

MADISON LOCAL HISTORIC DISTRICT SURVEY UPDATE

CITY OF MADISON, INDIANA

JUNE 30, 2022 DRAFT



Acknowledgments

City of Madison

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SECTION 1
INTRODUCTION

Introduction

The City of Madison, Indiana, is one steeped in architectural history, with tree-lined streets of intact 19th and 20th century homes, commercial buildings, and industrial complexes evoking the city's strong economic and cultural past while still remaining a vibrant 21st century community. The interest of the City of Madison and the Madison Historic District Board of Review in surveying and documenting its outstanding collection of buildings located within the Madison Local Historic District is a testament to its desire to maintain and preserve those buildings which play a vital role in the City's character, quality of life, and heritage tourism industry. This document provides an overview of the survey of the Madison Local Historic District conducted from October 2021 through February 2022.

SURVEY PURPOSE AND OBJECTIVES

In 2021, the City of Madison hired The Lakota Group, a planning and historic preservation firm located in Chicago, Illinois, and Douglas Gilbert Architect, a preservation architect located in Oak Park, Illinois, to conduct a survey of the Madison Local Historic District. The boundaries of the Local Historic District encompass the Madison National Historic Landmark District (NHL), surveyed in 2002, as well as additional areas not located within the NHL district boundaries. The survey involved a reconnaissance-level survey of properties within the NHL district, updating the information recorded during the 2002 survey, as well as an intensive-level survey of those areas within the Local Historic District located outside of the NHL district boundaries.

The National Park Service defines a reconnaissance survey as a general inspection of an area to characterize the historic resources, while an intensive survey looks at the historic resources in more depth, providing detailed documentation found during field work. The purpose of both types of surveys is to identify historic resources and evaluate the significance of a property through background research and visual inspection of physical integrity. In Madison, properties within the NHL district boundaries only required surveying at a reconnaissance level due to their documentation in the 2002 survey. The remaining areas within the Local Historic District received an intensive-level survey.



The survey of the Madison Local Historic District includes the following objectives:

- Identify properties deemed as individually significant to the character of the Local Historic District.
- Identify properties which contribute to the character of the Local Historic District but are not individually significant.
- Identify properties which do not contribute to the character of the Local Historic District due to their date of construction or significant past alterations.
- Identify endangered properties due to significant deterioration, damage, or neglect.
- Identify overall changes to the integrity and character of the Local Historic District since 2002.
- Provide an information resource to assist the Historic District Review Board in their review of Certificate of Appropriateness applications.
- Create an educational tool for local residents to learn about the history and significance of their properties and to encourage continued maintenance and preservation of historic resources.

MADISON'S HISTORIC PRESERVATION PROGRAM

Overview

The City of Madison and its residents have a long history of recognizing and preserving the City's historic and architectural character. Beginning in 1960 with the formation of Historic Madison, Inc., a group of concerned residents, including John T. Windle, worked to save the Jeremiah Sullivan House (304 West 2nd Street, c. 1818) from demolition. This sparked a community-wide effort to preserve the original town and its architecture, resulting in the 1973 listing of the Madison Historic District and the Jefferson County Jail and Courthouse Square (318 East Main Street, 1849) in the National Register of Historic Places. In 1976, the National Trust for Historic Preservation selected the City of Madison as one of the first three communities to participate in the Main Street Program, leading to long-term success in downtown revitalization.

In 1982, the City of Madison adopted the Madison Historic Preservation Ordinance, creating the Historic Preservation Review Board and the locally-designated Madison Historic District. The Crawford-Whitehead-Ross House, listed in the National Register in 1992 (510 West Main Street, c. 1835), completes the individual National Register listings. Two additional homes listed as National Historic Landmarks (NHL) in 1994, properties with national significance, include the Lanier Mansion (501 West 1st Street, 1843-44) and the Shrewsbury House (301 West 1st Street, 1846-49).

The scope and breadth of preservation activities within the last 60 years exemplifies the overall commitment to historic preservation in Madison, not only by the City of Madison, but also its residents, community leaders, and organizations. In addition to maintaining the historic

character of the community, these efforts have provided a solid foundation for the local economy through financial benefits to residents for rehabilitation and preservation, improved quality of life, as well as a booming heritage tourism industry resulting in numerous hotels, bed and breakfasts, and a prosperous downtown.

Madison Historic Preservation Program

The City of Madison's historic preservation program began in 1982 with the adoption of the city's first historic preservation ordinance. The ordinance also designated the Madison Local Historic District, which covers the entire original town boundaries. In addition, the ordinance created the Historic District Review Board (HDRB) comprised of seven members appointed by the Mayor with approval of the Common Council. Members of the HDRB shall include professionals or those with knowledge of architectural history, planning, and historic preservation-related fields. All must reside in the city and at least four must own or lease property within the Madison Local Historic District.

The City of Madison Department of Planning, Historic Preservation, and Design includes a Preservation Division with a dedicated historic preservation staff member. The Preservation Division staff provides education and technical assistance to local residents and property owners regarding the rehabilitation of historic buildings and provides direction to the HDRB on Certificate of Appropriateness applications. The Department of Planning, Historic Preservation, and Design also implements the Preservation and Community Enhancement (P.A.C.E.) grant program which includes Rehabilitation Grants, Dilapidated Structure Grants, and Dangerous Buildings Grants. Contact the City of Madison Department of Planning, Historic Preservation, and Design for more information on these grant programs.

Beginning in 2011, the City has participated in the Certified Local Government (CLG) program, established through the National Historic Preservation Act Amendments of 1980, and approved by the U. S. Congress to allow local governments to participate in federal historic preservation programs and activities, including eligibility for federal grant funding for preservation planning activities. The Division of Historic Preservation and Archaeology (SHPO), Indiana Department of Natural Resources, and the National Park Service, U. S. Department of the Interior, administer the program.



Shotgun house at 221 W. 1st Street under rehab using P.A.C.E. grant

PREVIOUS SURVEYS AND DOCUMENTATION

Historic American Building Survey (HABS)

This goal of this program, begun in 1933 as a temporary New Deal program to provide work for architects during the Great Depression, and later formalized under the 1936 National Historic Sites Act, is to document important historic resources through photographs, drawings, and historical research. Since its inception, the program has documented over 43,000 historic properties throughout the United States. The Library of Congress in Washington, D. C. holds the repository of completed documentation, although much of it is available online.

The HABS program documented numerous properties in the Madison Local Historic District beginning in 1934, with the majority of properties documented between 1971-1978, including:

- *Charles Shrewsbury House*, 301 West 1st Street
- *Pittsburgh, Cincinnati, Chicago, and St. Louis Railroad Railway Company Station*, 615 West 1st Street
- *McNaughton House*, 416 East 2nd Street
- *Robinson-Schofield House*, 221 West 2nd Street
- *Richard Talbott House*, 301 West 2nd Street
- *Jeremiah Sullivan House*, 304 West 2nd Street
- *James Lanier Mansion*, 501 West 2nd Street
- *Devenish-Haigh House*, 108 East 3rd Street
- *St. Michael's Catholic Church*, 519 East 3rd Street
- *Washington Fire Company No. 2*, 104 West 3rd Street
- *Francis Costigan House*, 408 West 3rd Street
- *Dr. Hutching's Office*, 718 West 3rd Street
- *Colby-Jeffery House (Colby-Dunn House)*, 302 Elm Street
- *Foster Building*, 102-106 East Main Street
- 217-229 East Main Street
- *Jefferson County Courthouse*, 300 East Main Street
- *Jefferson County Jail*, 318 East Main Street
- *Fair Play Fire Engine and Hose Company No. 1*, 405 E. Main Street
- 710-714 East Main Street
- *John Eckert House*, 510 West 2nd Street
- *Jacob Shuh House*, 718 West Main Street

- *Bruning Carriage House*, 719 West Main Street
- *Frevert House*, 740 West Main Street
- 301-315 West Mulberry Street
- *Christ Episcopal Church*, 506 Mulberry Street
- *Eagle Cotton Mill*, 108 St. Michael's Avenue
- *First Baptist Church*, 416 Vine Street
- *Miller Wagon Manufacturing Shop*, 805-809 Walnut Street
- *Walnut Street Fire Company No. 4*, 808 Walnut Street
- *Second Presbyterian Church*, 500 West Street

Historic American Engineering Record (HAER)

Similar to HABS, the Historic American Engineering Record documents buildings, structures, objects, and sites associated with engineering and industry through drawings, photography, and historic research. Initiated in 1969 by the National Park Service and the American Society of Civil Engineers, later partnerships include the American Society of Mechanical Engineers, the Institute of Electrical and Electronic Engineers, the American Institute of Chemical Engineers, and the American Institute of Mining, Metallurgical and Petroleum Engineers. The Library of Congress houses HAER documentation.

There are two properties in the Madison Local Historic District documented through HAER:

- *Madison and Indianapolis Railroad*, Madison Incline, west of Cragmont Street
- *Ben Schroeder Saddletree Factory*, 106 Milton Street

Madison Local Historic District Survey

Conducted prior to 1982, this survey resulted in the designation of the local historic district in 1982; however, the documentation from this survey is currently missing from the City of Madison archives.

Indiana Historic Sites and Structures Inventory - Jefferson County

Beginning in 1975, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology (SHPO), with the assistance of the Historic Landmarks Foundation of Indiana (now known as Indiana Landmarks), began conducting historic resource surveys within the state's 44 counties. Completed in 1989, the survey of Jefferson County includes 1,346 properties within the Madison Local Historic District, of which 102 are Outstanding, 347 are Notable, 683 are Contributing, and 214 are Non-Contributing. (Jefferson County Interim Report, Indiana Historic Sites and Structures Inventory, November 1989)

Madison National Historic Landmark Inventory

Conducted in 2002 as part of a project to create a National Historic Landmark District, the survey included 2,096 buildings, sites, structures, and objects within the original town between the Ohio River and the base of the hill, of which 1,695 are Contributing and 401 are Non-Contributing. The property inventory in the National Historic Landmark District nomination report, officially listed in 2006, is based on the results of this survey.

