

Coney Island Building
114 and 114 ½ North Sixth Street
Lot 5, Block 12, Original Town Plat
Springfield
Sangamon County
Illinois

IL HABS No. SG-2000-1

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Prepared by
Christopher Stratton,
Christina Lowry,
and
Floyd Mansberger

Fever River Research
Springfield, Illinois

Illinois Historic American Buildings Survey
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois 62701

ILLINOIS HISTORIC BUILDINGS SURVEY

CONEY ISLAND BUILDING IL HABS No. SG-2000-1

- Location: The Coney Island Building was located on the north end of Lot 5, Block 12 of the Original Town Plat of Springfield, Illinois. Lot 5 lies on the corner of Sixth and Washington Streets, immediately northeast of Old State Capitol Square. The street address for the lower level of the building was 114 North Sixth Street, while the upper two floors had an address of 114-½ North Sixth Street. The building's location within the United States Land Survey is the SW1/4, SE1/4, SW 1/4 of Section 27, Township 16 North, Range 5 West, Sangamon County, Illinois. Its Universal Transverse Mercator (UTM) location is 4,408,900m North / 273,340m East.
- Present Owner: State of Illinois
- Present Occupant: None
- Present Use: The Coney Island Building was demolished early in 2001 to facilitate the construction of the Abraham Lincoln Presidential Library, which now occupies the site. Prior to being vacated early in 2000, the ground floor of the building housed the Coney Island Restaurant. The upper two floors were last utilized as low-income (possibly transient) rental apartments, having a common bathroom on each floor and no evidence of permanent kitchen facilities.
- Statement of Significance: The Coney Island Building represented a surviving example of middle-nineteenth-century commercial architecture within Springfield's central business district and was illustrative of the changing architectural character of this historical significant area through time. The building was located within a half-block of Capitol Square, which was a focal point of commercial development in Springfield from the 1830s onward. The presence of the Old State Capitol Building (built 1837-1839) on the square made this locale the premier business setting in Springfield, one whose prestige was further heightened by the Sangamon County Courthouse being located directly east of the Capitol. The character of the commercial buildings surrounding Capitol Square evolved considerably through the years, with one massive rebuilding of the area occurring immediately prior to the Civil War. It was during this latter period that Coney Island Building was constructed. New structures would be erected around and

adjacent to the square later on, during the nineteenth and early twentieth centuries.

The lower floor of the Coney Island Building historically served as commercial space, while the upper floors were utilized for residential space. This arrangement was typical of commercial structures for the period and persisted for the duration of the building's lifetime. A saloon, grocery store, tire sale shop, delicatessen, furniture and clothing store, and a restaurant were all located on the first floor at different points in time. The appearance of the building altered over time. Circa 1900-1905, for instance, the interior of the building was extensively remodeled, in conjuncture with the opening of a hotel on the upper two floors. The building was updated once again in 1926, with the addition of a new "modern" façade. These various changes reflected the changing tastes and needs of the owners/occupants, but also are indicative of the evolution of Springfield's commercial architecture during the early twentieth century.

The business most closely associated with the property is the Coney Island Restaurant. Established in 1919 by Greek immigrant Hercules Gekas, the Coney Island operated out of 114 North Sixth Street for seven decades (1931-2000).¹ It was a favorite local eatery and gathering place for generations of Springfield residents, where they could purchase the business' trademark "red-hot" hotdog and fresh French fries. The restaurant, which was relocated to 210 South Fifth Street, still serves a nostalgic landmark for tourists following old U. S. Route 66 through Springfield.

Part I. HISTORICAL INFORMATION

A. Physical History:

1. Date(s) of Erection: The specific date of erection for the Coney Island Building is unknown at this point. Documentary evidence indicates that the original building was erected at some point between 1858 and 1867. The fact that 1859 city directory reports John Carmody as having both his residence and place of business at this address makes us believe that the building was in place by that date.
2. Architect: If a professional architect was responsible for the design of the Coney Island Building, he remains unidentified. However, the building does appear to

¹ The latest Coney Island Restaurant was owned and operated by Dennis Polk, a Springfield real-estate developer. The Coney Island has not been managed by the Gekas family since 1997.

have been erected to suit the needs of John Carmody, who owned the property between 1853 and 1888 and operated a grocery store out of the lower floor during that period.

3. Original and Subsequent Owners: The list below identifies the owners of the lot on which the Coney Island Building was situated. See part II.B.4 for more information on these individuals and their respective periods of ownership.

County Commissioners	(Prior to 1826)
Benjamin Wright	(May 10, 1826-October 29, 1835)
Jonas Smith	(October 29, 1835-December 16, 1835)
Simeon Francis	(December 17, 1835-November 8, 1853)
John Carmody	(November 8, 1853-Circa 1888)
Unknown	(Circa 1888-Circa 1931) ²
Hercules Gekas	(Circa 1931-1997)
Dennis Polk	(1997-1999)
City of Springfield	(1999-Present)

4. Builders, Contractors, Suppliers: The building is believed to have been constructed at the behest of John Carmody. However, the identities of the contractors and suppliers who participated in the construction of the building are not known.
5. Original Plans: No original plans are known to exist for the Coney Island Building.
6. Alterations and Additions: The physical examination of the Coney Island Building indicates that the structure originally measured 22'-2" (north/south) by 53'-3" (east/west). Between 1867 and 1872, a two-story, brick addition, measuring 22'-2" (north/south) by 27'-1" (east/west) was constructed onto the rear of the building. Fire insurance maps indicate that a metal cornice was added to the building between 1890 and 1896. A pressed-metal ceiling possibly was installed on the first floor around this time as well. The rear addition was raised to a full three stories at some point between 1896 and 1917. The interior of the building's upper floors also appears to have been remodeled at this time. The general character of the trim on the second and third floors suggests that the interior remodeling may have occurred around the mid-point of this twenty-year span—circa 1900-1905—when these upper floors were used a hotel.

In 1926, the front of the building was modernized through the addition of new brick textured façade, which continued part way around the north and south

² In searching Grantor/Grantee records, there is no information regarding the sale of Lot 5 Block 12 from John Carmody to another individual. The next known owner is Hercules Gekas and it is presumed that he purchased the building the same year he became a resident there according to the *Springfield City Directory for 1931*. It is not known from whom Gekas purchased the property.

elevations. The new façade had pilasters that extended slightly above the eave line and framed a series of recessed window panels. These panels featured corbelled brickwork and paired window openings. White-glazed brick were used to create a variety of geometric shapes (lozenges, crosses, and hourglasses), as well as a prominent “1926” date along the cornice. The new façade exhibited clear Art-and-Crafts influences, trending towards Art Deco.

The first floor interior appears to have been remodeled during the middle twentieth century (circa 1940s). This remodeling resulted in the enclosure of a basement stairway, as well as the creation of modern bathroom and commercial kitchen facilities. Later in the twentieth century, the rear exterior wall of the building received a new brick veneer—possibly following the demolition of an attached building to the east.

B. Historical Contexts:

1. **Early Development of Springfield:** Prior to the construction of the first house in Springfield (erected by John Kelly in 1819), a primitive road system already existed in the area, connecting the greater American Bottom Region with the upper reaches of the Illinois River Valley (particularly the settlements at Peoria). This early transportation corridor probably has its antecedents in prehistoric times, dating back to at least the Mississippian time period of 1000AD or earlier. After the military exploits Ninian Edwards during the War of 1812, this route became known as Edward’s Trace, and it subsequently served as an important avenue by which frontiersmen and settlers moved northward out of the American Bottom into central Illinois.³ The trace entered the future site of Springfield from the south along the suspected timber/prairie edge bordering Spring Creek (roughly following the route of present-day First Street).⁴ It crossed the Sangamon River north of the town site. Although the location of the original river crossing is not known precisely, two primary crossings were in use by the 1830s, and one of these—located near the mouth of Spring Creek, along present-day Peoria Road—likely corresponds to the point at which the Edwards’ Trace crossed the river. The section of trail leading north of Springfield later was called the Fort Clark Road, in reference to the small fortification erected at Peoria during the War of 1812.

³ Steven R. Ahler et al., “Cultural Inventory of the Hunter Lake Area, a Proposed Reservoir Impoundment in Sangamon County, Illinois,” Illinois State Museum Technical Report Number 92-609-7 (Contract report for City of Springfield, City Water, Light, and Power 1994); Zimri Enos, “The Old Indian Trail, Sangamon County, Illinois,” *Journal of the Illinois State Historical Society* 4 (1911).

⁴ Barringer suggests that the Edward’s Trace entered Springfield “just west of 1st Street” (Floyd Barringer, *Tour of Historic Springfield* [Springfield: author, 1971], p. 20). Farragher provides a good map illustrating the location of the regional road system that had become established during the 1820s. These roads probably represent the early trail system (John Mack Farragher, *Sugar Creek, Life on the Illinois Prairie* [New Haven: Yale University Press, 1986], 78).

During these early years of settlement, at least two secondary trails appear to have branched off the Edwards' Trace at Springfield and headed west towards the middle stretch of the Illinois River Valley. The more southerly route followed the south edge of the Spring Creek valley west via Diamond Grove (later known as Jacksonville) and encountered the broad Illinois River valley near the present-day communities of Naples and Meredocia. This route eventually became known as Old Jacksonville Road. Another branch of this early trail system skirted the timber bordering the Sangamon River towards present-day Beardstown (following closely the route of State Route 125). When merchant Elijah Iles first came to Sangamon County in 1821, he traveled the southern trail from the Illinois River; but upon returning with a large load of consumer goods for his store, he followed the northern corridor from Mr. Beards cabin at present-day Beardstown.⁵

The early village of Springfield (today referred to as "Old Town") coalesced around the intersection of the Edwards' Trace with the two branch trails leading west to the Illinois River (near the present-day location of First and Jefferson Streets). It was along the westbound secondary trail that John Kelly apparently constructed the first house in what was to become Springfield. This house, which was a large double-crib log structure, was located near the northwest corner of Klein and Jefferson Streets. John Kelly was part of a large extended family from North Carolina that had settled for a short while along Macoupin Creek before coming to the Sangamon valley in the spring of 1819.⁶ By the end of that year, the Kelly family had constructed at least four log dwellings, which formed the nucleus of the incipient community.⁷ In 1821, Elijah Iles arrived and opened the first mercantile (or store) in the county and/or greater Sangamo Country.⁸ The Kelly Settlement, although fairly dispersed and unorganized—which was typical

⁵ John Power, *History of the Early Settlers of Sangamon County, Illinois* (Springfield: Edwin Wilson and Company), 397-398; Elijah Iles, *Sketches of Early Life and Times in Kentucky, Missouri, and Illinois* (Springfield: Springfield Printing Company, 1883).

⁶ The extended family consisted initially of Henry Kelly and his sons Elisha, William, and John. A younger son named George later joined them. Henry Kelly's two daughters (Eleanor and Sally) apparently did not settle in Illinois, but chose to settle in adjacent Missouri, because that state allowed the ladies to continue to own their slaves (of which each daughter owned three)—a condition of settlement that was not allowed in Illinois. Apparently, it was Elisha Kelly "the old bachelor" who selected the Sangamon valley location of the Kelly family settlement—a decision that was based partly on the quality of the hunting within the region (Power, 423-24). The movement of extended family groups into a new region was typical of initial settlement practices.

⁷ Although Barringer (1971:34) suggests that the Kelly dwelling was located at the northwest corner of Klein and Jefferson Streets, Power (1876:423) noted that the house was located at the "northwest corner of Second and Jefferson Streets." Mrs. Kelly died in 1821, followed by her husband in 1823. Both were buried on their land within the immediate vicinity of their cabin, a common practice among early pioneer families. The bodies of both Mr. and Mrs. Kelly were discovered during road widening activities along Madison Street many years later. At that time, their bodies were relocated to Oak Ridge Cemetery (Barringer 1971:34).

⁸ Iles (1883:31) commented that he had no competition for a period of two years, and that his customers during this early period were both of Native American and European-American heritage. Iles also noted that his customers "were widely and thinly scattered over the territory" and "many had to come more than eighty miles to trade."

of early communities—represented the largest population center in Sangamon County upon its organization in 1821, and it was selected to serve as the temporary county seat.⁹ In April 1821, the county commissioners contracted with John Kelly to construct a log courthouse on the northwest corner of Second and Jefferson Streets, which was located across the street from Elijah Iles' early store.¹⁰

In November 1823, the Federal government established a land office in Springfield, and the town of "Calhoun" was formerly platted around and encompassed the small pioneer Kelly Settlement. This plat was a joint venture between Pascal Enos (Receiver of the Land Office), Thomas Cox (Register of the Land Office), Elijah Iles, and John Taylor, who had purchased adjoining quarter-sections of land centered on Springfield. The base line for the survey was the rough line of cabins that extended each side of Iles' store, and the trail passing between these structures became known as Jefferson Street. The early town plat contained twenty-three blocks and a public square. Madison Street, one block north of Jefferson, marked the northern edge of the town, while Monroe Street was the southernmost street. The north/south streets were numbered, beginning with First Street on the west (and corresponding closely with the Edwards' Trace) and ending with Seventh Street on the east. Although initially named Calhoun, the name was never really accepted (partly due to the fact that a Springfield post office had been established before the town's formal platting), and the name was officially dropped in 1833.¹¹

In December 1824, the Illinois General Assembly passed legislation requiring the selection of a permanent seat of government in Sangamon County. Springfield, which had served as the temporary county seat since 1821, had considerable support, though it did face several rivals. The most of significant rival was Sangamo Town, which was located on a bluff overlooking the Sangamon River, eight miles northwest of Springfield. Platted in June 1824, Sangamo Town was little more than a cluster of cabins when it was considered for the county seat, but its riverine setting seemed more advantageous than Springfield's location on the prairie—especially given the importance of water-borne commerce during the period. Nevertheless, Springfield prevailed, and in March 1825, Springfield was selected as the permanent seat of government for Sangamon County. Two hundred people already called Springfield home by this date, and local developers

⁹ Joseph, Wallace, *Past and Present of the City of Springfield and Sangamon County, Illinois* (Chicago: S. J. Clarke Publishing Company, 1904); Interstate Publishing Company.

¹⁰ The specifications for this courthouse noted that "the logs to be twenty feet long, the house one story high, plank floor, a good cabin roof, a door and window cut out, the work to be completed by the first day of May, next, for which the said commissioners promise, on the part of the county, to pay the said Kelly forty-two dollars and fifty cents" (Power, 33). This "courthouse" was a typical pioneer log cabin typical of the dwellings occupied by many of the early settlers.

¹¹ Wallace, 7; Zimri Enos, "Description of Springfield," *Transactions of the Illinois State Historical Society* 14 (1909):218-222.

wasted no time promoting its further growth. In April 1825, *Edwardsville Spectator* ran an advertisement for the Town of Springfield., in which Sangamon County Clerk Charles Matheny offered for sale thirty lots in an area “delightfully situated on the border of a handsome prairie,” with plenty of timber nearby.¹²

During the 1820s, the majority of buildings in Springfield were of log construction and fairly rudimentary in design. All four town proprietors initially lived in hewn-log homes, and those owned by P. P. Enos, Thomas Cox, and John Taylor were described as “the fine residences of the town [for the period], and had brick chimneys and were chinked and daubed with lime mortar.” The Enos residence was a “two story double cabin with a porch kitchen”.¹³ The first skilled carpenter to settle in the community was 29-year-old Robert Thompson, a native of Kentucky who arrived 1824. Thompson generally is cited as the first individual to who nailed on shingles and hung a panel door in Springfield—something that probably occurred shortly after his arrival in 1824.¹⁴ The first frame house constructed in the community was reportedly was constructed by Erastus Wright, a New Englander and ardent abolitionist.¹⁵ Although the date of construction and location of the Wright house are unclear, the residence appears to have been erected sometime after Thompson’s arrival in town in 1824 and the construction of the frame Todd House in 1827. As such, it would appear that this “first frame house” in Springfield was constructed circa 1825-1826. It was not for another couple years that the first brick buildings began to be constructed in town (see discussion below). Hence, one decade after its founding Springfield still had the rough edges of a frontier settlement. When famed poet and journalist William Cullen Bryant passed through town on his way to Jacksonville in 1832, he noted that “Springfield is...situated just on the edge of a large prairie, on ground somewhat more uneven than Jacksonville, but the houses are not so good, a considerable portion of them being log-cabins, and the whole town having an appearance of dirt and discomfort. The night was spent in a filthy tavern.”¹⁶

Irrespective of Bryant’s negative impression, Springfield was not without “polite society” at the time of his visit. Some of Springfield’s most prominent early citizens already had begun to erect homes immediately west and south of the original town, within an area that came to be known as Aristocracy Hill. Although today one thinks of Aristocracy Hill as being located along South Fifth and Sixth Streets, it originally was located closer to the “Old Town,” with the

¹² *Edwardsville Spectator*, April 1825, p. 3, col. 1.

¹³ Enos, “Description of Springfield,” 196.

¹⁴ Power, 172.

¹⁵ Interstate Publishing Company, 514; Paul Angle, *Here I have Lived: A History of Lincoln’s Springfield* (Chicago: Abraham Lincoln’s Book Shop, 1971), 27.

¹⁶ Frank J. Heinl, “The Bryants at Jacksonville,” *Journal of the Illinois State Historical Society* 18, no. 1 (1925):218.

preeminent housing of the community arrayed around a series of groves lying immediately south of the early commercial district.¹⁷ The homes on Aristocracy Hill were separated from the early commercial district by a stream known as the Town Branch. While relatively small in size, the stream and its associated valley represented a real boundary—physically and socio-politically—in the early community. In reality, Aristocracy Hill was less a hill than the edge of an upland ridge. Yet, for those who gazed upon it from the other side of the Town Branch, it had the appearance of a hill (as much as any spot on Springfield’s relatively level terrain), and the concentration of affluent homes there perhaps fostered comparisons to such elite urban districts as Boston’s Beacon Hill.

One of the first upper-class homes constructed “on” the hill was that of Dr. John Todd. This house, which was constructed in 1827, was located on the south side of Washington Street between First and Second Streets and was regarded as “the best in the village” at the time of its completion.¹⁸ The area around the Todd residence became known as Todd Square and functioned as the early community’s unofficial town square.¹⁹ Dr. Todd was born in Lexington, Kentucky in 1787 and was a graduate of both Transylvania University (Lexington, Kentucky) and the University of Pennsylvania’s Medical School.²⁰ By the mid-to-late 1830s, the several other homes of Springfield’s elite were being constructed along South First and Second Streets. One of the first to be constructed south of Dr. Todd’s house on Washington Street was the circa 1830 George Forquer House, which was built within a small grove centered around the present-day Illinois Supreme Court Building. Later 1830s houses were constructed for the Mather, Levering, Huntington and Edwards families along south Second Street. These residences were constructed, in essence, along the main thoroughfare into town from the south, which was the old Edwards’ Trace. Although the Trace probably followed First Street during the initial years of settlement, it wasn’t long before First Street was blocked (at Adams Street) and Second Street became the major route leading into the community from the south. The center of the early community appears to have coalesced around Second and Jefferson Streets, where Iles Store was located. It was at the intersection of Second Street and Wright (now Lawrence) Street—on the southern fringe of early

¹⁷ One of these groves was centered on the site of the present-day Capitol Building and was known as Watson’s (and later as Mather’s) Grove after its first owners. Another stand of timber was centered on the intersection of Second and Market (now Capitol) Streets, where the Supreme Court Building now stands; it was called the George Forquer Grove. A much larger stand of timber extended between Third and Sixth Streets and between Jackson and Cook Streets. It was within the latter grove that the Governor’s Mansion ultimately was constructed. Zimri Enos described the groves as consisting “almost entirely of young timber and surrounding thicket (Enos 1909:191).

¹⁸ Interstate Publishing Company, 196. The Todd House later was moved, and as of 1881 it still stood “nearly opposite across the street” from its original location.

¹⁹ Richard Hart, “Springfield Structures 1871-1848.” Unpublished manuscript (2000), 8.

²⁰ Barringer, 33.

Aristocracy Hill—that the branch road leading west to Jacksonville split off from the main route of the Edwards' Trace.

Several contemporary accounts describe the early approach into Springfield and give us insights into the character of this early community. Arriving in Springfield in November 1828, Reverend John Bergen described the community as consisting of “about thirty-five log cabins, two or three small frame houses, without a place of divine worship other than a log school house just built. That school house stood in the street at the crossing of Adams and Second streets, in a thicket of hazel and brier bushes, and a few tall oaks”.²¹ Attorney John Todd Stuart arrived in Springfield the same year Bergen did (1828). Speaking before Old Settlers' Society in 1877, Stuart recalled his first entrance into town, coming from the south along the old Edwards' Trace:

Traveling thence north, nothing yet met the eye, except the wild prairie, and its boundary of timber, and on that boundary on the east, the farms of Washington Iles and of Mason and Plank, and on the west, of Little and Lindsay. At the distance of one mile the high ground was reached, the rim of the valley in which Springfield was situated, where now runs the South Avenue [South Grand]. Thence descending into the valley, the only additional improvement to be seen were the farms of Lanterman and Lanswell on the west, and of Charles R. Matheny on the east, where Mrs. Robert Irwin now lives, and of Masters, in front of the traveler. Passing the Masters farm on the left (now Moran's addition), and the house of the Masters, near the residence of Mrs. Humphrey, and crossing the open prairie, the road running nearly where are now the residences of Mrs. Chestnut and N. W. Edwards, to the grove afterwards known as Mather's grove, where the new State House is being built, and following the road west of Mather's grove, with the grove the right, and on the left the cornfield of Major Iles (now Edwards & Mather's addition), to the eminence, where now stands the residence of the late Mr. Tyndale, the little village until then hid by the timber and brushwood along the town branch, first burst upon view. Reining in the horse, pausing on that eminence, to take a survey, the eye rested upon a dense grove of Black Jack, and undergrowth, east and west, all along the town branch, covering the entire hill on which Mr. Lamb's house is situated, while in front lay the little village of Springfield, made up of a string of small houses mainly extending three blocks, along Jefferson street, from First to Fourth streets, with some few scattered elsewhere. The houses were generally small, unpainted, and some daubed with mud; the rain of the morning had given to all a dreary and cheerless look, bringing a fit

²¹ Power, 115-116.

of blues to one who remembered the pleasant home of his boyhood, and then surveying for the first time, the home of his manhood, which then promised so little and has proven so full of happiness.²²

Describing of Springfield's settlement-period topography, John Todd Stuart noted:

The village of Springfield was built in a valley about two miles wide; it was drained by a stream, since known as the Town Branch, which head in the southeast corner of the city, and runs west-northwest, and empties into Spring Creek. Into the Town Branch on either side, in flood time, at intervals of three or four hundred yards, the water had washed deep gullies, or ruts, which drained the entire valley into the Town Branch, on of these wet weather drains ran from the northeast corner of the square to the southwest corner, and thence to the Town Branch, near the railroad bridge. This surface drainage has entirely disappeared, being displaced by the admirable underground drainage adopted by the city. On both sides of the Town Branch as high as Sixth Street, was a dense forest of small trees and undergrowth, the harbor of deer and wolves. The remains of this forest may be seen in the yards of Mrs. Goodell, of the Governor's Mansion, and of Mr. Eastman. Parallel with the Town Branch are two ridges, the rims of the valley, at an elevation of from twenty to thirty feet above the branch. The North and South Avenues [North and South Grand?] run very nearly upon the summit of these ridges.

Stuart also stated that one:

entered Springfield...over the hill where the new State House is building, and running on First street, to Jefferson, and passing the Abrams Hotel, the principal hotel of the city, on the corner of First and Jefferson, continued on Jefferson to Fourth street, where the St. Nicholas now stands, there turning to the north, in a nearly straight line, to the present residence of Mr. Converse, then to the Sangamon river, very nearly on the line of the present road, and thence north by Music's Bridge and Peoria to Galena. This was called the Fort Clark road.²³

The manufacturing concerns in Springfield were fairly limited during the community's first two decades. This was due in part to the town's inland location

²² Interstate Publishing Company 1881:196.

²³ Ibid.

and difficulty of transporting goods long distance by wagon. Prior to 1831, this transport would have been conducted primarily along the Edwards Trace. After that date, regular steamboat service was available at the Illinois River town of Beardstown, forty-six miles west of Springfield, and this town quickly developed into a port of entry for supplies and people coming to the Sangamo County. Although the Beardstown route certainly was an improvement over the 100-mile-long Edwards Trace, it still presented the inconvenience of hauling goods overland, for an extended distance, over poorly developed roads. For a brief period, it was hoped that the Sangamon River would be navigable for steamboats as far as Portland Landing, which was located only four miles north of Springfield. This route was negotiated successfully in March 1832 by the steamboat *Talisman* but was never attempted again due to the Sangamon's inconsistent water level and twisting course. Another proposal put forward to solve the transportation problem involved the construction of a canal between Beardstown and Springfield and the improvement of the Sangamon River's channel as far as Macon County. Canals had proven to be an economic success in New York, Ohio, and other states farther east, and this proposal was received enthusiastically in Springfield. In 1836, the Illinois General Assembly chartered the Beardstown and Springfield Canal Company. The project was dropped, however, when it was discovered that it would take an estimated \$811,082 to construct the canal.²⁴

Springfield's population was growing quickly during this period—nearly tripling from around 500 in 1830 to over 1,400 in 1835—and development was beginning to spread beyond the limits of the original town plat. Further growth was assured in the event of the state capital being relocated to Springfield. Even though the first state legislature had agreed to keep the capital at Vandalia for twenty years before considering another location, there was sufficient dissatisfaction with Vandalia's location and facilities that a referendum on the issue was initiated in 1834.²⁵ While referendum produced no clear-cut winner, Springfield was one of the top three vote getters (along with Alton and Vandalia), and the town's boosters no doubt held out hopes of victory in the near future. Springfield's favorable prospects as the future capital were also noted in John Mason Peck's 1834 *Gazetteer of Illinois*, which observed: "Situated not far from the geographic center of the state, and surrounded with one of the richest tracts of country in the great western valley, it is thought by many, that should the seat of government be moved from Vandalia, it will find a location at this place [Springfield]."²⁶ The

²⁴ Robert P. Howard, *A New Eden: The Pioneer Era in Sangamon County* (Springfield: Sangamon County Historical Society, 1974), 25.

²⁵ Robert P. Howard, *Illinois: A History of the Prairie State* (Grand Rapids: William B. Eardmans Company, 1972), 209-210.

²⁶ Quoted in Betty I. Madden's, *Art, Crafts, and Architecture in Early Illinois* [Urbana: University of Chicago Press, 1974], 143).

capital question aside, this was period of rampant land speculation throughout the state, from which Sangamon County was by no means exempt. Public Domain land sales in Sangamon County alone rose from around 15,000 acres in 1834 to approximately 110,000 acres in 1835.

In February 1837, the Illinois General Assembly approved the relocation of capital to Springfield, even as a brand-new capitol building was nearing completion in Vandalia. Springfield offered its public square for the capitol building and a pledge of \$50,000 towards its construction. This move is commonly attributed to the "log-rolling" effected by Sangamon County's large legislative delegation of seven representatives and two senators. The delegation, which included a young Abraham Lincoln, was referred to as the "Long Nine" due to their above-average height. Modern research, however, has raised doubts as to exactly how decisive the "Long Nine" were in getting the capital moved.²⁷ Regardless, the move of the capital from Vandalia to Springfield simply made a great deal of sense. Settlement in Illinois was rapidly moving northward, and given the difficulty of travel during the period it was more convenient to have the capital near the geographic center of the state. The cornerstone of the Capitol in Springfield was laid on July 4, 1837, and construction of the main block was completed by 1839. The state government remained at Vandalia during the interim.²⁸

Another legacy of the 1836-7 legislative session in Illinois was the ill-starred internal improvement bill. This bill provided for the construction of a network of railroads throughout the state and several river improvements, all of which was to be state funded. One railroad, called the Northern Cross, was to run across the central part of the state and pass through Springfield. While this bill was visionary in its recognition of the future importance of railroads, it proved to be a financial fiasco. The General Assembly proposed to construct the entire network all at once, when it had neither the proper funding nor expertise to do so. Whatever chance of success there may have been was erased by the Panic of 1837, which was the worst financial crisis the country had seen up to that point. By 1839, the state was deeply in debt and work on the system was at a virtual standstill. Final abandonment of the internal improvement system occurred during the 1840-1 legislative session.²⁹

The only portion of the proposed railroad network actual put in operation at the time was the section of the Northern Cross between Springfield and the town of

²⁷ Robert P. Howard, *Illinois*, 198-199. Research conducted by John H. Krenkel and Paul Simon has determined that the "Long Nine" voted in a leaderless and patternless manner during the 1836-7 legislative session, rather than as a solid block as previously believed.

