

Levi Springer House  
Fan Hollow Road  
Uniontown Vicinity  
Fayette County  
Pennsylvania

HABS No. PA-5482

HABS  
PA,  
26-UN170.V,  
2-

PHOTOGRAPHS

DRAWINGS

WRITTEN HISTORICAL AND ARCHITECTURAL DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Mid-Atlantic Regional Office  
National Park Service  
U.S. Custom House, Room 251  
2nd & Chestnut Street  
Philadelphia, Pennsylvania 19106

HABS  
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## HISTORIC AMERICAN BUILDINGS SURVEY

### LEVI SPRINGER HOUSE

HABS No. PA-5482

Location: on lane .3 of a mile southeast of Fan Hollow Road, .5 mile northeast of US Route 40, vicinity of Uniontown, Fayette County, Pennsylvania

USGS Uniontown Quadrangle, Universal Transverse Mercator  
Coordinates: 17.607440.4419370

Present Owner: Fayette County Commissioners, Fayette County, Pennsylvania

Present Occupant: "Friends of the Springer Homestead" (a restoration group) holds the lease; Barry Cunningham, caretaker. An historic house museum is being established in the building.

Significance: The Springer House is the second-generation dwelling of one of western Pennsylvania's pioneer families. The building was built in 1817, as construction of the National Road approached Uniontown from the east. The form of the building indicates it was conceived as a stage hotel for that road.

#### PART I. HISTORICAL INFORMATION

The Springer House is the second-generation dwelling of one of western Pennsylvania's pioneer families, whose members began arriving as soon as the land office was opened in 1769. Tax records indicate that the building was built in 1817, as construction of the National Road approached Uniontown from the east. The form of the building indicates it was conceived as a stage hotel for that road, which, however, missed the house by .5 mile when this section of the road west of Uniontown was finally built after a two-year delay. The house was never used as a hotel, but did prosper as a farm, gaining outbuildings until 1906. After the death of Levi Springer, Sr., in 1823, it passed to his son Dennis. Four of Dennis' unmarried children remained there until the death of Elizabeth Springer at the age of 90 in 1913. Other heirs having dispersed, it was then sold to J. V. Thompson, the adjoining landowner and an extremely wealthy local coal baron. Nevertheless, he was forced into bankruptcy within two years and the property eventually fell to the county. The county continued Thompson's policy of leasing it to caretaker/farmers, the last of whom was Amos Cunningham, who left in 1964. After this time the vacant property was allowed to deteriorate, until the formation in 1984 of the Friends of the Springer Homestead, whose aim is to restore the house and open it as an historic house museum.

#### The Arrival of the Springer Family

Though of ancient German ancestry, the direct ancestors of the Levi Springer who built the present house in Fayette County, Pennsylvania, are believed to have left Stockholm for America in 1692. The head of the family was Jacob Springer, who died in 1731, probably in west New Jersey (the Delaware Basin).<sup>1</sup> The westward spread of the family was begun by the

patriarch Jacob's son, Dennis, the first of several Dennises in the family. He was born in Burlington County, New Jersey, in 1712, and lived there for several years after his marriage to Ann Prickett in 1736. Sometime before 1760 this family, anticipating the growing national trend, began its migration toward the western country, by moving to Apple Pie Ridge, near Winchester, Frederick County, Virginia, in the Shenandoah Valley. They obtained 350 acres of land, granted to them by Lord Fairfax, and surveyed for them by the young George Washington.

Dennis Springer died in Winchester in 1760, but by 1769 the first of his sons, Josiah and Nathan, moved farther west to another beautiful valley, the first on the far side of the Allegheny and Laurel Ridge Mountains, and on the main route between the Potomac Basin and the Ohio River. This area became present Fayette County, Pennsylvania, in 1783. The brothers obtained their warrants on April 3, 1769, the first day such were available. Josiah Springer was issued Warrant no. 819, for 316 acres (surveyed under the name of Elk Lick in 1770) and his brother Nathan took the next parcel to the southwest, Warrant no. 830, containing 360-1/4 acres and called "Springer's Lot." Dennis and Nathan both purchased lots in the original plat of Uniontown in 1776; Dennis was also contractor for the first brick courthouse in Uniontown, 1783, manufacturing bricks for it on his own land, and for which he was paid \$1,362.53.<sup>2</sup>

Four years after their arrival, Levi, another son of Dennis, Sr., moved nearby, bringing their mother, the widow Ann Prickett, and taking up a parcel of 489-1/2 acres called "Unity." This parcel was warranted on February 18, 1785, surveyed March 10 of that year, and patented March 30, 1786.<sup>3</sup> Although Fayette County eventually drew all nine of Dennis's sons to the west (leaving only two married daughters in Virginia), this tract is the one on which the present house was eventually built.

#### First house on the site

The first house on the site was a "hew'd log" house of two stories, listed in the 1798 U.S. Direct Tax records for Union Township, Fayette County, entry 171. It had eight windows and was valued at \$300. It is possible that this house is still extant and is the one moved, as oral tradition relates, to the crest of the hill on Misty Meadows Lane, north-northwest of the original site. This latter house is a two-story hewn log dwelling with the V-notch cornering common to this region. Although the interior has been too much altered to permit an assessment as to its age, the shell does display small windows on both first-floor gable ends, presently filled by a single six-pane sash, about the size of an early casement window.

Though the exact site of this original eighteenth-century house is not known, it is likely that it was in the vicinity of the nineteenth-century barn or the granary ("b" or "d" on the site plan). This can be inferred from the positions of two other structures from this early period of the farm which survived into the modern era, and were photographed ca. 1870 (HABS photo 22). These were a smoke house (site plan "f"), located about 100 feet down slope from the barn and granary,<sup>4</sup> and a kitchen, approximately in line with them to the east (site plan "e"). The smoke house was a small cube built of log with a pyramidal roof, most clearly visible in the foreground of HABS photo 22. The kitchen is more vague in the photographs, but appears to have a log superstructure above a stone oven and gable-end wall. In the 1798 tax records it is described as a

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"cabbin, [built of] logs". The cantilevered roof and gable characteristic of such eighteenth-century kitchens project to the west, away from the present main house. This indicates that the original house must have been in that direction, in order to be accessible directly from it. This kitchen was later converted to a blacksmith shop, probably after the original house was moved away (or torn down), and was used as such by a member of the Craig branch of the family, probably John Smiley Craig (1800-1887). Robert Rankin was then blacksmith until the structure burned in 1928.<sup>5</sup>

By all accounts, the farm Levi Springer established in the late eighteenth century prospered. On September 3, 1796, he was able to purchase an additional plot of land from Jacob Beason "adjoining the plat of Uniontown and lying north of Peter and west of Pittsburgh streets . . . [in the area] known as the Stone Coal Run."<sup>6</sup> The Direct Tax also listed an additional building owned by Levi Springer and rented by a Troms[?] Duke, which it gave the lowliest designation of "log cabbin" and valued at \$120, having only one window.<sup>7</sup>

