

## *Results of the Investigations*

The Carpenter Street Underpass project area consists of four discreet areas located along the west side of the Tenth Street rail corridor (see Figure 2). From north to south, these consist of: 1) an area north of Carpenter Street (in Block 6, Wells and Peck's Addition), 2) an area bounded by Carpenter and Reynolds Street (in Block 11, Wells and Pecks Addition), 3) an area bounded by Reynolds and Mason Street (in Block 14 Wells and Pecks Addition), and 4) an area bounded by Mason and Madison Streets. The later parcel, located on the far southern end of the project area, is comprised of two parcels of land from two separate additions to the City, which together form the typical city block. The eastern third of this block—and that portion which comprises the majority of the project area in this block—was platted as Block 3 of the Jonas Whitney Addition. The western two-thirds of this block—only a small portion of which, fronting Madison Street, is located within the project area—was platted as Block 17 of Wells and Pecks Addition. As discussed earlier, both additions were platted during the later 1830s (circa 1836-37). The potential for archaeological resources, as determined by the variety of cartographic and historical resources available for each of these parcels, is discussed below.

### **Block 6 of Wells and Peck's Addition**

Block 6 of Wells and Peck's Addition to Springfield is bounded by Carpenter Street on the south, Tenth Street on the east, Miller Street on the north, and Ninth Street on the west. When Wells and Peck's Addition was platted, present-day Carpenter and Miller streets had astrological-orientated names, being named Gemini and Cancer streets, respectively. These streets were assigned their current names circa 1860. That portion of the current project area located in Block 6 is located adjacent to, and immediately north of Carpenter Street and includes the entirety of Lots 15 and 16, as well as the south 40-45' of Lots 9-14 (which consists of the Carpenter Street frontage of these lots). Currently, a steel-frame commercial building dating from the late twentieth century (circa post 1980s?) is present on this lot.

Wells and Peck's Addition was platted in 1836, but tract books indicate no land transactions having occurred for Block 6 until November 1839, when Stiles C. Peck quit-claimed his rights to Lots 1-4 and 13-16 to Thomas C. Wells (SCTB 1:267-268; SCDR P:149). This transaction essentially represented a division of the lots within the block between the addition's two proprietors, with Wells taking the eastern eight lots within the block. On February 5, 1842, Thomas C. Wells sold Lots 1-2 and 14-16 in Block 6 to Sylvester Blish (SCTB 1:267-268; SCDR S:359). Lots 15-16 are located within the current project area. Blish would retain ownership of Lots 1-2 and 14-16 for nearly a decade before selling them to Thomas Lewis on February 27, 1851 (SCTB 1:267-268; SCDR GG:68). Lewis was a prominent local businessman who resided on Springfield's Near North Side at the intersection of Eighth and Mason streets. On March 27, 1851, Thomas Lewis and his wife sold Lots 1-2 and 14-16 to James M. Beebe (SCTB 1:267-268; SCDR II:610). Beebe subsequently quit-claimed Lots 1-2 and 14-16 back to Lewis on October 31, 1853; yet he later signed a quit-claim deed to Lots 15 and 16 (both located within the project area) to William P. Manzy on June 26, 1854 (SCTB 1:267-268; SCDR MM:301, PP:43).

Potter (1854) and Sides (1858) illustrate the block as lightly developed at this date, with only two of the lots having been built upon—neither of which are located with the present project area (Figure 18). No improvements are indicated on any of the affected lots on this block at this early date, but this would soon change. The 1860-1 city directory lists five individuals residing on the north side of Gemini (Carpenter) Street between Ninth and Tenth streets. These were John Hetchell, Mrs. Catherine Ech, Charles H. Schuman, George W. Tuthill, and James H. Singleton (*Springfield City Directory* 1860). The directory does not provide specific street addresses for individuals but rather defines it by block, providing the name and side of the street they lived on and referencing the adjoining cross streets (or alternatively, which corner of an intersection, if so located).

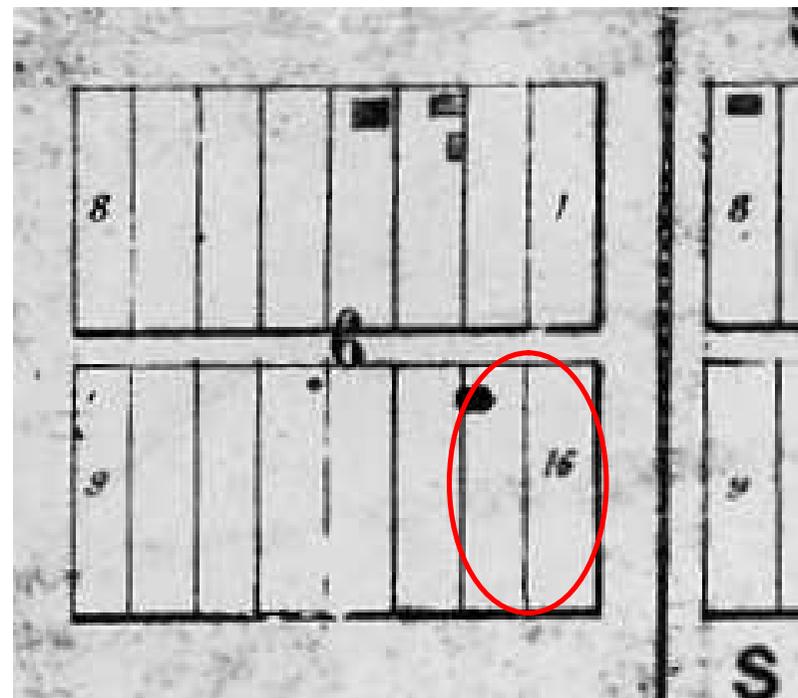
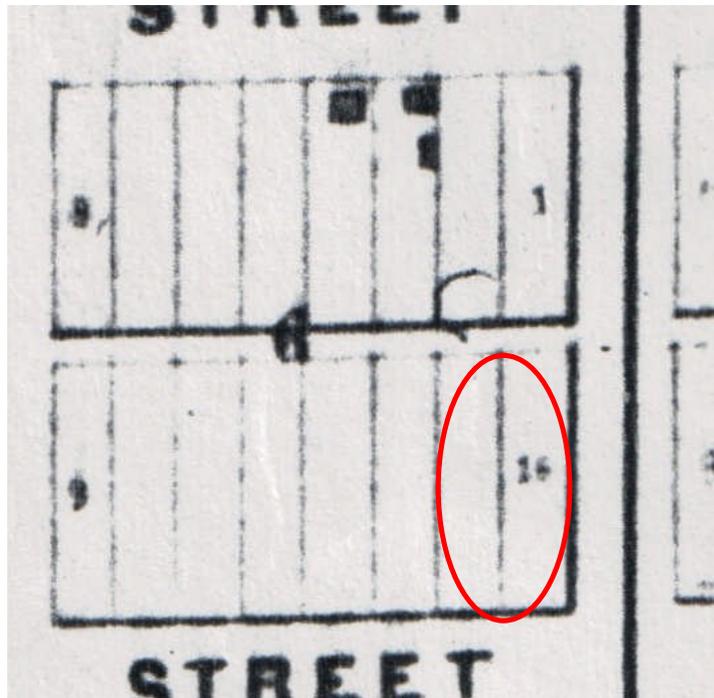
Another individual residing on Block 6 at this time was William P. Manzy (or Mauzy), who the city directory places on the northwest corner of Tenth and Gemini Streets at this time. Manzy presumably was residing on Lot 15 or 16, which he had acquired in 1854. Given that these lots are illustrated as unimproved on the 1858 map, it would appear that Manzy may have erected a residence at this location (and most likely on Lot 16) sometime between 1858 and 1860. Lots 15 and 16 are both located within the project area. On September 3, 1863, William Manzy sold the west 34'-8" of Lot 15 to Adolphus Meyer. The following year, on August 26, 1864, Manzy sold the east 5'-4" of Lot 15 and all of Lot 16 to W. W. Gardner (SCTB 1:267-268; SCDR 16:182, 20:272).

The 1867 bird's eye view documents considerable improvements having occurred on the block over the previous decade, particularly fronting Carpenter and Miller streets, with lighter development along Tenth Street (Ruger 1867) (Figure 19). By this time, a single story house appears to have been constructed on Lot 16 (presumably by, or for, Manzy), as well as along the majority of the Carpenter Street frontage. The earlier 1860-1 Springfield city directory would suggest that this house was built by that date, and occupied by William Manzy. The 1867 bird's eye view (as well as the 1873 view and 1876 city map, Figures 20 and 9 respectively) also seems to indicate the presence of a two story dwelling on the adjacent Lot 15 at this early date. The 1873 bird's eye view shows a similar streetscape, albeit with some minor changes (Figure 20). At this time (1873), the majority of the lots facing both Carpenter and Miller streets had been improved with dwellings. No buildings were present at this date facing Tenth Street (Koch 1873). The 1876 city map indicates that a house was located on both Lots 15 and 16 by this time (Bird 1876) (Figure 9).

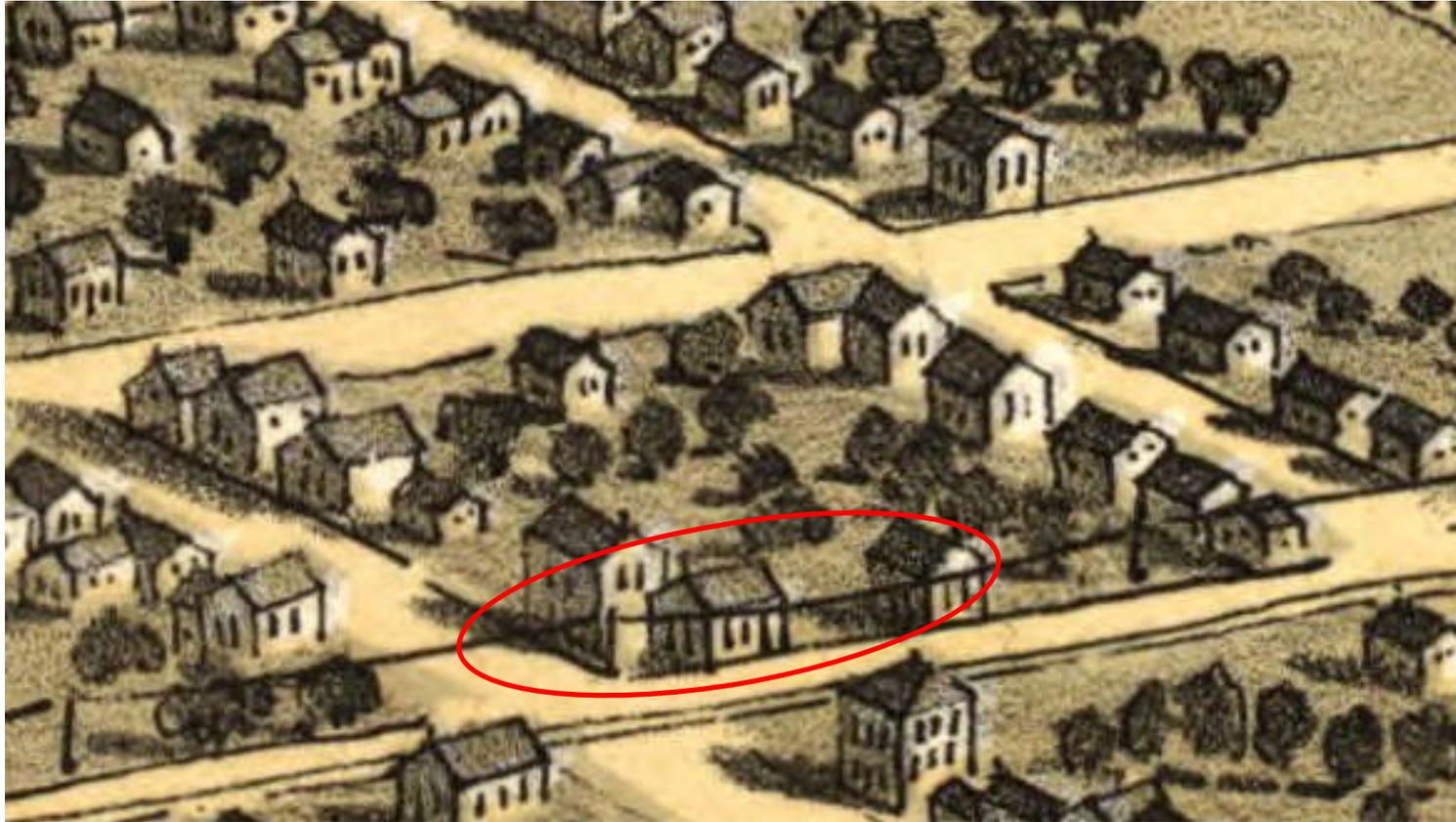
The earliest Sanborn fire insurance map available for this block is from 1917 (Sanborn Map Company 1917:45-46) (Figure 21). This map indicates a setting very similar to that depicted in the 1873 bird's eye view, albeit with the addition of a newer, single-story dwelling having been constructed on Lot 15. It would appear that the earlier two-story structure located on Lot 15 may have been demolished during the later nineteenth or early twentieth century—sometime after 1876 and prior to 1917. Although it is a stretch, perhaps this house was destroyed during the 1908 Race Riot? At this date (1917), most of the block was residential in character, aside from a handful of commercial buildings facing Ninth Street. The 1950 Sanborn map documents the construction of a small commercial building (then used for "bottle storage") on the rear of Lot 16 (Figure 22). This commercial structure was probably constructed at some point between 1917 and 1950 (Sanborn Map Company 1917:45-46; 1950). By 1972, several dwellings along both Miller and Carpenter streets had been demolished, including the house once located on Lot 16

(Figure 23). The commercial building located on the rear of Lot 16 still remained and apparently was being used as an automotive repair shop at this date (Sanborn Map Company 1972:57). Sometime after 1972 all of the buildings facing Carpenter Street were demolished, and sometime shortly thereafter, a large gas station was constructed on the northeast corner of Ninth and Carpenter Street, and a small, commercial building was constructed on Lots 15 and 16.

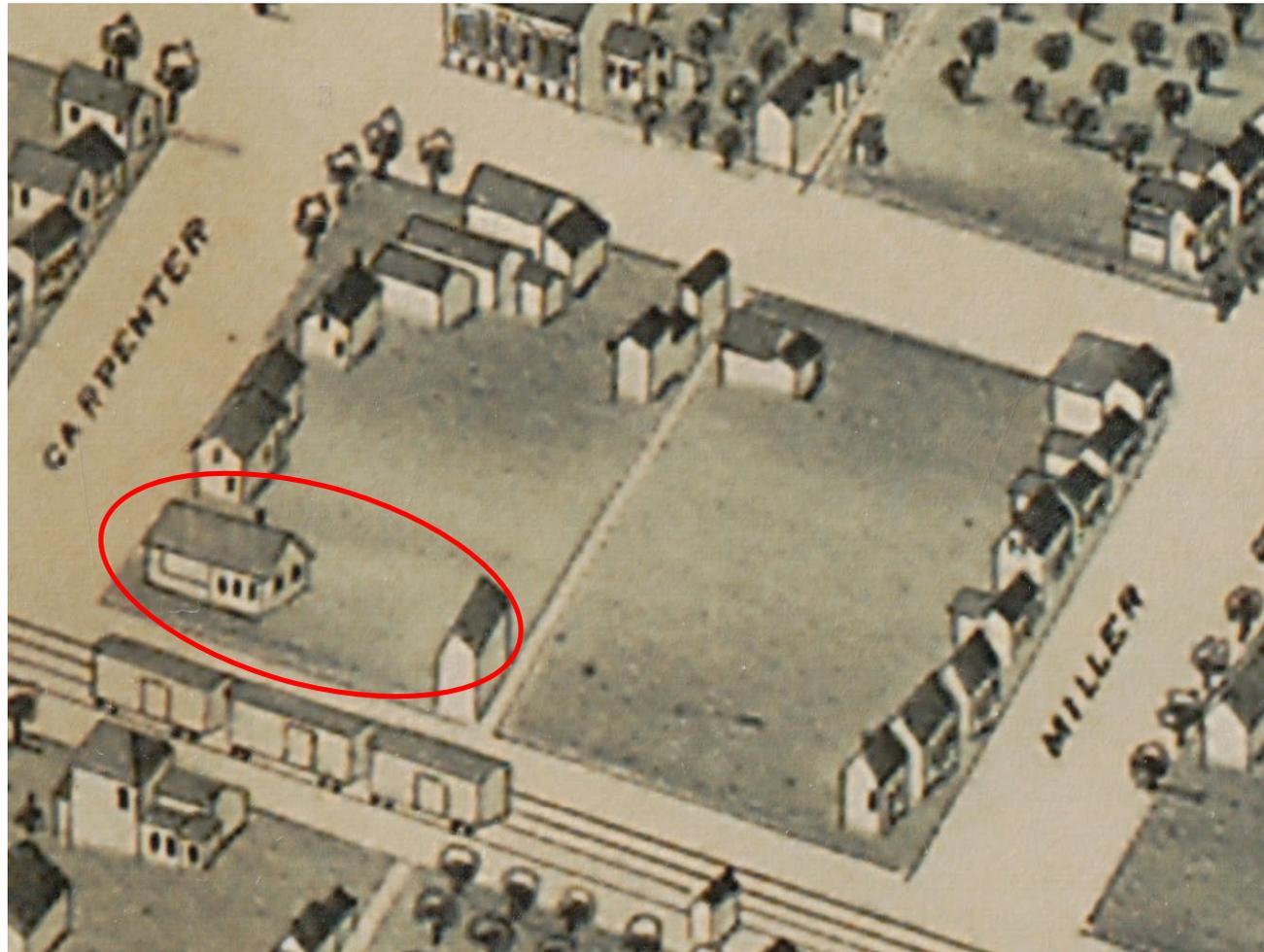
The archival research suggests that the proposed project area located within Block 6 has a potential to contain relatively intact mid-nineteenth century archaeological resources. Both Lots 15 and 16 may contain relatively well-preserved remains of mid-nineteenth century domestic components, potentially dating from the very late 1850s or early 1860s. This domestic component may have been associated with the William Manzy, Aldolphus Meyer, or W. Gardner families during these initial years of occupation. Although more research is needed, the house once located on Lot 15, may have succumbed to the violence incurred during the 1908 Race Riot. Twentieth century disturbances to both Lots 15 and 16 appear to have been fairly minimal. During the early years of the twentieth century, the construction of the small commercial building in the rear of Lot 16 may have impacted the potential resources in this area. In contrast, the construction of the most recent commercial structure at this location (which was constructed on a slab foundation) may have had a minimal impact on the subsurface archaeological resources in this area. Similarly, Lots 9-14 have the potential to contain intact subsurface resources as well, but as the project area will only impact the front portion of these lots (front yards and/or a small percentage of the front of the house itself), the research potential of the resources in this portion of the project area (Lots 9-14) are of little research interest.



**Figure 18. Block 6 of Wells and Peck's Addition, between Carpenter and Miller streets, as illustrated on the 1854 (LEFT) and 1858 (RIGHT) maps of Springfield. This block was lightly developed at this date, with only two of the lots having been built upon—neither of which are located with the present project area (Potter 1854, Sides 1854). The approximate project area is circled in red.**



**Figure 19. Detail of the 1867 bird's eye of Springfield showing Block 6 of Wells and Peck's Addition, located between Miller and Carpenter Streets. This source documents considerable improvements having occurred on the block over the previous decade, particularly fronting Carpenter and Miller streets, with lighter development along Tenth Street (Ruger 1867).**



**Figure 20. Detail of the 1873 bird's eye of Springfield showing Block 6 of Wells and Peck's Addition, between Miller and Carpenter Streets. The lot frontage along Carpenter and Miller streets had largely been filled-in by this date (Koch 1873).**



Figure 21. View of Block 6 of Wells and Peck's Addition from the 1917 Sanborn fire insurance map of Springfield. This is the earliest Sanborn map available for this section of the project area (Sanborn Map Company 1917:45-46). The complete project area is outlined in red.