²⁸ Howard, *Illinois*, pp. 209-210.

²⁹ *Ibid.*, 200-202.

Meredosia, located on the Illinois River. Work on the fifty-nine mile line began in the spring of 1838 and continued over the next four years. The first train arrived in Springfield on November 14, 1842. Rail service continued over the next five years, but it was erratic at best. The one locomotive operating on the line often broke down, and in 1844 it was retired altogether. At that point, the railroad started using mules to pull the rail cars. In 1847, the state sold the Northern Cross to private interests for a mere \$21,100, which represented only a fraction of what it had cost to build the railroad. The businessmen who purchased the Northern Cross, renamed it the Sangamon and Morgan Railroad. They also rebuilt the entire line and re-routed its western terminus from Meredosia to the town of Naples. The Sangamon and Morgan Railroad opened for traffic in 1849 and initially offered two trains daily.³⁰

Springfield's railroad service expanded dramatically during the 1850s. In 1852, the Alton and Sangamon Railroad reached Springfield and established direct rail service to St. Louis (via Alton in Madison County). Over the next couple of years, the line was extended northward, reaching Bloomington in 1854 and Joliet in 1856. At Joliet, it linked with the Joliet and Chicago Railroad, which had been completed in 1855. The Alton and Sangamon was renamed the Chicago, Alton, and St. Louis Railroad in 1855-- a name it operated under until 1857, when it was reorganized as the St. Louis, Alton and Chicago Railroad. The line was renamed once again, in 1861, as the Chicago and Alton Railroad.³¹ Unlike the Northern Cross—which, in its reduced form, supplemented river transport and provided a distinctly local service—the Chicago and Alton was tied into a national rail system and connected Springfield with regional and national markets. For most of its route through Springfield, the Chicago and Alton Railroad ran along Third Street. On the city's north side, however, it turned to the northeast, following Peoria Road.³²

The Sangamon and Morgan Railroad also provided increased rail service during the 1850s. In 1859, it consolidated with the Wabash and St. Louis Railroad and the Toledo and Illinois Railroad and became part of the Great Western Railway. Its route through Springfield followed Tenth Street.³³

Corresponding with the improvement in rail service was an expansion of Springfield's industrial base. Flour and grist milling—an industry that dated to the earliest years of the community—boomed between 1845 and 1865. Many of

³⁰ Ibid; Newton Bateman and Paul Selby, *Historical Encyclopedia of Illinois and History of Sangamon County* (Chicago: Munsell Publishing Company, 1912), 773-774. Some of the other proposed railroads, such as the Illinois Central, would eventually be constructed, but this work would not occur until the 1850s.

³¹ Bateman and Selby, 775.

³³ Ibid, 774.

the mills in town were eventually acquired by the Hickox family.³⁴ The Springfield Woolen Mills also blossomed during this period. The woolen mill was an outgrowth of a humble, two-man wool carding operation established in 1834. The business started cloth production in 1848, and by 1857 it was producing "one hundred yards of flannel, fifty yards of jeans, and fifty pounds of stocking yard per day." In 1860, the woolen mill erected a large, three-story, brick factory building on the corner of Fourth and Jackson Streets. There were also several "heavy" industries established during this period. The Ætna Iron Works was founded sometime prior to 1848 on the corner of Second and Adam Streets, and the Excelsior Foundry and Machine Works was established by John Rippon in 1854.³⁵

Between 1850 and 1860, the population of Springfield nearly doubled from 4,533 to 9,320. The city was destined to experience a comparable increase over the course of the following decade.³⁶

2. Early History and Development of Springfield's Central Business District:³⁷ The public square provided for Springfield's original town plat was bounded by Washington Street on the north, Sixth Street on the east, Adams Street on the south, and Fifth Street on the west. After Springfield was selected to be the permanent county seat in March 1825, plans were made to construct a new courthouse on the square. This structure was intended to replace the humble log courthouse erected by John Kelly in 1821. In July 1825, the county commissioners voted to construct a two-story brick courthouse whose cost was not to exceed \$3,000. Unfortunately, the county could not raise that amount of money, and in September 1825 plans were finalized for the construction of a new, frame courthouse, which was erected at a cost of slightly over \$500 on the south corner of the square, fronting Adams and Sixth Street. After the courthouse was completed, business activity in town quickly coalesced around the building, resulting in a shift in the "central business district," or commercial core, from the intersection of Second and Jefferson to the public square.³⁸ The local transportation network was modified to accommodate this change; north-south traffic through town, which previously had used the Second Street corridor, was

³⁴ Interstate Publishing Company, 577.

³⁵ Ibid, 575, 578.

³⁶ Bruce A. Campbell, *The Sangamon Saga* (Springfield: Phillips Brothers Inc., 1976), 352.

³⁷ For a detailed description of the history of and structural developments on Blocks 1, 2, and 12 of the Original Town, within Springfield's historic central business district, see Floyd Mansberger Christopher Stratton, and Christina Lowry, "A Cultural and Historical Resource Study for the Proposed Site of the Abraham Lincoln Presidential Library, Springfield, Illinois" (contract report prepared by Fever River Research for Hanson Engineers and Illinois Historic Preservation Agency, 2000).

³⁸ Power, 37; Angle 43.

now redirected down Sixth Street in order to feed directly into the new business district developing around square.

Only a few short years after its construction, the frame courthouse also determined to be insufficient, and it was replaced by a larger brick building built within the center of the public square. The brick courthouse was completed in early 1831 at a cost of over \$6,800. It was square in plan, two stories in height, and had a hip roof with a cupola.³⁹ The courthouse was the largest and most pretentious building in the young community at the time of its construction.⁴⁰

Following the decision to move the state capitol to Springfield, the county courthouse was demolished in early 1837 to make room for the construction of a new State House (the current “Old State Capitol” building). At that time, the county rented space in a building owned by Ninian Edwards, located on the west side of Fifth Street north of Washington Street. Although the county anticipated constructing another courthouse, they rented Edwards’ building for ten years due to the poor economic conditions after the Panic of 1837. It was not until February 1845 that ground was purchased at the southeast corner of Washington and Sixth Streets—directly east of Capitol Square—for the construction of a new county courthouse, at which time a Greek-Revival courthouse, constructed from plans developed in the late 1830s, was constructed at a cost of \$9,680. This building remained the county courthouse through January 1876, when the county occupied the Old State Capitol building following the completion of the present-day statehouse.⁴¹ Other government buildings constructed within the central business district in proximity to Capitol Square during the middle nineteenth century included the Sangamon County Jail (located at the south southwest corner of Seventh and Jefferson Streets) and the Springfield police department (on Jefferson between Fifth and Sixth Streets).

While Springfield grew into a booming village, and commercial business flourished, the coming of the capitol brought new meaning to a market square. The area around the new capitol building represented the most prestigious business locale in town, and it soon became a commercial mecca. Businesses located there needed no street address, simply a reference to which side of the capitol they were situated on. Even businesses two and three blocks out would make reference to how near they were to the capitol square. A city market house eventually was constructed in the middle of Sixth Street, just north of the square (and nearly opposite the Coney Island Building location).⁴²

³⁹ Wallace, 7-8; Power, 37.

⁴⁰ Angle, 43.

⁴¹ Power, 39.

⁴² The market house appears to have been demolished sometime circa 1853-1854 (Mansberger, Stratton, and Lowry, 66).

Most of the businesses in the central business district were retail establishments. Yet there also were a host of other enterprises drawn to the area, including hotels, banks, saloons, and professional offices. Government business—county, state, and federal—was a mainstay. Many local attorneys had offices around the square, within sight of the various courts where they conducted their livelihood. In addition to the Sangamon County Courthouse and State Supreme Court (then housed in the statehouse), the United States District and Circuit Courts was located on the square, within the Tinsley Building at the southwest corner of Adams and Sixth Streets. The federal courts remained in the Tinsley Building from 1841 to 1855. Attorney Abraham Lincoln had an office in this same building during the 1840s. This was one of four different locations where Lincoln kept offices during the twenty-four years he practiced law in Springfield, and one thing they all had in common is that they fronted Capitol Square.⁴³

The local hotel business received a major boost following the transfer of the state government to Springfield, as a whole new class of clientele—lawmakers, lobbyists, office-seekers, reporters—started coming to town. Recognizing the shortage of lodging accommodations in the city, Elijah Iles started construction on a large hotel named the “American House” at the southeast corner of Sixth and Adams Streets in 1836. The hotel was touted as the finest in the state upon its completion in 1839 and was well positioned to serve visitors in town on state-related business since it was located diagonally across the capitol. Other hotels were to follow, and these businesses in turn encouraged the establishment of restaurants, saloons, theaters, and related entertainment venues in the central business district. The statehouse itself played a prominent role in the social life of the young community, being the “scene of concerts, dances, levees, civic affairs, political rallies, and conventions.”⁴⁴

Another entrepreneur who played a prominent role in the early development of Springfield’s the central business district was Simeon Francis. Born in Weathersfield, Connecticut in 1798, Francis entered the newspaper business as a young man and had published papers in New London, Connecticut and Buffalo, New York prior to coming to Springfield and establishing the *Sangamo Journal* in 1831.⁴⁵ During its first four years of operation, the *Sangamo Journal* office was

⁴³ Ibid, 34-35.

⁴⁴ Susan Krause, *From Log Cabins to Temples of Justice: Courthouses in Lincoln’s Illinois* (Springfield: Illinois Historic Preservation Agency, 2000), 39-40.

⁴⁵ Power, 314. Simeon Francis initially ran the paper in partnership with his brother Josiah, operating under the banner of “S. Francis and Company.” The first issue of the *Sangamo Journal* was published on November 10, 1831. In 1835, Josiah Francis relinquished his position with the paper for a different career path, leaving Simeon in sole command. Simeon, however, later added his brothers Allen and J. Newton as partners in the business. The first edition of the *Sangamo Journal* was a six-column folio, weekly paper that served all of Sangamon County, which at that time included all of the present-day counties of Logan, Mason, Menard, and Cass, along with portions of four other counties.

located at the corner of Fifth and Washington Streets.⁴⁶ In 1835, the business moved to a new two-story frame building Simeon Francis had erected on Lot 5, Block 12 of the Original Town, located on Sixth Street immediately north of Capitol Square. Francis had purchased this lot, along with Lots 3 and 4 in the same block the year he arrived in Springfield. His personal residence straddled Lots 3 and 4, facing Jefferson Street. As of 1851, Simeon's brother Josiah was running a cabinetry shop immediately north of the frame Journal building.⁴⁷ In respect to politics, the editorial page of the *Sangamo Journal* allied itself with the Whig party, in opposition to the policies of Andrew Jackson and his fellow Democrats. Abraham Lincoln and Simeon Francis were close friends, and Lincoln became one of the *Journal's* made frequent contributors. Already prominent as an anti-Jackson organ, the *Journal's* stature was enhanced immeasurably when Springfield became the state capital. The principal Democratic sheet in the state—the *Illinois State Register*—relocated from Vandalia to Springfield along with the government, thus setting the stage for a century-long battle between these two great party newspapers for the hearts and minds of Illinois voters.⁴⁸ In 1847, S. Francis and Company changed the name of their paper to the *Illinois Journal* to reflect its expanded influence and readership. Circa 1853-1854, the *Journal's* offices were moved to a larger three-story, brick building on the southwest corner of Lot 4, Block 12, situated immediately southwest of the Francis residence.⁴⁹ This building offered three storefronts, accommodating not only the paper and an associated bookbindery, but other businesses as well. In 1857, J. A. Mason was operating a cabinet and furniture business located in the Journal Building.⁵⁰ In June 1855, Simeon Francis sold his newspaper to Edward L. Baker and W. H. Bailhache, who subsequently modified the name of the sheet to the *Illinois State Journal*. Non-partisan at first, the new owners ultimately continued the political tradition of the paper by attaching its allegiance the Republican Party (founded in 1854), which had attracted many former Whigs, among them Abraham Lincoln. The paper remained at its Sixth Street location until 1879.⁵¹

⁴⁶ Interstate Publishing Company, 216.

⁴⁷ *Illinois State Journal*, 2 January 1851, p. 4, col. 4.

⁴⁸ In 1928, *Journal* was purchased by Copley Publishing, which later acquired the *Register* in 1942. Even so, the two old rivals continued as distinct publications until 1974, when they merged to create the present-day *The State Journal-Register* (<http://www.sj-r.com/about/sjr.asp>).

⁴⁹ Interstate Publishing Company, 216.

⁵⁰ E. B. Buck and P. Kreigh, *Buck and Kreigh's City Directory for 1857-58, Springfield, Illinois* (Springfield: authors, 1857), 38.

⁵¹ Interstate Publishing Company, 216

After selling the *Journal*, Simeon Francis became interested in agricultural issues, and for three years he published the periodical *Illinois Farmer* from Springfield. During this same period, he also operated an agricultural implement warehouse, operating under the guise of “Francis and Barrell”.⁵² The 1857-1858 Springfield city directory reports Francis as an implement dealer and his place of business as being located on the east side of Sixth Street, between Washington and Jefferson.⁵³ The directory leaves it open to speculation whether the implement shop was located in the frame building that had previously housed the *Journal*, or in the new Journal Building erected in 1853-1854, since both were located on Sixth between Washington and Jefferson; however, it is suspected that Francis had his shop in the new building.⁵⁴ In 1859, Simeon Francis sold his property and left Springfield for Oregon, where he resided until his death in 1872.⁵⁵

Another prominent business located adjacent to Capitol Square in the 1850s was the Springfield Insurance Company, whose stately columned, stone building was located immediately south of the Sangamon County Courthouse. This Greek Revival structure, which originally had been constructed to house the main branch of the State Bank of Illinois,⁵⁶ complimented the statehouse located opposite it, as well as the adjacent courthouse. Several private banks also were located on the square at this time, including those of J. Bunn and Nicholas Ridgely H. Ridgely.⁵⁷

4. Development of Commercial Building Types in Springfield’s Central Business District

During the early years of settlement in Springfield, commercial buildings in town mostly were of log or frame construction. Elijah Iles’ store, located at southeast corner of Second and Jefferson Streets in 1821, is indicative of earliest commercial structures in Springfield. The core of the building was built of logs, and Iles (1883:28) described it as being “eighteen feet square, with sheds on the

⁵² Power, 314-315.

⁵³ Buck and Kreigh,

⁵⁴ Mansberger, Stratton, and Lowry, 77.

⁵⁵ Power, 314. For more information on the Francis Family, see Mansberger, Stratton and Lowry, 315-316.

⁵⁶ The Springfield branch of the State Bank failed in 1841 (Wallace, 723).

⁵⁷ C. Potter, *City of Springfield, Sangamon County, Ills* (New York: Hart and Mapother, 1854).

sides for shelter.”⁵⁸ Recent archaeological excavations within the area of the store appear to have documented physical remains of this early structure.⁵⁹

Many of the early frame commercial buildings erected in the central business district were single-story, front-gabled structures with narrow footprints designed to maximize upon the street frontage afforded. Oftentimes, these front-gabled structures had false fronts rising above their rooflines. Such fronts had a utilitarian purpose, serving as marquees on which businesses and their proprietors could be advertised; yet, they sometimes played an aesthetic role in increasing the visual height of a building (as seen from street), giving the impression of it being two stories. This general building form was found in smaller towns and rural areas across the United States, where it persisted into the early twentieth century (see supplemental materials SG-2000-1-S1 through S-3).⁶⁰ It tended to disappear more quickly in larger urban centers, to be replaced by more substantial and showier edifices reflecting the economic success of the community. Even so, a preponderance of the commercial buildings in Springfield’s central business district could be characterized as modest, one-to-two-story, frame structures, as late as the early 1850s. This can be seen in a series of paintings executed by John Weimer from the dome of the statehouse in 1852-1854, which show all four sides of Capitol Square. Although some multi-story brick buildings were present at this date, many first-generation, frame structures still remained, particularly on the north side of the square where there was line of adjoining storefronts referred to as “Chicken Row.” The majority of Chicken Row was made up of one-story, front-gabled, and frame structures, and all had had false fronts. One exception was the building on the northwest corner of Washington and Sixth Streets, which although frame was somewhat larger than its counterparts and stood 1-½-stories high. With its corner lot, the latter building also had a false front extending around two sides (see SG-2000-1-S4 and S5). It is of interest that the frame commercial building that first occupied the site of the Coney Island Building was very similar to those in Chicken Row, despite it potentially having been constructed as late as 1853-1854 (see further discussion of this text below).

Masonry construction was very limited during the first decade of Springfield’s history. Discussing this early period, Zimri Enos observed that brick had been made in small quantities for chimneys, but “no systematic effort was made to burn

⁵⁸ Iles, 28. The 1876 history of Sangamon County offers a slightly different description of the store building, indicating that Iles “contracted for the building of a log store, *sixteen* feet square, with a shed attached” (Power, 398).

⁵⁹ Robert, Mazrim, *The Sangamo Frontier: History and Archaeology in the Shadow of Lincoln* (Chicago: University of Chicago Press, 2006).

⁶⁰ Longstreth discusses such single-story stores as “one-part commercial blocks” (Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, California: AltaMira Press, 2000), 54-55).

the brick...when a man wanted brick he would make it himself.”⁶¹ The first brickmaker in Springfield was John De Camp, a Virginian of French and German descent who arrived in town in 1827. De Camp started producing brick immediately after his arrival and continued to operate a brickyard for many years to come.⁶² The first brick building in town reportedly was John Taylor’s store and land office. This one-story structure was located on Jefferson Street, east of Second, and probably was constructed in the late 1820s.⁶³

By circa 1830, Springfield had begun to mature as an urban center, and the construction trades there were becoming more diversified. A steady increase in the town’s population fueled new construction, and brick buildings began to compliment the earlier log and frame structures in the community. Brick became a favored material for new public and institutional buildings, besides seeing use in commercial construction. During the summer of 1829, ground was broken on the corner of Third and Washington Streets for a brick edifice to be occupied by the Sangamon Presbyterian Church (renamed in 1831 as the Presbyterian Church of Springfield, and slightly later to the First Presbyterian Church). This was one of the first brick churches built in Illinois, and a brick mason had to be brought in from Alton to oversee construction of it. The brick used was burned on site. The cornerstone of the 30’x45’ building was laid in August 1829, and the church was dedicated in November of the following year.⁶⁴ At about this same time, Peleg Canedy, a 27-year-old bachelor from Enfield, Massachusetts, constructed a substantial two-story brick commercial building along the south side of Jefferson Street some 100 feet east of Elijah Iles’ store (located the southeast corner of Second and Jefferson Streets). Canedy, who had arrived in Springfield in December 1830, operated a drug store from this building and later added books to his stock.⁶⁵

Also in 1831, a row of three two-story brick stores was constructed along the west side of Fifth Street facing the public square, extending south from Washington Street. Four years later, a block of six two-story brick buildings—known as Hoffman’s Row—was constructed along Fifth Street, running north from the same corner.⁶⁶ Each unit in Hoffman’s Row measured about 20’ wide and 44’

⁶¹ Illinois State Journal, *The Illinois Capital Illustrated* (Springfield: author, 1898), 21.

⁶² Interstate Publishing Company, 653.

⁶³ Enos, “Description of Springfield,” 200.

⁶⁴ Angle, 28.

⁶⁵ Power, 177; Enos, 200.

⁶⁶ Ibid. From 1837 to 1839, attorneys John Todd Stuart and Abraham Lincoln had their law office on the second floor of 109 North Fifth Street of Hoffman’s Row (Hart, 27; Barringer, 24).

deep and had a three-bay facade.⁶⁷ Though unique in Springfield at the time of their construction, these multi-story, attached, brick commercial blocks foreshadowed the type of construction that would become commonplace in the central business district during the middle nineteenth century. The lower floors of these storefronts typically were equipped with three sets of paired sash doors separated by masonry piers. The central doorway usually functioned as the main entrance, but the side doors also could be opened if desired, for ventilation, access, or display purposes. In inclement weather, the side doors would be kept closed and used as windows. The Tinsley Building, erected by merchant Seth Tinsley in 1841, represented a three-story version of this building model.

Stylistically, the brick commercial buildings erected in the central business district between the late 1830s and early 1850s were heavily influenced by Greek Revival architecture. The construction of the statehouse had firmly established Greek Revival in the minds of Springfield residents, and this style was employed on the State Bank (later occupied by Springfield Insurance) and Sangamon County Courthouse buildings. Although none of the contemporary brick commercial buildings were as ornate as these great public buildings, they did represent vernacular efforts at interpreting Classical architecture. Greek Revival detailing commonly employed on brick commercial buildings during this period included corbelled cornices with dentils, rectangular openings with stone lug sills and lintels, pedimented window hoods, and first-story pilasters and columns. The Tinsley Building was a premier example of Greek Revival commercial architecture in Springfield and served as an impressive cornerstone to the business district ringing Capitol Square.

The character of Springfield's commercial architecture changed dramatically in the years immediately preceding the Civil War in respect to form, massing, as well as style. The area surrounding Capitol Square witnessed a dramatic rebuilding between 1854 and 1860, during which nearly all of the first-generation frame commercial buildings here were replaced. This dramatic transition is documented by successive city maps published in 1854 and 1858 and a series of photographs taken by P. Butler in 1860⁶⁸ (see SG-2000-1-S7 through S13). Some of these changes resulted from practical considerations. Brick, for instance, not only was more fireproof than frame construction, but 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

⁶⁷ Krause, 34.

⁶⁸ Potter; William Sides, *City of Springfield, Sangamon County, Ills.* (Philadelphia: R. L. Barnes, 1858); P. Butler, *Photographs of Springfield* (1860).

buildings, and, by the 1860s, Springfield's central business 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. Another construction trend during this period was the gradual 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 Springfield from the middle 1850s onward were influenced stylistically by Italianate architecture. As with the 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. 1880.⁶⁹ 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.⁷⁰ 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, the ones used were identical to those on the adjacent buildings. Representative examples of Italianate commercial buildings located around Capitol Square in Springfield circa 1860 appear in the historic photographs attached in the supplemental materials as SG-2000-1-S8 through S14.

⁶⁹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 212-213.

⁷⁰ 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.

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 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.⁷¹ 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...”⁷² 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 (on important point in 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.”⁷³ 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 were those operated by the Mesker brothers in Evansville, Indiana and St. Louis Missouri.⁷⁴

⁷¹ John Maston Fitch, *American Building: The Forces That Shape It* (Boston: Houghton Mifflin Company, 1948), 63.

⁷² Mike Jackson, *Storefronts on Main Street: An Architectural History*, Illinois Preservation Series, no. 19 (Springfield, Illinois: Illinois Historic Preservation Agency, 1998), 3.

⁷³ *Ibid.*

⁷⁴ George L. Mesker and Company was based in Evansville, Indiana, while Mesker and Brother operated out of St. Louis.

Although many of Springfield's commercial buildings had businesses on their upper floors, this space often was utilized as residential space. Springfield 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. One such example was the former home of Simeon Francis, on Jefferson Street, which was razed to make way for the Rudolph Opera House in 1866.⁷⁵ 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 floor and apartments above—was a distinguishing feature of many of Springfield's commercial buildings, the Coney Island Building being but one example. Longstreth defines this building type as the “two-part commercial block” and notes that it was prevalent in the United States from the 1850s to 1950s—though present earlier as well.⁷⁶

It was a common practice for merchants to reside above, or adjacent to, their place of business. Abraham Lincoln's close friend Joshua Speed lived above his store during his years in Springfield, as did John Carmody, the suspected builder of the Coney Island Building. Whereas Speed appears to have had only modest accommodations, consisting of perhaps only one or two rooms (occupied by only himself and, for a time, Lincoln), Carmody and his family are suspected to have had a spacious apartment occupying a full floor, if not two. In a slight variant of this practice, Seth Tinsely utilized the southern unit in his spacious building as a multi-story townhouse for his family, while keeping his store in a separate unit of the same building.⁷⁷

5. History of the Coney Island Building: The Coney Island Building was located on Lot 5, Block 12 of the Original Town of Springfield. Benjamin Wright purchased this property from the Sangamon County Commissioners on May 10, 1826 and retained ownership of it for nearly a decade before selling it to Jonas Smith on October 29, 1835. Smith's period of ownership was very short, lasting less than two months. On December 16, 1835, he sold the property to Simeon Francis, then editor of the *Sangamo Journal*. Francis had previously purchased Lots 3 and 4 on Block 12, on which he had erected his personal residence (facing Jefferson Street)

⁷⁵ Mansberger, Stratton, and Lowry, 73.

⁷⁶ Longstreth, 24-25.

⁷⁷ Floyd Mansberger, “Some Thoughts and Comments on the Evolution of the Tinsley Building (a.k.a the Lincoln Herndon Law Office), Springfield, Illinois” (contract report prepared by Fever River Research for the Old State Capitol Historic Site, Historic Sites Division, Illinois Historic Preservation Agency, Springfield, 2006).

and a separate building in which his newspaper was based (facing Sixth Street). The Journal Building was located directly north of the future site of the Coney Island Building, being separated from it by an alley.

On November 8, 1853, Simeon Francis sold a narrow strip on the northern end Lot 5, Block 12 to John Carmody, an Irish immigrant who had come to Springfield in 1849. By the middle 1850s, Carmody had opened a grocery business in town, which he continued into the 1880s. He also became active in civil affairs, serving a member of the Springfield City Council for a time.⁷⁸ An oil painting done by John Weimer in 1852-1854 suggests that the north end of Lot 5 was unimproved when Carmody purchased it (see SG-2001-1-S4). If this is true, the Irishman appears to have wasted little time in developing the property, considering that the 1854 map of Springfield illustrates a narrow, frame structure with a slight setback from Sixth Street at this location. This same structure also is shown on the 1858 map of Springfield and in a contemporary photograph looking northeast from Capitol Square (see SG-2000-1-S15, S16, S17).⁷⁹ The photograph, which is dated circa 1858, shows the building in considerable detail and establishes that it was single-story, front-gabled, and had a three-bay façade with a false front. The general character of the building bears a clear resemblance to many of the first-generation commercial structures fronting Capitol Square.

Although one might presume that John Carmody would have operated his grocery out of the frame building in question, the 1857-1858 Springfield city directory places the business farther north on Sixth Street, between Gemini and Cancer (present-day Carpenter and Mason Streets).⁸⁰ By 1859, however, Carmody had relocated his grocery store to 114 North Sixth Street and was residing at the same address.⁸¹ This move is believed to correspond with the replacement of the earlier frame building at this location with a more substantial commercial structure—one three stories tall and of brick—last known as the Coney Island Building. Carmody operated his grocery out of the lower floor of the building, while using the upper floors as his personal residence. He remained here for nearly three decades.

The earliest illustration we have of the Coney Island Building is provided by the 1867 bird's eye view of Springfield, which shows the south and east elevations of the structure.⁸² Unfortunately, the front (west) elevation is not depicted. The

⁷⁸ Julius Babeuf, *Springfield City Directory for 1886* (Springfield: author, 1886).