#### Farming and Flatboating

The exact crop that sustained these purchases is not recorded, but it was probably wheat, one of the principal export items of the county. In 1812 Levi Springer, Jr. (son of Levi, Sr., by his first wife, Ann Gaddis), and his step-brother Dennis (son of Levi, Sr., by his second wife, Sarah Shepherd) decided to augment the family earnings by joining the export and transportation business themselves. The earliest accounts of Levi, Jr.,'s and Dennis's exploits, published in the county histories within the lives of their children, claim that he spent the winters from then until 1817 transporting flour down the Monongahela, Ohio, and Mississippi rivers by flatboat.<sup>8</sup> The trip began at Brownsville, embarkation point for the first steamboat packets on the river in later years and just up one branch of the Braddock Road from Uniontown and the family farm. The cargo reportedly included utilitarian salt-glazed stoneware from the early pottery at Greensboro.<sup>9</sup> At New Orleans, the cargo and flatboat both were sold (being largely pegged together, the boats were easy to dismantle for the lumber), and the return trip reportedly was overland on horseback, or sometimes by coastal packet up the East Coast, even as far as New York. The brothers then would transport other goods across the mountains to the west, often including salt, which came up the canal from the Chesapeake to Cumberland, or was brought from Chambersburg, Pennsylvania, on the route to Philadelphia and New York.<sup>10</sup>

These traditional accounts of family flatboating have recently been given increased credibility by the discovery of contemporary papers and receipts apparently recording these activities. They were found in the Springer House attic years ago and are currently in the Springer Family Archives (Gerald Cunningham, Keeper). The first is a receipt in which the Springers paid Robert Clarke & Co. for the storage of wheat at Brownsville in the year 1812:

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Brownsville, 4th May, 1812  
Mr Levi & Dennis Springer  
To Robt Clarke & Co. Dr  
for Storage of 212 bls of flour a 5 cts 10.60  
Rec'd 9th May, 1812 from  
Dennis Springer, the above in full  
for Robt Clarke &  
Will Blair

The second document is apparently a list of provisions and supplies intended for the actual expedition the next fall (for which the Springers again paid Clarke and Co.), and it makes explicit reference to the navigation of the Ohio and Mississippi rivers in the form of the guidebook of the river towns and economic opportunities, by Zadoc Cramer, listed on line one:<sup>11</sup>

(recto)

Brownsville, 11th Nov, 1812

| Mrs Levi & Dennis Springer                      | Account[?] of Robt Clarke & Co. |
|---|---------------------------------|
| 1 Ohio and Mississippi navigator .....          | 1.00                            |
| 2b wrot nails [?] .....                         | 10 ... "40                      |
| 1/2 Quin paper...n.e [?] .....                  | 31 ... 15cts                    |
| 1 Proof of Caff[?] .....                        | 3 1/2                           |
| 1/2 b Hyson Tea .....                           | 1.00                            |
| 8b coffee .....                                 | 33 1/3 ... 2*67                 |
| 40 b Country sugar .....                        | 3/16 ... 7*50                   |
| 1 Gimblet .....                                 | "12 1/2                         |
| 3 Knives & forks .....                          | 83                              |
| 1 Butcher knife .....                           | 20                              |
| & Spoons .....                                  | "50                             |
| 1/2 b ginger .....                              | "25                             |
| 1/8 b Spice & 1/8b pepper .....                 | "16                             |
| 1 Spider & lid .....                            | 1*25                            |
| 1 Stew Pot & lid .....                          | 1*67                            |
| 1 Tea Kettle .....                              | 2*00                            |
| 1 Jar containg coffee .....                     | 25                              |
| Burnig & Grindg 5b coffee ... paid .....        | 25                              |
| 1 Keg containing sugar[?] .....                 | 20                              |
| 1 Broom .....                                   | "12 1/2                         |
| 2 Cables and 2 stern (illegible) & .....        | 55b ... 18cts ... 9*90          |
| 1 Razor .....                                   | "50                             |
| 1 ps Windsor Soap .....                         | 20                              |
| Puttg razor in order for shaving ... Paid ..... | 06                              |
| 1 Brass cock .....                              | 50                              |
| 1 Large Hammer .....                            | 75                              |
| 1 Shaving Box & Brush .....                     | 1                               |
| 1 Razor case .....                              | 25                              |
| Carr'd over Doll .....                          | 33*38                           |

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(verso)

| Amount Bro[ugh]t over                   | \$ 33.38 |
|---|----------|
| 1 Camp Kettle .....                     | 1.00     |
| 6 tin cups .....                        | "75      |
| 2 Quart measures .....                  | "50      |
| 2 do funnels .....                      | "50      |
| 1 Large Lanthorn .....                  | "75      |
| 1 do Tin Pan .....                      | "75      |
|   | 4"25     |
| 2 Barrels Sfn [?] flour .....           | 12.00    |
| 2 Balls for Tea Kettle & Stew pot ..... | "75      |
|   | 50"4.    |

This list is remarkable both for its brevity and for (under the circumstances) its attention to personal hygiene. The indispensable guidebook to the river towns is found at the head of the list, but surely additional fresh foodstuffs would have had to be gotten along the way. Probably clothing and bedding would have been brought from Uniontown. The most expensive single item is the flour (why they had to pay so dearly for what is supposed to have been their own cargo is not clear) followed by what seems to be an extra rudder for the boat (though this is illegible). There is also enough "country sugar" (maple sugar?) to have been part of the cargo. There are remarkably few tools (a gimblett and a hammer), but plenty of spices, tea, coffee, and perhaps spirits (Proof of Caf?).

It is hard to judge just how profitable such trips were, but they must have done well for themselves. Neither the full cargo nor its costs are recorded in this case, nor are they published for other flatboaters, but we can get some sense of the overall economics by comparing the charges for hauling goods over the mountains to the East. In 1817, wagoneers were able to charge \$14 for a barrel of flour to Philadelphia, \$7 per 100 weight, or \$140 for one ton, hauled from Pittsburgh to Philadelphia. With the advent of railroads this figure dropped precipitously to \$2.87 per ton.<sup>12</sup> This drop indicates the relative cost of the goods themselves, which were thus over forty times less than the wagon-hauling charges. While some of this profit was undoubtedly soaked up by the much greater time and inherent expense of wagon hauling (food and shelter for both man and beast for many nights along the way), these costs were routinely minimized by the rough ways of the men involved: it is reported that most drivers slept on the ground underneath their wagons in all but the most inclement weather, and then slept packed together on the tavern floor, when they did remove inside.<sup>13</sup> However, it is clear that wagoneers could charge roughly three times (\$140) the apparent total cost of the Springers' 1812 expedition (\$50.40) per ton of cargo. Compared even to a conestoga wagon, flatboats, however, were huge, measuring 12' to 25' wide and from 30' to 90' long. Though they cost \$1 per foot in length to construct (each trip) and could be sold for only a quarter of that, they could hold up to 700 barrels of flour. The cost of the cargo must have been high: \$6 (cost of the flour for their own use) times a full load of, say, 600 barrels would run almost \$3,600. But if the mark-up on the cargo was even a fraction of what the wagoneers could demand, and even subtracting \$52.50 (loss on a 70-foot boat) and the \$50.40 for expenses, the venture was clearly well worth the cost.

### The New House

Sometime late in the life of Levi Springer, Sr., and in the prime of his sons Levi, Jr. (born August 14, 1777), and Dennis (II) (born February 3, 1787), the original log house at "Unity" was perceived to be inadequate and the present brick structure was built. The best indication of the exact date is the tax rolls. Between 1810 and 1816 the assessment for the property fluctuated mildly between \$4,763 and \$5,733, the differences corresponding to changes in the acreage. In 1817, although the acreage actually decreased, the assessment shot up to \$12,780 (an increase of 224 percent), indicating that a major improvement in the property took place that year. A large brick mansion such as the present building would fit the bill.