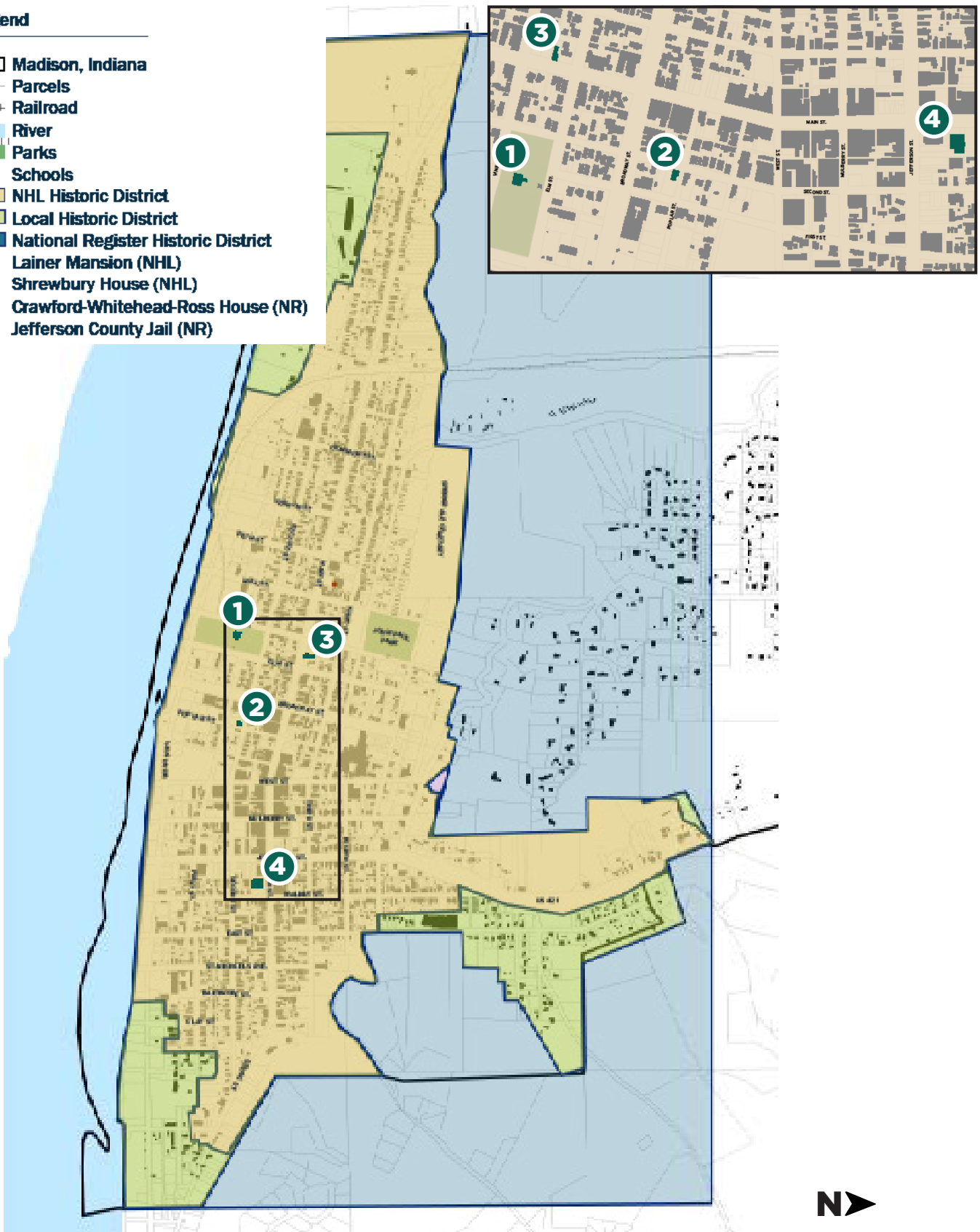


St. Mary's Church, 413 E. 2nd Street

Madison Historic Properties and Districts

Legend

-  Madison, Indiana
-  Parcels
-  Railroad
-  River
-  Parks
-  Schools
-  NHL Historic District
-  Local Historic District
-  National Register Historic District
-  1 Lainer Mansion (NHL)
-  2 Shrewsbury House (NHL)
-  3 Crawford-Whitehead-Ross House (NR)
-  4 Jefferson County Jail (NR)



NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of historic buildings, sites, structures, objects, and districts in the United States. Created by the National Historic Preservation Act of 1966, the National Register is an honorary listing and does not impede a property owner's right to improve their property. However, listing in the National Register provides access to economic incentives for rehabilitation. The U. S. Department of the Interior, National Park Service, administers the program. There are four individual properties and one historic district listed in the National Register of Historic Places and located within the Madison Local Historic District:

- **Jefferson County Jail and Courthouse Square:** 318 East Main Street, 1848-1850, Greek Revival, NR #73000019, listed in 1973.
- **Charles L. Shrewsbury House:** 301 West 1st Street, 1846-1849, Greek Revival, architect Francis Costigan, NR #94001190, listed in 1973. The property became a National Historic Landmark in 1994.
- **James F. D. Lanier House National Historic Landmark:** 511 West 1 Street, 1840-1844, Greek Revival, architect Francis Costigan, NR #94001191, listed in 1973. The property became a National Historic Landmark in 1994.
- **Crawford-Whitehead-Ross House:** 510 West Main Street, c. 1833/c. 1852/c. 1871, Italianate, NR #92001648, listed in 1992.

Madison National Register Historic District: Listed in 1973, the Madison National Register Historic District is the earliest attempt to officially recognize the town as historically and architecturally significant. The period of significance is from 1806 to 1860, representing the earliest period of the town's development. The boundaries of the National Register district include the lower town as well as properties on the hills to the east, north, and south, including Telegraph Hill and the Madison State Hospital. The nomination does not include an inventory of properties.



Lanier Mansion, 501 W. 1st Street

NATIONAL HISTORIC LANDMARKS

The National Historic Landmark (NHL) program, administered by the U. S. Department of the Interior, National Park Service, recognizes buildings, sites, structures, objects, and districts significant to the nation's historic, architectural, and cultural heritage. Listing in the National Register of Historic Places is a prerequisite for individual NHL designation. There are over 2,600 National Historic Landmarks in the United States, including two individual National Historic Landmarks and one National Historic Landmark District located within the Madison Local Historic District:

- **Charles L. Shrewsbury House National Historic Landmark:** 301 West 1st Street, 1846-1849, Greek Revival, architect Francis Costigan, NR #94001190, listed in 1994.
- **James F. D. Lanier House National Historic Landmark:** 511 West 1 Street, 1840-1844, Greek Revival, architect Francis Costigan, NR #94001191, listed in 1994.

Madison National Historic Landmark District: Listed in 2006, the Madison National Historic Landmark District includes over 1,800 properties classified as either Significant, Notable, or Non-Contributing to the character of the district. The buildings in the district date back to the early 19th century and the period of significance of the district is from c. 1818 (the date of the earliest existing building) through 1940.

LOCAL HISTORIC DISTRICT

The designation of a Local Historic District requires the adoption of an ordinance by the City Council. Local Historic Districts provide local governments and historic commissions the ability to manage and preserve the historic and architectural character of a particular area through the Certificate of Appropriateness review process. Most properties within a local historic district are eligible for economic incentives for rehabilitation. There is one Local Historic District in the City of Madison.

Madison Local Historic District: The Madison Local Historic District, designated in 1982 by city ordinance, includes the original lower town with boundaries from the Ohio River on the south, the base of the hill on the north, and the municipal boundaries on the east and west. The Historic District Review Board reviews proposed exterior alterations to and demolition of properties located within the district boundaries.

The Madison Local Historic District includes over 1,900 properties classified as either Significant, Notable, or Non-Contributing to the character of the district. The buildings in the district date back to the early 19th century and the period of significance of the district is from c. 1818 (the date of the earliest existing building) through 1940. The City of Madison requested that the period of significance match the period identified in the Madison NHL Historic District.

Survey Approach

The following section provides an overview of the reconnaissance survey of the Madison Local Historic District, including the preparation of the online database, background research, data gaps, and field work.

2002 Survey Data

In 2002 the City of Madison conducted an intensive survey of the Madison National Historic Landmark (NHL) District, creating individual survey forms for over 2,000 properties. As part of the reconnaissance survey of the Madison Local Historic District, the survey team used RuskinARC, a web-based survey platform. Prior to conducting field work, uploading of all 2002 survey data into RuskinARC occurred to create a baseline for the survey of the Madison Local Historic District. While in the field, the survey team had access to all 2002 survey data allowing an immediate comparison with conditions in the field and assisting with the determination of an evaluation rating.

Background Research

As part of the reconnaissance survey, the survey team conducted minimal background research of individual properties. Intensive research on the history of individual properties occurred during the 2002 NHL Inventory. The individual survey forms for the Madison Local Historic District includes all previous research. For properties not included in the 2002 NHL survey boundaries, the use of Sanborn Fire Insurance Maps assisted in providing dates of construction for older properties, while Google Maps assisted in dating properties constructed within the last 20 years. Some new historical information, noted on the survey form where appropriate, is the result of conversations with property owners.

Data Gaps

The inventory forms and summary information from the pre-1982 survey of the Madison Local Historic District is missing from the City of Madison archives and unavailable to the survey team.

