

Prenger-Walbach Building
511-515 South Adams Street
Peoria
Peoria County
Illinois

IL HABS No. P-2003-1.

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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ILLINOIS HISTORIC BUILDINGS SURVEY
PRENGER-WALBACH BUILDING

IL HABS No. P-2003-1

Location: 511-515 South Adams Street,
Lot 11, Block 40 of Balance's Addition
Peoria, Illinois.

Present Owner: City of Peoria

Present Occupant: None

Present Use: The building was demolished following the IL HABS field investigation.

Statement of Significance: The Prenger-Walbach Building was an excellent example of middle-to-late nineteenth century Italianate commercial architecture and was representative of the rebuilding of Peoria's central commercial district following the Civil War. The building was situated along South Adams Street, which developed into one of the city's premier commercial corridors during the middle nineteenth century—a status it retained throughout much of the following century. Characteristic of commercial structures of its period, the ground floor of the Prenger-Walbach Building was utilized exclusively for business use, while the upper floor was utilized as living space for tenants. The structure's Italianate detailing, open storefront design (made possible by the use of cast-iron columns and beams), composition of multiple storefronts within a single building block, and maximization of lot space all reflect important trends in commercial architecture in Peoria and elsewhere in Illinois during the middle-to-late nineteenth century. Although once common in Peoria, such Italianate commercial buildings are becoming increasingly rare in the city, and few had the integrity exhibited by Prenger-Walbach Building.

Part I. HISTORICAL INFORMATION

A. Physical History:

1. Date(s) of Erection: The Prenger-Walbach Building is believed to have been constructed ca. 1875. This date is suggested by the fact that the building is not illustrated on the 1872 bird's eye view of Peoria, but does appear one published in 1877.¹ The earliest business listing we are aware for the building dates to 1876.²

¹ J. J. Stoner, *Bird's Eye View of the City of Peoria* (Chicago: Chicago Lithographic Company, 1872); Sicca Soya Paint Company, *Peoria, Ill. 1877* (Peoria: author, 1877);

² Richard Edwards, *Edwards' Peoria Census Report and Historical and Statistical Review...* (Peoria: author, 1876), 373.

2. Architect: The original architect of the building is not known.
3. Original and Subsequent Owners: Although apparently constructed in a single episode, the north and south halves of the building had distinct and separate ownership histories. The two halves of the building were respectively numbered 511 and 513-515 South Adams Street. The ownership history of the north half of Lot 11, on which 511 South Adams Street was located, is as follows:

Charles Balance	(to June 10, 1852)
James McFarland	(June 10, 1852 to December 31, 1866)
John L. Hamilton	(December 31, 1866 to March 25, 1868)
Leslie R. Robinson	(March 25, 1868 to June 16, 1871)
Henry Walbach	(June 16, 1871 to May 14, 1874)
Joseph Lammers	(May 14, 1874 to August 5, 1874)
Henry Walbach	(August 5, 1874 to December 7, 1881)
Moses and Charles Gumbiner	(December 7, 1881 to May 4, 1894)
Moses Gumbiner	(May 4, 1894 to unknown)
L. C. Gumbiner	(unknown to March 31, 1930)
Solomon Harris	(March 31, 1930 to post-1930)

The following is a list of the owners of the south half of Lot 11, on which 513-515 South Adams Street was situated:

Charles Balance	(to June 10, 1852)
James McFarland	(June 10, 1852 to December 31, 1866)
John L. Hamilton	(December 31, 1866 to March 25, 1868)
Leslie R. Robinson	(March 25, 1868 to January 8, 1869)
Fritz Prenger	(January 8, 1869 to unknown)
Joseph F. Prenger	(unknown to September 22, 1920)
Albert B. Tobler	(September 22, 1920 to post-1930)

4. Builders, Contractors, Suppliers: The building is believed to have been constructed at the behest of Fritz Prenger and Henry Walbach, two Peoria businessmen. According to a 1930 affidavit filed in the Peoria County Recorder's Office, the north half of the building (511 South Adams) was known informally as the "Moses Gumbiner property" and the south half (513-515 South Adams) as the "Fritz Prenger property."³ While acknowledging Prenger's involvement, these designations ignore Walbach's early—albeit short-term—association with the building. The identities of the contractors and suppliers who participated in the construction of the building are not known.
5. Original Plans: No original plans of the building are known to survive.

³ Peoria County, Deed Record, 410:230-231.

6. Alterations and Additions: The original storefronts on the building were modernized during the early twentieth century. As part of this modernization, an original stairway in 513-515 South Adams was removed. Later in the century, the storefront on 511 South Adams was further remodeled, and a narrow concrete-block addition was constructed across the rear of the building. The addition measured 2'-10"x19'-2," was shed-roofed, and contained two bathrooms, and a utility room. Another exterior alteration to the building was the reconfiguration of the rear deck (and associated stairways) that allowed access to the apartments on the upper floor of the building. The living space above 511 South Adams Street also experienced some modifications during the early twentieth century. These alterations will be discussed in more detail below.

B. Historical Context:

1. Early Settlement and Development of Peoria:

Located at the mouth of Lake Pimitoui (Lake Peoria) along the Illinois River, Peoria was the home of both prehistoric and historic aboriginal Indian groups for many hundreds, if not thousands, of years. Nonetheless, when Louis Jolliet and Father Jacques Marquette traveled up the Illinois River in the summer of 1673, they encountered no aboriginal occupants at or around Lake Peoria. It was not until the party arrived at the vicinity of Starved Rock that they encountered Indian activity. In 1680, René-Robert Cavelier de La Salle and his entourage encountered a large Illini Indian village on the west shore of the lake, and in this vicinity constructed Fort Crevecoeur, which was quickly abandoned only a few months later in favor of Fort St. Louis (believed to have been located on top of Starved Rock).⁴ Unfortunately, the exact location of Fort Crevecoeur is unknown.

With abandonment of the Kaskaskia Indian village near Fort St. Louis (Starved Rock) in 1691, a new village was established at the present site of Peoria. Henri Tonti, a French explorer with La Salle, established a fort (variously known as Fort Pimitoui, Fort St. Louis II, and Fort Tonti), trading post and mission within the nearby region. The Indian community, consisting of an estimated 260-300 lodges (with a total population of over 3,500 individuals), was established along the

⁴ Kenneth Avery, "Early French Sites in Peoria," in *Intensive Archaeological Explorations for Peoria's 18th Century French Village* (Normal: Illinois State University, 1988); Thomas Emerson and Floyd Mansberger, "The Search for French Peoria," in *French Colonial Archaeology: The Illinois Country and the Western Great Lakes* (Urbana: University of Illinois Press, 1991); Judith A. Franke, *French Peoria and the Illinois Country: 1673-1846* (Springfield: Illinois State Museum Society, 1995); Floyd Mansberger, "French Fort, Trading Post, or Fortified Indian Village: Archaeological Investigations at the Newell Site, Starved Rock State Park, La Salle County, Illinois" (report prepared by Fever River Research [Springfield, Illinois] for the Illinois Department of Natural Resources, 1999).

western shore of Lake Peoria.⁵ As Emerson and Mansberger note, "at least four to perhaps as many as eleven Illini villages were established in the Peoria area, containing over three thousand people from various tribal subdivisions."⁶ It is suspected that this village was a dispersed settlement stretching along the shoreline of Lake Peoria. Isolated burial components would be expected along the adjacent bluff crest.

In 1700, conflict between the Kaskaskia and the other Illini groups resulted in the relocation of the Kaskaskia to the community of Cahokia, which is located in the American Bottom where the French had established a mission the year before (in 1699).⁷ During the first few decades of the eighteenth century, the Peoria region was occupied predominately by the Peoria tribe and a small number of French traders. During the Fox War (1722-1723), the villages at Lake Peoria were apparently abandoned, as the Peoria temporarily relocated to safety in Cahokia. Tradition maintains that the Illini and French traders returned to the region shortly after the hostilities. In circa 1730, the French traders and/or voyageurs established a village near present-day Caroline Street. This early eighteenth century settlement was referred to as the "Old Village." After the cessation of hostilities during the French and Indian War in the middle 1760s, political control of the region was transferred from the French to the British. At this time, the Peoria Indians abandoned the Lake Peoria area. After the abandonment of the region by the Peoria, the Potawatomi, Miami, and Kickapoo moved into the region. Remnant bands of these later groups remained in the region until as late as the 1830s.⁸

Although abandoned for a few years during the American Revolution (1781-83), the "Old Village" was occupied almost continuously until the 1790s.⁹ With the return of the French to Lake Peoria after the American Revolution, the settlement was gradually relocated downriver to a new location (known as the "New Village"). Although the exact date of this migration is very controversial, Johnson claims that the old village was completely abandoned "by the year 1796 or

⁵ J. Joseph Bauxer, "History of the Illinois Area," in *Handbook of North American Indians*, Vol. 15 (The Northeast) (Washington D. C.: Smithsonian Institution, 1978), 595; Franke.

⁶ Emerson and Mansberger, 152.

⁷ See Floyd Mansberger, "Archaeological Investigation at L'Eglise de la Ste. Famille (The Church of the Holy Family), Cahokia, Illinois" (report prepared by Fever River Research [Springfield, Illinois] for the Holy Family Parish, 1994).

⁸ Bauxer, pp. 594-601; Wayne C. Temple, *Indian Villages of the Illinois Country: Historic Tribes* (Springfield: Illinois State Museum, 1977), 83-173.

⁹ Johnson and Company, *The History of Peoria County, Illinois* (Chicago: author, 1880), 274.

1797."¹⁰ According to Edward Coles' 1834 *Report on the French Claims*, John Baptist Maillet initiated the move sometime around the year 1788 when he constructed a "stockaded fort" at the "New Village" location.¹¹ Johnson suggests that the first house was built at the New Village "about the year 1778 or 1779" and the village that grew up around Maillet's "stockaded fort" became known as La Ville de Maillet.¹² The fort that Maillet built was described as having at least two blockhouses, one for the storage of trading goods and the other for living quarters. Maillet's stockaded fort was destroyed by hostile Indians in 1788.¹³ At the turn of the eighteenth century (circa 1800), the community consisted "generally of Indian traders, hunters and voyageurs."¹⁴ It was in this small French community of La Ville de Maillet that Thomas Forsyth established a trading post for the American Fur Company in 1806. The 1800 Federal Census indicates that there were approximately 100 individuals living in the Peoria vicinity.¹⁵

Due to hostile Indian activity associated with the War of 1812, several American military expeditions along the Illinois River were conducted against the French and Indians in the Peoria region. On November 4, 1812, a group of 200 Illinois militia under the command of Captain Thomas Craig arrived by keelboat in La Ville. At that time, approximately 40 French villagers were taken prisoner and the village was burned. The prisoners were subsequently freed near present day Alton.¹⁶ Again in 1813, American troops returned to the destroyed French village and constructed a fortification (Fort Clark—which was named in honor of General George Rogers Clark). Fort Clark was constructed along the river edge (near the foot of present day Liberty Street) by several hundred men of the First United States Infantry under the command of Lieutenant Colonel Robert Nicholas. Construction of the fort began in August 1813 and was completed by September 23 of that year.¹⁷ After the cessation of hostilities associated with the War of 1812, and with no further need for Fort Clark, the structure was abandoned, and

¹⁰ Ibid.

¹¹ Edward Coles, "Claims to lots in the Village of Peoria, Illinois," in *American State Papers: Public Lands* 3 (Washington D. C.: Gales and Seaton, 1834).

¹² Johnson, 274.

¹³ N. Matson, *French and Indians of the Illinois River* (Princeton, Illinois: Republican Job Printing), 136.

¹⁴ Johnson, 274.

¹⁵ Clarence W. Alvord, *The Illinois Country: 1673-1818* (Springfield: Illinois Centennial Commission, 1920), 407.

¹⁶ Ninian Wirt Edwards, *History of Illinois from 1778 to 1833 and Life and Times of Ninian Edwards* (Springfield, Illinois: author, 1870), 89-90; Robert Howard, *Illinois: A History of the Prairie State* (Grand Rapids, Michigan: William Eerdmanns Publishing Company, 1972), 91; Matson, 217-218.

¹⁷ Stevens, 151.

partially destroyed by fire.¹⁸ Some estimates suggest that there were from 200 to 300 individuals living in Peoria by 1812.

From 1813 to 1819, it appears that Peoria was generally abandoned.¹⁹ The first Anglo-American settlers to arrive in Peoria (still referred to as Fort Clark) arrived in 1819.²⁰ Abner Eads and Joseph Hersey (members of what were referred to as the Shoal Creek Colony) finished two partially constructed cabins left by the earlier military garrison. A few more families joined these initial pioneers, and the settlement became known as the Fort Clark community. In 1822, John Hamlin arrived and re-established a branch of the American Fur Company. Although the influx of settlers was fairly slow during the early 1820s, in 1825 the State of Illinois formally established Peoria County. The next year (1826), the village of Peoria was platted and surveyed.²¹

As Peoria was located along the northern Illinois frontier, well removed from the more agglomerated settlements in the American Bottom (Monroe and Randolph Counties) and along the Ohio River, the Anglo-American growth of Peoria was slow. One of the early factors that helped spur the growth of the community was the discovery of lead in far northwestern Illinois (what was to become Jo Davies County). The discovery and subsequent exploitation of the lead in the Galena region during the early 1820s attracted many settlers to that region, many of which traveled overland through Peoria to the lead mine district. The Indian "threat" during the Winnebago and Black Hawk Wars (1827 and 1832, respectively) again slowed migration to northern Illinois. During the short-lived Black Hawk War (1832), the abandoned Fort Clark was rebuilt, and many settlers from the Lead Mine District relocated to the safety of the fort. Questions as to the legal title to the land around what was La Ville de Maillet raged for many years during the middle nineteenth century. The French land claims (a result of Captain Craig's forcible removal of the early French villagers) lead to legal battles, some of which lasted until 1867, over the rightful ownership of early Peoria.²²

Early population figures for Peoria are contradictory. One source noted that Peoria had reached a population of approximately 800 individuals by 1835, when it was incorporated as a town.²³ Another earlier source noted that by 1834, Peoria

¹⁸ Johnson.

¹⁹ Ibid, 279.

²⁰ Ibid, 280; Charles Balance, *The History of Peoria, Illinois* (Peoria, Illinois: N. C. Nason, 1870), 46-47.

²¹ South DeWitt Drown, *The Peoria Directory for 1850* (Peoria, Illinois: author, 1850); Johnson, 451; Mary Bernice Memler, "The History of Transportation on the Illinois River" (M.A. thesis, University of Colorado, 1938).

²² George May, *A Student's History of Peoria County, Illinois* (Galesburg, Illinois: Wagoner Printing, 1968), 55.

²³ Drown, *The Peoria Directory for 1850*.

consisted of "seven frame houses and about thrice that number of log tenements."²⁴ As Johnson noted "the first settlements were generally confined to the near vicinity of the river, either in the timber or on the prairies skirting its borders. None of the pioneers ventured very far back into the country, and it was several years before improvements, to any great extent, were commenced out "over the bluffs," and as late as 1832, there were only twenty-two buildings in the town of Peoria."²⁵

Peoria's early settlement was directly tied to its location along the Illinois River –a primary transportation route in both prehistoric and historic times. The first steamboat to dock in Peoria was the *Liberty*, which arrived in 1829. Much of the early commercial development of Peoria occurred around the "quay" or riverboat landing located along the Illinois River shoreline in front of Blocks 3 and 4. By 1840, over 40 steamboats were stopping regularly at Peoria, trading between Peoria and the ports of St. Louis and New Orleans. With the opening of the Illinois and Michigan Canal in 1848, the community was also strategically located in respect to the Great Lake markets. Although the State of Illinois as a whole was slow to develop during the late 1830s and early 1840s (due to the Economic Panic of 1837 and the Internal Improvement spending prior to the economic crash), the 1840s were years of growth for the city of Peoria. The city's first directory was published by Simeon De Witt Drown in 1844. In this directory, Drown stated that over 50 substantial buildings of brick and stone had been constructed in the single year prior to the publication of his directory.²⁶ During the 1850s, the community continued to develop as an early industrial and commercial entrepot. Significant early industries included flour mills, distilleries, breweries, meat packing houses, brick yards, foundries, and agricultural implement manufacturers. By 1855, there were 79 substantial manufacturers in Peoria, each producing more than \$20,000 in merchandise.²⁷

Early travel across the Illinois River was done by ferry. In 1825, the Peoria County Commissioners granted a ferry license to John Bogardus who operated a ferry near the Franklin Bridge location.²⁸ It was around this ferry landing that the early commercial district developed. The first bridge across the Illinois River was constructed by the Peoria Bridge Association, which was organized in 1847. This

²⁴ South DeWitt, *The Peoria Directory for 1844* (Peoria, Illinois: author), p. 43.

²⁵ Johnson, 285.

²⁶ Drown, *The Peoria Directory for 1844*, 3.

²⁷ Work Progress Administration, *Inventory of the County Archives of Illinois, No. 72: Peoria County* (Chicago: Illinois Historical Records Survey, Illinois Public Records Project, 1942), 28.

²⁸ Johnson, 304.

bridge, which was located at the foot of Franklin Street, was begun in May 1848 and completed by November 1849. The cost to construct this bridge was \$33,000. By circa 1870, two additional railroad bridges crossed the river.²⁹

Similarly, the introduction of the railroad into Peoria played a significant role in the economic development of that community. The first railroad to enter Peoria was the Peoria and Bureau Valley line, which entered Peoria in November 1854.³⁰ By the 1870s over five additional rail lines had entered the community. These early rail lines passed along what today is Water Street, paralleling the Illinois River, and it was along the river (particularly Water Street) that the community developed its industrial and warehouse district. This rail corridor continued to fuel the industrial growth of Peoria throughout the late nineteenth and early twentieth centuries. Late nineteenth century industrial expansion occurred in a northerly and southerly direction along the rail line corridor. Peoria experienced a substantial commercial building boom during the 1890s through 1920s.

Cabak and Groover divide the economic development of Peoria, as it progresses from a frontier trading post to one of the primary industrial cities of the Midwest, into four periods of growth. These four periods were developed earlier by Illinois State University researchers and include 1) the Colonial Period, 1660-1787, 2) Illinois Territory and Early Statehood, 1787-1834, 3) Early Farmsteading and Industrialization, 1834-1880, 4) Urban Growth and Mechanization, 1880-1910, and 5) Twentieth Century, 1910-present.³¹ Mansfield also has provided a historical overview of Peoria.³²

2. Development of the South-Central Commercial District In Peoria:

The Prenger-Walbach Building is located in Peoria's old south-central commercial district. This district extends across parts of two large early additions to the Original Town of Peoria: Balance's Addition, which extends inland from the Illinois River and is oriented to the river; and Sanford and Monson's Addition, which abuts the north side of Balance's, but unlike the latter is oriented on a

²⁹ Ibid, 571-572.

³⁰ Ibid, 528-529.

³¹ Melanie Cabak and Mark Groover, *The Archaeology of Urban Economic History and Industrial Networks: An Example from Peoria, Illinois* (Normal: Illinois State University, 1993), 8-17; Frederick Lange and Charles Smith, "A Statewide Plan for the Study of Historic Sites: A Basis for Determination of Individual Site Significance," in *A Guide for Historical Archaeology in Illinois*, ed. Charles Orser (Chicago: Loyola University, 1981).

³² Jennifer Mansfield, "Historical Overview", in *Urban Archaeology in Peoria Illinois: Investigations of a Mid-Nineteenth-Century Commercial/Residential Structure*, by Claudia Holland (Normal: Illinois State University, 1992), 21-46.

north-south axis. These additions both appear on a city map published in 1844,³³ though Balance did not formally record his plat with the county until 1846. Balance reserved a 22.72-acre tract in the center of the addition for his own estate, which was labeled “Mansion Square” on the plat. His house fronted Adams Street, which followed the State Road to Fairview, in neighboring Fulton County.³⁴

By the late 1860s, Balance’s Addition remained predominately a residential area, but nonetheless was already developing a commercial/industrial flavor. The area was still dotted with urban estates, one of the most notable of which was that of Charles Balance, who still retained ownership of a block-sized parcel located on the south side of Adams Street. Samuel Voris’ residence was located nearly opposite Balance’s (on the site of the new baseball stadium).³⁵ Other prominent residences present in the area were those of M. B. Laughlin and V. Jobst. A growing population of German immigrants also was present, as is indicated by the presence of German Methodist Episcopal and Baptist churches within two blocks of one another. Industry became a strong presence in the neighborhood as one moved closer to the river. V. Jobst’s Builder and Lumber Yard was located on Washington, and Voris and Company’s Foundry and Machine Shop was at the corner of Washington and Chestnut. Around the corner of Voris and Company were two other factories: the Hicks and Company Sash, Door, and Blind Factory and Lincoln’s Furniture Factory. Farther west, the Toledo, Peoria, and Warsaw Railroad had its machine shops and a round house on the block lying between Water and Grove Streets, south of Persimmon Street. The Peoria Gas Company’s works were located diagonally across Grove Street from the round house. The mixed character of the neighborhood during this period is indicative of the classic “walking city” of the middle nineteenth century, where there was no sharp distinction between residential, retail, and industrial buildings. The neighborhood clearly was undergoing a transition, however, with the increasing development of an industrial/warehouse district close to the river and a retail district along Adams Street.³⁶

The concentration of railroad lines and related facilities along Water and Grove Streets was due in part to the fact that a railroad bridge crossed the Illinois River at the head of Walnut Street. Several rail lines utilized this bridge, including the previously mentioned Toledo, Peoria, and Warsaw Railroad. The railroads also

³³ Drown, *The Peoria Directory for 1844*.

³⁴ Peoria County, Deed Record, Q:305.

³⁵ The remnants of this house site were destroyed during the construction of the stadium.

³⁶ Daniel Allen, *Allen’s New Map of the City and Vicinity of Peoria, State of Illinois* (Philadelphia: Smith and Stroup, 1869), 17.

were aligned along Water and Grove Streets in order to service many industrial concerns in the area. South of the steamboat landing, the riverfront was lined with large grain elevators, pork-packing houses, and distilleries (businesses all drawing upon the rich agricultural hinterland surrounding Peoria). Numerous small factories also were located in this area. A wagon bridge crossed the river one block north of the one use by the railroads. The wagon bridge was centered on Bridge Street, which terminated at the intersection of Franklin and Adams Street. The river crossing no doubt proved a vital stimulus to the growing south-central commercial district, since traffic entering and leaving the city via the bridge naturally was funneled through the neighborhood.³⁷

Some idea of the general trend of development in the area during the middle-to-late nineteenth century can be ascertained by following what occurred on and adjacent to Block 40 of Balance's Addition (the site of the Prenger-Walbach Building). The 1867 bird's eye view of Peoria documents what appears to be a predominately residential area. Fronting Walnut Street, between Adams and Washington Streets, in this early view is a large church that was then occupied by the Cavalry Mission congregation. The Home Flour Mills is illustrated one block north of the church, at the southeast corner of Sanford Street and First Avenue (a site now covered by present-day Jefferson Street). South Adams Street is fronted by both one and two-story structures, many of which appear to represent dwellings.³⁸ The 1872 bird's eye view indicates a similar streetscape.³⁹

The 1878 Sanborn fire insurance map of Peoria shows Block 40 and those adjacent to it as being quite busy and crowded by this time. The area, which was predominately residential only one decade earlier, was becoming increasingly commercialized. The buildings on Block 40 facing South Adams Street were all commercial by this date. One commercial structure depicted at 521-23 South Adams Street on the Sanborn map actually appears to represent a traditional I-house that later was converted into a grocery. Moving away from Adams Street, the neighborhood became more domestic in character, with detached houses lining First Avenue and Walnut and Monson Streets. Even so, a number of businesses were interspersed among these homes. On the rear side of Block 40, for instance, there was a large sausage factory that was connected to a meat shop facing Adams Street (owned by Simon Grein, a German butcher and merchant). Located across the alley from the sausage plant was a mustard factory—another business often identified with Germans. Located at the head of Walnut Street, on Block 52 of

³⁷ The railroad and wagon bridges were positioned at the point where the Illinois River begins to widen to form Peoria Lake. Had the river not been so broad in front of the steamboat landing and central business district, the bridges might very well have been built in that vicinity, as opposed to farther south.

³⁸ Albert Ruger, *Bird's Eye View of Peoria, Illinois* (Chicago: Chicago Lithographic Company, 1867).

³⁹ Stoner.

Sanford and Monson's Addition, was the "Home Flour Mills." Owned by Horace Clark and Company, the flour mill complex occupied fully one-half a block, was steam-powered, and featured a mill building, a warehouse, cooper shop, corn and hay storage sheds, and coal shed.⁴⁰

The 1891 Sanborn fire insurance map indicates an urban landscape that had matured significantly since 1878. Several new, more substantial, brick commercial structures had been constructed within the 500 block of South Adams Street, replacing the smaller, frame buildings that preceded them. New brick commercial structures indicated on the 1891 Sanborn map included the Welte Block Building (521-523 South Adams) and the Chapman Block (529-533 South Adams).⁴¹ By this date, Jacob Georg's large "Boarding and Livery" stable had been constructed in Block 52 across the alley from the Home Mills.⁴²

Between 1891 and 1902, the 500 block of South Adams was completely infilled with adjoining commercial structures, all of brick construction. New businesses that appeared during this period, as indicated by the 1902 Sanborn map, include Jacob's Variety Theater and a nearby bottling works. A "Cigar Factory" operated from the Chapman Block building at this date.⁴³ The 1927 Sanborn fire insurance map illustrates a mature urban landscape completely built-up with commercial structures. One important addition to the neighborhood since 1902 was the Arion Hotel on First Avenue; this large brick building extended the full depth of Block 37 of Monson and Sanford's Addition. A smaller hostelry, named the Cottage Hotel, abutted the Arion and also had been constructed at some point between 1902 and 1927. Another change illustrated by the 1927 Sanborn map is the extension of Walnut Street through to First Avenue (resulting in the demolition of the Home Mills).⁴⁴

By the early twentieth century, the south-central commercial district had attained its historic character with industrial buildings and warehouses (such as the Wilson Grocery Company and Klingman Implement Company warehouses) located along Water and Washington Streets. Commercial and/or retail establishments, automobile showrooms (such as the W. A. Woods Automobile dealership), light

⁴⁰ Sanborn Map Company, *Fire Insurance Maps of Peoria, Illinois* (New York: author, 1878), 10.

⁴¹ These buildings were photographed and partially documented as part of the cultural resources assessment that preceded the IL HABS documentation of the Prenger-Walbach Building (see Floyd Mansberger and Christina Lowry, "A Cultural and Historical Resources Study for the Proposed Site of the Hamilton/Water Street Parking Lot, Peoria, Illinois" [prepared by Fever River Research (Springfield, Illinois) for the City of Peoria, Illinois, 2001]).

⁴² Sanborn-Perris Map Company, *Fire Insurance Maps of Peoria, Illinois* (New York: author, 1891), 38.

⁴³ Sanborn Map Company, *Fire Insurance Maps of Peoria, Illinois* (New York: author, 1902), 47, 50.

⁴⁴ Sanborn Map Company, *Fire Insurance Maps of Peoria, Illinois* (New York: author, 1927), 10.

industry (such as Hupe's Carriage Works and the Brass Foundry and Heating Company) and a plethora of boarding houses and hotels were constructed along south Adams and Jefferson Streets.

By the 1930s, the neighborhood surrounding the 500 block of South Adams Street was referred to as the "Bowery." Taking its name from the original Bowery district in New York City—a locale Ogilvie notes as being "notorious as the location of cheap, vulgar, loud, and tawdry enterprises and amusements"⁴⁵—Peoria's Bowery boasted taverns, hotels, nightclubs, and was the site of illicit activities such as prostitution. Even with this unsavory reputation, however, the area remained a stable commercial district for decades to come.