The very size of the building has raised controversy to its purpose. The building has a full seven rooms on each floor, with a commodious transverse hallway and a narrower longitudinal hallway on each floor as well. There are three exterior doors on both levels of the uphill facade, and two, entering onto full porches, on both levels of the downhill facade. The house is remarkably well heated: there are seven fireplaces on each floor rising in separate chimney stacks. It would seem that the fifteen children from the two marriages of Levi, Sr., might have necessitated such a large house, but most of them would have long since flown the nest by 1817, as only the last two children, Lydia (b. ca. 1796) and Hannah (b. 1801) were still in their minority. The first of Levi, Jr.'s three offspring were not born until twelve years after construction; Dennis's first child was born four years later. Furthermore, numerous children were normally housed many to a room and bed, or were put in loft areas, also convivially crowded. Thus it seems clear that the house as it was constructed was intended for more than a dwelling alone.

The most obvious conjecture for an alternative is that of a hotel. Surely the form of the building would suggest such a possibility, with the excess of public spaces (the broad hallways and porches on both sides and both levels), the excess of comfort (a fireplace in every room), and the excess of access (extra exterior doorways and secondary hallway). Only the location of the building, 3/10 mile from Fan Hollow Road and nearly 1/2 mile from the present Route 40--the original route of the National Road--contradicts that idea.

### Relation to the National Road

Circumstantial evidence suggests that as the National Road was being planned, and as contracts were being let out for its construction closer and closer to the house site, Levi Springer and his sons built the house as a hotel, in anticipation of the enormous crowds that that road would generate, and on the assumption that the existing road (by their house) would be widened. Firstly, both father and sons were intimately familiar with the profits and problems of long-distance marketing of goods, across the mountains and down the rivers, and they could not have missed the enormous increase in travel, both pleasure and commercial, that a well constructed road would generate.<sup>14</sup> Secondly, Levi, Sr.'s brother-in-law by his second marriage was Moses Shepherd, the son of the founder of Wheeling, West Virginia, and builder of the fine ashlar stone "Georgian" mansion at that place (now known as Shepherd Hall or Monument Place) and whose wife was later instrumental in seeing that the said National Road was routed to Wheeling and

directly by that very house. It is quite possible that the Shepherd family encouraged their in-law Springer to build a hotel for the coming road, and even possible that they indirectly provided some of the cash to do so. We will examine this possibility more below.<sup>15</sup>

And furthermore, there seems to have been a considerable and on-going controversy over just where the long-planned National Road should go, when it was finally constructed past Uniontown. The general route of the National Road is ancient, following the Indian Path known as "Nemacolin's trail," at least as far as the present Uniontown. Nemacolin was a scout first employed by Christopher Gist, surveyor for the Ohio Company (organized to exploit the western lands in 1750) to blaze a visible route between Wills Creek in Cumberland, Maryland (i.e., the Potomac Basin), and the mouth of the Redstone Creek at the Monongahela river. He undoubtedly followed even earlier traditional (and subtle) paths. This trail went a bit to the east of the present Uniontown as far north as Gist's Plantation (on a knoll in the center of the Connellsville Basin, present site of the Meason House), where it intersected with the Catawba Trail, the main north-south Indian route in these parts. This latter trail headed northward to Fort Duquesne (Pittsburgh), and Nemacolin's trail headed west from Gist's to the Monongahela (Redstone/Brownsville), thus passing well to the north of the present Springer house.<sup>16</sup> With the founding of Uniontown and the establishment of Henry Beason's grist mill at that place, the settlers at Redstone began to complain that the route thither (via Gist's) was too circuitous, and petitioned the Westmoreland County Court (Fayette not yet being established) to build a direct link. The petition was first made at the April session, 1774, but apparently was not approved until the January session, 1784.<sup>17</sup> It is believed that the lane passing below the present Springer House, the original lane to town and remembered into the present era as being "the back way to town," was in fact this early road west from "Beason's mill" (Uniontown) to the Monongahela at Redstone (Brownsville).<sup>18</sup> This earlier route appears at the bottom of the site plan (just above the text), as a dotted line on the location map, and can be detected snaking off through the woodlot in the center distance of HABS photo 24.

There is some evidence to support this. The first (perhaps circumstantial) is that there are other early taverns, predating the construction of the National Road, which, like the Springer House, are located well to the north of the present Rte. 40. One of these is the Jacob Black House, near Haddonville, which is set back a good quarter of a mile north of the pike. Descendants of Black (Thomas B. Graham probably among them) claimed their ancestors had told them the house had been a tavern on the prior road. This was also reported by a nineteenth-century chronicler of the pike, Thomas B. Searight (himself a descendant of an early tollkeeper), who added that the earlier track (north of Rte. 40) was still plainly visible in places.<sup>19</sup>

Another piece of evidence that the lane below the Springer House is the 1784 road to Redstone/Brownsville is found on a deed for the property just to the north and west of the present brick structure. This property was originally part of Levi, Sr.,'s "Unity," but was owned by Levi, Jr., in 1843. He sold it to a William Swearingen on January 2 of that year, who immediately resold it the next day to Richard Swan. The brick house Swan subsequently built is still on Fan Hollow Road to the northwest of the entrance to the Springer House lane. It is the wording of Swan's deed which is of interest: part of the boundary is described as being "south 85 3/4 west 43 perches and 7/10ths to stones by *the old road* (emphasis mine)."<sup>20</sup> It is clear that this "old road"

was not the same as Fan Hollow Road (then and still in use), but appears to be one crossing it, very probably an extension of the very lane by the Springer house itself (of which this section is currently used as a drive). Thus it is quite probable, that, as the 1784 Redstone/Beason's Mill road was built just before "Unity" was warranted in 1785, Levi, Sr., undoubtedly chose his land and sited his house on it.

In any event, when the National Road was planned, there were immediate controversies about its location near Uniontown. The first plan was apparently to follow the original Nemaquin's Trail (used in turn by Washington in 1754 and Braddock in 1775) going at least as far as Gist's Plantation, and thus avoided Uniontown itself. Only a strenuous petition to President Jefferson in 1808 prevented this potential economic disaster for the town. The first contracts for actual construction, beginning in Cumberland, Maryland, were let on April 6, 1811, and these first ten miles were completed by the fall of 1812. Contracts for the next links were let out in August 1813, but due to the War of 1812 with Britain were not completed until early in 1817. The last link into Uniontown was begun in May 1817, the very year that the Springers were building their new house on the far side of town. Moreover, sections to the west of the Monongahela River were also let out that year, leaving a gap beyond Uniontown. Franklin Ellis, editor of the 1882 History of Fayette County, recorded the confusion:

For some reason which is not wholly apparent, the work had not been contracted for from Uniontown to the west end of the eastern division [of the Road] (one mile and ninety-six rods east from the Monongahela at Brownsville), though the section extending from this latter point to a another point about two miles west of the Monongahela (including a large amount of heavy work on the approaches to the river, particularly on the east side of it) had been let to Col. Eli Williams, as agent for the United States in March, 1817. . . . On the 15th of May, 1819, David Schriver, superintendent, advertised for proposals to build the road west from Uniontown to the vicinity of Washington [Washington County, west of Fayette County] . . . The work from Uniontown to the west end of the eastern division was let by him to Kincaid & Co. . . . These contracts were the last to be let on the road between Cumberland and the Ohio.<sup>21</sup>

