

Francis Costigan House
408 West Third Street
Madison
Jefferson County
Indiana

HABS No. IND-87

HABS

IND

39-MAD

11 -

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HABS
IND
39-MAD.
11-

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. IND-87

FRANCIS COSTIGAN HOUSE

Location: 408 West Third Street (north side of street), Madison,
Jefferson County, Indiana

USGS Madison West Quadrangle Map, Universal Transverse
Mercator Coordinates: 16.640370.4288785

Present Owner: Clem Schoenstein

Present Occupant: Unoccupied, furnished

Present Use: Residence

Statement of Significance: Francis Costigan was one of the most prominent architects in Indiana's Ohio River Valley region during the mid-nineteenth century. This structure was designed by Costigan in the classical manner and erected 1850-52 as the architect's own home. The bold proportions and excellent detail and craftsmanship were characteristic of Costigan's work. The pleasing, spacious interior was an ingenious resolution of a narrow site.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: June 1, 1850-April 20, 1852. The house had been substantially completed by 1851, because Francis Costigan architect, contractor and owner, was now employed by the Institute of the Blind in Indianapolis.
2. Architect: Francis Costigan (1810-1865). Costigan was a locally prominent architect in the Ohio River Valley. He established his reputation in Madison during the 1840s as a designer of fine classical homes.
3. Original and subsequent owners: Legal description of the property: Lot number 75 in the Second addition West, Addition "D" to the original city of Madison, recorded February 26, 1822 in Deed Book C, page 279. The following chain of title to the land on which the structure stands is found in the office of the Recorder of Deeds, Jefferson County Courthouse, Madison.

- 1850 Deed, March 19, 1850, recorded June 1, 1850 in Book 6, page 229. William O. Rockwood and wife Helen sold to Francis Costigan lot 75 for \$1000.
- 1852 Deed, April 20, 1852, recorded April 30, 1852 in Deed Book 8, page 180. Francis Costigan and Eliza C. Costigan his wife to James G. Wright, for consideration of \$2500. The Costigans are described as "of the city of Indianapolis" and the sale as including "the new brick dwelling house built by said Costigan."
- 1854 Deed, February 3, 1854, recorded February 24, 1854 in Book 10, page 188. Francis Costigan and Eliza C. his wife to Andrew Spear for consideration of \$5000. This purchase was for the eastern two-thirds of lot 75; it excluded "the two story brick dwelling house formerly occupied by said parties of the first part."
- 1867 Deed, May 9, 1867, recorded May 10, 1867 in Book 26, page 459. James G. Wright and Georgiana Wright his wife to John King, for consideration of \$3500.
- 1873 Deed, December 4, 1883, recorded December 6, 1883 in Book 48, page 137. Edwin R. Wilson and Electa Wilson his wife to James Neill, for consideration of \$1500.
- 1887 Deed, October 1, 1887, recorded October 15, 1887 in Book 53, page 100. James Neill and Alvassa Neill his wife to Charles C. Hinton, for consideration of \$2000.
- 1940 Deed, December 11, 1940 in Book 104, page 561. Charles C. Hinton to Neill Hinton, for consideration of \$1.
- 1944 Deed, March 14, 1944, recorded April 6, 1944 in Book 108 page 540. Neill Hinton and Corabel P. Hinton, husband and wife, to Gaylord F. Crozier and Mary Helen Crozier, husband and wife.
- 1949 Deed, June 30, 1949, recorded July 1, 1949 in Book 115, page 527. Gaylord F. Crozier and Mary Helen Crozier, husband and wife, to W. A. Frazier and Gladys Frazier, husband and wife.
- 1949 Deed, October 4, 1949, recorded October 4, 1949, in Book 116 page 71 W. A. Frazier and Gladys Frazier, his wife to Wilma E. Cripe.