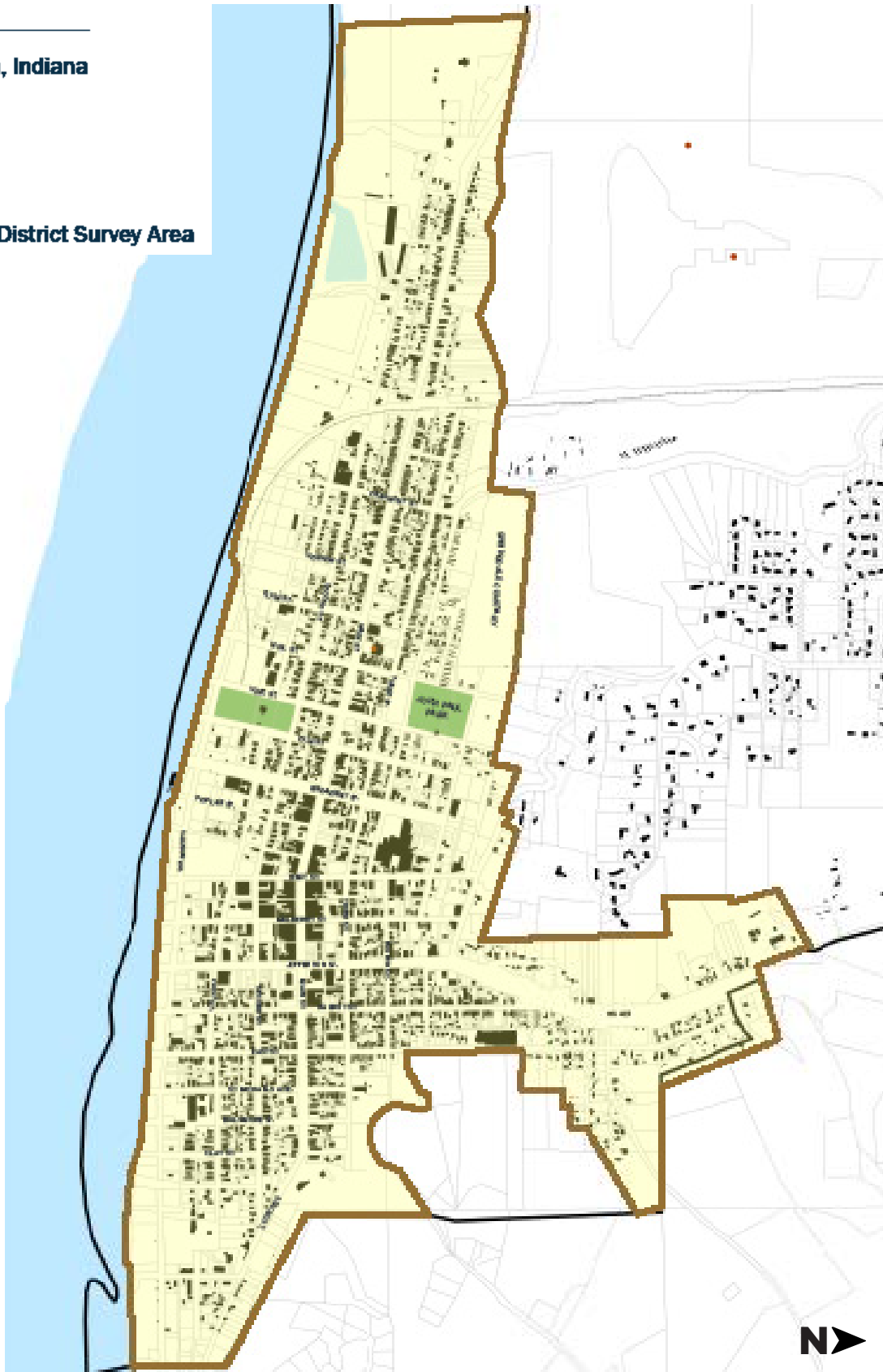
Field Survey and Database

The Madison Local Historic District is comprised of over 1,900 properties located between the Ohio River, the base of the hill, and the east and west municipal boundaries. The survey team walked the entire historic district recording observations in the field as well as updating survey data and property evaluations from the 2002 NHL inventory. Evaluation of all properties occurred from the public right-of-way including sidewalks, streets, and alleys. The survey team did not enter onto private property without permission from the property owner. The survey team used an Apple iPad or Smart Phone connecting with the online survey software RuskinARC, a web-based planning and preservation tool used for conducting historic resource surveys. All survey forms are available to the public through the City of Madison. Field work occurred over a period of four weeks from October 2021 to February 2022. The evaluation of

Madison Local Historic District Survey Area

Legend

- Madison, Indiana
- Parcels
- ++++ Railroad
- River
- Parks
- Schools
- Historic District Survey Area



properties used the categories of Significant, Contributing, and Non-Contributing, defined in the following section. The inventoried properties included residential, commercial, office, institutional, and industrial buildings, as well as several parks and one cemetery.

EVALUATION METHODS

Evaluation Criteria and Ratings

The evaluation of properties within the Madison Local Historic District utilized the National Register Criteria for Evaluation in the absence of local evaluation criteria in the Madison Historic Preservation Ordinance. The evaluation rating for each property is based on the property's architectural significance under Criterion C, although historical information was available for some properties through the 2002 NHL inventory. A property's evaluation as Significant, Contributing, or Non-Contributing reflects their individual architectural significance and whether they contribute to the historic and architectural character of the Madison Local Historic District. The age and physical integrity of a building, such as remaining historic materials, alterations, or additions, as well as the building's rating in the 2002 NHL inventory, assisted in the determination of a rating as Significant, Contributing, or Non-Contributing. Properties with a rating of Significant have individual historical or architectural significance, replacing the 2002 NHL inventory rating of Outstanding. Properties rated as Notable in the 2002 NHL inventory are the equivalent of a rating of Contributing. Not all 2002 ratings remain the same if significant changes to the building have occurred. Properties with a rating of Contributing refer to buildings that contribute to the overall character of the Madison Local Historic District. Properties with a rating of Non-Contributing include buildings constructed outside the period of significance of the historic district – post-1940 – as well as pre-1940 properties with alterations or additions that alter the historic and architectural character of the property.

Following are the definitions of the evaluation ratings used in the survey:

- **Significant:** A property individually listed in the National Register of Historic Places or as a National Historic Landmark or that is an excellent example of a particular architectural style or vernacular form and is historically or architecturally important to the character of the Madison Local Historic District.
- **Contributing:** A property constructed prior to 1940 that retains good architectural integrity and contributes to the historic and architectural character of the Madison Local Historic District.
- **Non-Contributing:** A property constructed after 1940 or one that has poor architectural integrity due to alterations or additions and does not contribute to the historic and architectural character of the Madison Local Historic District.

Architectural Integrity

The survey team evaluated the condition and architectural integrity of all properties within the Madison Local Historic District to assist in determining a building's evaluation rating utilizing the following classifications:

- **Excellent:** A building without significant alterations or additions retaining all of its original materials and architectural features visible from the street and with no significant deterioration present, such as a house with its original roof form, siding, windows, and architectural features such as a cornice.
- **Good:** A building with minor alterations or additions that retains most of its original materials and architectural features visible from the street and with only minor deterioration present.
- **Fair:** A building with reversible alterations, such as artificial siding or replacement windows, or additions that retains some of its original materials and architectural features and with some deterioration present.
- **Poor:** A building that is missing original materials and architectural features or has inappropriate alterations or additions that alter the character of the building.
- **Ruins:** A building that is missing elements of its structure or is in a state of collapse, disrepair, or disintegration. Examples include buildings that lean, are missing some or all of its walls or roof and are open to the elements.

In addition, 33 buildings classified as Poor or Ruins fall under the category of Endangered based on conditions such as abandonment, damage, or neglect. See the *Survey Findings and Recommendations* section for an inventory of Endangered properties. Overall, most buildings in the Madison Local Historic District are in good condition and retain a good or excellent level of architectural integrity.



1010-12 2nd Street



Colby-Dunn House, 302 Elm Street

GREINER'S BREWERY, CASH FOR I





SECTION 2
HISTORIC CONTEXT

Historic Context

Indigenous Peoples/Pre-Anglo-American Settlement (pre-1805)

Prior to the initial settlement of Madison by Anglo-Americans beginning around 1806, the area was within the territory of several Indigenous peoples, including the Miami and the Shawnee. As part of the Northwest Territory formed by the U. S. Congress in 1787, further divisions created the Indiana Territory in 1800 with the Ohio River as its southern boundary. During the period between 1785-1805 numerous treaties between the United States government and Indigenous peoples ceded Indigenous lands for settlement by Anglo-Americans in southern Indiana. The 1805 Treaty of Grouseland, signed in Vincennes between Indiana Territory Governor William Henry Harrison on behalf of the United States Government and the Miami tribe, included the area that is now Madison. In 1816, Indiana became the 19th state in the union. The forcible removal of most Indigenous peoples from Indiana began following the Indian Removal Act of 1830. There are currently no known resources associated with Indigenous peoples in the Madison Local Historic District, though future archaeological investigation may provide additional information.

Early Settlement (1806-1820s)

Once open to Anglo-American settlement, Colonel John Paul purchased along a bend in the Ohio River with natural terraces above and sheltered by high forested hills, creating an ideal spot to build a community. The original town plat in 1810 occurred through the efforts of Colonel John Paul, Lewis Davis, and Jonathan Lyons. The town, laid out in a grid pattern and named after President James Madison, followed the bend in the river to allow east-west streets to maintain their relationship to the river. Main Street is the widest east-west street centered on the third terrace above the river. Downtown Madison is the heart of the community which saw the early construction of commercial buildings. Surrounded by residential blocks, industrial operations located at the community's edges and along the river. Early buildings used wood and brick construction. Expansion of the original plat began as early as 1815, with additional expansions in 1817, 1822, and 1826.

Remaining from this period in the Madison Local Historic District are twelve residential buildings, four constructed before 1820, which reflect this period of Madison's development. Designed in the Federal style, all buildings utilized brick construction and the earliest include the Schofield House (c. 1817, 217 W. 2nd Street), the Jeremiah Sullivan House (c. 1818, 304 W. 2nd Street), the Richard Talbott Inn (c. 1818, 218 Walnut Street), and the Talbott-Hyatt House (c. 1818, 301 W. 2nd Street). The remaining eight buildings date to the 1820s.

A Town of Industry and Culture (1820s-1850s)

The Ohio River served as a major transportation route allowing the newly settled Madison the opportunity for growth and prosperity. Madison was a port city midway between Cincinnati

and Louisville and a point of entry and supply center for settlers traveling north and west looking for new opportunities. By the 1830s, the first stretch of the Michigan Road connecting Madison to Indianapolis and Lake Michigan had begun, creating access to newly opened land in southern Indiana and providing a trade route to the north along a former Native American trail. The construction of the Madison-Indianapolis railroad also began during this period. The city incorporated in 1824, becoming a city in 1838.

Madison's 'golden era' of development occurred from the 1830s through the beginning of the Civil War. The rise of industry fueled a growing economy that initially relied on the processing of agricultural produce from surrounding farms and its distribution by means of steamboats and barges along the Ohio River, and north by rail. Early businesses catered to the needs of travelers and farmers, and included blacksmiths, dry goods, taverns, and inns. Developing industries included flour and cotton mills, foundries, wagon works, sawmills, and pork packing, the leading industry in Madison.