3. Middle-Nineteenth-Century Commercial Architecture in Peoria:

The character of Peoria's commercial architecture changed dramatically in the years following the Civil War, in respect to form, massing, as well as style. The previous generation of commercial architecture in the city included a wide range of building types, a large percentage of which were of frame construction. One such example was the 1-1/2-story, frame vernacular Greek-Revival "bakery, grocery, and provision store" of George Schmidt, which was located on South Adams Street (see supplemental figure S8). Schmidt's store was quite modest in size and, although built right on the public sidewalk, did not fill its lot to same extent later commercial buildings would do. Nor did it abut any adjacent structures. Its storefront was comprised of a wide customer entrance and three large, but otherwise traditional, windows with double-hung sash with six-over-six lights. Interestingly, the owner's residence—a small front-gabled, frame cottage—was located adjacent to his place of business.⁴⁶

George Schmidt was one of a number of German immigrants who established businesses along South Adams Street during the middle nineteenth century. Two others were the Lammers brothers, who emigrated from Germany in the early 1850s. Charles Lammers built a grocery and provision store at the corner of Adams Street and the Plank Road. Like Schmidt's store, Lammers' building was front-gabled and frame, but rose a full two stories in height and also featured a more "modern" storefront design with large display windows flanking a central, recessed customer entrance. The Lammers family possibly resided on the upper floor, or perhaps rented this space out to another party.⁴⁷ Henry Lammers also had a grocery and provision store, which was located nearly opposite his brother's

⁴⁵ George W. Ogilvie, *Webster's Twentieth Century Dictionary of the English Language* (New York: Publisher's Guild).

⁴⁶ A. T. Andreas, *Atlas Map of Peoria County, Illinois* (Chicago: author, 1873), 59.

⁴⁷ *Ibid*, 40.

at the corner of Adams and Pine Streets. Henry's business occupied one end of a large, three-story, side-gabled, brick commercial building that had stepped-gable end walls and modest Greek-Revival overtones (including brick pilasters on the public façade facing Adams Street). Another business appears to have occupied the remaining space on the first floor of this large structure.⁴⁸

Despite differences in respect to size, form, and materials, the commercial buildings in which George Schmidt and the Lammers brothers' respective businesses were located shared a number of characteristics. To begin with, they were independent structurally from the buildings adjacent to them; they did not abut other buildings, nor did they have shared party walls. Although built right up to the public sidewalk—to project their wares before passing pedestrians—the buildings were relatively shallow and did not maximize upon their respective lot space. They also had gable roofs (both front and side). The upper floors of the buildings served as residential space, sometimes occupied by the business owner and his family.

The steady growth of Peoria's business sector during and after the Civil War spurred a number changes in the commercial architecture there. Some of these changes resulted from practical considerations. Brick, for instance, increasingly became the material of choice for commercial buildings; not only was it more fireproof than frame construction, it also created a more substantial and prestigious-looking building. New commercial buildings also tended to be more expansive—horizontally and vertically—than their predecessors, in order to maximize upon their lot space. With commercial real estate prices at a premium, and only increasing in value, there was little financial incentive to leave empty space between adjacent buildings or substantial yards at the rear of the lot. New buildings were butted into and built off of adjacent buildings, and, in time, Peoria's commercial district presented a solid line of storefronts from one block to the next. Indicative of their enhanced size and massing, many newer commercial buildings were referred to as "blocks," even though they still only occupied one or perhaps two city lots. Two such examples were the Welte Block and Chapman Block, built in the 1880s at 521-523 and 529-533 South Adams. Another construction trend during this period was the elimination of gable roofs in favor of flat ones. Gable roofs not only posed a significant fire hazard (having a great deal of wood framing to burn and providing lots of attic space to fan a fire), they also presented certain maintenance challenges when butted against the walls of adjacent structures. The flat roof also was friendlier to the shopping public, since it shed rainwater to the rear of the building, whereas a side-gable roof directed it to the sidewalk and street.

Many of the commercial buildings constructed in Peoria during the 1860s and 1870s were influenced stylistically by Italianate architecture. As with the

⁴⁸ Ibid, 59.

contemporary Gothic Revival style, Italianate architecture began in England as part of Picturesque movement, which was a reaction against the classical ideals in art and architecture that had been fashionable over the previous two centuries. The style drew its inspiration from the townhouses and rural villas of Italy. The Italianate style first made its appearance in the Eastern United States during the 1830s and was popularized during the 1840s and 1850s, in large measure through the pattern books of Andrew Jackson Downing. By the 1860s, it had largely supplanted Greek Revival as the preeminent residential architectural style in the United States. It remained popular through ca. 1880.⁴⁹ As with other styles brought over from Europe, Italianate architecture was adapted to suit the tastes of the American public, and the buildings that were produced often bore only the slightest resemblance to their Italian prototypes. Common characteristics shared by most Italianate house—regardless of form—include low pitched roofs with wide overhanging eaves supported by decorative brackets, and window and door openings that are tall, often arched, and usually have elaborate hoods.⁵⁰ Peoria had its fare share of fashionable Italianate houses, a number of which were illustrated in an 1873 county atlas. The images of four such residences have been attached in the supplemental section of the report (see attached supplemental figures S6 and S7).

In commercial architecture, Italianate detailing was utilized most prominently on the *public* façades (i.e. those facing the street) of buildings. Elaborate bracketed cornices were particularly popular, as were round or segmental-arched window and/or door openings. Decorative hoods were often installed over the door and window openings, and oftentimes, were identical to those on adjacent buildings. Representative examples of Italianate commercial buildings located in Peoria during the early 1870s are attached in the supplemental section as figures S10 through S14.

Another aspect of commercial architecture during this period was the creation of more open first-floor storefronts whose interiors were increasingly visible from the street. This development was made possible both by advances in glassmaking technology, which allowed the production of increasingly larger panes of glass, as well as by the use of cast-iron columns and beams for the structural framework of the storefront. Cast-iron columns were used in Great Britain as early as the 1780s, but introduction in the United States was delayed for over fifty years by lack of foundries. By the 1840s, they were being used on commercial buildings in New Orleans, as well as in New England factories. Cast iron columns presented a

⁴⁹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 212-213.

⁵⁰ McAlester and McAlester, pp. 211-229; John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945* (Nashville, Tennessee: American Association for State and Local History, 1977), 37.

number of advantages over wood columns in being fire and rot resistant and being capable of carrying heavier loads. Their use steadily increased over the next two decades.⁵¹ As Jackson notes, “In the nineteenth century, the demands for larger display windows coincided with advances in iron and steel, which greatly reduced the visibility of the structural system in the overall proportion of the storefront. This was a healthy relationship of merchandising and architecture....”⁵² In contrast, earlier storefronts often were characterized by multi-paned windows and doors that were intersected by relatively wide, frame or masonry piers. The goal of these earlier storefronts were the same as those of their successors—to maximize upon the visibility of the merchandise offered within to the consumer—but they lacked the technology necessary to truly open their space. Cast iron sills and columns allowed the storefront to be exposed more fully.

More open storefronts not only increased the amount of natural light into the interior (an important point in the commercial district where buildings shared common walls, and hence allowed no side windows), they also maximized upon the available window display space facing the public sidewalk and street. The importance of window display space during this era cannot be understated. Jackson observes that, “In an era before mass advertising, store windows were one of the most important public mechanisms to promote new materials and products.” As such, “Any architectural devise that allowed a merchant to increase display space was a product that would, and did, find a welcome audience.”⁵³ This demand created a niche market for companies specializing in the fabrication and installation of cast-iron storefronts. Perhaps the most prolific of these companies was Mesker Brothers, of Evansville, Indiana.

Although many of Peoria’s commercial buildings had businesses on their upper floors, this space often was utilized as residential space. Peoria was still very much a walking city in the middle-to-late nineteenth century, and there was a real demand for housing in the central business district. Early in the city’s history, there was a significant number of residences in the business district, but these homes steadily were eliminated to make way for new commercial and industrial development. Unable to compete with commercial development at the street level, residential space in the business district was elevated in a real sense. Some individuals found accommodations in the city’s numerous hotels and boarding houses. Many others rented apartments or single rooms located above ground-floor storefronts. This two-part division of space and function—stores on the first

⁵¹ John Maston Fitch, *American Building: The Forces That Shape It* (Boston: Houghton Mifflin Company, 1948), 63.

⁵² Mike Jackson, *Storefronts on Main Street: An Architectural History*, Illinois Preservation Series, no. 19 (Springfield, Illinois: Illinois Historic Preservation Agency, 1998), 3.

⁵³ *Ibid.*

floor and apartments above—was a distinguishing feature of many of Peoria’s commercial buildings, the Prenger-Walbach Building being but one example.

4. Site-Specific History:

The Prenger-Walbach Building was located on Lot 11, Block 40 of Balance’s Addition to Peoria. Even though Balance did not sell the portion of Lot 11 on which the building is located until 1863, archaeological evidence indicates the lot was developed during his period of ownership—perhaps as early as the late 1840s. On March 6, 1863 Charles Balance sold part of Lots 10 and 11 to James McFarland for \$1,200.⁵⁴ This sale price is high enough to suggest that the lot was improved to some extent—an impression that is corroborated by an 1867 bird’s eye view of Peoria, which illustrates three single-story buildings at this location, all facing Adams Street.⁵⁵ In July 1863, McFarland signed a trust deed with Leslie Robison on the property in question, for \$1, as collateral on a promissory note he had signed.⁵⁶ McFarland retained ownership of the property until December 12, 1866, when he sold the tract to John L. Hamilton for \$4,000.⁵⁷

On January 8, 1869 Leslie Robinson sold the southern half of the land he had purchased from Hamilton to Fritz Prenger for \$2,350. Located on Lot 11, this parcel had 31-½’ of frontage along Adams Street.⁵⁸ Fritz (short for Frederick) Prenger was born in 1833 in the German state of Prussia. He immigrated to the United States in 1857 and, after a brief stay in Detroit, Michigan, came to Peoria in 1858. In 1860 he was living in Peoria’s Second Ward with the family of Gottfried Herweg, a Prussian carpenter. Prenger was unmarried at the time and was earning a living as a painter. Although he had no real estate of his own, he did report owning personal property value at \$250. Three years later he married Mary Lucas, with whom he eventually would have eight children.⁵⁹ By 1870,

⁵⁴ Peoria County, Deed Record, LB:275.

⁵⁵ Ruger.

⁵⁶ Peoria County, Deed Record, 14:532.

⁵⁷ In 1870, McFarland was reported as a resident of the Second Ward in Peoria. He was age 72 at that time and was retired. He owned \$2,000 worth of real estate and \$500 worth of personal property (U. South Bureau of the Census, Ninth Census [1870], Schedule 1: Population, City of Peoria, 297b).

⁵⁸ Peoria County, Deed Record, HC:172. The deed describes boundaries of the tract purchased by Prenger as follows: “Part of block number forty (40) in Balance’s Addition to the City of Peoria, being thirty one and one half (31 ½) front on Adams Street and extending the same breadth at right angles with Adams Street to the line between the NW ¼ and the SW ¼ Sec. 9, T. 28 N., R. 8 E., 4th P. M. and commencing at a point on the upper side of Adams Street fifty six and one half (56 ½) feet southwesterly from a mulberry post set at the intersection of Adams Street with said ¼ section; the party of the first part [Leslie and Julia Robinson] meaning and intending to convey one half of the front on Adams Street, and no more, of the ground they now own in said block....”

⁵⁹ Johnson, 684; U. South Bureau of the Census, Eighth Census [1870], Schedule 1: Population, City of Peoria, 137.

Prenger was living Peoria's Fourth Ward with his wife and daughter. Interestingly, the census reports Fritz as owning only \$500 in real estate and no personal property, despite his purchase of half of Lot 11 the year before. Employed as a boot and shoemaker in 1870, Prenger eventually returned to his former career as a painter. An 1880 biography notes that he had been in the "business of painting for last thirty years, and is enabled by his extensive experience to turn out the best of work."⁶⁰ An 1883 city directory indicates that he shifted into the wallpapering business.⁶¹

On June 15, 1871, Leslie Robison sold the northern 31-½' of Lot 11 to Henry Walbach for \$2,000.⁶² Apparently lacking the cash on hand to purchase the north half of Lot 11 outright, Walbach mortgaged his half of Lot 11 to Robison for \$1,900 the same day he purchased it.⁶³ Like Fritz Prenger, Henry Walbach was a native of Prussia, and he too was employed as a shoemaker in 1870. That year, Henry, his wife, and seven children were living in Peoria's Fifth Ward. The 1870 census reports no real or personal property assessments for the family.⁶⁴ Over the next decade, Henry Walbach was engaged in a variety of occupations. The 1870-1871 Peoria city directory reports him as running a grocery near Washington and Harrison. The following directory (1871-1872), however, lists him as a "manufacturer of gentleman's boots and ladies and misses' shoes and gaiters," with a shop on 101 Main Street. He was making boots at this same location in 1872-1873. In 1873-1875 Walbach was running an "eating house" on Fulton Street.⁶⁵ The 1876 directory reports him as having a "restaurant" at 107 North Washington.⁶⁶ Walbach made a dramatic career switch in 1877, when he began working as a teamster (or expressman) for the City Express—an occupation he continued with for the next four or five years he remained in Peoria.⁶⁷

⁶⁰ Johnson, 684; Bureau of the Census (1870), 381b.

⁶¹ David B. Gould, *Gould's Peoria Directory* (Peoria: author, 1883), 389.

⁶² Peoria County, Deed Record, RC:634.

⁶³ Peoria County, Mortgage Record, 25:165.

⁶⁴ Bureau of the Census (1870), 405.

⁶⁵ O. E. Root, *Root's Peoria City Directory for 1870-'71* (Peoria: author, 1870), 179; O. E. Root, *Root's Peoria City Directory for 1871-'72* (Peoria: author, 1871), 201; O. E. Root, *Root's Peoria City Directory for 1872-'73* (Peoria: author, 1872), 193; O. E. Root, *Root's Peoria City Directory for 1873-'74* (Peoria: author, 1873), 206; O. E. Root, *Root's Peoria City Directory for 1875* (Peoria: author, 1875), 221.

⁶⁶ Richard Edwards, 373.

⁶⁷ O. E. Root, *Root's Peoria City Directory* (Peoria: author, 1877), 256; Ebert and Clark, *Hawley's City and County Directory of Peoria County* (Hannibal, Missouri: author, 1877), 256; O. E. Root, *Root's Peoria City Directory* (Peoria: author, 1879), 302; David B. Gould, *Gould's City Directory for 1880-1* (Peoria: author, 1880), 283; U. South Bureau of the Census, Tenth Census (1880), Schedule 1: Population, City of Peoria, E.D. 204:34.

During the middle 1870s, Henry Walbach made a number of real estate transactions involving northern 31-½' of Lot 11. The first these occurred on May 14, 1874, when he sold the property to Joseph Laminers of Peru, Illinois for \$2,000.⁶⁸ A mere three months later, however, he repurchased the parcel for \$2,200. Walbach also took out a mortgage with Meint F. Meints for \$3,500 on April 27, 1875.⁶⁹ We suspect that these transactions were related to financing the construction of a building on Lot 11. Additional evidence also suggests that something was happening on the lot during this period. The 1872 bird's eye view of Peoria illustrates three, single-story, front-gabled buildings on the site of the Prenger-Walbach Building. The buildings are all depicted as having three-bay facades (consisting of a central door flanked to either side by windows) and having front-gabled roofs with raised false fronts facing Adams Street. This depiction is largely the same as that shown on the 1867 bird's eye view. One important change, however, is the presence of a new two-story building at 517-519 South Adams, which was erected at some point between the publications of the two bird's eye views. This building is identified by its distinctive cornice, which featured an arched central "gable."⁷⁰ The 1877 bird's eye view of Peoria provides a decidedly different depiction of Lot 11. In contrast to the earlier bird's eyes, the 1877 view has a perspective looking upriver from a point on the south end of the city. As a result, it doesn't show Lot 11 in great detail; even so, the bird's eye is sufficiently detailed to see the northern end of Block 40 as being occupied by a solid block of adjoining, multi-story buildings with flat roofs, rather than a series of one-story, frame structures (as shown in the 1872 view).⁷¹ Equally important, the 1876 Peoria city directory lists a Dr. Hero Kruse as having an office and his place of residence at 511 South Adams Street, which is the earliest listing we know of for this address.⁷²

Based on this evidence, we suspect that the Prenger-Walbach Building was erected ca. 1875, as a joint venture by Fritz-Prenger and Henry Walbach. The building was butted into the adjoining structure at 517-519 South Adams and emulated the latter's height, cornice, and window hoods. Neither Prenger nor Walbach is known to have ever occupied space in their building,⁷³ which suggests that they erected it primarily as an investment property. This was not uncommon

⁶⁸ Peoria County, Deed Record, YC:469, KD:108.

⁶⁹ Peoria County, Mortgage Record, 25:241.

⁷⁰ Stoner.

⁷¹ Sicca Soya Paint Company.

⁷² Richard Edwards, 99, 159, 283.

⁷³ In 1880, Prenger was living at 1222 South Adams, while Walbach's place of residence was 318 Madison Street (Johnson, 684; Bureau of the Census, [1880], E.D.204:34).

during this period. Commercial real estate was a hot commodity in Peoria, and there were even non-residents who invested in it. One such person was Richard Howarth, a successful farmer in rural Kickapoo Township, who owned several commercial buildings in Peoria.⁷⁴ The exact relationship between Prenger and Walbach is not known, though the fact that both men were Prussian and were employed as shoemakers during the early 1870s certainly indicates a shared background. However, we do not know if they were business partners, worked together, or had a familial connection to one another. It does seem odd that two men of relatively modest occupations—Prenger a painter and one-time boot and shoemaker, and Walbach a shoemaker, restaurateur, and later an expressman—were able to finance the construction of a substantial commercial building that neither intended to occupy themselves. An 1880 biography of Prenger, for instance, indicates that he owned “property in city to the amount of \$1,000.”⁷⁵ While not insignificant, this figure perhaps reflects only the value of Prenger’s residence, for his half of the Prenger-Walbach Building certainly was worth more than \$1,000. So far as Walbach is concerned, the fact that he owned several small businesses (a grocery, boot store, and eating house/restaurant) in the 1870s would seem to indicate that he enjoyed some financial success during this period, or at least aspired to such. In the same respect, however, the short-term character of Walbach’s business pursuits during the 1870s (concluding with taking a job as teamster) raises doubts as to how successive those endeavors really were.

As mentioned above, the 1876 Peoria city directory reports Dr. Hero Kruse as having his office and place of residence at 511 South Adams Street (the address for the northern half of the Prenger-Walbach Building). Kruse was German and operated a drug store out of the first floor of the building. The 1876 directory carried a standard “business card” advertisement for Kruse (reference supplemental materials S-19), and, in a separate section, also provided a description of his background and place of business, which is quoted in full below:

DR. H. KRUSE’S Prescription Drug Store

This spacious and elegant establishment is located at 511 South Adams street, head of Bridge street, and presided over by Dr. H. Kruse, who is well known to Peorians and the public generally as a gentleman of many years experience in this delicate branch of business. The Doctor is a graduate of the Medical University of Heidleberg, Germany, has practiced as a physician for many years in Peoria, and is thus fully qualified to put up prescriptions of all kinds. About

⁷⁴ Biographical Publishing Company, *Portrait Biographical Album of Peoria County, Illinois* (Chicago: author, 1890), 764; Christopher Stratton and Amy Easton, “Historic Structure Report: Howarth House and Barn, Wildlife Prairie State Park, Peoria County, Illinois (report prepared by Fever River Research [Springfield, Illinois] for Basalay, Cary, and Alstadt Architects, LTD. (Ottawa, Illinois) and the Illinois Department of Natural Resources, 2002), 39.

⁷⁵ Johnson, 684.

four years ago the Doctor went into the drug business and has been doing finely, his store is one of the most elegant in the city, and his stock is large and well selected, embracing everything known in the drug trade. During his long and constant attention to this intricate branch of business, he has made some very valuable discoveries in the mysteries of pharmacy, thus enabling him to bring relief and make whole the human creatures whose lives are made wretched by disease. Among those wonderful remedies is Dr. Kruse's Malaria Antidote for fever and ague, which of late has been gaining a wide and lasting reputation, and the Doctor's sales are increasing rapidly; he also keeps a large stock of imported roots and herbs constantly on hand.⁷⁶

The fact that the directory describes Kruse's store as being both "spacious and elegant" and "one of the most elegant in the city" provides some indication of the high-status character of the Prenger-Walbach Building at the time of its construction. Prior to occupying 511 South Adams Street, Kruse had had his drug store on First Street near State (1872-1873) and at 519 South Adams (1875).⁷⁷

The 1877 city directory indicates that Jacob Gumbinger had a clothing store at 513 South Adams Street (the south half of the Prenger-Walbach Building) and was residing at the same location.⁷⁸ Two years later, Siebert and Sons—"booksellers, newsdealers, stationers, and dealers in fancy goods, toys, candies, cigars, tobacco, notions, etc."—had occupied this space. Jacob Seibert lived upstairs with his family, as did Joseph Fine. The storefront in the north half of the building (511 South Adams) continued to be occupied by Hero Kruse's drug store.⁷⁹

The 1880 census reports Hero Kruse and his family living at 511 South Adams Street, along with three other families at that address. Kruse's occupation was listed as "D[octo]r." He and his wife Anna both were of German birth, while their son Hero, Jr. (age 10) had been born in Illinois. The three other families reported at 511 that year were those of Jeremiah McCormick (spelled "Juria McCormick" in census), a laborer from Holland, Christian Stalter (spelled "Cristam Staller"), a German peddler, and L. Lidwinosky, a German dry goods merchant.⁸⁰ It is of interest that the city directory for 1880-1881 reports both Stalter and McCormick as residing on Prairie Street near First.⁸¹ Prairie Street was the alley running

⁷⁶ Richard Edwards, 159.

⁷⁷ Root (1872), 124; Root (1875), 136.

⁷⁸ Root (1877), 126, 161.

⁷⁹ Root (1879), 196, 270.

⁸⁰ Bureau of the Census (1880), E.D. 203:15.

⁸¹ Gould (1880), 181, 168.

behind the Prenger-Walbach Building, and First Street was just a half-block away. If the census and city directory are referring to the same place of residence, it would seem to suggest that the apartment(s) occupied by Stalter and McCormick were accessed from the rear of the Prenger-Walbach Building rather than from Adams Street as Kruse's apparently was. In the south half of the building, Jacob Seibert still was residing in 513 South Adams, above his stationary store. Born in Germany, Seibert (age 42) had a wife named Mary (age 35), and three children: Joseph (age 19), who was employed as a clerk in the store, Kayet (age 14), and Etta (age 8). Also residing with the Seiberts were George Miller, a plumber, and [?] Binford, a clerk.⁸²

In December 1881, Henry Walbach sold his half of the building to Moses and Charles Gumbiner for \$8,500. Walbach and his wife had relocated to Peru, in La Salle County, by the time of this sale.⁸³ Moses Gumbiner was a dry goods merchant and native of Switzerland. In 1870, he was 26-years old and was residing in Peoria's Second Ward with his wife Rachel (age 23) and the elderly Esther Conagiska, who possibly was his mother-in-law. Both his wife and Conagiska also had been born in Switzerland. Although Moses Gumbiner owned no real estate in 1870 he did report a personal estate valued at \$1,800.⁸⁴ His precise relationship to the Jacob Gumbiner reported at 513 South Adams Street in 1877 is not known. He did not reside or keep a place of business at 511 South Adams after his purchase of it. An 1883 Peoria city directory reports him as residing at 610 South Adams Street, one block south, and places his dry goods and clothing store at located 505 South Main Street.⁸⁵ Even so, Gumbiner's long ownership of 511 South Adams Street resulted in the premises at 511 South Adams being referred to—informally at least—as the “Moses Gumbiner property,” while Henry Walbach's early, but short-term, ownership was ignored.⁸⁶

The 1888 bird's eye view of Peoria illustrates the Prenger-Walbach Building and provides a clear, though generalized view of the building's façade. The bird's eye depicts the building as being part of a row of adjoining, multi-story, flat-roofed buildings facing Adams Street. All but the southern end of Block 40 was contiguous building blocks by this date.⁸⁷

⁸² Bureau of the Census (1880), E.D. 203:15.

⁸³ Peoria County, Deed Record, ME:169.

⁸⁴ Bureau of the Census (1870), 298b.

⁸⁵ Gould (1883), 230.

⁸⁶ Peoria County, Deed Record, 410:230-231.

⁸⁷ Pauli, C. J. and Company, *Bird's Eye View of Peoria, Illinois* (Milwaukee, Wisconsin: author, 1888).

By 1900, the first floor of 511 South Adams Street was occupied by Linnemann and Kneer's saloon. This business also advertised itself as "dealers in wines and liquors." John Linnemann, one of the owners, was renting an apartment on the upper floor. He was a 44-year-old saloon-keeper, born in Illinois, but of German parentage. Two other renters also were residing on the upper floor of the building. One of these was Frank Williams, a 39-year-old Wisconsin native who was employed as a barkeeper, while the other was John Moleen, a 36 year-old bar porter.⁸⁸ Williams and Moleen likely worked in the tavern on the first floor. The presence of a tavern here at this date serves an early indication of the changing character of the neighborhood during the first decades of the twentieth century—a transition associated with (if not generated by) the development of large hotels in the area.

The first floor of 513 South Adams was occupied by Albert B. Tobler's tailor shop in 1900. Tobler first occupied the building around 1897 and remained there for many years afterward. He did not reside above his place of business, having a residence on 507 Fourth Street. He had been born in Illinois in 1860 and had parents of German birth, who were residing with him.⁸⁹

The upper floor of 513 South Adams was occupied by a single family in 1900, that of the recently widowed Lucy Harshbarger. Lucy's husband, Jacob, had died at some point over the previous year. She had three adult children living with her: two sons, named Eugene (age 24) and Harvey (age 22), who were employed as a conductor and a lightman for the railroad; and a daughter named Ruth (age 18) who was working as a candy wrapper.⁹⁰

In 1920, Albert Tobler purchased the south half of Lot 11 from the Prenger family for the nominal sum of \$1, finally acquiring the space he had rented for over two decades.⁹¹ The 1920 census does not include a listing for 511-515 South Adams Street. This suggests that none of the upper floor apartments in the building were occupied at this time. The city directory published the following year indicates that the Peoria Army and Navy Clothing Store occupied first floor of 511 South Adams Street; no one was reported living on the upper floor. Next door, Albert Tobler still had his tailor shop in 513 South Adams, but the directory notes that Tobler also had started selling jewelry. Frank Rotter was renting the apartment

⁸⁸ Bureau of the Census, Twelfth Census (1900), Schedule 1: Population, City of Peoria, E.D. 96:1A.

⁸⁹ Ibid, E.D. 101:11.

⁹⁰ Ibid, E.D. 96:1A; J. W. Frank and Sons, *Frank's Peoria City Directory for the Year Ending June 1900* (Peoria: author, 1899), 728.

⁹¹ Peoria County, Deed Record, 335:669.

above Tobler's store. The storefront at 515 South Adams was occupied by George D. Thomas' barbershop, while the apartment above it was rented by Lloyd A. Ross, the manager of the Columbia Theater.⁹²

In 1929-1930, the first floor of 511 South Adams Street was occupied by the National Chain Stores Company, a dealer in general merchandise. Next door was the Tobler Jewelry Company at 513 South Adams. Albert Tobler apparently had shifted his business emphasis to jewelry, although his personal listing in the city directory still reports his occupation as "tailor." Tony L. Gonas was running a barbershop in the adjoining storefront at 515 South Adams. No one was reported as living above 511. The upper floor of 513 is listed specifically as "vacant" in the directory.⁹³

By the middle 1930s, Kaiser's Buffet Liquor was renting the first floor of 511 South Adams. This liquor store was pictured in a 1936 Works Progress Administration (WPA) photograph that is entitled the "Heart of the Bowery" (see supplemental figure S23). The Tobler Jewelry store continued to occupy 513 South Adams, and Tony Gonas maintained his barbershop out of 515.⁹⁴ Gonas subsequently partnered with his brother George and renamed the shop the "Model Barber Shop." The barbershop continued to operate at that location through 1960, as did the Tobler Jewelry shop in the adjoining storefront. By 1970, 513 South Adams was occupied by the Peoria Copper Works.⁹⁵

Later in the 1970s, the two storefronts at 513-515 South Adams were joined and converted into a transient hotel. Although the hotel perhaps began its history as a cheap rooming house for transients, its clientele eventually consisted predominately of local prostitutes and their "johns." The illicit activities at the hotel may explain why 513-515 South Adams began to be listed as "vacant" in the city directories after ca. 1970. The address was in fact occupied, but its front doors had been closed off, and the rear (or alley) door was now used as the public entrance to the business.