- 1950 Deed, September 26, 1950, recorded September 27, 1950 in Book 117, page 190. Wilma E. Cripe, widow, to Dorothy Storie.
- 1951 Deed, November 9, 1951, recorded November 13, 1951 in Book 118, page 383. Dorothy Storie to James Carl Storie.
- 1952 Deed, March 27, 1952, recorded March 27, 1952 in Book 119, page 27. James Carl Storie to Howard J. Coleman and Viola M. Coleman, husband and wife.
- 1961 March 21, 1961, recorded March 24, 1961 in Book 131, page 20. Viola M. Coleman, widow, to Frederick H. Coleman.
- 1962 Deed, November 26, 1962, recorded November 26, 1962 in Book 133, page 415. Frederick H. Coleman to Clem Schoenstein.

4. Original plan and construction: This two-bayed brick structure is an attractive combination of bold, large-scale elements placed against a delicate, narrow surface. The wide eaves, large window openings, and elaborately carved front entrance stand out in sharp contrast to the boxiness of the overall forms.

The structure's interior achieves a sense of spaciousness. A long, double parlor with two fireplaces is nearly a double cube, measuring approximately sixteen feet by thirty-four feet. The parlor's semicircular south end affords space for a small entry hall, giving the illusion that part of the parlor is an alcove, reminiscent of Robert Adam's designs.

5. Alterations and additions: Changes to the structure's original fabric have been minimal and sensitively executed. They include a complete modernization of kitchen hardware, an addition to a bath to the second-floor bedroom, thereby reducing the area of this room, and a cast-iron side porch on the west elevation.

B. Historical Events and Persons Associated with the Structure:

Francis Costigan, designer and original owner of the house, was a locally prominent architect in Indiana in the mid-nineteenth century. He was born in Baltimore in 1810, and received his apprenticeships as a carpenter and builder in this city. The Baltimore

City Directory of 1835 listed Costigan as a carpenter. He moved to Madison, Indiana in the summer of 1837, and was baptized at St. Michael's Parish Church in Madison on August 24, 1838.

Soon after moving to Madison, Costigan gained prominence as a leading exponent of fine domestic architecture in the classical manner. Of the dozen or more buildings attributed to him many are still standing. His most important Madison works include the James F. D. Lanier Mansion, 1834-44 (IND-23), the Captain Charles E. Shrewsbury House, 1846-49 (IND-24), and his own home, 1850-52. Costigan also designed the Institute for the Blind and the Odd Fellows Building in Indianapolis, and acted as consulting architect for the Institute for the Deaf and Dumb and the Hospital for the Insane, also in Indianapolis.

The Trustees for the Institute for the Blind payed homage to Costigan in the Annual Report of 1851. They honored "the valuable services of Mr. Costigan, both in perfecting the design, and as architectural superintendent, in controlling the erection of the building."

C. Sources of Information:

1. Old views: None.

2. Bibliography:

a. Primary and unpublished sources:

Interview: Miss Thelma Schoenstein, 516 Walnut Street, Madison, August 10, 1971.

Jefferson County Deed Records, Office of the Recorder of Deeds, Jefferson County Courthouse, Madison, Indiana.

b. Secondary and published sources:

"Indianapolis Sunday Star," August 17, 1930.

"Madison Daily Courier," June 18, 1852; November 15, 1856; November 19, 1856; October 11, 1935.

Madison, Jefferson County, Indiana. New York: Sanborn Map Company, 1927.

Newcomb, Rexford. Architecture of the Old Northwest. Chicago: University of Chicago Press, 1950

Peat, Wilbur. Indiana Houses of the Nineteenth Century.
Indianapolis: Indiana Historical Society, 1962.

Work Projects Administration. Indiana, A Guide to the
Hoosier State. New York; Oxford University Press, 1941.

Prepared by Philip Dole
Team Historian
Historic American
Buildings Survey
Summer 1971

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A fine example of a mid-nineteenth century townhouse built on a narrow lot. The Costigan house is notable for its fine classical features on both exterior and interior.
2. Condition of fabric: Excellent.

