Figure 6.3 Archaeological site map with gridlines and unit numbers.
Figure 6.4 Archaeological site plan of main archaeological features.
Figure 6.5 Plan of the north lawn at the Lanier Estate showing basic path system and the previous path of First Street through the property. The grounds to the north of the mansion were incorporated into the estate in the 1950’s as the Drusilla Cravens Memorial; Cravens was a Lanier descendent. The limestone curb stones from First Street were used to build the circular driveway that previously occupied the site of the archaeology dig.
Figure 6.6 Basic site map for project area.
Preliminary Conceptual Designs
Conceptual Background:

The concepts evolved out of the four main treatment recommendations of the historic preservation guidelines. Each option, complete reconstruction, partial reconstruction, ghosting, and no-touch, can be applied directly to the site as conceptual designs in and of themselves. These alternatives based strictly on the guidelines with little or no regard for archaeological evidence simply to show what is possible within the bounds of the guidelines. The master plan will be evolve from these concepts when the archaeological evidence is consulted and compared against the treatments in each of the four concepts.

These concepts are only textual descriptions due to the clearness of the requirements of each. For example, complete reconstruction is just that, the complete reconstruction of each element on the site. The details of the reconstruction would be based on historical evidence and comparison to similar examples of the period. Figure 6.7 shows an example of a partial reconstruction at Jamestown and figure 6.8 shows a diagram of Benjamin Franklin Court where ghosting has been used successfully.

Figure 6.7 Photo of a partial reconstruction at Jamestown
Photo from Bailey, Public Interpretation of historic archaeology at historic sites in eastern United States.

Figure 6.8 Drawing of Benjamin Franklin Court showing ghosting.
Photo from Bailey, Public Interpretation of historic archaeology at historic sites in eastern United States.
Preliminary Concepts

1. Complete Reconstruction: This concept involves the complete recreation of the buildings as three-dimensional structures with fixtures and design based upon historic examples of the period. This would call for the reinsertion of First Street as a road with a hard-packed dirt surface. It would also require the replacement of a wooden fence around the property and a picket fence on the north side of the mansion along First Street. The carriage house, greenhouse, mansion addition, and cisterns would all be reconstructed as accurately as possible based upon archaeological and historical evidence. Any gaps in knowledge will be filled in based upon historic examples from the period.

2. Partial Reconstruction: This concept leaves more room for interpretation techniques because it calls for the construction of short walls on top of the exposed foundations. These two foot tall walls will show the footprint of the buildings and have openings where doorways are indicated by the archaeological evidence suggests. First Street and the wooden fences included in the first concept would remain the same, but the necessity of relying on period examples is removed by not constructing the entire building. This concept will rely more heavily on historic photographs and interpretive signage.

3. Ghosting: This technique relies on the interpretation of the buildings as three-dimensional spaces without actually constructing the building’s walls and ceiling. Instead, the corners of the building and its roof line are represented with beams leaving the walls and roof open around this frame. This gives the visitors and indication of the space occupied by the buildings, but it does not rely on historic examples to fill in the gaps left by missing knowledge of the building’s detail. First Street would be interpreted as hard-packed dirt with a wooden fence as suggested in the previous concepts due to sure knowledge of the historical accuracy of this treatment.

4. No Touch: This concept calls for the interpretation of the site as it is leaving the foundations as simple outlines on the ground and the cisterns as open holes or circular outlines on the ground plane. The main focus of the interpretation efforts with this concept would be the archaeological process by showing the actual site as it is open to the public. The history of the site would be shown on interpretive signage, and the treatment for First Street recommended in the previous concepts would be repeated here as well.
VII. Master Plan
Master Plan:

The final concept of the master plan evolved out of the four conceptual ideas. Each element was interpreted using the most accurate treatment available, therefore, the final concept does not follow one treatment guideline specifically, but rather utilizes different guidelines for each element. Therefore, the following pages breakdown the master plan into those component elements.
First Street: First Street was completely reconstructed based upon archaeological evidence indicating the depth of the street below grade and the type of surface that the street historically had. These findings were corroborated by an 1840’s street survey which shows that the streets were made of crushed limestone gravel in this part of the town. The aerial photo from the 1940’s (Figure 1.12) also clearly shows the path of the street through the property. The sidewalks of the street are also crushed limestone that is ground and compacted to form a firm enough surface for universal access. The street is only open for pedestrian access, but the bollards blocking off the east and west ends are removable in case of emergency. This is essential because the removal of the circular driveway makes emergency vehicle access impossible. The historic treatment will also allow for the use of the north side of the site for historic films as a period setting.

Carriage House: The final concept for the carriage house involves two different treatments. The three dimensional space of the carriage house is shown through the use of ghosting with a frame structure. This is due to the fact that no information is available at this time for the placement of windows and doors, not to mention accurate descriptions of the styles and trims of these elements. The height of the structure can be discerned from the lithograph, while the footprint is clearly visible on the ground plane.

The interior and exterior walls will be partially reconstructed using three foot tall brick walls. These will further serve to show the enclosure of the building, but they will not give the impression of being true to history and therefore be misleading to visitors. Also, some questions are still unanswered in this area and these interpretation techniques could be phased in in stages which would allow for further archaeological excavation. The final ground surface for the carriage house will be a fine gravel mixed with ash as has been discovered in some areas during the course of excavation. As with First Street and its sidewalks, this gravel surface will be compacted to prove for universal access.

The exception to the use of ghosting and partial reconstruction of the carriage house is the south wall and part of the east and west walls. The south wall ties into the greenhouse which is being completed reconstructed, as a result, a brick wall will be needed there for structural support. This is justifiable based upon archaeological excavation which shows the greenhouse simply tying into the carriage house and having no north wall of its own, therefore, it is historically accurate to build a brick wall on this foundation.
The east and west walls are built for much the same reason. The east wall ties into the greenhouse as well, with archaeological excavation showing that the greenhouse’s small northern room had a west wall that was only one course wide since it was also mortared against the carriage house eastern wall. The west wall has the clear remains of a hearth and chimney which can be seen on the lithograph. Given the foundation that has been discovered in this site, the construction of the wall is not historically inaccurate.

**Greenhouse:** As has been said above, the greenhouse has been completely reconstructed. This treatment is completely accurate based upon both archaeological and historical evidence. The foundation of the greenhouse is a rough pyramidal structure stepping out to four or five courses wide at its base. This foundation helps to support the weight of the glass without shifting and causing breakage. This style of foundation is found on the west, south, and east sides of the building, suggesting that the north wall which was part of the carriage house was a simple brick wall. Historical evidence, mainly the lithograph, shows the southern facade of the greenhouse in great detail and comparison to other greenhouses of this time period can reliably fill in any gaps in knowledge. The floor of the greenhouse is brick set in a herringbone pattern as has been discovered through archaeological excavation. The excavation to date has also found evidence to suggest the layout of the internal planting beds.

**Cisterns:** The largest cistern located directly east of the carriage house has been partially reconstructed through the placement of a brick dome over the location of the cistern. Excavation has shown that this cistern did have a dome and that was plaster-lined. The plaster is badly deteriorated and leaving it open on the site is not advised for both safety and preservation issues. The smaller cistern further to the east has been partially reconstructed for much the same reasons. This cistern was brick lined and not as deep as the other, but the mortar holding the bricks in place has long since deteriorated making it a danger should it be completely exposed. Therefore, a three foot tall brick circle has been built on the top of the existing cistern which has been filled in with soil.
Mansion Addition: This element has been reconstructed based upon the information of the lithograph and archaeological evidence. Excavation has shown two separate additions, but no northern foundation has been found, therefore, it is the belief of the archaeologist that the north wall was open to allow for a carriage entrance since the east edge of the addition connects to the carriage house. In conjunction with this theory, there is a clear gap in the western foundation of the carriage house where the addition connects to it, suggesting an opening large enough for a carriage to pass through. The south facade of the addition and the roof, therefore, have been reconstructed and tied into the west wall of the carriage house. The details for this reconstruction are clearly visible on the lithograph.