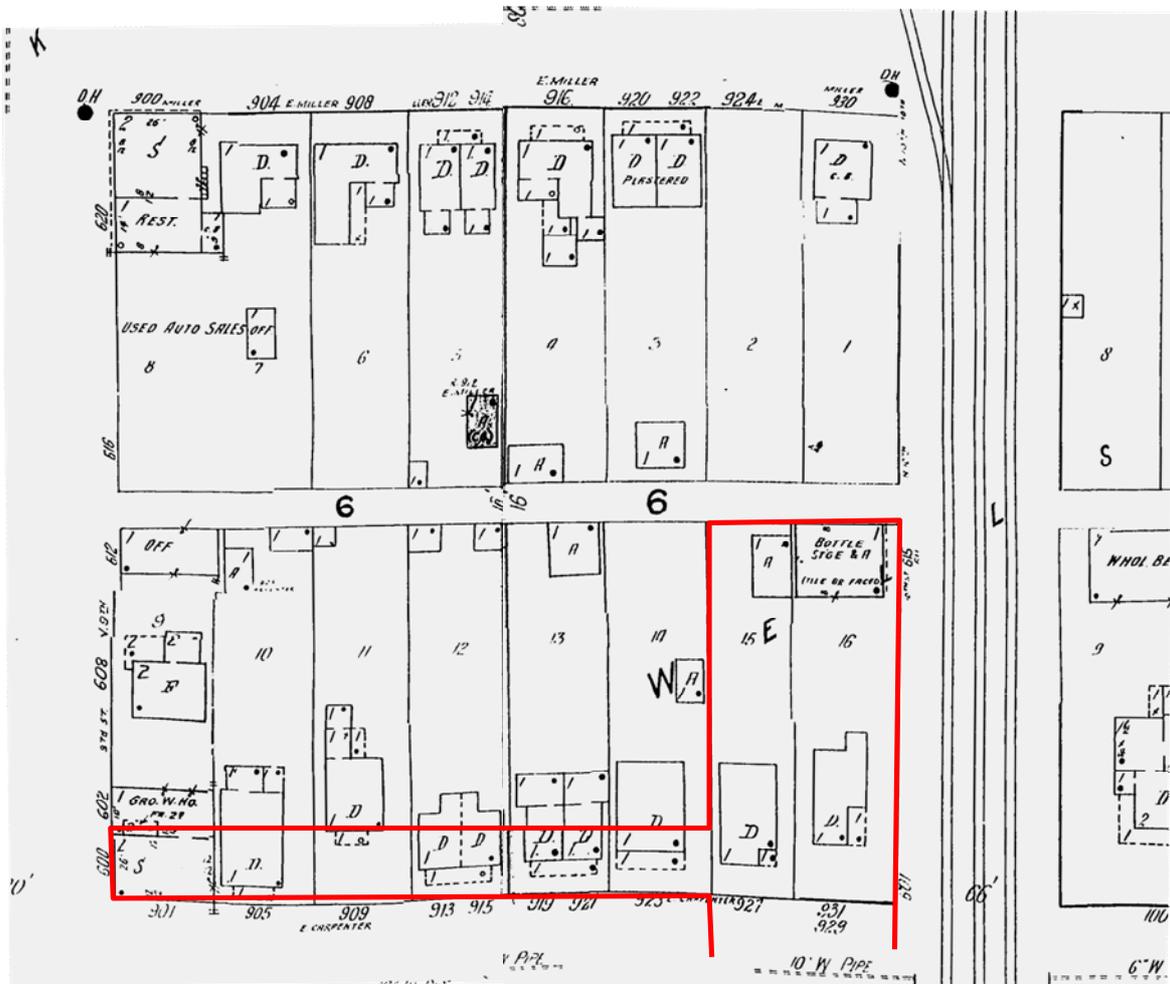


Figure 22. View of Block 6 of Wells and Peck's Addition from the 1950 Sanborn fire insurance map of Springfield. Note the construction of a building used for bottle storage along Tenth Street (on Lot 16) since 1917 (Sanborn Map Company 1950).

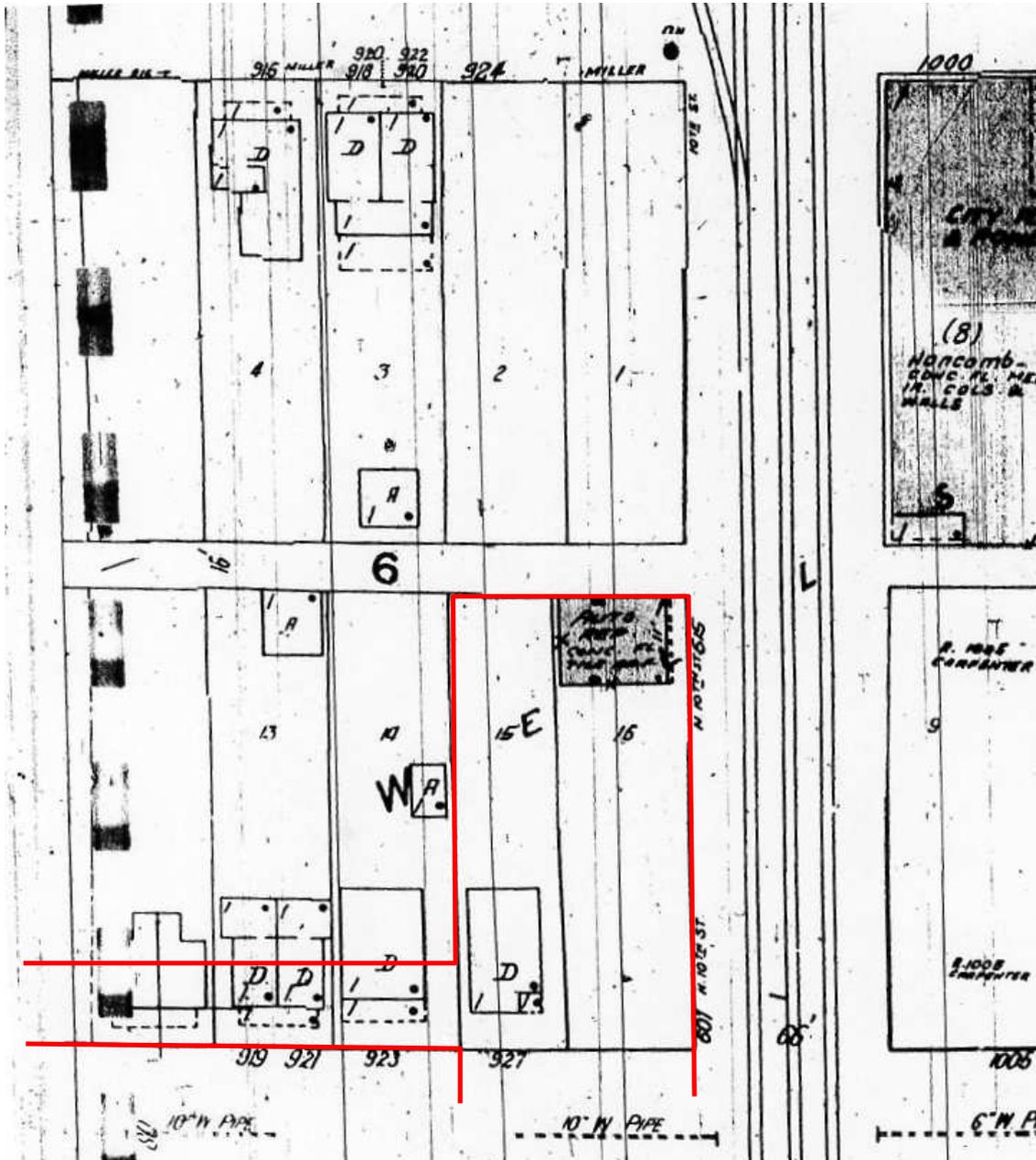


Figure 23. View of Block 6 of Wells and Peck's Addition from the 1972 Sanborn fire insurance map of Springfield. Several dwellings along Miller and Carpenter streets, close to Tenth Street, had been removed from this date, though the bottle storage building on Lot 16 in 1950 still remained—being used as an automotive repair shop at this date (Sanborn Map Company 1972:57).

## **Block 11 of Wells and Peck's Addition**

As noted earlier, this block is located south of Carpenter Street, and is bounded by Reynolds Street to the south, Tenth Street on the east, Carpenter Street on the north, and Ninth Street on the west. The specific project area within this block consist of the majority of Lots 1, 2, 15, and 16 as well as the north 40-45' of Lots 3-8 (which consists of the Carpenter Street frontage of these lots). Currently, the project area is a surface parking lot and is being used as a staging area for construction activity associated with St. John's Hospital.

The earliest land transactions for this block date to 1839. In December 1839, Stiles C. Peck and Thomas N. Wells signed separate quit claims for Lots 1-4 and Lots 9-12 of Block 11, transferring ownership to Dewy Whitney (SCTB 1:277-278, SCDR P:265, 267). The following year (September 28, 1840), Whitney sold Lots 1-4 to David Phelps. The eastern of these four lots (Lots 1 and 2) are located within the project area. Phelps owned Lots 1-4 for less than a year before selling them to John Campbell et al. in May 1841. The lots remained attached to one another, in respect to ownership, into the late nineteenth century, and the Tract Book occasionally records conflicting sales (with multiple owners, later requiring quit claim deeds). Subsequent owners of the lots, after Campbell et al., included: Samuel and Vincent Garretson (1843-1864); James M. Morse, trustee (1864-1865); M. E. Maranda, Jonathan Rhineberger (1865-1881); and Catherine Zimmerman (1881 and later) (SCTB 1:277-278).

Lots 15 and 16 of Block 11 also are located within the project area. On November 19, 1839, Thomas N. Wells quit-claimed his rights to Lots 5-8 and Lots 13-16 to Stiles C. Peck. The latter owned Lots 13-16 for nearly a decade before selling them to John W. Priest on May 15, 1848 (SCDR P:148). John W. Priest is listed in the 1855-6 city directory as farmer with a home on Monroe Street at the eastern end of the city (Springfield City Directory 1855). Priest retained ownership of Lot 15 until April 7, 1886, at which time he sold the lot to Martha J. Duggan (SCDR 36066). It's unclear when Priest sold Lot 16 (the Tract Book provides no conveyance). By 1889, this lot was owned by Mary P. Currier.

Potter (1854) and Sides (1858) illustrate the block as lightly developed at this date, with only four of the lots having been built upon (Figure 24). The improved lots at this date were all located towards the western half of the block (and included Lots 5, 7, 9, and 12). No improvements are indicated on these maps for Lots 1, 2, 15 or 16 at this early date. The front 40-45' of Lots 9 and 12, which comprise the easement along the south side of Carpenter Street, lie within the immediate project area. In both 1854 and 1858, Lots 15 and 16—as well as Lots 9, 10, and 11 in Block 10 located across Tenth Street to the west—were indicated as being owned by “J. W. Priest.

The 1860-1 city directory lists four individuals residing on the south side of Gemini (Carpenter) Street between Ninth and Tenth streets, on Block 11. These individuals were John W. Frost, Mrs. Margaret Lenniham, Benjamin F. Burch, and William Andrews (Springfield City Directory 1860). Benjamin Burch was a shoemaker who in 1854 had purchased Lots 7-8, at the southeast corner of Carpenter and Ninth Streets. The 1855 city directory establishes Burch's residency at this location (Springfield City Directory 1855). It remains unclear whether Benjamin Burch erected the house illustrated on Lot 7 on the 1854 and 1858 map, or whether the lot's previous

owner, William Brewer (who owned it from 1842 to 1854) had built it, though the latter scenario seems plausible. The house illustrated on Lot 5 on the 1854 and 1858 maps possibly was erected by Garrett Vliet, who acquired Lot 5 from Erastus Wright on October 7, 1853. Vliet later sold Lot 5 to John Dunn on September 28, 1855 (SCDR MM:175, TT:359). The 1860-1 city directory also lists John Sweeny, Patrick Mueller, and Henry Ramstetter residing on the north side of Reynolds Street, on the southern end of Block 11.

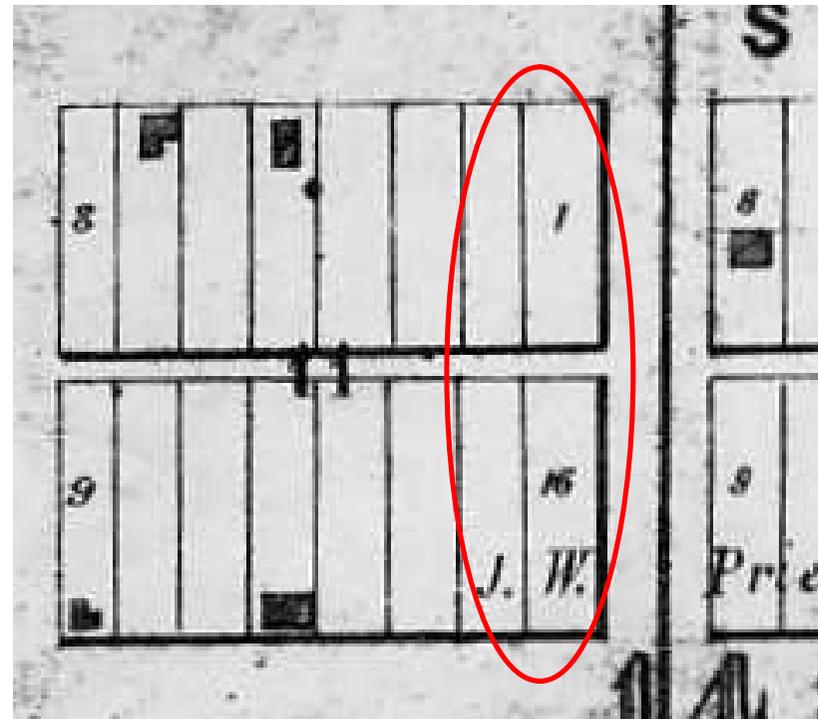
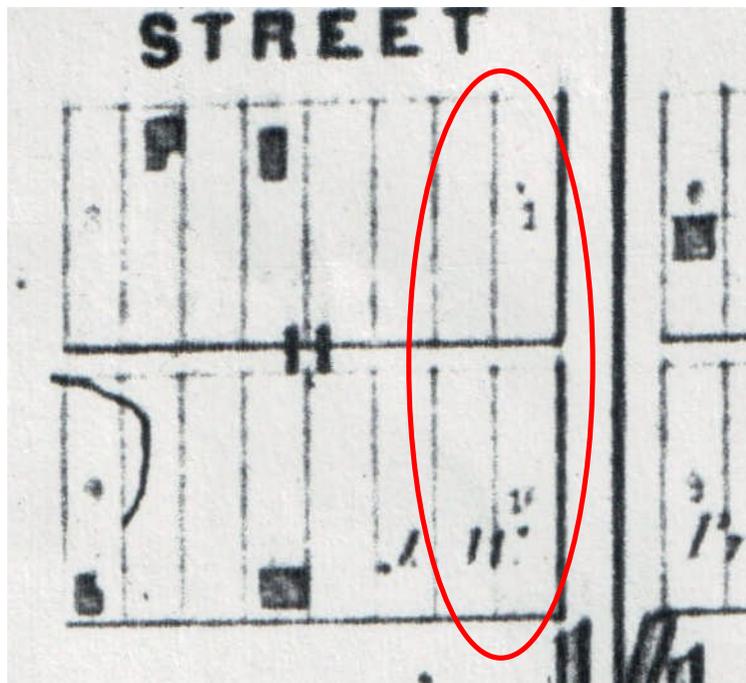
The 1867 bird's eye view indicates that while Block 11 had witnessed additional development over the previous decade, the block's eastern end remained largely empty and/or undeveloped (Figure 25). One exception to this was Lot 2, which lies just within the project area and appears to have been improved with a dwelling by this date (Ruger 1867). The 1867 view illustrates four dwellings located along the north end of the block (facing Carpenter Street), which corresponds well to the four families documented at this location in the 1860-61 Springfield city directory. The latter residence (which probably was located on Lot 2) is better illustrated on the 1873 bird's eye view (Koch 1873), which shows it as a modest, one-story, T-shaped Cottage (Figure 26). This later source also shows a detached outbuilding to the rear of the dwelling. Lots 1, 15, and 16 remained unimproved at this time. The 1876 city map suggests that the house on Lot 2 was present at this date (Bird 1876; see Figure 9). Lots 1-4 had been sold for \$500 to M.E. Rhineberger on November 21, 1865 (SCDR 23:616). It is open to conjecture whether this sale price reflected the market value of four unimproved lots or whether some buildings were present at this time. The 1867 and 1873 bird's eye views suggest the presence of at least two buildings on these lots by that time.

The earliest Sanborn map to illustrate Block 11 dates to 1890, though only the southern half of the block is depicted (Figure 27). By this date, a two-story frame dwelling had been constructed on Lot 15 (and within the project area). The footprint of this home, which appears to have been constructed between 1873 and 1890, suggests that the dwelling may have been a Side-Entrance Front-Gable dwelling (Sanborn-Perris Map Company 1890:12) (see discussion of this house type in Mansberger and Stratton 2003:100-101).