Though Ellis did not record just what the squabble was that delayed the work west of Uniontown (and just past the Springer property) for two full years, it is quite likely that the precise route was part of the issue, if not all of it. We can well imagine that the Springers assumed it would come up the lane they used to go to town (very probably the then existing road to Brownsville). Having already built their house in 1817 (when the road was approaching the other side of town), we can only imagine their disappointment when the National Road was put over a hill and up a different swale from their own. The house was thus just out of sight from traffic (which was immediately overwhelming) and the expected hordes never did arrive. No record exists indicating that they ever got any business, nor that the house was ever used as a hotel or tavern.<sup>22</sup>

### The Springers and their House

Levi Springer had married into two of the most prominent pioneer families in western Pennsylvania. His first wife had been Anne Gaddis, a sister of Thomas Gaddis, whose remarkable diamond-notched fortified house still remains where he settled on the Catawba Trail ten years

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before Uniontown was founded a bit to the north.<sup>23</sup> Anne Gaddis had seven children, including Levi, Jr., before she died circa 1780. Levi's second wife was Sarah Shepherd Duke (daughter of Col. David Shepherd, founder of Wheeling). Sarah's first husband (Francis Duke) had died at the Battle of Fort Henry, in 1777; it was at another siege of this same fort September 11, 1782 (the last major battle of the western campaign of the revolution), that Levi had met and married Sarah. Levi and Sarah had another eight children, including Dennis (II), to whom the house was eventually to come. Although Levi, Sr., did send his brother Uriah as a substitute on the ill-fated Crawford expedition to Sandusky, Ohio, in 1782, he and his brothers all served in militias, the revolution and the War of 1812. They were all awarded commissions as officers, which demonstrates the esteem with which they were held in the community.<sup>24</sup>

But houses such as the present brick mansion cannot be built on esteem alone, and the question remains as to whether Levi Springer, Senior or Junior, could have built such a house on his (or their) own. As we noted, the original farm had prospered and the boys had added the lucrative flatboating to the family kitty. But such a sizable undertaking all at once as a fourteen-room, twenty-nine-window stage stop hotel--worth a jump of \$7,047 (in 1817 dollars) to the tax assessors--may yet have been beyond their reach. The Direct Tax records of 1798 indicate that even at that time the Springers were well off.<sup>25</sup>

The Springers' position in town was comfortable and secure, but not in the highest rank, and as most of their real wealth was most likely in land, they probably did not have the ready capital to build the project envisioned. It is possible that some of the money came from the Shepherds of Wheeling, of whom Levi's second wife, Sarah Shepherd Duke, had recently inherited approximately \$5,000 from her father, Col. David Shepherd. As founder of his respective town, Wheeling, Col. Shepherd was an order of magnitude more wealthy than his son-in-law, and with a project of this scope, such help was probably necessary.<sup>26</sup>

Franklin Ellis recorded in 1882 of Levi Springer, Jr., that "after his boating days [he] led the life of a farmer mainly, but occasionally dealt in real estate, and withal became a man of wealth. His judgment of the value of lands and other property was excellent, leading operators in his vicinity were wont to consult him when proposing to invest their money."<sup>27</sup> It is unclear how long Levi, Jr., stayed on at the farm (though one account claims he purchased it shortly after his flatboating stint<sup>28</sup>) but by 1843 he owned the northern section of the original "Unity," and sold it to Swearingen. When Levi, Sr., died on March 23, 1823, at the age of 79, the main farm passed to Dennis, the second son by his second wife.<sup>29</sup>

Dennis Springer (II) was born on February 3, 1787, and married Sarah Brownfield, the daughter of Thomas Brownfield, on March 22, 1821. Like the Springers, Thomas Brownfield was an early pioneer, coming to Fayette County from the same area of Virginia as themselves, and establishing in 1805 perhaps the premier tavern-stop in Uniontown, the White Swan.<sup>30</sup> Of the six children of Sarah and Dennis, four of them--Levi B., Sarah, Mary Ann, and Elizabeth--lived out their entire lives in the old brick mansion built by their grandfather.<sup>31</sup> The other two children married, and dispersed. Lydia married Albert Rizer (on September 25, 1845), who took his family to Cumberland, Maryland, where she died at the age of 38 in 1865. Catherine Springer (Lydia's sister) married Porter Craig (whose family had farms in South Union Township) at the Springer House itself on February 24, 1863. The four siblings stayed together on the farm,

tending the house, and adding outbuildings until 1906.

When Elizabeth Springer, the last sister, died in 1913 at the age of 90, there was no family member left to inherit. The grown children of Lydia Springer Rizer had dispersed again, to West Virginia, Ohio and even Oregon. The children of Catherine Springer Craig had already inherited farms in South Union Township from their father's family, so neither could any of them take over the main farm. So at 2:00 PM, on Thursday, September 11, 1913, the Springer House and 273 acres of the excellent limestone farm, with all of the outbuildings, twenty-five head of fine two-year old steers, and 150 tons of hay, were sold at public auction.<sup>32</sup>

### Later Owners of the Property

The man who bought the entire ensemble was Josiah Vankirk Thompson, a local coal baron who owned the adjoining property. He installed his brother, Andrew Thompson, to live in the Springer house and run the farm. J. V. Thompson was president of the First National Bank (as was his father), of the News Publishing Company, the Union Cemetery Company, and the secretary-treasurer of the Fayette County Railroad. He was centrally involved with the development of coal and coke in the region, and with nearly \$70 million on paper, was one of the richest people in the United States at the beginning of the twentieth century. At the height of his power he built "Oak Hill," a two-story brick mansion with a semi-circular portico and a lavish interior, facing the old National Road (from an impressive distance), west of Uniontown. Today this edifice to the virtues of capitalism is a retreat center for the Sisters of Saint Basil, called Mount Saint Macrina.

However, shortly after he purchased the Springer House in 1913, the financial empire of J. V. Thompson began to crumble. He was heavily in debt to the Mellon family and a major deal with Henry Clay Frick, to the tune of \$5 million, went bad. A run developed on his bank, and though he ultimately made good to all his depositors, he closed it in 1915. By 1917 Thompson himself declared bankruptcy, and by 1933 the Springer House and property was transferred to Fayette County.<sup>33</sup>