As the town grew so did the need for housing, especially for workers in the local industries, including many German immigrants. The creation of banks led to funding for construction, which facilitated the need for carpenters and masons, as well as building supplies. The result was the rapid expansion of Madison's commercial and residential neighborhoods, including schools and churches, through the late 1830s, when a depression struck the nation.

Due to a ban on wood construction due to fire hazards, the early commercial buildings along Main Street and adjacent cross streets utilized brick construction. Over ten commercial buildings dating to the 1830s survive in the business district, including the east side of the 300 block of Jefferson Street, as well as the Central Hotel (c. 1830, 301 Mulberry Street).

IDENTIFIED ARCHITECTS

FRANCIS COSTIGAN:

- *Shrewsbury House (1846-1849), 301 W. 1st Street,*
- *Lanier House (1843-1844), 511 W. 1st Street,*
- *McNaughton House (c. 1835), 416 E. 2nd Street*
- *St. Michael the Archangel Church (1839), 519 E. 3rd Street (attributed)*
- *404-406 W. 3rd Street (c. 1850)*
- *Francis Costigan House (1850), 408 W. 3rd Street*
- *William Hendricks House (c. 1850), 620 W. Main Street*
- *Jacob Shuh House (c. 1840), 718 W. Main Street*
- *Costigan Duplex (c. 1840), 415-417 Vine Street*

GRAINER:

- *St. Mary's Catholic Church (1851), 413 E. 2nd Street*

C. F. SPARRELL:

- *510 E. 2nd Street (1889)*

EDWIN J. PECK (A. J. DAVIS AND TOWNE):

- *Second Presbyterian Church (1835), 101 E. 3rd Street*

HAWKINS AND WALKER:

- *Brown Memorial Gymnasium (1939 alterations), 120 Broadway Street*

IDENTIFIED ARCHITECTS

HUMES:

- *First Presbyterian Church (1848), 202 Broadway Street*

B. V. ENOS AND SON:

- *Trinity Methodist Episcopal Church (1873), 409 Broadway Street*

JAMES WHITE:

- *James White House (1874), 410 Broadway Street*
- *Fair Play Fire Company (c. 1875), 403 E. Main Street*

E. E. DUNLAP:

- *Eggleston School (1906), 419 East Street*
- *Alexander White:*
- *J. Schofield and Son Woolen Mill (1877), 200 Jefferson Street*
- *Thomas Cogley House (1855), 509 W. Main Street*
- *Walnut Street Fire Company No. 4 (1874), 808 Walnut Street*

JOHN TEMPERLY:

- *Masonic Building (1872), 217-219 E. Main Street*

DAVID DUBACH:

- *Jefferson County Courthouse (1854), 300 E. Main Street*

This was a period of growth in Madison and 77 buildings remain in the Madison Local Historic District dating to the 1830s, most residential and constructed of brick designed in the Federal or Greek Revival styles. Examples include the Gustav Zoeller House (c. 1830, 926 Park Avenue), the Colby-Dunn House (c. 1838, 302 Elm Street), and the duplex at 610-612 W. 3rd Street (c. 1830). Early churches in the historic district include St. Michael the Archangel Church (1839, 519 E. 3rd Street) designed in the Gothic Revival style by Francis Costigan, one of Indiana's leading early 19th century architects, and Second Presbyterian Church (1835, 101 E. 3rd Street), designed in the Greek Revival style by architect Edwin J. Peck.

By the mid-1840s the economy was on the rebound, resulting in a building boom of new commercial, residential, and institutional buildings throughout the community. Beginning in the 1840s and continuing through the end of the 19th century, the construction of mostly frame shotgun houses (one-story homes with narrow street frontage extending towards the rear of the lot) helped to alleviate the shortage of worker housing. Brick duplexes (a single building housing two adjacent residences) also provided the means for housing an increasing population. During this period Madison was the largest city in Indiana.

Madison has a wealth of religious congregations and historic churches, many formed during the town's early development, including the Deutsche Evangelical Church (1842, 501 E. Main Street), the First Presbyterian Church (1848, 202 Broadway Street), both designed in the Greek Revival style, and St. Mary's Catholic Church (1851, 413 E. 2nd Street) designed in the Gothic Revival style. Madison's immigrant population included the Irish, who settled on the west end of town, and Germans who settled on the east end and in Georgetown. The Irish came to Madison to build the railroad and settled in modest houses on the east side near the railroad line, such as

the duplex at 813-815 W. 3rd Street (c. 1850) and the Shotgun at 1122 W. 2nd Street (c. 1850). German immigrants concentrated on the east side and in Georgetown, including August Schmidt who built a Queen Anne style house at 712-714 Walnut Street (c. 1900). The German Methodist Episcopal Church, designed in the Gothic Revival style, is located at 217 E. 3rd Street (1876).

As the county seat of Jefferson County, Madison boasts an impressive array of government buildings, including the Jefferson County Courthouse (1854, 300 E. Main Street), the Jefferson County Jail (1849, 318 E. Main Street), and the former Madison City Hall (1870, 416 West Street). Madison has one of the oldest and largest volunteer fire departments in Indiana, with the Washington Fire Company No. 2 (1848, 104 W. 3rd Street) and the Fair Play Fire Company (1875, 403 E. Main Street) two remaining historic fire stations in use within the Madison Local Historic District.

The 1850s saw the continued expansion of business and industry, as well as the construction of residential and institutional buildings. Additional mills, foundries, pork-related industries, and breweries appeared, including the M. Greiner and Sons Brewery (1856, 928 Park Avenue) on the east end of town. New commercial buildings rose in the heart of Downtown Madison, including 100-102 W. Main Street (c. 1850) and 301 Jefferson Street (c. 1850).

Nearly 440 buildings remain from the 1840s and 1850s in the Madison Local Historic District, including a block three-story brick commercial buildings on Mulberry Street, modest one-story frame and brick houses, and numerous two-story brick homes. The Federal and Greek Revival styles remained popular during this period, though a few early Italianate style homes began to appear. One of the most recognizable homes from this period is the J. F. D. Lanier House (1844, 511 W. 1st Street), the imposing Greek Revival residence of James Lanier, one of Madison's leading citizens. The house, listed individually as a National Historic Landmark, is a design by architect Francis Costigan.

Francis Costigan arrived in Madison in 1837 from Washington, D. C., and worked as an architect until moving to Indianapolis in 1852. His early training involved carpentry work, though he later studied architecture. His work in Madison, including the Lanier House, the Shrewsbury House (1846-49, 301 W. 1st Street), and his own house at 408 W. 3rd Street (1850), provide examples of Greek Revival architecture popular during the period and are some of the most important examples in the Midwest.

Post-Civil War Growth (1860s-1890s)

Madison's economy slowed beginning in the 1850s due to the addition of new rail lines bypassing Madison, along with the decline in importance of river traffic. The Civil War (1861-1865) brought increased energy and productivity to Madison who supported the Union Army. Local industries manufactured goods for the war, including ship-building and boat repair, and new building continued on pace with the previous decade. Over 180 buildings remain in the Madison Local Historic District from the 1860s, including the house at 1201 Walnut Street (1861), the duplex at 316-318 East Street (c. 1860), the three-story brick commercial building at 322 West Street, and the Shotgun house at 911 W. 2 Street (1860), all designed in the Italianate

IDENTIFIED ARCHITECTS

MCKIM AND FALCONER (JAMES FALCONER STONE MASON):

- *Jefferson County Jail (1849), 318 E. Main Street*

CONNETT AND BROTHERS:

- *Gilbert M. Brooks Building (1867), 111 W. Main Street*

MATTHEW TEMPERLY:

- *McKee House (1832), 428 Mulberry Street*
- *Christ Episcopal Church (1848), 506 Mulberry Street (with W. Russell West)*

W. RUSSELL WEST:

- *Christ Episcopal Church (1848), 506 Mulberry Street (with Matthew Temperly)*

LESTER ROUTT:

- *Crystal Beach Swimming Pool (1938), 400 W. Vaughn Drive*

FREDERICK WALLICK:

- *Springdale Cemetery Chapel (1916), 401 W. 5th Street*

style at the height of its popularity during this period.

The Ben Schroeder Saddletree Factory (1878-1972, 106 Milton Street) gifted to Historic Madison, Inc. in 1972 and now a museum, is an intact 19th century saddletree factory, the last remaining in Madison. The Eagle Cotton Mill (1884) produced cotton twine and is now repurposed as a hotel. Foundry and machine shops, tobacco warehouses, and wagon shops, such as the Miller Wagon Shop (c. 1870, 805-809 Walnut Street), represent the economic growth of the late 19th century. Local foundries such as Cobb, Stribling and Company manufactured decorative cast iron fencing, still found throughout the historic district.

The 1870s is the decade with the most remaining buildings in the Madison Local Historic District at 281. The construction of new three-story brick commercial buildings, many with cast iron storefronts, transformed Main Street, including 129, 131, 135, and 135 E. Main Street and 218, 220, and 222 E. Main Street, all designed in the Italianate style in the 1870s. The installation of street cars along Main Street pushed the business district further west. Construction in Madison continued with 176 remaining buildings constructed in the 1880s and 159 in the 1890s. Much of the construction occurred on the west end of town, including the frame Shotgun houses at 843 W. Main Street (c. 1880), 716 W. 3rd Street (c. 1890), and 1057 W. Main Street (c. 1890). The Niklaus Building (Scott Block) at 301-309 W. Main Street (1884) is an example of the transformation of existing building facades to create an Italianate design, considered popular and modern at the time. A number of residential and commercial buildings in Madison underwent façade updates to add Italianate features during this period.

528 Mulberry Street



Early 20th Century Development (1900s-1940s)

The first decade of the 20th century continued at a similar pace with 144 remaining buildings in the Madison Local Historic District. Beginning in 1910, the population – and subsequently the buildings constructed during this period in the historic district – gradually declined through the 1940s, with 57 buildings in the 1910s, 71 buildings in the 1920s during a nationwide economic boom, and 22 buildings in the 1930s. During this period the construction of Craftsman and Prairie style homes, as well as the Art Deco and Revival styles, added a new element to the district’s character, including the Craftsman bungalow at 808 E. 2nd Street (c. 1920), the Craftsman home at 603 E. 2nd Street (c. 1915), and the Prairie-influenced American Foursquare at 733 W. Main Street (c. 1910).