B. Description of the Exterior:

1. Over-all dimensions: The structure is two stories with a partially exposed basement and measures 21'-9" (two-bay front) x 72'-2".
2. Foundations: The perimeter walls of the cellar are of rubble stone masonry. A cut stone base and watertable are at street level.
3. Wall construction, finish and color: Brick laid in common bond with headers every tenth course. Walls are 10 inches thick including interior plaster.
4. Structural system, framing: Load bearing brick construction. Partitions, floor and roof framing are of wood.
5. Porch and portico: The front entry portico is supported by hollow wooden columns. These large fluted columns are the focal point of the south (front) elevation. The carved Corinthian capitals consist of partially opened lotus blossoms surrounded by acanthus leaves springing up from the base to mid-point. These capitals are similar in motif and execution to

closet, and to the main stair. A doorway on the north wall leads into the dining room. A fireplace, similar to that in the drawing room, is on the north wall. A stairway is against the east wall. The structural framing of the kitchen indicates that the room was built at a later date than the main section. The counters and cabinets have been recently modernized.

- c. Second floor: Two bedrooms are directly above the drawing room, with a corresponding fireplace in each. Above the low-ceilinged dining room is another small bedroom and bath. This room is at a level three steps lower than the other second-floor rooms.
2. Stairways: The enclosed straight flight of stairs rising from the entry hall and dining room meet at a common landing on the second floor. A swinging gate, also removable, at the center of the landing swings with the traffic, protecting one from falling down the other flight of stairs.
3. Flooring: Floors are of hardwood, four to five inches in width, recently refinished.
4. Wall and ceiling finish: Plaster walls are papered; ceilings are plastered and painted white. The drawing room ceiling has a molded leaf rosette trim. A chandelier is suspended from an ornately carved rosette at the center of the room.
5. Doorways and doors: The drawing room door is paneled and curved to conform to the semi-circular shape of the wall. Pedimented trim is over doors and windows.
6. Decorative features: The two fireplaces in the drawing room have decorative cast-iron cover plates.
7. Heating: The fireplaces are no longer used for heating. A furnace in the cellar provides central heating throughout the house.

D. Site:

1. General setting and orientation: The lot measures 22' x 170', extending from Third Street to Presbyterian Street. The house faces south onto Third Street and fronts on a wide, brick-paved sidewalk. An alley is adjacent to the house on the west side, and a brick-paved passage is directly to the east, separating the Costigan house from a two-story brick duplex. A narrow garden is to the rear of the house.

2. Historic landscape design: A low brick "fence" at the rear is mentioned in the deed records in 1873. This brick wall surrounds the garden.
3. Outbuildings: A garage of recent construction faces Presbyterian Street.

Prepared by Melvin M. Rotsch
Project Supervisor
Historic American
Buildings Survey
Summer 1971

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana and Historic Madison. The structure was measured and drawn in the summer of 1971 under the direction of James C. Massey, Chief of HABS, and Melvin M. Rotsch (Texas A & M University), with student assistant architects John G. Albers (University of Florida), Bruce E. Lynch (Washington University), H. T. Moriarity (University of Texas), John M. Szubski (Princeton University), and architectural historian Philip Dole (University of Oregon), at the HABS Field Office in Madison, Indiana. The data was edited in November 1978 in the HABS office by Jan E. Cigliano, staff historian. Photographs were taken by staff photographer Jack E. Boucher in 1971

Addendum to
Francis Costigan House
408 W. Third St.
Madison
Jefferson County
Indiana

HABS No. IN-87

HABS
IND
39-MAD,
11-

PHOTOGRAPH
AND REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

ADDENDUM TO
FRANCIS COSTIGAN HOUSE
408 West Third Street
Madison
Jefferson County
Indiana

HABS No. IN-87

HABS
IND,
39-MAD,
11-

XEROGRAPHIC COPIES OF COLOR TRANSPARENCIES

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
Washington, D.C. 20013