 J.C. Penney Co. Advertisement.

⁶ "Sister Thoma Maynard," Adrian Dominican Sisters Website, <http://www.adriandominicans.org/WhatsHappening/InMemoriam/CurrentYear/InMemoriamView/tabid/819/ArticleId/561/Sister-Thoma-Maynard.aspx>, accessed May 10, 2015.

⁷ Both John Milton Maynard and his wife Emma Irene Maynard were born in 1890. See the 1930 census records at <https://familysearch.org/ark:/61903/1:1:XQBT-DH3>, accessed May 15, 2015

⁸ Mary Elizabeth Curry, "Penney, J. C.," American National Biography Online, <http://www.anb.org/articles/10/10-01295.html>, accessed May 10, 2015.

training system worked remarkably well. In 1917, Penney and his partners had just 175 stores in 22 states. Just eleven years later, there were one thousand J.C. Penney Stores situated throughout the United States, including Maynard's 135 South Main Street location, the first of three locations in Adrian before the store finally closed in 2015.⁹

Business boomed in downtown Adrian when John Milton Maynard opened his store, partly due to new patterns of transportation nationwide. Automobiles in the 1920s not only allowed builders to construct modern houses in the outskirts of the city, beyond the typical walking distances preferred by earlier generations, but also gave shoppers from further reaches of the city regular access to the city's stores. According to the City of Adrian's Index to City Plats, Maumee Court was platted in 1925, one of 26 such neighborhoods platted in Adrian, in the 1920s (whereas only eight neighborhoods had been platted there in the preceding five decades).¹⁰ Many of the fashionable homes along Scott Street and in Maumee Court, in Adrian, date from this era—all of them designed with garages rather than carriage houses. With the closing of the street railway in 1924, their locations required their owners either to drive or walk about twenty minutes into town. Charles Lindquist in his book, *Adrian: the City that Worked*, captures the impact that automobiles were having on downtown Adrian:

⁹ J.C. Penney outgrew its South Main Street location in 1952 and built a much larger store at 143 East Maumee Street that today houses the Adrian Public Library. Penney's was one of the first two tenants when the Adrian Mall opened in 1969. See "Our View: Penney's Closing is a wake-up call for shopping locally," *Daily Telegram*, January 8, 2015, <http://www.lenconnect.com/article/20150108/OPINION/150109318>.

¹⁰ According to the 1893 *Atlas of Lenawee County*, published by George B. Cadwell & Co., the land on which Maumee Court was platted includes back lots of properties previously owned by Silvanus Kinney, B.F. Wheeler, Susie M. Flemming, and Belle H. Wheeler. These back lots would have been useful in a pre-automobile era for locating stables.

...One of the new development[s] that affected everybody in an important way... was the growing impact of the automobile. In May 1921 the *Telegram* noted that parking downtown was becoming a real problem on Saturdays. By 1923 things were getting worse. Someone took the time to count the cars downtown one Saturday night and counted more than 1,100 cars. The problem was that there were only 700 parking spaces downtown. This included spaces on Main and Maumee, in vacant lots downtown, and 200 spaces on Broad, Toledo, Church, Maiden Lane, and on Maumee west of Winter Street.¹¹

The Maynard-Campbell House also reflects another significant cultural development in the 1920s: overt racism. There were two restrictions on the deed to the land that the Maynards purchased on April 2, 1926: that the house must cost at least \$5,500, and that it must not be rented or conveyed to anyone but Caucasians. This latter restriction reflects racist attitudes that simmered throughout America after the American Civil War and boiling over in the 1920s. The era of “Reconstruction” that followed the Civil War was characterized by patterns of migration to industrial centers in the North, such as Adrian, by African Americans from the rural South as well as by Catholics and Jews from southern Europe. Competition for high paying jobs and decent housing in industrial centers exacerbated racial and religious tensions and resulted in lynchings, riots, and the formation of the Knights of the Ku Klux Klan (KKK), which sought to preserve the social and economic privileges of white, Anglo-Saxon Protestants.¹² In Adrian, the first meeting of the KKK took place in July 1923. Within weeks, the group had burned a cross near the Page Steel Wire Company, which was known for hiring African-Americans in well-paying positions. In

¹¹ Charles Lindquist, *Adrian: The City that Worked*, Adrian, Michigan: Lenawee County Historical Society, 2004, 171.

¹² A good source of information about racial tensions in America in the 1920s can be found in <http://www1.assumption.edu/ahc/raceriots/default.html>, which is an academic website set up by Assumption College professors of History and English John McClymer and Lucia Knoles.