The Art Deco and Revival styles – Tudor, Classical, Colonial, Dutch Colonial, Spanish – were popular during the 1920s and early 1930s. The Brown Memorial Gymnasium (1924/1939, 120 Broadway Street) is the best example of the Art Deco style in Madison. A popular style nationally and in Madison, examples of the Colonial Revival style include the brick houses at 407 W. 1st Street (c. 1920) and 502 Broadway Street (c. 1932). The Lydia Middleton School (1923, 714 W. Main Street) is a restrained example of the Classical Revival style, often found on early 20th century schools.

In the 1930s, the Works Progress Administration – a federal government program to provide work for architects during the Depression – constructed the Crystal Beach Swimming Pool (1938, 400 W. Vaughn Drive) in the Craftsman style. The Sinclair Gas Station (1936, 844 W. Main Street) is the only example of Spanish Revival in Madison and one of several historic gas stations in the historic district.

IDENTIFIED BUILDERS

LOCKWOOD:

- *Madison Gas Works (c. 1890), 400 E. 1st Street*

W. PAGE:

- *Lumber Mill (1854), 721 W. 1st Street*

DAVID WILSON:

- *David Wilson House (c. 1825), 315 E. 2nd Street*

R. JOHNSON AND SON:

- *Tower Manufacturing Company (1884), 1001 W. 2nd Street*

RANKIN AND WHITE:

- *Second Baptist Church (1883), 611 Broadway Street*
- *Eagle Cotton Mill (1884), 108 St. Michael's Avenue*

CHARLES W. LEE:

- *Eggleston School (1906), 419 East Street*

MCDONNELL AND SONS:

- *Middleton Memorial Statue (1907), 318 E. Main Street*

B. F. FOWLER:

- *Fulton School (1875), 1004 Park Avenue*

JOHN KESTNER:

- *Kestner House (1853), 620 Spring Street*



A.M.E Church, 309 E. 5th Street



Stafford House, 619 Walnut Street



William Douglass House, 307 E. 5th Street

Mid-to-Late 20th Century (1940s-1970s)

Beginning in the 1940s and continuing through the 1970s (buildings built prior to 1972 are over 50 years old and may be eligible for the National Register of Historic Places), new construction within the Madison Local Historic District maintained a slow and steady pace, ranging from 40 to 55 new buildings per year or a total of 197 buildings for the period. These buildings, rated as Non-Contributing within the district, are outside the period of significance for the Madison Local Historic District and National Historic Landmark District and only represent a small percentage of the district.

Abolition, the Underground Railroad, and the African American Community (1806-1861)

During the first half of the 19th century, as Madison developed as an economic, industrial, and cultural center of the region, concerned citizens worked actively to support the abolition of slavery. Indiana formed as a free state in 1816, and because it was situated across the river from Kentucky, a slave state, Madison became an integral part of the Underground Railroad. The Georgetown neighborhood on the northeast side of the district served as the home for most African Americans living in Madison. The neighborhood, centered on Walnut Street north of Main Street, was also home to many German immigrants. Free African Americans built their frame and brick homes and located their businesses in the area, with many actively participating in the Underground Railroad, assisting those escaping from bondage into Indiana and on to Canada. In the years prior to the Civil War, many African Americans fled Madison due to riots and mobs, many from Kentucky, though some returned after the war.

Madison was a center for abolition and area residents actively participated in the Underground Railroad, including Stepney and Polly Stafford, whose modest Federal-style home remains (c. 1825, 619 Walnut Street), as well as William J. Anderson, a prominent mason who escaped enslavement in 1836 (1846, 713 Walnut Street). In the decades prior to the Civil War, the African Methodist Episcopal Church (1850, 309 E. 5th Street) served as a center of the African American community, led by its minister who was active in the Underground Railroad, William Douglass, and whose Federal-style house is next door (c. 1840, 307 E. 5th Street).



William Anderson House, 713 Walnut Street

IDENTIFIED SCULPTORS

Sigvold Asblornsen:

- *Middleton Memorial Statue (1907), 318 E. Main Street*

J. P. Victor Andre:

- *Broadway Fountain (c. 1876), 408 Broadway Street (disassembled)*

Eleftherios Karkadoulis:

- *Broadway Fountain (1981), 408 Broadway Street (reproduction)*


George Grey Barnard:

- *Let There Be Light Monument (1928), Springdale Cemetery, 401 W. 5th Street*



Let There Be Light, George Bernard, Springdale Cemetery





SECTION 3
**ARCHITECTURAL
STYLES AND
VERNACULAR
FORMS**

Architectural Styles and Vernacular Forms

OVERVIEW

Madison, Indiana is a city of exceptional architecture. The city's history is well-documented with books written about the subject, and in the nomination forms for both the National Register of Historic Places and the National Historic Landmark designations. The age, variety, quality, and design integrity of styles and vernacular forms presents an architectural snapshot of the 19th century and the early decades of the 20th century which is an exceptionally rare occurrence in the state. An architectural style describes the specific exterior decorative features and elements that define that style. A vernacular form is the overall building shape determined by the interior layout. Some vernacular forms may exhibit decorative elements or exterior features particular to an architectural style.

Following is a chronological inventory of the most prominent architectural styles and vernacular forms which include ten or more examples found within the Madison Local Historic District. The inventory includes a definition of the style with an example from the historic district.



Ebenezer M.E. Church, Gothic Revival, 409 Poplar Street

SINGLE AND DOUBLE PILE (1810S-1860S)

Early houses in Madison used simple forms and categorizations today use those forms as reference points. For example, Single Pen refers to a one room house (often describing the pioneer log cabin). A Single Pile house is one room deep (and can be multiple rooms wide); a Double Pile house is two rooms deep (and also can be multiple rooms wide). There are 282 Single and Double Pile houses in the Madison Historic District.

1/3 AND 2/3 SINGLE PILE

A Single Pile house is two stories and one room deep with an end wall chimney. A 1/3 Single Pile house is two stories and one room deep with a combined entrance and room across the façade, and an end wall chimney. A 2/3 Single Pile house is two stories and one room deep with a separate entrance hall at one end and one room across the façade, and an end wall chimney. There are 69 Single Pile in the Madison Local Historic District.

1/3 AND 2/3 DOUBLE PILE

The Double Pile house is two stories and two rooms deep with end wall chimneys. A 1/3 Double Pile house is two stories and two rooms deep with a combined entrance and room across the façade, and end wall chimneys. A 2/3 Double Pile House is two stories and two rooms deep with a separate entrance hall at one end and one room across the façade, and end wall chimneys. There are 200 Double Pile houses in the Madison Local Historic District.



416 W. Main Street (2/3 Single Pile)



708 Walnut Street (1/2 Single Pile)



427 E. Main Street (2/3 Double Pile)



424 West Street

DOUBLE PEN (1810S-1880S)

The Double Pen house is an early residential form that illustrates the evolution of the single pen (one room) cabin, doubling its size to two pens (or rooms). Typically constructed of wood and is one story, each pen has its own exterior entrance which helps identify the form. Chimneys are located on the outside walls (although many are removed). The front of the house is symmetrical, each side having one door and one window. There are 10 Double Pen houses in the Madison Local Historic District.



905 W. 1st Street

FEDERAL (1810S-1850S)

The Federal style is an early American style popularized by architects on the east coast. Usually two stories, the style is symmetrical, the center entry often has a fanlight and sidelights, and windows are wood, double-hung with at least six panes of glass in the upper sash, and equal panes in the lower sash. Chimneys are located at each end and the cornice decorated with dentils. Elaborate examples have fanlight and Palladian windows, porches or entrance porticos with Classical columns and entablatures, and at each end are double chimneys connected by a raised, straight wall between them. There are 347 Federal style buildings in the Madison Local Historic District.

I-HOUSE (1820S-1920S)

The I-House is a very early house form easily identifiable by its symmetry and plan. The I-House is side gabled, has a center entrance, one room on each side, and is one room deep. The chimneys are located at each end wall, but the removal of one or both is not unusual. The house is typically two stories and while often unornamented, there are examples with a Federal or Greek Revival. There are 16 I-House forms in the Madison Local Historic District.



704 Walnut Street

CENTRAL PASSAGE (1820S-1880S)

A Central Passage house is an early form, side gabled, and one story with a center entrance and one room at each side. These buildings use wood or masonry construction and are identifiable, in part, by their simplicity. There are 20 Central Passage houses in the Madison Local Historic District.



630 W. 3rd Street

GREEK REVIVAL (1830S-1860S)

Following traditions of early American architecture, the Greek Revival style reflects design features of Classical Greek architecture. The prominent roof gables are pedimented or have gable end returns to suggest the triangular Greek pediment. Below the pediment is a wide entablature with dentils. Entrances have a wood paneled door surrounded by a decorative frame, with an entablature, transom, sidelights, and set within a porch or portico with classical columns. Window lintels typically have a slight pediment on vernacular forms. There are 59 Greek Revival style buildings in the Madison Local Historic District.



101 E. 3rd Street



402-404 W. Presbyterian Avenue

DUPLEX (1840S-1890S)

A Duplex is a house built for two independent households, constructed side by side but not connected to each other at the interior and with a firewall between them. Typically, the two sides of a Duplex have a unified primary façade and a single roof. Duplex houses are also typically symmetrical with a primary entrance at the front for each house and a regular arrangement of windows. Duplexes often have mirrored images of typical vernacular house forms. There are 85 Duplexes in the Madison Local Historic District.



760-762 W. 3rd Street

FEDERAL

Federal style Duplex houses strongly exhibit the stylistic characteristics that define the Federal style. The façade is symmetrical with each main entrance having a fanlight and sidelights, and windows are six-over-six lights and double-hung. Chimneys are located on the end walls, and dentils ornament the cornice. A porch or entrance portico will have Classical columns and entablatures, and double chimneys connected by a raised, straight wall between them.



950 W. 2nd Street

ITALIANATE

Italianate style Duplex houses have the character-defining features that identify the style for single-family homes. Italianate style Duplexes have hipped or gabled roofs, a wide cornice with decorative brackets and dentils, tall, paired windows, arched window and door openings with decorative projecting hoods, and entrances with a wood paneled door (sometimes a pair of doors within one opening).