Thereafter, the county commissioners leased the homestead and farm to caretakers, one of whom stored a good deal of moonshine in the southwest room of the cellar for two nervous weeks during Prohibition. The last caretaker was the family of Amos and Myrtle Cunningham, who lived there from 1949 to 1964. From 1964 the building was then vacant, and suffered some deterioration, particularly in the magnificent porches. In October 1982 the building was listed on the National Register of Historic Places, and in 1984 a group called Friends of the Springer Homestead was formed to restore and promote the house. Principal members of this group were Kathleen Rizer, a genealogist and a direct descendant of Levi Springer, Sr., and Paul and Gerald Cunningham, who had spent their childhoods on the farm as tenants of the county commissioners, with their parents, Amos and Myrtle Cunningham. Stabilization of the house has been accomplished and a caretaker again lives on the site. An historic house museum will eventually be established.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Springer house is the second generation dwelling and business for one of western Pennsylvania's earliest pioneer families. It is an outstanding example of the nineteenth-century tavern type, indicated by the wide porches along both levels and both sides of the long elevations, and the extra doors entering onto them. Although such porches are often thought of as a southern feature (and have caused some confusion in the interpretation of the present house), they are a feature of several nineteenth-century taverns, and may be found in Pennsylvania as early as the ca. 1764 Jean Bonnet Tavern near Bedford, Bedford County. Although taverns often developed a long narrow form by addition and extension (so designed to maximize street frontage as well as interior capacity), the Springer house was built with the boundless optimism of its expansionist and eagerly democratic era--all at once. It also probably represents the Springers' personal attempts to upgrade their status from seasonal entrepreneurs (farming and flatboat transportation of farm products) to established proprietors of a permanent and year-round and prestigious business. It is probable that, given the moderately elegant finish of the public spaces, the Springers intended to attract first-class patrons only--stage coach travellers--and thereby hoped to elevate their own status from rivermen and wagoners (who were customarily segregated in second- or third-class establishments) to the upper echelons of local society.<sup>34</sup>
2. Condition of fabric: The Springer House has survived with remarkably few alterations and modernizations (some few of which will be noted below), probably because the expected commercial use never materialized. There has been some vandalism during the vacant period of 1964-1988, principally in smashed doors and broken porch columns. The porch floors are thus now quite precarious, but will be repaired this summer (1989). The standing-seam tin roof has been repaired and supplied with two coats of red oxide rust-inhibiting paint. Some hardware has been removed for safekeeping.

B. Description of Exterior:

1. Over-all dimensions: The two-and-one-half-story building is 65' long and 35' deep, not including original porches integral to the roof structure. There is a full basement throughout. The fenestration is irregular, with the main doors (identical on both levels, front and back) located toward the west end, with service doors (to the kitchen on the front and to a pantry (?) on the back) toward the east end, and with an additional door (on the front only) to the dining room between them. The east gable wall has two windows on each level (in the kitchen and pantry or southeast rooms on both floors, plus centered in the attic), but the west wall has no windows into the house (except at the attic level). Instead, a door on the first-floor level and a window above it, opening onto the porch, cut through a

windbreaker extension of the gable wall which protects the porch from this side. There is no evidence, either physical or photographic, of steps to reach this porch door, which is well above grade at this point.

2. Foundations: The foundation walls are of rubble limestone, 1'-9" thick, with a 2'-2 1/2" setback at the bottom of the porch-floor level. The large squared flagstones which originally formed the front porch paving have been removed for safekeeping, but not before some of them were stolen.
3. Walls: The exterior walls, 1'-2" thick, are of red brick locally made, by tradition on the property at feature "a" on the site plan. The walls are laid in six-course American bond, except for the west end, which is set in Flemish bond (perhaps because the prevailing weather comes from that direction). The lintels and window sills are of cut sandstone, of a light gray or buff color.
4. Structural system, framing: The exterior and most of the interior walls are load-bearing and are made of the same brick. Floor joists have the straight perpendicular kerf-marks of a sash saw (a saw type, common until late in the nineteenth century, with a vertical blade set in a frame [the "sash," like a window] which moves up and down as the log passes through it), 2" x 8 1/2", on irregular 15" centers. Sash-sawn roof rafters taper from 2" x 3 3/4" at the peak, to 2" x 5 1/2" at the plates, and are half-lapped at the peak and pegged. Originally the roof was a simple common rafter system, without even collar ties, but soon a set of queen posts, similarly sash sawn, were added to every third or fourth rafter. They are lapped to the rafters, which have no trench to receive them, and are spiked with both cut and later wire nails. In the late nineteenth or early twentieth century, circular-sawn collar ties were added, fastened with wire nails only, and even later a few "king posts" (from the collars to the peak) were added, crudely made of scrap lumber and slapped on with wire nails. All floor joists are 2" x 9 1/2", and show the vertical kerfmarks of the sash saw, but a hewn summer beam (the only hewn member in the building) runs longitudinally the length of the house in the attic-floor level.
5. Porches: As mentioned above, the porches have deteriorated considerably, but they were also altered well before the current decay. Fragments of tapered pencil posts (4" square section below the railing, and an octagonal section with lambstongue chamfer stops above it) were found reused in the basement. This evidence was used to restore the front elevation in the drawings. However, the extant posts are of walnut, turned with the bulbous profiles of the "Colonial Revival," indicating a probable late nineteenth- or early twentieth-century origin. Though photographic evidence will not confirm it (they are not quite distinct enough to detect turnings), it is possible that they were replaced when the roof was rebuilt.
6. Chimneys: There are three free-standing chimneys, each with two fireplaces, rising in the center of the house in unadorned brick, about 1'-7" above the peak of the roof, in addition to four more chimneys attached to the gable-end walls. That in

the southeast corner supports a cooking fireplace in the basement, as well as heating fireplaces above it; the other stacks have fireplaces on the dwelling levels only. The main kitchen and dining room stack are currently in use (for a coal cook stove and a wood-burning heat stove), but the unused chimneys have been closed with tin box caps. Every fireplace that is currently accessible has been closed down in the nineteenth century to improve efficiency in heating and the draw of the smoke (i.e., the "threshold of delicacy" rose and so the fireplaces were "Rumfordized," or rather, directly converted to coal). Although the last county tenants of the house remember that all fireplaces had cast-iron coal grates when their family arrived in the 1940s, only those in the parlors, dining room and the kitchen remain.

7. Openings:

- a. Doorways: The main doorways (identical on both levels, front and back) are surmounted by nine-light transoms, and flanked by three-light sidelight windows. The doors are flanked by freestanding columns, with a step-molded frieze between them and the transom. The wooden doors themselves are single, with three horizontal above two vertical panels, raised on both sides. Secondary doors are identical, but the doorways include only a four-light transom and the stepped frieze, and have no columns or sidelights.
- b. Windows: Typical windows are double-hung wooden sash, identical in size on both floors and trimmed with a slightly smaller version of the early "gothic" molding also found as the exterior doorway architraves.

8. Roof: The roof is a simple gable roof, extending without a change in angle over the porches. Though the frame is entirely intact, the roof itself has been entirely rebuilt, with new wooden roof boards installed sometime in the early or mid twentieth century. A photograph of the house taken from the southwest, probably in the third quarter of the nineteenth century (HABS photo 22), shows the original wooden shingles, which, of course, were removed along with the roof and replaced by the present standing seam tin (visible in HABS photo 23). The eaves were also altered at this time and made to extend 1'-5" on both the fronts and the sides; flat horizontal parapets between the gable chimneys (also visible in HABS photo 22) were removed at this time to allow the eaves to extend. Access to the roof is through a trap door on the north (front) side.

C. Description of Interior:

1. Floor plans: As all but one interior wall are load-bearing, the basement plan differs from those above only in lacking this one wall. The two dwelling floors are identical. A 7'-10" wide transverse hallway connects the main doors, front and back. To the right is a matched pair of parlors, each with identical fireplaces (and closets upstairs), perhaps intended for male and female segregation in the inn. At

the other end of the house, a door enters to the main kitchen from the front porch and to the pantry (?) from the rear porch; a narrower 5'-wide longitudinal hallway connects the kitchen to the main hallway.