⁷⁹ Potter; Sides.

⁸⁰ B. Winters and Company, *Springfield City Directory for 1857-58* (Springfield: S. H. Jameson and Company, 1857).

⁸¹ E. B. Buck and E. P. Kreigh, *Buck and Kreigh's City Directory for the Year 1859, Springfield, Illinois* (Springfield: B. A. Richard and Company, 1859).

⁸² Ruger.

building also appears in a second bird's eye, published in 1872. This source suggests that a two-story addition had been constructed onto the rear of the building by this date. The addition directly abutted the extended rear wing of a hotel that faced Washington Street.⁸³

The 1870 federal census for Springfield reports John Carmody as a 50-year-old grocer, who owned \$6,000 worth of real estate and personal property valued at \$1,000. His was married to a woman named Margaret, who was 33 years old and, like him, had born in Ireland. The couple had one child, a son named John who was age 12. The family also had a domestic servant living with them: 14-year-old Elizabeth Dooley of New York.⁸⁴

City directories indicate that John Carmody's grocery and family residence remained at 114 North Sixth Street until 1887-1888. This use also is indicated by an 1884 Sanborn map, which denotes the ground floor as housing a grocery.⁸⁵ They are not listed at this location in subsequent city directories. Since chain-of-title research failed to find a deed recording John Carmody's sale of the Coney Island Building, nothing is known of the ownership history of the from 1888, when Carmody last resided here, until 1931 when the property was acquired by Hercules Gekas. During this 43-year gap in the chain-of-title, the building was occupied by numerous businesses and residents. However, it remains unclear whether any of these occupants was the rightful owner of the property, or if they were tenants of an unnamed owner.

By 1889, a woman named Lilly Miller was residing at 114 North Sixth Street. She remained at this address until 1891-1892. Nothing is known about Ms. Miller, aside from her place of residence provided by city directories. Although the city directories report no business operating out of the first-floor storefront during her period of occupation, the 1890 Sanborn map indicates that this space was occupied by a restaurant.⁸⁶ After several years, in 1892 a Mr. T. Brewer opened a saloon in the downstairs portion of the building that remained in business for only one year. The following year, William Gross, an attorney, used the lower floor as his legal offices. Apparently that location was not profitable for Mr. Gross, as he only stayed one year as well. An 1896 Sanborn map indicates

⁸³ Koch.

⁸⁴ United States Bureau of the Census, "Ninth Census of the United States (1870), Schedule 1: Population, City of Springfield, Sangamon County, Illinois," 72.

⁸⁵ Sanborn Map and Publishing Company, *Fire Insurance Maps of Springfield, Illinois* (New York: author, 1884).

⁸⁶ Sanborn-Perris Map and Publishing Company, *Fire Insurance Maps of Springfield, Illinois* (New York: author, 1890).

that the first floor was once again being used as a restaurant.⁸⁷ In 1898, David E. Conwill opened a saloon on the premises which remained open until 1914.

Various other individuals resided on the upper floors of the building during the period Conwill ran his saloon. The 1900 census reports four different families at 114 North Sixth Street: John and Clara Mybrus; Noel Roe, his wife Nettie, and son Bernard; Elsie Williams; and George Williams. Mybrus was employed as an engineer, while Roe was a heater a mill, and George Williams was a cabinet maker. Saloon owner David E. Conwill was residing around the corner from his business at 631-½ East Washington this year. The census indicates that he a 39-year-old Welshman who had immigrated to the United States in 1881.⁸⁸

At some point between 1896 and 1917, the rear addition on the Coney Island Building was raised to a full three stories, to match the original building, and the interior was extensively remodeled. The second and third floors were each provided with seven rooms for lodgers. On both floors, the lodging rooms faced onto a long common hall, but they also had interconnecting doorways on their interiors. Through this arrangement, the rooms could be rented out singly or as suites with two to four chambers—depending on the needs of the lodger. A shared washroom was located at the end of the hall on both floors. The exact date of the remodeling episode is unknown, though it is suspected to have occurred circa 1900-1905. This date is based in part on the character of the interior trimwork, but also upon city directory information. The Springfield city directory for 1902-1903 reports 114-½ North Sixth Street (representing the upper floors of the building) as being vacant. The following directory (1904-1905), however, lists the “Hotel Lafayette” at this address. The reconfigured floor plan on the second and third floors certainly resembled a hotel. Moreover, the scale of remodeling may explain why the upper floors apparently were unoccupied in 1902-1903. It is important to note, however, that even before the incarnation of the Hotel Lafayette, the Coney Island Building clearly was accommodating multiple residential tenants, as evidenced by the presence of four families there in 1900.

The city directories covering the years 1905 though 1909 report no residents (or a hotel) at 114-½ North Fifth Street. It is unclear whether this failure reflects the transient character of the lodgers there, or whether the address truly was vacant during this period. The 1910 federal census reports Asa Cripe, a 33-year-old house painter, as the “head of household” for this address, though still a renter. In addition to Cripe’s own small family—composed of his wife Lettie (age 39) and daughter Helen (age 5)—six other roomers were listed here including, Robert R.

⁸⁷ Sanborn-Perris Map and Publishing Company, *Fire Insurance Maps of Springfield, Illinois* (New York: author, 1896).

⁸⁸ United States Bureau of the Census, “Twelfth Census of the United States (1900), Schedule 1: Population, City of Springfield, Sangamon County, Illinois,” Enumeration District 102, 8A.

Hoffman (bartender), Katie L. Kaiser (bookkeeper), Clara Kelty (waitress), James H. Nolle, Ruby McKinney (dressmaker), and Frank Tomilson (printer).⁸⁹ The fact that Asa and Lettie Cripe are listed in the 1910 city directory, whereas the other occupants are not, suggests that the couple may have served as the superintendents of the rooming house, or at least were more permanent residents. Mrs. Cripe was still residing here when the 1911 city directory was prepared.

By 1920, the rooming house apparently was managed by James and Cora Kolanda. James Kolanda was a coal miner from Bohemia who, though renting, was reported the head of household for 114 North Sixth Street in 1920. At that time, there were seven single, male roomers living here, including three coal miners (like Kolanda), two conductors and a motorman employed by a streetcar company, and an auto machinist.⁹⁰

After the closing of D. E. Conwill's saloon in 1914, several other establishments tried their hand at business at 114 N. Sixth Street. City directories indicate that the storefront was vacant in 1917-1918, but later was occupied by a succession of short-term businesses, including the Advanced Home Furnishers (1919), the Curren-Clousen Tire Company (1920), the Kosher Delicatessen (1921), Hugh McKenna's delicatessen (1922), Sam Vizzini's cigar shop (1925), Philip Silberman's men's furnishings and clothing store (1927), Joseph G. Leotta's cigar and soft drink store (1928-1929), and Bernard Langer's tailoring and men's furnishings business (1930).

In 1925-1926, the street-side appearance of the building was modernized with the addition of a new façade. The apparent completion date (1926) was commemorated in glazed brick near the top of the façade.⁹¹ The A. W. Sikking Building, located immediately to north, had gone through a similar refacing a number of years prior to this. Contemporaneous with the re-facing, the upper part of the Coney Island Building was operating as the "Liberty Hotel." This business name may have been short-lived, considering that the 1925 city directory is the only one that reports 114-½ North Fifth Street under this appellation. Even so, the upper floors of the building continued to be used in the same capacity as it had for the previous twenty years—as a boarding/rooming house.

The 1930 census reports Martha Halsey as the manager of the rooming house at 114-½ North Fifth Street. Halsey was age 41, divorced, and was living alone. The census reports eleven other "lodgers" residing at this location, including five

⁸⁹ United States Bureau of the Census, "Thirteenth Census of the United States: 1910—Population, City of Springfield, Sangamon County, Illinois," Enumeration District 156, 4B.

⁹⁰ United States Bureau of the Census, "Fourteenth Census of the United States: 1920—Population, City of Springfield, Sangamon County, Illinois," Enumeration District 175, 4B.

⁹¹ Construction on the new façade possibly began as early as 1925 but was not completed until 1926.

men and two women, with unmarried individuals predominating. Six were single, while three others were divorced. The two lodgers who were married had no family members living with them, which suggests that they may have been in Springfield on business (one was employed as a carpenter at the State Fair Grounds). All of the lodgers held blue-collar jobs, with the men primarily being employed in building or industrial trades and both women doing “housework”—one at a restaurant and the other in a rooming house (possibly at the Coney Island Building).⁹²

Circa 1931, Hercules Gekas purchased 114-114-½ North Fifth Street and moved his Coney Island Restaurant into the ground floor. Gekas had immigrated to the United States from Greece in 1910 at age 12. After a short stint as a violinist at the Woodlawn Theater in Chicago, he decided to enter the food business, choosing a path followed by many of his Greek compatriots in the United States. Hercules Gekas opened his Coney Island Red Hots on April 19, 1919, at 110 North Sixth Street, offering hot dogs for a nickel, smothered with his trademark Coney Island sauce (a Gekas family secret). The 1930 census indicates that Hercules then was renting an apartment at 110-½ North Street Sixth, above his place of business. The following year, he relocated two doors north and rechristened his eatery as the Coney Island Restaurant. The restaurant was originally open for breakfast, lunch and dinner, but with the establishment of fast food, couldn't compete with the breakfast crowd, but kept business hours for lunch and dinner. The Coney Island menu included hot dogs, chili, hamburgers, barbeque, and a plate lunch a few days a week. French fries served at the Coney Island were made fresh everyday, never from frozen, in keeping with Hercules Gekas' ideal of always serving the best to the customer.⁹³

During the Hercules Gekas' long period of ownership, the upper floors of the Coney Island Building primarily were occupied by family members and/or by their cooks and waiters. The 1946 city directory reports Frank DeCrautos as the only tenant upstairs, and he was then employed as a cook at the Coney Island Restaurant. Later on, Alexander Gekas (Hercules' brother) lived upstairs while working as the head cook at the restaurant. Alexander resided here 1951-1974 and once again 1985-1994, for a total of thirty-two years. In 1970, there were three tenants living upstairs of the building: Alexander Gekas, Orville Disney, and Russell Smith. Of those three men, only Orville Disney was not employed at the Coney Island. Gekas, of course, was employed as a cook, while Smith served as a counterman at the restaurant.

⁹² United States Bureau of the Census, “Fifteenth Census (1930), Population Schedule: City of Springfield, Sangamon County, Illinois, Enumeration District 84-24, 1A.

⁹³ United States Bureau of the Census (1930), 1A; Mike Cochran, “Saturday Gig”, *State Journal Register* (Springfield), 10 November 1973, p. 13A; Charlyn Fargo, “Springfield gets its last take of Coney Island”, *State Journal Register* (Springfield), 21 December 1996, p. 1;

Hercules Gekas passed away in 1984, leaving his wife Toula to run the establishment on her own. The business continued to enjoy success until 1996, when Toula made the executive decision to close the doors. She had fallen ill and had become unable to work, which forced her to make the decision to put an end to the Coney Island after 77 years of continuous operation.⁹⁴

In 1997, an investment group headed by local developer Denny Polk, purchased the building from the Gekas family and decided to reopen the doors of the Coney Island. Some of the sale requirements were all the original established fixtures, including two moose heads, (personal hunting prizes of Hercules Gekas) be included with the restaurant. Polk's idea was to keep the restaurant as close the original as possible, down to the booths, stools, and even the chili recipe, which Toula Gekas finally put down on paper after years of having it committed only to memory. The restaurant reopened in September, 1997 to an almost overwhelming crowd. The only thing missing from re-opening day were the moose heads, the health department barred their return.⁹⁵

The City of Springfield purchased the Coney Island Building from Dennis Polk in 1999, in expectation of the planned development of the Abraham Lincoln Presidential Library. The building was demolished early in 2001. The Coney Island Restaurant was moved to a new location 210 South Fifth Street, where it remains in operation today. The only restaurant in Springfield older than the Coney Island at the time was Maldaner's Restaurant, which originally opened in the 200 block of South Sixth Street in 1884.⁹⁶

A table of city directory listings for the Coney Island Building is presented in the Supplemental Materials as SG-2000-1-S41. This table covers the period 1859-1999.

Part II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Coney Island Building was a moderate-sized, three-story, flat-roofed commercial building erected circa 1859. The first floor of the building was used for public commercial space (retail, saloon, restaurant), while the upper floors were divided up into living quarters for lodgers/tenants.

⁹⁴ Fargo, 1. Hercules and Toula Gekas met in Bowling Green, Kentucky and married in 1941.

⁹⁵ Natalie Boehme, "Hot diggity dog," *State Journal Register* (Springfield), 29 August 1997, pp. 13 and 15; Natalie Boehme, "Coney Island reopens to large, faithful crowd," *State Journal Register* (Springfield), 25 September 1997, pp. 13 and 16.

⁹⁶ Natalie Boehme, "Hot diggity dog," *State Journal Register* (Springfield), August 29, 1997, pp. 13 and 15.

Longstreth defines this building type as a Two-Part Commercial Block, in recognition of its two distinct zones and uses.⁹⁷ Typical of such structures, the front (west) elevation of the building had the most architectural detailing, whereas the other elevations (which faced an alley and adjoining buildings) essentially were unadorned. A circa-1920s photograph indicates that the front façade originally had a corbelled brick cornice and ornate pedimented (cast-iron?) window hoods, reflective of the Greek Revival and Italianate styles popular in Springfield at the time of its construction. This façade was remodeled in 1926, and, as reconfigured, featured ornamental brickwork and wall panels separated by pilasters—elements suggestive of the Arts-and-Crafts movement and nascent Art Deco. An important component to the building was its storefront, which featured large plate-glass display window with structural steel columns.

2. Condition of Fabric: The building has been demolished. At the time of the field investigation in April-May 2000, the building was in fairly good condition, although some of the building materials and interior fixtures had been removed, including all of the window sashes (except for the fixed storefront windows on the first floor) and most of the dining and kitchen-related fixtures associated with the Coney Island restaurant. Many of the historic wall and ceiling finishes remained intact, although they were covered by modern materials in some instances.

B. Description of Exterior:

1. Overall Dimensions: The building measured 26'-2" (north/south) by 80'-4" (east/west) and had a roofline that stood approximately 36' above the sidewalk level.⁹⁸ As constructed in circa 1859, the building measured only 26'-2"x53'-3".
2. Foundations: The foundation walls primarily were brick and generally measured 1'-5" wide. The base of the foundations, however, exhibited a variety of materials and techniques suggestive of multiple generations of construction. Five different foundation styles were identified: 1) brick on stone on a stone spread footing; 2) brick on a brick spread footing, with a concrete base; 3) brick on concrete; 4) brick foundation wall only; and 5) brick on a remnant stone foundation. The foundations with concrete likely were added during the early twentieth century, when the west room in the basement was excavated. The apparent stone spread footing may, in fact, represent less of a footing than the foundation remains of the earlier frame building present on this lot (built by John Carmody circa 1854), upon which the Coney Island Building later was built. However, it is uncertain whether the remnant stone "footing" on the northwest corner of the east basement room is part of the same episode of construction as that present on the south and east sides of this room (see Figure 5 below and SG-2000-1-S28 and S29).

⁹⁷ Longstreth, 24.

⁹⁸ The height of the roof is indicated on Sanborn maps published in 1917, 1941, and 1952.

3. Walls: The exterior walls of the building area were constructed of brick. Those in the original section of the building were three courses wide through all three floors of the structure, having a wall thickness of 1'-1". By contrast, the exterior walls of rear addition had three courses on the first floor but only two courses on the floors above this. A dark rusticated brick was used for the façade added to the west end of the building in the 1926. This façade, which extended part-way around the north and south elevations, had pilasters that extended slightly above the eave line and framed a series of recessed window panels. These panels featured corbelled brickwork and paired window openings. White-glazed brick were used to create a variety of geometric shapes (lozenges, crosses, and hourglasses), as well as a prominent "1926" date along the cornice.

4. Structural System, Framing: The ceiling/floor joists in the front portion of the building were 2"x10", vertical-sawn non-surfaced, softwood (pine?) with 1'-4" centers. The joists rested within pockets in the brick sidewalls (see SG-2000-1-S30). The joists abutting the removed south-side stairway (leading to the second floor) were attached to a header with a double through tenon. The storefront on the first floor was spanned by a steel girder that carried the weight of the brickwork above it. The girder appears to have been composed of two I-beams bolted together. The bolt heads visible on the exterior were decorated with rosettes. The south end of the girder was integrated into the brick sidewall, whereas the north end was carried by a 7"x7" steel post. The post was paneled, in emulation of a classical column. Additional steel I-beams were added at intervals in the first floor ceiling, running north-south parallel to the joists (see SG-2000-1-S30). These beams appear to have been put in place prior to the installation of a pressed-metal ceiling (circa 1900-1905?) and presumably were intended to help carry the weight on the upper floors (due to the absence of load-bearing walls or posts on the first floor).

The ceiling joists on the first floor of the rear addition were full-dimensional 2"x12", circular-sawn, non-surfaced pine with 1'-4" centers. The joists were attached with machine-cut nails and had bridging laid between them. The ceiling joists on the second and third floors of the addition (which were added when the building was raised to three stories circa 1900-1905) were 1-½x9-½ fir, surfaced on two sides and set 2' on center. The partition walls on the second and third floors were framed with nominal-sized 2"x4" fir studs.

5. Porches, Stoops, Balconies, Bulkheads: None of these features were present on the exterior of the Coney Island Building in 2001. The front of the building virtually abutted the public sidewalk, leaving no room for a porch or stoop. However, the building did have a fixed metal awning extending over the sidewalk, which may have been installed during the middle twentieth century—perhaps in the 1930s, following Hercules Gekas' purchase of the property.

The 1884 Sanborn map does illustrate a frame roof extending over the public sidewalk across the front of the building, which continues across the next three structures to the south of it as well. This feature, which apparently was only one-story in height, was removed prior to the publication of the 1890 Sanborn map. Similar frame roofs covering sidewalks are documented in middle-nineteenth-century photographs of downtown Springfield (see SG-2001-1-S8, S9, and S13). The frame roof may have been replaced by a retractable canvas awning, which also were common in downtown Springfield from the late nineteenth century onward (see SG-2001-1-S14), though this is merely speculative.

6. Chimneys: The building had two known chimneys. Both presumably vented wood/coal-stoves originally. One of the chimneys was integrated within the south exterior wall of the original building, near the center of it. Stove flues likely were present all three floors originally. When a central heating system was installed in the building circa 1900-1905, this chimney may have been used to vent a boiler in the basement.

The second chimney present was positioned along the north exterior wall of the rear addition, towards the northeast corner. This too would have had stove flues in its interior face originally. Both of the chimney stacks had been removed below the roof line by 2001.

7. Openings:

- a. Doorways and Doors: In 2001, the Coney Island Building had four exterior doorways. Two of these were located in the front (west) elevation and were positioned within a vestibule set 4'-3" back from the public sidewalk. The doorway entrance on the west elevation accessed the first-story restaurant, was 3'-0" wide, and was equipped with a modern steel sash door. The adjoining entrance accessed a street-level stairway leading to the second floor. It measured 2'-8" wide and had a frame sash door possibly installed in the early-to-middle twentieth century. The other two exterior doorways in the building were located towards the east end of the north elevation. The western of these opened to the commercial kitchen at the rear of the Coney Island Restaurant and had a sash door that appears to have been installed during the latter half of the twentieth century. A bricked-in void above the doorway possibly held a transom window originally. The eastern of the doorways on the north elevation accessed a hallway associated with a rear stairway leading to the second floor. This entrance, which had a segmental-arched opening, had been boarded off prior to the building's abandonment. It may have been enclosed in 1997, when Dennis Polk assumed ownership of the building.

- b. Windows: The storefront on the west elevation had a three-sided, glass display window, which served to shed natural light into the interior and exposed the wares offered there to the viewing public. As originally

constructed, the display window had frame sash facing out onto Sixth Street, the alley on the north, as well into entrance vestibule.⁹⁹ A row of transoms appears to have been present above the main windows. By 2001, however, the transoms had been removed and their opened enclosed with paneled framework. Also, the north side of the display window (looking onto the alley) was framed in by this time, and the original frame window sash replaced by new window panes separated by aluminum muntins. The panes measured 2'-10" wide, except for that facing the vestibule, which was 4'-3" wide.

The upper-stories each had four windows on the west elevation. These were paired together, with the two groups separated by the central pilaster. The window openings on the second floor measured 2'-8"x6'-4", while on the third floor were slightly larger, measuring 2'-11"x6'-6"-5". The window openings had brick sills and lintels, with the former laid in a single rowlock bond and the latter in a soldier pattern. Glazed brick were present at the ends of the lintels and sills, providing a touch of ornamentation to these features. All the window sashes had been removed prior to the field investigation. However, they appear to have been double-hung frame sash with one-over-one lights.

Numerous window openings were present on the north side of the building. The location and arrangement of these openings are indicated on the attached floor plans. Only a general summary is offered here. The openings on this elevation were unadorned (in contrast to those on the front) and generally had brick sills laid in a single-rowlock bond. Most also had flat lintels with steel plates, except for two windows on the second floor of the rear addition which had segmental-arched lintels. The latter openings may reflect the original character of the windows in the addition. Indeed, many of the other windows the north elevation appear to have been either added—or at least modified—during the circa 1900-1905 remodeling (or later). However, Sanborn maps predating this event (1884, 1890, 1896), do consistently indicate the presence of windows along this elevation. The windows on the second floor varied in size, measuring 2'-8"x6'-4", 2'-10"x6'-4", 3'-11"x6'-4" and 2'-10"x5'-0". Those on the third floor measured 2'-8"x6'-2", 3'-0"x5'-0", 2'-0"x5'-0", and 2'-11"x5'-0". The north windows on the upper floors all held double-hung sash, though these too had been removed prior to the field investigation.

Several small window openings were added to the north side of the first floor, possibly during the Coney Island period (post 1931). Two of these held a single one-light (fixed?) sash. Two other smaller openings

⁹⁹ The 1906 Metzger Brothers catalog refers to the windows fronting the street as "show sash" and those facing into the vestibule (which were set at an angle) as "recess sash" (Mesker and Brother, *Mesker and Brother General Catalog* [St. Louis: author, 1906], 23).

accommodated exhaust vents—one located in the serving area of the restaurant and the other in the commercial kitchen.

Prior to the 1926 remodeling of the building's façade, the windows on the west elevation had ornate pedimented hoods, which may have been either cast-iron or perhaps carved stone—as were the lintels. The character of the original window openings here are illustrated on historic photograph attached as SG-2000-1-S24. A number of original windows openings in the building were enclosed over time. The 1896 Sanborn map, for instance, illustrates windows on the south side of the second and third floors of the original building, positioned so they could look over the adjoining two-story building to the south (112 North Sixth Street). Windows also were present on this side of the rear addition, which at that time faced onto an open courtyard. Some of these openings apparently were enclosed as a result of the 1902 remodeling. Others had to be infilled after 112 North Sixth Street was expanded rearward into the courtyard mentioned. Similarly, one or more windows on the east side of the third floor were closed off post-1952, after the brickwork on this side of the building was replaced.

8. Roof:

- a. Shape, Covering, Material: The original part of the building had a flat roof with a slight slope, draining to the east. The rear addition appears to have had a similar roof when first built. When the addition was raised to three stories, however, a new roof was built, and this was given a slope to the west, towards the base of the original building's roof. The point where the two roofs met thus served as a gutter, and rain water drained off through an opening in the north parapet wall. The roofs were last covered with tar (possibly applied over an earlier generation of rolled roofing?).

Sanborn maps suggest that roof may have been covered with wood shingles through at least 1896. By 1917, a composition roof had been put down.

- b. Cornice, Eaves: The building had parapetted walls on all four sides. Hence, it had close eaves. The parapet walls were capped with glazed tile coping, likely installed during the twentieth century. The cornice was unadorned except on the west elevation, where corbelled brickwork and glazed brick (previously described) were present.

The earliest Sanborn maps depicting the building—dated 1884 and 1890—provide no indication of a cornice material, which suggests that the original cornice was brick. This is corroborated by a circa-1920 photograph that shows the façade of the building prior to its 1926 remodeling. This image suggests that the original cornice had corbelled

brickwork emulating an entablature (see SG-2000-1-S24). The 1896 map, however, indicates that a metal cornice was present by this date. This perhaps was an ornamental, pressed-metal one of the sort manufactured by Metzger brothers in Evansville, Indiana and St. Louis, Missouri. The metal cornice apparently was still in place in 1917.¹⁰⁰ The fact that the metal cornice does not clearly appear in the circa 1920 photograph suggests that it either had been removed by this time, or—if still present—that it was modest in scale and confined to very top of the cornice.

- c. Dormers, Cupolas, Towers: None of these features were present on the building in 2000. Nor are they known to have been present prior to this time.

C. Description of Interior:

1. Floor Plans: Scaled floor plans of all four levels of the Coney Island Building—illustrating its final configuration—have been attached below. The following descriptions are intended to supplement those drawings.

- a. First Floor Description: We have very little information regarding the configuration of the first floor prior to the Coney Island era (1931-2000). Giving the commercial function of this floor, however, it likely consisted of one large, open room when John Carmody first operated his grocery store here. When the rear addition was added, it unclear whether the store was expanded rearward immediately—necessitating the removal of the east wall of the original building—or whether the first floor of the addition served as a separate room used for storage, an office, or some other purpose. The two sections of the ground floor certainly do appear to have been joined together by circa 1900-1905, when the building witnessed an extensive remodeling. By this date, the first floor was serving as a saloon. The pressed-metal ceiling present here did exhibit three different design styles, which may or may not demarcate interior partition walls from an earlier era.

In its final configuration, the front two-thirds of the first floor functioned as the Coney Island Restaurant's dining/serving area, whereas the rear third was partitioned up among a commercial kitchen, bathrooms, and hallways. The restaurant proper (Room 101) measured 19'-11"x46'-5" (excluding the display window). The northern third of this room was used for food preparation and service area. There was a grill and a built-in counter along the north wall, and running parallel to these were two long counters, the southern of which had fixed, swivel stools for patrons. A

¹⁰⁰ Sanborn-Perris Map and Publishing Company 1896; Sanborn Map Company 1917.

line of frame dining booths ran along the south wall. The ceiling height in Room 101 was 11'-8".¹⁰¹

A short hallway (Room 102) extended off the east end of the dining area, accessing adjoining men's and women's bathrooms (Room 103 and 104). A second hallway (Room 105)—located immediately north—led into the restaurant's commercial kitchen. The kitchen (Room 106) was a large L-shaped space with windows and an exterior doorway on its north side. A basement stairway was located in the northwest corner of the room. A third bathroom (Room 107) positioned off the south side of the kitchen. This appears to have been reserved for restaurant staff, and may have predated the other two bathrooms on the floor. An enclosed window opening was discovered on the south side of Room 107.

- b. Second Floor Description: Like the lower floor, we know very about the early layout of the second floor, during those years it served as John Carmody's personal residence and immediately following. The floor plan documented in 2000 largely was the product of the circa 1900-1905 remodeling. The second floor was divided up into seven lodging rooms, a bathroom, and an interconnecting hallway. The hallway (Room 201) was aligned along the south side of the floor and extended nearly the full length of the building. Stairways leading from the ground floor were located at opposite ends of the hall. A third stairway, leading to the third floor, extended the west side of the hallway. The space beneath the latter stairway was framed out with beadboard and utilized as a closet. A second closet was located above the rear stairway.