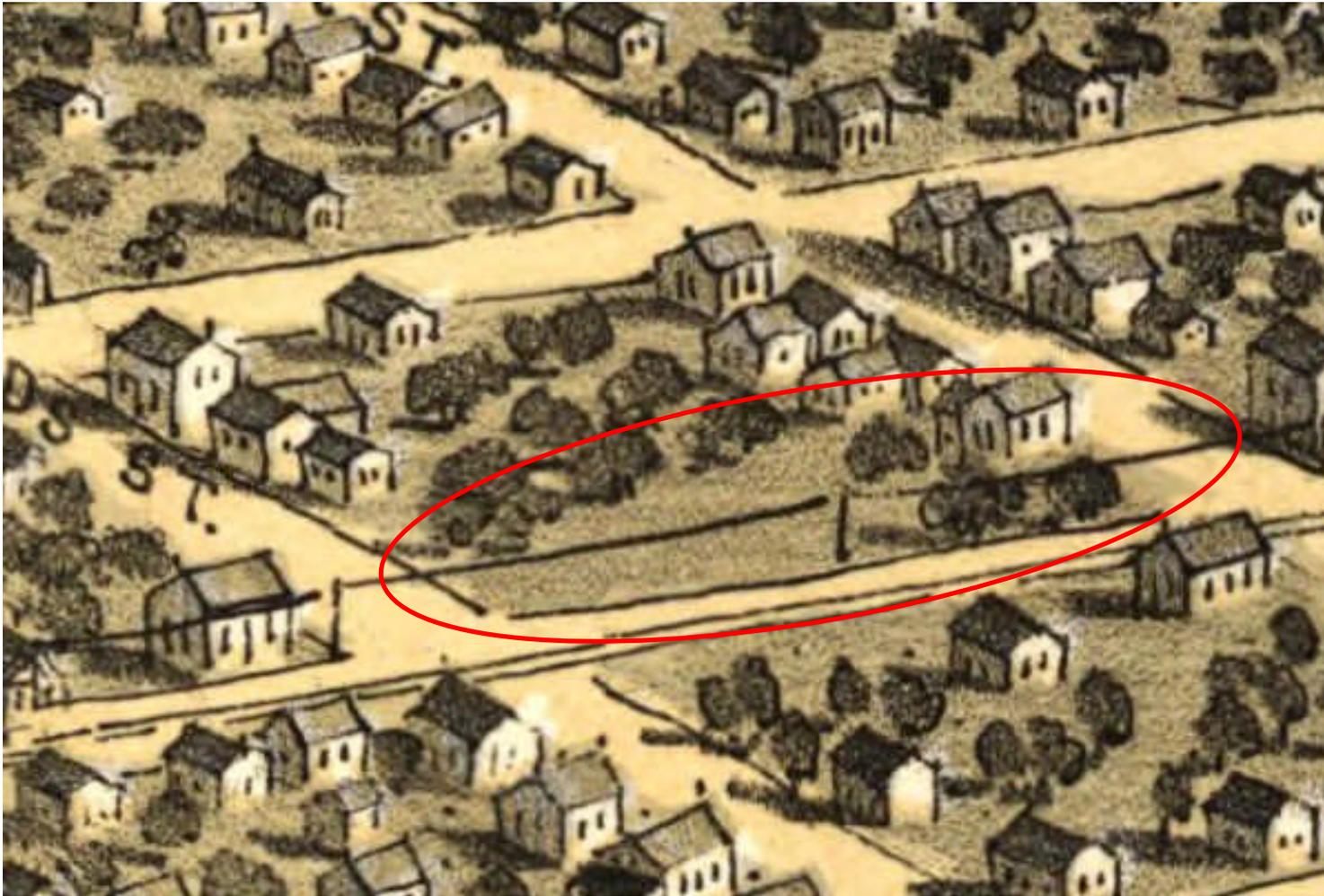
Figure 28 illustrates the project area as depicted on the 1896 Sanborn fire insurance map. By this date, the block was fully developed. A two-story commercial building had been erected on Lot 1, at the southwest corner of Carpenter and Reynolds streets, at some point between 1890 and 1896. A house also had been erected on Lot 16 during this same period. Both the store and residence are located within the project area. Another structure of note is the Capitol Electric Light Company's plant, located on the adjoining block to the east (Sanborn-Perris Map Company 1896:51-52). The 1906 and 1917 Sanborn maps show few changes to Block 11 (Figures 29 and 30, respectively).

By 1950, several buildings present on Block 11 had been removed, including a house on Lot 15, which had been replaced by a new, second-generation dwelling located to the rear of the lot (Figure 31). Another newer house also was constructed straddling Lots 1 and 2 within the middle of the lot (Sanborn Map Company 1950:33-3). The 1972 Sanborn fire insurance map depicts these same five structures (Figure 32). Sometime after 1972, all five structures were demolished for construction of the existing surface parking lot.

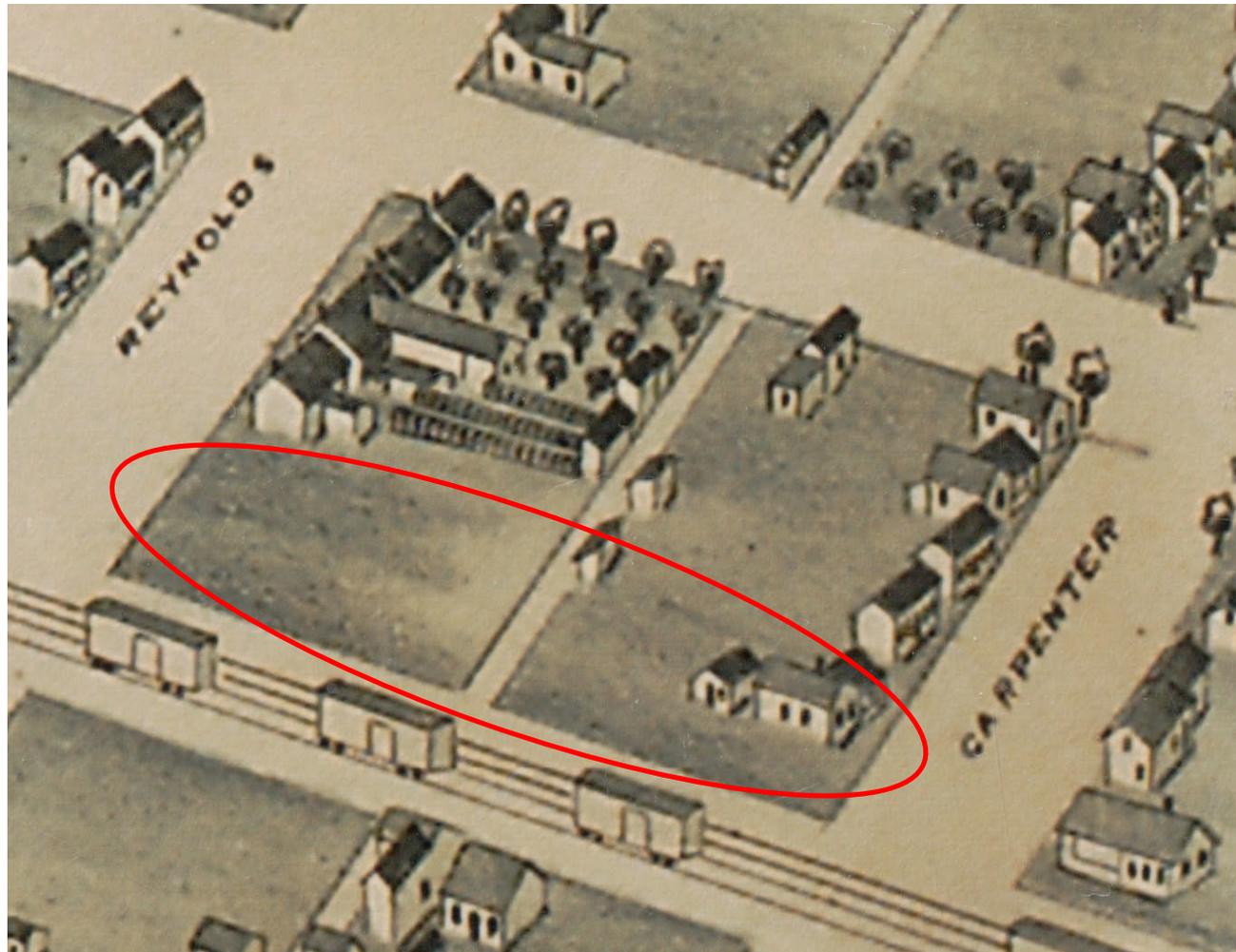
The archival research suggests that the proposed project area located within Block 11 has a potential to contain relatively intact mid-nineteenth century archaeological resources. The remains of a small, circa 1860s tenant-occupied dwelling and associated domestic component may be located within Lot 2. These represent the earliest resources within the Block 11 project area. Additionally, Lot 15 may contain the remains of a dwelling (and domestic component) dating from the later 1880s. Both Lot 1 and Lot 16 were developed during the later 1880s and early 1890s. Lot 1 contained a store, whereas Lot 16 contained another dwelling. Later improvements representing potentially a second-generation house may have impacted some of the early component associated with Lot 2. Otherwise, few later-twentieth-century disturbances appear to have impacted the project area. Similarly, Lots 3-8 have the potential to contain intact subsurface resources as well, but as the project area will only impact the front portion of these lots (front yards and/or a small percentage of the front of the house itself), the research potential of the resources in this portion of the project area (Lots 3-8) are of little research interest.



**Figure 24. Block 11 of Wells and Peck's Addition, between Carpenter and Reynolds streets, as illustrated on the 1854 (LEFT) and 1858 (RIGHT) maps of Springfield. This block was lightly developed at this time, with only four of the lots having been built upon. None of the lots depicted as developed are located with the present project area (Potter 1854, Sides 1854). The approximate project area is circled in red. Both Lots 15 and 16 appear to have been owned by J. W. Priest by this early date.**



**Figure 25. Detail of the 1867 bird's eye of Springfield showing Block 11 of Wells and Peck's Addition. Although the block had seen further development since 1858, the lots on its eastern end largely remained empty, one exception being a single lot (possibly Lot 2) located near the intersection of Carpenter and Tenth Streets (Ruger 1867).**



**Figure 26.** Detail of the 1873 bird's eye of Springfield showing Block 11 of Wells and Peck's Addition, between Miller and Carpenter Streets. This image suggests that construction of an additional house along Carpenter Street, and one other along Reynolds. The only property located with the project area is a modest T-shaped Cottage on Lot 2 (circled in red), which has a detached outbuilding to the rear of it (Koch 1873).

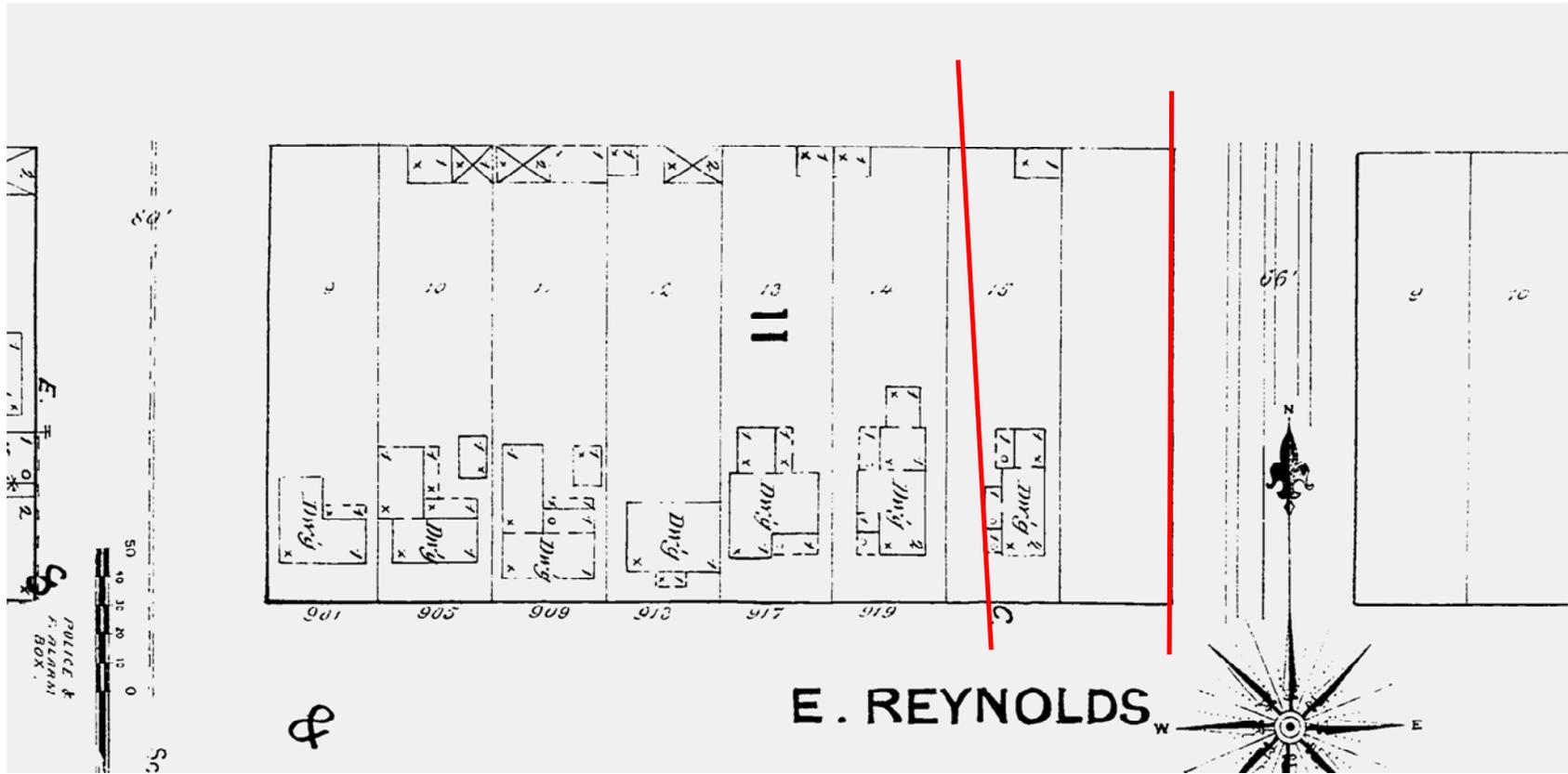


Figure 27. View of Block 11 of Wells and Peck's Addition from the 1890 Sanborn fire insurance map of Springfield. Only the southern half of the block is shown, with the remainder not being covered by this issue of the Sanborn maps for Springfield. The dwelling shown on Lot 15 lies within the project area. It appears to have been constructed between 1873 and 1890 (Sanborn-Perris Map Company 1890:12).

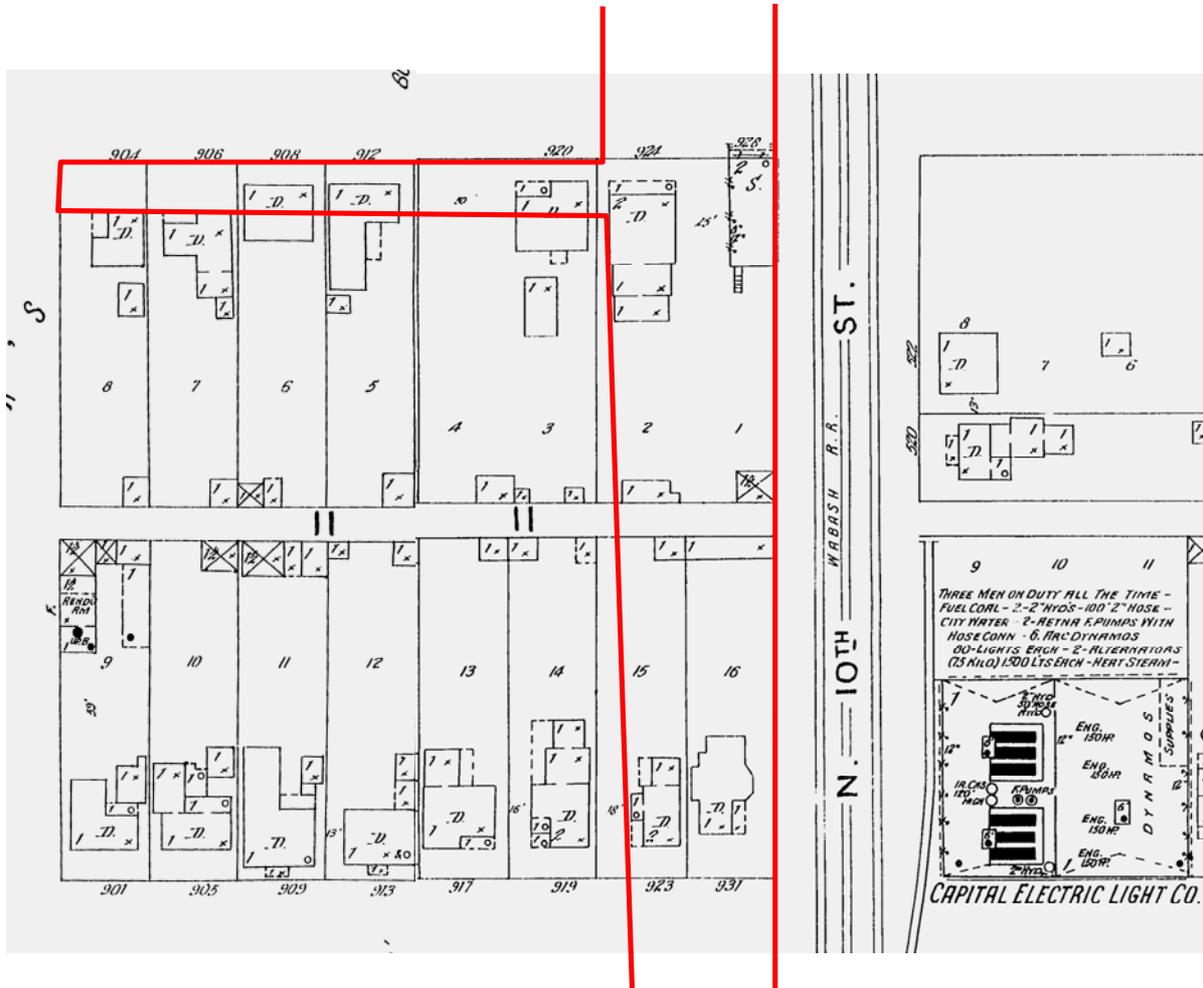
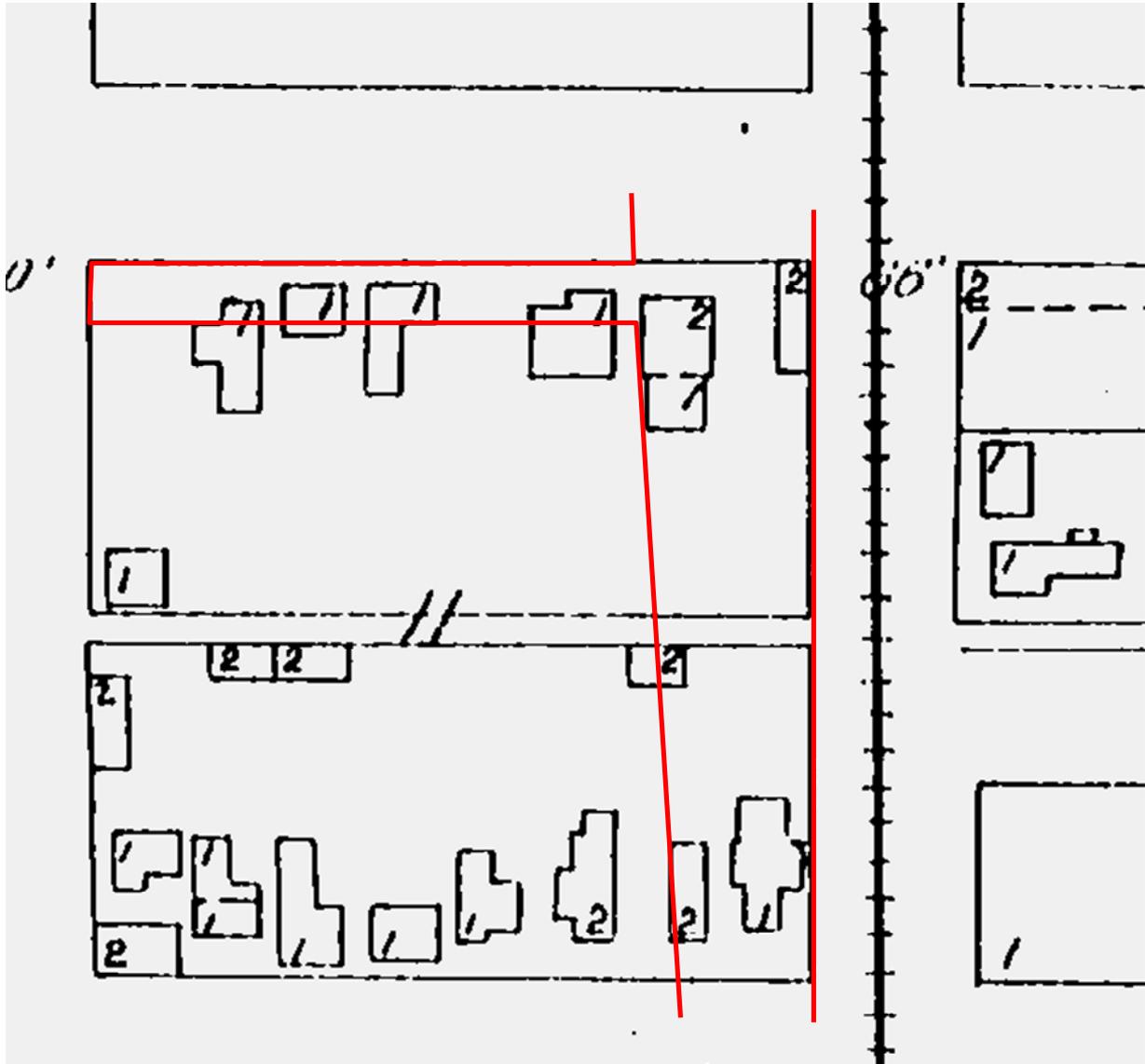


Figure 28. View of Block 11 of Wells and Peck's Addition from the 1896 Sanborn fire insurance map of Springfield. By this date, the block was fully developed. A two-story commercial building had been erected on Lot 1, at the southwest corner of Carpenter and Reynolds streets, at some point between 1890 and 1896. A house also had been erected on Lot 16 during this same period. Both the store and residence are located within the project area. Another structure of note is the Capitol Electric Light Company's plant, located on the adjoining block to the east (Sanborn-Perris Map Company 1896:51-52).