To the fore of this secondary hallway is a dining (?) room, with access to all directions, and to the rear are two small rooms, separated by the partition wall. The west room has access to both the main and secondary halls, as well as the adjoining small room, but the left-hand room has access only to the pantry and the adjoining small room, and not to the hall. The attic is completely open and unfinished, except for the stairwell.

2. Stairways: A 3'-1" wide stairway rises in a straight shot to the second and attic floors; that on the first floor has one more step than the one above it, making the pitch slightly less steep. There is a boxed winder stair to the second floor in the pantry, and a trap door and stairs to the cellar kitchen.
3. Flooring: Random-width boards.
4. Wall and ceiling finish: The walls and ceilings of all rooms are plastered throughout.
5. Doorways: Interior doors are typically of the same design as the exterior, but slightly smaller (by 3").
6. Decorative features and trim: A hierarchy of three fireplace mantel designs remains in the house. The most elaborate (found in the parlors) had small freestanding columns supporting a frieze of a panel and three narrow moldings with a "gothic" profile, all supporting a cove molding and mantel shelf. The intermediate type (in the dining room) featured an architrave of the same wide molding and circular capital blocks as is used on the parlor doorways (see below), plus the frieze with a single "gothic" molding. The tertiary spaces (upstairs chambers) have a similar architrave and mantel shelf without frieze.

There are two types of architrave moldings used in the house on both doors and windows. In the superior spaces (the double parlors and the main hallway) there are 5 1/2" wide moldings of symmetrical pairs of flattened cyma reversas with beads, flanking a central torus; these are used with corner blocks with circular moldings of the same type. The windows of the parlors are also splayed, and have shallow panels in the reveals. The architrave moldings of all the other spaces in the house have a standard cyma reversa with bead, fascia, and second bead. As the former molding is commonly thought of as mid- to late-nineteenth century (or "Early Victorian") and the latter is by consensus "Federal," it is possible that the parlor trim was upgraded at some time, possibly when the fireplaces were reworked and coal grates installed. Microscopic analysis comparing the parlor and stairwell paint layers and types would be useful in determining if different periods are indeed involved.

There are simplified foliate scrolls adorning the end blocks of the stair stringer (identical on both flights). Another repeating scrolled design is applied to the inside faces of the stairwell itself. A diamond plasterwork lozenge, with a circular molded center, embellished the ceiling of the main hall (originally for the lantern, now electrified). Incomplete fragments of moldings (with dentils, but no crown), ascribed by oral tradition to the cornice of the parlors, were found in the house. These decorations probably identify this tavern as a stage coach stop, intended for only the first-class passengers and excluding wagoneers, drovers and lowlier sorts.

5. Heating: As noted, originally the rooms were all heated by wood-burning fireplaces. These were converted to coal by mid century. A furnace for hot water central heat had been installed by the twentieth century.

D. Site:

1. General setting and orientation: The house faces nearly due north up the slope of the hill, with the longitudinal axis parallel to the hill, and a small rivulet about 100 yards downhill (HABS photo 24). According to the Cunninghams (tenants of the house in the 1950s and prime movers of the restoration effort) a yellow brick drive passes east-west in front of the house just before the porch, but it is now buried in silt. In the lower corner of the property a small dam has impounded a pond, on the banks of which clay is said to have been dug and burned to make the brick for the house.
2. Outbuildings: No less than ten outbuildings were added to the site during the nineteenth and early twentieth centuries, in addition to the smoke house/spring house/summer kitchen remaining from the eighteenth century (HABS No. PA-5482 A, "i" on the site plan). It is built as two nearly separate units, staggered in relation to each other and sharing only part of a party wall, and having two adjacent pitched roofs in parallel. The smoke house section is fitted with wrought-iron hooks on its tie beams and still shows evidence of the central fires built directly on the floor. Despite its smoke house function, there are two windows, one each in the north and south walls. The gable of this section projects forward over a paved work area in front, making, together with the summer kitchen, a pair of gables in the same plane. The summer kitchen is a similar squarish building, but built staggered forward of the smoke house (only their front gables coinciding). The summer kitchen is also downslope from the smoke house and has a cellar, containing the spring; the room above is entered from under the smoke house's projecting roof, and has two windows, to the front and to the south side. An additional door faces downslope, above the door to the spring. There is a fireplace on the rear (east) wall and a small enclosed cupboard to the right of it; the opposite corners both show evidence of triangular corner shelves. The earliest photograph of the site (HABS photo 22) shows that the wooden gables of this building were once stepped in three levels, as a parapet.

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Other outbuildings exist today only as foundations. Chief among them was the barn, banked to the slope and parallel to the house ("b" on the site plan). Though it burned in a fire of suspicious origin in 1988, the ruins contain numerous hewn beams, attesting to at least mid-nineteenth century vintage (as do the pair of cupolae, visible in HABS photo 24). This photograph also shows it to have been a Pennsylvania forebay barn in type, though the body was unusually deep. There were at least two major extensions of the roof downslope, the first enclosing part of the forebay and leaving a section open, and the second further enclosing the forebay (but with an open section in the roof to allow light into the stalls (see HABS photo 25, extreme left edge).

Except for a mule barn ("m" on the site plan) built by Levi Brownfield Springer (the only son of Dennis II) in 1906, the exact dates of the numerous other outbuildings are not known, though they appear to be generally contemporary with the frame barn (mid-late nineteenth century). A tenant house ("j" on the site plan) was just north of the brick smokehouse and was occupied by Seiberts family, native American servants to the Springers. The wagon shed ("c" on the site plan) continued in use on the site until the 1960s, as did a granary-corn crib ("d" on the site plan). Numerous picket and rail fences defined kitchen gardens and lanes visible in the photographs, but no physical evidence remains on which to base reconstructing them all for the site plan, so none were attempted. A finely cut upping block (to assist in mounting horses) was formerly located at the west end of the house, but now it is removed to Jessup, Maryland.

There are three grave sites on the property. One man, probably John Smiley Craig (1800-1887, later blacksmith in the former bakehouse), was buried alone at the northwest corner of the wagon shed, ("c" on the site plan). A second site contains the grave of "a Springer cousin and two of the black slaves" (of Dennis II) according to Sarah Springer Craig Hansel, in a letter written in 1980.<sup>35</sup> Other traditions relate that Civil War orphans are also buried there. A third grave site is much further removed from the complex, about 200 feet across a swale to the east. It is to this spot that the remains of the Seiberts family, native American servants to the Springers, were consigned.<sup>36</sup>

### Notes

1. Moses C. Springer, A Geneological Table and History of the Springer Family, in Europe and North America, for eight centuries, including the origin of the name, etc., (Philadelphia: Dickson and Gilling, ca. 1881), 71. The European origins of the family have been severely criticized by Milton Rubicam, American Genealogy and New Haven Genealogical Magazine (1941):18. He contends that the ancestors claimed for Dennis is unfounded, starting with his father(?) Jacob, and including the entire string of German princes. That Jacob even came to America is "unsubstantiated." Rubicam believes that "our" Dennis is probably the grandson of a Dennis Springer who came from Ireland, but so far that link has not been found, either. There is no doubt cast on the subsequent American generations.

2. James Hadden, A History of Uniontown, the County Seat of Fayette County (Evansville, IN: Unigraphics, 1978, reprint of 1913 ed.), 404.