The surrounding site: The interpretation of the archaeology site requires more than the above additions. In order for these elements to be properly reinterpreted, some other alterations are necessary. For example, the reintroduction of the wooden fence seen in the historic photos from 1901 (figures 1.9 and 1.10). This fence serves to focus the attention of the visitor on the mansion, as it would have been historically, thereby reminding the visitor that the outbuildings are just that, outbuildings. The construction of a privy on the north side of the property would also serve as a reminder of this as well as a reminder that the south facade of the building is the most important view of the property, not the north edge. A privy has been found on this location during excavation and the creation of a period outhouse should be relatively simple.

As is clear in the master plan images (figures 7.1 and 7.2), the garage and remains of the circular driveway have been removed. The garage has been relocated to the west onto property adjacent to the site and owned by the site. The curbs stones along the circular drive originally came from First Street when it was removed in the 1950’s, therefore, these limestone blocks will be replaced into the newly reconstructed First Street with any gaps being filled with locally quarried limestone. The ground here will be regraded to form a uniform slope beginning at the highpoint in the north east corner of the site and sloping down to the path through the sunken garden.

All existing brick paths through the site will be maintained, as they have been in existence long enough to become historic on their own, as has the sunken garden. These features will be incorporated into the story of the site as it is told on the interpretive signage. Finally, the cistern south of the mansion’s eastern addition will be reconstructed above grade to show its location and purpose instead of being a simple concrete slab as it is today.
VIII. Site Details
Figure 8.1 Aerial view of the site from the southwest
Figure 8.2 View of the south facade of the Lanier Estate
Figure 8.3 Aerial view of the site from the southeast
Figure 8.4 Aerial view of the site from the north
Figure 8.5 View of the site from the northeast
Figure 8.7 View of the carriage house from the northwest
Figure 8.8 Close-up view of the carriage house complex from the north
Figure 8.9  View of the north facade of the Lanier Estate and carriage house
Figure 8.10 View of the north facade of the Lanier Estate from the Cravens Memorial
IX. Conclusion
Following this project, it has become clear that the more information is discovered on this site, the more questions are raised. The treatment strategies and master plan proposed within this report are viable options, but the unearthing of a single artifact could alter their reliability. There remains several areas of the site which have been left free of construction and development that need to be excavated before the full story of the property can be told. One such area is the space immediately east of the project site. This lawn once held a greenhouse and the original house that Lanier used while he waited for his mansion to be completed. Remains of these features may have been found already, but further excavation is necessary to confirm the validity and identity of those remains.

Another area rich in archaeological finds may very well be the north lawn under the giant oval of the Drusilla Cravens memorial. This north block of the property was once the site of heavy industry and their remains have been found in shovel probes in that area. The location of these industrial buildings are part of the story of the Lanier Estate and of Madison itself. Integral to the story of J.F.D. Lanier is the fact that he built his home surrounded by industrial buildings and warehouses, if it is possible, these should be represented.

To the west of the mansion, on the property, there was a hothouse, it is shown clearly in Sanborn maps, and its basic shape has been unearthed through excavation. This excavation should be continued so as to make it possible to interpret this outbuilding as well in order to provide the visitor with a view of the true story of the site’s development.

The Lanier Estate is the crown jewel of Madison’s historic homes and it has the potential to shine on a national scale if the archaeology program begun there is used to its full potential. This archaeology should be applied not only to the buildings, but also to the extensive gardens that once fronted the mansion. An attempt has been made to show what these gardens were like, but the technology exists to do more than simply guess. There is a definite need to perform more extensive excavations in this south garden. The Lanier Estate is a work in progress, but should that work continue it will set a precedent for the preservation and interpretation of other properties in Madison and the rest of the nation.