Kasier's Buffet Liquors vacated 511 South Adams at some point between 1940 and 1950. The commercial space there was subsequently occupied in succession

⁹² Leshnick Directory Company, *Peoria City Directory* (Peoria: author, 1921), 305, 918, 920.

⁹³ Leshnick Directory Company, *Polk's Peoria, Illinois City Directory* (Peoria: author, 1929), 820.

⁹⁴ Oakford, A. W., "Heart of 'the Bowery'—Upper Side of 500 Block South Adams," *Historic Views of Peoria, Oakford Collection*, 17:1150, Peoria Public library, Peoria, Illinois; R. L. Polk and Company, *Polk's Peoria City Directory* (Peoria: author, 1940), 651.

⁹⁵ R. L. Polk and Company, *Polk's Peoria City Directory* (Peoria: author, 1950), 771; R. L. Polk and Company, *Polk's Peoria City Directory* (St. Louis: author, 1960), 16; R. L. Polk and Company, *Polk's Peoria City Directory* (Detroit: author, 1970), 15.

by the Fred Romaine Restaurant (1950), South Harris Distributing Wholesale Men's Clothing (1960), Lettering Shop Embroidering (1970), and the Two Door Tap Tavern (later renamed the "Tu-Dor Tap") (1980-2000). In 1980, the owner of the bar, Margie Burwell, was residing in the second floor apartment.⁹⁶

Part II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Prenger-Walbach Building was a large two-story, flat-roofed, brick Italianate commercial building erected in ca. 1875. The first floor of the building was used as commercial space, while the upper floor was divided into apartments. Longstreth⁹⁷ defines this building type as a Two-Part Commercial Block, in recognition of its two distinct zones and uses. Italianate features on the Prenger-Walbach Building included an elaborate bracketed cornice and round-arch window openings with corbelled hoods on the upper floors. Typical of commercial structures of its era, the Italianate detailing was reserved for the public façades, while the less exposed elevations were given minimal decoration. An important component to the building was its storefront, which featured large plate-glass display windows divided by structural cast-iron columns. Another distinctive feature of the building was its distinctive wedge, or "flatiron," footprint, created by its location at the juncture of two streets running at an acute angle to one another. Stylistically, the public façade of the Prenger-Walbach Building matched that of the building abutting it on the south (which was slightly older). Together, these two buildings presented an imposing and architecturally harmonious line of storefronts to the passing consumer.
2. Condition of Fabric: On the whole, the Prenger-Walbach Building retained fairly good integrity, particularly in respect to the Italianate detailing on the upper story of its formal facade. The interior also had good integrity, but the first floor commercial space had experienced more remodeling than the upper-story apartments. Even so, the first floor retained considerable detailing from the early twentieth century and its original floor plan was interpretable. None of the exterior doors appeared to be original.

B. Description of Exterior:

⁹⁶ Polk, (1950), 771; Polk, (1960), 16; Polk, (1970), 15; R. L. Polk and Company, *Polk's Peoria City Directory* (Detroit: author, 1980), 11; R. L. Polk and Company, *Polk's Peoria City Directory* (Detroit: author, 1990), 7; R. L. Polk and Company, *Polk's Peoria City Directory* (Livonia, Michigan: author, 2000), 4.

⁹⁷ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, California: AltaMira Press, 2000), p. 24.

1. Overall Dimensions: Considered as a whole, the building had an irregular five-sided footprint measuring 62'-3" (north/south) by 44'-9" (east/west).⁹⁸ Taking the two halves of the building individually (with their common party wall divided equally between them), 513-515 South Adams measured 30'-9" (north/south) by 44'-9" (east/west) and 511 South Adams Street 31'-6" (north/south) by 44'-9" (east/west) at their widest points.
2. Foundations: The foundations beneath the building were constructed of soft-mud brick laid four courses wide. The width of the foundations were 1'-4" thick.
3. Walls: The exterior walls were constructed of soft-mud brick laid in three courses and measuring 13" thick. The walls were painted since at least the 1930s, and, for a time, the owners of building made a point of painting their respective halves different colors. By the 1930s, the north end of the building—the apex of the flatiron—was being used as billboard space. This wall was a good location for advertisers, since it was fully exposed by Prairie Street fronting it and was visible from both Adams and Franklin Streets. A 1936 photograph of the building shows a large, two-story, painted billboard on this wall for "Burlington Overalls" sold at South Harris's men's wear shop. There also was a sign for the Arion Hotel's "Talk of the Town Night Club," with an arrow directing prospective patrons down Prairie Street. The hotel was located directly behind the Prenger-Walbach Building.

The glass storefronts on the first floor of the building were separated from the brickwork above them by a belt course of frame trim. When the new storefronts were installed in the early twentieth century, the exterior face of the short section of wall between the storefront windows and ground level was covered with glazed ceramic tile. Based on the 1936 WPA photograph, slightly different types—or colors—of tile were used on each half of the building. The tile used on 513-515 South Adams was green glazed, measured 3"x3," and had a paste similar to that of fire brick.

4. Structural System, Framing: The exterior load-bearing walls and common party wall between the two halves of the building were constructed of brick laid three courses wide. The floor joists carrying the first and second floor rested in pockets within the walls. The first floor joists were 2"x12" white pine lumber that had been edged and planked with a circular saw and left unsurfaced (not planed). These joists were fairly large and set on close centers (12"), presumably to support the weight of the merchandise and customer traffic on the floor above them. The floor joists on the upper story were 2"x10," circular-sawn, unsurfaced, white pine

⁹⁸ The Prenger-Walbach Building was oriented northeast-by-southwest, with no side directly facing a cardinal direction. However, since Adams Street is treated as a north-south street for address purposes, we have chosen to use that thoroughfare as our guide in referencing the different sides of the building. Hence, the elevation that faced Adams Street is referred to as the east elevation, and the remaining elevations are designated accordingly.

and were placed 1'-4" on-center. The ceiling joists on the upper floor were 2"x6", circular-sawn, white pine and had 1'-4" centers. The original wall studs on the second floor were full-dimensional 2"x4" and the rafters were 2"x8"s; these members also were circular-sawn white pine and had 1'-4" centers. These framing materials are typical of an 1870s-era building in Illinois.

A series of square, cast-iron columns and beams carried the weight of the brickwork above the storefronts facing Adams Street. There also were two internal cast-iron columns running down the center of the first floor of 511 South Adams, which supported the upper-story floor joists; these were round and relatively simple in design. Similar internal columns were absent from the south half of the building, since there was an interior partition wall separating the two units.

5. Porches, Stoops, Balconies, Bulkheads: There were at least two, if not three, generations of upper-story balconies, or decks, that wrapped around the rear of the building. These decks were accessible from ground level and allowed access to the apartments on the upper floor of the building. There is no evidence of there being a lower deck (as in a two-story stacked porch) being present. In the case of 511 South Adams Street, there was an interior stairway between the first and second floors, but this likely saw minimal use by the residents on upper floor, since it necessitated walking through commercial space rented by another party. This stairway, while early (i.e. pre-1900), also might not be original to the building. There was no interior access between the first and second floors in 513-515 South Adams. All of the early Sanborn maps that illustrate the building (i.e. those published 1878, 1891, 1902, 1927) show a balcony on the rear of the building. The 1878 Sanborn map illustrates an upper-story balcony with a composition roof extending across the rear (or west) side of the entire building. An exterior stairway allowing access to the upper floor likely was present, but none is illustrated on this map. The 1891 Sanborn map also shows a two-story balcony extending across the west side of the building. Unlike the 1878 map, however, this map indicates that the roof over the balcony was covered with either slate or tin (with tin being the more likely of the two materials).⁹⁹ Another change illustrated on the 1891 map is an exterior stairway on the northern end of the building.¹⁰⁰ This stairway, while clearly leading to the second story, is not clearly attached to the rear balcony on the map; hence, it may have been associated with a landing independent of the rear balcony. The stairway may have been present in 1878 but failed to be illustrated. The 1902 Sanborn map illustrates the rear balcony configuration essentially the same as the 1891 map. However, it indicates

⁹⁹ Roofing materials on Sanborn maps designated by closed and open circles and with an X. The closed circle indicates that a building or structure has a composition roof, the open circle signifies tin or slate, and an X denotes wood shingles.

¹⁰⁰ A similar exterior stairway was present on the Advertiser Building, which is illustrated in supplemental figure S11.

that the roofs over the balcony were now covered with wood shingles. This map also depicts the flight of steps on the north end of the building as being independent of the rear balcony. The north stairway apparently had been removed by 1927, for it is not illustrated on the Sanborn map published that year. This map does show a new (or previously omitted) stairway extending off the south end of the rear balcony. It also indicates that section of balcony along 511 South Adams had a wood shingle roof, while that along 513-515 South Adams was either tin or slate (once again, tin being the more likely material). The difference in roof materials used on the balcony is indicative of the divided ownership of the building.

The reasons for the removal of the exterior stairway at the north end of the building between 1902 and 1927 are unclear, though a number of factors may have been at play. The rise of automobile traffic, for one, may have left the stairway dangerously exposed where it was, since it was positioned at the juncture of Adams and Prairie Street. The latter street undoubtedly saw increased traffic after the construction of the Arion Hotel, which occurred between 1902 and 1927. The new position for the stairway also would have provided greater privacy for the tenants residing on the upper floor, compared to the old location facing bustling Adams Street.

The last balcony constructed on the rear of the building dates from the late twentieth century. It was supported by vertical posts extending from grade level and was covered with a shed roof. This stands in contrast to the previous balcony, which was supported by large (approx. 4"x6") joists extending out from the brick wall (When no longer needed, the original joists were cut off flush with the building, leaving the section within the wall in place). The last balcony also extended across only two-thirds of the rear of the building. The stairway leading to it occupied approximately the same location as the one illustrated on the 1927 Sanborn map.

A brick bulkhead allowing access to the basement space below 515 South Adams was positioned along the rear of the building, at its southwest corner. The bulkhead was rather narrow (2'-4") and most recently accommodated a steep, ladder-like stairway with twelve steps. The bulkhead likely was covered with a hinged door originally. Whatever door formerly was present had been removed prior to the field investigation. Originally, there also was a second bulkhead allowing exterior access to the basement room beneath 513 South Adams. This bulkhead was filled-in and closed-off at some point, possibly during the early twentieth century.

6. Chimneys: The building originally had six brick chimneys, which were integrated into the load-bearing brick walls, as opposed to being independent shafts. Two of the chimneys were located along the east wall, two others were positioned along

the common wall between the two halves of the building (and shared by the rooms to either side of it), while the remaining two chimneys were incorporated within the east of wall of the building to which the Prenger-Walbach Building is abutted (i.e. 517-519 South Adams Street). These chimneys were used to vent wood/coal-burning stoves heating the interior of the building. After they ceased being used, the chimney stacks were removed below the roofline.

7. Openings:

- a. Doorways and Doors: Due to the reconfiguration of the storefront during the early twentieth century, we do not know the character of the original front doorways and doors. By the early twentieth century, there were four doorways: two entering 511 South Adams, and two others allowing access to numbers 513 and 515. These served as entrances for customers patronizing the businesses within. All of the doorways were recessed beyond the storefront, allowing display cases on either side. Eventually, one of the front entrances to 511 South Adams was removed, leaving only the angled doorway at the northeast corner of the building. The stoops associated with the three Adams Street entrances were decorated with 1"x1" Craftsman-influenced ceramic tiles set in concrete. These tiles likely were installed during the early twentieth century, as part of the storefront remodeling. The front doors to 513-515 South Adams were 3'-4"-wide sash doors, featuring a tall pane of glass with a solid panel below. Each was equipped with a mail slot near the base of the door. A replacement door had been installed on the front entrance to 511 South Adams.

The doorways on the rear of the building were less formal than those on the front, which is reflection of their non-public use. All of the original door openings had flush segmental-arched brick lintels and stone sills. Each commercial and residential unit in 513-515 South Adams had an exterior doorway on the west elevation of the building. The first floor of 511 South Adams had at least two (and possibly three?) rear entrances; the exact number was impossible to determine due to the earlier demolition of a crucial section of the rear wall (that was done to allow access to the bathroom/utility-room addition). The upper floor of 511 South Adams had three rear entrances originally, two of which were eventually abandoned after it shifted in use from multiple to single-family residential space.

There also was an exterior upper-story doorway on the north elevation of 511 South Adams Street. This entrance originally was accessible from the street level by means of a stairway that was removed at some point between 1902 and 1927. This doorway had the same dimensions as those on the rear of the building but had a round-arched corbelled brick lintel

matching those over the windows on the east and north elevations. After the stairway was removed, the doorway was converted into a window opening.

- b. Windows: We do not know anything specific about the character of the original storefront windows present on the first floor of the building. However, some idea of their character can be drawn from the Italianate buildings illustrated in the 1873 county atlas. These buildings generally featured large fixed sash extending nearly from ceiling to floor. Depending on the size and configuration, each sash could have from two to six panes of glass. In some instances, the sashes were arched to emulate the smaller arched window openings on the upper floor. The sashes would have had wood frames and been positioned between frame and/or cast-iron structural members (reference attached supplemental figures S10-S14). A cast-iron pilaster on the north end of the building was a remnant feature from the original storefront. The pilaster had a simple, but classically inspired design, featuring a plain capital and base and a recessed central panel. In contrast to the structural columns that would have been present on the main storefront, the pilaster was purely decorative in function and attached to the exterior surface of the wall.

The original storefronts on the Prenger-Walbach Building were replaced during the early twentieth-century (ca. 1920-1930) with ones featuring large single-light sash with lightweight metal frames fabricated out of rust-resistant brass and aluminum. The arrangement of the windows and doors, which allowed recessed doorways with display cases to either side, may very well have emulated the original storefronts. Retractable canvas awnings were installed above the windows. Metal hoods were attached to building to shelter the awnings when they were rolled up.

Although the replacement storefronts on the two halves of the buildings were very similar, they were not identical. Each half of the building was under separate ownership, and the storefronts installed reflected the specific tastes and purposes of those owners. Indeed, the storefronts may very well have been replaced at separate times. The one on 511 South Adams had a series of recessed solid panels positioned above the windows and a separate, continuous panel above those. These solid panels, which extended along the east elevation and wrapped around part of the north, were used for advertising purposes by the business at that location. The 1936 WPA photograph of the building, for instance, shows the upper panel facing Adams Street emblazoned with “KAISER’S CUT RATE WHISKY HOUSE” and the lower recessed panels painted with “DRAUGHT / B / E / E / [blank] / 5¢.” The approximately two-foot of wall space between the windows and ground level was decorated with ceramic tile.

Ceramic tile also was applied to the lower walls on the storefront of 513-515 South Adams, though it differed in color than that used on the north half of the building. The biggest difference between the storefronts was the presence of transom lights above the main storefront windows (as opposed to solid panels) in 513-515 South Adams. Rather than using standard window glass, prism-glass tiles were installed in the transoms. Manufactured by the Luxfer Prism Glass Company (Chicago) between 1897 and 1930, the prism glass would have diffused the sunlight into the interior of the store (an important function, since the transoms were positioned above the window awnings). Some of the tiles used on the 513-515 South Adams were decorated with an ornamental pattern that was designed by Frank Lloyd Wright in 1897, specifically for prism glass. These ornamental tiles were used to create a border, while plain tiles were used in the field in between.¹⁰¹ An example of the prism glass found on the storefront of the Prenger-Walbach Building can be found in the supplemental section (see supplemental figure S24).

It is possible that the remodeling of the storefront in 513-515 South Adams was associated with the Tobler family's shift from tailoring into the jewelry business ca. 1920. The large display cases would have been ideal for showcasing the store's merchandise. The improved natural lighting allowed by the prism glass also would have been beneficial to customers viewing jewelry on the store's interior.

The upper-story windows on the east and north sides of the building had full-arched openings that featured corbelled brick hoods punctuated by carved stone keystone engraved with a star. The sills were of stone and had two simple stone brackets (possibly emulating classical consoles) positioned beneath them. The windows measured 2'-6" x 6'-6" (frame-to-frame) and had four-over-four double-hung sash. The lights on upper sash were rounded, to reflect the arched openings in the brick. The windows on the rear (west) side of the building were less formal, having flat, segmental-arched openings and plain stone sills.

8. Roof:

- a. Shape, Covering, Material: The building had a low-sloped, nearly flat roof, which drained water off to the rear (or west) of the building. Sanborn maps indicate that the roof covering changed through times and was not always the same on the two halves of the building. In 1878, the north half of the building had a composition roof, while the south half was

¹⁰¹ Jackson, 10.

slate or (more likely) tin. In 1891, 1902, and 1927, both halves had slate or tin roofs, with tin once again being the more likely of the two covering. We were not able to gain access to the roof during the field investigation. The final covering may have been tar.

- b. Cornice, Eaves: The building had an elaborate cornice of frame construction, which extended along its two most *public* faces: the east and north walls, which both faced out onto Adams Street. The cornice featured a wide frieze board punctuated at regular intervals by sawn brackets and modillions. There were three modillions for every bracket. Moldings were applied between the brackets to give the appearance of panels. The cornice was attached to a low parapet wall that rose above the level of the roof. There were close eaves on the rear (west) side of the building to allow water to drain off. Historically, the water coming off the main roof probably spilled off onto the roof covering the rear balcony and then onto the ground below—without the benefit of gutters. In modern times, gutters were installed along the rear of the building.

C. Description of Interior:

1. Floor Plans: In discussing the floor plans of the Prenger-Walbach Building, we have found it useful to compare them to those found in the adjoining building at 517-519 South Adams Street. This is especially true in respect to the upper floor of the building. The second story floor plans that have been attached also show 517-519 South Adams Street. None of the rooms in the latter building have been assigned room numbers, however.
 - a. First Floor Description: The first floor of the building was utilized exclusively as commercial space and was divided into three distinct storefronts, one of which was located in the north half of the building and the two others in the south half. The storefront on the north half of the building, which had the address of 511 South Adams, was irregular in size due to the flatiron shape of the building. It consisted of a large open room (Room 101) measuring 29'-9" (north/south) by 44'-0" (east/west) at its greatest extent and originally had two front entrances off Adams Street. There also were at least two rear doorways. This door configuration would have allowed two storefronts in the space, separated by a frame wall (like what was done in the south half of the building), but there was no physical evidence of this ever being done, nor do city directories ever indicate more than one place of business at that location. It is possible that the tapered character of the building would have rendered the northernmost of these prospective storefronts too small to attract renters. As such, the builder opted to create a more spacious commercial unit (approximately 1,004 square feet), which was significantly larger than the

adjoining storefronts in the south half of the building. An enclosed stairway leading to the upper-floor was positioned along the west wall of Room 101. During the early-to-middle nineteenth century, a small concrete-block addition was added along the rear of the building in association with the business housed in Room 101. This addition was subdivided into two bathrooms (for both men and women) and a small utility room. A pre-existing exterior door and a window were utilized to provide access to the bathrooms. As previously discussed, Room 101 was used in succession as a drug store, a saloon, a clothing store, a general store, a liquor store, a restaurant, clothing store, an embroidery shop, and finally as a tavern once again. During its last use as a tavern, the bar was positioned along the south wall of the room.

The south half of the building originally was divided between two equal-sized commercial units, which were numbered 511 and 513 South Adams Street. Each unit originally consisted of a single open room, which measured 14'-9" (north/south) by 39'-3" (east/west) and provided approximately 579 square feet of floor space. Roughly 40 square feet of additional space was provided per store by the display cases facing Adams Street. After the remodeling of the storefront during the early twentieth century, the northern of the two commercial units (Room 102) had a central entrance flanked by two display cases, while the southern unit (Room 103) had a side entrance flanked by one large display case. For about seventy years, the Tobler family occupied Room 102 (513 South Adams), using it first as a tailor shop and later on as a jewelry store. After the Peoria Copper Works took over the premises in the 1960s, a large vehicle door was added in the west wall of Room 102. Room 103 (515 South Adams) also enjoyed a remarkable stability in respect to use, serving as a barbershop from ca. 1900 into the 1960s. There were two windows and a rear doorway located in the west wall of Room 103; a similar arrangement of openings likely was present in Room 102 prior to the addition of the large vehicle door.

At some point during the 1970s, the commercial units at 513 and 515 South Adams Street were combined into a single business enterprise—a transient hotel—and Rooms 102 and 103 were subdivided into smaller rooms. Room 102 was divided into three sleeping rooms, which, moving from east to west, measured 14'-9"x12'-3" (Room 104), 14'-9" x16'-4" (Room 105), and 14'-9"x10'-0" (Room 106). Each of these rooms had interior doorways opening onto a hallway (Room 107) that was partitioned out of Room 103. Room 103 was further subdivided to provide a front desk area (Room 108), a bathroom (Room 109), a shower room (Room 110), and two additional sleeping rooms (Rooms 112 and 113). The front desk was located at the west end of the hallway, near the rear entrance, and

the bathroom and shower room were located behind it. The two sleeping rooms on the south side of the hall measured 10'-6"x10'-6" (Room 112) and 9'-11"x10'-9" (Room 113). The position of the hotel desk, adjacent to the rear doorway, is indicative of this doorway's new role as the public entrance to the place of business. The Adams Street entrances seem to have ceased being used altogether (with the doorway entering 513 South Adams actually being covered over), and the display cases flanking them were no longer used.

- b. Second Floor Description: The upper floor of 511 South Adams was used as residential space and originally was partitioned between a central hallway (Room 201) and five principal rooms. Two rooms were located to the north of the hallway (Rooms 202 and 203), while the remaining three (Rooms 204, 205, and 206) lay to the south of it. The configuration of the rooms and their respective door openings would have allowed the possibility of there being anywhere from one to four apartments being rented at one time. Rooms 202 and 203, for instance, were accessible to one another through a doorway in their common wall, and hence could be combined into a small two-room apartment. Yet, each also had separate "exterior" entrances (Room 202's leading to the rear balcony, and Room 203's into the central hall), and their shared interior door could easily be closed off to create two one-room rental units. Similarly, Rooms 204, 205, and 206, which were aligned along the south side of the hallway and were connected by interior doorways, could be joined into a large three-room apartment or two smaller apartments. In the latter scenario, Room 205 could have been attached to either of the adjoining rooms, thus forming a two-room apartment, while the remaining room served as a one-room apartment. The floor plan adopted was thus very versatile. The 1880 population census reports four family groups, with a combined total of twenty-four individuals, residing at 511 South Adams.¹⁰² By 1900, there were only three boarders living at that location, but each was reported as a "head of family," which suggests that they had their own apartments.¹⁰³

The upper floor of 513-515 South Adams originally was divided into two apartments, which had roughly the same configuration: three principal rooms arranged linearly along a hallway. Rather than being rented as individual rooms or suites (as in 511 South Adams), these apartments were built as three-room units and were used as such. A similar room configuration was found on the upper floor of 517-519 South Adams Street. Both apartments in 513-515 South Adams could be accessed through exterior doors off the rear balcony of the building. Originally, the

¹⁰² Bureau of the Census, Tenth Census (1880), 14.

¹⁰³ Bureau of the Census, Twelfth Census (1900), E.D. 96:1A.

southern apartment also could be entered by means of an interior stairway rising from Adams Street sidewalk and opening onto its hallway. In the northern apartment, the exterior doorway opened onto the hallway (Room 207), which measured 3'-4"x25'-6." There were two interior doorways on the north side of the hallway and another on the east. The westernmost principal room measured 13'-2"x10'-8" and served as a kitchen/dining room (Room 208). The lower walls in this room were covered with wainscoting, which is indicative of the labor-intensive, dirty, and wet work carried on here. There also was a stove vent present on the north wall and two windows on the west. A doorway in the east wall of the kitchen opened into a room that may have originally served as a bedroom (Room 209). This room measured 10'-8"x12'-0," was windowless, and had doorways accessing all of the other rooms in the apartment. The easternmost room in the apartment was the largest and measured 14'-9"x17'-0" (Room 210). It had three windows along its east wall and a stove vent on the north. Room 210 is suspected to have served as combination parlor/bedroom originally.

Like the adjacent unit, the apartment over 515 South Adams had a side hallway (Room 211) off which were located three principal rooms, starting with a 11'-0"x13'-0" kitchen/dining room (Room 212) on the west, followed by an 11'-0"x12'-0" bedroom (Room 213), and a 15'-0"x17'-0" parlor/bedroom (Room 214). The principal difference between the two apartments was the presence of an original interior stairway that allowed access to the unit from Adams Street. The position of the stairway necessitated the angling of the east end of the hallway in order to allow access to Room 214. The stair opening on the second floor measured 3'-0"x9'-4" and was separated from Room 214 by means of a plank partition framed out with vertical beadboard. At a later date, this stairway was removed, and the space formerly occupied by it was utilized a closet. Although the field investigation found no obvious physical evidence of the removed stairway, steps are illustrated at this location on the 1891 Sanborn map.

At some point during the twentieth century, the two apartments over 513-515 South Adams were joined, and a doorway was cut through the wall separating their respective hallways. Access to the closet in the south apartment also was modified by infilling the original doorway and installing a new doorway between the closet and Room 210. Another change which occurred during this period was the conversion of Room 209 into a bathroom.

The residential space over 511 South Adams Street also was modified during the twentieth century. Fairly early in the century, wide doorways

were cut through the walls separating Room 206 from Rooms 203 and 205 to either side of it. This seems to have been undertaken as part of an effort to convert the floor into one apartment. Later on, the original wall between Rooms 204 and 205 was removed and a new wall constructed several feet farther north. The enlarged Room 205 served as a kitchen, while Room 204 was used as a bathroom. A walk-in closet (previously representing a stairhall) also was partitioned out of the west end of Room 203.

The upper floor of the Prenger-Wabach Building, as originally constructed, presents an interesting assemblage of late-nineteenth-century urban residential units. The residential space over 511 South Adams Street, for instance, appears to have been quite versatile, with tenants renting anywhere from one to three rooms, depending upon their needs and financial means. In the same respect, these rooms likely would have been among the cheapest in the building. In contrast, the two apartments over 513-515 South Adams were larger in size and offered a standard suite of three rooms, comprised of a kitchen, bedroom, and parlor. The apartments in 517-519 South Adams (adjoining building on the south) also offered a three-room suite but were even larger than those in 513-515 South Adams. The occupants of 517-519 South Adams Street may also have enjoyed the use of a carriage house on site—an amenity not available to those residents in the Prenger-Walbach Building.

- c. Basement/Cellar Description: The southern half of the building had two full basement rooms (Rooms 001 and 002) located beneath it, each of which originally had its own bulkhead stairway at the rear of the building. As noted above, one of these bulkheads was later infilled. The basement rooms extended the full depth of the building and were separated from one another by a load-bearing brick wall. A 4'-0" door opening was broken through the dividing wall at a later date. The rooms originally had brick floors, sections of which later were covered in concrete. Infilled window openings were found at both east and west ends of the basement. The presence of these windows suggests a number of things: 1) that there were window wells of some kind at both the front and rear of the building originally; and 2) that the grade had been raised significantly over time. Subsequent archaeological testing did find that the grade at the rear of the building was much lower historically than it is now. Furthermore, the 1873 county atlas does illustrate commercial buildings with window wells, if not actual bulkheads, along the public sidewalk. The openings are depicted as being surrounded by fences to keep passing pedestrians from falling in (reference supplemental figures S10 and S12). The basement rooms presumably were used for miscellaneous storage by the businesses located above them. At one time, the northern room (Room 001) was

accessible from Room 102 by means of an interior stairway, which eventually was removed.

It remains unclear whether the north half of the building ever had a basement beneath it. At the time of the field investigation, there was no basement entrance evident; moreover, the fact that the lower story had a concrete floor (as opposed to frame) argued against there being one. However, there is some evidence that suggests that a basement may have once been present. For instance, there were brick-up window wells, or perhaps vents, on the north side of the building. Also, the fact that the building was once supplied with steam heat presents an important question: where was the boiler kept? Typically, a boiler would be installed in a basement, and there is no evidence of any portion of the upper stories having served as a boiler room. In the event that a basement was once present, it may have been infilled with sand when a forced-air furnace was installed.