**Figure 29.** View of Block 11 of Wells and Peck's Addition from a Block Line Map of Springfield's Central Business District, published by the Sanborn Map Company in 1906 (Sanborn Map Company 1906). This map suggests that the block had changed relatively since 1896, in respect to structural developments, particularly on its eastern end, lying within the project area.





Figure 31. View of Block 11 of Wells and Peck's Addition from the 1950 Sanborn fire insurance map of Springfield. Several buildings present on the block in 1917 had been removed by this date, including a house on Lot 15, which had replaced by a new dwelling located to the rear of the lot (Sanborn Map Company 1950:33-34).



## **Block 14 of Wells and Peck's Addition**

This block is bounded by Mason Street on the south, Tenth Street on the east, Reynolds Street on the north, and by Ninth Street on the west. The specific project area within this block is located along the eastern edge of the block, consisting of Lots 1 and 2 and Lots 15 and 16. Currently, this area is a surface parking lot and is being used as a staging area for construction activity associated with St. John's Hospital.

Like the previous areas discussed, Block 14 apparently had no land transactions until 1839 (SCTB 1:283-284). In December 1839, Stiles C. Peck and Thomas N. Wells signed separate quit claims to Lots 1-4, granting these parcels to Dewey Whitney (SCDR P:265, 267). Unfortunately, there is a gap in the chain-of-title for these lots, with the Tract Book indicating no transfer from Whitney to another party. The next transfer in ownership as recorded in the Tract Book index occurred on May 27, 1843, when Antonin Campbell Corman (?) sold Lots 1-4 to Erastus Wright<sup>13</sup> (SCDR U:536). Once again, there is a gap in the chain-of-title. By 1849, the four lots in question were owned by David Phelps,<sup>14</sup> who sold them to Silas W. Robbins on March 18<sup>th</sup> of that same year (SCDR CC:46). Robbins retained ownership of the four lots for less than a year, before selling them to Isaac Smith<sup>15</sup> on December 15, 1849 (SCDR DD:43). Smith, in turn, sold part of the lots (believed to be the south half) to George Leggett on December 12, 1851. Smith died shortly afterwards.<sup>16</sup> Thereafter, his widow Elizabeth W. Smith, subsequently sold all four lots to George Westenberger on June 10, 1855 (SCDR SS:600).

Potter (1854) and Sides (1858) illustrate Block 14 as being lightly developed at this date, with only three residences present on the entire block (Figure 33). Two of these houses lie outside of the project area (in Lots 9 and 11-12). The third house straddled Lots 1 and 2, and lies within the project area. Dashed property lines present on the 1858 city map suggests that Lots 1 and 2 may have been subdivided, with this house located on the northern portion of these two lots and fronting Tenth Street. The presence of this house on both the 1854 and 1858 maps suggest that this dwelling may date from the 1840s or very early 1850s. Archival research suggests that Elizabeth Smith owned this house in 1854, but, as of 1857, she was residing in a home one block south on Tenth Street (Springfield City Directory 1857). The 1860-1 city directory lists John Anderson residing at the southwest corner of Reynolds and Tenth streets (Springfield City Directory 1860). This location corresponds to the dwelling illustrated on the 1854 and 1858 maps. Anderson's name, however, does not appear in the chain-of-title. He would appear to be a renter.

---

<sup>13</sup> Later city directories list Erastus Wright as a real estate investor with an office on the Public Square.

<sup>14</sup> David Phelps had settled in Loami in 1836 or 1837. In 1849, the year he sold his Springfield property, Phelps moved to California to pursue mining interests. He was killed in a California mine in 1866 (Power 1876:565).

<sup>15</sup> Isaac H. Smith was born in either North or South Carolina and married Elizabeth W. Roll, the daughter of William Roll. Isaac Smith died in 1851, leaving a widow and five children (Power 1876:628).

<sup>16</sup> Power (1876:628) states that Isaac Smith died in 1851.

The development of Lots 15 and 16, fronting Mason Street, occurred later than that on Lots 1 and 2. Stiles C. Peck quit-claimed his rights to Lots 5-10 and Lots 13-16 to his fellow proprietor Thomas N. Wells on November 24, 1839. Wells then sold Lots 5 and 13-15 to Edwin J. Brown on January 31, 1842 (SCDR P:149, S:382). In April 1853, Brown sold Lot 15 of Block 14 to Jose Rodrigues (or Rodriguo) (SCDR OO:346). Rodrigues was Portuguese, being among the many Madeira Islands immigrants who settled on Springfield's Near North Side in the 1840s. In November of that same year, Brown sold adjoining lots to two other Portuguese immigrants: Antonio T. Mendonca acquired Lot 13 and Joseph Gomes (or Gomez) bought Lot 14 (SCDR MM:297-298). James N. Brown (possibly a son of Edwin's?) later sold Lot 16 to Clara Rodrigues in March 1866 (SCDR 27:277). This small enclave of Portuguese-owned properties on the southeast corner of Block 14 represented the southern extension of this ethnic group's neighborhood on the Near North Side.

On December 17, 1855, Joseph Rodrigues sold the E1/2 of Lot 15 to Mary Ferreira, who also was Portuguese. Ferreira subsequently established a residence on Lot 15. She is listed in the 1859 and 1860-1 city directories as residing on the north side of Mason Street, between Ninth and Tenth streets. Antonio Mendonca and Joseph Rodrigues also are listed as residing on this same block in the 1860-1 directory (Springfield City Directory 1859, 1860).

The 1867 bird's eye view documents a substantial built-up on Block 14 since 1858 (Ruger 1867) (Figure 34). The early house straddling Lots 1 and 2 (and fronting Tenth Street) is clearly indicated. Additionally, by this time, multiple buildings were illustrated on Lots 15 and 16. Potentially three buildings were documented on these two lots at that date, with one potentially facing Tenth Street and two facing Mason Street. As noted above, these later two lots were purchased by Portuguese families in the late 1850s and remained in their hands into the late nineteenth century. A two-story frame structure probably located on Lot 16 at the northwest corner of Mason and Tenth streets was a grocery store. There were multiple transactions involving Lot 16 during the period 1867-1870 between John and Manuel Mendonca and John Allen. The Mendoncas are suspected to have built the grocery store on Lot 16, though John Allen may have been a partner. Manuel Mendonca sold Lot 16 to Jonathan and Joseph Fernandez on May 13, 1884 (SCDR 33:227).

The 1873 bird's eye view indicates that the early house once located on Lots 1-2 had been demolished by this date, and replaced by a small, single story, gable-front dwelling facing Tenth Street (Figure 35). This new house appears to have been constructed slightly to the south of the location of the original structure. Two structures—one each facing Tenth Street on the south end of Lots 15 and 16 were also documented on this map, and represent a dwelling (Lot 15) and grocery (Lot 16). The 1876 city map suggests these same three structures were present within the project area at that date.

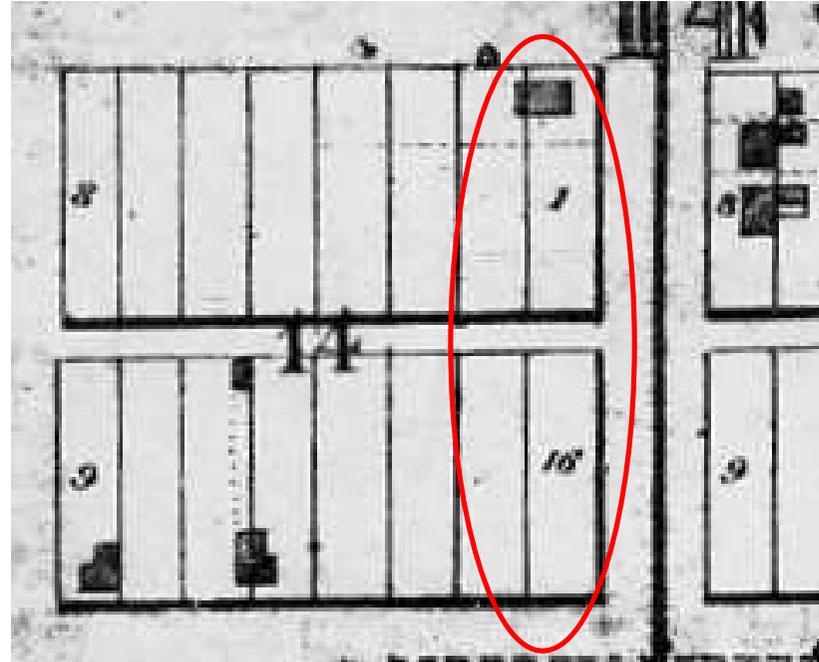
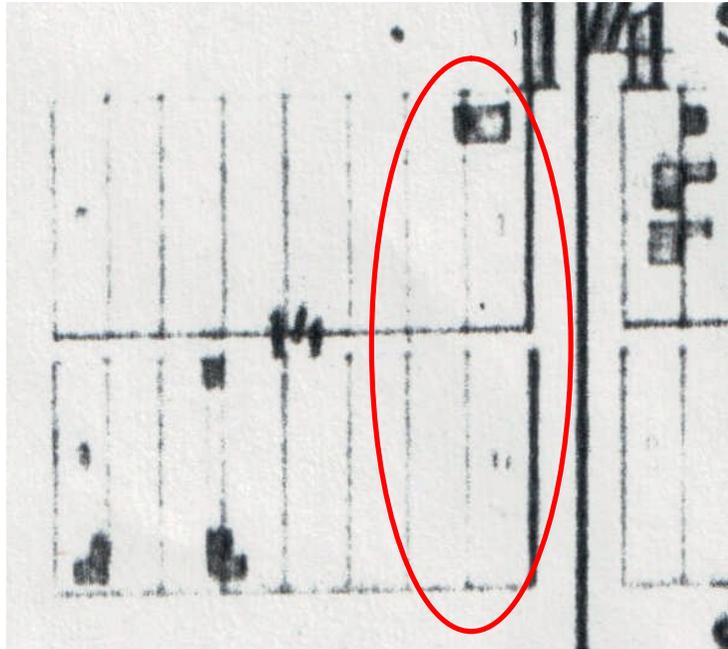
The 1890 Sanborn fire insurance map is the first to illustrate Block 14 (Figure 36). This map depicts conditions nearly identical to that indicated on the 1873 bird's eye view, with two houses and a grocery present within the project area. Both houses represent smaller, single story frame structures probably associated with low income families which were, by this date, well integrated into what had become known as "the Badlands." Subsequent maps published in 1896 and 1906

show relatively few changes to the block, which apparently was spared significant damage during the 1908 race riot (Figures 37-38).

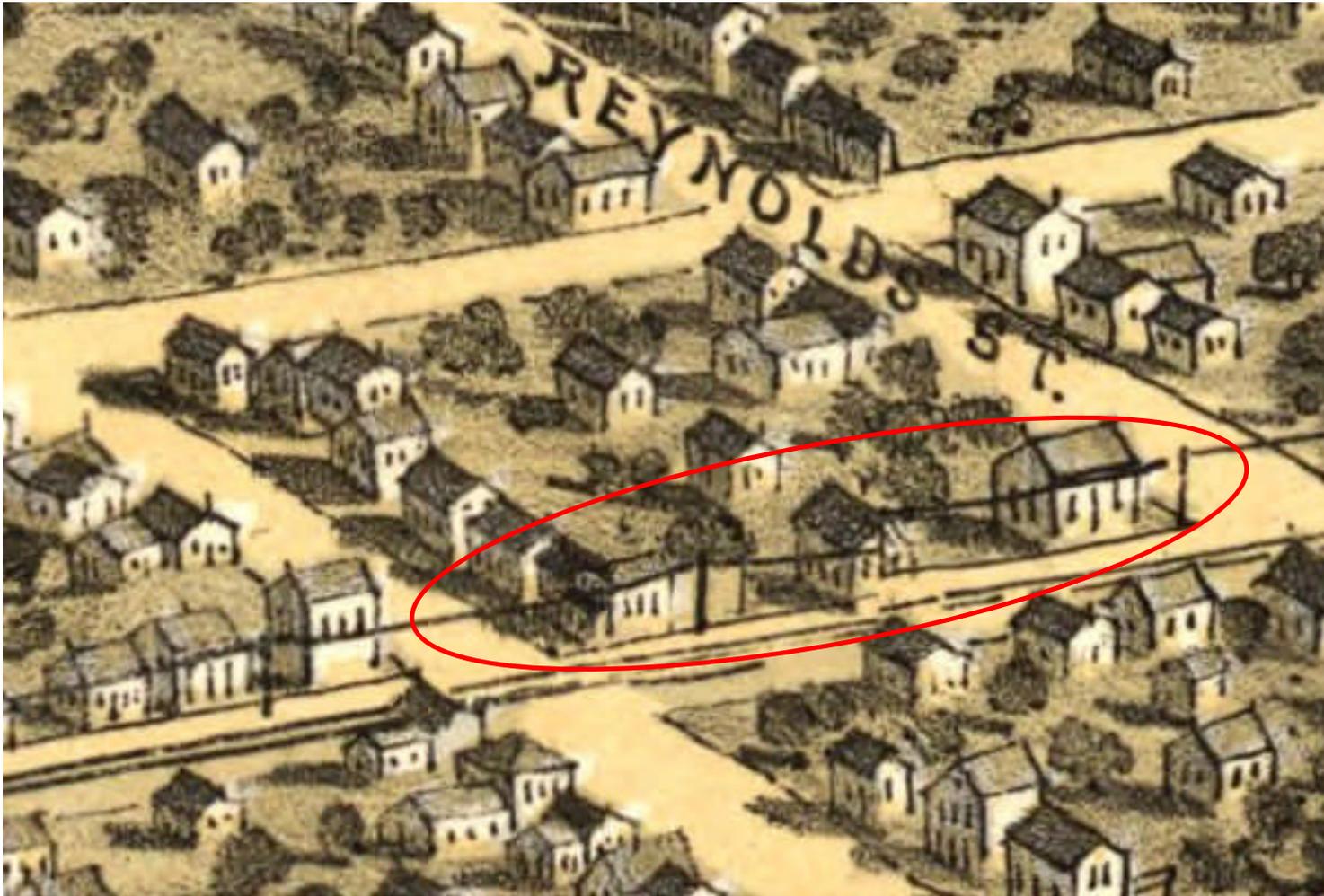
The 1917 Sanborn map documents the addition of multiple new dwellings (potentially as many as six) since 1906 on Lots 1-3, including three small, narrow homes (possibly representing Shotgun Houses) fronting Tenth Street (Sanborn Map Company 1917:33-34) (Figure 39). Additionally, three new dwellings appear to have been constructed along Reynolds Street. Two of these structures appear to represent double houses. Both the double houses and the Shotgun house types are consistent with dwellings associated with low-income families. The earlier single-story dwelling once located on Lots 1-2 appears to have been demolished during this time period and replaced by three shotgun style dwellings. Additionally, the single-story frame dwelling on Lot 15 appears to have been converted into a double house during this same time period. Between 1906 and 1917 the neighborhood appears to have undergone major change resulting in a major increase in the number of families living within the project area. This may have been a result of the rebuilding and/or redevelopment after the 1908 Riot.

By 1950, the residences on the northeast corner of Block 14 (Lots 1-4) had been demolished to make way for the construction of a large commercial building, which at that time was occupied by a wholesale grocery business (Sanborn Map Company 1950:33-34) (Figure 40). This masonry building appears to have had a concrete floor and steel frame construction. A truck loading platform was located on the west side of the structure. It is unclear as to whether the building had a partial basement. In 1950, the neighborhood grocery located on Lot 16 still remained. A new building located on the rear of the lot associated with the grocery appears to represent a refrigerated storage facility. By 1972, all buildings on Lots 15 and 16 had been demolished, and the corner of the block was being used for commercial surface parking (Sanborn Map Company 1950:55) (Figure 41).

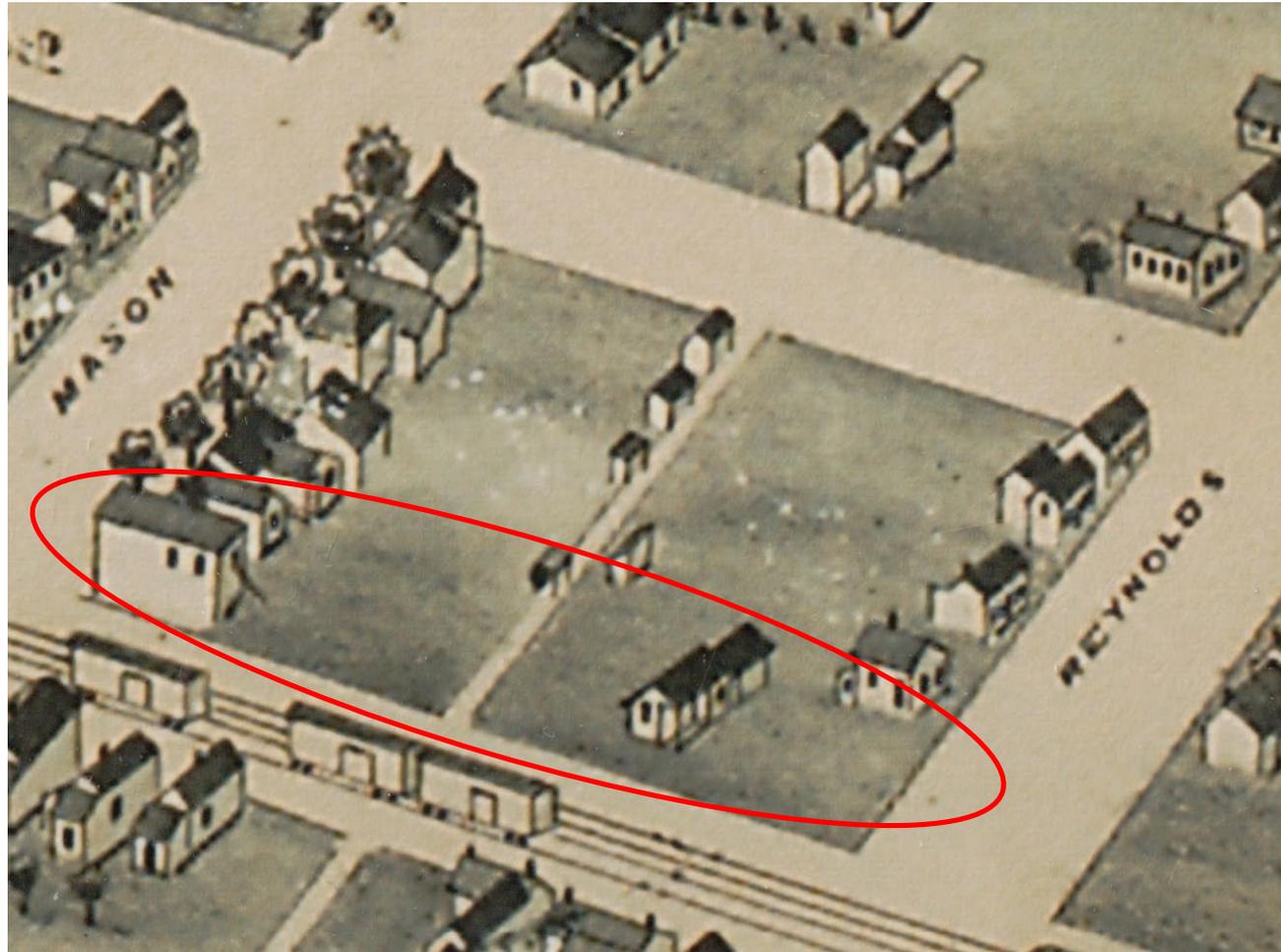
The archival research suggests that the proposed project area located within Block 14 has a potential to contain relatively intact mid-nineteenth century archaeological resources. The remains of a small dwelling and associated domestic component may be located within the north half of Lots 1 and 2. This early structure, which pre-dates 1854, may have faced Tenth Street. Later improvements—consisting of the construction of multiple early twentieth century dwellings, may have impacted subsurface remains of this earlier occupation. During the early twentieth century, a large commercial warehouse (with concrete floor) was constructed over this area—potentially encapsulating the earlier archaeological resources. Similarly, Lots 15 and 16 have the potential to contain remains of a circa-1860s dwelling (Lot 15) and grocery (Lot 16), both of which were associated with Portuguese immigrants. The store and dwelling were demolished sometime after 1950 and prior to 1972. Later twentieth century disturbances of these resources seem minimal.