Final Recommendations
X. Bibliography
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XI. Appendices
Definition of Terms

archaeological evidence: Artifacts and information unearthed due to archaeological excavation. This is not limited to items removed from the earth, but also includes the position and depth where they were found.

focal elements: central ideals or driving features behind a design.

ghosting: A site interpretation technique that involves using the basic form of a structure to represent the historic building so as to show visitors the volume of space that the building occupied.

historic preservation guidelines: Guidelines set down by the Department of the Interior for the care and management of historic properties.

Historic viewsheds: Refers to the views that would have been present from a site during its period of significance. In this case, the views that would have been available from the mansion and outbuildings during the 1840’s and 1850’s.

interpretive design: A landscape design that has the explanation and presentation of a site to visitors as its main priority.

interpretive signage: Refers to signs placed on a site that describe what occurs on the site in language tailored to visitors with little or no previous knowledge about the site.

level: Every 10 centimeters dug in a unit is considered a level.

stratigraphic analysis: Archaeological technique that involves studying the layers of soil made visible during excavation in an attempt to determine a sequence of events or chronology on a site.
**transit:** An instrument which utilizes a telescope on a leveled platform on top of a tripod which can read the distance and angle from a stationary point to another point on the site.

**units:** The holes dug on an archaeology site which are laid out in a grid pattern of 2-meter squares.
Lanier Family and Estate Chronology


1815-1817—J.F.D. attending an academy in Newport, Kentucky.

1816—Indiana joins the Union.

October 1816—Alexander Lanier’s store mentioned in Madison newspaper.

1817-1819—J.F.D. attends a private school in Madison, Indiana.

1819—J.F.D. begins to study law with A.A. Meeks.
—J.F.D. marries Elizabeth Gardner.

1820—Alexander Lanier dies.
—J.F.D.’s first son, Alexander is born.


June 1822—First State Bank of Indiana closed leaving Farmers & Mechanics Bank of Madison as the only bank in Indiana.

1824—J.F.D. graduates from Transylvania University in Lexington, Kentucky after studying law under Henry Clay.

1824-1827—J.F.D. becomes Assistant Clerk for the Indiana State House of Representatives.

Appendix B
1825—J.F.D. makes the first payment on river-block 9-future site of his mansion. This purchase includes the first quarter on the east side.
—Milton Stapp joins J.F.D.’s and Thornton’s law practice.

1825-1831—Stapp and J.F.D. settle the affairs of the Farmers & Mechanics Bank.

1828—H.P. Thornton becomes the Secretary of State.

1830—J.F.D. elected as an official in an Indianapolis based temperance society.


1832—Farmers & Mechanics Bank reopened

1833—Second State Bank of Indiana chartered.

1834—J.F.D. becomes president of Second State Bank.

1836—J.F.D. worked to find financing for the Madison & Indianapolis Railroad
—John James, J.F.D.’s second son drowns.
—J.F.D. purchases last half of river-block 9.

1837-1839—Alexander attends prep school at Indiana University.

1840—Francis Costigan begins working on the Lanier Mansion.

1841—Indiana unable to pay interest on its foreign debts.

1843—M & I Railroad purchased from state by a Madison group including J.F.D.
1844—Lanier Mansion completed.
   —Alexander graduates from Yale and joins his father’s commission firm.

1846—J.F.D.’s wife, Elizabeth Gardner Lanier dies of consumption.

1848—J.F.D. marries Mary McClure.

January 1, 1849—J.F.D. and Richard Winslow open a bank on Wall Street in New York City.

1859—Richard Winslow retires from Winslow Lanier & Co.

1860—Alexander founds the Madison Horticultural Society.

April 26, 1861—J.F.D. offers $25,000 to equip Indiana volunteers in the Civil War.

November 1861—Alexander, J.F.D.’s son, gets the deed to the Lanier Mansion in Madison.