The lodging rooms (Rooms 202 through 208) were ranked along the north and west sides of the hallway, and all were accessible from it. The rooms varied slightly in respect to size, with the smallest (Room 202) having 98 square feet of space and the largest (Room 205) 152 square feet. A number of the adjoining rooms had interconnecting doorways, which would have allowed lodgers the use of two-room suites. Rooms 202 and 203, for instance, were connected, as were Rooms 205 and 206 and Rooms 207 and 208. The wall separating Rooms 206 and 207 was built with newer materials, and one wonders whether these two rooms originally comprised a single large chamber, or perhaps were separated by an earlier wall with a doorway; if so, a three or four-room suite would have been possible here. Room 204, by contrast, had no interconnecting doorways and apparently was rented out singly. Most of the rooms were equipped with a small, built-in closet, the two exceptions being Rooms 203 and Room 208. The lack of a closet in these rooms may suggest that the chambers typically were rented out as a part of a two-room suite, in

¹⁰¹ This measurement was taken from the last layer flooring put down. The original ceiling height was slightly higher.

which they served as common living space whereas rooms adjoining them (202 and 208) were used as bedrooms.

A bathroom (Room 209) was located at the east end of the hallway. This served as a common bath for all tenants on the floor. The only other room with equipped with plumbing was Room 208, which had a small sink along its east wall.

At some point, a 1" partition wall with a door was constructed across the hallway, dividing it into east and west ends (Rooms 101A and 101B). It may have been intended to segregate off the eastern four rooms (Rooms 205 through 208) from the others on the floor. The ceiling height on the floor was 10'-9".

- c. Third Floor Description: The third floor plan nearly mirrored that of the floor below and, like it, had seven lodging rooms (Rooms 302 through 308) and a common bath (Room 309) located off an interconnecting hallway (Room 301). The floor was accessed by means of a single stairway, which opened onto the north side of the hallway. The configuration of the lodging rooms closely resembled that on the second floor, with a few minor differences. Once again, they were arranged in such a manner to allow the renting of singles (i.e. Room 304), or as two-room suites (Rooms 302 and 303; 305 and 306; 307 and 308). On this floor, however, the eastern rank of rooms (305 through 308) were all interconnected and clearly allowed the possibility of a three or four-room suite. The ceiling height on the third floor was 10'-7".
- d. Basement/Cellar Description: The building originally had no cellar or basement beneath it. It later had a room (001) excavated beneath the east half of the building. This room measured 19'-2"x25'-0" and was accessible via an interior stairway located on its east end.

Later on, the west wall of Room 001 was removed and a new basement room (002) was excavated beneath the front half of the building. Room 002 measured 19'-2"x24'-2". A new basement stairway was added along the south side of this room. Combined, the basement area measured 19'-2"x50'-6".

2. Stairways: The Coney Island Building had several generations of interior stairways located within it. The physical investigation of the building found evidence for two enclosed stair openings in the first-floor ceiling. One of these was located along the south wall of Room 101 and had a rough opening that measured 3'-1"x11'-6". Given its location within the original part of the building, this stairway likely represents the original point of access to the upper floors. The date at which this stairway was removed is not known, though it certainly was gone by the time the pressed-metal ceiling was installed on the lower floor. The

second stair opening was located along the north wall of the rear addition, being positioned roughly above a basement stairway. This stairway appears to have been present when the pressed-metal ceiling was installed (based on the fact that the ceiling was installed around it), and it possibly replaced the first-generation stairway located along the south wall. The north-side stairway potentially was removed as part of the circa 1900-1905 remodeling, at which time two new sets of steps to the second floor was installed.

One of the two stairways to the second floor installed during the circa 1900-1905 remodeling was located along the south wall of the building and was accessible through an exterior door facing Sixth Street. This stairway, which rose from west to east in a straight run, provided a street-level access to the rooming house on the upper stories of the building, completely independent of the commercial operation on the first floor. Although the headers for the stairway were mortised-and-tenoned into the ceiling joists, the stairway proper was built with surfaced lumber and wire nails. The stairway was enclosed with beadboard on the first floor but had an open balustrade of the floor above (see attached photographs SG-2001-1.7 and 1.8).

The other stairway to the second floor was located at the rear (east) side of the building and was accessible via a hallway (Room 108) with an exterior doorway opening onto the alley along the north side of the building. Like the front steps, this stairway was independent of the commercial operation on the ground floor. It had a lower run of five steps (rising north to south) that led to a landing, off of which a second flight of steps (rising to the west) ascended to the second floor. A doorway was located at the base of the second flight of steps. This stairway was enclosed on the first floor but had an open balustrade of the second floor.

The third floor was accessed by means of a single stairway running between the long hallways (Rooms 201 and 301) running through the second and third floors. The stairway consisted of two flights of steps separated by a landing. Its lower flight rose from south to north, while the upper rose north to south. The balustrade present matched that of the front stairway stylistically, being representative of late Queen Anne. The newel posts were of composite construction, square, with applied moldings. Heavy, turned spindles were present (see SG-2000-1-S32 and S33).

The Coney Island Building had two stairways accessing the basement, though only of these was original to the structure. The original stairway was located off the west side of Room 106 and descended into the east room of the basement (Room 001). It had stone steps with an 8" rise and 8" run. Prior to the construction of the rear addition, this stairway would have been positioned within an exterior bulkhead, which later was incorporated within the building's interior. Later on, a second basement stairway was added in the southwest corner of the building. This set of stairs led down to Room 002, which, as noted above, represented an expansion of the basement. The stairway was closed off sometime

during the middle twentieth century (circa 1940?), following the relocation of the Coney Island Restaurant to the first floor of the building (see SG-2000-1-S32).

3. Flooring: Tongue-and-groove wood flooring was present in the original building on the first through third floors, as well as on the upper floors of the rear addition. At least two generations of modern flooring were present in the first-floor restaurant, the latest being vinyl tile. Similar tile was laid down in the upper floor rooms during the latter half of the twentieth century.

The first floor of the rear addition had a concrete floor, which was located 4" below the floor level in the original building. It is unclear when this concrete pad was installed. The also basement had a concrete floor, possibly laid during the early twentieth century.

4. Wall and Ceiling Finishes: The exterior walls of the building originally were covered with plaster applied over brick, while the interior walls and ceiling were enclosed plaster applied to wood lath. Exceptions included the closet adjoining the west side of Room 209 and the west stairway to the second floor (both added circa 1900-1905), which were framed out with beadboard. Some of these wall and ceiling surfaces were wallpapered at one time. The plaster ceiling on the first floor, for instance, was wallpapered prior to the installation of a pressed-metal here (see SG-2000-1-S34). The metal ceiling is suspected to have been installed during the period D. E. Conwill's saloon was located here (1898-1914), possibly as part of the 1900-1905 remodeling (or slightly earlier?). It exhibited three distinct design patterns, at least two of which appear to be contemporary with one another (see SG-2000-1-S35 through S38).

Later partition walls added were enclosed with gypsum board. During the latter half of the twentieth century, metal-frame drop ceilings were installed throughout the building. Sheets of grained plywood paneling were applied over the walls in some of the upper-floor rooms during this period as well.

5. Openings:
 - a. Doorways and Doors: The doorways on the second and third floors of the building had with four-paneled wood doors that generally measured 2'-8" wide. These doors were equipped with mortise locks and were painted (see SG-2000-1-S31).
 - b. Windows: See part II.7.b.
6. Decorative Features and Trim: The principal decorative feature on the interior of the first floor was the pressed metal ceiling here. This ceiling, which may have been installed during the circa 1900-1905 remodeling, featured a variety of geometric and floral patterns. The cornice was decorated with acanthus leaves,

while the main ceilings panels were bordered by grape vines and laurel wreaths (see SG-2000-1-S35 through S38).

The interior doorways on the second and third floors were finished out with pine trim that was painted. The jamb trim was molded and sat on base blocks with a similar profile. The head trim was flat, though it was capped with an applied molding. The baseboard was molded and measured ¾”x7-1/2 (see SG-2000-1-S39). The newel posts for the upper-floor stairways are representative of late Queen Anne.

7. Hardware: The original framing materials in the building were attached with machine-cut nails. Wire-drawn nails were employed for framing the interior partition walls added circa 1900-1905 and afterwards.
8. Mechanical Equipment:
 - a. Heating, Air Conditioning, Ventilation: The building originally was heated with wood/coal-burning stoves, the smoke from which was vented through chimneys integrated within the north and south exterior walls. A central heating plant, which provided steam heat throughout the building, was installed in the building during the early-twentieth-century, possibly in conjuncture with the interior remodeling undertaken at this time. The heat was distributed through cast-iron radiators with relief decoration (see SG-2000-1-S40). The boiler was located in the east room of the basement. A modern HVAC system was installed in the building during its later years of occupation (potentially in 1997).
 - b. Lighting: Little is known about the early lighting system in Coney Island Building, though some reasonable conjectures can be made. It is possible that the building may have been equipped with gas lighting fixtures from the date of its construction. The Springfield Gas Light Company began supplying gas to the city’s homes and businesses in 1855, so this lighting source certainly would have been available to John Comody had he desired it in his new store building. Kerosene lamps may also have been used in the building to some extent in the nineteenth century—even if only as a supplemental light source. Kerosene was just coming into widespread use when the Coney Island Building was constructed (circa 1860), and it quickly supplanted the burning-liquid and oils previously utilized for lamp fuel.¹⁰²

The building eventually was supplied with knob-and-tube electrical wiring, perhaps very late in the nineteenth century or early in the twentieth century. An electrical box on the second floor was manufactured by the Square D Electrical Company as stamped with the following: “CAT No.

¹⁰² Roger W. Moss, *Lighting for Historic Buildings* (New York: John Wiley and Sons, 1988), 86, 90-91.

32672 / DATE: 6-24-191[?] / PERMIT No. 2171 / HOUSE No. 114½ No. 6th / OUTLETS: Remodeling C. L. Schorning Electrical Inspector.” The wiring was updated in the late twentieth century to meet code. Surface-mounted, Electric Metallic Tubing (EMT) conduit was used on the walls, while Flexible Metal Conduit was run above the drop ceilings. Much of this rewiring may have occurred in 1997, following the sale of the building to Dennis Polk.

- c. Plumbing: It is unclear at what point the building was first equipped with interior plumbing, though this may not have occurred until the circa 1900-1905 remodeling. The second and third floors of the building each had a single bathroom (Rooms 209 and 309), which were stacked above one another in the southeast corner and served as common baths for the occupants on these floors. In addition, Room 208 ultimately had a sink installed on its east wall.

The first floor of the building had three bathrooms present in 2000, which were aligned in row along the east wall. One of these, Room 107, was located off the commercial kitchen and presumably was intended for use by Coney Island staff. It possibly was installed during the early twentieth century, like those on the upper floors. The other bathrooms on the first floor were accessed via a short hallway extended off the dining room of the restaurant and served as men and women’s restrooms for patrons. They may have been installed at mid-century, after the Coney Island relocated to the building.

D. Site:

1. General Setting and Orientation: The Coney Island Building was located on the north end of Lot 5, Block 29 of the Original Town Plat and directly abutted the alley running east-west through the center of the block. The building was orientated east-west and faced Sixth Street.
2. Historic Landscape Design: The Coney Island Building largely filled the parcel with which it was associated, leaving little room for landscape features. The building directly abutted the structure immediately south of it, and also adjoined the public sidewalk to the west and the alley to the north.

Part III. ARCHITECTURAL INFORMATION

- A. Original Architectural Drawings: No original architectural drawings exist for the Coney Island Building.

- B. Early Views: There are a number of historic views of Lot 5, Block 12 where the Coney Island Building stood. The 1854 and 1858 City of Springfield Maps¹⁰³ both illustrate the single-story, frame structure that initially stood at this location, prior to the construction of the brick Coney Island Building. This earlier frame building also appears in a late 1850s photograph looking northeast from Capitol Square towards the Illinois State Journal Building. The earliest of known image that actually shows the Coney Island Building is a panoramic, bird's-eye view of Springfield completed in 1867, which shows the rear side of the structure.¹⁰⁴ The Coney Island Building also is illustrated by an 1872 bird's eye view.¹⁰⁵ Furthermore, the building's footprint is depicted on six fire insurance maps of Springfield published between 1884 and 1952.¹⁰⁶ The northern edge of the Coney Island Building also appears in a circa-1920 photograph of the adjacent A. W. Sikking Building. This photograph is great significance in that it illustrates the early character of the Coney Island Building's façade, prior to its 1926 facelift. In addition, there are some late nineteenth century and early twentieth century photographs of streetscapes in the City of Springfield, which show the general vicinity of the Coney Island Building—though not illustrating the building itself in any detail.
- C. Interviews: No interviews were conducted during the course of these investigations.
- D. Bibliography:
1. Primary and Unpublished Sources:

Ahler, Steven R., Julia Clifton, Edwin Hajic, Floyd Mansberger, Robert Mazrim, and Tracey Sculle. "Cultural Inventory of the Hunter Lake Area, a Proposed Reservoir Impoundment in Sangamon County, Illinois," Illinois State Museum Technical Report Number 92-609-7. Contract report for City of Springfield, City Water, Light, and Power 1994

Babeuf, Julius. *Springfield City Directory for 1886*. Springfield: author, 1886.

Buck, E. B. and E. P. Kreigh. *Buck and Kreigh's City Directory for the Year 1859, Springfield, Illinois*. Springfield: B. A. Richard and Company, 1859.

¹⁰³ Potter; Sides.

¹⁰⁴ Ruger.

¹⁰⁵ Koch.

¹⁰⁶ Sanborn Map and Publishing Company; Sanborn-Parris Map and Publishing Company (1890, 1896); Sanborn Map Company (1917, 1941, 1952).

Butler, P. Photographs of Springfield. 1860. Copies on file at Sangamon Valley Collection, Lincoln Library, Springfield.

Enos, Zimri. "Description of Springfield," *Transactions of the Illinois State Historical Society*. 1909.

_____. "The Old Indian Trail, Sangamon County, Illinois." *Journal of the Illinois State Historical Society* 16 (1911).

Hart, Richard. "Springfield Structures 1817-1848. Unpublished manuscript. 2000.

Iles, Elijah. *Sketches of Early Life and Times in Kentucky, Missouri, and Illinois*. Springfield: Springfield Printing Company, 1883.

Koch, Augustus. *Bird's Eye View of Springfield, Illinois*. St. Louis: author, 1872.

Mansberger, Floyd. "Some Thoughts and Comments on the Evolution of the Tinsley Building (a.k.a the Lincoln Herndon Law Office), Springfield, Illinois." Contract report prepared by Fever River Research for the Old State Capitol Historic Site, Historic Sites Division, Illinois Historic Preservation Agency, Springfield, 2006.

Mansberger, Floyd, Christopher Stratton, and Christina Lowry. "A Cultural and Historical Resource Study for the Proposed Site of the Abraham Lincoln Presidential Library, Springfield, Illinois." Contract report prepared by Fever River Research for Hanson Engineers and Illinois Historic Preservation Agency, 2000.

Mesker and Brother. *Mesker and Brother General Catalog*. St. Louis: author, 1906.

Potter, C. *City of Springfield, Sangamon County, Ills.* New York: Hart and Mapother, 1854.

Ruger, A. *Springfield, Illinois*. Chicago: Chicago Lithographing Company, 1867.

Sanborn Map Company. *Fire Insurance Map of Springfield, Illinois*. New York: author, 1917.

_____. *Fire Insurance Map of Springfield, Illinois*. New York: author, 1941.

_____. *Fire Insurance Map of Springfield, Illinois*. New York: author, 1952.

_____. Sanborn Map and Publishing Company. *Fire Insurance Map of Springfield, Illinois*. New York: author, 1884.

Sanborn-Perris Map and Publishing Company. *Fire Insurance Map of Springfield, Illinois*. New York: a author, 1890.

_____. *Fire Insurance Map of Springfield, Illinois*. New York: author, 1896.

Sangamon Valley Collection. Vertical files relating to the Courthouse/ Public Square, Springfield, Illinois. Four files by street. On file, Lincoln Library, Springfield, Illinois.

_____. Vertical files relating to the Coney Island Restaurant. One file by subject. On file, Lincoln Library, Springfield, Illinois.

Sides, William. *City of Springfield, Sangamon County, Ills*. Philadelphia: R. L. Barnes, 1858. On file, Illinois State Historical Library, Springfield.

Springfield City Directory. 1860-1999. Various Publishers. On File, Sangamon Valley Collection, Lincoln Library, Springfield, Illinois.

State Journal Register

United States Bureau of the Census. "Ninth Census of the United States, Schedule 1: Population, City of Springfield, Sangamon County, Illinois." 1870.

_____. "Twelfth Census of the United States, Schedule 1: Population, City of Springfield, Sangamon County, Illinois." 1900.

_____. "Thirteenth Census of the United States: 1910—Population, City of Springfield, Sangamon County, Illinois." 1910.

_____. "Fourteenth Census of the United States: 1920—Population, City of Springfield, Sangamon County, Illinois." 1920.

_____. "Fifteenth Census, Population Schedule: City of Springfield, Sangamon County, Illinois. 1930.

Winters, B. and Company, *Springfield City Directory for 1857-58*. Springfield: S. H. Jameson and Company, 1857.

2. Secondary and Published Sources:

Angle, Paul. *Here I have Lived: A History of Lincoln's Springfield*. Chicago: Abraham Lincoln's Book Shop, 1971.

Barringer, Floyd. *Tour of Historic Springfield*. Springfield: author, 1971.

Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*. Nashville, Tennessee: American Association for State and Local History, 1977.

Campbell, Bruce A. *The Sangamon Saga*. Springfield: Phillips Brothers Inc., 1976.

Farragher, John Mack. *Sugar Creek, Life on the Illinois Prairie*. New Haven: Yale University Press, 1986.

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

Heinl, Frank J. "The Bryants at Jacksonville." *Journal of the Illinois State Historical Society* 18, no. 1 (1925).

Howard, Robert P. *A New Eden: The Pioneer Era in Sangamon County*. Springfield: Sangamon County Historical Society, 1974.

_____. *Illinois: A History of the Prairie State*. Grand Rapids, Michigan: William B. Eerdman's Publishing Company, 1972.

Interstate Publishing Company. *History of Sangamon County, Illinois*. Chicago: author, 1881.

Illinois State Journal. *The Illinois Capital Illustrated*. Springfield: author, 1898.

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

Longstreth, Richard. *The Buildings on Main Street: A Guide to American Commercial Architecture*. Walnut Creek, California: AltaMira Press, 2000.

McAlester Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

Mazrim, Robert. *The Sangamo Frontier: History and Archaeology in the Shadow of Lincoln*. Chicago: University of Chicago Press, 2006.

Power, John Carroll. *History of the Early Settlers of Sangamon Country*. Springfield: Edwin A. Wilson and Company, 1876.

Wallace, Joseph. *Past and Present of the City of Springfield and Sangamon County, Illinois*. Chicago: S. J. Clarke Publishing Company, 1904.

- E. Likely Sources Not Yet Investigated: Local newspaper accounts may provide details relating to the original construction of the building and subsequent modifications to it over time, as well as to the businesses occupying the first floor of the building. The newspaper research done for this report was fairly limited in scope and provided information related specifically to the history of the Coney Island Restaurant. Further research on nineteenth-century census records might yield additional data on the building's occupants during this period. Former employees of the Coney Island Restaurant may also provide new details regarding the operation of the restaurant and changes made to the building during its period of operation here—assuming these past employees can be located.

Part IV. METHODOLOGY OF RESEARCH

- A. Research Strategy: This project was initiated by the City of Springfield and the Illinois Historic Preservation Agency (IHPA) in relation to the construction of the Abraham Lincoln Presidential Library and Museum. The project involved the demolition of buildings within the project area of Blocks 1, 2, and a portion of Block 12 of the Original Town Plat of Springfield, Illinois, including the Coney Island Building. Before the demolition of the Coney Island Building could occur, the IHPA recommended that a Level III Illinois Historic Buildings Survey (IL HABS) documentation be completed on the structure.

The major research strategy was to consult local archive repositories in order to glean as many details about the Coney Island Building as was possible, within the time and cost constraints of the project. Areas of particular interest included identifying the past owners of the building, its occupants through time, and identifying cartographic and photographic images of the property. Major repositories consulted included the Sangamon County Recorder's Office, Illinois State Historical Library, the Sangamon Valley Collection in Springfield's Lincoln Library, and the Illinois State Library. The Sangamon Valley Collection was considered a prime source of information, due to its collection of Springfield city directories, local maps, and topical vertical files (covering streetscapes, businesses and industry, and personages). The Sangamon Valley Collection also was expected to provide contextual information on the history of Springfield and the development of the commercial area surrounding Capitol Square.

- B. Actual Research Process: The initial phases of this project consisted of research in the vertical files and other materials at the Sangamon Valley Collection, archival work at the Illinois State Historical Library, and map research at the Illinois State Library. Aside from searching for site-specific documentation, other sources to assist with completing the context of this report were sought as well. Christina (Wresch) Lowry conducted much of this work during April and May 2000.

The field research strategy included the documentation of the Coney Island Building through large format photographs, scaled floor plan drawings, and written notes. Floyd Mansberger and conducted a preliminary investigation of the building in early May 2000. Mansberger and Flesher conducted on-site investigations of the building, and at that time took the large format photographs and 35mm slides. This work was done May 13, 2000. The large format negatives were processed by Photographic Service Center (PSC) of Springfield, Illinois and archival prints were processed in Champaign/Urbana by James Corley, B & W Photo. The scaled floor plans were completed by Floyd Mansberger and Annie Rieken in May 2000 and ultimately were digitized by Christopher Stratton.

Work on the written portion of the IL-HABS documentation package was initiated in late April and early May 2000, with Christina Lowry prepared much of the site-specific history. Floyd Mansberger and Christopher Stratton later completed the physical description and the architectural summary of the Coney Island Building, as well as working on the historical context.

- C. Archives and Repositories Used: The Illinois State Library, the Illinois State Historical Library, the Lincoln Library's Sangamon Valley Collection, and Sangamon County Recorder's Office were consulted for this project. All of these repositories are located in Springfield, Illinois.

D. Research Staff:

1. Primary Preparer: The written IL-HABS outline presented here was prepared by Floyd Mansberger, Christopher Stratton, and Christina Lowery—all of Fever River Research, Springfield, Illinois. All aspects of this project were coordinated by, and under the direct supervision of Floyd Mansberger, principal investigator, Fever River Research, P. O. Box 5234, Springfield, Illinois, 62705. This project was contracted to Fever River Research by the City of Springfield Office of Economic Development.
2. Photographer: William Flesher, Fever River Research, was responsible for all the large format photography for this project. The 35mm slides were taken by Mansberger. Photographic Service Center (PSC) of Springfield, Illinois processed the large format negatives and the archival prints included with this document were processed by James Corley, B & W Photo of Champaign, Illinois.
3. Delineator: The scaled floor plan drawings included in this report were prepared by Floyd Mansberger and Annie Rieken—both of Fever River Research. The

field drawings were then digitized by Christopher Stratton using Design-CAD software.

4. Additional Staff: The assistance of the staff at the Sangamon Valley Collection—particularly Ed Russo, Linda Garvert, and Curtis Mann—has been invaluable to this research. The initial phase of the work was under the direction of Steve Thompson, who was then IL-HABS/HAER coordinator of the Preservation Services Division of the Illinois Historic Preservation Agency, Springfield.

Part V. PROJECT INFORMATION

The Illinois HABS documentation of the Coney Island Building was undertaken to fulfill requirements stipulated in a Memorandum of Agreement for the Abraham Lincoln Presidential Library and Museum executed in September 2001 between the National Park Service, the Illinois Historic Preservation Agency's Preservation Services, and the City of Springfield, Illinois 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.

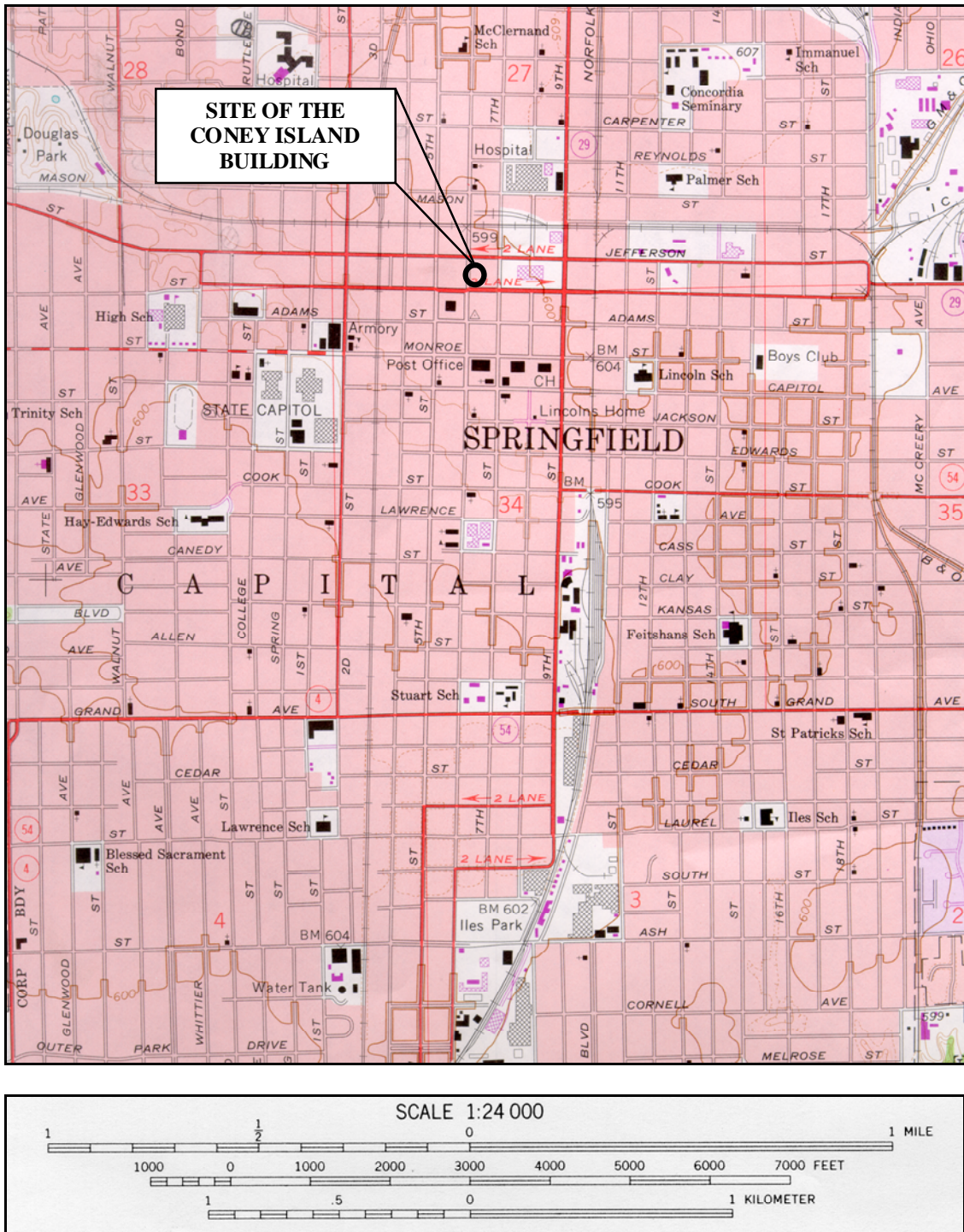


Figure 1. United States Geological Survey (USGS) topographic map showing the location of the Coney Island Building at 114 North Sixth Street in Springfield (USGS Springfield West Quadrangle, 1998).