VERNACULAR (1840S-1930S)

The Vernacular type are buildings not designed by an architect but are of a simple form, footprint, and massing. They are either one- or two-stories of wood or masonry and have a notable lack of ornament or other architecturally-defining characteristics. Vernacular buildings are an important representative of local building traditions. There are 341 Vernacular buildings in the Madison Local Historic District.



723 E. 1st Street

SHOTGUN (1840S-1910S)

A Shotgun is a one-story vernacular form, easily identified by its narrow width and deep footprint, with the front façade composed of the front door and a single window located next to it. There is typically a front porch. The house is distinctive for its interior plan with three or four rooms arranged in a row from front to back. The front door leads directly into the living room; the kitchen is at the back, and bedrooms are located between. With no interior hallway, it is necessary to walk through one room to get to the next room; a back door is located at the kitchen. There are 263 Shotgun houses in the Madison Local Historic District.



607 W. Main Street

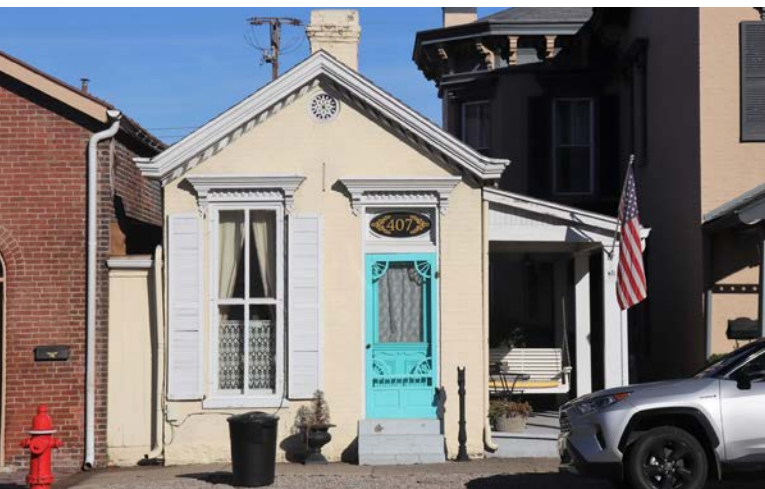
Italianate, 612 W. Main Street



103 E. 3rd Street

GREEK REVIVAL

A Greek Revival Shotgun house has the features that define the Greek Revival style, similar to a larger house but at a smaller scale given the size constraints of the Shotgun form. The roof has a pedimented gable at the front or it has gable end returns to suggest the triangular Greek pediment, a wide entablature with dentils below, a porch with classical columns and a front door with a transom window above.



407 E. Main Street

ITALIANATE

Italianate Shotgun houses share the stylistic features of full-size Italianate style homes including a gabled roof, wide cornice with decorative brackets and dentils, and a tall front window in an arched opening, sometimes with the characteristic projecting hood over the window and front door.



214 E. 1st Street

QUEEN ANNE

The Queen Anne style Shotgun house has features that define the style including variety of wall finishes such as wood clapboards and decorative shingles, elaborate spindlework ornament at the front gable and ornamenting the front porch, turned columns, and stained-glass windows.

HALL AND PARLOR (1840S-1920S)

The Hall and Parlor is a simple house form, typically one-story and defined by its plan: two rooms wide and one room deep. The hall (a multi-purpose room) accessed by the front door is usually bigger and the parlor (family space) is smaller. The asymmetrical façade reflects this arrangement of rooms. There are 20 Hall and Parlor houses in the Madison Local Historic District.



907 West Main Street

COMMERCIAL BLOCKS (1840S-1970S)

ONE-PART BLOCK

The One-Part Commercial Block is a small, one-story commercial building with a simple façade composition and a rectangular plan. The traditional storefront façade includes large plate glass windows, transoms, and an entrance, often recessed. There is typically a cornice and parapet at the roof and these features can be ornate or plain, corbelled brick being a popular embellishment. There are 16 One-Part Commercial Block buildings in the Madison Local Historic District.



321 W. Main Street



201-205 W. Main Street

TWO-PART BLOCK

The Two-Part Commercial Block describes the composition of a two- to four-story façade. The first part is the first-floor commercial storefront, while the second part are the upper floors. A cornice or sign band over the storefront or a change in materials separates the first and second parts. The contrast between the large storefront windows and the smaller double-hung windows of the upper floors provides further visual distinction between the two parts, and clues that the first part is commercial space while the second part may be offices or apartments. The façade is sometimes plain but can include a distinct architectural style. This form is easily recognizable given how common it is in historic downtowns. There are 134 Two-Part Commercial Block buildings in the Madison Local Historic District.



225-229 E. Main Street

ITALIANATE (1840S-1880S)

The Italianate style is one of the most popular for residential and commercial architecture. Architects designed high style examples but popular pattern books published in the mid-1800s provided guidance for design, ensuring its widespread use, interpreted by carpenters and builders. Mail order catalogs also allowed wide distribution of decorative features. Built of wood or masonry, with hipped or gabled roofs, the style has a wide cornice with decorative brackets and dentils, tall windows, arched window and door openings with decorative projecting hoods, and entrances often have paired, wood paneled doors. There are 304 Italianate style houses in the Madison Local Historic District.

GABLED HOUSES

GABLED ELL (1850S-1930S)

A vernacular form constructed of wood or masonry and defined by its asymmetrical plan. The house has an L-shape formed by the intersection of the front gabled main block and a recessed side gabled ell of the same height but usually shorter in length than the main block. The entrance is most often located in the corner where the two halves meet and sheltered by a porch or can be at the front ell. The Gabled Ell can be one, one-and-a-half, or two stories. There are 84 Gabled Ell houses in the Madison Local Historic District.



324 E. 2nd Street

T-PLAN

The T-Plan house is a symmetrical variation of the Gabled Ell where a recessed ell is located on each side of the perpendicular main block. The symmetry extends to the entrances and porches where one is located at each side where the main block intersects with the ell. There are 18 T-Plan houses in the Madison Local Historic District.



411 Broadway Street



August Schmidt House, Queen Anne, 712-714 Walnut Street



517 W. Main Street

FOLK VICTORIAN (1870S-1910S)

Folk Victorian (1870s-1910s) A Folk Victorian house is a simple vernacular form, such as front gabled, gabled ell, side gabled, and pyramidal form, that also has a porch with Queen Anne wood spindlework, Gothic Revival or Italianate style ornament. Most often, the porch has Queen Anne style elements such as delicate porch columns, lace-like brackets at the top where the porch column meets the horizontal frieze, a frieze just under the porch roof having spindlework details including turned ornament and beaded forms, and sometimes also has scrolled brackets or bargeboard under gabled eaves. There are 32 Folk Victorian style houses in the Madison Local Historic District.



517 W. Main Street

QUEEN ANNE (1880S-1910S)

The Queen Anne style emphasizes asymmetry using a variety of projecting and recessed wall planes, wall materials including clapboards, and patterned shingles, roof forms, bays and turrets, projecting and recessed porches, and clear and stained-glass windows. Wood spindlework in gables and porches differentiate the early version of the style from the later, more formal “Free Classic” variation that incorporated classical columns, pediments, and sometimes Palladian windows. There are 27 Queen Anne style houses in the Madison Local Historic District.

COLONIAL REVIVAL (1880S-1950S)

The Colonial Revival style refers back to stylistic traditions of colonial America and is recognizable from its symmetrical façade, plain wall surfaces, and ornament concentrated at the cornice, corners, windows, and doors. Constructed of wood or brick and one-to two-and-a-half stories, the roof is often gabled and sometimes has dormers, the cornice has modillions or dentils, wall corners decorated with quoins or pilasters, windows regularly spaced with six-over-six divided lights and shutters, and the entrance centered. The door is often set apart by a projecting portico with a classical surround and the door itself having a transom and sidelights. There are 30 Colonial Revival style houses in the Madison Local Historic District.



409 W. 1st Street

CLASSICAL REVIVAL/ NEO-CLASSICAL (1890S-1950S)

Historians often use these two terms interchangeably to describe architecture inspired by classical forms and popularized by the World's Columbian Exposition in Chicago in 1893. The style is symmetrical and often features a two-story pedimented porch with Ionic or Corinthian columns and an elaborate cornice with dentils and modillions and a wide frieze band. Doors are paneled wood with sidelights within a door surround composed of pilasters and a pediment. Windows have multi-light upper and lower sash, sometimes with the lower sash being single-light, and often have an embellished stone or brick lintel. There are 12 Classical Revival style buildings in the Madison Local Historic District.



420 West Street



414 Elm Street

AMERICAN FOURSQUARE (1900S-1920S)

The American Foursquare became popular for its practicality and affordability. Named for its spacious square form and the arrangement of interior rooms, one at each corner, the house is comfortable and adaptable. The façade is typically symmetrical with broad overhanging eaves, a hipped roof, large evenly spaced windows, and a full-width front porch. The first floor may have large picture windows or a ribbon of windows indicating the location of the living room. Popular adaptations include roof dormers and side porches. There are 13 American Foursquare houses in the Madison Local Historic District.



602 W. Main Street

20TH CENTURY COMMERCIAL (1900S-1930S)

The distinguishing characteristics of the 20th Century Commercial style include a simple façade with a stepped or patterned parapet, and a traditional first floor storefront. Usually one to three stories, with facades of wire-cut brick, doors have rectangular transoms, and regularly spaced upper windows with large, one-over-one sash and flat window heads. Limited ornament includes corbelled brick, terra cotta details, and stone accents. There are 12 20th Century Commercial buildings in the Madison Local Historic District.

CRAFTSMAN (1900S-1930S)

The Craftsman style is one- to two-and-a-half stories with broad hipped or gabled roofs, overhanging eaves, and constructed of wood, brick or stucco. Gables sometimes have large knee-braces under the eaves or half-timbering wall finishes. Prominent full-width front porches often have squared or tapered piers or columns. A ribbon of three or more windows at the first floor indicate the location of the living room, although ribbons of windows can also be located on upper floors. Windows with 3, 4, or more vertically oriented divided lights in the upper sash, over a single light in the lower sash is a defining characteristic of the style. There are 25 Craftsman style houses in the Madison Local Historic District.