1862—J.F.D. loans Indiana $420,000 to arm, equip, and transport Indiana volunteers.

1863-1864—Winslow Lanier & Co. pay $620,000 worth of interest on Indiana’s war debts.

September 14, 1865—J.F.D. speaks to capitalists and bankers at Frankfort-on-the-Main to refinance the $3,000,000,000 national war debt.

November 1865—J.F.D. reports his success to President Johnson.

1865—J.F.D. retires and his son Charles takes over at Winslow Lanier & Co.

1889—Alexander marries Stella Godman Serring.

October 11, 1895—Alexander Lanier dies in Lanier Mansion.

1917—Lanier family donates the Lanier Mansion to the County Historical Society.

1925—Estate returned to the family and then given to the state.

1940's—a sunken garden is added to the property on the east side south of the site of the greenhouse and carriage house.

1950's—Drusilla Cravens memorial built on land north of First Street and First Street is removed from the property. The First Street curbstones used to frame a circular driveway on the mansion's east side.

1960's—A garage is added on the east side of the property off of the circular driveway.
Francis Costigan Chronology

1807-Francis Costigan born in Washington D.C.

1835-Costigan works as a carpenter and builder in Baltimore after apprenticing with a carpenter in Philadelphia.

1837-Costigan forced to move west with his wife after a financial crash in Baltimore.

1838-Costigan’s newborn son baptized in Madison, Indiana.

1840-1844-Costigan works on the Lanier Mansion.

Early 1850’s-Costigan moved to Indianapolis after building boom slowed down in Madison.

Costigan’s Work

Woodburn House
*Lanier Mansion
*Shrewsbury House
Madison Hotel
*Costigan House
Indiana Institute for the Blind
Indianapolis Odd Fellows Hall
Indiana Institute for the Education of the Deaf and Dumb
The Oriental House

*only surviving Costigan buildings.
The outbuildings are all clearly visible in this plan, and the to the east of the project site can be seen the outline of another greenhouse which appears in the lithograph, but has not been located through archaeological excavation as of yet. Also visible here is the hothouse to the west of the mansion which has been found, but not thoroughly excavated at this date.
A mere five years after the previous insurance survey and the far eastern greenhouse is gone. There has also been some new construction in the center of the property.
Figure 11.4 Sanborn map from 1904

Seven years after the previous insurance survey and the only outbuilding remaining is the addition. The carriage house, greenhouse, and hothouse have all been demolished sometime between 1897 and 1904. Also, buildings have been removed in the center of the property.
By this point in 1911, the dog kennel and chicken coop that had been in the center of the property have been completely removed and the only buildings left on the property are the mansion and the addition. Unfortunately, these maps do not take any notice of the property other than its built environment, otherwise some information may be gleaned about the vehicular access to the site.
By 1927, after the state had taken control of the property, the addition has finally been removed and the only structure occupying the property is the mansion itself. Thus, the story of the site is clear, between 1892 and 1927, all of the outbuildings had been demolished, but the exact dates of their destruction cannot be pinpointed due to the sequence of Sanborn maps.
Site Mapping Procedure

One of the most important tasks done on an archaeology site is that of mapping the location of the artifacts as they are discovered. Every time an excavation occurs, the site that is dug is basically destroyed. That is why it is so important that such detailed maps as you can see to the right are kept throughout the archaeological process.

The location of these artifacts and their positioning near other objects can often tell the archaeologists as much as the artifacts themselves. This is because the objects that are found near each other were often from the same time period and used for the same purpose. That means that they can give clues to the archaeologist about what a certain room or artifact was used for based on what was found within it or near it.

Maps show the location of artifacts within a unit as part of the record of the excavation.

Here archaeologists are mapping the location of artifacts within a unit which is 2 meters by 1 meter.

Archaeologists also map the sides of units because the layers of earth tell them how old a site may be.

Figure 11.7 Example of interpretive signage

Appendix E