September 1923, more than 1,000 people attended a Klan rally on the east side of town, not far from the city's largest factories and the Motherhouse of the Adrian Dominican Sisters, whose Catholic faith was another target of the Klan.¹³ Not surprisingly, there is no evidence that the Maynards, who were Catholic, were in any way sympathetic with the values of the Klan. Today, these deed restrictions are unenforceable since the federal Fair Housing Act of 1968 and the Michigan Elliot-Larson Civil Rights Act of 1976 prohibits discrimination in housing based on race, religion, color, national origin, family status, and disability.¹⁴

Although the Maynards lived in Adrian for fourteen years and managed to stay in their Maumee Court home for a decade, frequent moving from store to store characterized the life of the typical J.C. Penney Associate. Sister Thoma recalled:

My dad worked for Levi Strauss [in San Francisco] as a salesman. He was very successful. While on a business trip to Washington, he met Mr. Penney who was just beginning his chain of stores throughout the country. He asked my dad if he would consider joining him in this undertaking. My dad agreed after consultation with my mother. Much moving followed.¹⁵

Before coming to Adrian in 1922, Maynard had worked at the Penney's store in Waitsburg, Washington, and then Milton, Oregon. In 1936, when the Maynards transferred the deed to their home to the Campbells, they listed their address as Lansing, Michigan.

The second owner of the house was the prominent industrialist Charles Tenbrook Campbell, who had seized the opportunities offered in the rapidly changing city of Adrian

¹³ For an excellent discussion of the rise and actions of the KKK in Adrian, see Lindquist's chapter, "Auto Parts, Baseball and the KKK" in *Adrian: The City that Worked*, 178-183.

¹⁴ For information about Fair Housing Laws enforceable in Michigan, see:

<http://www.fhcm.org/laws>.

¹⁵ "Sister Thoma Maynard," Adrian Dominican Sisters Website, op cit.

in the 1920s and 1930s. As told by Charles Lindquist in his book, *Adrian: the City that Worked*, Adrian's population grew each decade in the first quarter of the 20th century as the city's industries changed and flourished.¹⁶ During the 1920s, Adrian's industries were going through rapid transformation. The fence industry was moving out of the city while other industries were moving in, such as auto parts, construction, tractors, foundries, household products, and railroad car reconstruction. Most important in terms of the Maynard-Campbell House was the Kewaunee Manufacturing Company, which moved to South Center Street in Adrian from Kewaunee, Wisconsin, in 1926, the same year that the Maynard-Campbell House was built.¹⁷

Campbell, like Maynard, was born outside of Michigan, but was raised in Adrian, where he was able to build his fortune. According to his obituary he was born in Pennsylvania, but grew up in Adrian and became the vice-president and Director of the Kewaunee Manufacturing Company.¹⁸ Kewaunee made laboratory furniture for businesses, schools and government laboratories—first in wood and later in metal.¹⁹ A smart and “avid businessman,” he purchased the Willibee-Morse Concrete Company in 1934 and created the Adrian Concrete Products Company. Campbell's other roles in Adrian included being vice-president of the Gibson Oil Company and President of the Board of Trustees for Bixby Hospital. Unfortunately he died in his sleep after a massive heart attack

¹⁶ Charles Lindquist, *Adrian: The City that Worked*, 163.

¹⁷ Lindquist, *Adrian: The City that Worked*, 164-168.

¹⁸ “Charles T. Campbell” (obituary), *Adrian Daily Telegram*, August 2, 1954, 1. See also the online census records from 1940 for Charles Campbell: <http://www.archives.com/1940-census/charles-campbell-mi-120094863>, accessed May 15, 2015.

¹⁹ Lindquist, *Adrian: The City that Worked*, 168.

on August 1, 1954, when he was just 47 years old.²⁰ His widow Ruth Haney Campbell stayed in the home until the mid-1960s, when she decided to move in with her daughter Lauren, in Chicago.

The Baker family became the third owners from the spring of 1966 to March 1973. According to Sarah Baker Korth, Ruth Campbell was so wealthy that, when she left Adrian, she donated the home to Goodwill Industries, which sold it at auction by sealed bid. Though the Bakers owned the house for seven years, Sarah reported that they did not make any significant changes. “The biggest difference to the house exists in the yard,” she explained, “The house was originally covered in ivy; there was a tennis court in the back yard, a garden, and a separate building that could be used for cook outs,” though she doesn’t recall ever using it.²¹

After the Bakers sold the home in 1973, it had a number of owners until the early 1990s, when the Gillert-Mills family bought the house. They decided to do some renovations that included refinishing the wood flooring and remodeling the kitchen. The existing stainless steel countertops, probably a Kewaunee product, were rusted out and damaged. The Gillert-Mills kept most of the original floor on the main level, including the concrete-sawdust pavers that had lasted since the house was built in 1926. The original wood flooring is still intact throughout the upstairs. The only room that contains any dry

²⁰ Charles and Ruth Campbell are buried in Oakwood Cemetery, in Adrian. You can see their gravestones at <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=42326467>, accessed May 15, 2015.

²¹ Interview with Nick Hullibarger, 11/22/2010.

wall instead of plaster is the living room. The Gillert-Mills family suspects that there was water damage in the room before they arrived, and that previous owners repaired it.²²

The Campbell-Maynard House is a well-preserved and fairly typical example of a brick-clad Tudor Revival style home. Today, it stands as a testament to the commercial and industrial strength of Adrian in the early 20th century, and the changing standards of residential architecture as automobiles made quiet, whites-only enclaves, such as Maumee Court, not only desirable but also convenient for well-to-do merchants and industrialists, such as Maynard and Campbell, who chose to live at a distance from their stores and factories.

²²Alexis Mills, interview with the Nick Hullibarger, 12/1/2010.

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