603 E. 2nd Street

BUNGALOW (1900S-1930S)

The Bungalow is typically a small house, one or one-and-a-half stories, with a low-pitched roof, and simple plan. Constructed of wood, brick, or stucco and sometimes in combination, the house has deep overhanging eaves, a full porch, and often a front roof dormer. The Bungalow form is easily adaptable, used as the basis for stylistic variants such as the Craftsman, Colonial Revival, and Airplane Bungalow. There are 41 Bungalow houses in the Madison Local Historic District.



808 E. 2nd Street



427 Vine Street

CRAFTSMAN BUNGALOW

The Craftsman Bungalow uses the Bungalow form and embellishes it with features that define the Craftsman style. Elaborations include broad overhanging eaves with exposed rafter tails and decorative triangular knee-braces, a mixture of wall finishes such as wood, stucco, and half-timbering, complex roof forms with clipped gables and large dormers, ribbons of windows at both the living room and upper stories such as the roof dormer, and a full-width open porch with tapered or round columns resting on square or tapered brick piers.



112 E. 4th Street

COLONIAL REVIVAL

The Colonial Revival Bungalow combines the popular design characteristics of the style with the Bungalow form. Stylistic embellishments include dentils or small modillions at the cornice, windows with six-over-six divided light sash and shutters, pedimented dormers, and a projecting portico with Classical columns, pilasters, and a door with transom and sidelights.



750 W. Main Street

AIRPLANE BUNGALOW

The Airplane Bungalow is a Bungalow with a specific embellishment. While retaining the characteristics that one thinks of for a Bungalow: low-pitched gabled roofs, exposed rafters, and ribbons of windows, in contrast a single room at the second floor pops up from the roof. Surrounded by windows, the room draws parallels to its resemblance to a cockpit of an airplane, often used for sleeping given the cross ventilation and breezes.

MANUFACTURED HOUSE (1930S-PRESENT)

The Manufactured House is that which is designed in modular sections, constructed at the factory and shipped fully assembled, or the modular sections are packaged at the factory for assembly on the building site. The most familiar form of Manufactured House is what many know as a “trailer home” but also includes any home of a modular design, with pre-constructed parts for assembly. There are 30 Manufactured House form buildings in the Madison Local Historic District.



758 Presbyterian Avenue

RANCH (1940S-1970S)

The Ranch house represented a new paradigm in house design: sprawling space on a single floor. Ranch homes have a one-story elongated floor plan with an integral garage or carport at one end, made possible by the larger lots of the 1950s subdivisions, and highlighting the new prominent role of the family car. The house has a low-pitched roof, an asymmetrical façade with an off-center front door and a picture window at the living room. The front door often has a sheltering roof but not a traditional front porch, which gave way to the backyard patio. Popular even in existing built-up neighborhoods, the Ranch house was simply adapted to be a bit more compact while retaining the characteristics of one-story living and an attached garage. There are 38 Ranch houses in the Madison Local Historic District.



520 W. 2nd Street



740 Michigan Road

CONTEMPORARY (1950S-1960S)

Typically architect-designed or custom built by home builders, the Contemporary style elevated elements of the Ranch form with new design devices. Contemporary style homes are often a single story but, for example, with the gable form expanded to encompasses the entire front façade. Other details include large expanses of walls without openings, windows with unconventional orientation or placement, and large expanses of glass at the back of the house combined with walled courtyards for privacy. There are 11 Contemporary style buildings in the Madison Local Historic District.



801 W. 1st Street

NEO-TRADITIONAL (1980S-PRESENT)

The Neo-Traditional style includes homes from the previous few decades designed to imitate historic styles but using new materials never used in the construction of the historic predecessor, or using the juxtaposition of traditional features, or proportions and scale that do not conform to the design of the historic style. For example, a Neo-Colonial house constructed of vinyl or composition board, vinyl windows with applied muntins to imitate divided light patterns, oversized dentils or quoins, and narrow, shallow and undersized proportions (compared to the historic style) for the entrance portico. There are 20 Neo-Traditional style buildings in the Madison Local Historic District.

The following list includes those architectural styles and vernacular forms with less than 10 examples found within the Madison Local Historic District.


1. Log Cabin (1810s-1840s)
2. Saltbox (1810s-1840s)
3. Single Pen (1810s-1880s)
4. Saddlebag (1840s-1880s)
5. Gothic Revival (1840s-1880s)
6. Arcaded Block (1840s-1970s)
7. Second Empire (1850s-1880s)
8. Upright and Wing (1850s-1900s)
9. Industrial Loft (1850s-1910s)
10. Cross Gable (1850s-1930s)
11. Stick/Eastlake (1860s-1890s)
12. False Front Commercial (1860s-1920s)
13. Camelback Shotgun (1870s-1920s)
14. Romanesque Revival (1880s-1900s)
15. Dutch Colonial Revival (1880s-1950s)
16. Eclectic (1880s-1970s)
17. Apartment Building (1890s-present)
18. Commercial Style (1890s-1930s)
19. Industrial Office (1890s-1940s)
20. Tudor Revival/English Cottage Revival (1890s-1940s)
21. Prairie (1900s-1920s)
22. Spanish Revival (1910s-1940s)
23. Art Deco (1920s-1940s)
24. Art Moderne (1920s-1940s)
25. Cape Cod (1920s-1950s)
26. Townhouse
27. Gas Station (1920s-1970s)
28. Minimal Traditional (1930s-1950s)
29. Split-Level (1950s-1970s)
30. A-Frame (1950s-1970s)
31. Drive-Through Bank (1970s-present)
32. Neo-Gothic Revival (1980s-present)



Miller Wagon Manufactured Shop, Arcaded Block, 805-809 Walnut Street



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SECTION 4
**SURVEY
FINDINGS AND
RECOMMENDATIONS**

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Survey Findings and Recommendations

EVALUATION OF PROPERTIES

The survey of the Madison Local Historic District documented 1,945 buildings, objects, and sites, including statues, parks, and a cemetery. Of these, 134 (7 percent) rate as Significant; 1,413 (73 percent) rate as Contributing to the character of the local historic district; and 398 (20 percent) rate as non-contributing to the local historic district.



Stribling House, 625 W. 2nd Street

Table 1: Number of Properties by Rating

Form	Quantity	Form	Quantity
Significant	134	Non-Contributing	398
Contributing	1,413	TOTAL	1,945

Table 2: Number of Properties by Date of Construction

Year Built	Quantity	Year Built	Quantity
1810-1819	4	1930-1939	25
1820-1829	9	1940-1949	41
1830-1839	76	1950-1959	49
1840-1849	240	1960-1969	55
1850-1859	200	1970-1979	53
1860-1869	179	1980-1989	44
1870-1879	281	1990-1999	32
1880-1889	175	2000-2009	16
1890-1899	161	2010-2019	9
1900-1909	145	2020-2029	9
1910-1919	57	Not Recorded	14
1920-1929	71	TOTAL	1,945

Table 3: Number of Properties by Architectural Style

Style	Quantity	Style	Quantity
20th Century Commercial	12	Greek Revival	59
Art Deco	2	Italianate	304
Art Moderne	5	Minimal Traditional	11
Classical Revival/Neo-Classical	12	Neo-Gothic Revival	1
Colonial Revival	29	Neo-Traditional	20
Commercial Style	2	Prairie	3
Contemporary	11	Queen Anne	27
Craftsman	25	Romanesque Revival	2
Dutch Colonial Revival	2	Second Empire	4
Eclectic	1	Spanish Revival	1
False Front Commercial	7	Stick/Eastlake	1
Federal	348	Tudor Revival/English Cottage Revival	6
Folk Victorian	32	Not Recorded	1,010
Gothic Revival	8	TOTAL	1,945



709 W. 2nd Street

Table 4: Number of Properties by Vernacular Form

Form	Quantity	Form	Quantity
A-Frame	1	L-Plan	1
American Foursquare	13	Log Cabin	1
Apartment Building	8	Manufactured House	30
Arcaded Block	3	One-Part Commercial Block	16
Bungalow	41	Ranch	39
Camelback Shotgun	6	Saddlebag	1
Cape Cod	2	Saltbox	1
Central Passage	20	Shotgun	262
Cross Gable	5	Single Pen	4
Double Pen	10	Single Pile	70
Double Pile	213	Split-Level	2
Drive-Through Bank	2	T-Plan	18
Duplex	87	Townhouse	6
Gabled Ell	84	Two-Part Commercial Block	134
Gas Station	9	Upright and Wing	1
Hall and Parlor	20	Vernacular	350
I-House	16	Not Recorded	463
Industrial Loft	5	TOTAL	1,945
Industrial Office	1		

SUMMARY OF FINDINGS

The overall architectural integrity of the Madison Local Historic District is outstanding. Madison's extraordinary collection of historic buildings from the 1820s through the 1930s is one of the most intact in the Midwest. There have been changes within the historic district since the last survey conducted in 2002, including some demolition, though not to the extent that it has had a detrimental impact on the character or integrity of the district. The majority of buildings retain their original or historic features such as cornices, brackets, dentils, bargeboard, porches with spindlework, and wood windows. Many historic iron fences remain.

While the overall number of changes to historic properties within the Madison Local Historic District is minimal, those changes that occurred since the 2002 survey include the following:

- Installation of replacement windows, often vinyl, within the original openings. In a few cases the windows do not fit the original openings.
- Removal or replacement of decorative porch spindlework.
- Removal of decorative bargeboard or brackets from the eaves.
- Replacement of the decorative pierced attic vents.
- Removal of some historic iron fences.
- Installation of replacement doors, often paneled wood, within the original openings.
- Installation of aluminum storm windows and doors.
- Replacement of historic slate roofing materials with asphalt shingles.
- Removal of brick chimneys.

It is apparent that the houses most vulnerable to alteration are the Shotgun form and other smaller house types originally constructed as worker housing. Owners of these housing types often do not have the resources for proper maintenance and for restoration work. Wood-clad houses in general are also vulnerable to the installation of artificial siding.