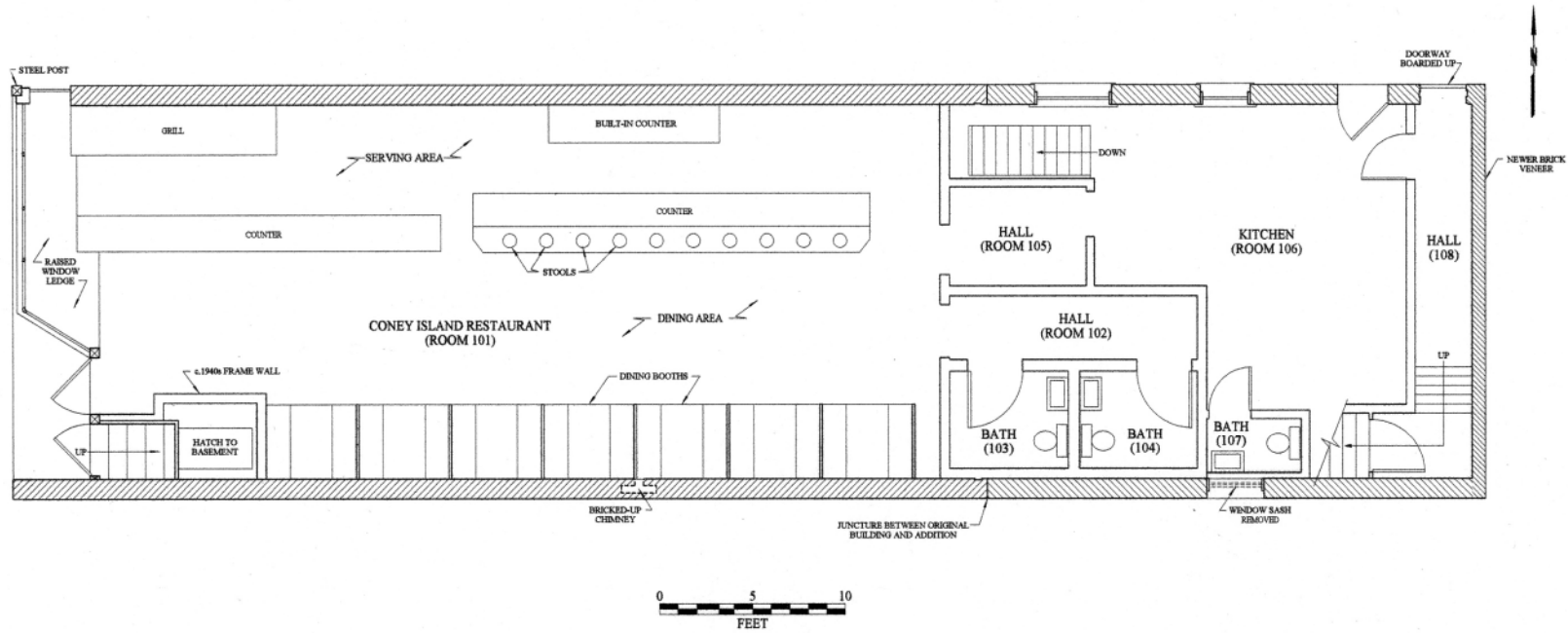


Figure 2. First floor plan of the Coney Island Building, showing conditions in 2000.

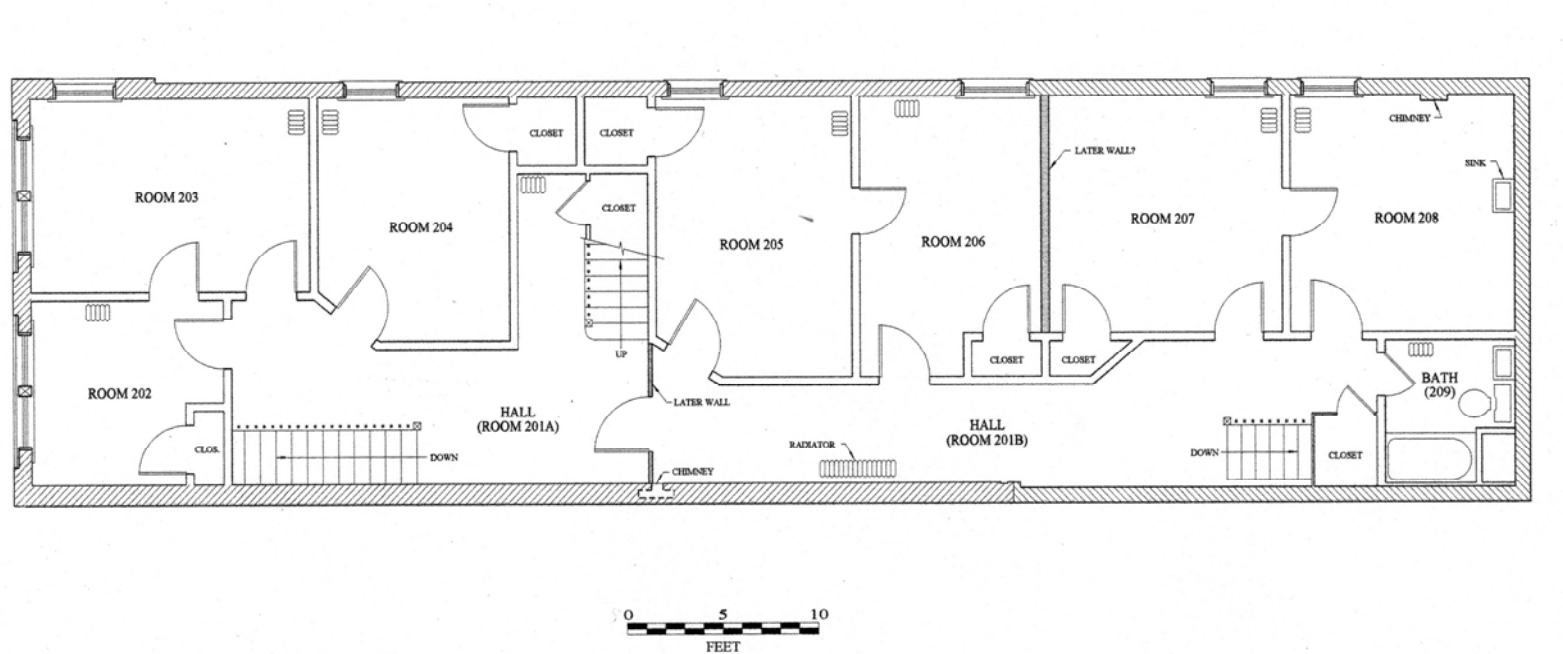


Figure 3. Second floor plan of the Coney Island Building, showing conditions in 2000.

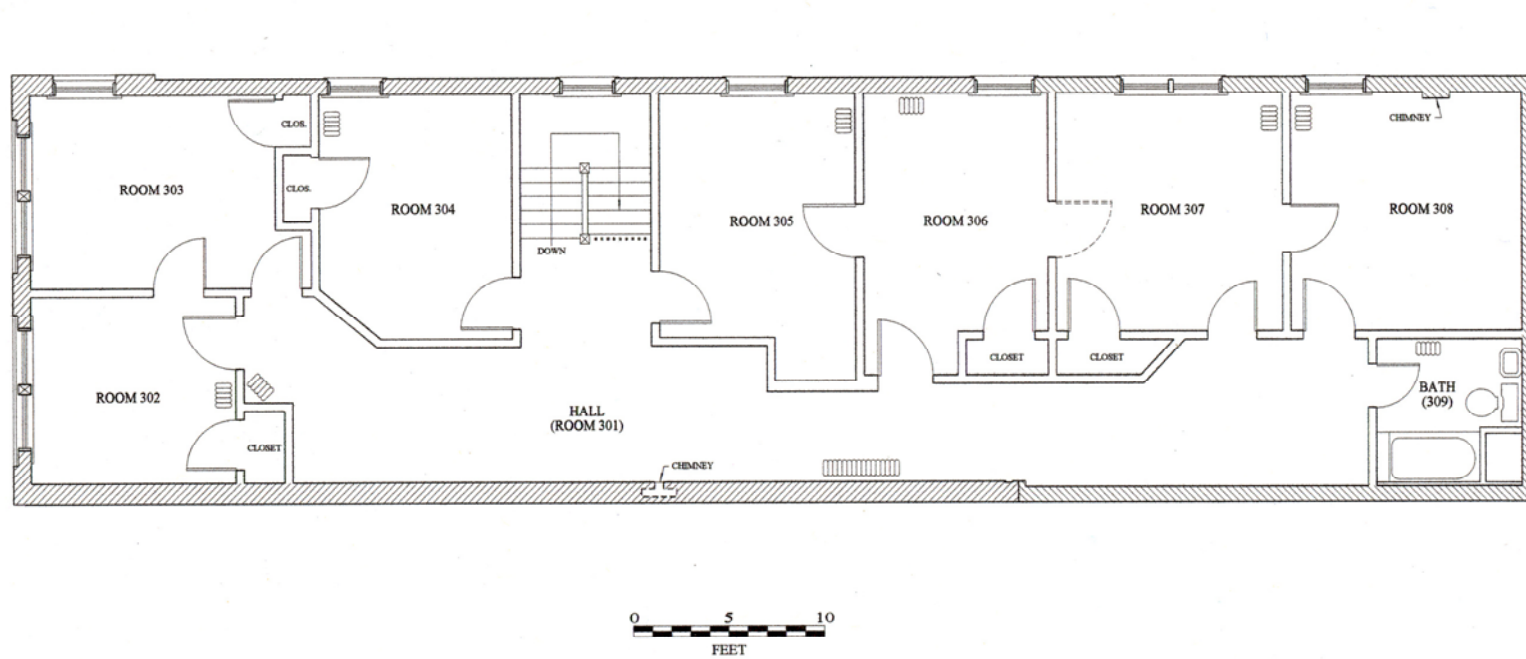


Figure 4. Third floor plan of the Coney Island Building, showing conditions in 2000.

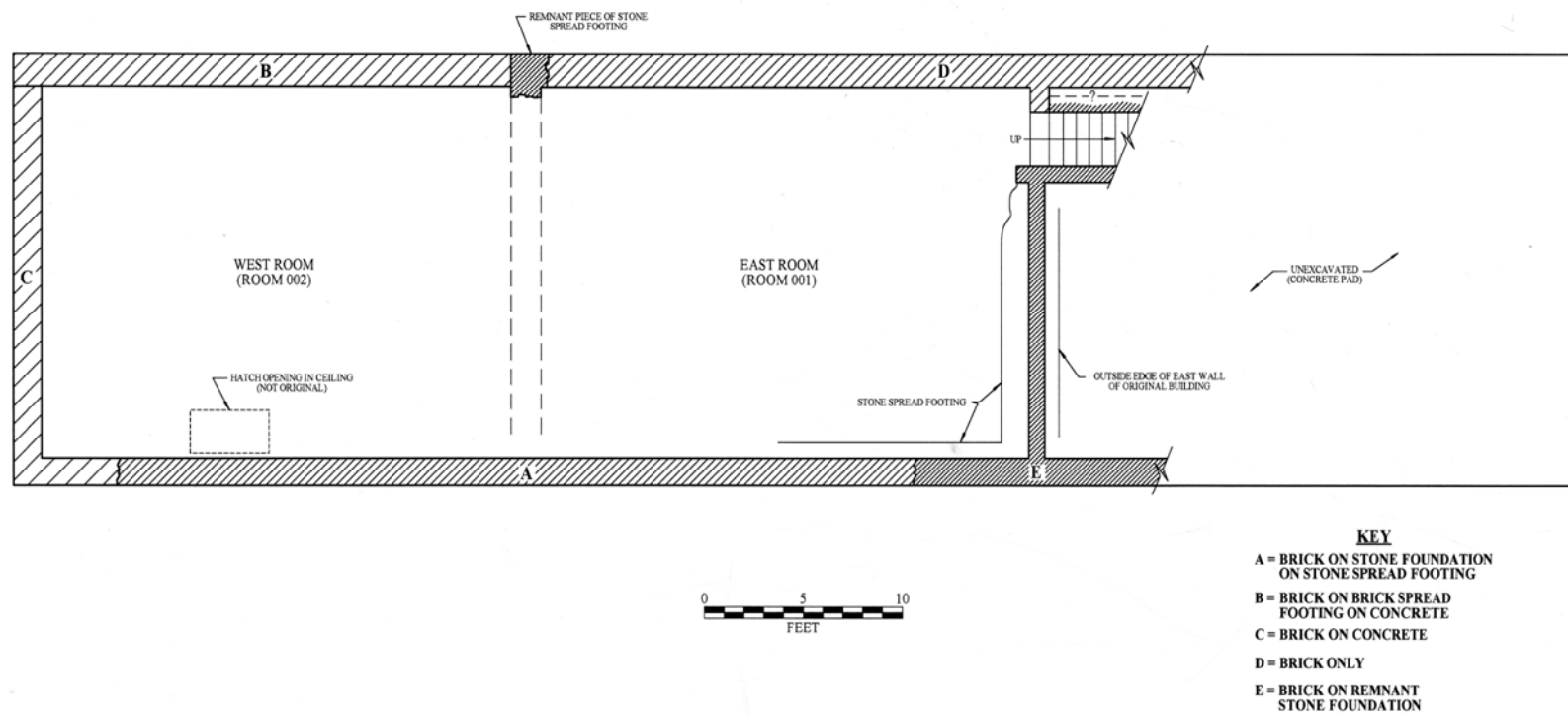


Figure 5. Basement plan of the Coney Island Building, showing conditions in 2000.

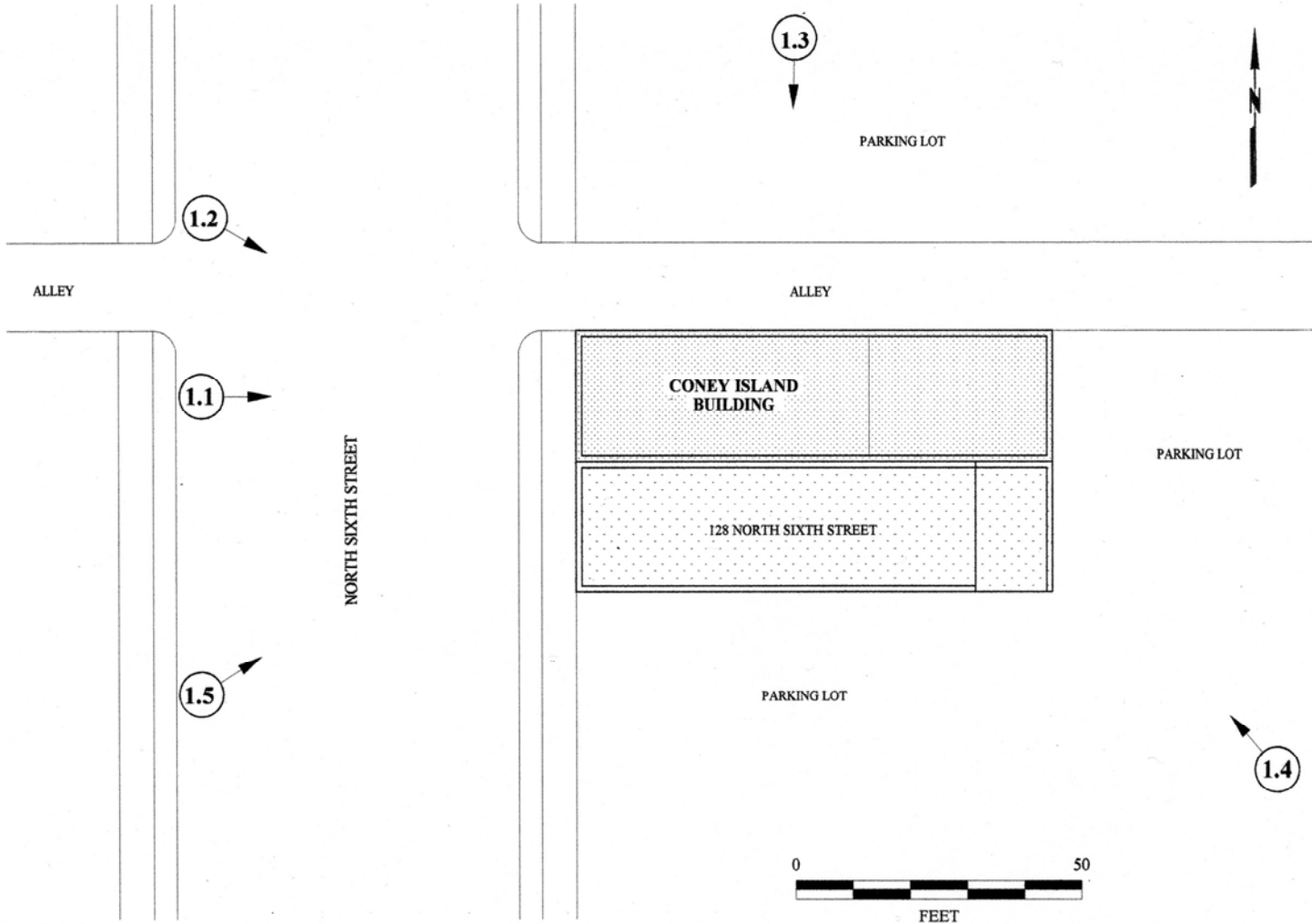
INDEX TO PHOTOGRAPHS

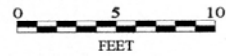
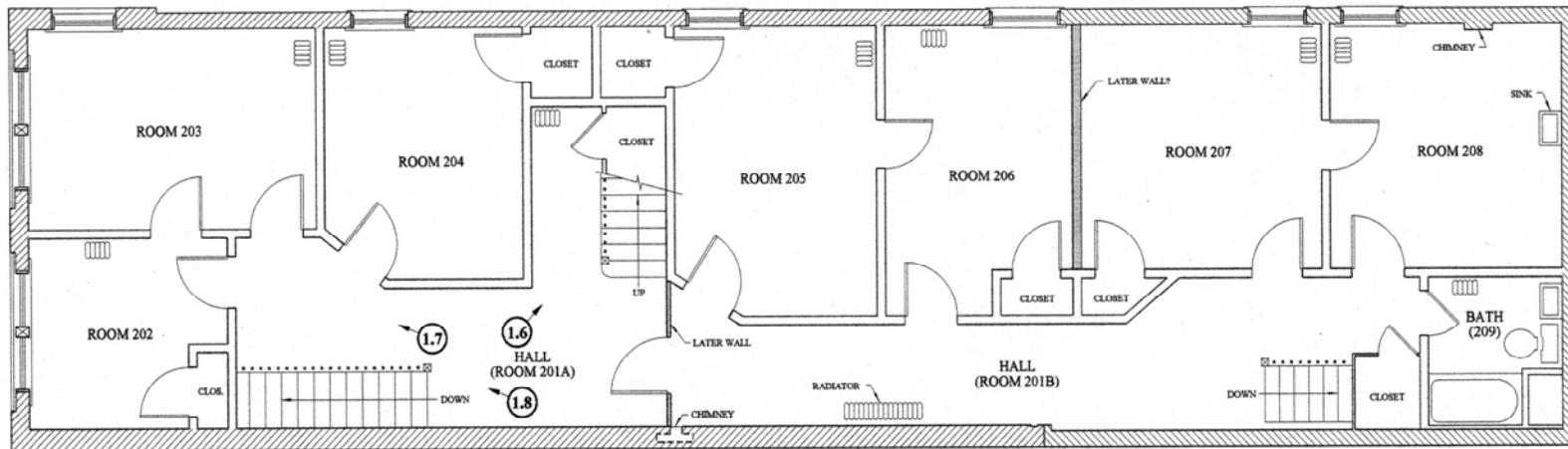
Coney Island Building
114 and 114 ½ North Sixth Street
Lot 5, Block 12, Original Town Plat
Springfield Township
Sangamon County
Illinois

IL HABS No. SG-2000-1

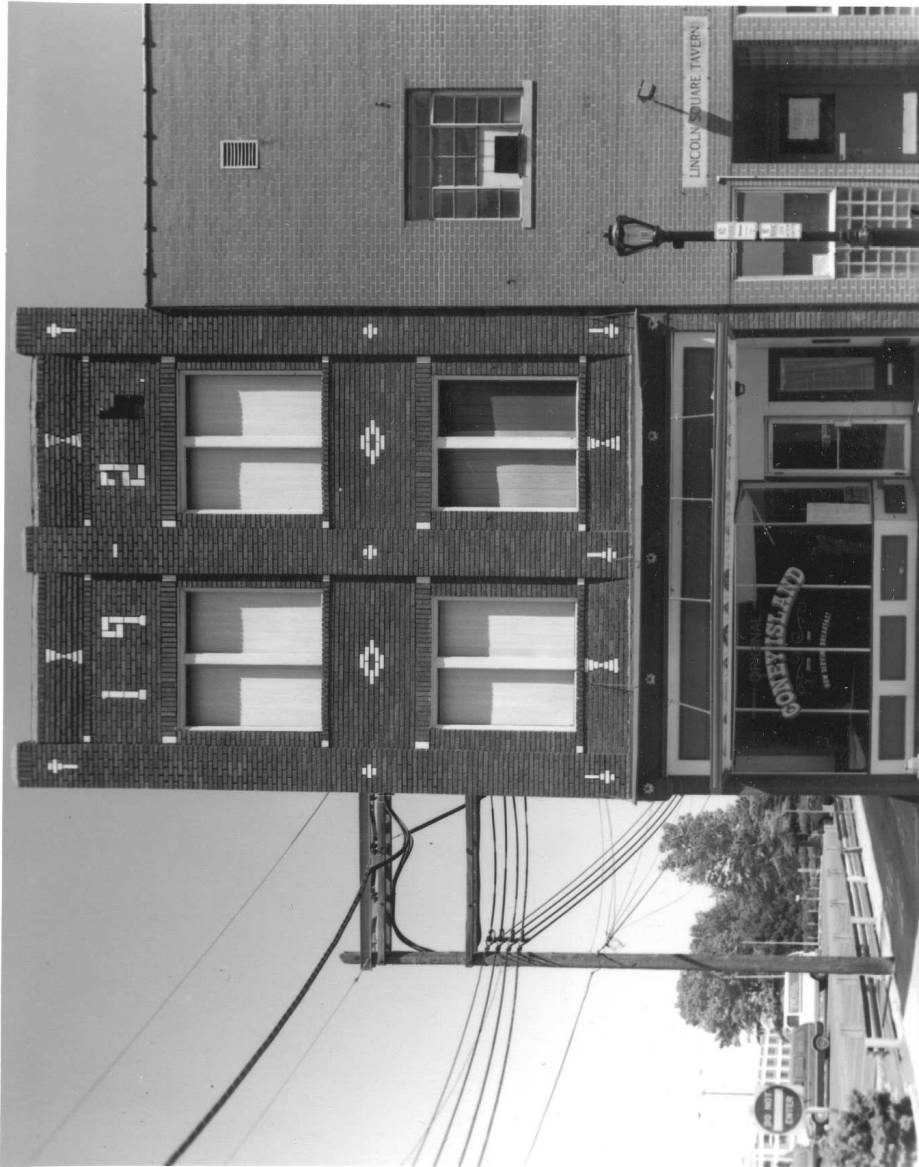
Documentation: 6 exterior photographs. 3 interior photographs. William Flesher, Photographer (May 2000).

- SG-2000-1.1 Exterior view of Coney Island Building, looking east.
- SG-2000-1.2 Exterior view of Coney Island Building, looking southeast.
- SG-2000-1.3 Exterior view of Coney Island Building, looking south.
- SG-2000-1.4 Exterior view of Coney Island Building, looking west.
- SG-2000-1.5 Exterior view of Coney Island Building, looking northeast.
- SG-2000-1.6 Interior view of Coney Island Building, second floor, detail of staircase to the third floor, looking northeast.
- SG-2000-1.7 Interior view of Coney Island Building, second floor, looking northeast.
- SG-2000-1.8 Interior view of Coney Island Building, second floor, looking east.
- SG-2000-1.9 Exterior view of new Coney Island Restaurant, detail of original marquee sign, looking southeast.





