

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

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

1. Name

historic Caldwell - Thomas House

and/or common Caldwell Mansion, Thomas House or Payne Thomas House

2. Location

street & number Illinois Rt. 4, 2 miles south of U.S. Rt. 36 Intersection not for publication

city, town X vicinity of Chatham

state Illinois code 012 county Sangamon code 167

3. Classification

|   |   |   |  |   |
|---|---|---|--|---|
| <b>Category</b>                               | <b>Ownership</b>                            | <b>Status</b>                                       | <b>Present Use</b>                     |   |
| <input type="checkbox"/> district             | <input type="checkbox"/> public             | <input type="checkbox"/> occupied                   | <input type="checkbox"/> agriculture   | <input type="checkbox"/> museum                       |
| <input type="checkbox"/> building(s)          | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied      | <input type="checkbox"/> commercial    | <input type="checkbox"/> park                         |
| <input checked="" type="checkbox"/> structure | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress           | <input type="checkbox"/> educational   | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site                 | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious                    |
| <input type="checkbox"/> object               | <input type="checkbox"/> 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 type="checkbox"/> other:                       |

4. Owner of Property

name Shirley and Larry Pisani

street & number R.R. No. 4

city, town Springfield vicinity of state Illinois 62707

5. Location of Legal Description

courthouse, registry of deeds, etc. Sangamon County Building

street & number Eighth and Monroe

city, town Springfield state Illinois

6. Representation in Existing Surveys

title has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved    date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

1. Structures to be nominated

- A. Caldwell Mansion
- B. Barn
- C. Smoke House
- D. Garage
- E. Storage Shed

2. Current Appearance - Caldwell Mansion

A. Exterior

The Caldwell Mansion, built in 1876, is of the Towered Victorian Italianate Villa Style, which was quite popular in the late nineteenth century.

The two story brick home is symmetrical in plan. The brick workmanship is particularly well done. The exaggerated brick treatment at the exterior corners represents similar detail of other grand houses of the time.

The wide eaves, supported by ornate brackets, accentuate the high pitched roof.

Typical of the style, the tall, thin windows are grouped in twos and threes. They are decorated with elaborate hood mouldings.

The three story tower at the front entry to the house is topped by a cupola, which has wide eaves and a deeply pitched roof which encompasses four round windows.

The front porch is veranda in style. The stone base supports sixteen Roman Columns.

An ornate bay window extends from the south living room. Porches extend from both the north and south sides at the rear (west) of the home.

The grounds are bordered by paved walks and a wrought-iron fence that were originated the same year as the Mansion.

B. Interior

The front entrance is a large double-french door that opens into the large foyer/hall which contains a dramatic curved walnut staircase to the upper levels of the home. The floor of the foyer is constructed of expertly laid alternating strips of walnut and maple.

The first floor front has two living areas on the south and a living area and a kitchen on the north. As the plan extends to the west, two bathrooms, a sitting room and a bed room complete the enclosed plan.

The floors throughout are hardwood and each room has uniquely detailed trim and mouldings. Each major room has a decorative fireplace and ornate chandelier.

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The second floor spaces reflect the symmetry of the first floor plan with the major difference being the location of a bath room above the kitchen area.

## 3. Current Appearance - Barn

## A. Exterior and Interior

The records indicate that the wood frame with wood siding barn was constructed at approximately the same time as the Mansion. The square plan reflects the central characteristics of the Mansion, the wide eaves, the supporting brackets and the central cupola. The interior is divided into stalls for horses and appears to be unaltered. A loft exists as a second level.

## 4. Current Appearance - Smokehouse

The Smokehouse is located to the southwest of the Mansion. The exterior is brick and appears to be in its original condition. It contains pool equipment for the modern swimming pool that lies to the south of the Mansion.

## 5. Current Appearance - Garage

The two-car brick garage appears to have been constructed around the turn of the century to house carriages or other small entities. This structure blends satisfactorily with the Mansion and is significant only in that it forms, with the Smokehouse, a western perimeter to the Mansion grounds.

## 6. Current Appearance - Storage Shed

The Storage shed that lies directly west of the Barn is structurally intact. The heavy timber, pegged balloon frame structure, with wooden floor, is original. The roof is metal, the exterior walls are shingled and the building is electrified.