**Figure 33. Block 14 of Wells and Peck's Addition, as illustrated on the 1854 (LEFT) and 1858 (RIGHT) maps of Springfield. This block was lightly developed at this date, with only three residences present on the entire block. Only one these homes — that shown on Lots 1 and 2 (and circled in red) — lies within the current project area (Potter 1854, Sides 1854).**



**Figure 34. Detail of the 1867 bird's eye of Springfield showing Block 14 of Wells and Peck's Addition, between Reynolds and Mason Street. This image documents a substantial built-up on the block since 1858, with several buildings present within the project area (circled in red) (Ruger 1867).**



**Figure 35. Block 14 of Wells and Peck's Addition as illustrated on the 1873 Bird's Eye View of Springfield, Illinois (Koch 1873).**

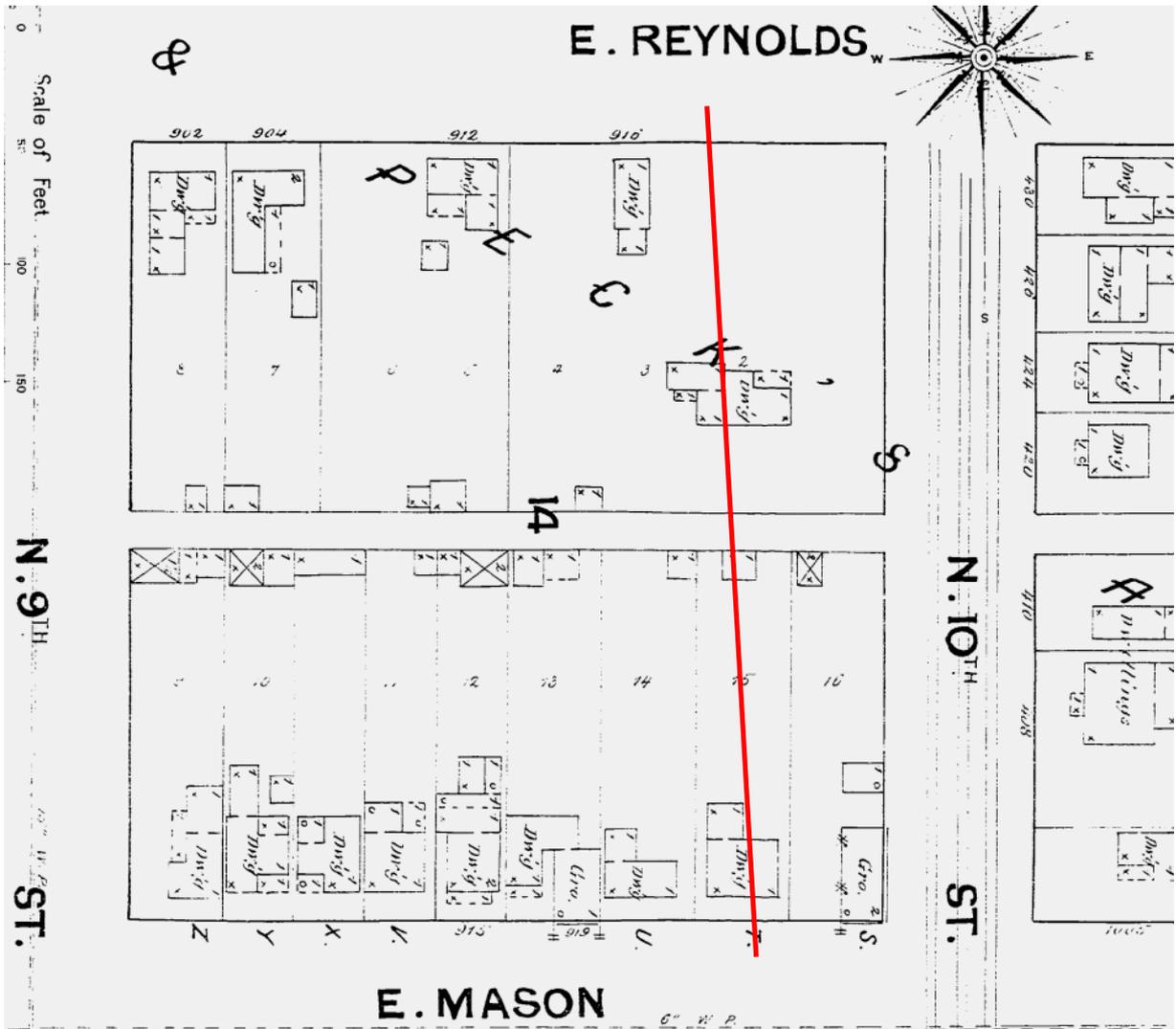
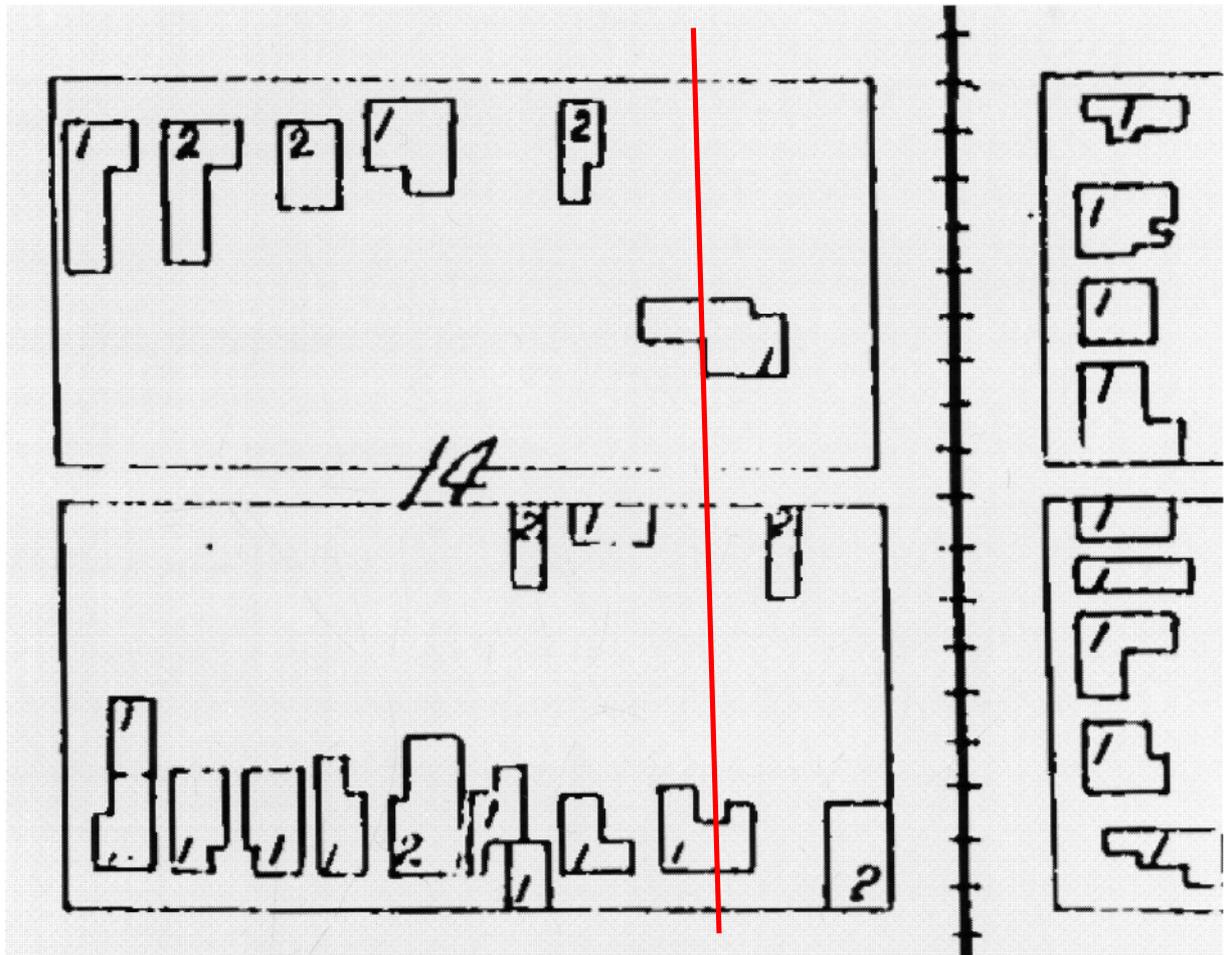


Figure 36. View of Block 14 of Wells and Peck's Addition from the 1890 Sanborn fire insurance map of Springfield (Sanborn-Peris Map Company 1890:12). Area to the right of the red line is located within the project area.





**Figure 38. View of Block 14 of Wells and Peck's Addition from a Block Line Map of Springfield's Central Business District, published by the Sanborn Map Company in 1906. The block had witnessed few changes since 1890 (Sanborn Map Company 1906).**

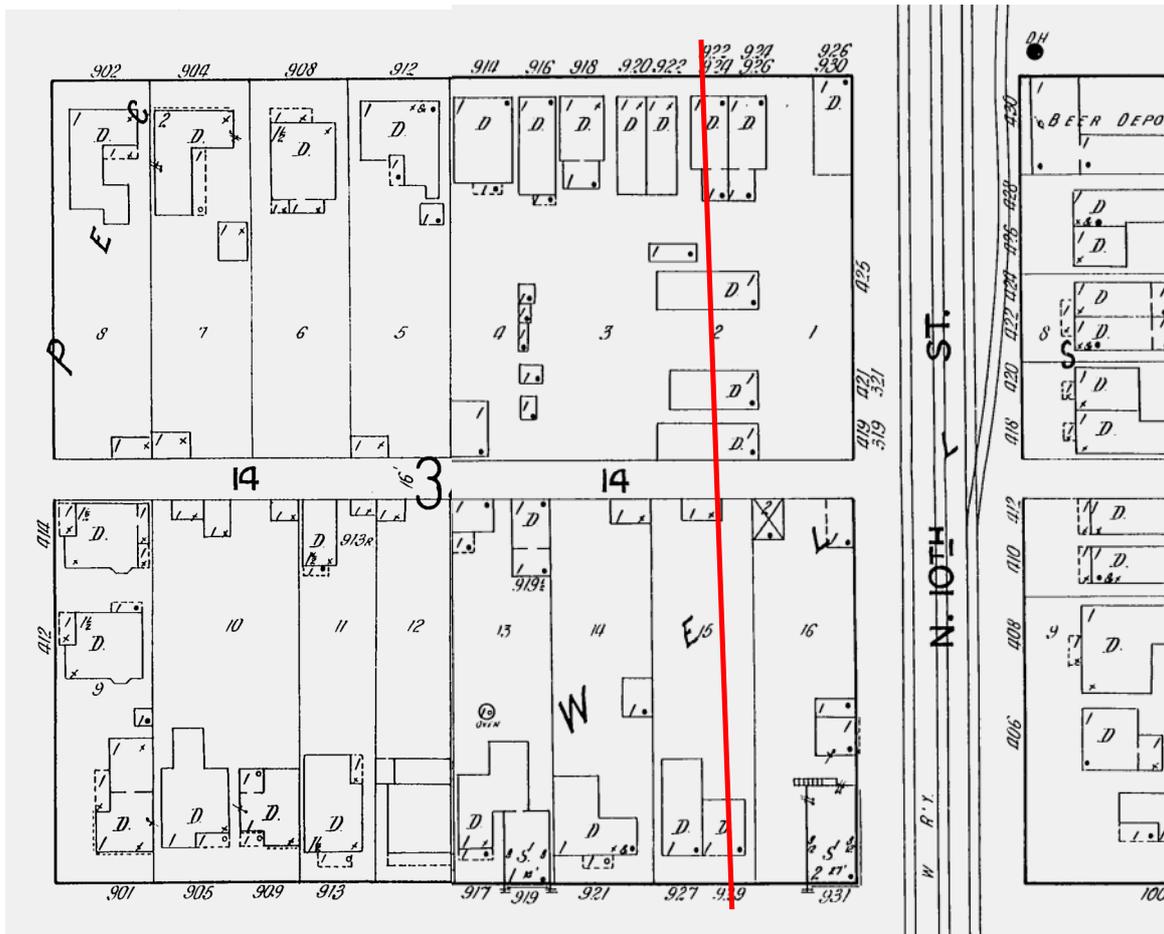


Figure 39. View of Block 14 of Wells and Peck's Addition from the 1917 Sanborn fire insurance map of Springfield. One major change illustrated by this map is the addition of multiple new dwellings since 1906 on Lots 1-3, including three small, narrow homes (possibly representing Shotgun Houses) fronting Tenth Street (Sanborn Map Company 1917:33-34).



Figure 40. View of Block 14 of Wells and Peck's Addition from the 1950 Sanborn fire insurance map of Springfield. By this date, the residences on the northeast corner of the block had been demolished to make way for the construction of a large commercial building housing a wholesale grocery business (Sanborn Map Company 1950:33-34).

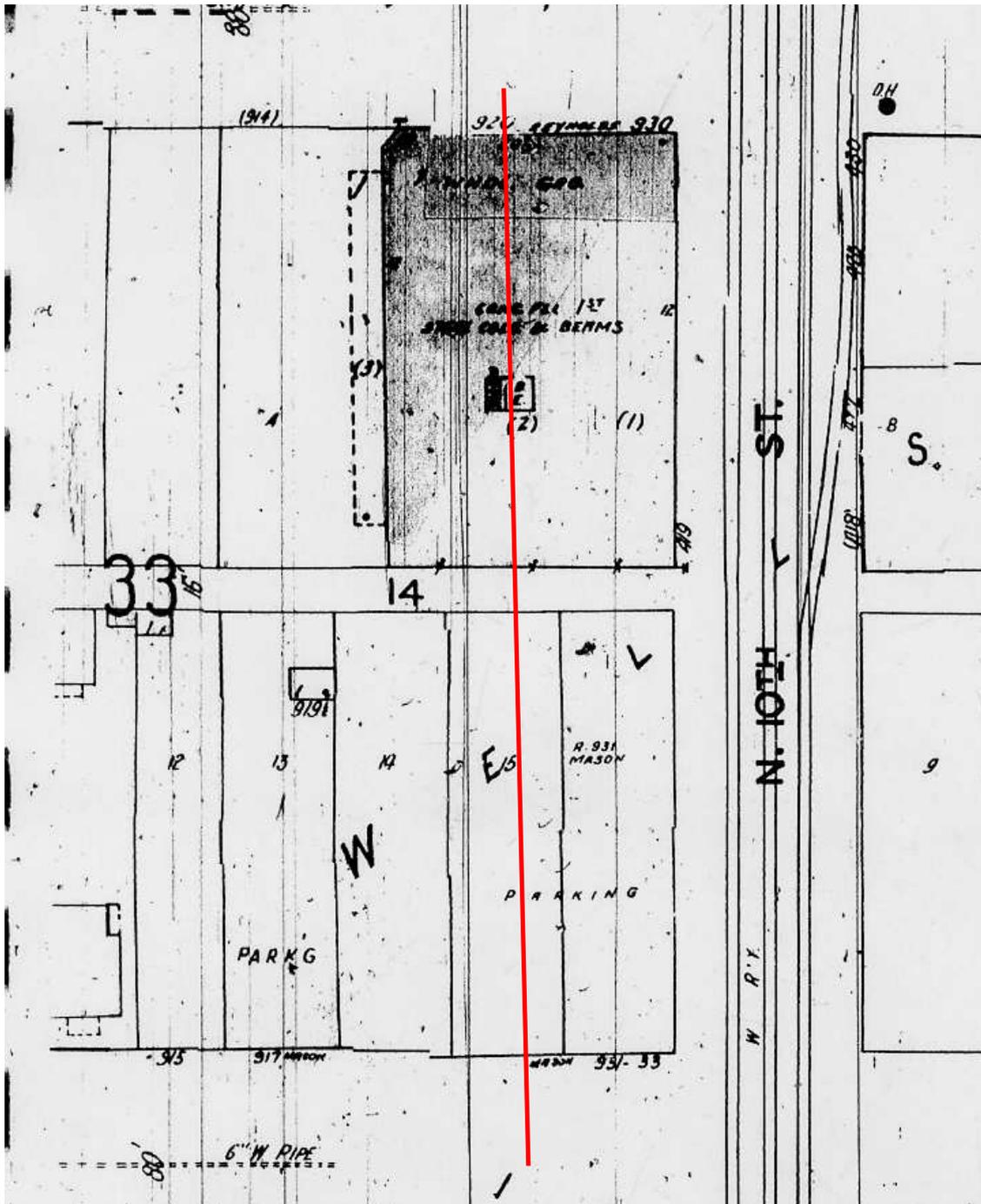


Figure 41. View of Block 14 of Wells and Peck's Addition from the 1950 Sanborn fire insurance map of Springfield. This map documents the continued destruction of the nineteenth-century-era buildings on the block, including those located within the project area on Lots 15 and 16. The latter buildings had been replaced by a surface parking lot (Sanborn Map Company 1972).