2. Stairways: There was one interior stairway leading between the first and second floors in 511 South Adams, which extended between Room 101 and Room 201. The stairway fully enclosed by a plank partition on the first floor, measured 3'-4" wide, and steps having an 8" rise and 9" run. There was no clear evidence of the stair opening on the second floor having been surrounded by a balustrade (with newel and spindles); however, it is low beadboard partition—similar to that used on the adjacent walls—may have been present. The stairway is not depicted on any of the Sanborn maps discussed, but based on the materials used to frame it (e.g. machine-cut nails) it clearly dated to the nineteenth century. Interior steps certainly would have been a convenience for such former occupants as Hero Kruse (ca. 1880) and John Linneman (ca. 1900), who resided above their places of business.

At one time, there also was an interior stairway leading to the second floor of the 513-515 South Adams. In contrast to the one in the north half of the building, this stairway appears to have been accessed directly off Adams Street, rather than from the interior of the first floor. Similar stairways—independent of the commercial space on first floor—are illustrated on the commercial buildings illustrated in supplement figures S12 and S13. The building to which the Prenger-Walbach Building is abutted (517-519 South Adams) also had such a stairway when originally constructed. The stairway in 513-515 South Adams appears only on the 1891 Sanborn map and is absent from those published in 1878, 1902, and 1927. However, the fire insurance maps clearly are inconsistent in depicting interior stairways in other buildings on the same block; hence, it is quite possible that the stairway in 513-515 South Adams was original and may have persisted until ca. 1920-1930, when it was removed to accommodate the remodeling of the storefront.

The field investigation also found evidence of a removed interior stairway that once led between Rooms 001 and 202, in the 513 South Adams section of the building.

3. Flooring: The original flooring in the building was tongue-and-groove, white pine that averaged 1"x5-1/4" in size. The flooring, which was vertical sawn, had some variation in width and was planed only on its upper surface.
4. Wall and Ceiling Finishes: The interior brick walls in the building had plaster applied directly to them, while the frame walls were covered first with wood lath and then plastered. The ceilings also were covered with plaster and lath originally. Press-metal ceilings, however, eventually were installed in all three of the commercial units on the first floor; this possibly was done during the early twentieth century, in conjuncture with the storefront remodeling. The detailing on the metal ceilings was classically inspired and is typical of the period. Representative images of the pressed-metal ceilings in 513 and 515 South Adams are included with the large-format photographs attached to the report. So far as can be determined, the walls in the commercial units were always painted. Many of the rooms on the upper floor were wallpapered at one time. Remnants of Art-Nouveau-influenced wallpaper, for instance, were recovered from the opposing hallways on the upper floor of 513-515 South Adams (Rooms 207 and 211). The wallpaper found in Room 207 was decorated with a floral motif (including flowers set in vases) and a meander-design border. Scanned images of wallpaper fragments are attached in the supplemental section.

Wainscoting also was applied to the walls at several locations on the upper floor of the building. Two such examples were in the kitchens of the apartments over 513-515 South Adams (Rooms 208 and 212). In the latter case, however, the wainscoting represents a later (though early) addition, while that found in Rooms 208 and 212 was original.¹⁰⁴

5. Openings:
 - a. Doorways and Doors: The upstairs apartments had four-paneled doors with two-light transoms above them. The transoms pivoted vertically on pins, rather than being hinged. The transoms helped transmit light into the dark interior of the apartments, and also assisted in ventilation. These were important factors, considering that the building essentially was devoid of side windows.
 - b. Windows: See section II.B.2.b.

¹⁰⁴ The wainscoting in the kitchen was applied before the walls were plastered.

6. Decorative Features and Trim: The window and doors were trimmed out with molded white-pine trim. Profile views of trim have been attached with the supplemental materials (see Figure S27).
7. Hardware: Doors on the upper floor of the building were equipped with “Corwin” brand rim locks. The serial number of the lock is “K 523.” Locks have black enameled finish often described as “Japanned” in hardware catalogs. Doors are hung with 3”x3” butt hinges with a flush, fixed pin. Escutcheon, latch plate, and handle plate also have a japanned finish.

Machine-cut nails were used on the original framing in the building. Wire nails were used in post-1900 modifications.

8. Mechanical Equipment:
 - a. Heating, Air Conditioning, Ventilation: The building originally was heated with wood/coal-burning stoves, which were vented through the brick chimneys previously discussed above. Each half of the building had four stove vents per floor. By the early twentieth century, the heating stoves had been replaced with steam heat and radiators. The building was last heated with a natural gas forced-air system. The boilers associated with the steam heating system were removed after they ceased being used.
 - b. Lighting: Considering that Peoria’s gas plant (which was located five blocks southwest of the Prenger-Walbach Building) was in operation by the late 1860s, it is possible that the building was equipped with gas lighting from date of its construction. In the event gas lighting was not used, or not universal, in the building, kerosene lamps likely would have been used until electrical lighting was introduced. The date at which the building was wired for electrical lighting is not known, though this may have occurred in the first floor commercial units as early as the late 1890s or early 1900s.
 - c. Plumbing: It is unclear when plumbing was first installed in the building, due to the fact that all of the plumbing that was visible during the field investigation was fairly modern (post-1940) in age. Given the building’s urban setting, it may have been supplied with tap water at a fairly early date. Aside from meeting the daily needs of the renters on the upper floor, tap water also would have been of use in Linemann and Kneer’s saloon, which had occupied the first floor of 511 South Adams by 1900. No bathrooms appear to have been installed in the building until the early-to-

middle twentieth century.¹⁰⁵ Typically, this would suggest that outdoor privies would have been used prior to this time. The Prenger-Walbach Building had very little empty lot space to accommodate such support structures, however. The 1878 and 1902 Sanborn maps do depict a small frame outbuilding to the rear of 513-515 South Adams Street (apparently two different structures occupying the same location), but it is not clear that either of these structure served a privy. Moreover, none of the Sanborn maps show any outbuilding behind 511 South Adams, which had even less space available for them. Archaeological investigations did find evidence of a number of privies on the rear of the lot, but all of these appear to pre-date the construction of the Prenger-Walbach Building. Hence, we do not understand the manner in which the occupants of the building disposed of their waste prior to the early-to-middle twentieth century. There eventually was one bathroom installed on the upper floor of 511 South Adams and one other on upper floor of 513-515 South Adams (whose two apartments had been joined into a single unit by this date).

D. Site:

1. General Setting and Orientation: The building was located at the intersection of South Adams Street with Prairie Street, the latter being an alley separating Block 40 of Balance's Addition and Block 37 in Monson and Sanford's Addition. The lot on which the building is located is triangular in shape, due to the fact that Balance's Addition is oriented northeast-by-southwest, while Monson and Sanford's Addition is laid out on cardinal directions. This offset between the two additions gave the Prenger-Walbach Building its distinctive blunt, flatiron shape. The building fronted Adams Street and filled its associated lot nearly to its entirety, abutting a neighboring building to the south and public sidewalks on the east and north. Only a small wedge of yard was left undeveloped at the rear of the lot, which allowed enough space for a small outbuilding (see discussion below). During the latter half of the twentieth century, however, the yard was paved over with asphalt. Until recent decades, the neighborhood around the Prenger-Walbach Building was a densely developed commercial area. Past road improvements to Franklin and Jefferson Streets and the new stadium project have since resulted in the leveling of most of the older commercial structures in the immediate area.
2. Historic Landscape Design: None identified.

¹⁰⁵ The bathrooms in the apartments on the upper floor of 517-519 South Adams Street still had their original Art-Deco-inspired fixtures and appear to date to the period 1930-1950. The north apartment had a half-bathroom with a "Kilgore" brand sink and Art Deco medicine cabinet, while the full bath in the south apartment had a short "Crane" brand tub. Both bathrooms had their floors and lower walls covered with ceramic tile. The more refined character of these rooms—and generally better condition of their associated apartments—compared to those in the Prenger-Walbach Building likely reflects the fact that they were owner-occupied throughout most of the twentieth century.

3. Outbuildings: The 1878 Sanborn map illustrates a single-story frame building located to the rear of 515 South Adams Street, directly abutting the alley. The building footprint provided by the map suggests that the structure measured approximately 6'x18' in size. The roof was covered with wood shingles. No outbuildings are illustrated on the lot by the 1891 Sanborn map. The 1902 Sanborn, however, illustrates a small, one-story frame structure at the same location as that shown on the 1878 map. This building is depicted as measuring approximately 6'x15', having a somewhat irregular footprint (due to the odd shape of the lot), and as having wood-shingle roof. The maps provide no indication to the function of the outbuildings, though they may have served as storage sheds or perhaps as privies. No outbuildings are illustrated on the lot on the 1927 Sanborn map.

The limited number and small size of the outbuildings associated with the Prenger-Walbach Building stands in contrast to the building adjoining it. The 1878, 1891, and 1902 Sanborn maps all show a carriage house to the rear of 517-519 South Adams Street. There also is a shed (or privy?) shown at this location on the 1878 and 1902 maps. Both buildings are noted as being single-story, of frame construction, and having wood-shingle roofs. The fact that 517-519 South Adams enjoined more support structures than the Prenger-Walbach Building is a reflection, in part, to its larger lot size. Yet, it also serves as an indicator of the higher status and greater amenities enjoyed by its occupants.

Part III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: No original architectural drawings are known to exist for the building.
- B. Early Views: The earliest known illustration of the Prenger-Walbach Building is the 1877 bird's eye view of Peoria.¹⁰⁶ Drawn from a point south of the city, the bird's eye shows the building at a great distance and provides little detail. The building also appears on the 1888 bird's eye view of Peoria,¹⁰⁷ which gives a better view of the façade than the one published in 1877. Original copies of the 1877 and 1888 bird's eye views of Peoria are owned by the Peoria County Historical Society and presently are curated at the Special Collections Center of Bradley University (Peoria).

We know of two early photographs of the Prenger-Walbach Building. One of these is an aerial photograph taken ca. 1908 of the commercial/industrial district

¹⁰⁶ Sicca Soya Paint Company.

¹⁰⁷ Pauli.

along South Washington and Adams Streets. The Prenger-Walbach Building appears in the background of this view. The second photograph shows the building in much more detail and was taken in 1936 by Works Progress Administration personnel during their survey of Peoria. Copies of both photographs have been attached with supplemental materials for the IL HABS documentation; the originals are on file with Oakford Collection in the Peoria Public Library.¹⁰⁸

Another visual source of information on the Prenger-Walbach Building are the fire insurance maps of Peoria published by the Sanborn Map Company and Sanborn-Perris Map and Publishing Company in 1878, 1891, 1902, and 1927. These maps show the footprint of the building, indicate usage, and provide structural data. Microfilm copies of the fire insurance maps are available at a number of repositories, including the Illinois State Library in Springfield.

C. Interviews: Two Peoria City employees with the Streets Department were informally interviewed and provided anecdotal information regarding the recent history of the Prenger-Walbach Building.

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¹⁰⁸ Oakford vol. 16, p. 1084; vol. 17, p. 1150.

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- E. Likely Sources Not Yet Investigated: Interviews of older Peoria residents undoubtedly would provide additional information regarding the use of the building during the twentieth century and some of its occupants. In addition, there is a possibility that one of the Peoria city newspapers may have carried a notice(s) regarding the initial construction of the building.

Part IV. METHODOLOGY OF RESEARCH

- A. Research Strategy: The IL-HABS documentation of the Prenger-Walbach Building consisted of two primary tasks: an on-site field investigation of the property, and documentary research on the building and its past owners and occupants. The goals of the field investigation included the following: preparing scaled floors plans of the building; taking notes on construction materials, interior finishes, hardware, and

mechanical systems; documenting any alterations and changes through time; and the taking of large-format photographs. Documentary and archival research was aimed at compiling a site-specific history of the building, as well as developing a broader historical context for the City of Peoria, the South Adams Street commercial district, and Italianate commercial architecture. Site-specific questions that needed to be addressed included the approximate date of construction for the building and the names of its owners and occupants through time.

- B. Actual Research Process: The field investigation of the building was conducted over a two-day period in April 2002. At this time, scaled floor plans (drawn at ¼”-scale) were prepared for all three levels of the structure—showing changes through time—and notes on materials, hardware, finishes, etc. were taken. In addition, large-format (5”x7”), black-and-white photographs were taken of the interior of the building. Rainy weather on this visit required that the exterior photographs being taken on a separate visit several weeks later. The floor plans drawn in the field subsequently were digitized using DesignCAD 2-D software.

The literature search consisted of a systematic assessment of archival resources in order to locate site-specific information on the building, its owners, and former occupants. Much of the archival research was conducted at the Peoria Public Library, which has an extensive local-history collection. The holdings at the library include county histories, Peoria City directories, and United States’ censuses. The library’s Oakford Collection also yielded several historic photographs showing the Prenger-Walbach Building. Chain-of-title research was conducted at the Recorder of Deeds’ office at the Peoria County Courthouse. Additional research was done at the Illinois Regional Archives Depository at Western Illinois University in Macomb, where Peoria County’s older tax records are curated. Unfortunately, the tax records that have survived do not cover the period the building was erected. Further research was done at the Illinois State Archives and Illinois State Library in Springfield, and at the St. Louis County Library. The four early bird's eye views of Peoria assisted dramatically with the interpretation of the date of construction for the building. The oldest of these views (1867) is available on-line, courtesy of the National Archives, while copies of the remaining three bird’s eyes (1872, 1877, and 1888) are owned by the Peoria County Historical Society and are on file at the Special Collections Center of Bradley University in Peoria. Additionally, several fire insurance maps published by the Sanborn map Company during the late nineteenth (1878, 1891) and early twentieth (1902, 1927) centuries were extremely helpful in sorting out certain exterior structural changes to the building, as well as in assessing the development of the surrounding neighborhood. Additional mid-twentieth century Sanborn maps are available but were not consulted for this project.

- C. Archives and Repositories Used: The following is a list of the archives and repositories used during the course of preparing this IL HABS documentation: Illinois State Archives (Springfield, Illinois); Illinois State Library (Springfield, Illinois); Peoria County Recorder of Deed’s Office (Peoria, Illinois); Peoria Public Library (Peoria, Illinois);

Special Collections Center, Bradley University (Peoria, Illinois); Illinois Regional Archives Depository, Western Illinois University (Macomb, Illinois); St. Louis County Library, Special Collections, Headquarters Branch (St. Louis, Missouri). The character of the resources found at these different depositories—pertinent to the Prenger-Walbach Building—has been discussed in the preceding section (IV.B).

- D. Research Staff: Fever River Research (Springfield, Illinois) prepared the IL-HABS documentation of the Prenger-Walbach Building. All aspects of the project were coordinated by and done under the direct supervision of Floyd Mansberger, Fever River Research, P. O. Box 5234, Springfield, Illinois 62705.
1. Primary Preparer: The written IL-HABS outline presented here primarily was prepared by Christopher Stratton of Fever River Research. Stratton also participated in the field investigation of the building with Floyd Mansberger.
 2. Photographer: Large-format, black-and-white photographs of the building were taken by William Flesher of Monticello, Illinois. Photographic Services Center (PSC) of Springfield, Illinois processed the large-format negatives, and James Corley, with B. & W. Photo of Champaign, Illinois, processed the archival prints included with this document.
 3. Delineator: The floor plans and site map showing photograph locations were digitized by Christopher Stratton, using DesignCAD 2-D software.
 4. Additional Staff: Floyd Mansberger personally oversaw the field investigation of the building and also wrote portions of the historical context. Christina Lowry, formerly of Fever River Research, also contributed to the historical context and did some of the initial documentary research on the building.

Part V. PROJECT INFORMATION

The Illinois Historic American Buildings Survey (IL HABS) documentation of the Prenger-Walbach Building resulted from the decision of the City of the Peoria Community Baseball Club to construct a new 7,500 seat minor league baseball stadium in the two-block area bounded by Jefferson, Oak, Adams and Walnut Streets in downtown Peoria. In conjunction with the new stadium, the City of Peoria also planned to develop two new parking lots in the city's central business district, in partnership with Caterpillar, Incorporated. In total, approximately four city blocks were to be developed as part of this multi-faceted project. Existing structures on these blocks were to be demolished. The City of Peoria was awarded a \$4.4 million dollar grant from the Capital Development Board (CDB), State of Illinois to facilitate the development of the stadium project.

In compliance with Section 707 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17IAC 4180), the City of Peoria had a responsibility to assess the impact of the proposed construction activity on the historic properties and/or cultural resources located within the various project areas. With this in mind, the Department of Economic Development (City of Peoria) contracted with Fever River Research (Springfield) in early January 2001 to conduct an assessment of the historical resources potentially located within the proposed project area. Floyd Mansberger and Christina Lowry (Fever River Research) subsequently prepared a cultural resources study to assist the City of Peoria in identifying architectural and potential archaeological resources within the four-block project area. One of the recommendations of Mansberger's and Lowry's report was that the Prenger-Walbach Building retained sufficient integrity to warrant listing individually on the National Register of Historic Places, based on its being an excellent example of commercial Italianate architectural in Peoria from the middle 1870s. The Illinois Historic Preservation Agency (IHPA) concurred with this assessment and determined the Prenger-Walbach Building to be potentially eligible for the National Register of Historic Places under Criterion C (architecture).

The Illinois HABS documentation of the Prenger-Walbach Building was undertaken to fulfill requirements stipulated in a memorandum of agreement executed in October 2002 between the Illinois Historic Preservation Agency's Preservation Services Division, the City of Peoria, and the Capital Development Board concerning the demolition of the building. The subject memorandum of agreement was executed and its terms carried out in order to ensure compliance by the participating state and local agencies with Section 707 of the Illinois State Historic Resources Preservation Act (20 ILCS 3420). Fever River Research compiled the documentation package under the direction of the IL HABS/HAER coordinator of the Preservation Services Division of the Illinois Historic Preservation Agency.

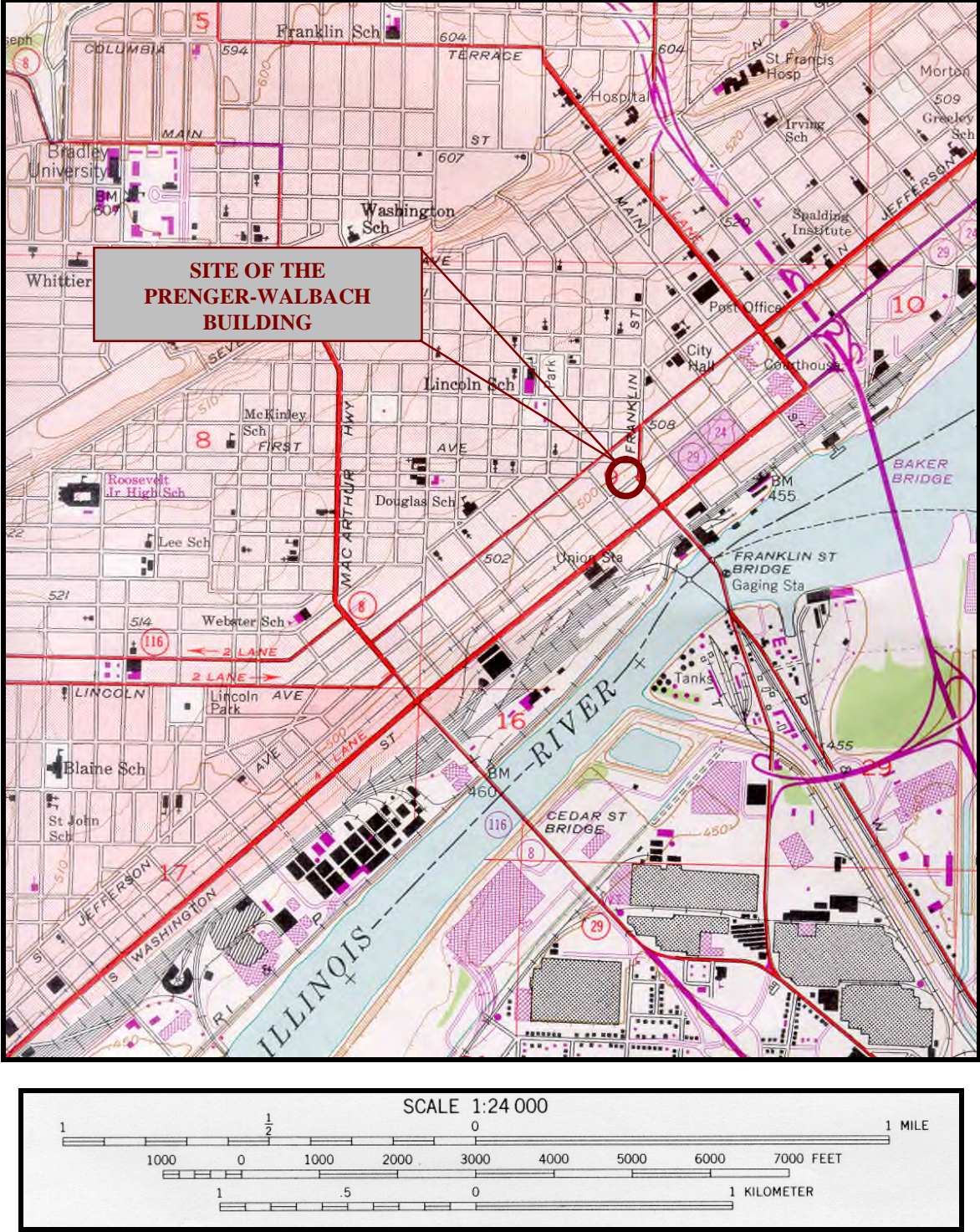


Figure 1. United States Geological Survey topographic map showing the location of the Prenger-Walbach Building (USGS Peoria West Quadrangle, 1979).

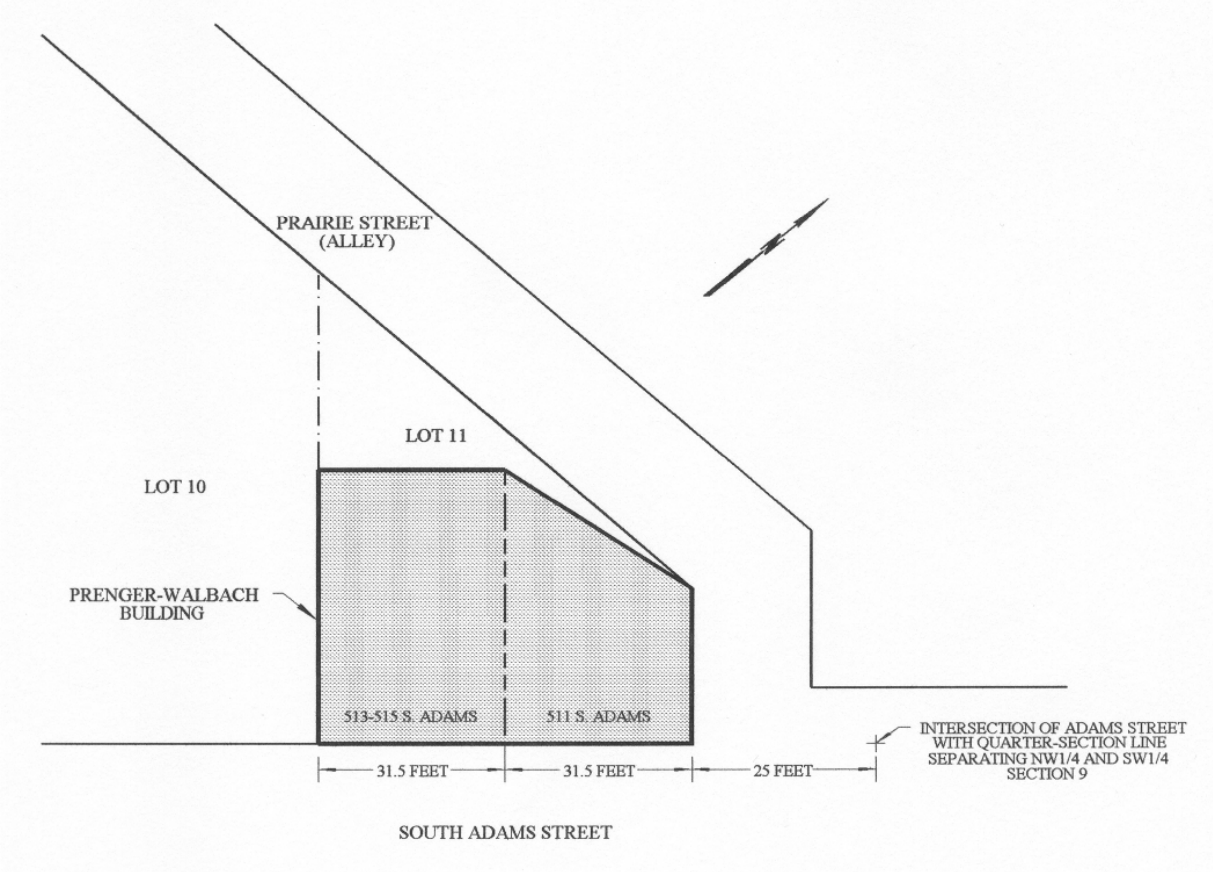


Figure 2. Representative plat illustrating the lot boundaries and street frontage associated with Prenger-Walbach Building, as described in historic deed records.

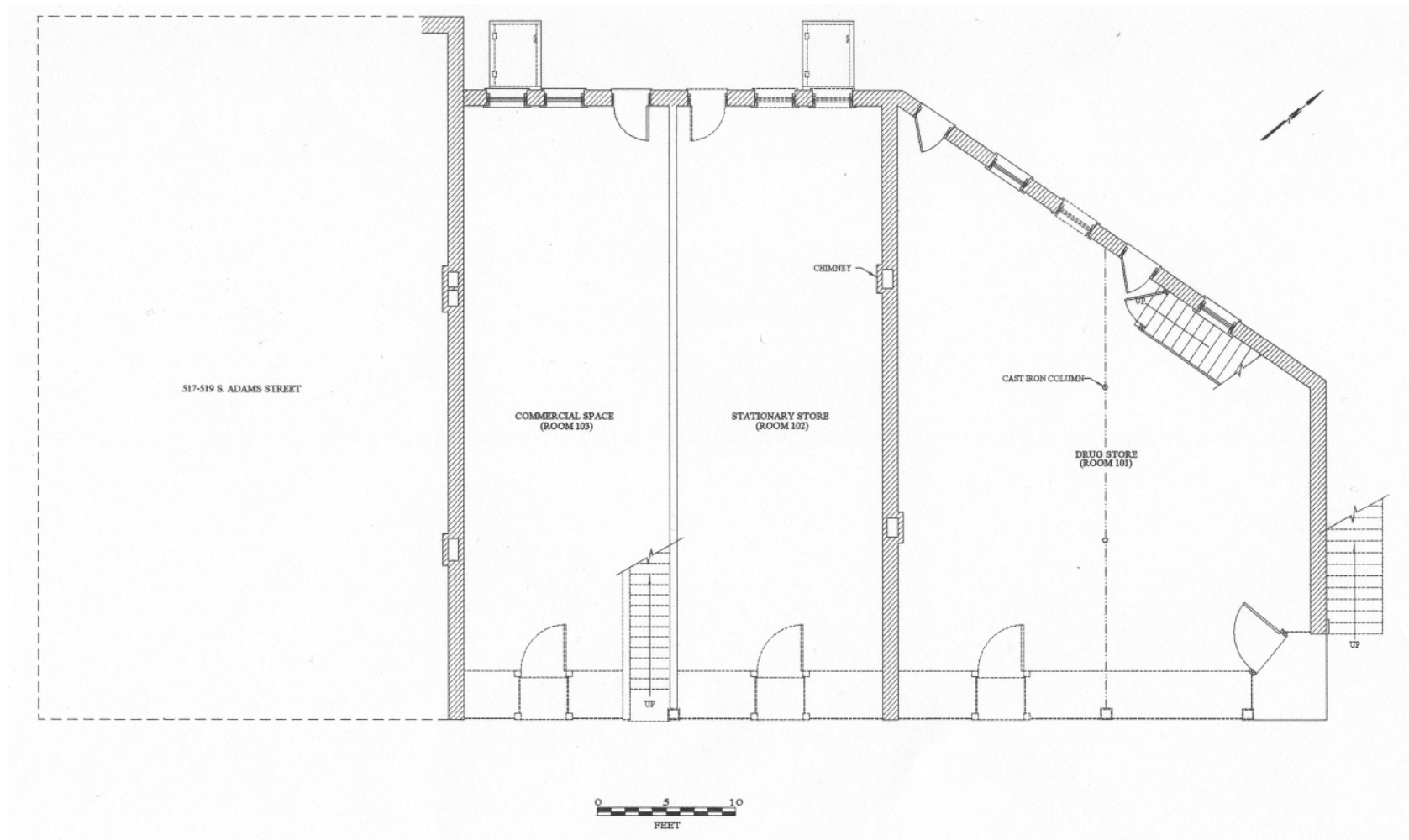


Figure 3. First floor plan of the Prenger-Walbach Building, showing it as it appeared ca. 1880. The storefront arrangement is partially conjectural, though based on contemporary commercial structures in Peoria.