## 7. Original Appearance - Caldwell Mansion

## A. Exterior

The home appears to be in its original state except for the addition of the front porch and appendages for bath rooms at the first floor. Storm windows have been added and the roof material may not be similar in character to the original. One window appears to have been closed.

The hand-forged wrought iron gates and fences are a durable display of blacksmithing artistry.

## B. Interior

A new kitchen was added within the last five years. The original kitchen obviously had a fireplace since there are large chimneys leading from the kitchen. Indoor plumbing has been added since the Mansion was built.

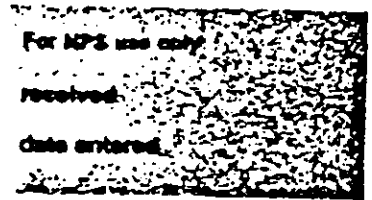
The original house was not centrally air conditioned and was heated by steam. The boilers are not original.

The house has been electrified and the original gas lighting system has been abandoned.

The interior paint and wall coverings are not original.

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Original Appearance - Barn

A. Exterior

The Barn seems to be in its original state except for the paint color and the addition of aluminum soffits and exterior lighting.

Perhaps one of the last remaining, one of a kind, barns in Central Illinois, the timberframed, mortise and tenon joinery structure has weathered well. The building of the barn, as was the custom of the time, conceivably may have been erected by a crew of friends and neighbors working industriously over a long weekend.

The most common roofing for barns and out buildings during the late nineteenth century was No. 1 wood shingles of either cedar or pine. They resemble the shims used in construction today.

B. Interior

The interior appears to be in its original condition except for the addition of electrical wiring.

Original Appearance - Smokehouse

The Smokehouse appears to be unaltered in appearance. Perhaps the door and the roof have been modified from the original.

Original Appearance - Garage

The Garage appears to be in its original condition but is not of historic significance as a single structure.

Original Appearance - Storage Shed

The structure appears to be in its original condition except for the addition of a metal roof, shingles on the exterior walls and the addition of electricity. The wooden floor is original and the heavy timber balloon framing is similar to the construction of the barn as described above.

Summary

The Caldwell Mansion and its satellite structures are in excellent condition and remain remarkable untouched by the sometimes destructive whims of contemporary man. The Mansion setting, relives the style and character of late nineteenth century Mid-America.

# 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/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

Specific dates 1874-76 Builder/Architect Unknown

**Statement of Significance (in one paragraph)**

The Caldwell House is one of the few remaining significant examples of the towered Victorian Italian Villa Style of Architecture. The style may also be referred to as Towered Italianate.

Representative features of the home that reflect the style are listed below:

1. The plan is basicly square.
2. The construction is bearing wall brick and is accented with exaggerated joint treatment at the exterior corners.
3. The roof is hipped with wide eaves and ornate brackets.
4. Tall, slender windows are grouped in twos and threes.
5. The three story tower is capped with a cupola.

Few similar examples of this style remain in their natural form in Central Illinois and, for that matter, in the Midwest.

Examples in Springfield which best relate to the Caldwell House are the Brinkerhoff Home on the site of Springfield College in Illinois and the Rippon House at 1317 N. 3rd.

The following comment indicating the significance of the mansion at the time of its completion is found in the publication "Portrait and Biographical Album of Sangamon County, Illinois" by Chapman Brothers of Chicago - 1891.

"In 1876 Mr. Ben F. Caldwell and his mother erected an elegant dwelling house. It is conceded to be one of the best farm houses in the state, and few residences, even in the larger cities, are so well or so elegantly furnished. It is supplied with every modern convenience, lighted by gas, heated by steam and supplied with water."

Since there are so few remaining examples of this style architecture for this period in Central Illinois, the Mansion takes on added significance.

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## 9. BIBLIOGRAPHICAL REFERENCES - Continued

American Architecture Since 1780; Marcus Whiffen, M.I.T. Press 1969.

Identifying American Architecture; John J.G. Blumenson, American Association for State and Local History, 1977.

## 10. GEOGRAPHICAL DATA - Continued

Commencing at the intersection of the South line of Section 36 with the westerly right of way line with Illinois Route 4, thence northerly alongside said right-of-way line 1550 feet to a point, thence west 220 feet, thence north 320 feet, thence east to a point in the westerly right-of-way line of Illinois Route 4, thence southly along said right-of-way line to the point of beginning.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Past and Present of the City of Springfield and Sangamon County, Illinois;  
 Joseph Wallace, M.A. 1904.  
 Portrait and Biographical Album of Sangamon County, Illinois; Chapman Brothers,  
 1891.  
 (Continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 2

QUADRANGLE NAME Chatham, IL.

