

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 1 - 1986

date entered NOV 3 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Caldwell, W.A., House

and or common Same

2. Location

street & number 804 Sixth Avenue

N/A not for publication

city, town Brookings

N/A vicinity of

state South Dakota

code 26

county Brookings

code 011

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartment

4. Owner of Property

name H.A. "Rocky" Gilbert

street & number 605 Ninth Street

city, town Brookings

N/A vicinity of

state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Brookings County Courthouse

street & number 314 Sixth Avenue

city, town Brookings

state South Dakota

6. Representation in Existing Surveys

title City of Brookings Survey

has this property been determined eligible? yes no

date Summer 1986

federal state county local

depository for survey records City of Brookings

city, town Brookings

state South Dakota

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Built in 1902, the W.A. Caldwell house in Brookings is a two-and-a-half story rectangular frame (original siding) dwelling that is situated on a lot landscaped with evergreens, shade trees and lilac bushes. The house exemplifies Classical Revival architecture with its large wraparound porch supported by fluted Ionic columns and a spindled banister, its corner pedimented portico displaying a classic scroll relief design, its leaded glass transoms, and its decorative dentils and modillions beneath the overhanging eaves of the hip roof. The house, which has a brick chimney, rests on a stone foundation.

Fenestration includes rectangular windows retaining their original surrounds. Two, one-over-one sash windows are located in the gables of the north, east, and west facades (a lunet was originally placed in the west gable). Dormers containing one-over-one sash windows project from the south and north sides of the hip roof while a small shed roof dormer with two, one-over-one sash windows project from the east side. Six, one-over-one sash windows are symmetrically placed on the first and second stories of the south facade. Leaded glass transoms are located above the first floor bay picture window as well as the second level picture window. One of the side windows in the lower level bay has been replaced by a door. Seven irregularly placed, one-over-one sash windows are located on the east facade, and twelve on the north facade. Nine, one-over-one sash windows are placed on the west facade including a picture with leaded glass transom that is similar to the south facade windows.

On the interior, a wooden door with bevelled glass and wooden rails serves as the main entrance to the home that was converted to an apartment building (7 units) in 1929. The main floor is divided into three apartments--an efficiency, a one-bedroom and a two-bedroom. A boot chair with a hinged seat for shoe storage is built into part of the vestibule. A stairway leads from here to the second floor apartments. An original wooden entrance and screen doors with authentic hardware lead to the main floor efficiency apartment, used originally as the sitting room of the family home. The original woodwork, light fixtures, and window treatment have been restored. Entrance is gained to the second apartment through the door (which replaced a window) on the south facade. Initially used as the parlor, the outstanding interior feature is the wooden, columned fireplace mantel with bevelled mirror. The hearth is composed of tiling colored in blue and brown tones. The original woodwork, pocket doors, and light fixtures have been preserved. The third apartment can be entered from the north or east facade. Originally used as the kitchen, living and dining area, this two bedroom apartment was renovated to retain original woodwork, window treatment and light fixtures.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Associations with pioneer merchant,
		<input type="checkbox"/> invention		William A. Caldwell
Specific dates	1902	Builder/Architect	Not available	
Statement of Significance (in one paragraph)				

Built in 1902, the W.A. Caldwell House in Brookings is architecturally significant as a fine example of turn-of-the-century Neo-Classical architecture. The house is also significant for its association with early businessman William A. Caldwell, who was also politically active in the City.

The W.A. Caldwell House relates to the South Dakota Preservation Historic Context V. Depression and Rebuilding (1893–1929), A. Changing Urban Patterns, 3. Residential Changes.

William Caldwell began his career in the horse buggy and carriage business which he sold at an auction in October 1899.(1) Later that year, he went into business storing and selling carriages and machinery with J.D. Wilson. An article that appeared in the Semi-Weekly Register (December 14, 1899) stated that he and Wilson were constructing an addition to their business located at Main and Newton Street.(2) Caldwell took an active role in the early development of Main Street. The New Century Building (renamed the Village Emporium, 1986) constructed in 1901 "cost \$25,000, and was built by a syndicate composed of C.A. Skinner, William Caldwell, A.W. Hyde, George Morehouse, John D. Wilson, F.K. Carlisle, H.H. Reeves, Thomas Ross, and C.E. Childs."(3) Caldwell served as president of the Farmer's National Bank, which was organized in 1902. According to a Brookings Weekly Register article, dated March 9, 1905, President Caldwell "is one of our old and highly esteemed citizens that is a member of the hardware and implement firm of Caldwell and Wilson."(4) In 1904, he was awarded the heating contract for the new Clear Lake school.(5) He served in a variety of public positions including second ward alderman (1903), president of the City School Board of Brookings (1906), second district county commissioner (until 1929). Caldwell had several farms, owned a large amount of city property and in partnership with J.D. Wilson built several speculative residences.