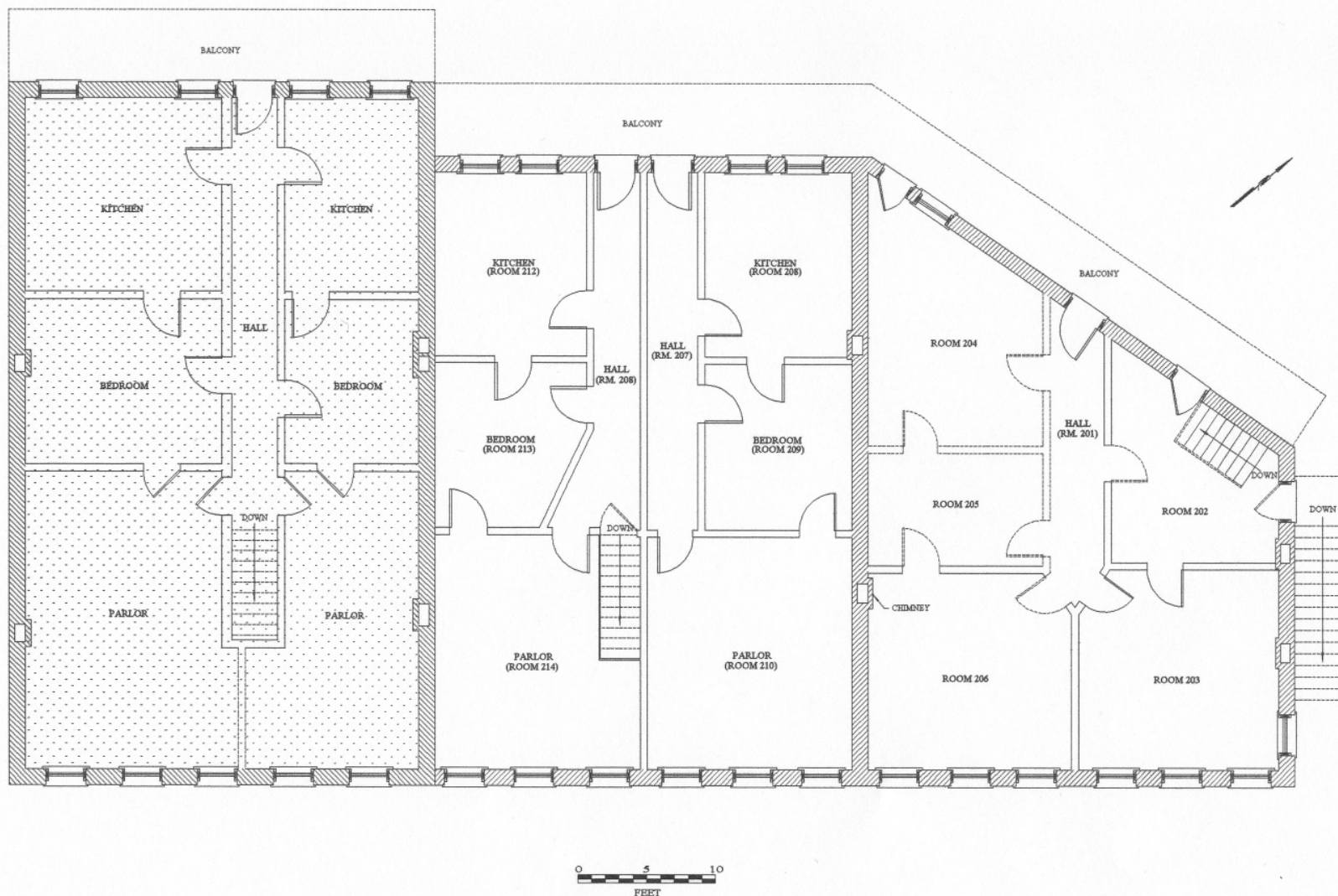


Figure 4. Second floor plan of the building, showing conditions ca. 1880. This plan also shows the two apartments in 517-519 South Adams Street (shaded area), which have been illustrated for comparative purposes.

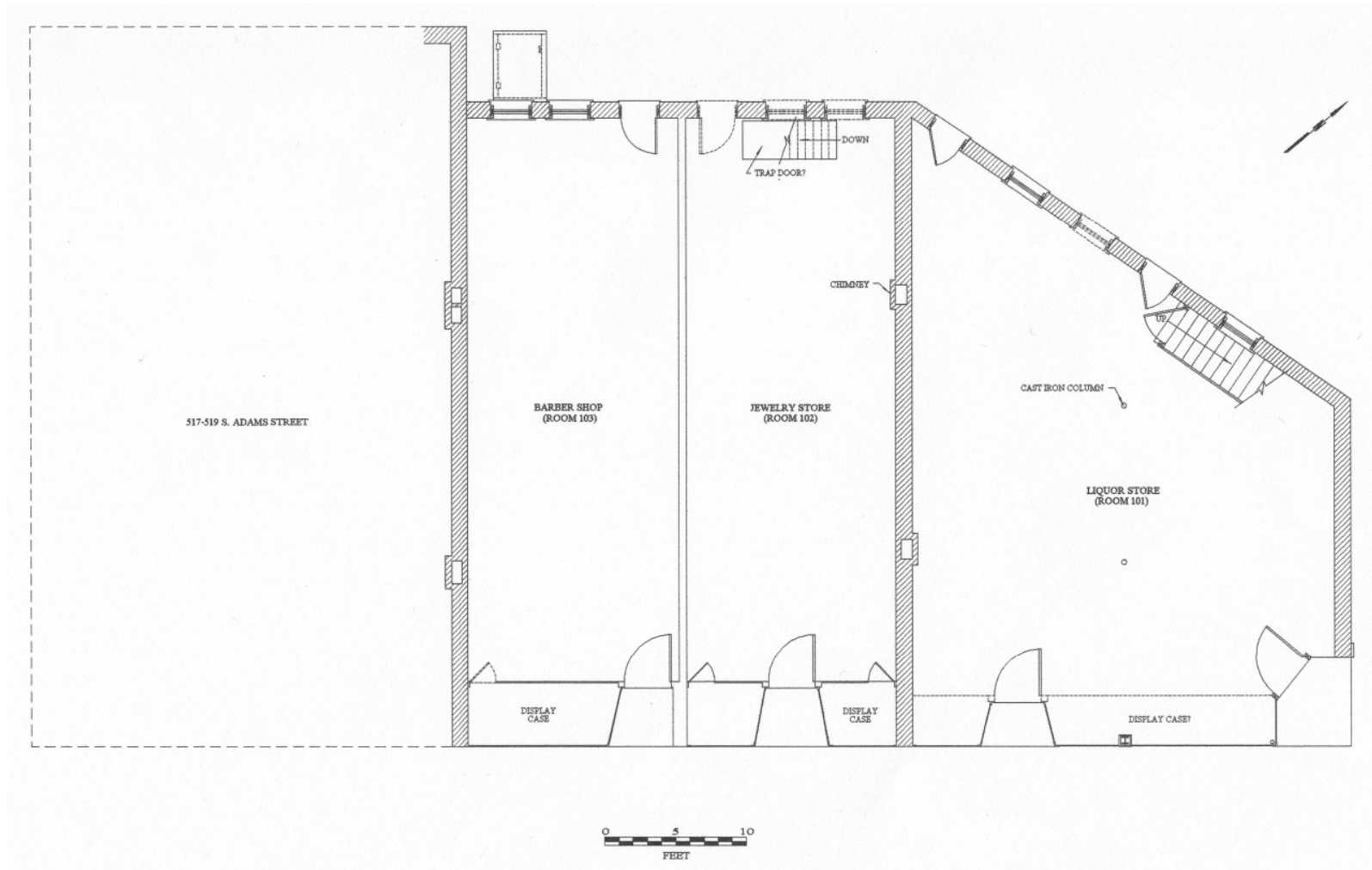


Figure 5. First plan of the building, showing conditions ca. 1935, following the remodeling of the storefronts. Note the removal of the interior stairway leading to upper floor of 513-515 South Adams.

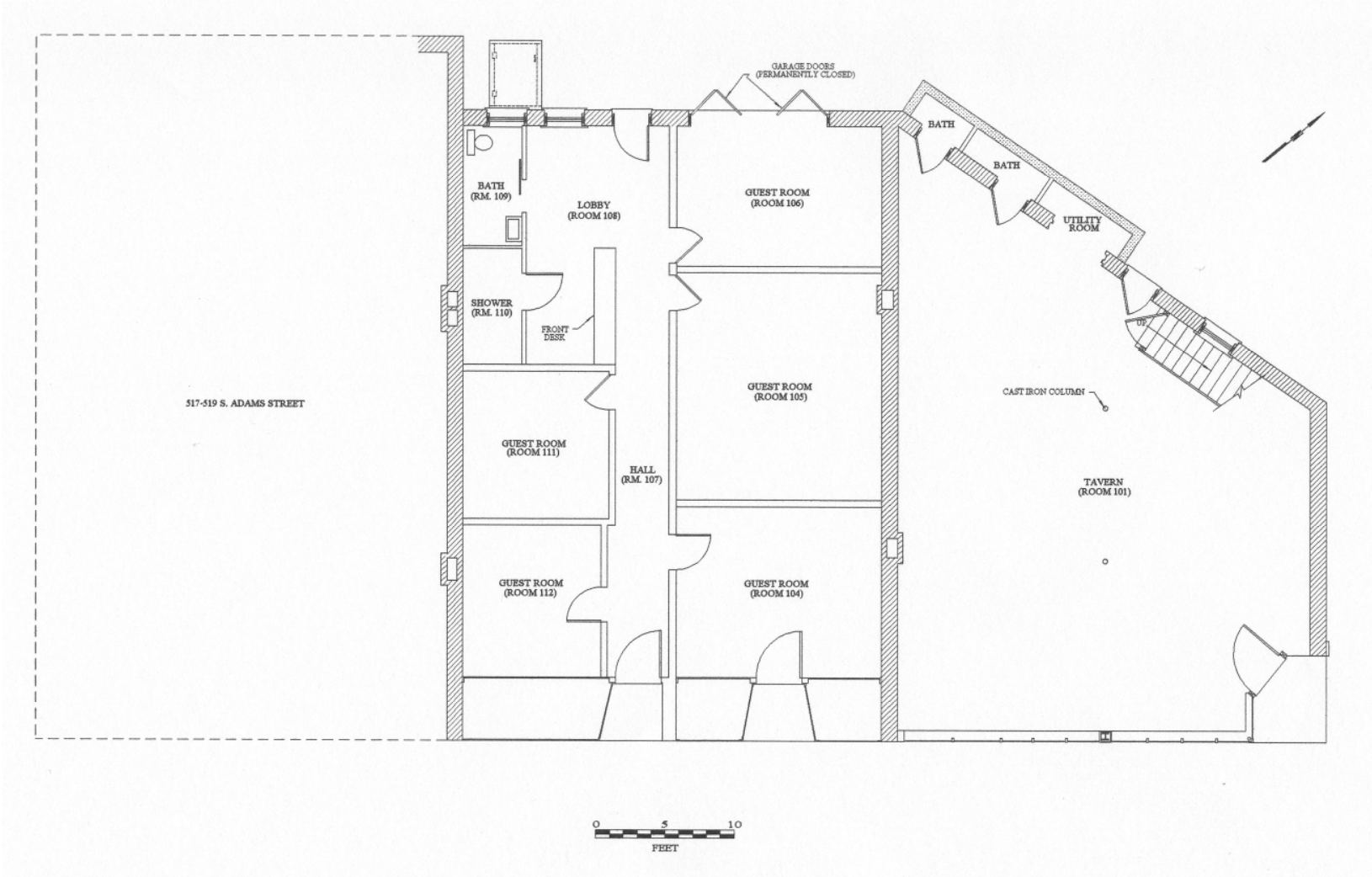


Figure 6. First floor plan of the Prenger-Walbach building, showing conditions in April 2002. Note the reconfiguration of the space in 513-515 South Adams for use as a transient hotel.

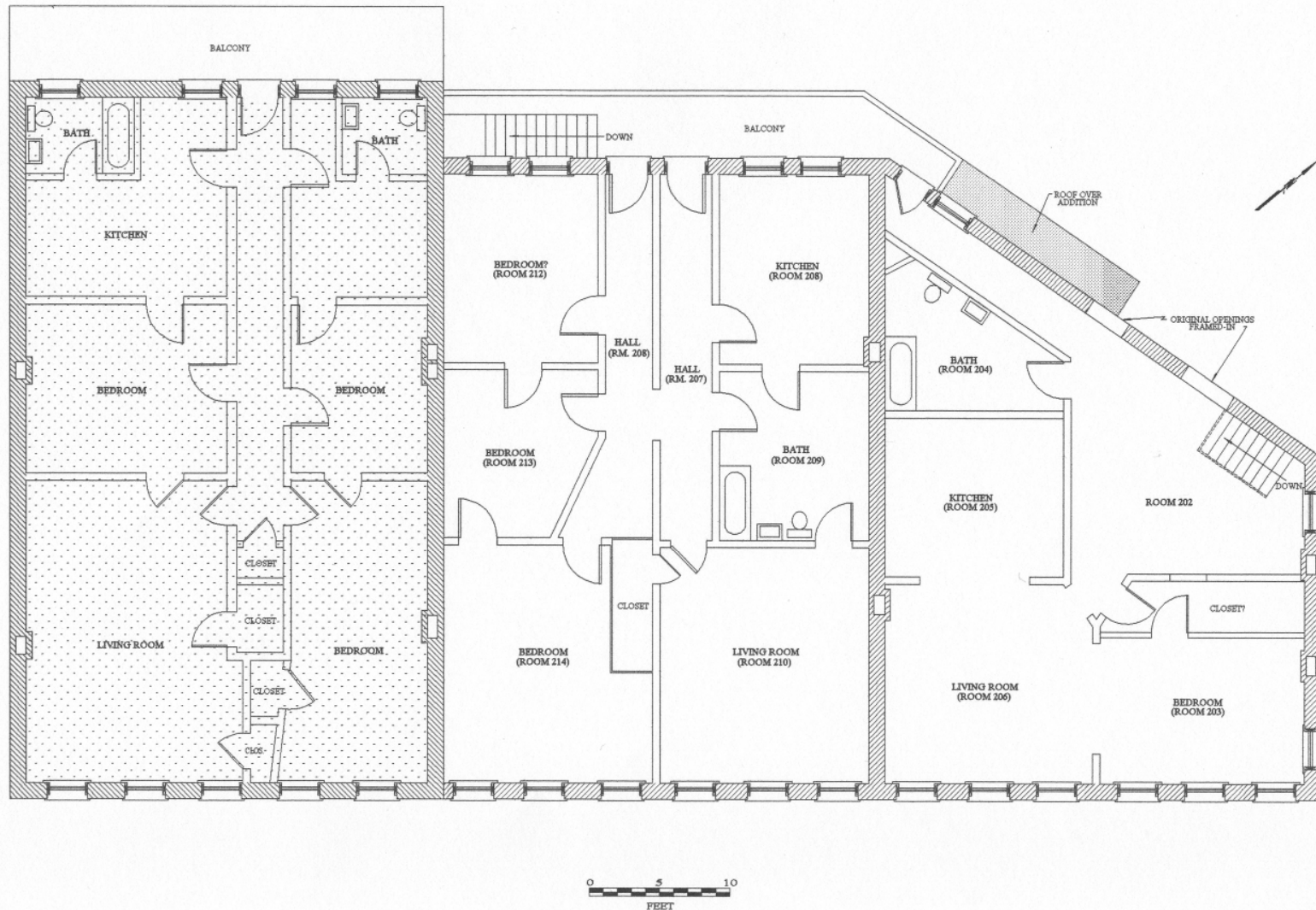


Figure 7. Second floor plan, showing conditions in April 2002. The adjacent commercial building (517-519 South Adams Street) also is shown and has been shaded here to distinguish it from the Prenger-Walbach Building.

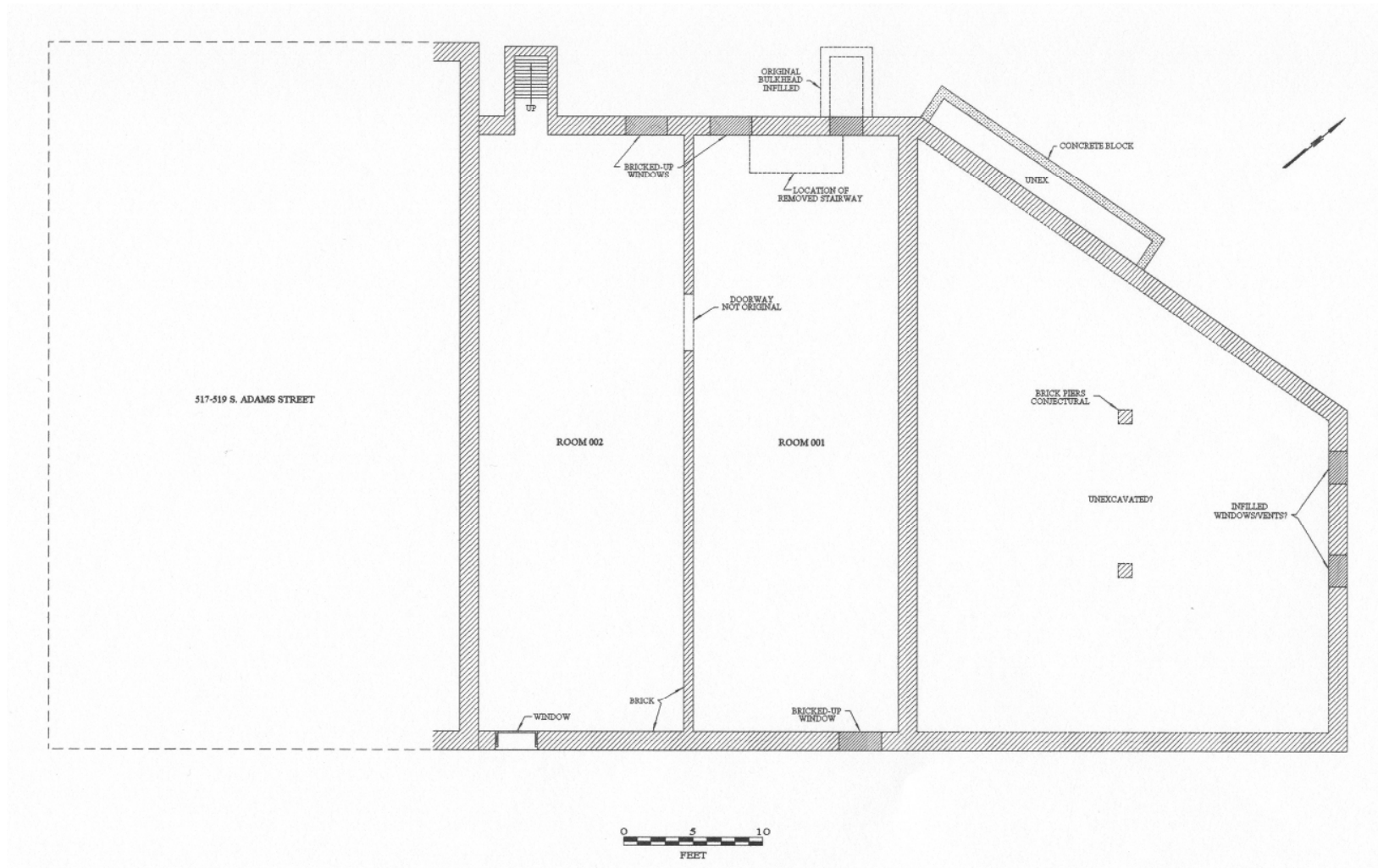


Figure 8. Basement plan of the Prenger Walbach Building, showing conditions in April 2002. Removed and modified features are indicated.

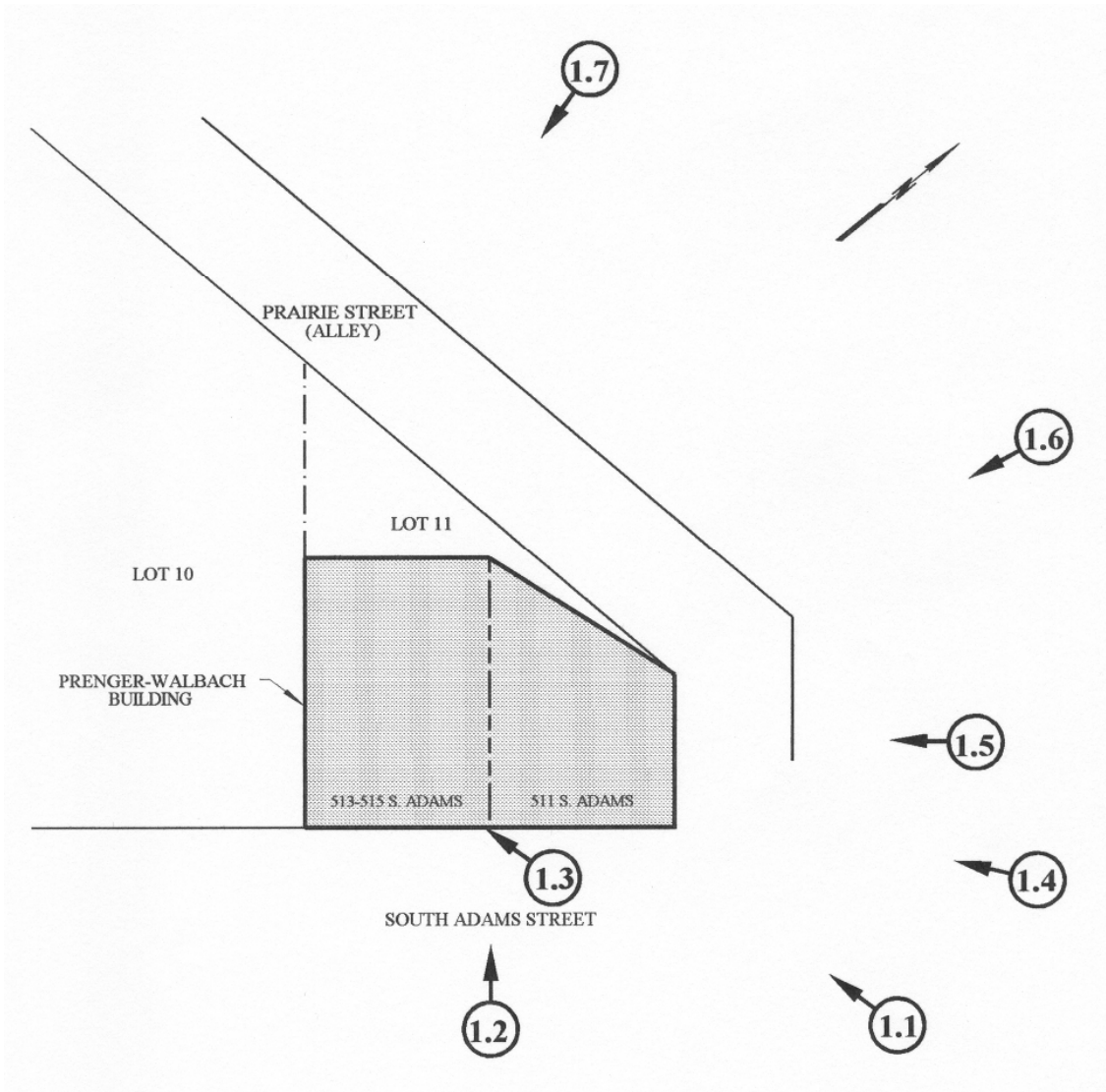
INDEX TO PHOTOGRAPHS

Prenger-Walbach Building
511-515 S. Adams Street
Lot 11, Block 40 Balance's Addition
Peoria
Peoria County
Illinois

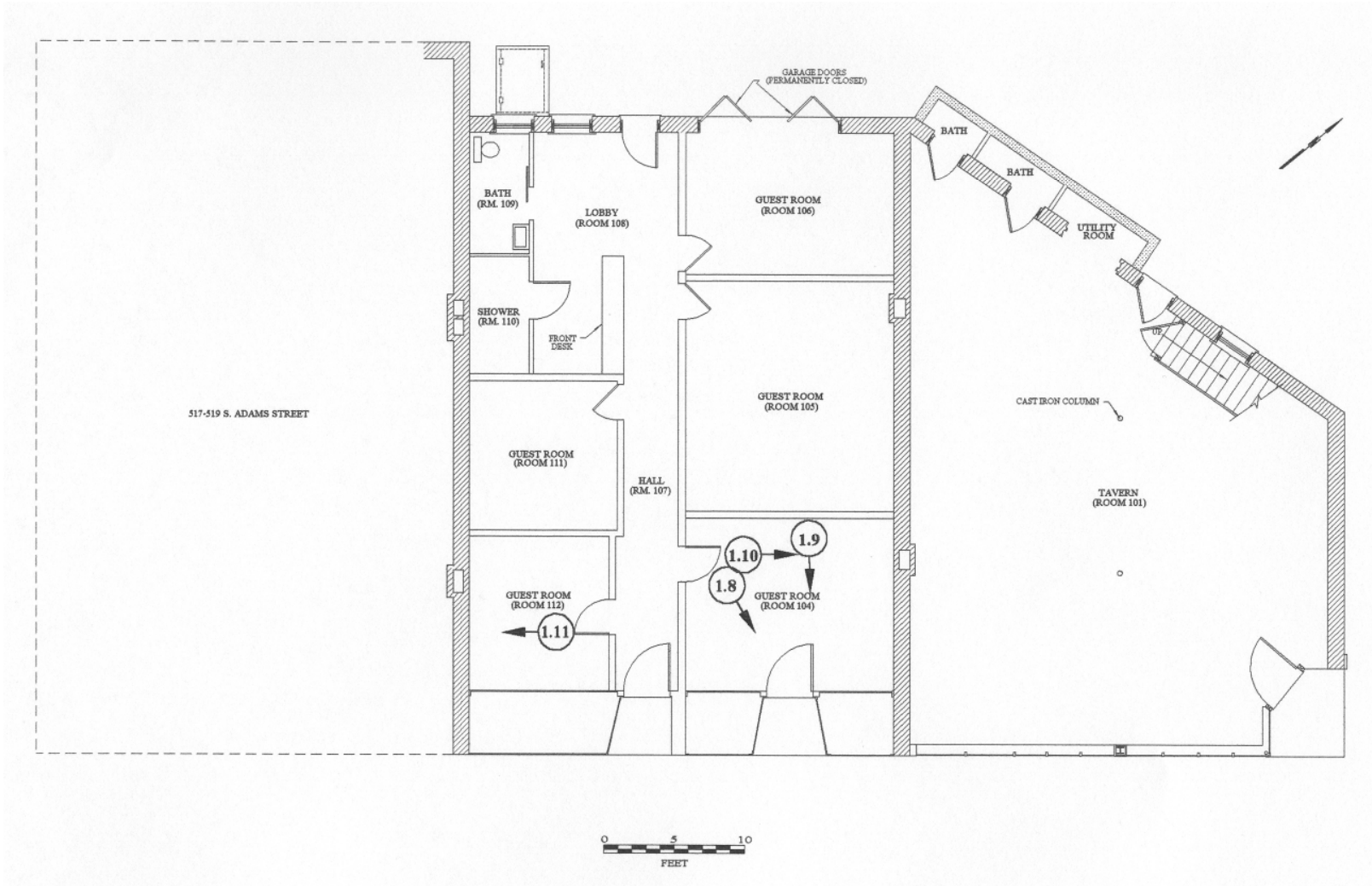
IL HABS No. P-2003-1

- Documentation: 13 photographs. William Flesher, photographer (April 2002).
- P-2003-1.1 Exterior view of the building, looking southwest down Adams Street, showing the north and east elevations. Other buildings on block also are shown.
- P-2003-1.2 Exterior view of east elevation, the formal façade of the building.
- P-2003-1.3 Detail of the east façade, showing prism glass and tile used on storefront.
- P-2003-1.4 Exterior view of building, showing east and north elevations and illustrating "flat-iron" shape.
- P-2003-1.5 Exterior view showing north elevation.
- P-2003-1.6 Exterior view showing north and west (rear) elevations.
- P-2003-1.7 Exterior view showing west elevation and adjacent alley.
- P-2003-1.8 Interior view illustrating front entrance area to 513 S. Adams Street (Room 102).
- P-2003-1.9 Interior view showing entrance and display window for 513 S. Adams Street (Room 102).
- P-2003-1.10 Interior view showing pressed-metal ceiling and light fixture on the first floor of 513 S. Adams Street (Room 102).
- P-2003-1.11 Interior view showing pressed-metal ceiling found on first floor of 515 S. Adams Street (Room 103).
- P-2003-1.12 Interior view of front room on second floor of 515 S. Adams Street (Room 114), showing window and trim details.
- P-2003-1.13 Interior view of kitchen on second floor of 513 S. Adams Street (Room 108).