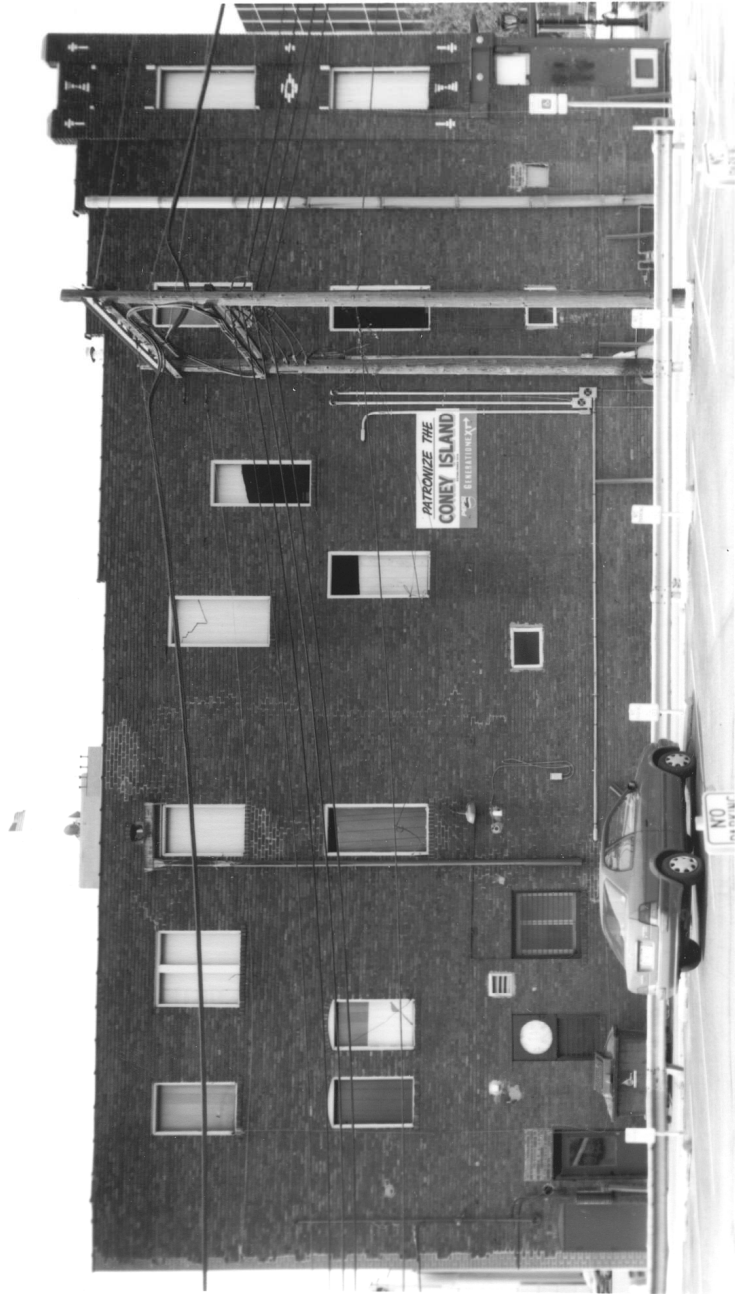
IL HABS NO. SG-2000-1.1
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

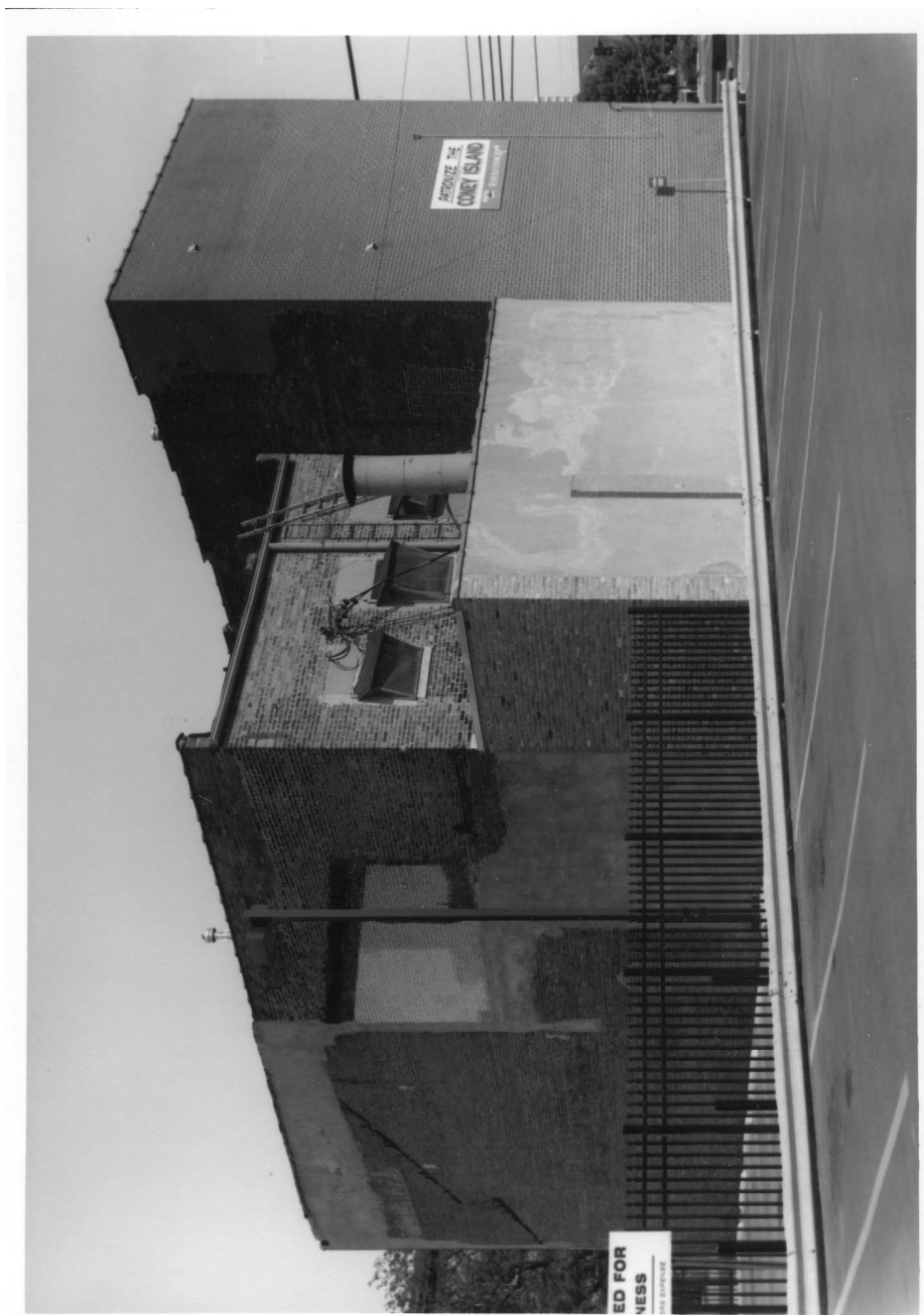


IL HABS NO. SG-2000-1.2
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS



IL HABS NO. SG-2000-13
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS





IL HABS NO. SG-2000-15
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS



IL HABS NO. SG-2000-1.6
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS



IL HABS NO. SG-2000-1.7
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS



IL HABS NO. SG-2000-1.8
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS





INDEX TO SUPPLEMENTAL MATERIALS

Coney Island Building
114 and 114 ½ North Sixth Street
Lot 5, Block 12, Original Town Plat
City of Springfield
Sangamon County
Illinois

IL HABS No. SG-2000-1

- SG-2000-1-S1 An 1873 lithograph of the Spenger Store in Will County, Illinois. This single-story, frame structure with its false front and was typical of nineteenth-century commercial buildings in Illinois. While more persistent in rural areas, such buildings also were representative of the first-generation of commercial structures in the large urban center of Springfield. Also of note is the residence attached to the rear of the Spenger Store. It was common practice for storekeepers to maintain reside in—or at least adjacent to—their stores during this period.¹
- SG-2000-1-S2 Representative examples of front-gabled, frame commercial structures in Will County, Illinois, as illustrated in 1873. Note the character of the storefronts, with central doorway flanked by large multi-paned windows.²
- SG-2000-1-S3 Three more 1870s-era commercial buildings in Will County, Illinois, illustrating vernacular interpretations of Greek Revival and Italianate architecture.³
- SG-2000-1-S4 Detail of an oil painting showing a bird's eye view of Springfield, looking north from the cupola of the Old State Capitol. This image is part of a set four paintings done by John Weimer of Springfield's central business district circa 1852-1854—each looking a cardinal direction from the Capitol's cupola. The north side of Capitol Square at this time predominately was occupied by a series of small, one-story, frame commercial buildings with false fronts, collectively known as “chicken row”. The black arrow indicates the lot on which the Coney Island Building was located, though the building had not yet been constructed by this date.⁴
- SG-2000-1-S5 Details of two more of the circa 1852-1854 oil paintings of downtown Springfield showing the west (TOP) and south (BOTTOM) sides of Capitol Square. Note the dichotomy between the earlier generation of the single-story, false-fronted store buildings and later multi-story, brick

¹ Thompson Brothers and Burr, *Combination Atlas Map of Will County, Illinois* (Elgin, Illinois: author, 1873).

² *Ibid.*

³ *Ibid.*

⁴ John Weimer, Oil paintings of Springfield drawn from dome of State Capitol (1852-1854).

commercial structures. The Lincoln-Herndon Law Offices were located in the large three-story building shown on the left side of the bottom painting.⁵

- SG-2000-1-S6 More details of the 1852-1854 oil paintings of Springfield, showing the American House, located opposite the Lincoln-Herndon Law Offices at the corner of Sixth and Adams Streets at TOP. The American House had been constructed by Springfield businessman Elijah Iles and was one of the largest hotels in Springfield at the time. The BOTTOM figure illustrates the columned Sangamon County Courthouse and Springfield Insurance buildings on the east side of Capitol Square. The latter buildings both had a Greek Revival “temple form” and thus complimented the Capitol building across the street.⁶
- SG-2000-1-S7 Detail of an 1858 map of Springfield showing the central business district surrounding Capitol Square. This map shows dramatic changes having occurred around the square over the previous four years, with new brick commercial buildings having replaced many of the modest frame stores shown in the earlier set of oil paintings. The lot on which the Coney Island Building was located has been outlined in red.⁷
- SG-2000-1-S8 An 1860 photograph illustrating the commercial buildings on the north side of Capitol Square, looking northeast from the intersection of Fifth and Washington Streets. By this date, many of the earlier frame commercial buildings present only a few years before had been replaced by larger, more sophisticated, brick, Italianate structures.⁸
- SG-2000-1-S9 Detail of previous figure showing the boot and shoe store of J. G. Lawsdan and Company. This narrow, one-story, frame commercial structure appears to be a surviving remnant of the first-generation of store buildings around Capitol Square and is dwarfed by the larger brick structures adjoining it.⁹
- SG-2000-1-S10 An 1860 photograph of the commercial buildings on the west side of Capitol Square, looking northwest from the corner of Fifth and Adams Streets. Note the ornamental window hoods and bracketed cornices present on many of the buildings.¹⁰

⁵ Ibid.

⁶ Ibid.

⁷ William Sides, *City of Springfield, Sangamon County, Ills.* (Philadelphia: R. L. Barnes, 1858).

⁸ P. Butler, *Photographs of Springfield, Illinois* (1860).

⁹ Ibid.

¹⁰ Ibid.

- SG-2000-1-S11 Detail of the previous figure, showing Condell, Sockdale and Company's "New Cash Store" and Wolf and Bergman's "Baltimore Clothing House." Both buildings have Greek-Revival-influenced cast-iron window hoods, which stand in contrast to the simple stone lug sill found on the adjoining building to the north. Also of note are the open store front and the manner in which merchandise is displayed on the outside of the buildings.¹¹
- SG-2000-1-S12 An 1860 photograph of the commercial buildings on the south side of Capitol Square, looking southeast from the corner of Fifth and Adams Streets.¹²
- SG-2000-1-S13 An 1860 photograph of the commercial buildings on the east side of Capitol Square, looking northeast from the corner of Sixth and Adams Streets.¹³
- SG-2000-1-S14 (TOP) Early twentieth-century postcard of Springfield's central business district, looking north from the intersection of Fifth and Monroe Streets. (BOTTOM) A 1930s-era postcard showing the commercial buildings along Monroe Street, looking east from Third Street. By this date, Springfield's central business district had reached the peak of its development.¹⁴
- SG-2000-1-S15 Detail of an 1854 map of Springfield, showing the location of the Coney Island Building. At this date, the site was occupied by a frame structure set some distance back from Sixth Street. The *Illinois State Journal* building is located immediately north of this property (just across the alley), and beyond this is the residence of Simeon Francis, the original editor of the *Journal*.¹⁵
- SG-2000-1-S16 Detail of the 1858 map of Springfield, showing the location of the Coney Island Building. This map illustrates the site much as it had appeared in the earlier map. Note, however, how the southwest of the corner of the block (at Sixth and Washington) had been redeveloped with brick commercial structures over the preceding four years.¹⁶
- SG-2000-1-S17 A late 1850s photograph, looking northeast from the Capitol Square towards the Illinois State Journal Building.¹⁷ The photograph is significant in that it illustrates the frame structure that first occupied the site of the Coney Island Building and whose footprint is illustrated on the 1854 and 1858 maps of Springfield. This structure (marked with red

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁴ Sangamon Valley Collection, Vertical Files.

¹⁵ C. Potter, *City of Springfield, Sangamon County, Ills.* (New York: Hart and Mapother, 1854).

¹⁶ Sides.

¹⁷ Sangamon Valley Collection, Vertical Files.

arrow) is shown here to have been a narrow, one-story, frame structure with a false front. It thus resembles many of the first-generation commercial buildings around Capitol Square. The photograph also is of interest in that it appears to capture the eminent construction of new brick store buildings on northwest corner of Sixth and Washington—and possibly around the Coney Island location as well.

- SG-2000-1-S18 Detail of an 1867 bird's eye view of Springfield, looking northwest, showing the Coney Island Building location (marked with arrow). This view suggests that the three-story brick building had been erected by this date.¹⁸
- SG-2000-1-S19 Detail of an 1872 bird's eye view of Springfield, looking southwest, showing the Coney Island Building (marked with red arrow). By this, the building appears to have had a two-story rear addition constructed onto it.¹⁹
- SG-2000-1-S20 Detail of an 1884 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box). The rear addition had been added to the structure by this date.²⁰
- SG-2000-1-S21 Detail of an 1890 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box).²¹
- SG-2000-1-S22 Detail of an 1896 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box).²²
- SG-2000-1-S23 Detail of a 1917 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box).²³
- SG-200-1-S24 Early 1920s photograph of the A. W. Sikking Building, located immediately north of the Coney Island Building.²⁴ This photograph is significant in that it captures a portion of the Coney Island Building (shown at far right) and shows the original façade on that structure, as it appeared prior to its 1926 remodeling. Of particular note are the corbelled brick cornice and pedimented (cast-iron?) lintels. The photograph also demonstrates that other buildings in the neighborhood also had new facades put on during the early twentieth century. The Sikking Building

¹⁸ A. Ruger, *Springfield, Illinois* (Chicago: Chicago Lithographing Company, 1867).

¹⁹ Augustus Koch, *Bird's Eye View of Springfield, Illinois* (St. Louis: author, 1872).

²⁰ Sanborn Map and Publishing Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1884).

²¹ Sanborn-Perris Map and Publishing Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1890).

²² Sanborn-Perris Map and Publishing Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1896).

²³ Sanborn Map Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1917).

²⁴ Sangamon Valley Collection, Vertical Files.

represented the southern two-thirds of the building in which the *Illinois State Journal* was located 1853-1879 and had had a facelift not too many years before this photograph was taken. The northern one-third of old Journal Building—shown to left of Sikking’s—retained its circa 1853 façade.

- SG-2000-1-S25 Detail of a 1941 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box).²⁵
- SG-2000-1-S26 Detail of a 1952 fire insurance map of Springfield, showing the location of the Coney Island Building (marked with red box).²⁶
- SG-2000-1-S27 Interior photographs of the Coney Island Building taken in 2000, showing the wall juncture between the original building and rear addition.²⁷
- SG-2000-1-S28 Foundation photographs of the Coney Island Building, showing brick walls on stone spread footings.²⁸
- SG-2000-1-S29 Foundation photographs of the Coney Island Building, showing brick walls on brick spread footings, with concrete lower foundations.²⁹
- SG-2000-1-S30 (TOP) Photograph of the floor joists supporting the first story of the Coney Island Building. Note the whitewashing applied to the joists. (BOTTOM) Photograph of a steel I-beam spanning the ceiling on the first floor. The beam passes through a double-up header for a removed stairway.³⁰
- SG-2000-1-S31 Representative example of the four-paneled doors present on the upper two floors of the Coney Island Building.³¹
- SG-2000-1-S32 (TOP) Photograph of the enclosed stairway leading to the west room in the basement. This stairway, which was not original to the building, appears to have been enclosed during the 1940s. (BOTTOM) Photograph of the top of the stairway leading to the third floor of the Coney Island Building.³²
- SG-2000-1-S33 Profile of the spindles on the front and center stairways.³³

²⁵ Sanborn Map Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1941).

²⁶ Sanborn Map Company, *Fire Insurance Map of Springfield, Illinois* (New York: author, 1952).

²⁷ Fever River Research, *Photographs of Coney Island Building* (2000).

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ *Ibid.*

³² *Ibid.*

³³ *Ibid.*

- SG-2000-1-S34 Detail of the wallpaper used on the first-floor ceiling prior to the installation of the pressed-metal ceiling.³⁴
- SG-2000-1-S35 Details of the style of pressed-metal ceiling used on the first floor of the building. This was one of three styles employed ceiling here. (LEFT) Section of ceiling at the northwest corner of Room 101. (RIGHT) Detail showing the acanthus leaf cornice, grape vine border, and main field pattern on the front two-thirds of the building.³⁵
- SG-2000-1-S36 Details of the second style of pressed-metal ceiling, which was located in the west end of the rear addition. The image at LEFT shows an early-twentieth-century light fixture hanging from the ceiling. Note the floral border employed on the south side of this ceiling section.³⁶
- SG-2000-1-37 (LEFT) Photograph showing juncture between the second and third styles of pressed-metal ceiling. The grape border shown at left ran along the east and west sides of the second ceiling style, while the plain border at right was associated with the third style, located at the east end of the rear addition. (RIGHT) Detail of the third style of ceiling, showing cornice, border, and field patterns.³⁷
- SG-2000-1-38 (TOP) Additional detail photograph of third style of pressed-metal ceiling, showing cornice and border along east side of Room 106. (BOTTOM) Photograph of pressed-metal ceiling along north side of Room 106. The patch and repair work to ceiling and cornice marks the location of a removed stairway.³⁸
- SG-2000-1-S39 Profiles of door trim and baseboard on upper floors of building. This trim was installed during the circa 1905 remodeling.³⁹
- SG-2000-1-S40 Photographs of cast iron radiators in the Coney Island Building, showing an early-twentieth-century radiator at TOP and mid-century radiator at BOTTOM.⁴⁰
- SG-2000-1-S41 City directory listings for the Coney Island Building by year (1859-1999).

³⁴ Ibid.

³⁵ Ibid.

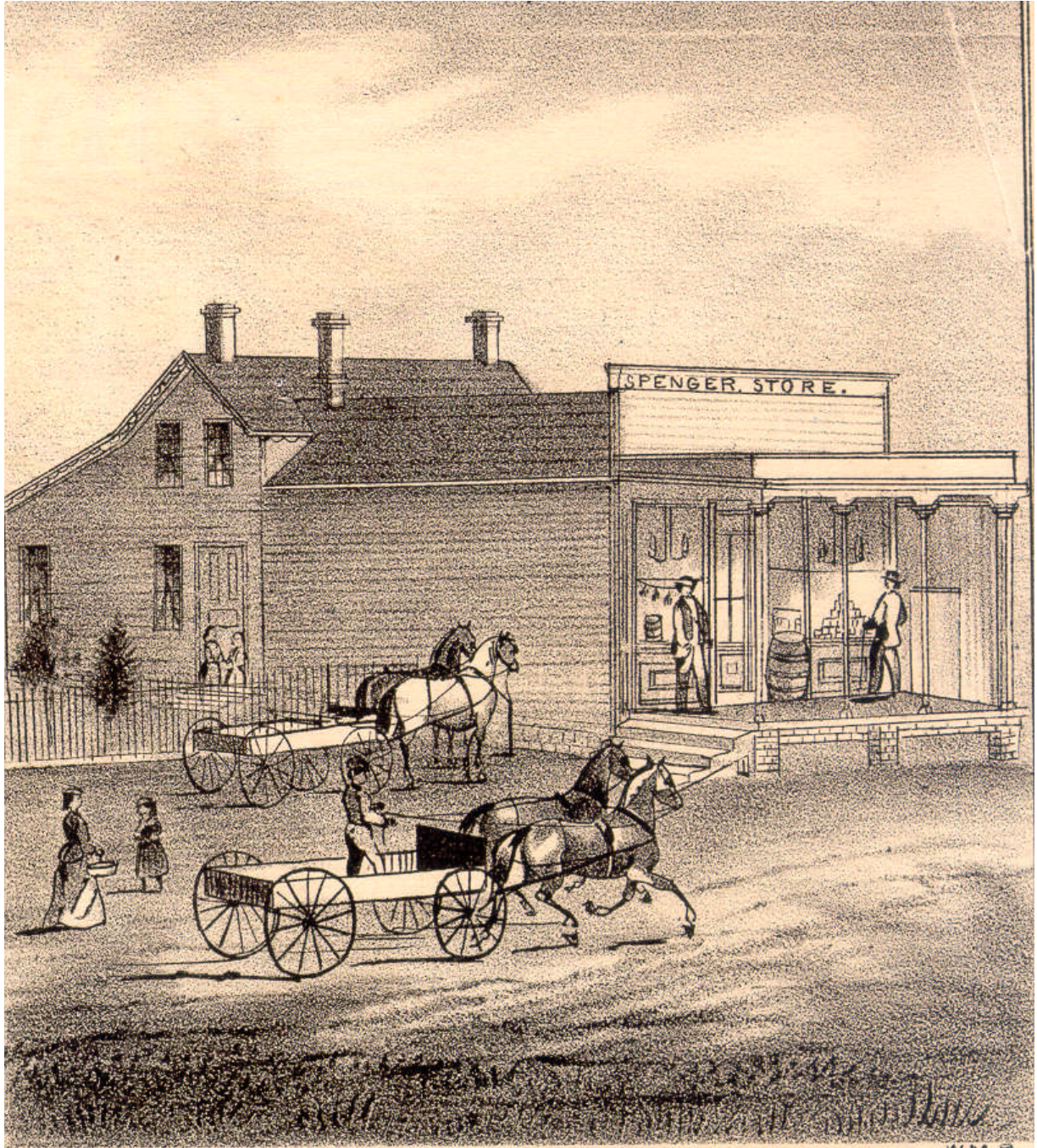
³⁶ Ibid.

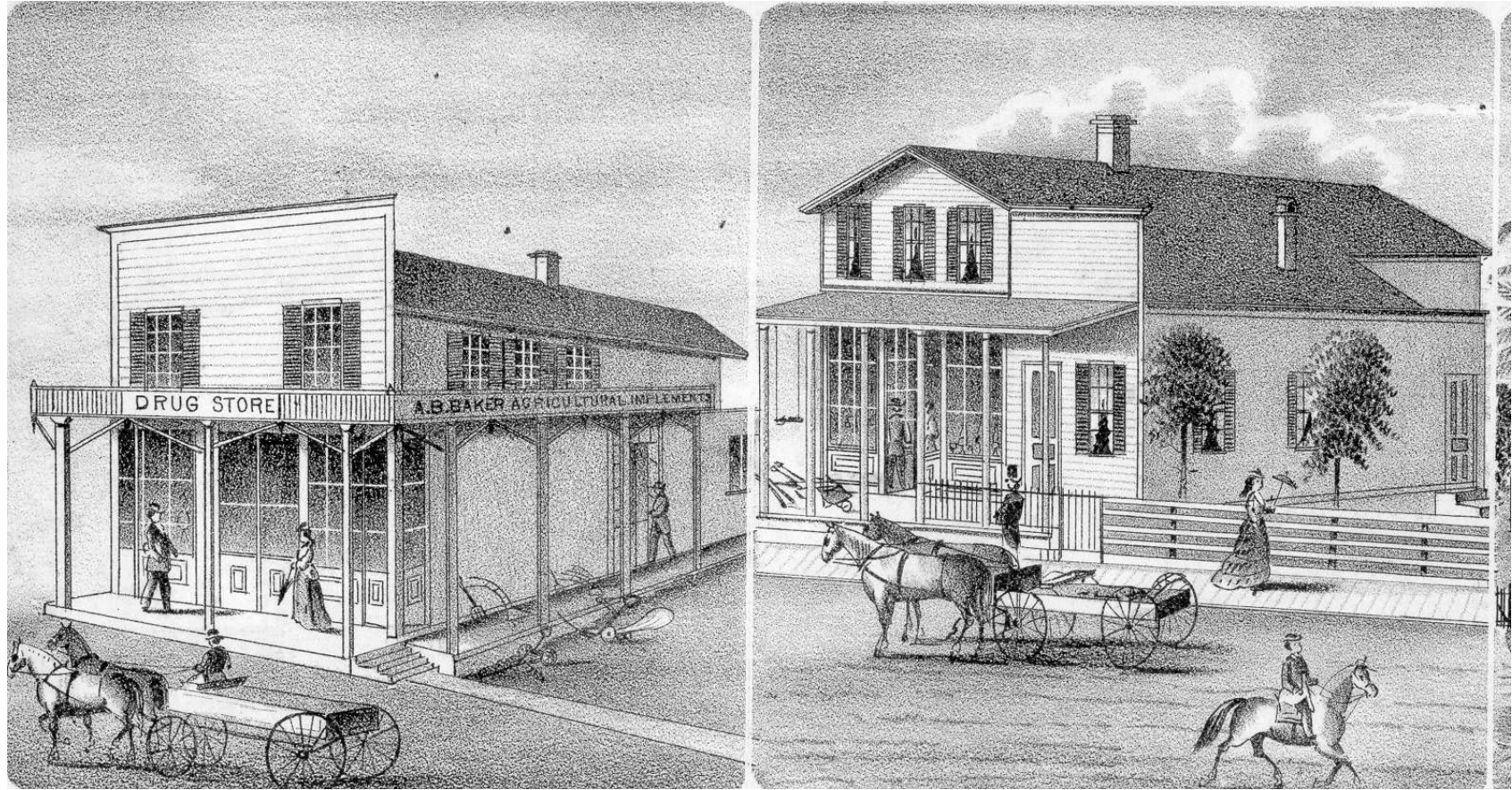
³⁷ Ibid.

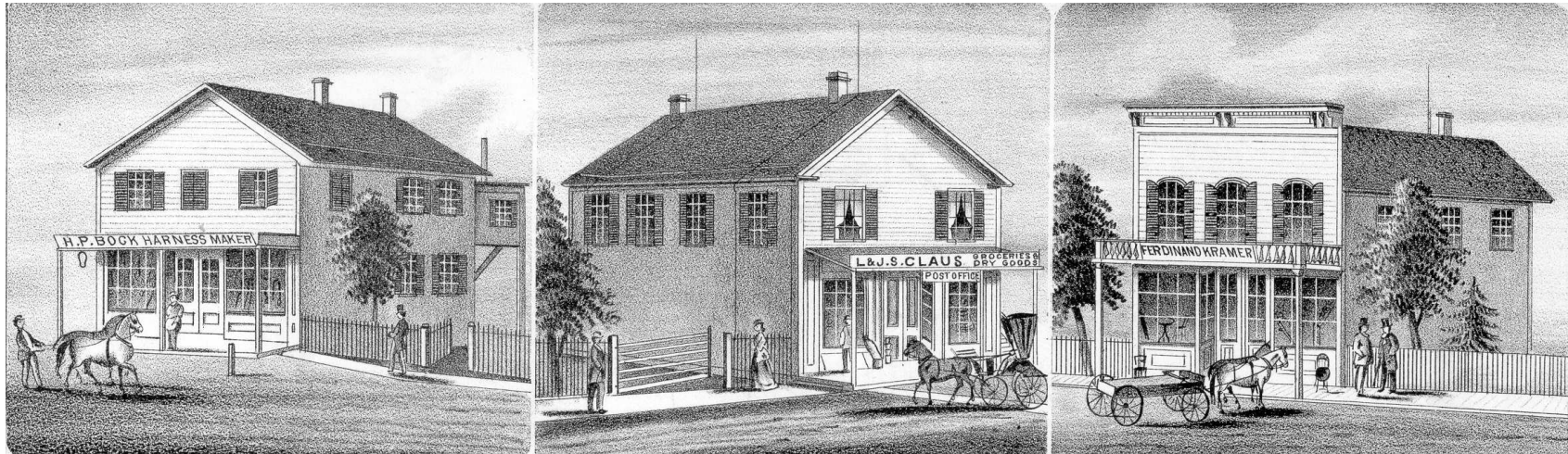
³⁸ Ibid.

³⁹ Ibid.

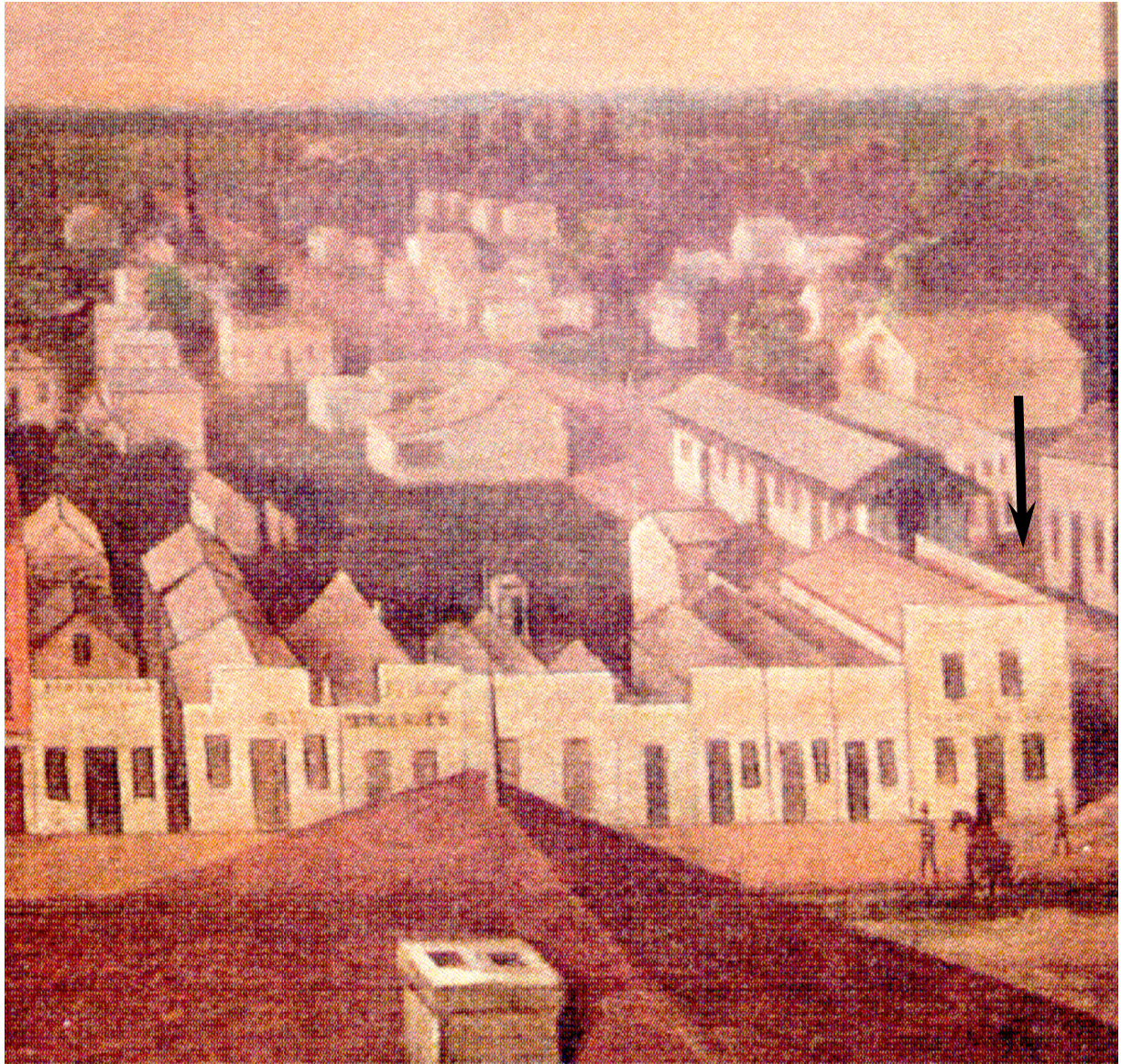
⁴⁰ Ibid.