### **Block 3 of Jonas Whitney's Addition and Block 17 of Wells and Peck's Addition**

Block 3 of Jonas Whitney's Addition occupies the eastern half of the city block bounded by Madison Street on the south, Tenth Street on the east, Mason Street on the north, and Ninth Street on the west. Block 17 of Wells and Peck's Addition occupies the western half of the city block in question. Although Block 3 and Block 17 were platted separately, their lot numbering was complimentary in order to provide a consistency between them—sixteen lots being the norm in the full blocks within the respective additions. Lots 1-4 of Block 3 and Lots 4-8 of Block 17 faced onto Mason Street, while Lots 9-13 of Block 17 and Lots 13-16 of Block 3 faced onto Madison Street (the two Lot 4s and Lots 13s being partial lots adjoining one another). Block 3 represents one of the more interesting segments of the project area due to its comparatively early date of development and connection to events that occurred during the 1908 Springfield Race Riot.

Despite their original orientation to Mason and Madison streets, the lots in Block 3 of Jonas Whitney's Addition were subdivided early in their history in order to be reoriented towards Tenth Street. Lots 1-4, for instance, were partitioned into four parcels described as the N1/2, N1/2, the S1/2, N1/2, the N1/2, S1/2, and the S1/2, S1/2 of Lots 1-4. This process began in November 1839 with the sale of N1/2, N1/2 of Lots 1-4 by Thomas N. Wells to Stiles C. Peck. Two years later (November 1841), Jonas Whitney sold the entire S1/2 of Lots 1-4 to Thomas Lewis. Then in May 1842, Whitney sold the S1/2, N1/2 of Lots 1-4 to William W. Hall. The S1/2 of Lots 1-4 came to be divided into two halves in December 1849, when John E. Roll (who had acquired the parcel from Thomas Lewis in May 1842) sold the N1/2, S1/2 of Lots 1-4 to Isaac H. Smith (SCTB 1:302-303; SCDR DD:120).

Lots 13-16 of Block 3 were subdivided in a similar fashion as Lots 1-4, with four parcels of equal frontage facing Tenth Street. Tract Book listings generally describe the parcels as the North 38-½', the S1/2, N1/2, the North 40' of the South 80', and the South 40' of the South 80' of Lots 13-16. Jonas Whitney sold off these tracts in a series of transactions conducted in 1841-1842. The first of these involved the sale of the North 40' of the South 80' to Michael Mergenthaler, which occurred on July 23, 1841. It was followed by the sales of the North 38-½' to William Barnett on January 10, 1842, the S1/2, N1/2 to Francis B. Aldridge on April 8, 1842, and the South 40' to John Meyers on November 3, 1842 (SCTB 1:302-303).

The early subdivision of Lots 1-4 and Lots 13-16 suggests an intention to improve the parcels involved, and potentially to orient these improvements to the recently constructed and/or proposed railroad. The 1854 map of Springfield indicates that five of the eight parcels had had been built upon by that early date (Figure 42). Buildings are shown on the N1/2, S1/2 of Lots 1-4, the S1/2, S1/2 of Lots 1-4, the North 38-½' of Lots 13-16, the S1/2, N1/2 of Lots 13-16, and the South 40' of Lots 13-16. The latter parcel was the most developed of the five, having a total of four structures upon it; the western of these may have fronted Madison Street, while those on the east appear oriented to Tenth Street (Potter 1854). Census records and city directories suggest that most of the improvements shown on the 1854 map were residential in character. The 1858 map of Springfield shows the same suite of buildings on Block 3 as were illustrated on the earlier 1854 map. The 1854 and 1858 also indicate that Lots 9, 10, and 11 of Block 17 in Wells and Peck's Addition, fronting Madison Street, had been built upon by this date (Sides

1858; Figure 42). The following paragraphs discuss the early history of the five tracts on Block 3 depicted as developed in 1854.

The 1854 and 1858 maps both note John E. Roll as the owner of the S1/2, S1/2 of Lots 1-4, which had a residence upon it at this time. Roll is one of only two landholders on Block 3 to be specifically identified on these maps. Yet, he is not known to have lived on the block. The 1855 city directory lists his residence as on Jefferson, near Fifth Street (Springfield City Directory 1855). Power (1876:628) states that Roll had “learned the trade of a plasterer and brick mason, and for thirty years followed the business of building and dealing in real estate, having built about one hundred houses, on his own account, in Springfield.”<sup>17</sup> His tract on Block 3 would thus appear to represent an investment property (one of many he owned in Springfield at different points in time, and which he may have constructed). The house there quite possibly was built by John Roll but apparently was occupied by a tenant.<sup>18</sup> Tract Book listing suggest Roll’s ownership of the S1/2, S1/2 of Lots 1-4 persisted into the 1860s, if not later.

As noted previously, John C. Roll had sold the N1/2, S1/2 of Lots 1-4 to Issac H. Smith on December 12, 1849 (SCDR DD:120). Smith was married to Roll’s sister Elizabeth, and the couple is believed to have established a residence on the N1/2, S1/2 of Lots 1-4, in the house depicted here on the 1854 and 1858 maps. The 1850 census for Springfield reports Isaac H. Smith as a 33-year-old plasterer, who was a native of South Carolina and owned real estate valued at \$800. Elizabeth Smith was reported as age 30. The Smiths had five children: William (age 10), James (age 7), John (age 5), Eliza (age 3), and Edwin (4 months old). Several of the Smiths’ neighbors in the 1850 census match those of individuals known to have owned property on Block 3, which strongly suggests that the family was residing on the N1/2, S1/2 of Lots 1-4 at this time—something corroborated by later city directories (USBC 1850:76). Issac H. Smith reportedly died in 1851, leaving the widowed Elizabeth to raise their five young children. Their son James later was killed by a passing train, while still a child, very likely on the railroad tracks running down Tenth Street in front of the family’s home (Power 1876:628). Although absent in the 1855 city directory, Elizabeth Smith is listed on the west side of Tenth Street between Madison and Mason streets in the directories published in 1857 and 1860 (Springfield City Directory 1857, 1860). The 1860 census reports her as “E. W. Smith” and notes that she then owned \$2,000 worth of real estate and \$75 in personal property. Her eldest son, William M., who was age 20 and single, was still residing in her household; he was employed as a plasterer, following the same trade as his father and uncle before him. Three other children also were present in the household: James R. (age 17), Eliza (age 12), and a boy “E. W.” (USBC 1860:211). The Smith family retained ownership of the N1/2, S1/2 of Lots 1-4 until the middle

---

<sup>17</sup> John E. Roll assisted Abraham Lincoln in constructing the flatboat he took down to New Orleans in 1831. Roll and his family were residing at Sangamo Town at the time (Power 1876:628). Additionally, Roll is known to have worked on remodeling Abraham Lincoln’s Springfield home in 1849 (Temple 1984).

<sup>18</sup> This house potentially was occupied by Ralph Jackson in 1860. The 1860 census places the Jackson household between those of Elizabeth Smith and Lewis Apgar, which are known to have been located on the N1/2, S1/2 of Lot 1-4 and the North 38’ of Lots 13-16, respectively. The 1860-1 city directory also notes his residence as being on the west side of Tenth Street between Madison and Mason. Jackson was a hatter and reportedly owned \$6,000 in real estate in 1860; yet, he is not known to have owned any property on Block 3 (USBC 1860:211; Springfield City Directory 1860).

1860s. Tract Book listings indicate that William F. Smith sold the parcel to Toys Tyson on June 2, 1865. Tyson, in turn, sold the N1/2, S1/2 of Lots 1-4 to Thomas Billington for \$1,200 on November 28 of that same year (SCTB 1; SCDR 23:223, 576). The price Billington paid for the lot is indicative of its developed character. Despite these transfers, the house may have still been occupied by Elizabeth Smith for some time afterward, as the 1866 city directory places her residence on Tenth Street between Madison and Mason (Springfield City Directory 1866:224).

Both the 1854 and 1858 maps depict the N1/2, of Lots 1-4 as unimproved, with the N1/2, N1/2 indicated as being owned by “J. W. Priest.” John W. Priest was a prominent local figure, who served eight successive years as a city alderman, Mayor from 1856-1858 and 1870, as well as President of the Springfield School Board and President of the Board of the Water Works Commission. In the 1870s, he was running a stove and tin ware store in the city (Power 1876:581).

After its partitioning off and sale to William Barnett on January 10, 1842, the North 38’ of Lots 13-16 was owned in succession by William Barnett (1842-1843), John T. Briscoe (1843-1850), and Jacob Tigar (1850-1853) (SCTB 1). We have no information regarding Barnett and Briscoe’s place of residency during their period of ownership. However, we do have it for Jacob Tigar, courtesy of the 1850 census. Tigar’s residence is listed only two doors away from Isaac Smith’s in the census, making it plausible that he was residing on the North 38’ of Lots 13-16 at this time. The census reports him a 27-year-old miller and native of Ohio, whose real estate was valued at a modest \$350. At this time, he was married to Effa Ann, who was age 25 and from New Jersey. The couple had five children between 1 month and 7 years of age. A fellow miller named Thomas Billington, age 28 and from England, also was living in the household (USBC 1850:76). Jacob and Effa Anna Tigar later sold the North 38’ of Lots 13-16 to Lewis Apgar on August 8, 1853 (SCDR LL:637). Lewis Apgar’s name is not included in the 1855 city directory, but does appear in the 1860-1 directory, which places his residence on the west side Tenth Street between Madison and Mason. The 1860 census lists Lewis Apgar two doors down from Elizabeth Smith’s which fits with the North 38’ of Lots 13-16. Apgar is reported in the census as 35-year-old New Jersey native, who was employed as a “fireman in mill” (possibly at the nearby Phoenix Mill). He was married to Mary Ann (age 26), and had three children between the ages of 9 and 12. His real estate had an estimated value of \$2,500, while his personal property was worth \$100 (USBC 1860:211). The Apgars apparently relocated not long after this census was taken, as they sold the North 38’ of Lots 13-16 on August 16, 1860 to George McDaniel (SCDR 8:495).<sup>19</sup>

As noted previously, the S1/2, N1/2 of Lots 13-16 was acquired by Francis B. Aldridge, who retain ownership of it for a decade. The 1850 census does report a “B. F. Aldridge” living in this immediately vicinity of Block 3. Given the similarity in the names, it’s possible that this “B. F.” actually was Francis B. Aldridge, and the census taker similarly got the initials reversed. The Aldridge listed in the census was a 35-year-old drayman from Ohio, whose real estate was valued at \$750. His household included his wife Elizabeth (age 30) and 7-year-old Lucy Peel

---

<sup>19</sup> The subsequent chain of title for the tract has gaps, but includes transfers from M. H. Anderson to Elizabeth McDaniel in 1878, Ann E. Seaman to Joseph Faro in 1878, and W. H. Colby to Rachel Rubinsky in 1891. Rachel Rubinsky would own the tract until 1903 (SCTB 1:302-303; SCDR 14:400, 21:979, 45:650, 70:944).

(USBC 1850:76). The Aldridges may have been residing on the S1/2, N1/2 of Lots 13-16 at this time, in the home later depicted at that location on the 1854 and 1858 city maps. The S1/2, N1/2 of Lots 13-16 experienced a rapid change in ownership during the 1850s, making it difficult to ascertain who actually occupied the tract during this period. Francis Aldridge sold the property to Lewis Keeling on January 2, 1852 (SCDR HH:316). A succession of owners followed: Sarah A. Ailes (1854), Samuel S. Hake (1854), Bennett W. Osborn (1854-1856), Mary Ann Rites (1856-1857), John and Eliza Rites (1857), James D. Van Meter (1857-1860), and William Kelly (1860-1863) (SCTB 1:302-303). None of these individuals are listed as residing in the vicinity of Block 3 in the 1857 or 1860 city directories. The 1860 census reports two “unoccupied” homes following Lewis Apgar’s residence—one of which may have been the house on the S1/2, N1/2 of Lots 13-16.<sup>20</sup> Both the 1854 and 1858 maps suggest that the dwellings located on the N1/2, N1/2 and S1/2, N1/2 of these two lots may have been physically connected.

The southern half of Lots 13-16 had been divided into two tracts in the early 1840s (defined as the North 40’ of the South 80’ and the South 40’ of the South 80’), but these parcels later were consolidated under a single ownership, in the person of Peter Westenberger. Westenberger purchased the southern 40’ from John Mayers on September 1, 1848. He then acquired the North 40’ of the South 80’ of Lots 13-16 from Michael Mergenthaler on February 26, 1850 (SCDR BB:51, EE:440). Peter Westenberger was a German cabinet maker who had immigrated to the United States at some point after 1845 (based on the birthplace of his youngest child). The 1850 census reports him as age 61 and residing with his wife Eve (age 40), daughter Margaret (age 7), and son Valentine (age 5). His household also included a second family group—a young married couple named Gerhardt and Frederica Wilkenberg, the former being a blacksmith (USBC 1850:75). Based on his proximity to other known property owners/residents on Block 3 in the census, Peter Westenberger likely was residing on the South 80’ of Lots 13-16 in 1850. The 1854 and 1858 maps illustrate a total of four buildings on this tract. That shown on the eastern end of the tract—at the northwest corner of the Tenth and Madison streets—is believed to represent the Westenberger residence. The 1859 and 1860-1 city directories both place his residence on the northwest corner of Tenth and Madison. One must question whether one of the other buildings illustrated on the 1850s-era maps represents Westenberger’s cabinet shop.<sup>21</sup> The 1860 census of Springfield indicates that Peter Westenberger was still working as a cabinet maker, despite his advanced age of 72 (and would continue to do so for some years to come). His personal household still consisted of his wife, son, and daughter. Westenberger’s real estate had risen in value to \$2,000 by this date, while his personal property had an estimated value of only \$75 (USBC 1860:212).<sup>22</sup> The southern 80’ of Lots 13-16 would remain in the hands of the Westenberger family through 1900 (SCTB 1:302-303).

---

<sup>20</sup> Later owners of the S1/2, N1/2 of Lots 13-16 included: Charles W. Reed (1863-1864), Ann E. Dick (1864-1870), Henry Britt (1870-1871) Michael Fitzsimmons (1871), Ann E. Dick (later Watkins) (1871-1883), John C. Rubenstein (1883-1891), Dane Desper (1891), and Henry Schwartz (1891 and later) (SCTB 1:302-303).

<sup>21</sup> The 1866 city directory suggests that Peter Westenberger’s cabinet-making business was fairly substantial. In addition to Peter, George and Valentine Westenberger also were employed as cabinet makers, and all were residing at the northwest corner of Tenth and Madison streets. The directory also notes D. P. and F. Westenberg as cabinet makers “employed by Westenberger” (Springfield City Directory 1866:238-239).

<sup>22</sup> It is of note that the 1860-1 city directory also lists two other individuals residing at the northwest corner of Tenth and Madison streets: Henry R. Grape and Eber B. Bowen (Springfield City Directory 1860). Grape is not listed in

The 1867 birds' eye view of Springfield shows five dwellings on the west side of Tenth Street on Block 3, two of which are located on Lots 13-16 (south of the alley dividing the block) while the other three are on Lots 1-4 (Figure 43). They are depicted as side-gabled structures, mostly one or 1-1/2-stories in height, one exception being a two-story building located on the southwest corner of Tenth and Mason Streets. The latter building is not illustrated on the 1858 map and hence would appear to have been built during the intervening period. It was located on the N1/2, N1/2 of Lots 1-4—a tract owned by John W. Priest in 1858 but not ever occupied by him personally.<sup>23</sup> Outbuildings on Block 3 are poorly represented on the 1867 bird's eye. However, this source does show a front-gabled building on the west end of the Westenberger tract on Lots 13-16 (and fronting Madison Street), the use/function of which remains unclear (Ruger 1867).

The 1873 bird's eye view provides a more detailed illustration of the structural developments on Block 3 than that depicted on the 1867 view (see Figure 44). This later view not only depicts principal structures with greater clarity but also shows outbuildings. Seven principal buildings—all dwellings apparently—are shown fronting Tenth Street. Discussing the individual parcels on Block 3 in order (from north to south), the 1873 bird's eye illustrates a two-story, side-gabled, three-bay residence on the N1/2, N1/2 of Lots 1-4, with a small shed-roofed outbuilding (privy?) to the rear. On the adjoining parcel (i.e. the S1/2, N1/2 of Lots 1-4) a one-story, side-gabled, five-bay house is shown, with a modest-sized outbuilding (possibly a small carriage barn) to the rear. This residence was not illustrated on the 1858 city map, nor is not clearly indicated on the 1867 bird's eye view, suggesting a construction date of 1867-1873. On the N1/2, S1/2 of Lots 1-4, a one-story, side-gabled, three-bay (?) dwelling is depicted, along with an outbuilding comparable in size to that shown on the tract to the north of it. On the S1/2, S1/2 of Lots 1-4, the bird's eye view shows a one-story, side-gabled, five-bay residence with a short rear wing or extension. A fairly substantial gable-roofed outbuilding (possibly a carriage barn?) is shown to the rear of this residence, fronting the alley dividing the block. The orientation of this outbuilding is opposite that shown here on the 1858 city map. Moving to south side of the alley, a one-story, side-gabled dwelling with an extended rear wing is depicted on the tract described as the North 38' of Lots 13-16. A sizable outbuilding also is shown on the rear of this parcel. Another single-story, side-gabled dwelling, with three-bay façade, is shown on the S1/2, N1/2 of Lots 13-16. The latter dwelling appears to be attached (or immediately adjacent to) to that on the North 38' of Lots 13-16—an articulation also suggested by the 1854 and 1858 city maps. The dwelling on the S1/2, N1/2 of Lots 13-16 is not clearly indicated on the 1867 bird's eye view, but this may be due its close proximity to that on the North 38' of these lots. Indeed, the 1854 and 1858 city maps suggest the residences were attached. No outbuildings are shown to the rear of the dwelling on the S1/2, N1/2 of Lots 13-16. The seventh residence fronting Tenth Street on Block 3 illustrated by the 1873 bird's eye view occupies the northwest corner of Tenth and Madison streets and is located on the South 80' of Lots 13-16. It is a 1-1/2-story, side-gabled, five-bay structure and is the same as that previously discussed as being occupied by German

---

1860 census for Springfield. An "E. B. Brewer", however, is listed in the census returns immediately before Peter Westenberger. It's unclear whether "Bowen" and "Brewer" represent the same man, or are two different individuals. Brewer was employed as a wood turner [maybe in Westenberger's shop?]. Oddly, his household is assigned a dwelling number in the census but no family number (USBC 1860:212).

<sup>23</sup> John W. Priest resided elsewhere in Springfield (Power 1876:581).

cabinet maker Peter Westenberger from circa 1848 through at least 1860. A separate building (or cluster of small outbuildings) is depicted on the west end of this tract and appears to correspond to that shown in various forms on the 1854 and 1858 maps and 1867 bird's eye views. The 1873 bird's eye view depicts this second building as having three distinct parts: a principal section with a gable-end fronting Madison Street; a shed-roofed, rear extension on the north; and a shed-roofed wing on the east, along Madison (Koch 1873).

The set of Sanborn fire insurance maps published for Springfield in 1884 do not illustrate the buildings on Block 3. However, the index map for this set of maps does note that Block 3 of Jonas Whitney's Addition and Block 17 of Wells and Peck's Addition contained fifteen frame dwellings, two brick houses, and ten frame barns at that point in time (Sanborn Map Company 1884; see Figure 45).

The earliest set of Sanborn maps to illustrate Block 3 in detail was published in 1890. This map documents the continued presence of seven houses fronting the west side of Tenth Street between Madison and Mason streets (now numbered as the 300 North block). As in 1873, four of these homes were located on Lots 1-4, while the other three were situated on Lots 13-16. One change indicated by the Sanborn map, however, is the presence of a second dwelling on the S1/2, S1/2 Lots 1-4, facing onto the alley. It's not entirely clear whether this dwelling was constructed post 1873 or represents a conversion of the carriage barn illustrated in 1873. The Sanborn map also indicates the removal of the building(s) shown by earlier views on the western end of the South 80' of Lots 13-16 (Sanborn-Perris Map Company 1890:12; see Figure 46).