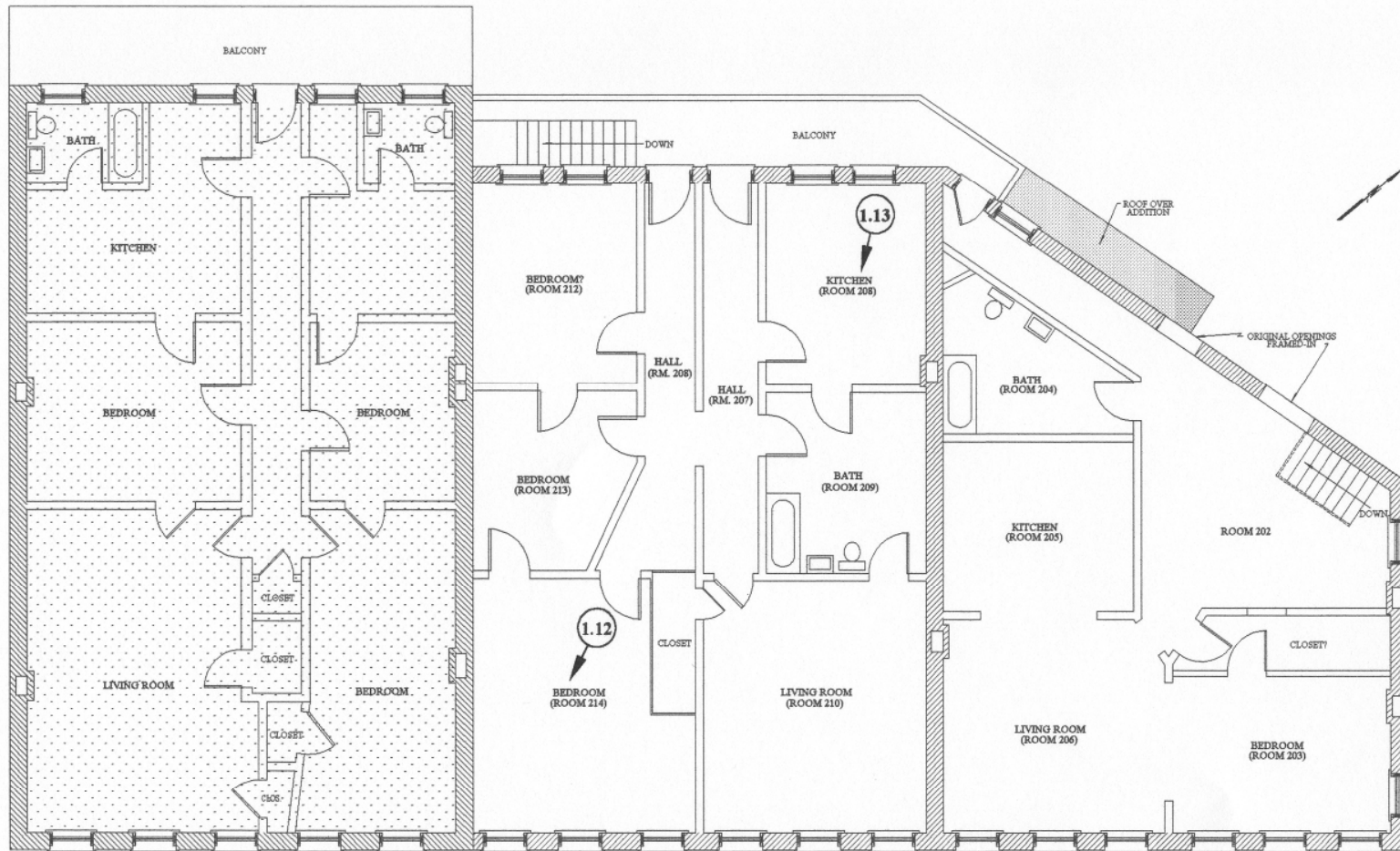
PHOTOGRAPHIC VIEW SHEET
IL HABS No. P-2003-1



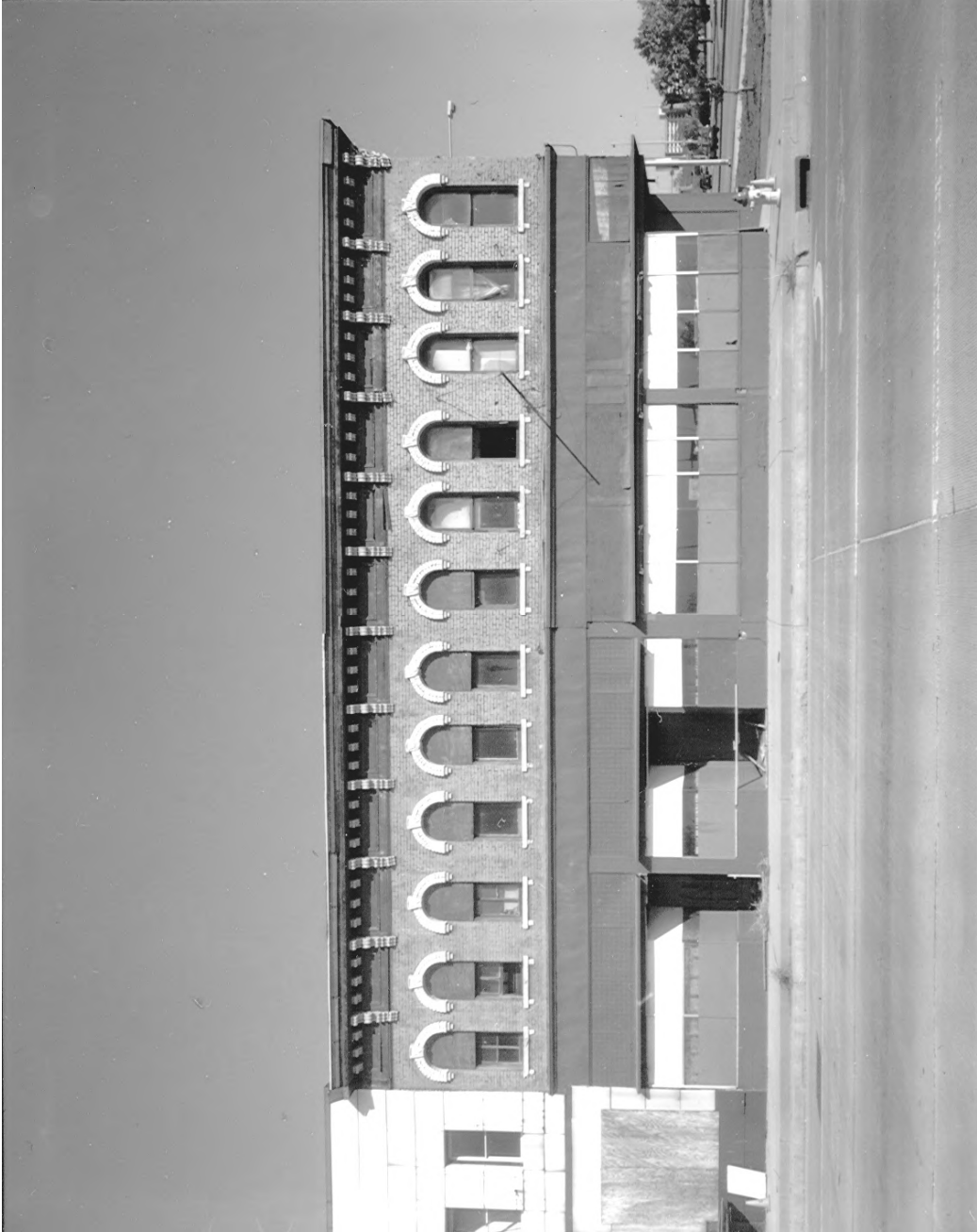
PHOTOGRAPHIC VIEW SHEET
IL HABS No. P-2003-1



PHOTOGRAPHIC VIEW SHEET
IL HABS No. P-2003-1







IL HABS No. P-2003-1.3
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS









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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

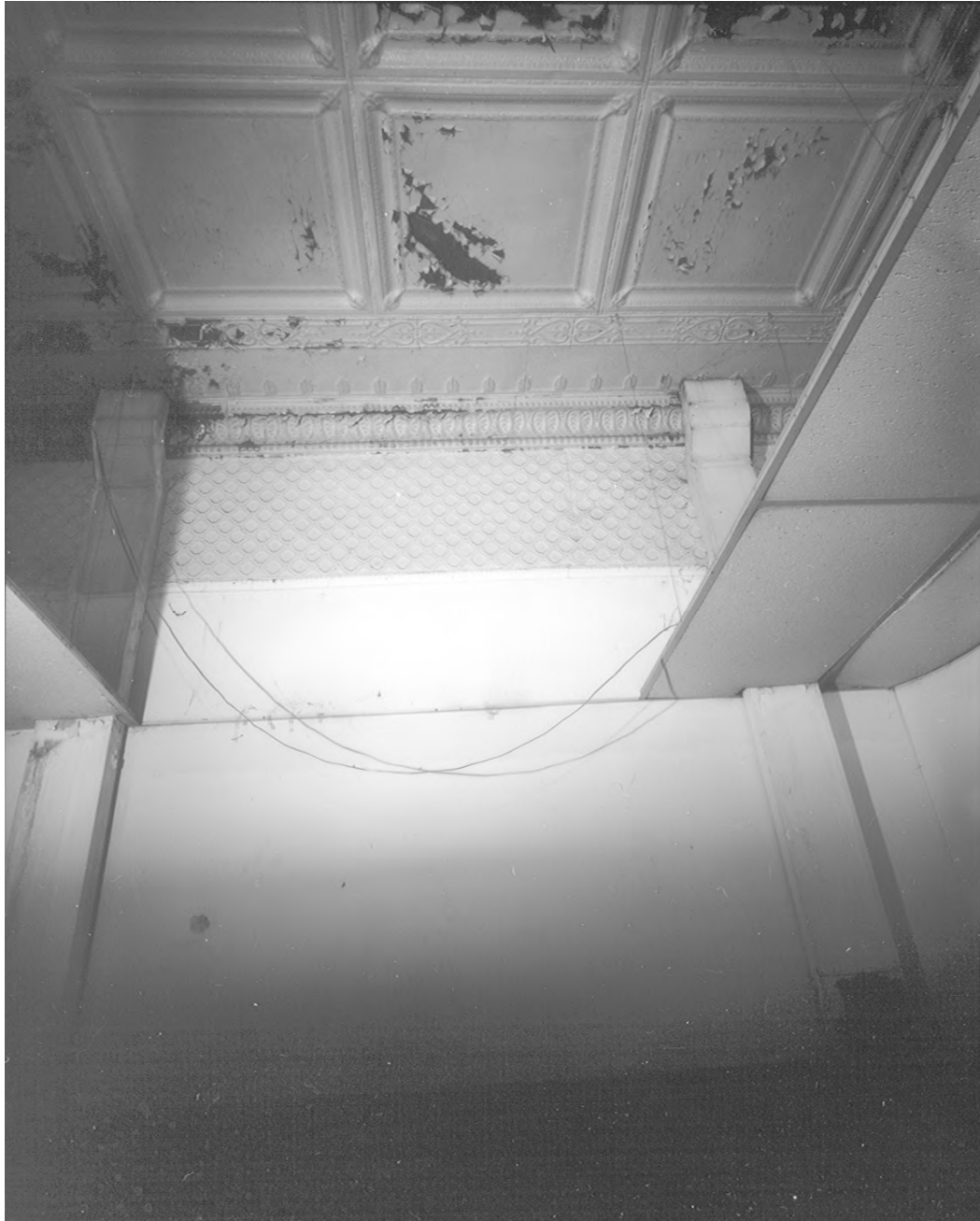


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Prenger-Walbach Building
511-515 S. Adams Street
Lot 11, Block 40 Balance's Addition
City of Peoria
Peoria County
Illinois

IL HABS No. P-2003-1

- P-2003-1-S1 An 1867 bird's-eye view of Peoria, looking west across the Illinois River. The future site of the Prenger-Walbach Building has been circled.¹
- P-2003-1-S2 Detail of the 1867 bird's-eye view, illustrating the neighborhood around the Prenger-Walbach Building. At this date, the neighborhood represented a mixed commercial, residential, and industrial area. The future site of the Prenger-Walbach Building has been circled.²
- P-2003-1-S3 Detail of an 1869 map of Peoria, showing the neighborhood around the Prenger-Walbach Building. The future site of the building on Lot 11, Block 40 has been outlined. Prominent residences and businesses in the area are depicted on the map.³
- P-2003-1-S4 Detail of an 1872 bird's-eye view of Peoria, showing the area around the Prenger-Walbach Building.⁴
- P-2003-1-S5 Detail of an 1896 map of Peoria, showing the neighborhood around the Prenger-Walbach Building. By this date, the area was a dense commercial/industrial district.⁵
- P-2003-1-S6 Lithographs of the D. P. Grier and Hervey Lightner residences, two Italianate-style houses in Peoria.⁶
- P-2003-1-S7 Lithographs of the Lucius Day and C. P. King residences, two Italianate-style houses in Peoria.⁷
- P-2003-1-S8 Lithograph of the store of George Schmidt, a representative example of vernacular Greek-Revival commercial architecture in Peoria. Schmidt's detached residence also is illustrated.⁸

¹ Albert Ruger, *Bird's Eye View of the City of Peoria* (Chicago: Chicago Lithographic Company, 1867).

² *Ibid.*

³ Daniel Allen, *Allen's New Map of The City and Vicinity of Peoria, State of Illinois* (Philadelphia: Smith and Stroup, 1869), 17.

⁴ J. Stoner, *Bird's Eye View of the City of Peoria* (Chicago: Chicago Lithographic Company, 1872).

⁵ George A. Ogle and Company, *Standard Atlas of Peoria City and County, Illinois* (Chicago: author, 1896).

⁶ A. T. Andreas, *Atlas Map of Peoria County, Illinois* (Chicago: author, 1873), 23.

⁷ *Ibid.*, 24.

⁸ *Ibid.*, 59.

- P-2003-1-S9 Lithographs of the “grocery and provision” stores of C. Lammers and H. Lammers, two early commercial buildings located along South Adams Street.⁹
- P-2003-1-S10 Lithograph of the Adam Eisenhauer harness shop and Joseph Botto “sample room,” two adjoining Italianate buildings on North Adams Street in Peoria.¹⁰
- P-2003-1-S11 Lithographs of various Italianate commercial buildings in Peoria.¹¹
- P-2003-1-S12 Lithograph of various Italianate commercial buildings in Peoria.¹²
- P-2003-1-S13 Lithograph of A. P. and P. C. Bartlett dry goods store, one example of Italianate commercial architecture on South Adams Street in Peoria.¹³
- P-2003-1-S14 Lithograph of the Peoria Brass and Copper Works, and Italianate-style factory building located at the corner of Adams and Liberty Streets.¹⁴
- P-2003-1-S15 Detail of the 1867 bird’s eye of view of Peoria, showing the future site of the Prenger-Walbach Building. At this date, the site was occupied by three single-story, front-gabled buildings.¹⁵
- P-2003-1-S16 Detail of the 1872 bird’s eye of view of Peoria, showing the future site of the Prenger-Walbach Building. This view appears to show the site as still being occupied by the same single-story, front-gabled buildings that are illustrated by the 1867 bird’s eye.¹⁶
- P-2003-1-S17 Detail of an 1878 Sanborn map showing the Prenger-Walbach Building. The building has been outlined.¹⁷
- P-2003-1-S18 Detail of an 1891 Sanborn map showing the Prenger-Walbach Building. The building has been outlined.¹⁸
- P-2003-1-S19 Advertisements for four businesses based in the Prenger-Walbach Building: Hero Kruse’s drug store, which occupied 511 South Adams Street from about 1875-1876 into the 1880s; J. Seibert and Son’s

⁹ Ibid, 40, 59.

¹⁰ Ibid, 40.

¹¹ Ibid, 20.

¹² Ibid, 48.

¹³ Ibid, 55.

¹⁴ Ibid, 40.

¹⁵ Ruger.

¹⁶ Stoner.

¹⁷ Sanborn Map and Publishing Company, *Insurance Maps of Peoria, Illinois* (New York: author, 1878), 10.

¹⁸ Sanborn-Perris Map Company, *Insurance Maps of Peoria, Illinois* (New York: author, 1891), 38.

bookstore, which was located in 513 South Adams Street circa 1880; F. Lueder's "Deutsche Apotheke," which occupied 511 South Adams Street in 1890; and Linnemann and Kneer Wines and Liquor, which had taken over the same premises by 1900.¹⁹

- P-2003-1-S20 Detail of a 1902 Sanborn map showing the Prenger-Walbach Building. The building has been outlined.²⁰
- P-2003-1-S21 Detail of a 1927 Sanborn map showing the Prenger-Walbach Building. The building has been outlined.²¹
- P-2003-1-S22 Ca. 1908 photograph of southwest Washington Street, showing the Prenger-Walbach Building in the background. The building has been outlined.²²
- P-2003-1-S23 A 1936 Works Progress Administration (WPA) photograph entitled "Heart of 'the Bowery'—Upper Side of 500 Block S. Adams." The Prenger-Walbach Building dominates the view.²³
- P-2003-1-S24 Illustrations and description of the type of prism glass used on the storefront of 513-515 South Adams Street.²⁴
- P-2003-1-S25 Three fragments of wallpaper recovered from the hallway of 511 South Adams Street, Peoria, Illinois. The fragments run together from top left to lower right. All samples are reduced 50%.
- P-2003-1-S26 Three fragments of wallpaper recovered from the hallway of 515 South Adams Street, Peoria, Illinois. The fragments run together from top left to lower right. All samples are reduced 50%.
- P-2003-1-S27 Profiles of trim and wainscoting found in the Prenger-Walbach Building. A: original door and window trim. B: original baseboard. C: later trim (early twentieth century) added on second floor of 511 South Adams Street. D: late-nineteenth-century trim surrounding doorway added between upper-floor hallways in 513-515 South Adams. E: wainscoting

¹⁹ Richard Edwards, *Edwards' Peoria City Census Report, and Historical and Historical and Statistical Review...* (Peoria: author, 1876), 159; David B. Gould, *Gould's City Directory for 1880-1* (Peoria: author, 1880), 248; E. A. Auer, *Auer's Peoria City Street Directory for 1890-91* (Peoria: author, 1890), 400; Franks Peoria Directory Company, *Franks' Peoria City Directory for the year ending July 1901* (Peoria: author, 1900), 1052.

²⁰ Sanborn Map Company, *Insurance Maps of Peoria, Illinois*, Vol. 1 (New York:author, 1902), 13.

²¹ Sanborn Map Company, *Insurance Maps of Peoria, Illinois*, Volume 1 (New York:author, 1927), 13.

²² A. W. Oakford, "South-West Washington Street About 1908," *Historic Views of Peoria*, 16:1084, Oakford Collection, Peoria Public Library, Peoria, Illinois.

²³ A. W. Oakford, "Heart of 'the Bowery'—Upper Side of 500 Block S. Adams," *Historic Views of Peoria*, 17:1150, Oakford Collection, Peoria Public Library, Peoria, Illinois.

²⁴ Mike Jackson, "Storefronts on Main Street: An Architectural History," *Illinois Preservation Series*, No. 19 (Springfield: Illinois Historic Preservation Agency), 10.

used in kitchens of 513-515 South Adams. F: early wainscoting used on lower walls in Room 202. G: later wainscoting used to infill original doorway on north side of Room 202.

P-2002-1-S28

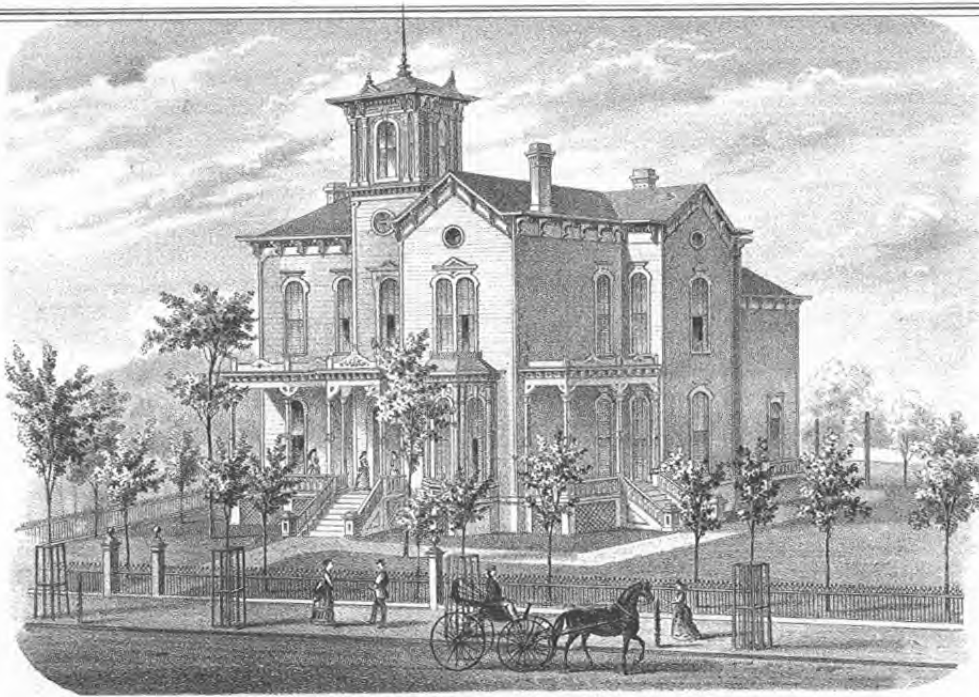
Drawing illustrating the character of the windows and the kitchen doorways in 513-515 South Adams Street.



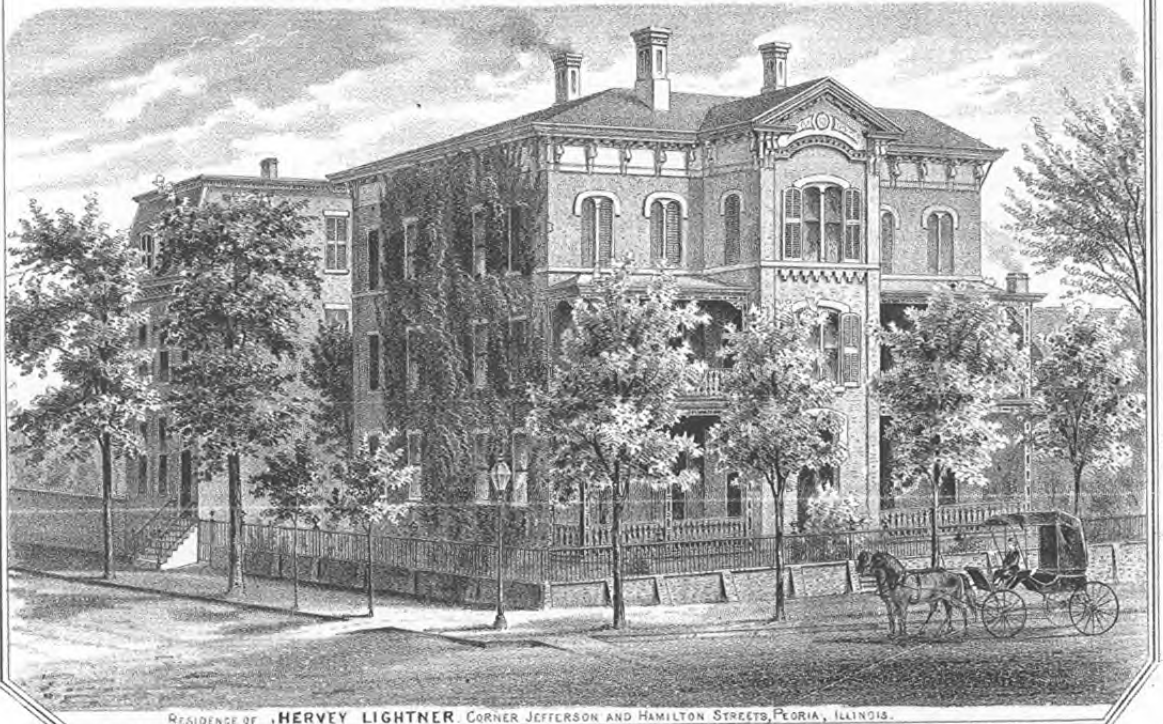








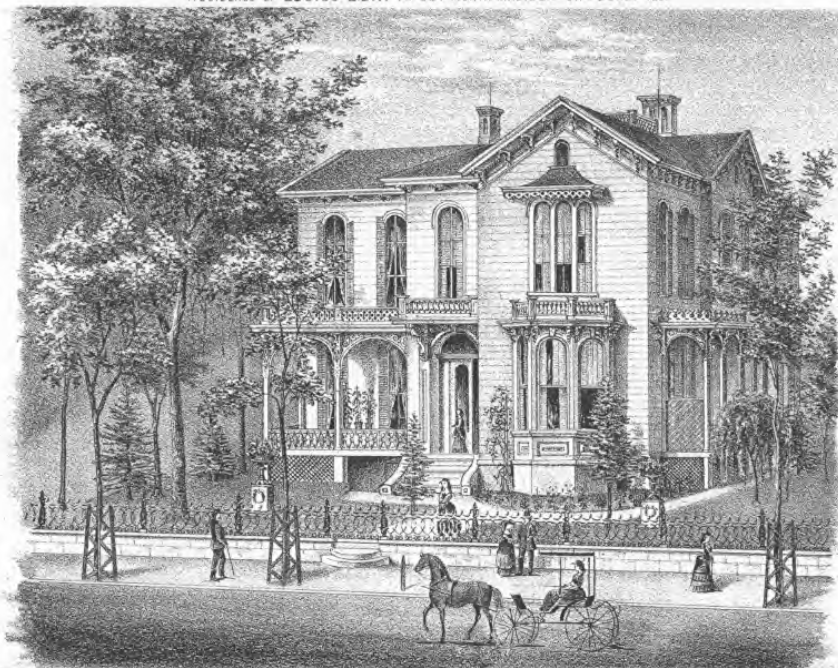
RESIDENCE OF D. P. GRIER. CORNER PERRY AND HAMILTON STREETS, PEORIA, ILLINOIS.