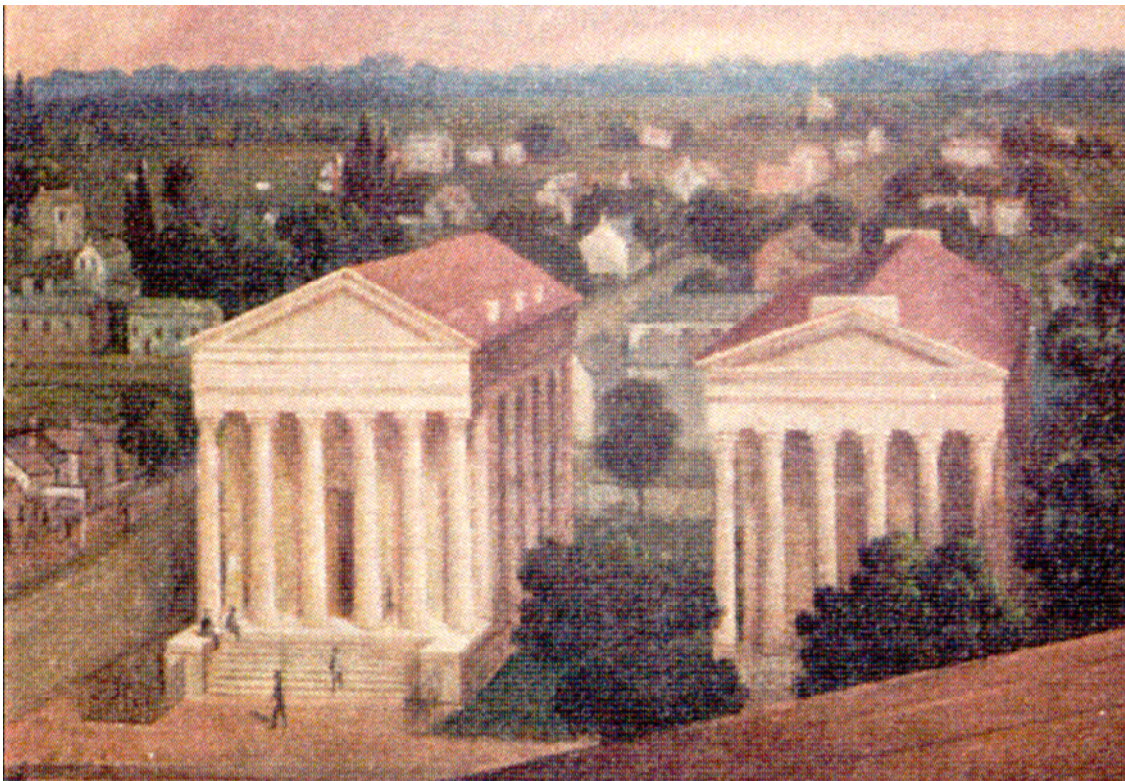


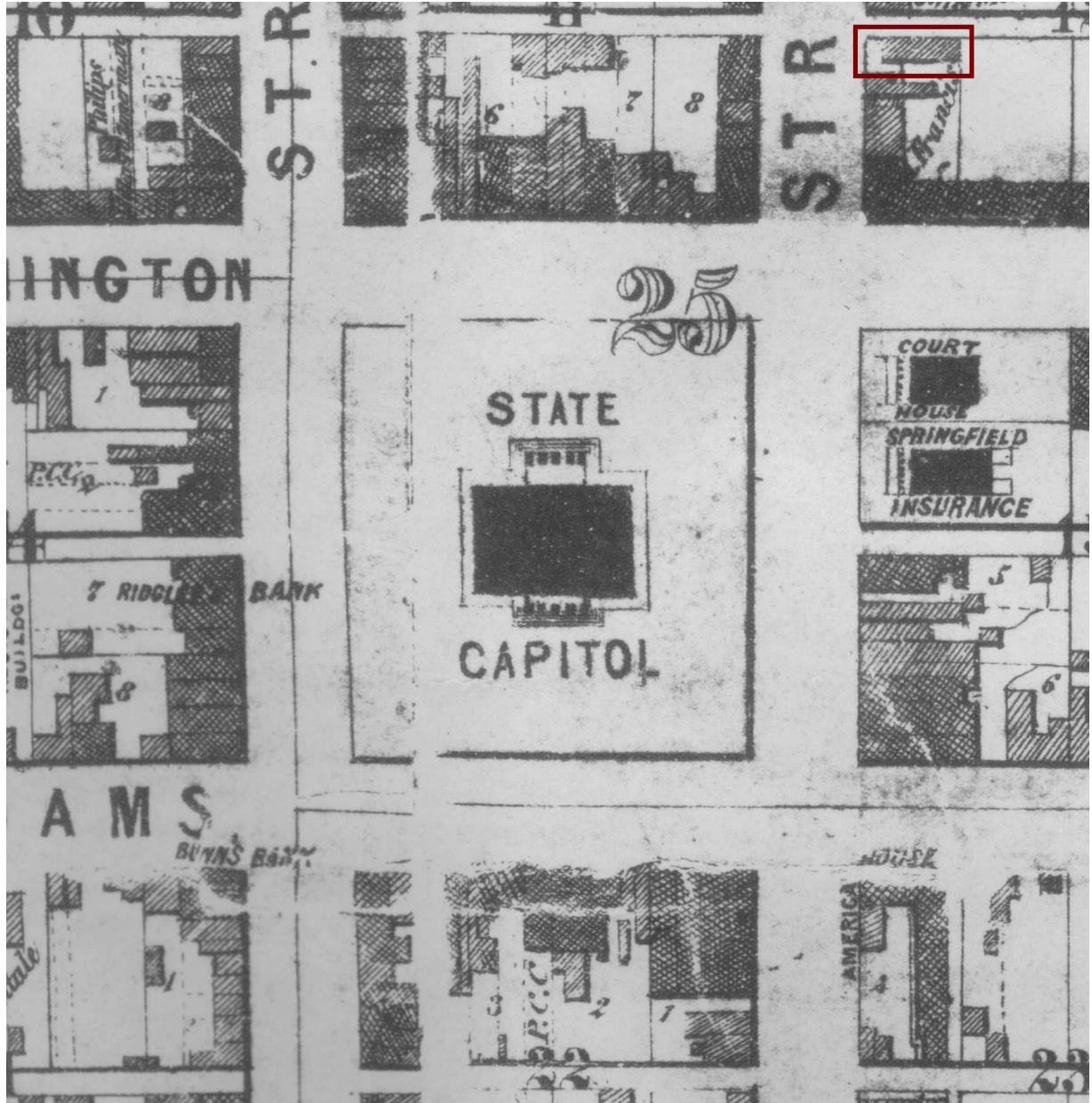


IL HABS No. SG-2000-1-S4
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS





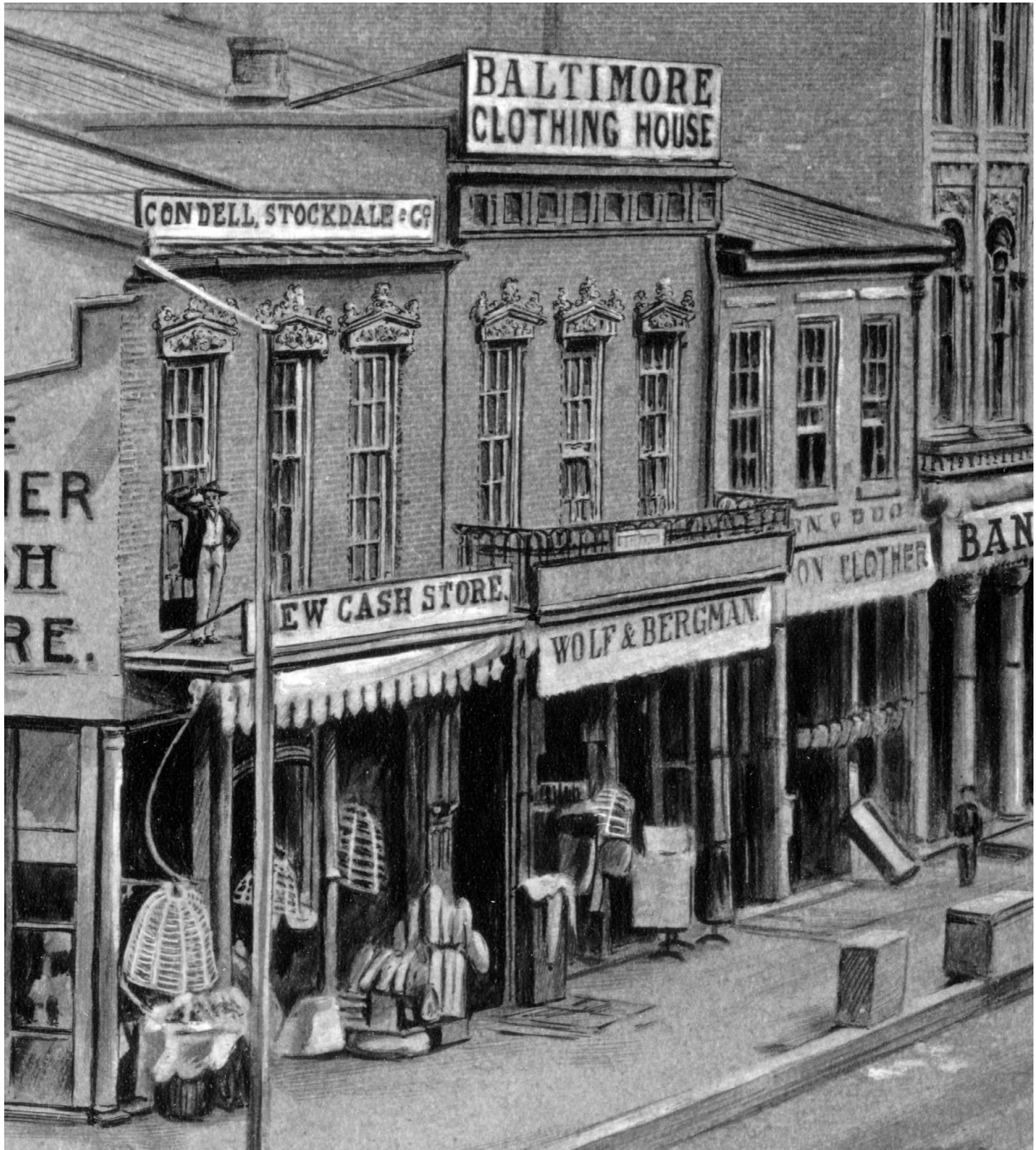




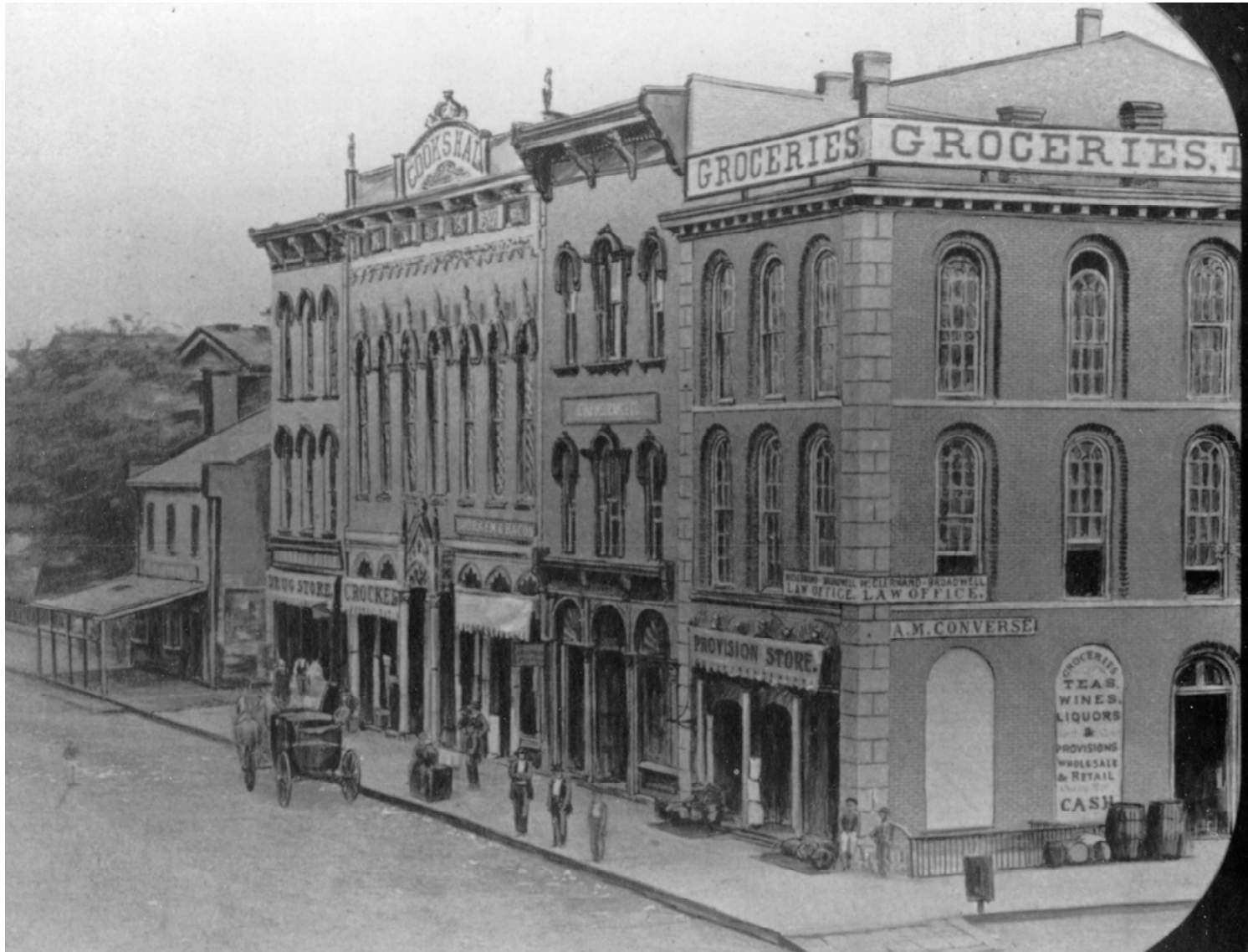






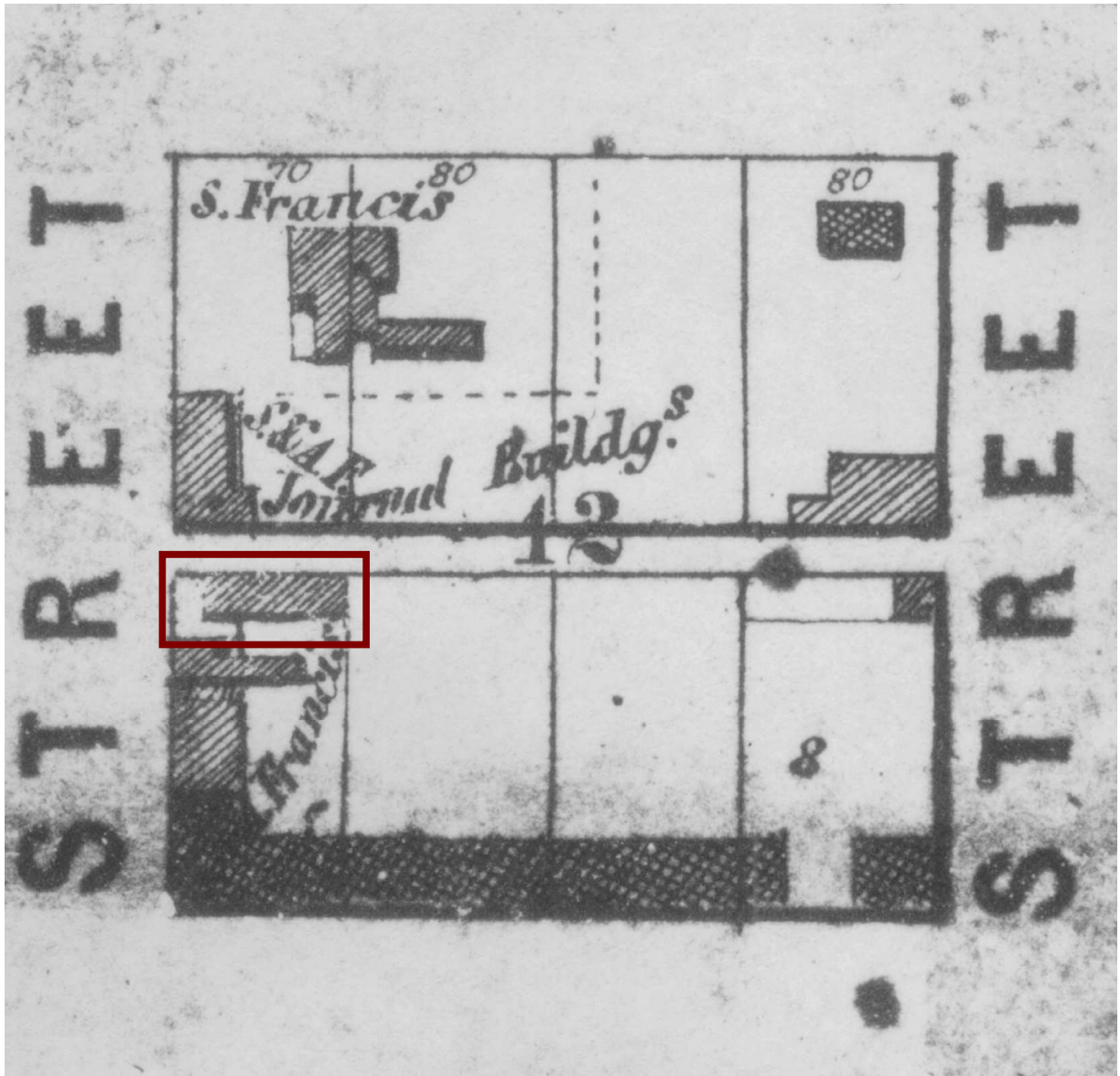


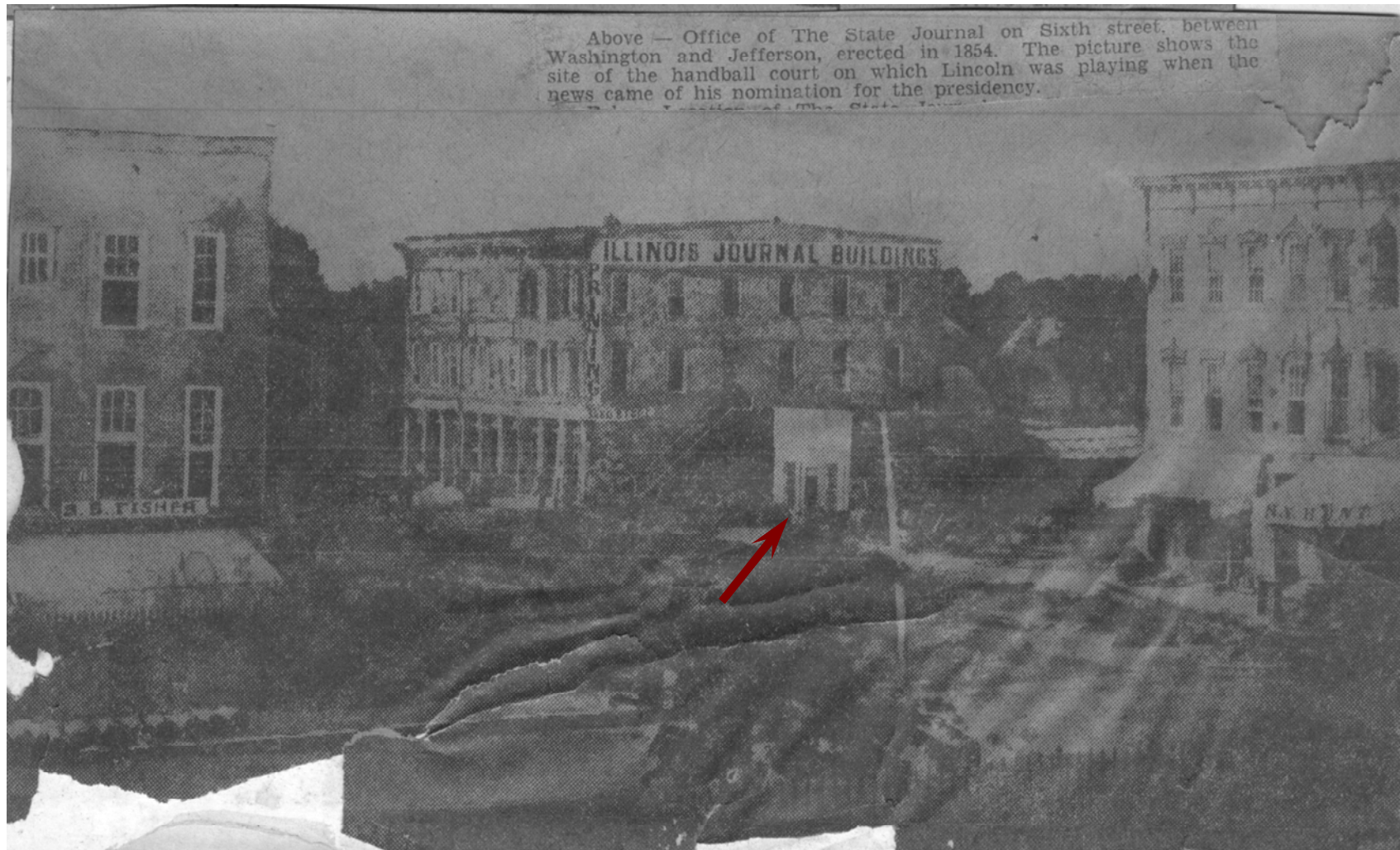




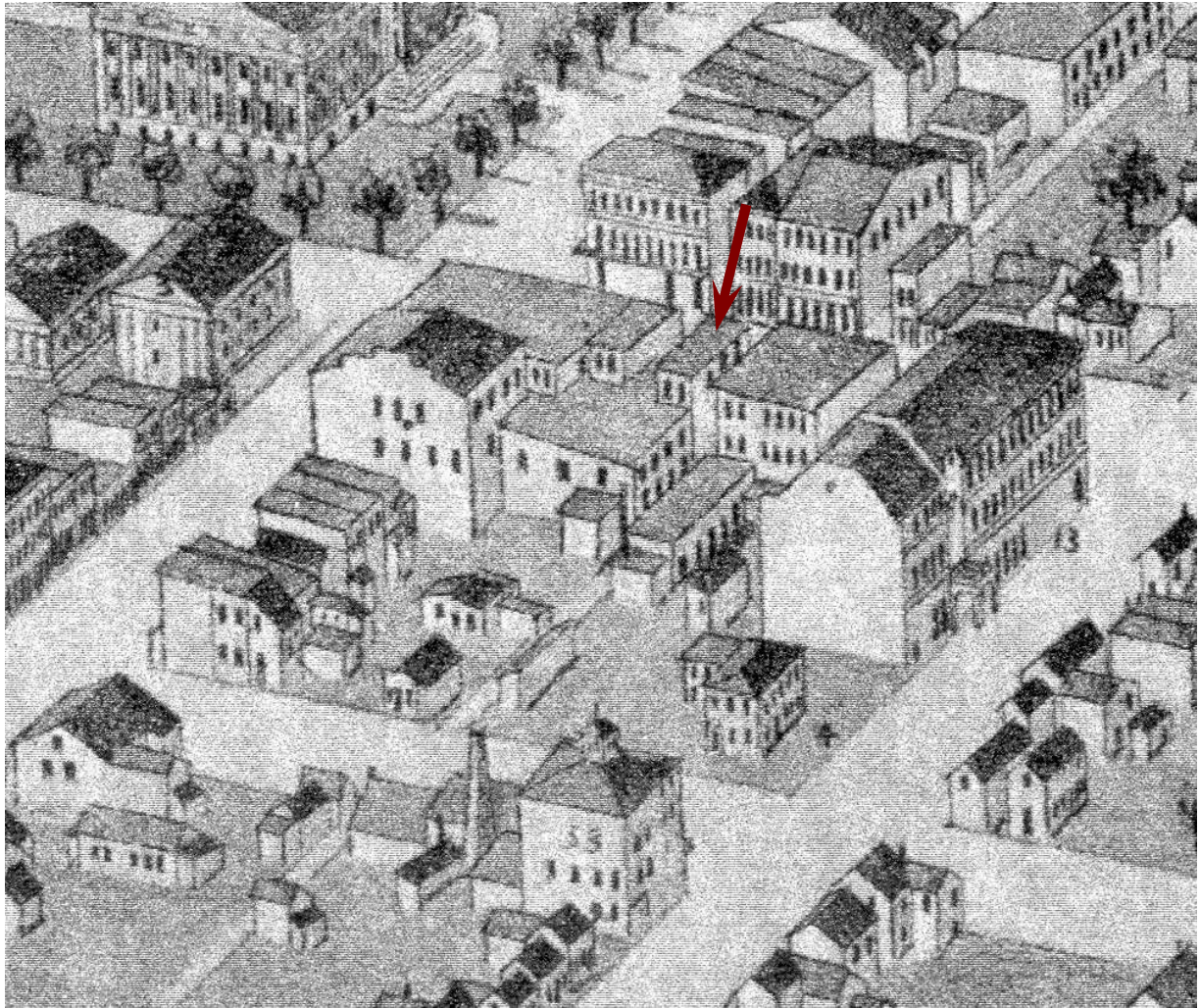


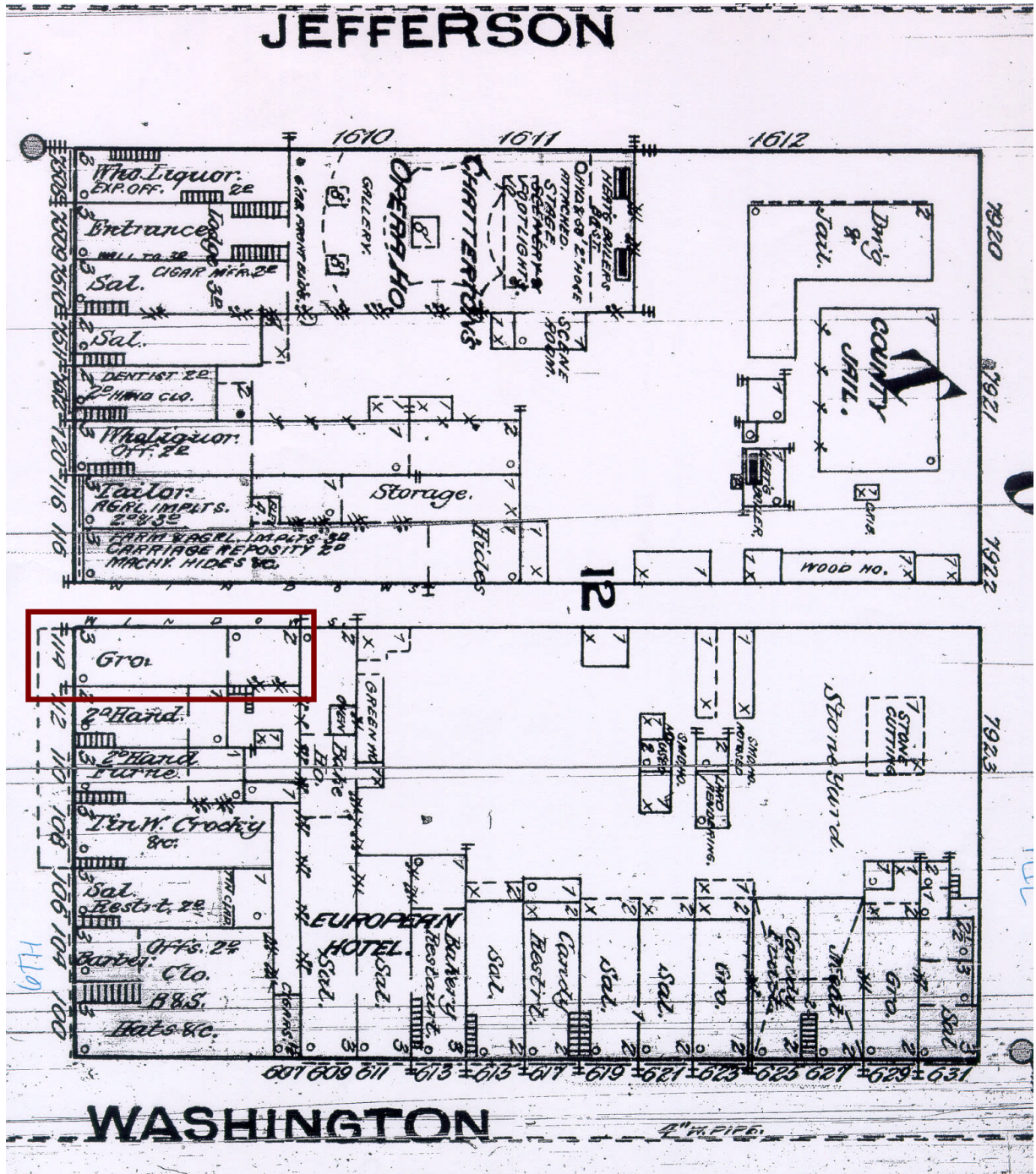


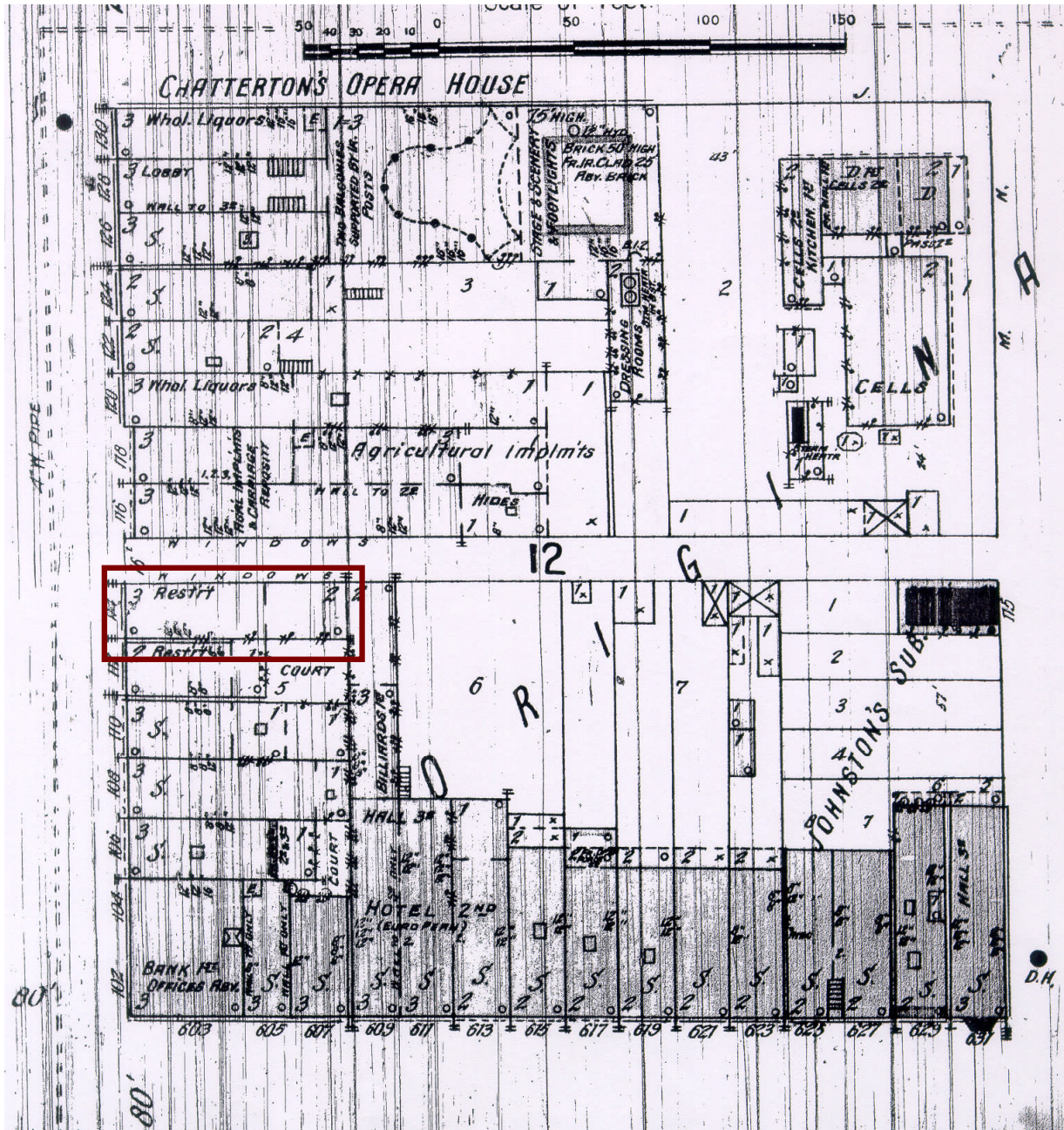


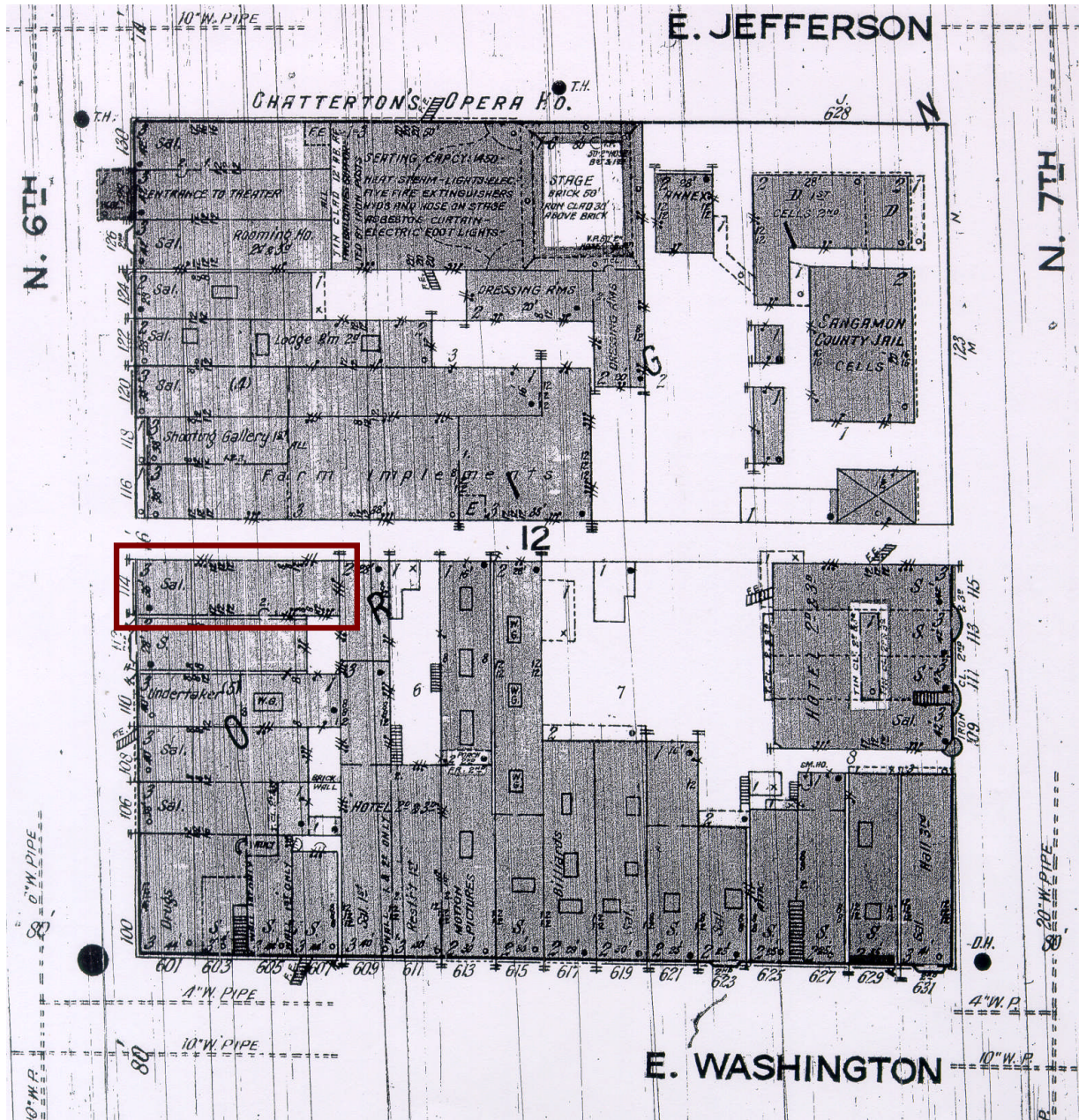




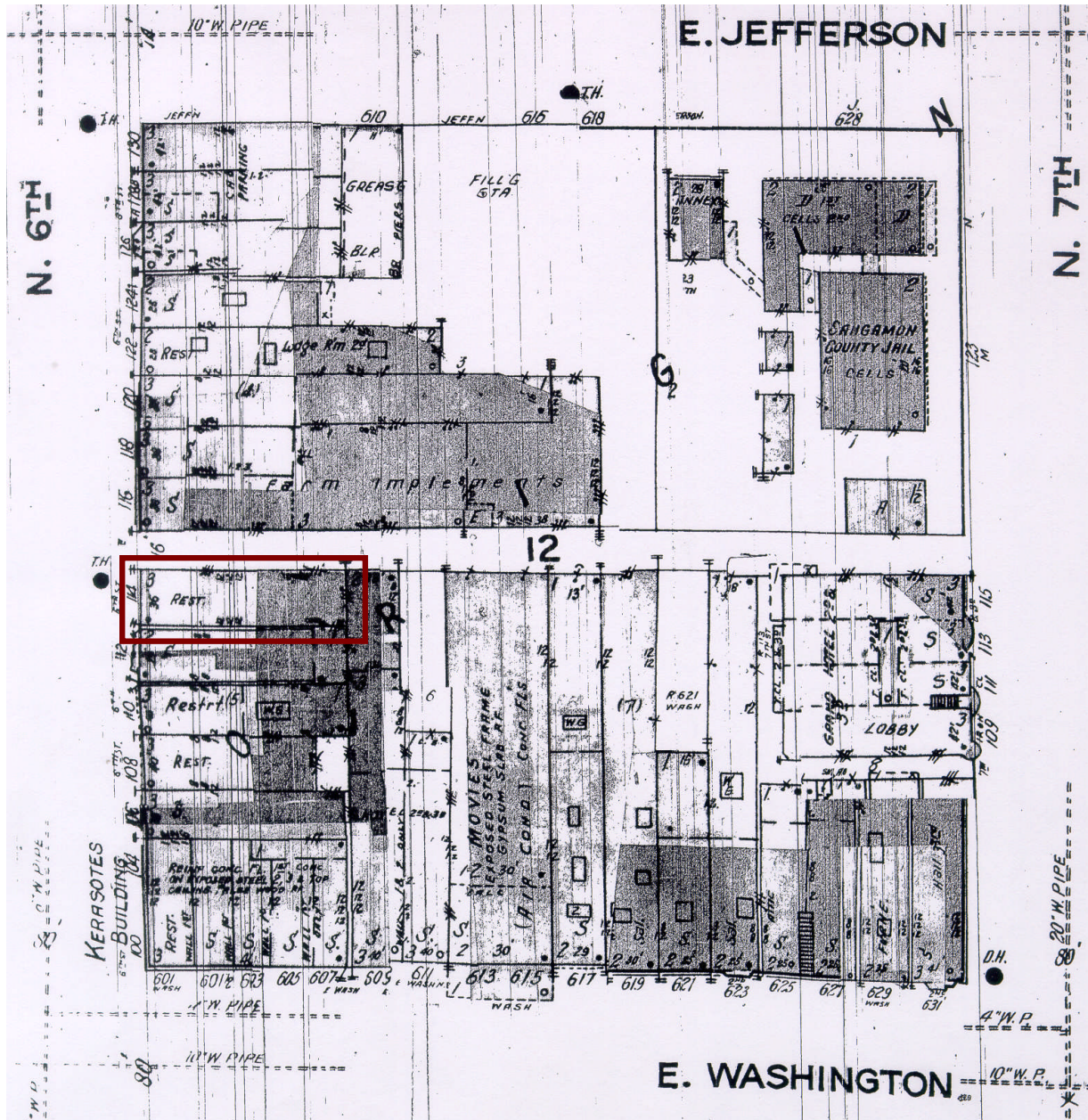


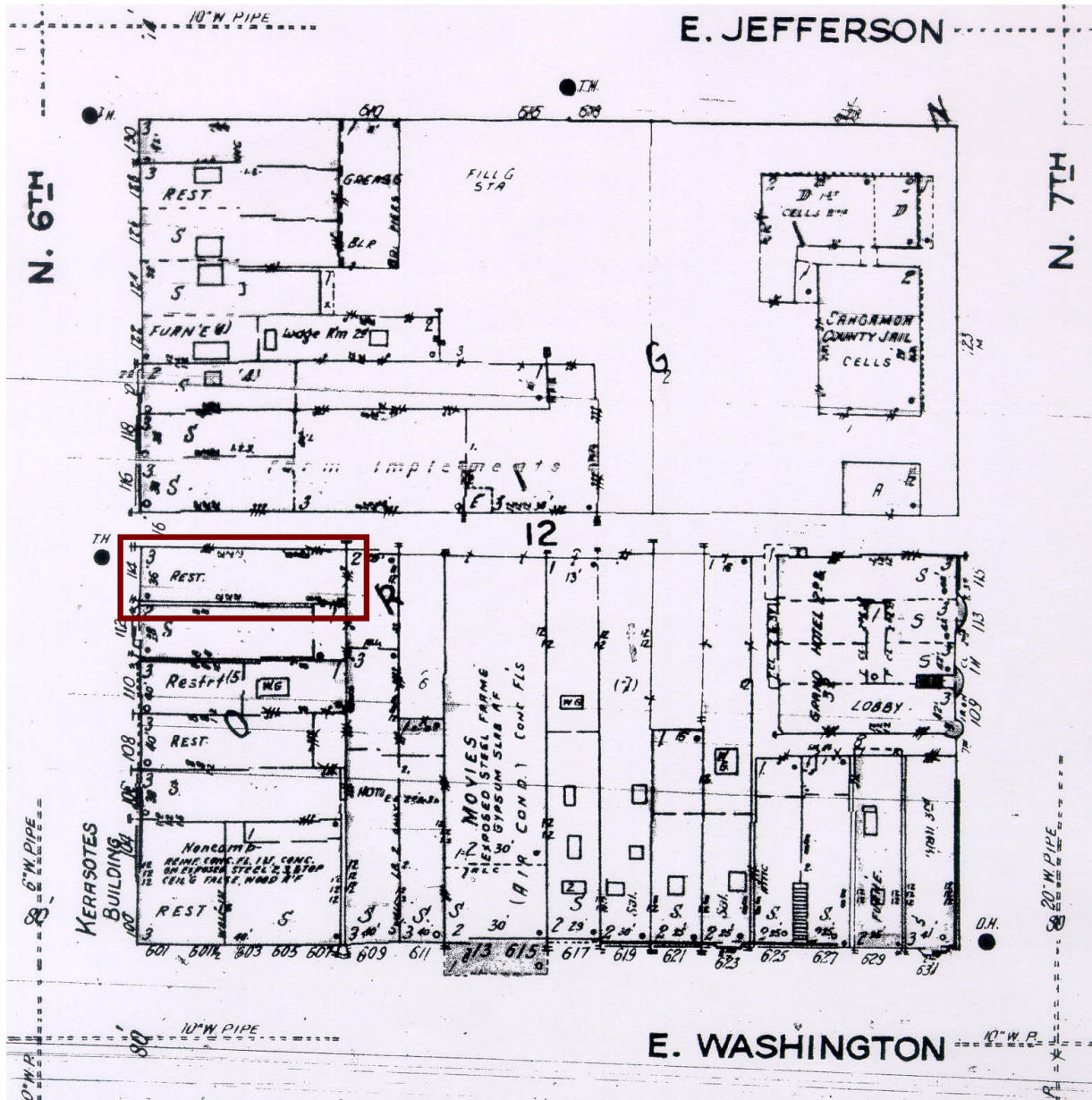


















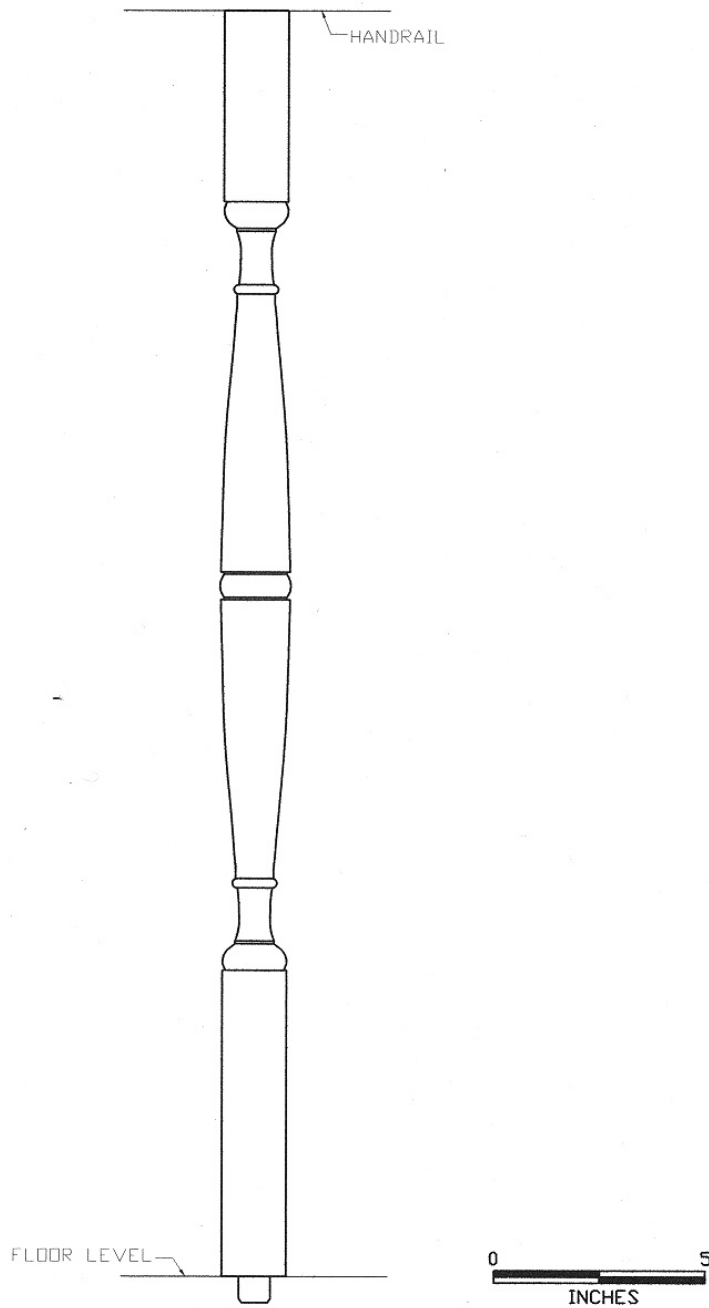
IL HABS No. SG-2000-1-S30
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS



IL HABS No. SG-2000-1-S31
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS







IL HABS No. SG-2000-1-S34
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS

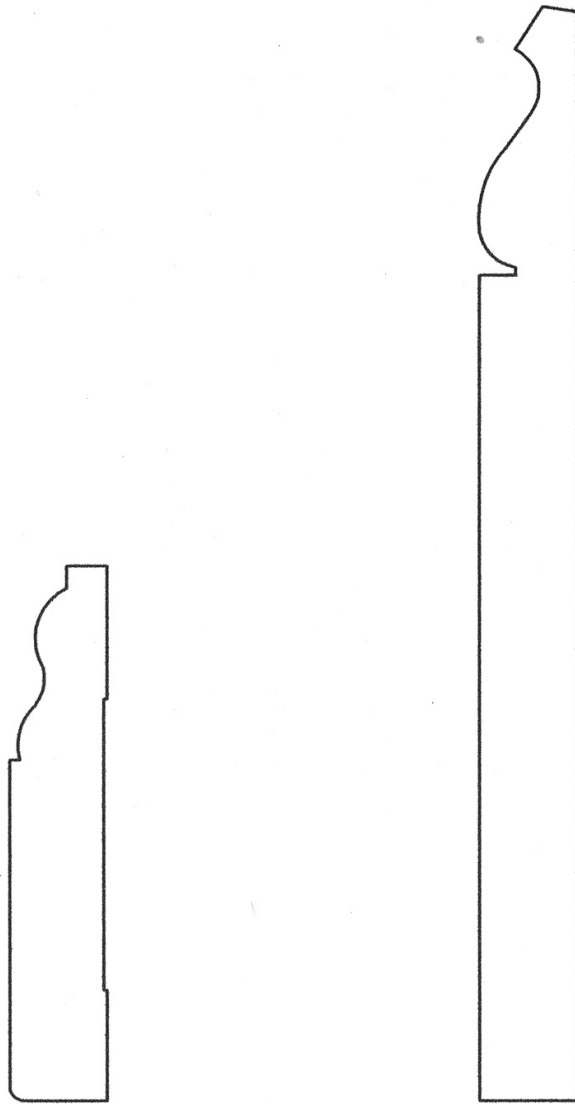












DOOR TRIM

BASEBOARD





**City Directory Listings
 Coney Island Building (1859-1999)**

Date	Address	Occupant Name	Business
1859	Sixth Street between Washington and Jefferson	John Carmody John Carmody	Grocery Residence
1860-1879	Sixth Street between Washington and Jefferson	John Carmody John Carmody	Grocery Store Residence
1880-1883	114 N. Sixth St.	John Carmody	Grocery Store
1884-1887	114 N. Sixth St.	John Carmody	Grocery and Residence
1887-1888	114 N. Sixth St.	John Carmody John T. Carmody	Grocery Store Residence
1889-1890	114 N. Sixth St.	Lillie Miller	Residence
1890-1891	114 N. Sixth St.	Lilly Miller	Residence
1891-1892	114 N. Sixth St	T.Brewer	Not Listed
1892-1893	114 N. Sixth St.	J. R. Brewer E. T. Brewer	Saloon Residence
1894	114 N. Sixth St.	Wm. M. Day Wm. L. Gross	Residence Attorney
1896	114 N. Sixth St.	Wm.Day	Residence
1898	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Conwill Thomas Grady	Saloon Residence
1900-1901	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Conwill Noah Roe	Saloon Residence
1902-1903	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Conwill Vacant	Saloon
1904-1905	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Corwill Hotel Lafayette	Saloon Hotel
1905-09	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Conwill Vacant	Saloon
1910	114 N. Sixth St. 114 ½ N. Sixth St.	D. E Conwill Asa A. Cripe/Mrs. Letty Cripe	Saloon Residence
1911-1914	114 N. Sixth St. 114 ½ N. Sixth St.	D. E. Conwill Mrs. Litty Cripe	Saloon Residence
1917	114 N. Sixth St. 114 ½ N. Sixth St.	Vacant Vacant	
1918	114 N. Sixth St. 114 ½ N. Sixth St.	Vacant James Kolanda	Residence
1919	114 N. Sixth St. 114 ½ N. Sixth St.	Advance Home Furnishers Mrs. J. Klonda	Furniture Store Residence