3. Warrant Book, Register of Deeds, Fayette County Courthouse, p. 22.

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4. The exact date of the smokehouse is unknown, for while it greatly resembles other eighteenth-century smokehouses, it was not listed in the 1798 Direct Tax. It must have been built shortly thereafter, however.

5. Interview with Gerald Cunningham, March 22, 1989.

6. Franklin Ellis, History of Fayette County (Philadelphia: Everts & Co., 1882), 672.

7. U.S. Direct Tax of 1798, National Archives, Washington, DC, Union Township, Fayette County, entry 47.

8. Samuel Wiley, Biographical and Portrait Cyclopaedia of Fayette County, Pennsylvania, 228; Ellis, 690-91.

9. Carmen Guappone, New Geneva and Greensboro Pottery (McClellantown, Pennsylvania: Guappone's Publishing, 1975). Pottery from Uniontown was also available at the time, but the more famous works at New Geneva were not established until the 1840s.

10. Joseph Smith, Old Redstone, or Historical Sketches of Western Presbyterianism, its early ministers, its perilous times, its first records (Philadelphia: Lippincott and Grambo, 1854), 47. See also Stevenson Whitcomb Fletcher, Pennsylvania Agriculture and Country Life, 1640-1840 (Harrisburg: Pennsylvania Historic and Museum Commission, 1950, 1971), 241.

11. Zadock Cramer, The Navigator, Containing Directions For Navigating the Monongahela, Allegheny, Ohio and Mississippi Rivers, with an Ample Account of these Much Admired Waters, from the Head of the Former to the Mouth of the Latter; and a concise description of their Towns, Villages, Harbors, Settlements, &c, with maps of the Ohio and The Mississippi, 8th ed. (Pittsburgh: Cramer, Spear, and Eichbaum, 1814), reprinted Ann Arbor, Michigan, University Microfilms, Inc, 1966, March of America Facsimilie Series, No. 61.

12. John S. Van Voorhis, A. M. M. D., The Old and New Monongahela (Pittsburgh: Nicholson, Printer & Binder, 1893), 11. See also Joseph E. Walker, ed., Pleasure and Business in Western Pennsylvania: The Journal of Joshua Gilpin, 1809 (Harrisburg, Pennsylvania Museum and Historic Commission, 1975).

13. Amos Long, "The Wayside Inn," Pennsylvania Folklife (Spring 1989): 100.

14. Much of Pennsylvania was limited to pack horse transportation even well into the nineteenth century. Even on a major military road such as the Braddock Road (precursor to the National Road along this route) conditions defied belief at that time, and are beyond imagining today. For instance, though the path had been widened to 10' or 12' wide, stumps and huge rocks still littered the way, not to mention ruts so deep as to overturn a stage (in the best weather), which turned to impassable wallows (mire up to the horses' knees) for entire seasons at a stretch. The best swampy sections had been made into "corduroy" roads (small poles lined up across the track), but most streams were not bridged at all. In many places there were several tracks to choose from, none with much hope of being any better than the others.

The National Road was the first road funded with federal money, however, \$1,700,000 of it. It was designed to allow heavily laden wagons (with special wide wheels) to travel at a steady speed, without stopping for oncoming traffic to pass, for instance. The specifications called for it to be 32' wide (nearly three times the existing track). Trees and stumps were to be rooted out. All streams were to be bridged. Grade should not exceed 5 percent, and be straight from point to point. Most importantly, the bed was to consist of crushed hard stone 18" deep at the center, tapering to 12" at the edges, in order that the roadway drain free of puddles. It was to be a joy to travel and in fact proved to be so smooth that in the steep descent down Laurel Ridge (east of Uniontown) a business sprang up of cutting trees at the crest of the mountain to be attached entire to the rears of wagons, so that the branches could act as a drag (and also smooth the road) during the descent. The trees were then cut up for firewood at the bottom. (See Fletcher, 246ff, and Ellis, 256.)

15. The Shepherd family was at the center of most events in the early history of Wheeling, including the defense of Fort Henry in 1777. For further details and documentation on these sometimes exciting stories, see Otis Rice, The Allegheny Frontier, West Virginia Beginnings, 1730-1830 (Lexington, KY: University of Kentucky Press, 1970), 95ff; Samuel Gordon Smyth, Genealogy of the Duke-Shepherd-Van Metre Family (Lancaster, PA: Press of the New Era Printing Company, 1909); David Shepherd Papers, 5 Volumes, Lyman C. Draper Collection, Wisconsin Historical Society, Madison, Wisconsin.

16. Personal communication, Michael Gallis, President of the Fayette County Historical Society. Another version of these routes, clearly more muddled with the same name being applied to two branches, may be found in Paul A. W. Wallace, Indian Paths of Pennsylvania (Harrisburg: Pennsylvania Museum of Historic Commission, 1965), 109. There is some circumstantial evidence that there was both Indian and military activity in the immediate vicinity of the house prior to even the 1784 road, and thus that this road followed an earlier, but strictly local, track. This evidence consists of an early bayonet, of the short type used in the eighteenth century, found just off the lane

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to the south of the house, directly south of the basement door. Archeological evidence of an Indian camp, including a burial, plus a good many artifacts (arrowheads, scrappers, bones, and other domestic materials), were found on a knoll just west of Jennings Run and Fan Hollow Road, approximately .3 mile from the house.

17. Judge James Veech, Monongahela of Old; or Historical Sketches of Southwestern Pennsylvania to the Year 1800 (Pittsburgh: privately printed, 1852-1892), 36n.

18. A photograph of Henry Beason's very early mill can be found in John K. Gates, In Other Years: Uniontown and Southern Fayette County (Uniontown: privately printed, 1979), 75.

19. Thomas B. Searight, The Old Pike (Uniontown: privately printed, 1894), 245.

20. Warrant Book, Deed Book I, Register of Deeds, Fayette County Courthouse, p. 319.

21. Ellis, 255-6.

22. Alas, for traffic on the road surpassed expectations from the first day on. Stages were packed to capacity, carrying most of the 283,030 through passengers who took steamboat packets from Brownsville on downriver between 1845 and 1852. In 1848 a Robert McDowell of Dunbar counted no less than 133 six-horse conestoga wagon teams in a single day. He didn't bother with four-horse or lesser rigs at all. Ellis, 265, 259n.

23. In addition to Michael and Carlisle, "A Log Settler's Fort/Home," see Archeological Information Leaflet No. 7, Thomas Gaddis (California, PA: California State College of Pennsylvania, 1974); S. Nelson, Nelson's Biographical Dictionary and Historical Reference Book of Fayette County (Uniontown, PA: S. B. Nelson, 1900), 550-552. HABS documented this building; see HABS No. PA-5474.

24. These military affairs are summarized in Kathleen Rizer, The Springer Homestead, Its Family, and Their Place and Part in History, a manuscript distributed by "The Friends of the Springer Homestead," Gerald Cunningham, Chairman. It can be obtained from him at 7416 Wigley Ave, Jessup MD 20794. See also the Western Pennsylvania Historical Magazine, 43 (March 1960): 173; and Howard Mayo Savage, Savage-Springer Family Histories, (1953), 127-128.