The 1896 Sanborn map suggests that relatively few structural changes had occurred on Block 3 over the previous six years. Significantly, however, the map labels the six northern dwellings (extending from the S1/2, N1/2 of Lots 1-4 northward) as "Negro Shanties"—a label not used on the Sanborn map issued six years before, nor applied on other properties in the adjoining neighborhood (Sanborn-Perris Map Company 1896:4; see Figure 47). Had the quality of the homes on Block 3 fallen so far by 1896, that the compilers of the Sanborn map felt compelled to label them as "shanties"? Or was it the fact that they represented a pocket of older housing occupied by blacks—during an era of deep racism—which caused them to be singled out in such a disparaging manner (Sanborn-Perris Map Company 1896:4)? The labeling used on the map is even more curious when one considers that the 1896 city directory reported only half of the eight addresses<sup>24</sup> on the west side of the 300 block of North Tenth Street) (i.e. Block 3) as having black residents, though this obviously could have varied by month or year.<sup>25</sup> One thing that can be said about the residents on the block at this time—both white and black—is that they appeared to be lower income and working class. All of the males reported on the block in the directory (consisting of four blacks and three whites) were employed as laborers. Females, with

---

<sup>24</sup> The number of addresses listed on the block is one greater than number of residences (n=7) known to have fronted Tenth Street, though the directory may have included the secondary house on the rear of the S1/2, S1/2 of Lots 1-4, which fronted the alley (and previously discussed in respect to the 1890 Sanborn map).

<sup>25</sup> Senechal (1990:69, fig. 2.1) suggests that Block 3 was entirely composed of black residents in 1892.

no occupations reported, occupied three of the residences (Springfield City Directory 1896:120).<sup>26</sup>

Subsequent city directories indicate that the racial composition of Block 3 did become solidly black with time. The 1907 city directory, for instance, lists five addresses on the west side of Tenth Street between Madison and Tenth Street: 301, occupied by William Smith; 311, occupied by Susie Newton; 313, with Lloyd Thomas and Warren Bernard as residents; 323, listed as vacant; and 325, with M. C. Jones as the occupant. All five of the residents identified in the directory on this block were black (Springfield City Directory 1907). It's unclear why only five addresses (versus seven or eight) are provided for the west side of the 300 block of North Tenth Street, considering that the number of houses here had not changed since 1896, as shown on a Block Line Map of Springfield's Central Business District published in 1906 (Sanborn Map Company 1906; see Figure 48).

By circa 1900, Block 3 represented the western edge of the predominately black neighborhood referred to as the "Badlands." The block's racial composition, coupled with its proximity to the Levee District, would expose it to great damage and violence during the 1908 Springfield Race Riot. Newspaper accounts of the riot indicate that the white mob, after attacking black businesses in the Levee, proceeded north on Ninth to Madison Street and from there moved eastward, systematically looting and burning homes occupied by black families on Madison Street and adjoining side streets. Block 3 was one of the first residential areas hit by the mob and suffered accordingly. The *Illinois State Journal* reported that:

Along the north side of Madison street from the middle of the block south [east?] of Ninth street four houses in a row were totally destroyed. At Tenth and Madison streets the flames were at their highest. On both sides of Tenth street north of Madison street, there were a row of huts, which were destroyed by the torch of the mob (*Illinois State Journal* 15 August 1908, p. 1, col. 3).

Taking a tally of homes destroyed in the riot, the *Illinois State Register* counted multiple ones on or adjacent to Block 3, including "three at Tenth and Madison" and "four on Tenth street between Madison and Mason streets" (*Illinois State Register* 15 August 1908, p. 2, col. 7). Based on these accounts, the so-called "Negro Shanties" on Block 3 had to have been targeted by the mob. William Smith, an elderly, invalid black man, was dragged from his home at 301 North Tenth Street (once occupied by the Westenberger family) and savagely beaten. Eventually, a concerned bystander intervened and was able to remove Smith to safety. This event was featured in contemporary newspaper accounts and also is recounted in Roberta Senechal's *The Sociogenesis of a Race Riot: Springfield, Illinois, in 1908* (Senechal 1990:37-38).

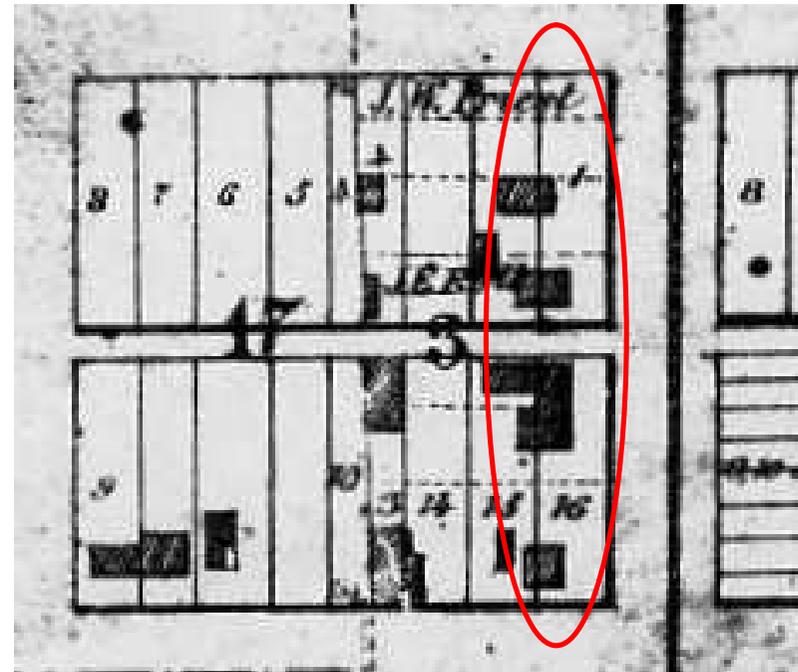
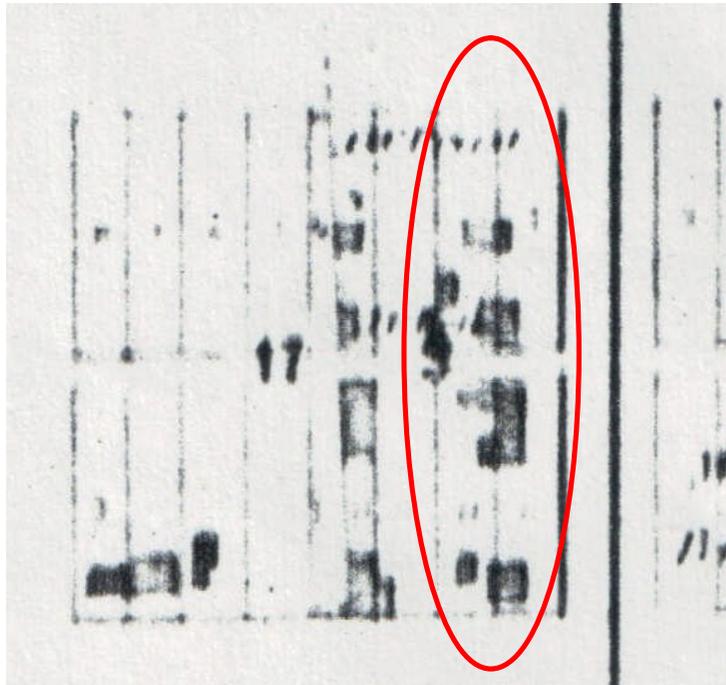
The impact of the 1908 race riot on Block 3 is clearly evident on the 1917 Sanborn map. This map illustrates only one building on the entire block, this being a residence on the S1/2, N1/2 of Lots 1-4. All of the other housing shown on previous maps was gone, cleared away, along with associated outbuildings (Sanborn Map Company 1917:33-34; see Figure 49. The residence on the S1/2, N1/2 of Lots 1-4 eventually would be removed as well.

---

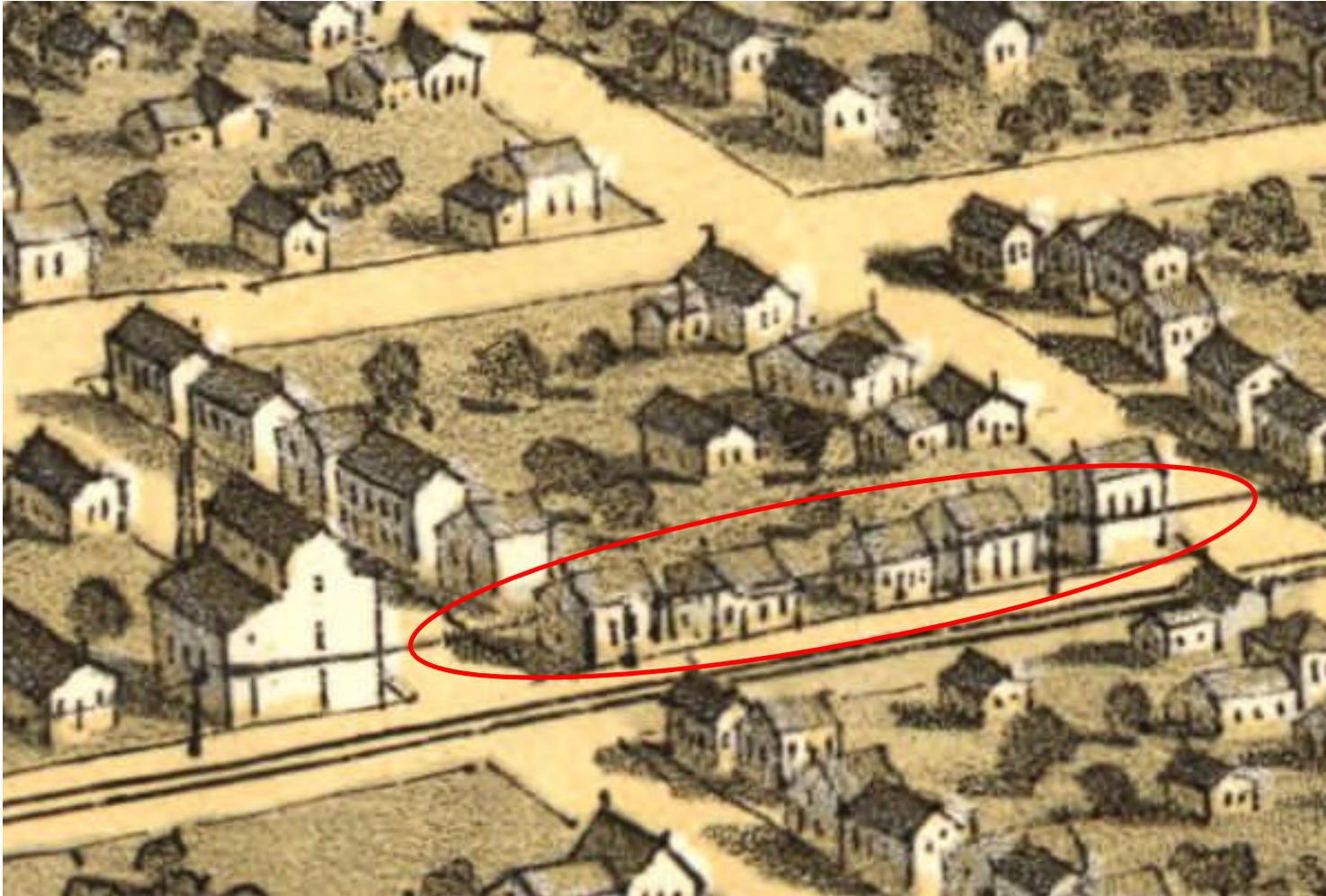
<sup>26</sup> The 1896 directory of Springfield, and others of its era, made a point of distinguishing Black residents in the city from their White counterparts, with the former having a "C" in parentheses after their names (indicating "Colored").

Block 3 later was occupied by the Barker Lubin Company, a major lumber and materials supplier in Springfield. The 1950 Sanborn map indicates that Barker Lubin had constructed a large building complex on the northern three-quarters of Lots 1-4, sections of which were used for material storage, a planing mill, carpentry shop, and lime and cement storage. The building principally was one-story in height, had concrete floors, and wood support posts on the interior. The S1/2, S1/2 of Lots 1-4 and Lots 13-16 of Block 3 were used as a lumber yard by the company (Sanborn Map Company 1950:34; see Figure 50). The 1972 Sanborn map of Springfield indicates that Barker Lubin still had their building complex and a lumber yard on Lots 1-4 of Block 3. The size of the lumber yard was significantly reduced from 1950, however. Lots 13-16 were being used as surface parking by this date (Sanborn Map Company 1972:34; see Figure 51).

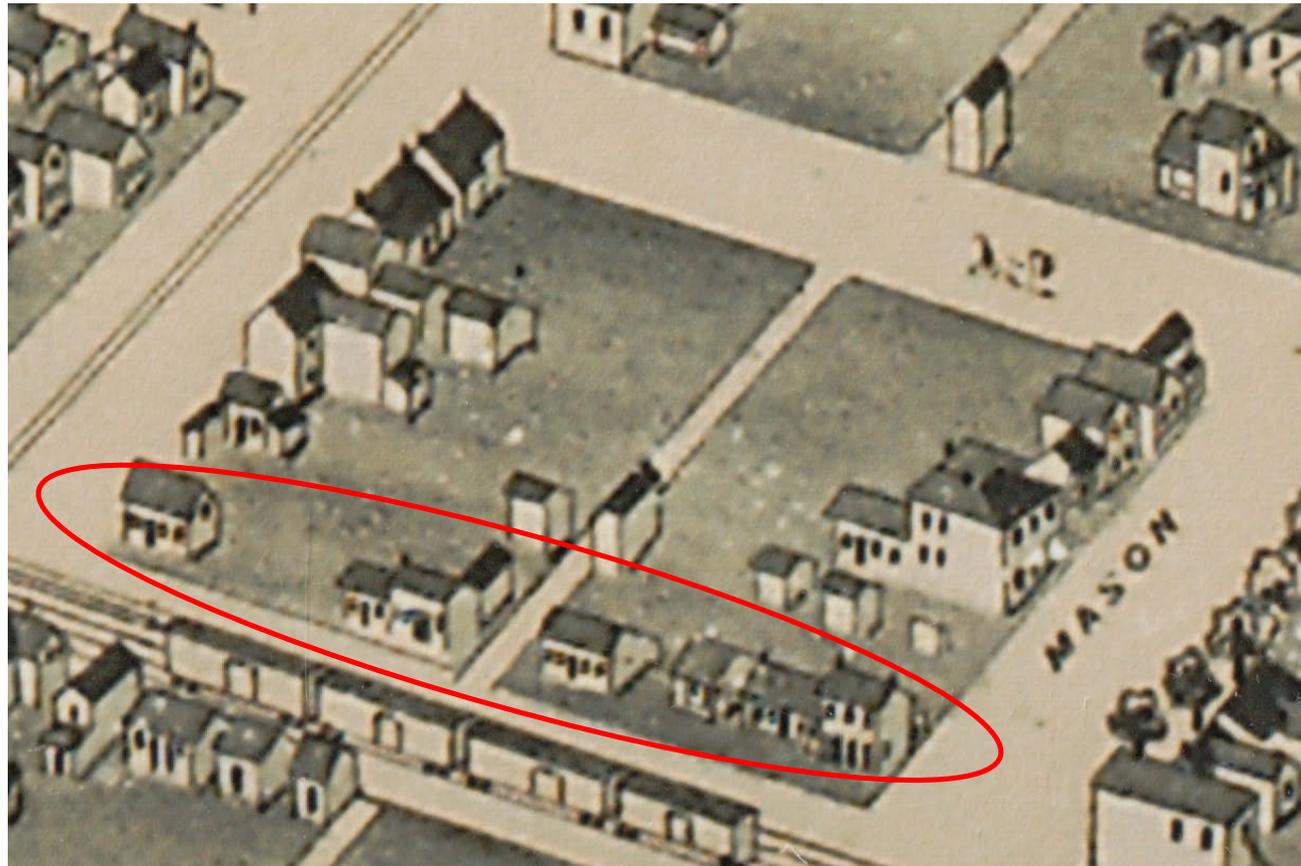
The archival research suggests that the proposed project area located within Block 3 has a potential to contain relatively intact mid-nineteenth century archaeological resources. The remains of at least five pre-1854 dwellings and a potential cabinet shop may be located within this area. Except for the cabinet shop, all of these dwellings appear to have faced Tenth Street. During the middle to late nineteenth century, these dwellings appear to have been occupied by a variety of German and American tradesmen. These resources represent a dense cluster of early settlement for the project area. By the very late nineteenth century and early years of the twentieth century, the demographics of the project area changed dramatically. By circa 1900, much of the project area appears to have been occupied by lower-income black families—many of which experienced the horror of the race riots of 1908 personally—with many of the houses within the project being destroyed by fire during the riots. Post-riot, early twentieth century improvements to the project area were limited, and consisted of the redevelopment of the area as a lumber yard. Otherwise, little later twentieth century disturbances appear to have impacted the project area. Structures associated with this twentieth century development were not substantial and would have encapsulated the earlier nineteenth century archaeological resources. The resources located within the immediate project area potentially would represent the physical remains of the houses—with the rear yard activity areas being located just outside of the project area. Nonetheless, these houses, destroyed during the Race Riot of 1908, may have the potential to contribute to our understanding of the dynamics of urban life in Springfield during the nineteenth and early twentieth century years. Similarly, Lots 9-13 (located along the north side of Madison Street) have the potential to contain intact subsurface resources as well, but as the project area will only impact the front portion of these lots (front yards and/or a small percentage of the front of the house itself), the research potential of the resources in this portion of the project area (Lots 9-13) are of little research interest.