1920	114 N. Sixth St. 114 ½ N. Sixth St.	Curren-Clousen Tire Company James Klonda	Tire Sales Residence

IL HABS No. SG-2000-1-S41.2
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS

1921	114 N. Sixth St. 114 ½ N. Sixth St.	Kosher Delicatessen James Klonda	Delicatessen Residence
1922	114 N. Sixth St. 114 ½ N. Sixth St.	Hugh McKenna Mrs. Cora Klonda	Delicatessen Residence
1923-1924	114 N. Sixth St. 114 ½ N. Sixth St.	Vacant Mrs. Cora Klonda	Residence
1925	114 N. Sixth St. 114 ½ N. Sixth St.	Sam Vizzini Liberty Hotel May Houchens	Cigar Shop Hotel
1927	114 N. Sixth St. 114 ½ N. Sixth St.	Phillip Silberman Earl Benson Edw. Carroll	Men's Furnishings/Clothing Residence Residence
1928	114 N. Sixth St. 114 ½ N. Sixth St.	Joseph G. Leotta Mrs. Lottie Cambbell Wm. Evans Frank Sims	Cigars and Soft Drinks Residence Residence Residence
1929	114 N. Sixth St. 114 ½ N. Sixth St.	Joseph G. Leotta Mrs. Martha Halsey Frank McCeil	Cigars and Soft Drinks Residence Residence
1930	114 N. Sixth St. 114 ½ N. Sixth St.	Bernard Langer Miss Martha Halsey Mrs. Bessie Anning	Tailoring and Men's Furnishings Residence Residence
1931	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Red Hots Miss Martha Halsey	Restaurant Residence
1932-1933	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Red Hots Wm. Gracer H. Gekas	Restaurant Residence Residence
1934	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Red Hots H. Gekas	Restaurant Residence
1935	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Hercules Gekas	Restaurant Residence
1940	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Hercules Gekas	Restaurant Residence
1946-47	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Frank DeCrautos	Restaurant Residence
1951-1966	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Alex Gekas	Restaurant Residence
1967-1974	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Orville Disney, Russell Smith, Alex Gekas	Restaurant Residence
1975-1979	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Elmer Lockwood, Fred W. Mullin	Restaurant Residence
1980-1984	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Elmer Lockwood	Restaurant Residence
1985-1988	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant A. Gekas	Restaurant Residence

IL HABS No. SG-2000-1-S41.3
SEE INDEX TO SUPPLEMENTAL MATERIALS FOR CAPTIONS

		Vacant	
1989-1994	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Bill Willis A. Gekas	Restaurant Residence
1995-1996	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant Bill Willis	Restaurant Residence
1997	114 N. Sixth St. 114 ½ N. Sixth St.	Vacant Bill Willis	Vacant Residence
1998-99	114 N. Sixth St. 114 ½ N. Sixth St.	Coney Island Restaurant No Listing	Restaurant No Listing