Facing setbacks brought on by the depression, Caldwell lost his implement business, the bank failed, and by 1929, he was forced to remodel the family home and convert its use to apartments. Two additions were constructed--a two story twelve by twelve foot addition on the southeast corner and a one-story twelve by twenty-two foot addition on the northeast corner. The stairway was re-positioned, changes were made to include laundry facilities, and the main floor plan was altered to provide bedrooms and kitchens for seven apartment dwellings. This renovation in the face of adversity illustrates the innovative determination of a man struggling to provide cash flow during the depression years. The stress caused by the business failures and the remodeling project was cited as the cause of W.A. Caldwell's death in late 1929.(6)

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acree of nominated property About a half acre.

Quadrangle name Brookings

Quadrangle scale 1:24000

UTM References

A

1	4	6	7	15	9	14	10	4	9	0	8	9	4	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

The boundaries of the property are contained within the legal description: The South 150 feet of Lots One (1) and Two (2), Block Seven (7), Peterson's Second Addition, Brookings, South Dakota

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Sherry DeBoer (with the assistance of Melanie Betz, State Historical Preservation Center)

organization City of Brookings date August 18, 1986

street & number City Hall, Box 270 telephone 605/692-7104

city or town Brookings state South Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title Deputy State Historical Pres. Officer date 9-26-86

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] date 11/3/86
Keeper of the National Register

Attest: date

Chief of Registration

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The property ultimately fell into disrepair, especially after years of student rental use. In 1986, the current owner acquired the property. After extensive repairs and replacements, the property has been restored to the elegance of the Neo-Classical dwelling constructed for a prestigious banker in 1902.

Neo Classical architecture

The Caldwell House exemplifies with its wraparound porch supported by fluted Ionic columns and a spindled banister, its corner pedimented portico displaying a classic scroll relief design, its original siding, leaded glass transoms and decorative dentils beneath the overhanging eaves of the roof. Although the house has been converted into apartments (in 1929), it has retained many of its original interior features including its hardware, woodwork, light fixtures, mantel with bevelled mirror, pocket doors and leaded glass windows. Constructed at a cost of \$10,000, the Caldwell House was among the 60 new residences constructed in Brookings in 1902.⁽⁷⁾ This prompted the editor of the Brookings Daily Register to comment "well and truly, may Brookings be termed the Philadelphia of South Dakota, the 'City of Homes'."⁽⁸⁾

¹"Items of Local Interest," Semi-Weekly Register, 4 October, 1899.

²Ibid., 14 December, 1899.

³"The New Century Building an ornament to the business interests of the City," Brookings Weekly Register, 23 January, 1902, p. 1.

⁴"Healthy business tone prevades the commercial interests of the City. Number of the leading business houses visited and a bright picture is presented." Brookings Weekly Register, 9 March, 1905.

⁵"Items of Local Interest," Brookings Weekly Register, 9 January, 1904.

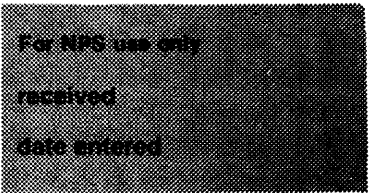
⁶"W.A. Caldwell is Victim of Sudden Apoplectic Stroke. County Commissioner and capitalist taken ill when buying family treats downtown and expires in few hours; funeral Friday," Brookings Weekly Register, 26 December, 1929, p. 1.

⁷"A Year of Progression. The year 1902 stands boldly to the front as one of the best in history of Brookings," Brookings Daily Register, 25 December, 1904, p. 1.

⁸Ibid.

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Continuation sheet Bibliography

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"A Year of Progression. The year 1902 stands boldly to the front as one of the best in the history of Brookings," Brookings Weekly Register, 25 December, 1902, p. 1.

"Healthy Business Tone pervades the commercial interests of the City. Number of the leading business houses visited and a bright picture is presented," Brookings Weekly Register, 9 March, 1905.

"Items of Local Interest," Semi Weekly Register, 4 October, 1899; 14 December, 1899; 9 January, 1904.

"The New Century Building an ornament to the business interests of the City," Brookings Weekly Register, 23 January, 1902, p. 1.

Personal Interview, H.A. "Rocky" Gilbert, current owner, June and August, 1986.

"W.A. Caldwell is Victim of Sudden Apoplectic Stroke. County Commissioner and capitalist taken ill when buying family treats downtown and expires in few hours; funeral Friday," Brookings Weekly Register, 26 December, 1929, p. 1.