25. The records of the U.S. Direct Tax of 1798 show the father's house to have been a two-story hewn log bouse with eight windows, worth \$300. This puts him just below the arithmetic mean, but actually in the upper third of his community in terms of economic accomplishment: the values of the 195 houses listed on schedule A (all properties worth more than \$100) ranged from that figure up to \$1,100, but averaged \$313. Like his, 70 percent of his neighbors' houses were of finished "hew'd log;" only 9.7 percent were of inferior "log" (i.e., unfitting round logs), 9.2 percent of frame and 3.6 percent of brick, 2.6 percent of stone and 3 percent of some combination. Like the Springer house, too, fully 50 percent of his neighbors lived in two-story houses (though this included all of the brick houses in town); 43 percent were in one-and-a-half-story houses, 5 percent in lowly one-story houses, and 1 percent (two buildings) were a grandiose three stories tall.

The distribution of this wealth was not even, however: fully 62 percent of his neighbors lived in houses worth less than Levi's (fully 47 percent in houses worth between \$100 and \$200), and only 31 percent had houses more expensive than his (6 percent shared the \$300 bracket exactly). (These figures are further skewed by ignoring the people who lived in the hovels worth less than \$100 and recorded with the barns and stables on Schedule B of the records. Though it wouldn't have helped him build a house, the Springers' real wealth may have been in land, of which Levi had quite a bit. For an analysis of another land-wealthy neighbor who lived in a misleadingly modest house see Ronald Michael and Ronald C. Carlisle, "A Log Settler's Fort/Home," Pennsylvania Folklife, 25 (Spring 1976): 39ff. This article is about Fort Gaddis, built by Levi Springer's brother-in law, Thomas Gaddis [brother of Levi's first wife Ann Gaddis].) His position on the upper side of his community is further underscored by the number of windows in his house: only 9 percent of the houses in town had more than his eight windows, but at least 67 percent had fewer. (It is an eye-opener to realize that 10.4 percent recorded had only one window, and, if either "no entry" or "-" in these careful records can be construed to mean that windows were absent (rather than unnoticed by the assessors), then up to 17 percent of the town's dwellings were dark and dank indeed.)

26. Gerald Cunningham, personal communication.

27. Ellis, 691.

28. Wiley, 228.

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29. The exact sequence of events is a bit unclear: tax records list "Levi's Heirs" from his death in 1823 until 1832, when Dennis is listed. However, deeds exist (collection of Gerald Cunningham) showing that Ewing Brownfield made partial payments, beginning with \$67.52 in 1824 and ending with \$4,728.64 on March 11, 1836, to purchase the "home plantation of Levi Springer, late of Union Township, deceased." The total price was \$7,813. However, Dennis Springer repurchased the property as soon as the next month, on April 26, 1836, for the same price. The property was also surveyed for Dennis Springer in 1832 and 1845; the later diagram appears on the cover sheet for the HABS drawings.

30. There is a mention of the White Swan in the "Journal of Uriah Brown," a catty account of his travels in western Pennsylvania in 1816, published in John W. Harpster, Cross Roads: Descriptions of Western Pennsylvania, 1720-1829 (Pittsburgh: University of Pittsburgh Press, 1986), 262; photographs of the now demolished hotel are in Gates, 76-77.

31. The story of the house in the nineteenth and twentieth centuries in this report follows closely that of Kathleen Rizer in her typescript rendition for the "Friends of the Springer House," 12-15.

32. Announcement of the sale, Springer House Archives, Gerald Cunningham, Keeper.

33. Rizer, 13-14.

34. Taverns have been more often studied as a social setting than as an architectural or formal type. Examples and precedents may be found, however: for porches, in addition to the Jean Bonnet Tavern, one may cite the New Geneva Hotel, New Geneva, PA (Gates, In Other Years, 161); "M. Biderman's piazza, Germantown," recorded c 1816 by Charles Leseuer; the "Old Brick Tavern," built ca. 1820 by Capt. Josuah Gorsuch, at the junction of the York Road and Upper Glencoe Road, outside of Monkton, Maryland (see Clarence E. Clemens, From Marble Hill to the Maryland Line: A History of Northern Baltimore County, [Monkton, MD: privately printed, 1976, 1988]; Parkyon Hotel, Parkton, Maryland (photo collection of Clarence Clemens); and further afield (and further north) the Medad Stone Tavern, 1801, in Guilford, CT. It is possible that the double porches of taverns are related to the longitudinally banked Pennsylvania German house type recently identified as descended from the "riverine" villages of the Palatine and central Germany (see Bergengren, "The Cycle of Transformations in the Houses of Schaefferstown, Pennsylvania," [Ph.D. Diss, University of Pennsylvania, 1988], 105ff.

For linear extension of taverns, see: Merideth Inn, New Jersey [?] recorded by Leseuer, Thomas Brownfield's White Swan Tavern in Uniontown (see Gates, 76-77); the McKonkey Ferry Inn, Washington Crossing State Park, PA (Charles Bergengren, "Old Ferry Inn," Washington Crossing Historic Park, Historic Structures Report [Philadelphia: Martin Roseblum & Associates, for Pennsylvania Historic and Museum Commission, 1989]) and the Compass Inn, Laughlinton, PA (Dale E. Skoff, "The Compass Inn: A Stagecoach Era Legacy," Pennsylvania Folklife, 38 (Spring 1989): 118ff.) For the longitudinal hallway in a tavern (on the second floor), see the McKonkey Ferry Inn, above. For the general prevalence of ground-floor porches, all of the above.

For the tavern as a social scene, including the stratification of inns into classes by occupation of patrons, see Steven Whitcomb Fletcher, Pennsylvania Agriculture and Country Life (Harrisburg: Pennsylvania Museum and Historic Commission, 1950, 1971) 472ff; this is repeated and augmented in Amos Long, "The Wayside Inn," Pennsylvania Folklife, 38 (Spring 1989): 98ff; John W. Harpster, "Eighteenth Century Inns and Taverns of Western Pennsylvania," The Western Pennsylvania History Magazine, 19 (1936): 5ff.

If we may take an unlabeled example of a tavern with wagons in the yard (drawn by Charles Leseuer in 1816), or "Hopwood Row," behind the White Swan Tavern on West South Street, Uniontown, (Gates, 131) as representative of wagon stands, then they were indeed rougher than stage stands. F. Cuming, a traveler from England in 1807 to Bedford, PA, would have concurred (to his dismay): "The scene in the tavern [a wagon stand] was, to me, truly novel. It was a large, half-finished log house, with no apparent accommodations for any travellers who had not his own bed and blanket. It was surrounded on the outside by wagons and horses; and the inside the whole floor was so filled with people sleeping, wrapped in their blankets around a huge fire, that there was no such thing as approaching it to get warm until some of the travelers who had awoke at our entrance went out to feed their horses, after doing which they returned, drank whiskey under the name of bitters, and resumed their beds on the floor--singing, laughing, joking, romping, and apparently as happy as possible" (Fletcher, 475). He had obviously gotten off at the wrong stop (i.e., a wagon stand instead of a stage stand).

35. Sarah Springer Craig Hansel, great granddaughter of Levi Springer, letter to Gerald Cunningham, in his possession.

36. Gerald Cunningham, interview, April 1989.

PART III. SOURCES OF INFORMATION

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#### PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the America's Industrial Heritage Project, National Park Service. The measured drawings and historical report were prepared in 1989 by Charles Bergengren, under the direction of Alison K. Hoagland, HABS Senior Historian, who edited the historical report in 1992.