**Figure 42. Block 3 of Jonas Whitney's Addition and Block 17 of Wells and Peck's Addition, as illustrated on the 1854 (LEFT) and 1858 (RIGHT) maps of Springfield. The frontage along Tenth Street in Block 3 was well developed by this date, with five residences present. Several buildings also had been constructed along Madison Street by this time as well. The dark line running down the center of Tenth Street represents the Great Western Railroad (Potter 1854, Sides 1854).**



**Figure 43. Detail of the 1867 bird's eye of Springfield showing Block 3 of Jonas Whitney's Addition and Block 17 of Wells and Peck's Addition. Note the row of one to 1-1/2-story residences facing Tenth Street (circled in red). Larger two-story residences front Madison Street. The large structure in the lower left corner of this view (occupying the northwest corner of Madison and Tenth Street) is the Phoenix Mills, a flouring mill (Ruger 1867).**



**Figure 44. Block 3 of Whitney's Addition and Block 17 of Wells and Peck's Addition as illustrated on the 1873 Bird's Eye View of Springfield, Illinois (Koch 1873).**

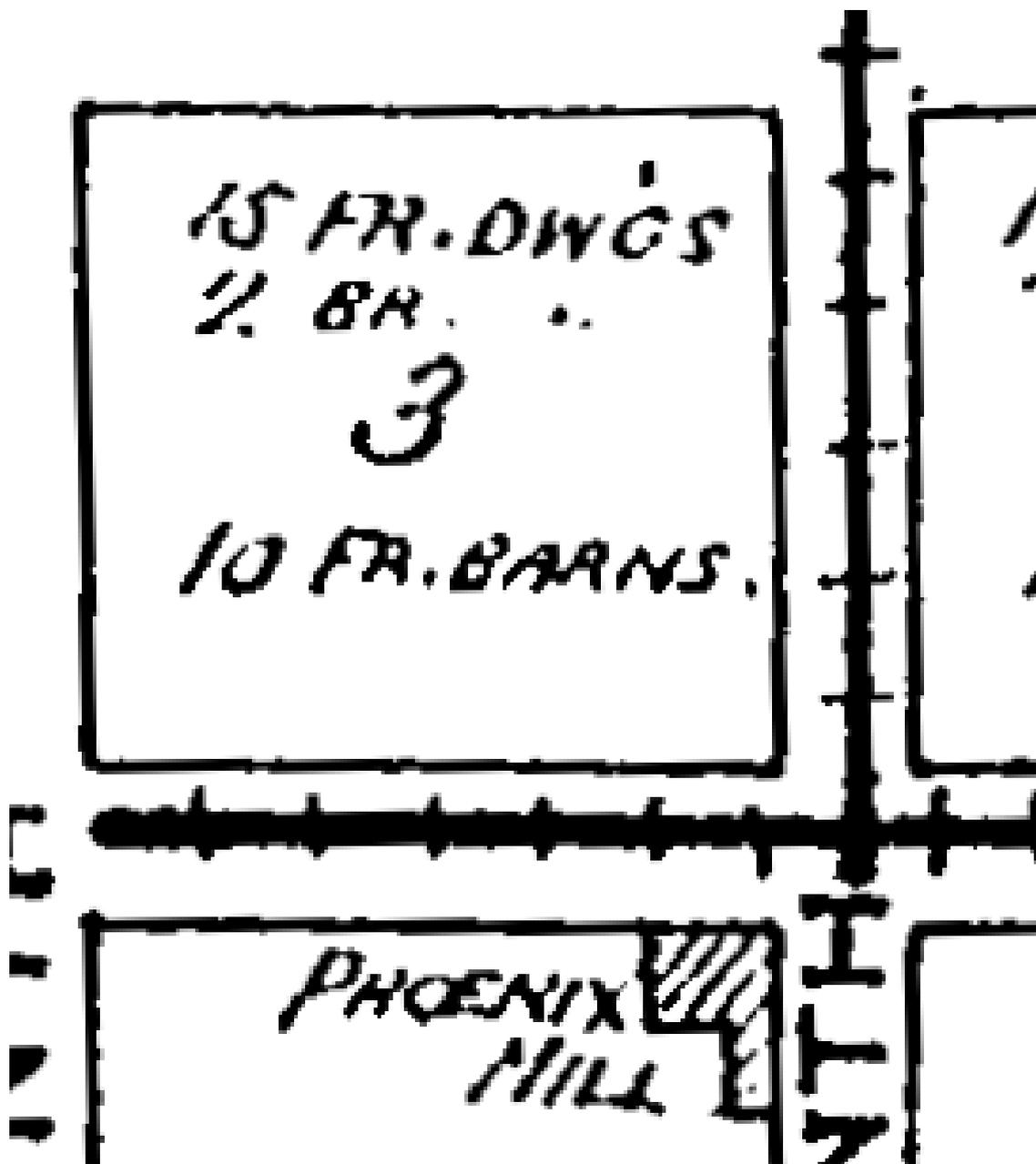


Figure 45. Index map for the 1884 Sanborn map of Springfield, showing Block 3 of Whitney's Addition and Block 17 of Wells and Peck's Addition. The Sanborn maps published this year do not illustrate buildings within the project area. However, they do note that Blocks 3 and 17 contained fifteen frame dwellings, two brick dwellings, and ten frame barns. The Phoenix Mills, located immediately south of the project area, was still present at this date (Sanborn 1884).



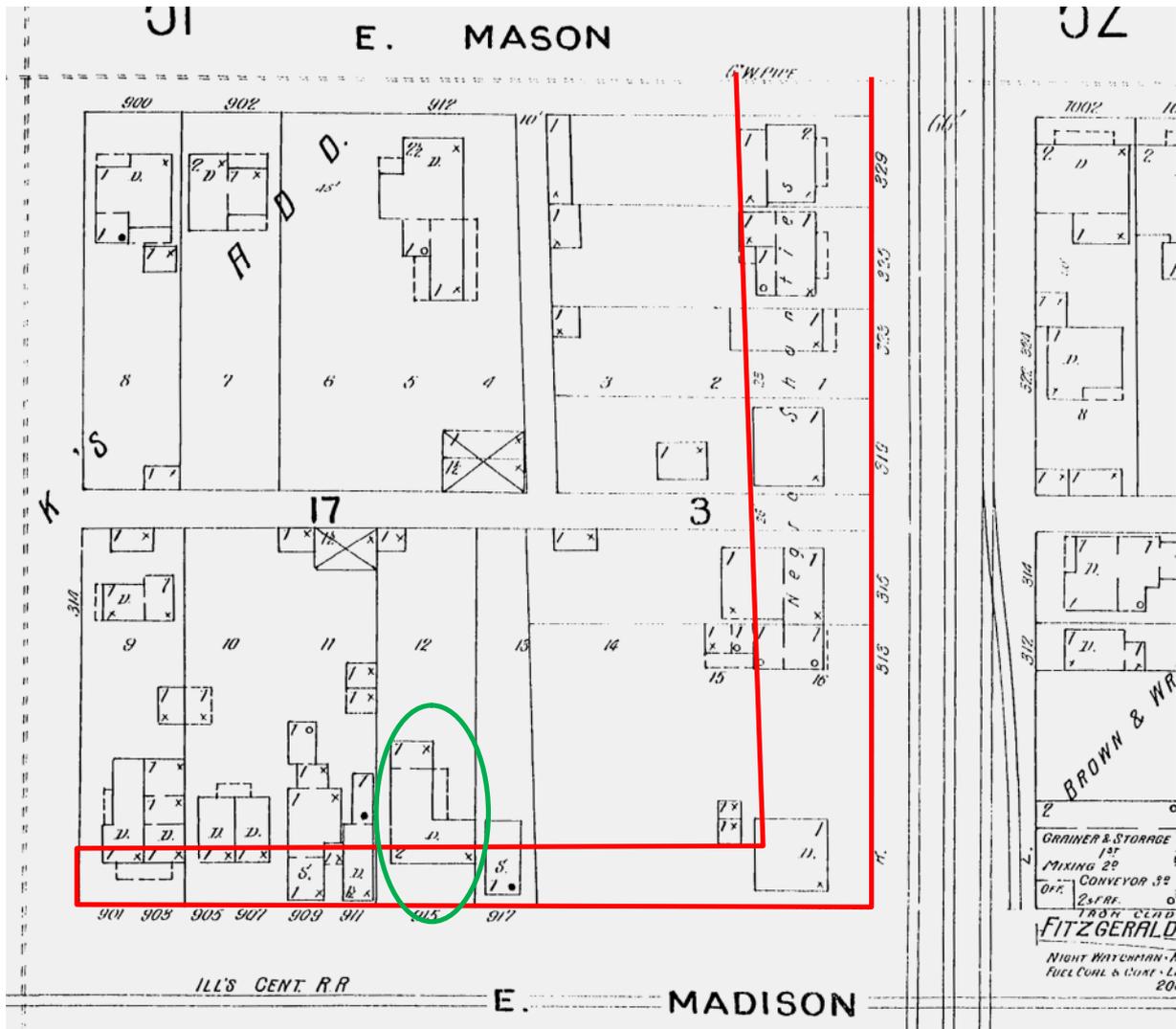
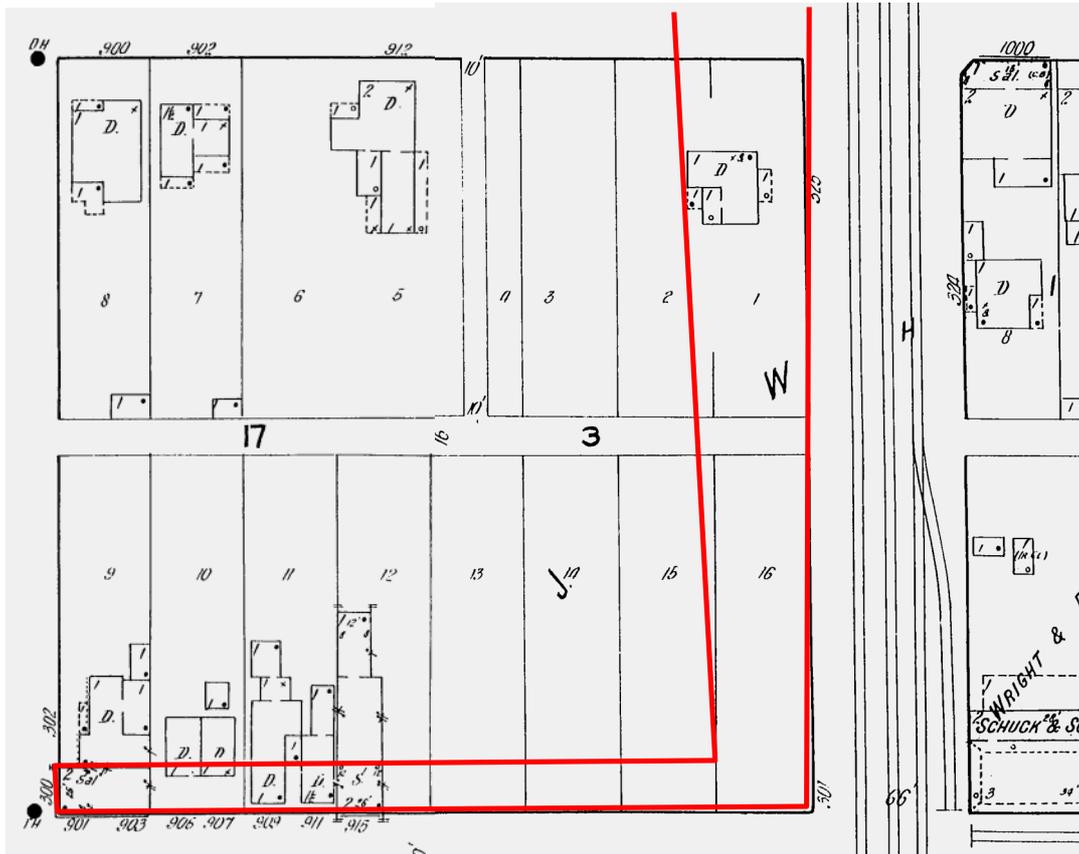


Figure 47. View of Block 3 of Whitney’s Addition and Block 17 of Wells and Peck’s Addition from the 1896 Sanborn fire insurance map of Springfield (Sanborn-Perris Map Company 1896:4). The housing facing Tenth Street within the block is labeled “Negro Shanties.” The housing in question was forty to fifty years old by this date. The house circled in red may represent the house illustrated in the photograph presented as Figure



Figure 48. View of Block 3 of Whitney's Addition and Block 17 of Wells and Peck's Addition from a Block Line Map of Springfield's Central Business District, published by the Sanborn Map Company in 1906 (Sanborn Map Company 1906). This map suggests that the blocks had changed very little since 1896, in respect to structural developments. Dramatic changes would soon occur here, however, as a result of the 1908 Springfield Race Riot.



**Figure 49. View of Block 3 of Whitney's Addition and Block 17 of Wells and Peck's Addition from the 1917 Sanborn fire insurance map of Springfield (Sanborn Map Company 1917:33-34). Only one of the six houses shown facing Tenth Street in 1906 remained standing by this date. There is a strong possibility that these homes were burned during the 1908 race riot.**

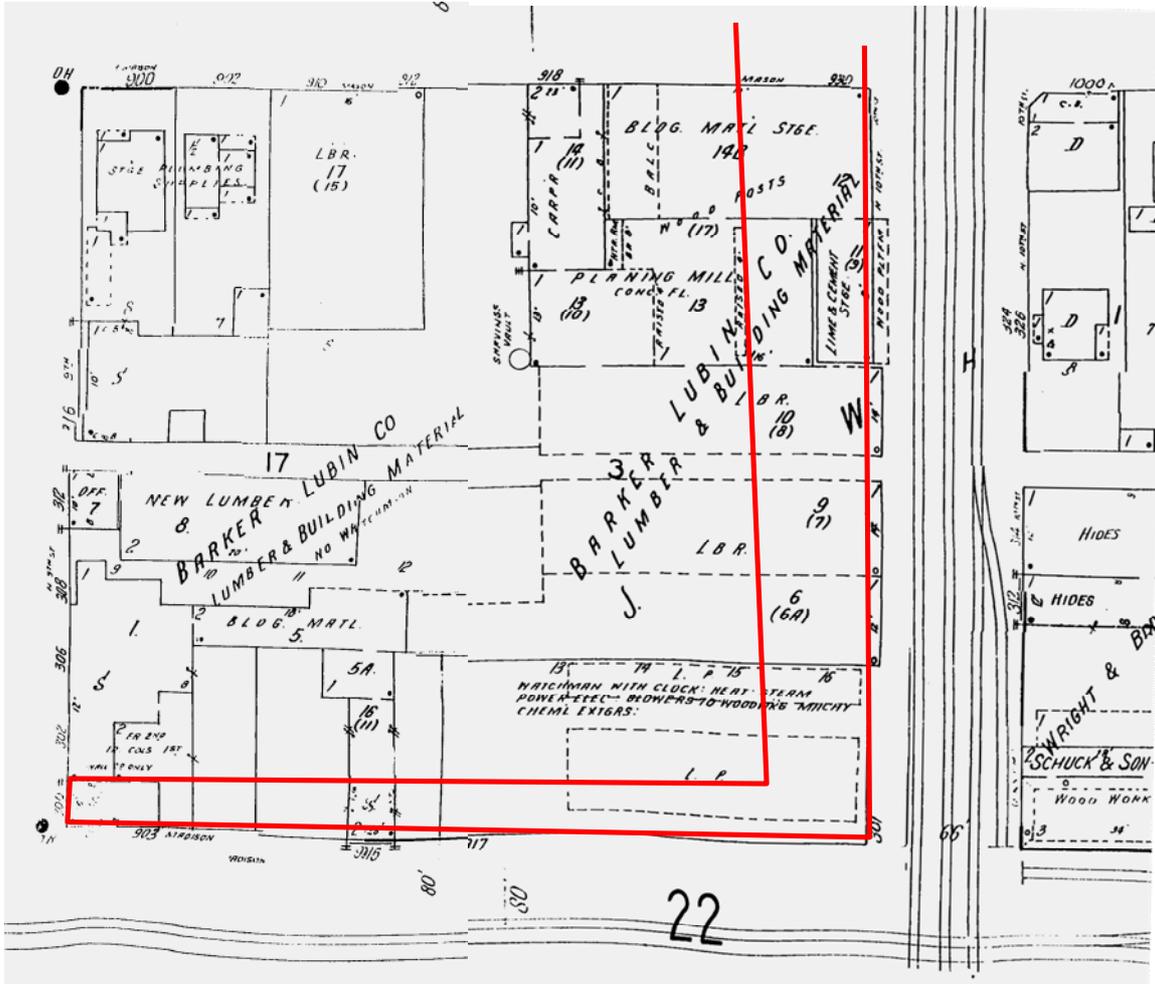


Figure 50. Block 3 of Whitney’s Addition and Block 17 of Wells and Peck’s Addition from the 1950 Sanborn fire insurance map of Springfield (Sanborn Map Company 1950:33-34). By this date, the Barker Lubin Company, a lumber and building materials supplier, occupied a large portion of this block.

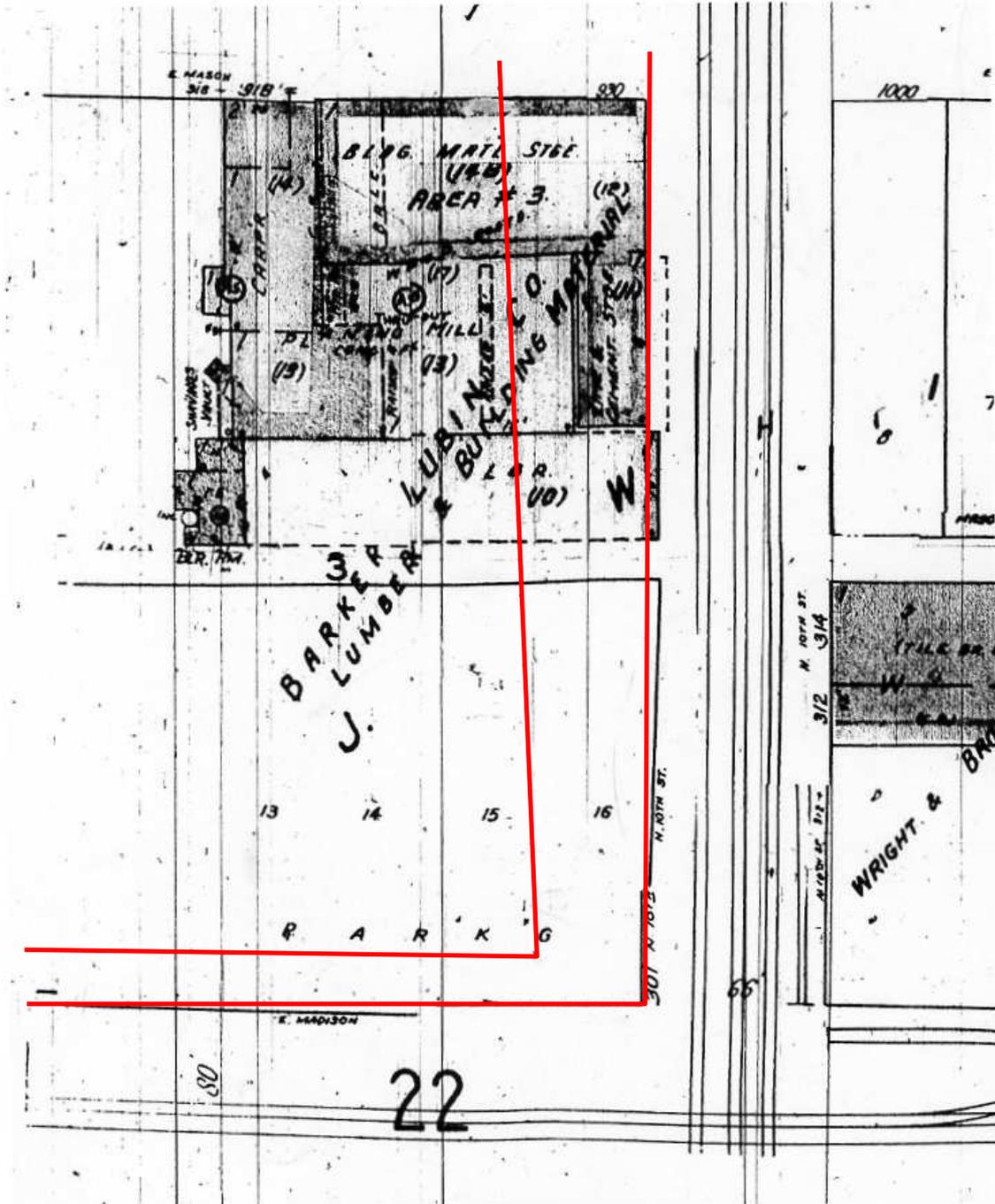


Figure 51. Block 3 of J. Whitney's Addition from the 1972 Sanborn fire insurance map of Springfield. At this time, the Barker and Lubin Company still had buildings on the northern half of the block, while the southern half was used for parking (Sanborn Map Company 1972:34).