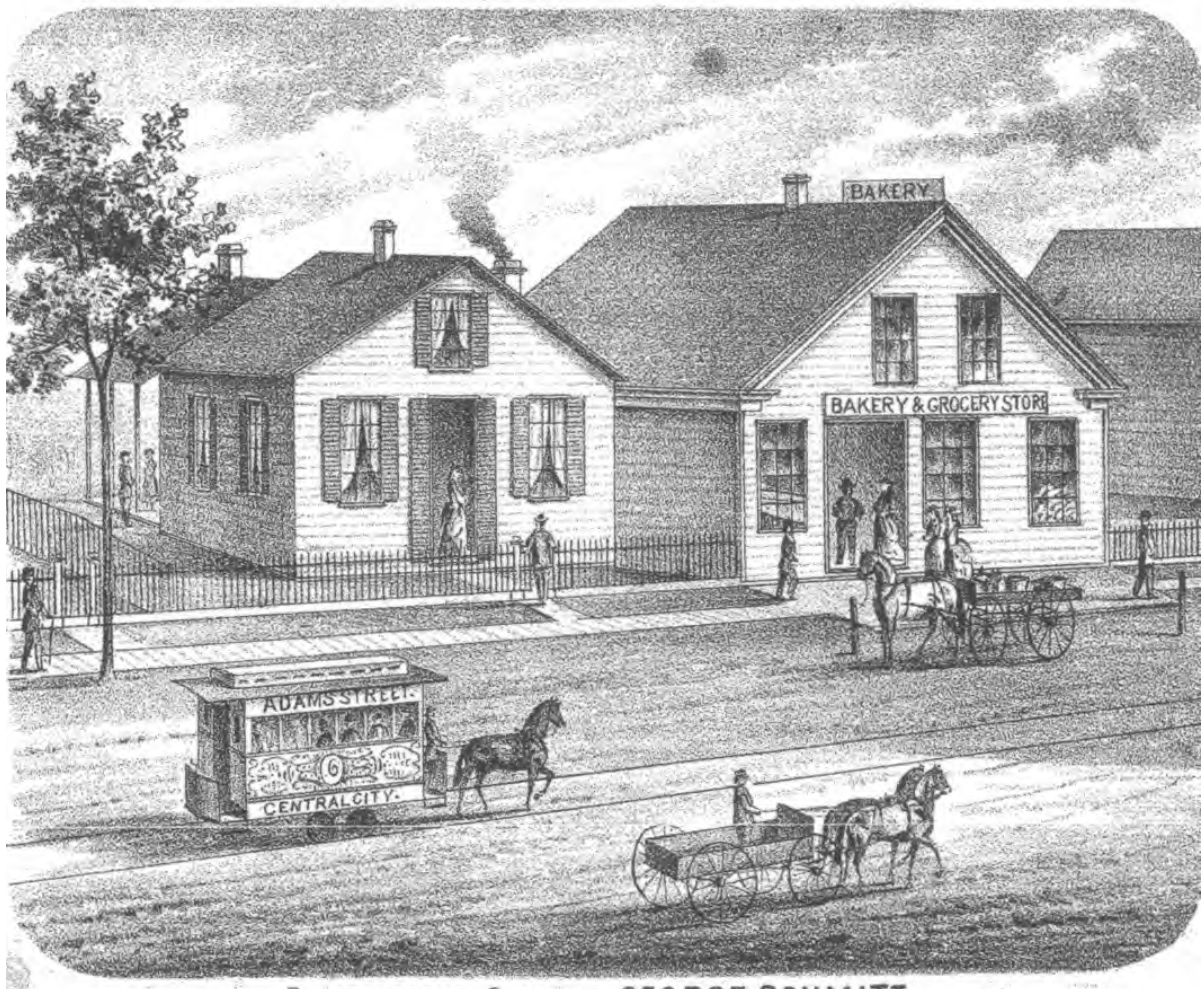
RESIDENCE OF HERVEY LIGHTNER. CORNER JEFFERSON AND HAMILTON STREETS, PEORIA, ILLINOIS.



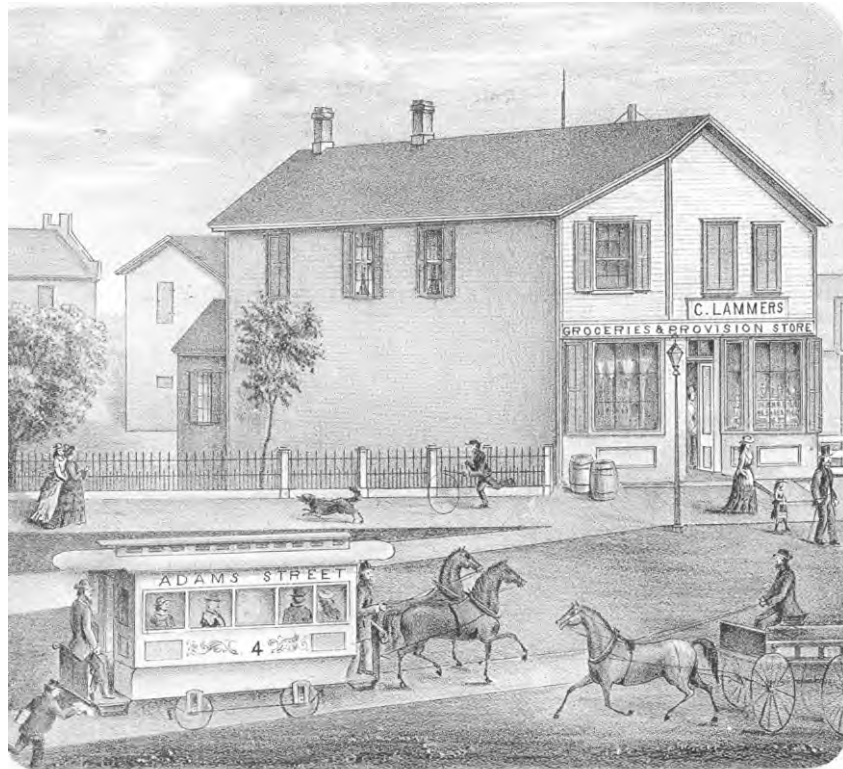
RESIDENCE OF LUCIUS L. DAY No. 604 NORTH MADISON ST. PEORIA ILL.



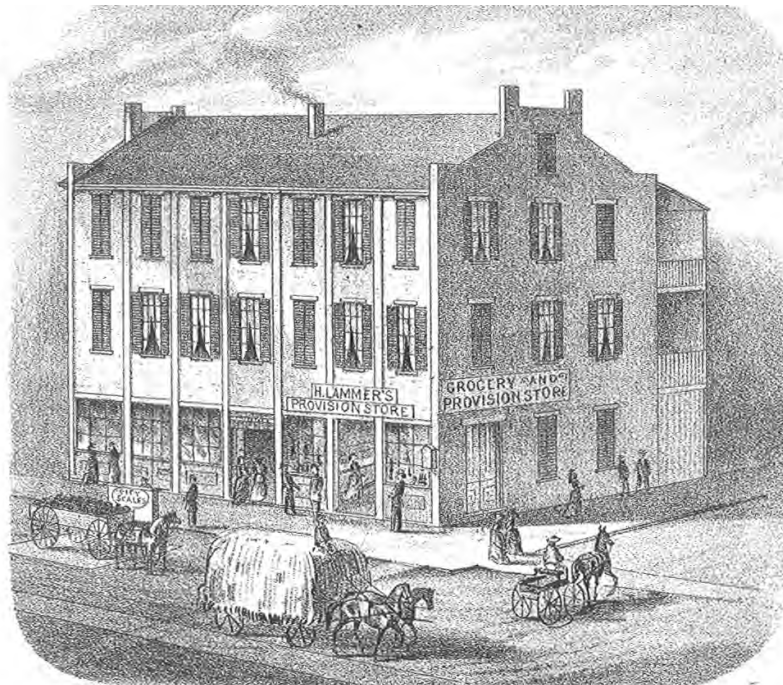
RESIDENCE OF C. P. KING No. 205 NORTH MADISON ST. PEORIA ILL.



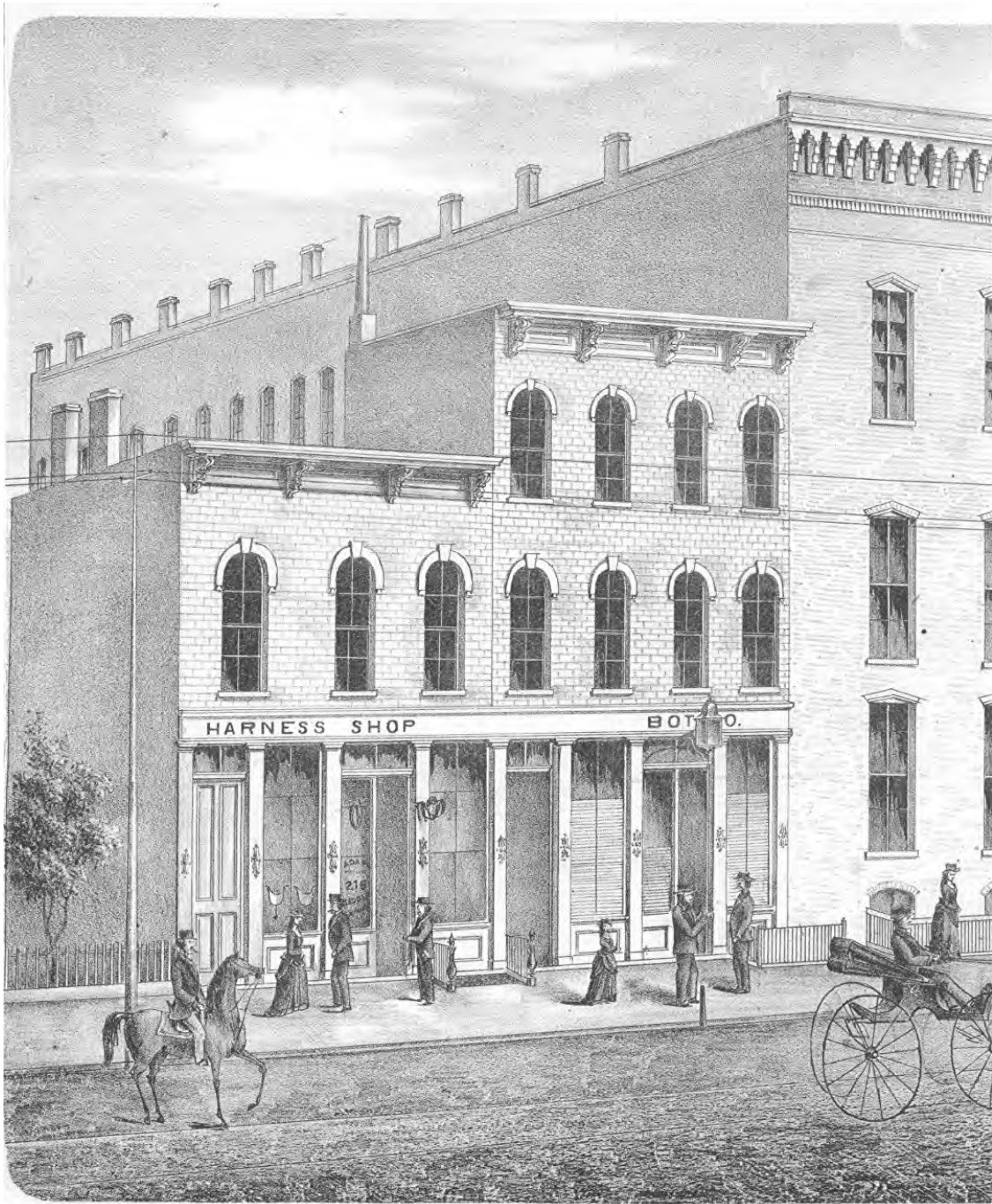
RESIDENCE AND STORE OF **GEORGE SCHMITT.**
BAKERY GROCERY & PROVISION STORE. SOUTH ADAMS ST. PEORIA, ILLS.



PROVISION & GROCERY STORE OF C. LAMMERS CORNER OF ADAMS STREET & PLANK ROAD PEORIA ILLS.



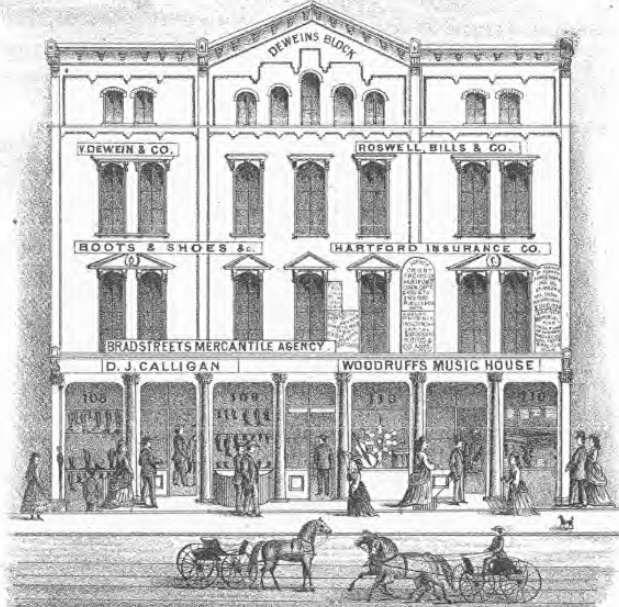
H. LAMMER'S GROCERY & PROVISION STORE.
COR. ADAMS & CEDAR STS. PEORIA, ILLS.



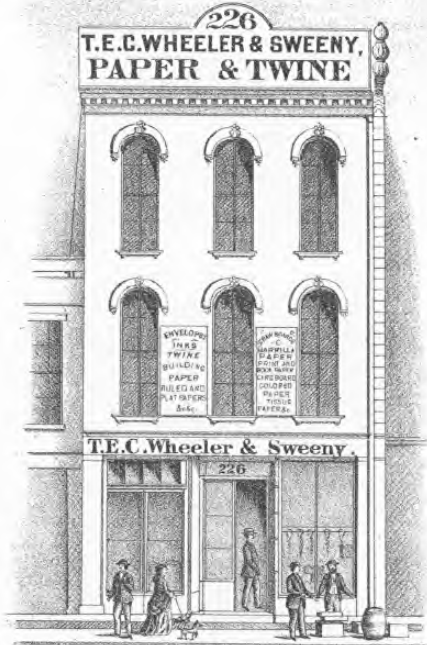
ADAM EISENHAUER
MANUFACTURER OF AND DEALER IN HARNESS
SADDLES BRIDLES COLLARS WHIPS & C.
N^o 216 NORTH ADAMS ST. PEORIA ILLS.
ESTABLISHED 1862

JOSEPH BOTTO'S
SAMPLE ROOMS.

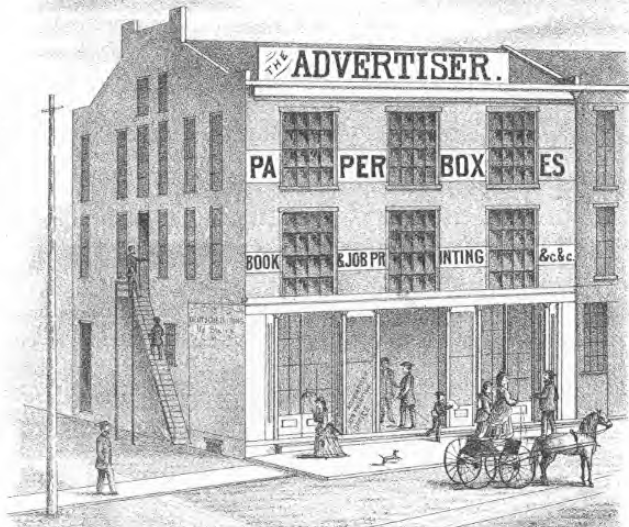
O. C. P.



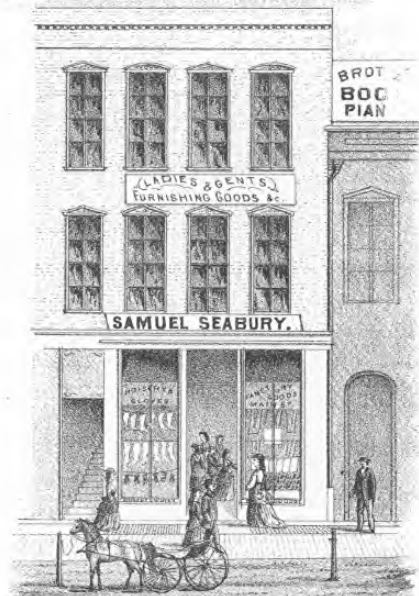
V. DEWEIN & CO. WHOLESALE DEALERS IN LEATHERS & SADDLERY BOOTS & SHOES 101 SOUTH ADAMS ST. PEORIA, ILL. G. J. CALLIGAN WHOLESALE DEALER IN BOOTS & SHOES 101 SOUTH ADAMS ST. PEORIA, ILL. J. M. BRADSTREET & SON IMPROVED MERCHANTILE AGENCY AND S. M. GOWAN, SURT. 101 SOUTH ADAMS STREET PEORIA, ILL. ROSWELL, BILLS & CO. GENERAL INSURANCE AGENTS FOR PEORIA, ILL. ACCIDENT INSURANCE CO. CAPITAL REPRESENTED \$75,000.00 OFFICE SOUTH ADAMS ST. PEORIA, ILLINOIS. WOODRUFFS PIANOS, ORGANS & MELICONS WITH MUSIC & ALL KINDS OF MUSICAL MERCHANDISE WHOLESALE & RETAIL. 101 SOUTH ADAMS STREET PEORIA, ILL.



T.E.C. WHEELER & SWEENEY WHOLESALE DEALERS IN PAPER & PAPER STOCK, 101-105 WASHINGTON ST. PEORIA, ILL.

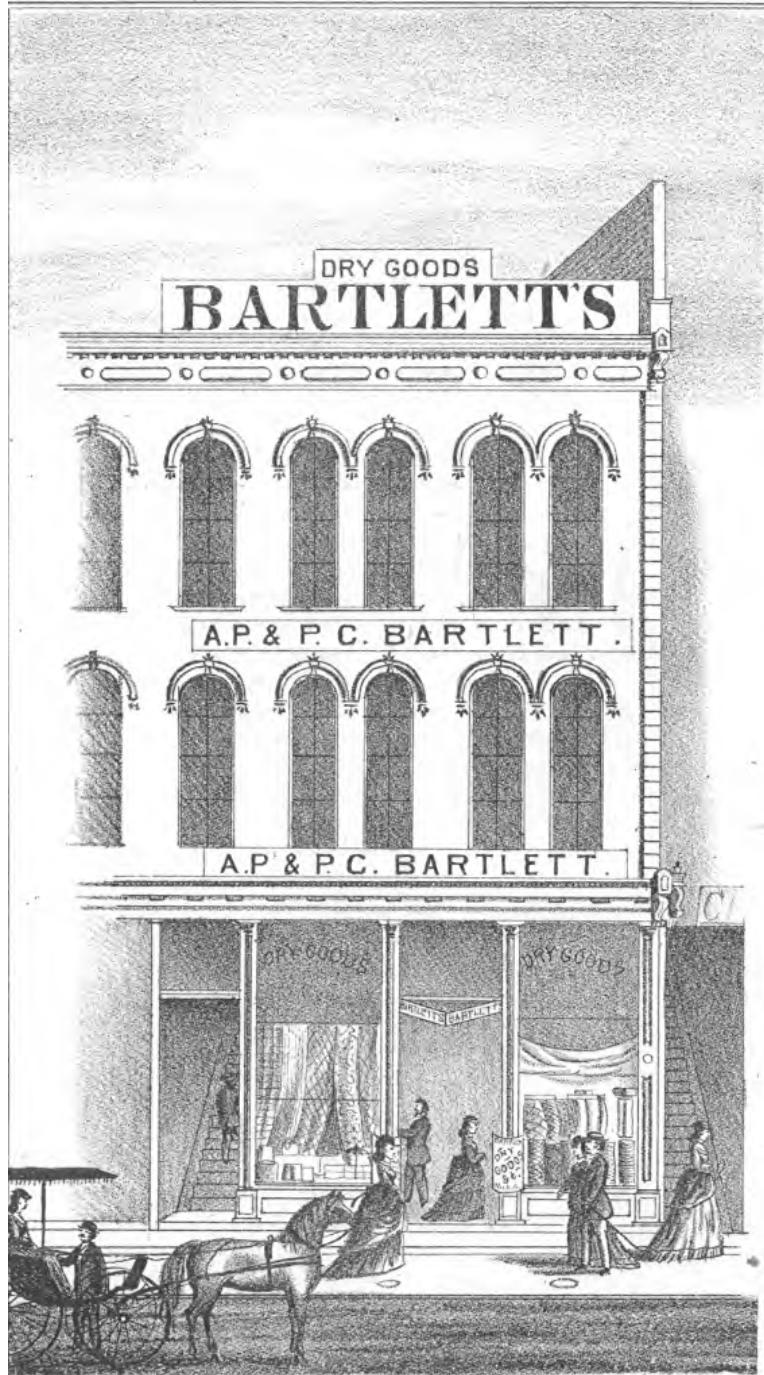


RUDOLPH EICHENBERGER PROPRIETOR 'DEUTSCHE ZEITUNG' 1011 MAIN ST. UP STAIRS PEORIA, ILL. S. FOSTER MANUFACTURER OF PAPER BOXES, 1011 MAIN ST. PEORIA, ILL. ELDERKIN & REYNOLDS GENERAL JOB PRINTERS & PUBLISHERS OF THE PEORIA ADVERTISER, 1011 MAIN ST. PEORIA, ILL.

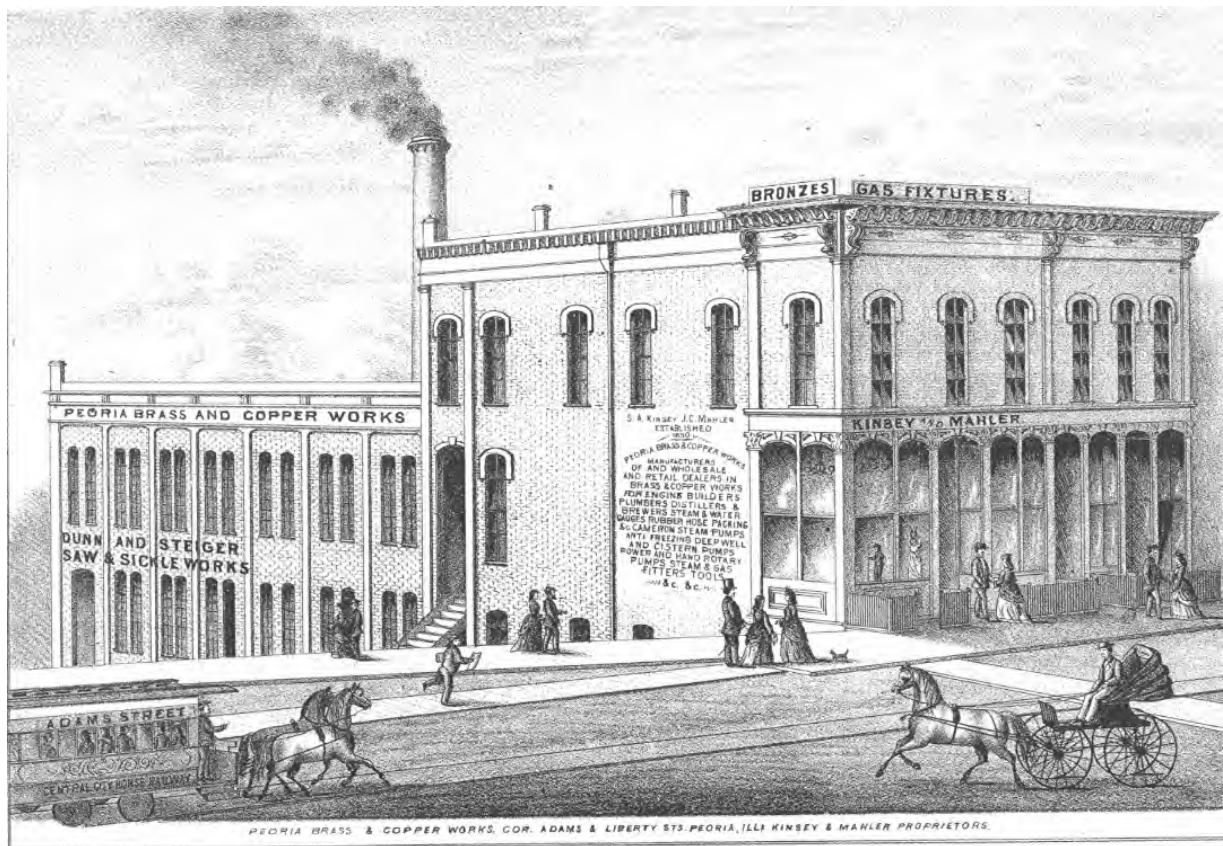


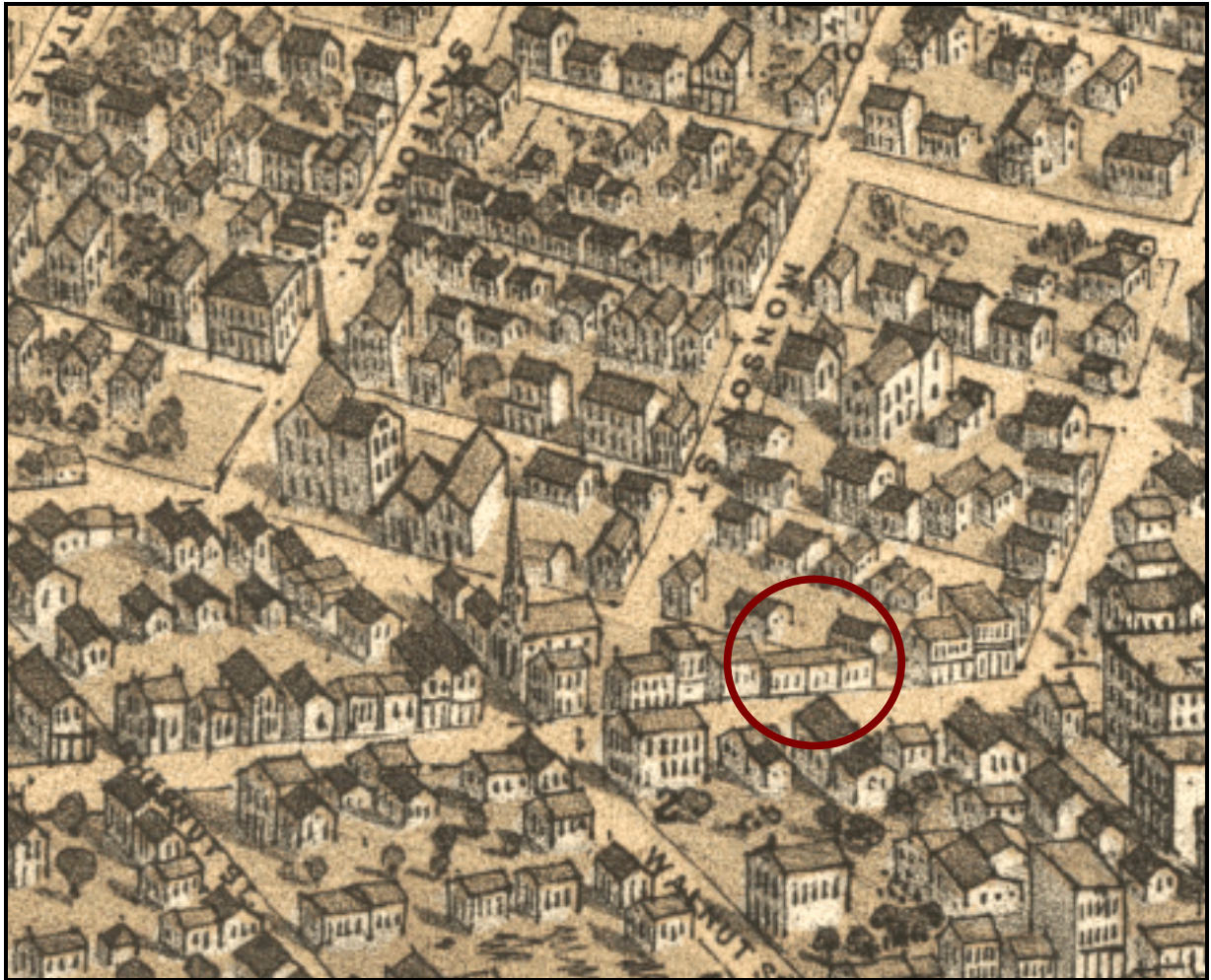
VIEW OF SAMUEL SEABURY'S STORE, WEST SIDE SQUARE PEORIA, ILLINOIS.