QUADRANGLE SCALE 1:24000

UTM REFERENCES  
 A 1, 6 26, 8 10, 2, 0 1, 3 9, 8 0, 4, 0

C ZONE EASTING NORTHING

E

G

B ZONE EASTING NORTHING

D

F

H

## VERBAL BOUNDARY DESCRIPTION

Part of the Southeast Quarter, Section 36, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:  
 (Continued)

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE      | CODE | COUNTY | CODE |
|------------|------|--------|------|
| <u>N/A</u> |      |        |      |
| STATE      | CODE | COUNTY | CODE |

# 11 FORM PREPARED BY

NAME / TITLE

William Maslauski -Architect

ORGANIZATION

Maslauski/Litvan Architects and Planners, Inc.

DATE

4-18-84

STREET & NUMBER

1016 West Lawrence Avenue

TELEPHONE

(217) 793-1820

CITY OR TOWN

Springfield

STATE

Illinois 62704

# 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

*David Kennedy*

TITLE

*Director*

DATE

6/29/82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION



# United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

AUG 21 1984

IN REPLY REFER TO:

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning August 12, 1984 and ending August 18, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

- COLORADO, Gunnison County, Gunnison vicinity, Curecanti Archeological District, W of Gunnison (08/15/84)  
COLORADO, Pueblo County, Pueblo vicinity, Butler House, 6916 Broadacre Rd. (08/16/84)
- CONNECTICUT, Hartford County, East Hartford, Gilman-Hayden House, 1871 Main St. (08/16/84)
- DELAWARE, New Castle County, Wilmington, Trinity Episcopal Church, 1108 N. Adams St. (08/16/84)
- ILLINOIS, Adams County, Clayton vicinity, Lewis Round Barn (Round Barns in Illinois TR), NW of Clayton (08/16/84)  
ILLINOIS, Christian County, Assumption, Illinois State Bank Building, 201 N. Chestnut St. (08/16/84)  
ILLINOIS, Cook County, Chicago, Hyde Park-Kenwood Historic District (Boundary Increase), 821-829 and 816-826 E. 49th St. (08/16/84)  
ILLINOIS, Cook County, Lemont vicinity, St. James Catholic Church and Cemetery, 106th St. and Archer Ave. (08/16/84)  
ILLINOIS, Sangamon County, Chatham vicinity, Caldwell Farmstead, IL 4 (08/16/84)  
ILLINOIS, Sangamon County, Springfield, Maid-Rite Sandwich Shop, 118 N. Pasfield St. (08/16/84)
- INDIANA, Vigo County, Terre Haute, Terre Haute Post Office and Federal Building (Downtown Terre Haute MRA), 7th and Cherry Sts. (08/13/84)
- KENTUCKY, Campbell County, Newport, Wiedemann, Charles, House, 1102 Park Ave. (08/16/84)  
KENTUCKY, Graves County, Mayfield, Mayfield Downtown Commercial District, Roughly bounded by North, Water, 5th and 9th Sts. (08/16/84)  
KENTUCKY, Meade County, Brandenburg, Brandenburg Methodist Episcopal Church (Brandenburg MRA), 215 Broadway (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Goff-Baskett House (Brandenburg MRA), 550 Lawrence St. (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Jones-Willis House (Brandenburg MRA), 321 Main St. (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Meade County Clerk Office-Rankin House (Brandenburg MRA), 205 Lafayette St. (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Meade County Jail (Brandenburg MRA), 125 Main St. (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Richardson House (Brandenburg MRA), 547 Lawrence St. (08/14/84)  
KENTUCKY, Meade County, Brandenburg, Yeakel, Edward, House (Brandenburg MRA), 116 Decatur St. (08/14/84)  
KENTUCKY, Pulaski County, Burnside, Boland House (Pulaski County MRA), Lakeshore Dr. (08/14/84)  
KENTUCKY, Pulaski County, Burnside, Burnside Historic District (Pulaski County MRA), Lakeshore Dr. and French Ave. (08/14/84)