Odd Fellows Building, 408-418 Mulberry Street

ENDANGERED PROPERTIES

The survey identified 33 (2 percent) properties as Endangered due to abandonment, neglect, or damage due to significant deterioration or natural causes. In many cases the interiors were open to the elements. These properties are extremely vulnerable to demolition without actions to properly secure or rehabilitate them. The inventory of endangered buildings includes:

1. 912-914 West 1st Street, neglect
2. 1001 West 1st Street, abandonment
3. 1003 West 1st Street, abandonment
4. 804 East 2nd Street, roof and eaves in poor condition
5. 819 West 2nd Street, abandonment
6. 315 East 4th Street, abandonment
7. 206 West 6th Street, neglect
8. 541 Aulenbach Avenue, missing siding, house open to the elements
9. 420 Broadway Street, damage (i.e., natural disaster)
10. 319 Cragmont Street, neglect
11. 113-115 East Street, neglect
12. 114 East Street, abandonment, siding damage, open to the elements
13. 849 East Street, abandonment, damaged siding/wall, missing roof materials
14. 924 East Street, abandonment, open to the elements
15. 709 Elm Street, abandonment
16. 711 Elm Street, neglect
17. 713 Elm Street, neglect
18. 780 Gerry Lane, abandonment, building open to the elements
19. 801 Gerry Lane, abandonment, deteriorated siding and roofing
20. 602 Jefferson Street, major alteration
21. 739 Jefferson Street, abandonment
22. 145 Lafayette Street, abandonment, roof not intact
23. 116 Mulberry Street, neglect
24. 1023 Park Avenue, neglect
25. 1032 Park Avenue, neglect, roof covered with moss, openings in walls
26. 1034 Park Avenue, neglect, large section in ruins with tarp over roof
27. 662 Spring Street, abandonment, partial roof collapse, open to the elements
28. 410 St. Michael's Avenue, fire damage

- 29. 524 Walnut Street, abandonment, house is leaning, open to the elements
- 30. 932 Walnut Street, neglect
- 31. 1125 Walnut Street, neglect, missing/warped siding, windows/door boarded up
- 32. 1207 Walnut Street, fire damage, open to the elements
- 33. 703 West Street, abandonment, open to the elements

DEMOLISHED PROPERTIES (2002-2022)

The survey identified 71 buildings (4 percent) demolished since the last survey of the historic district occurred in 2002. The inventory of demolished buildings includes:

1. 901 East 1st Street, c. 1960 commercial building (2019)
2. 720 West 1st Street, c. 1880 house (2002-2005)
3. 924-926 West 1st Street, c. 1880 duplex (2018)
4. 215-217 West 1st Street, c. 1840 duplex (2018)
5. 801 West 1st Street, c. 1860 house (2012-2013)
6. 1103 West 1st Street, c. 1980 mobile home (2012)
7. 214 East 2nd Street, c. 1980 house (2002-2005)
8. 901 East 2nd Street, c. 1950 gas station (2019)
9. 902 East 2nd Street, c. 1960 commercial building (2019)
10. 1128 West 2nd Street, c. 1890 house (2021)
11. 1212 West 2nd Street, c. 1900 house (2014)
12. 1214 West 2nd Street, c. 1915 house (2014)
13. 1310 West 2nd Street, c. 1890 house (2002-2005)
14. 718 West 3rd Street, c. 1890 house (2021)
15. 314 East 4th Street, c. 1990 house (2002-2005)
16. 119 East 5th Street, c. 1915 commercial building – Madison Slaughterhouse (2003)
17. 623 Aulenbach Avenue, c. 1980 house (2018)
18. 210 Blaine Avenue, c. 1970 mobile home (2009)
19. 212 Blaine Avenue, c. 1970 mobile home (2009)
20. 111 Cragmont Street, c. 1970 mobile home (2012-2013)
21. 213 Cravens Street, c. 1860 house (2014)
22. 838 East Street, c. 1960 house (2020)
23. 847 East Street, c. 1890 house (2020)
24. 854 East Street, c. 1970 house (2002-2005)

25. 914 East Street, c. 1980 mobile home (2010-2012)
26. 1014 East Street, c. 1970 mobile home (2012-2017)
27. 1015.5 East Street, c. 1970 mobile home (2012-2012)
28. 1016 East Street, c. 1970 mobile home (2002-2005)
29. 1017.5 East Street, c. 1970 mobile home (2010-2012)
30. 1018 East Street, c. 1860 house (2002-2005)
31. 902 Fillmore Alley, c. 1880 house (2014)
32. 114 East Fountain Alley, c. 1890 commercial building (NA)
33. 500 East Fountain Alley, c. 1870 carriage house (NA)
34. 105 West Fountain Alley, c. 1920 carriage house (2002-2005)
35. 210 Harrison Street, c. 1955 house (2019)
36. 213 Harrison Street, c. 1930 commercial building - Madison Auto Annex (2019)
37. 760 Jefferson Street, c. 1850 house (2013)
38. 320 Madison Street, c. 1970 mobile home (2017-2022)
39. 722 West Main Street, c. 1960 commercial building - Madison Clinic (2010)
40. 941 West Main Street, c. 1860 house (2012-2017)
41. 943 West Main Street, c. 1850 house (2012-2017)
42. 1007 West Main Street, c. 1890 house (2002-2005)
43. 1048 West Main Street, c. 1900 house (2022)
44. 351 McCormick Lane, c. 1990 garage (NA)
45. 900 McIntire Street, c. 1980 house (2011-2012)
46. 901 McIntire Street, c. 1990 house (2011-2012)
47. 902 McIntire Street, c. 1980 mobile home (2011-2012)
48. 903 McIntire Street, c. 1980 mobile home (2011-2012)
49. 904.5 McIntire Street, c. 1940 house (2022)
50. 617 Mulberry Street, c. 1840 house (2018)
51. 619 Mulberry Street, c. 1960 garage (2003)
52. 948 Park Avenue, c. 1960 garage (2005-2010)
53. 1003 Park Avenue, c. 1870 house (2017-2019)
54. 416-432 Presbyterian Avenue, four mobile homes (2012-2017)
55. 417 Presbyterian Avenue, c. 1850 house (2005-2010)
56. 202 Saddle Tree Lane, c. 1850 house (NA)
57. 726 Saddle Tree Lane, c. 1970 house (NA)

- 58. 112 Sering Street, c. 1855 house (2019)
- 59. 114 Sering Street, c. 1920 commercial building (2019)
- 60. 232 Spring Street, c. 1920 house (NA)
- 61. 668 Spring Street, c. 1880 house (NA)
- 62. 205 St. Michael's Street, c. 1920 Craftsman bungalow (2019)
- 63. 880 Vine Street, c. 1970 house (NA)
- 64. 944 Walnut Street, c. 1880 shotgun (2019)
- 65. 948 Walnut Street, c. 1880 shotgun (NA)
- 66. 1209 Walnut Street, c. 1960 house (NA)
- 67. 102 West Street, c. 1970 house (NA)
- 68. 705 West Street, c. 1990 mobile home (2020)



Walnut Street Fire Co, No. 4, 808 Walnut Street

RECOMMENDATIONS

Following are recommendations for future work by the Historic District Board of Review:

1. Continue to provide education and outreach to owners of historic properties regarding the benefits of historic preservation, best practices in maintenance and rehabilitation such as window repair, potential economic incentives available for residential and commercial property rehabilitation, and historic trades education. Consider additional outreach and advocacy to low-income areas where resources are minimal. Provide workshops or other education opportunities and coordinate activities with Historic Madison, Inc., Madison Main Street, Visit Madison, and other local preservation advocates.
2. Prioritize properties identified as Endangered in the Madison Local Historic District survey for maintenance and rehabilitation through the Preservation and Community Enhancement (P.A.C.E.) grant program.
3. Continue to survey properties within the city of Madison not previously surveyed to identify locally significant historic properties and areas for potential listing in the National Register of Historic Places or designation as Local Landmarks or Local Historic Districts.
4. Although Madison is known for its outstanding collection of 19th century architecture, there are numerous examples of high-quality early 20th century Craftsman bungalows, Art Deco, Art Moderne, and Revival style buildings within the Madison Local Historic District. Encourage efforts to celebrate early 20th century architecture through education and awareness programs.
5. The original architect or builder is unknown for most properties within the Madison Local Historic District. Encourage additional research into the local architects, builders, and artisans responsible for the design and construction of Madison's historic architecture. Collaborate with local high school and college students for internships or volunteer work, as well as the Jefferson County Historical Society and other local preservation advocates. Conduct outreach to property owners who may have information on their properties.





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2020

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Crawford House, 601 W. 2nd Street





APPENDICES

St. Michael's Episcopal
Church
of the
Episcopal Diocese of
New York
The City of New York

Appendix A: Sample Survey Form

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 625 W 2nd St Madison Indiana 47250 USA
County: Jefferson
Historic name: Stribling House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes towards the river. Concrete path to front entry and around building. Large west yard. Iron fence with gate surrounds property.



Lat/Long: 38.7363401209241500, -85.3875182944774900 [WGS84]
 UTM: Zone 16S, 640148.3899 mE, 4288752.8285 mN
 Parcel No. GIS/Ref/ID: 27100

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1840-1849 , circa 1840*	Architect:
Original or Significant Owners: Uriah Stribling	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: , irregular	Roof Type: Gable Front , brackets	
Foundation: parged	Windows: historic wood 4/6	
General condition: Excellent	Chimney(s): one brick side right and one brick side left	
Basement:	Porch:	

Historical Summary:

The Stribling House was built circa 1840 but underwent significant remodeling by Uriah Stribling in the 1870s. He was a partner in Cobb, Stribling and Company Iron Foundry and also patented a self-supporting fence exemplified in his yard and nearby at 618 W. 2nd Street. Windle p.152.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District
 1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: Applicable NHL Criteria: 1, 4

625 W 2nd St Madison, Indiana (pg. 2)



Description/Remarks

This is a 2-story house in the Italianate style built in 1840. The structural system is masonry. The foundation is parged. Exterior walls are brick. Brick is common bond. The building has a gable front roof clad in asphalt shingles and brackets. Front gable medium pitch, projecting bracketed cornice and wide returns. Parapet roof on side extensions. There is one side right, brick chimney and one side left, brick chimney. Segmental arch decorative hoods, shutters. Arched gable window, three porthole windows. Also 4/4 and 1/1 windows. Panel upper-light door with stained glass transom, mansard roof bracketed hood.

Survey and Recorder		
Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #27100, surveyed Aug 06, 2002, Site Number 3-0397
Inventoried: 09/20/2021 11:43:27 am Last updated: 06/15/2022 8:04:16 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Inventory Sheet : 625 W 2nd St Madison Jefferson Indiana



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