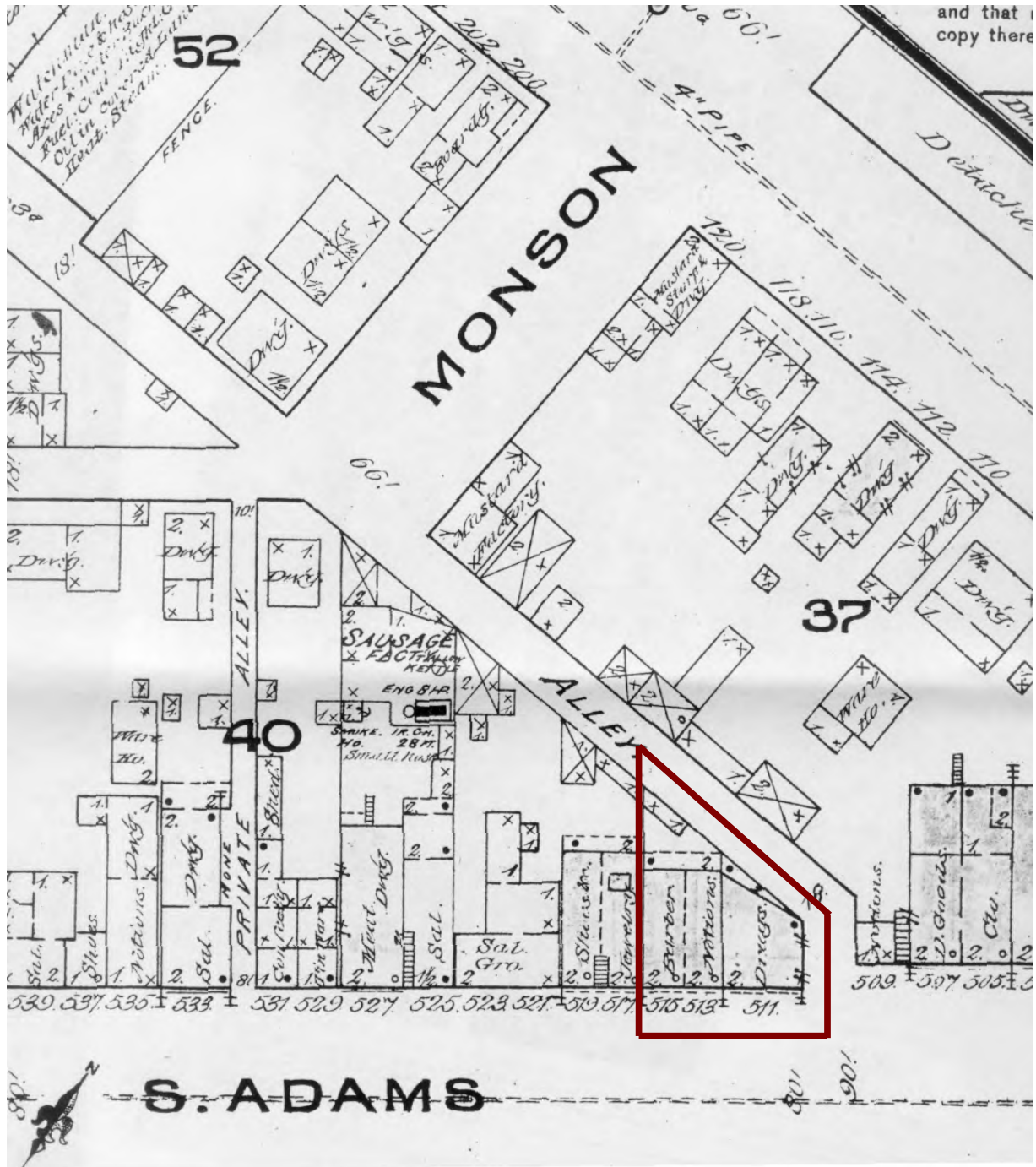
A. P. & P. C. BARTLETT'S DRY GOODS STORE, ADAMS ST., PEORIA, ILL.

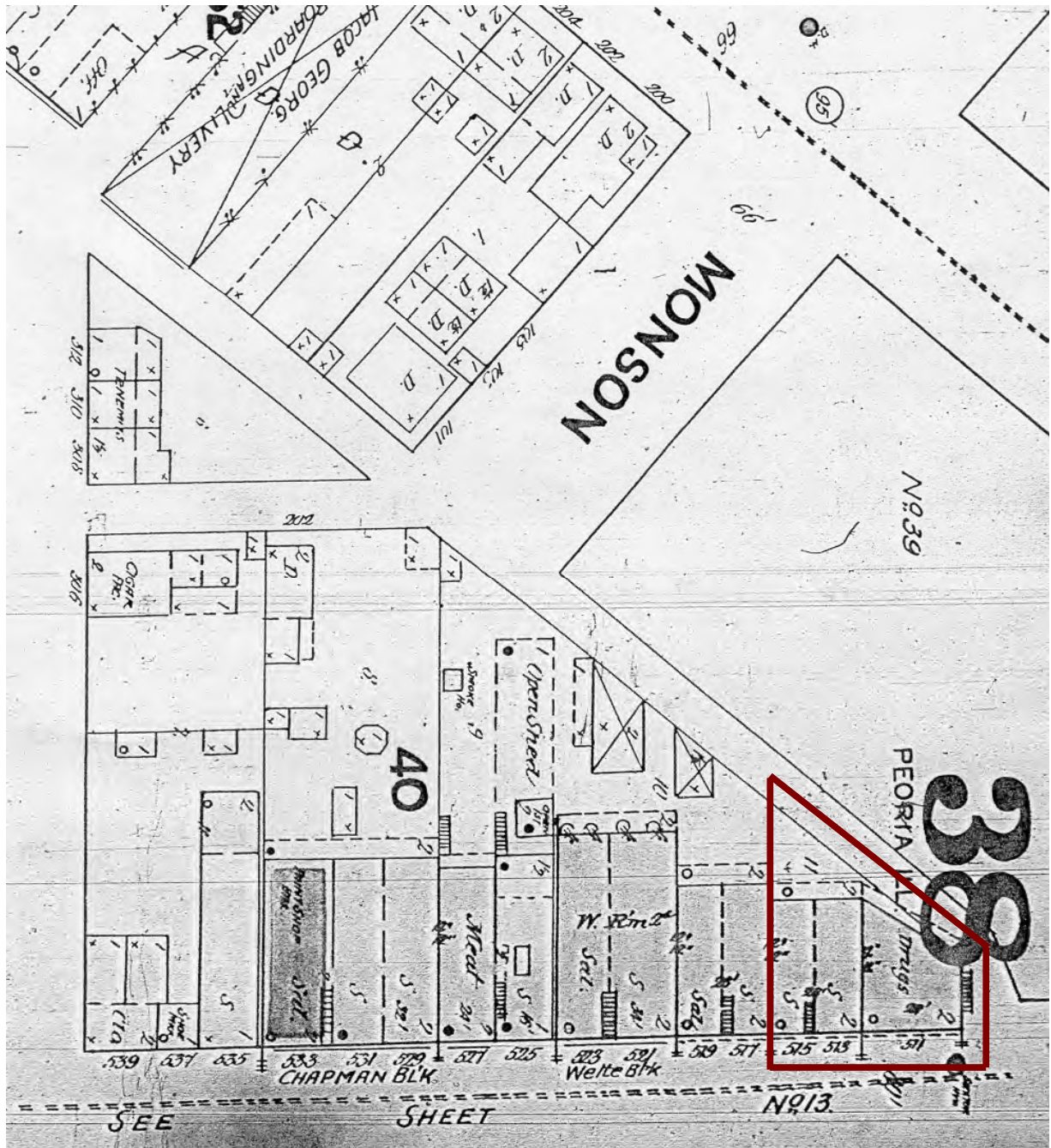




IL HABS No. P-2003-1-S16
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS







Prescription Drug Store

DR. HERO KRUSE,

511 S. Adams St.,

PEORIA, ILL.

DEALER IN

*Drugs, Medicines, Chemicals, Perfumery and Fancy Toilet
Articles, Trusses, Shoulder-Braces, Syringes,*

Paints, Oils, Varnishes and Dye-Stuffs.

JACOB F. SEIBERT.

JOSEPH W. SEIBERT.

J. SEIBERT & SON,
BOOKSELLERS, NEWSDEALERS, STATIONERS,

and dealers in

Fancy Goods, Toys, Notions, Fine Cigars and Tobaccos.

Very large and well assorted stock of Mouth Harps, at exceedingly low prices. Orders taken for Musical Instruments and Sheet Music. Orders for all kinds of printing promptly filled.

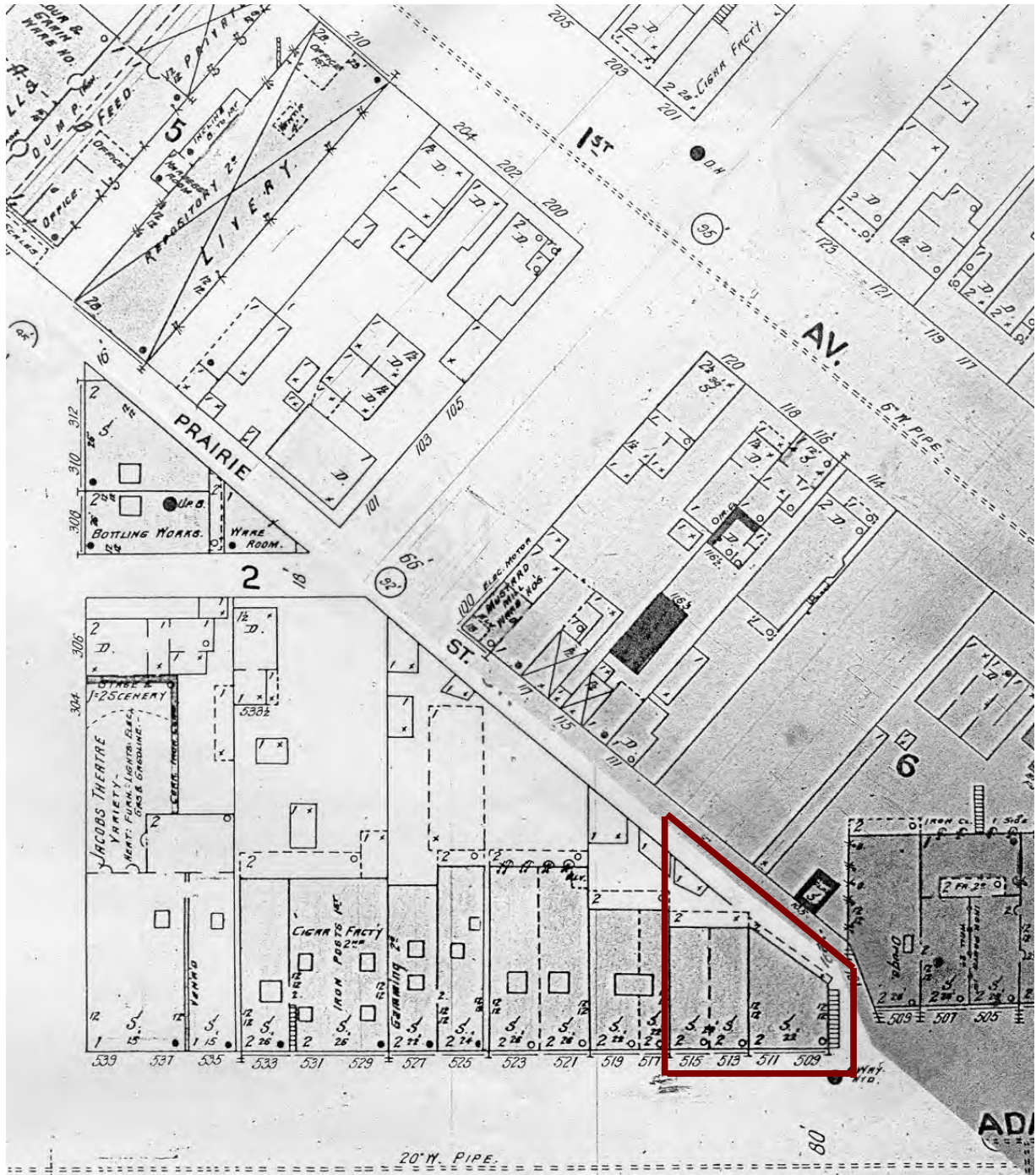
513 SOUTH ADAMS STREET.

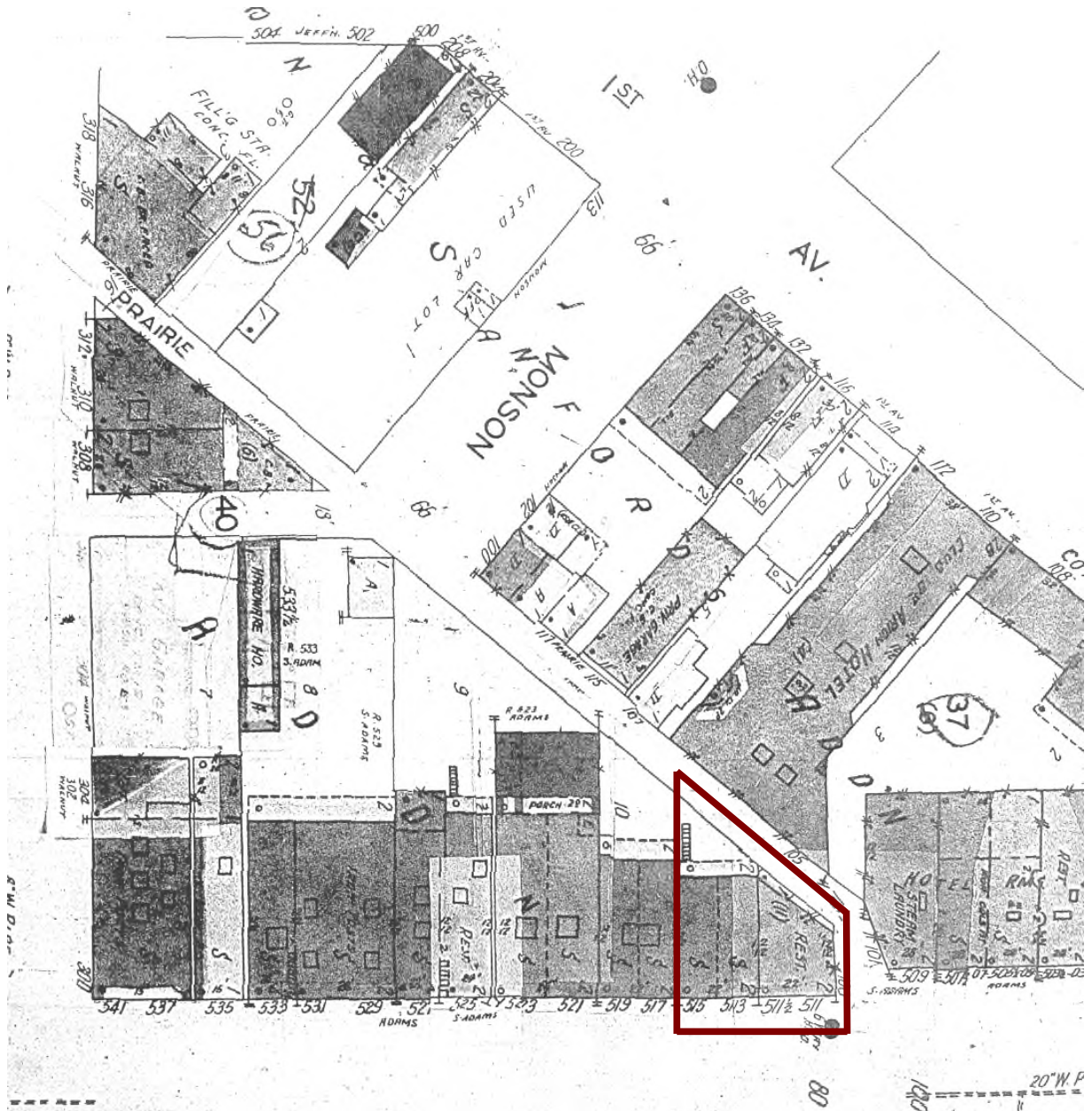
F. LUEDER
611 S. ADAMS ST.

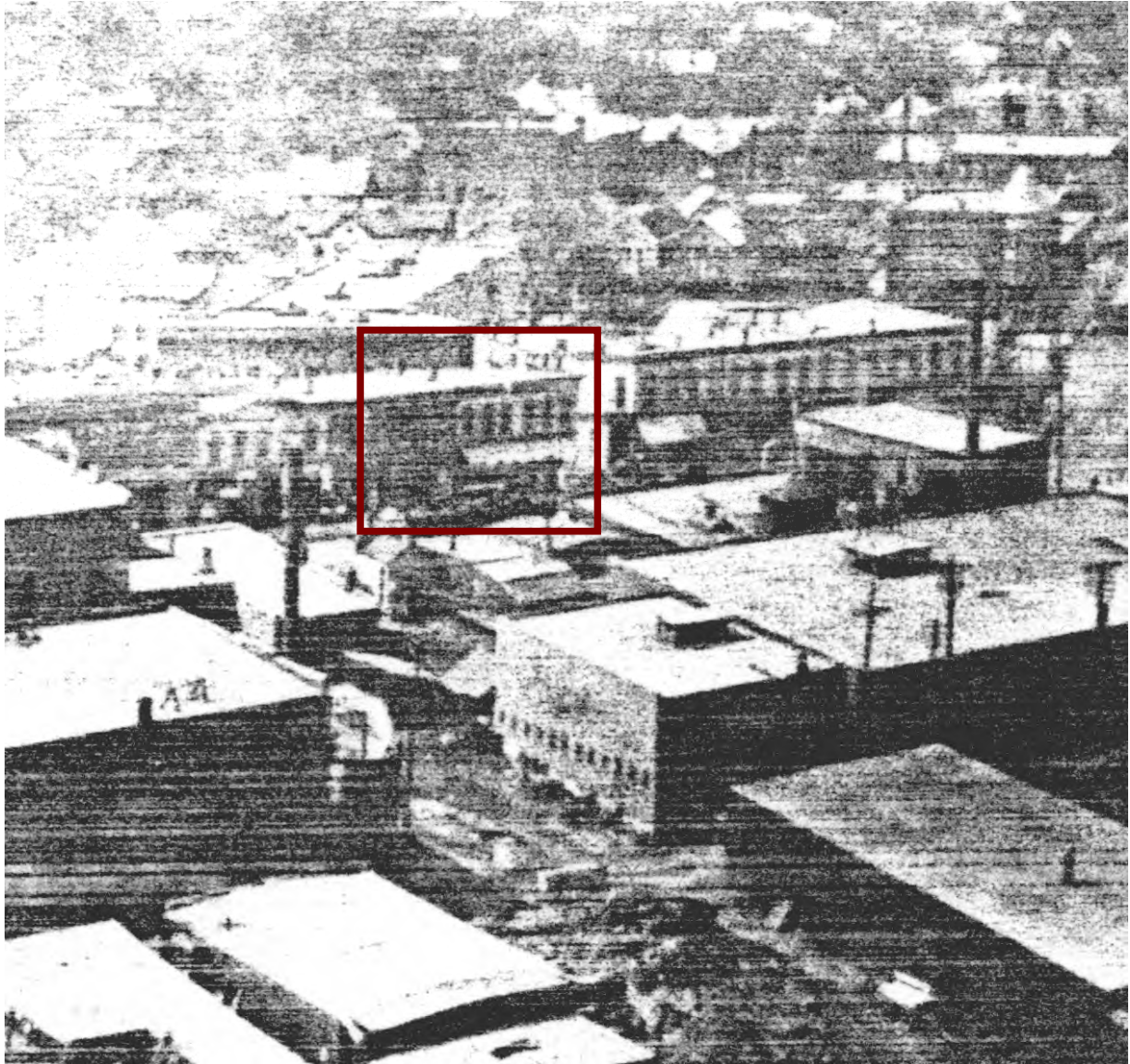
Deutsche Apotheke

A COMPLETE LINE OF
Trusses and Specialties

Linnemann Dealers in
& Kneer **Wines and**
511 South **Liquors**
Adams Street Phone 2 on 1333

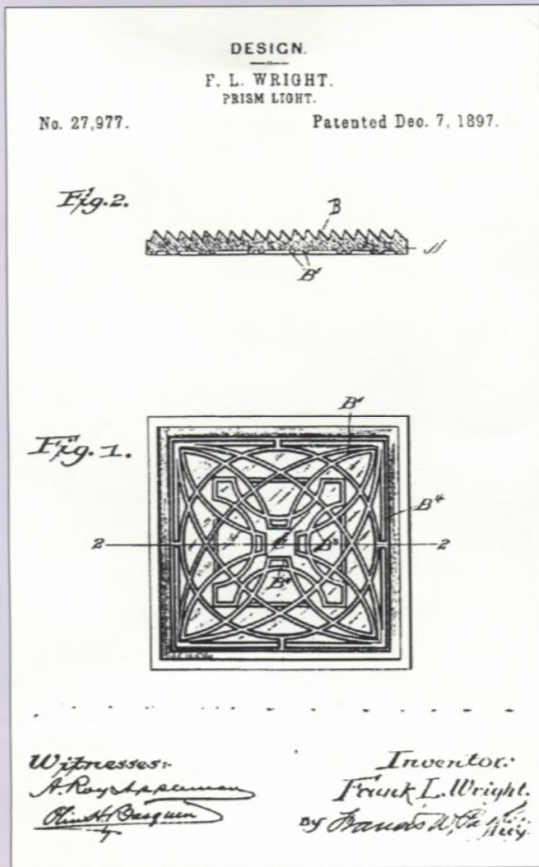






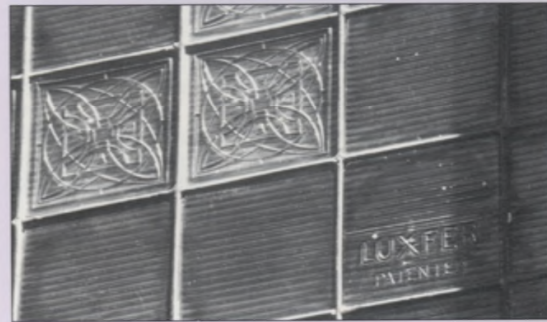


Frank Lloyd Wright Design Discovered on Main Street



The headline above could be used in hundreds of towns across America, but one has to know what to look for and where. Frank Lloyd Wright designed many buildings—all well-known—but he also designed architectural products that were used in buildings other than his own. One of his products can be found on America's Main Streets.

In 1897 Wright designed a series of ornamental patterns for the outside surface of prism-glass tiles. The prism-glass tiles, usually four inches square, were set in frames of zinc or lead came that were made into panels for storefront transoms.

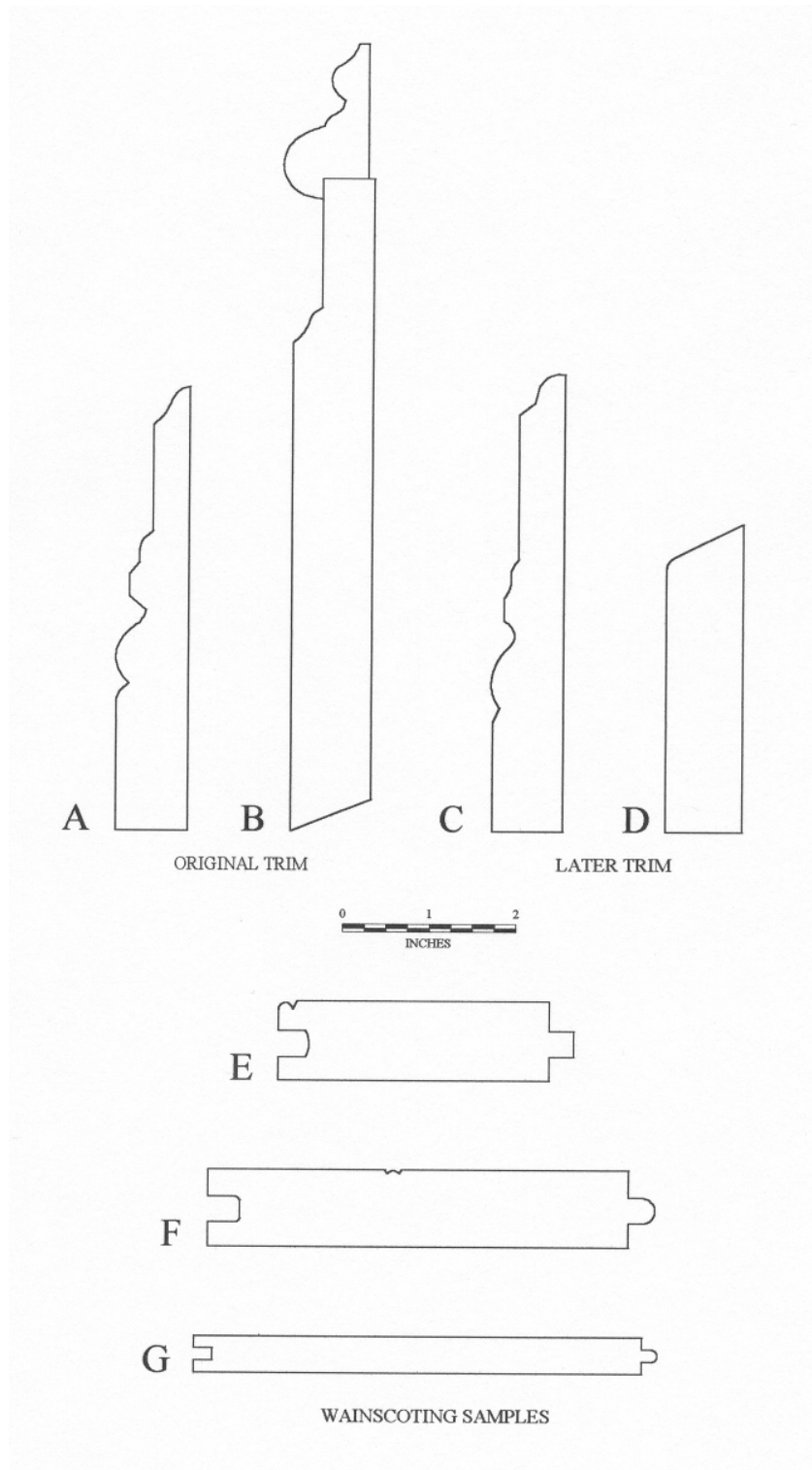


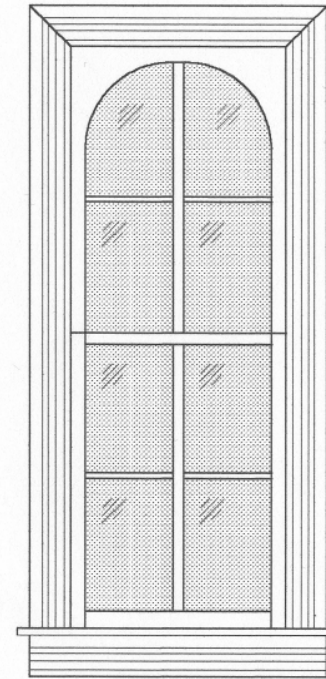
Most of the prism-glass tiles have a smooth exterior with the prism shape on the interior. Tiles with an exterior pattern were used to create an overall border effect on each panel. Frank Lloyd Wright designed the border tiles that were manufactured by the Luxfer Prism Glass Company between 1897 and 1930 and distributed nationwide through glass and storefront companies. The Wright-designed tile can still be found on thousands of buildings throughout the country.



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FLOOR LEVEL

