

City of Madison Landmarks Commission  
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)

<b>Name of Building or Site</b>	
<b>Common</b> Christian Dick Block and E. W. Eddy Block	<b>Historic (if applicable)</b> Christian Dick Block and E. W. Eddy Block
<b>Location</b>	
<b>Street Address</b> 106 E. Doty Street	<b>Aldermanic District</b> Fourth
<b>Classification</b>	
<b>Type of Property (building, monument, park, etc.)</b> building	
<b>Zoning District</b> C4	<b>Present Use</b> offices and retail
<b>Current Owner of Property (available at City Assessor's office)</b>	
<b>Name(s)</b> Cliff Fisher	
<b>Street Address</b> P. O. Box 1601 Madison, WI 53701	<b>Telephone Number</b> 294-8157
<b>Legal Description (available at City Assessor's office)</b>	
<b>Parcel Number</b> 0709-242-0301-4	<b>Legal Description</b> Original Plat, Part of Lots 2 & 3, Block 104 (see attached)
<b>Condition of Property</b>	
<b>Physical Condition (excellent, good, fair, deteriorated, ruins)</b> excellent	
<b>Altered or Unaltered?</b> altered	<b>Moved or Original Site?</b> original site
<b>Wall Construction</b> brick load-bearing	

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LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)

*Describe Present and Original Physical Construction and Appearance.*

This nomination includes two buildings that were erected for separate people and at separate times, but which were joined as one building in the 1960s and have been used as one building on one parcel since that time.

**Christian Dick Block**

The larger of the two buildings is the Christian Dick Block which was constructed in 1889 for Christian Dick, a local wine and liquor importer. It was designed by the Madison architectural firm of Conover & Porter (*Madison Democrat*, June 18, 1889). The masonry contractor was James Livesey and the carpentry contractor was John Stark. The building was completed later in the same year and the date of construction was memorialized in a stone date plaque that is situated prominently at the top of the building's tower.

The Christian Dick Block is a three-story Richardsonian Romanesque commercial building that covers a lot at the east corner of a triangular-shaped block. The building is located one block east of the Capitol Square at the meeting of East Doty, South Webster, and King Streets. The building itself is a fine example of a type sometimes called a "flatiron" building. It has a polygonal plan in the shape of a partially elongated lozenge, the plan having been dictated by the shape of the lot. This plan gave the building two street facades, but its V-shaped west end is now entirely hidden by the adjacent three-story building next door at 119 King Street.

The entire building rests on a cut stone foundation that encloses a full basement story. The exterior walls that rest on this foundation are built of cream brick (which is now partially painted). The 70-foot-long main facade of the building faces north onto King Street while a 70-foot-long secondary facade faces southeast onto East Doty Street. The corner takes the form of a three-story engaged circular tower that is the building's most distinctive feature. It is topped by a conical metal-clad roof.

The organizing principle of the two asymmetrically designed facades can be better understood if one understands the original distribution of the interior spaces. The east end of the building's first story consists of a triangular room (125 King Street) whose main entrance was originally through a door in the first story of the corner tower. This room was at first used as a saloon; the basement below it contained a restaurant associated with the saloon. The larger polygonal-shaped space that comprises the remainder of the first story was originally subdivided into two separate rooms by a partition wall that has since been removed. The narrower dogleg shaped middle room (123 King Street) originally contained office space and a staircase (extant) that served the upper stories while the wider dogleg-plan room (121 King Street) housed a retail store. The two upper stories contained a mixture of rooms whose sizes and functions have changed over time. Originally, though, the entire second story contained a mix of offices and apartments as did the third story of 125 while the third story above 121 and 123 consisted of a

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### Description

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A major remodeling in 1971 destroyed some of the original features of the design, especially on the first floor, which was completely revamped with brown brick walls, narrow round-arched windows and a fake mansard roof. The original storefronts were lost. The tower section had had round-arched windows and at 121 and 123 King Street the original configuration was of two all-glass storefronts set back behind brick piers with stone cushion capitals.

In 1998 this first floor modernization was entirely removed. New storefronts were added that do not reflect the original design but do blend with the historic look of the building. Some first floor details were salvaged, including the corner columns, and the brick piers trimmed with cushion capitals.

Some of the interior's important features survived the 1971 and subsequent remodelings. These include the original black and white tile floors associated with each of the first story rooms (each room has a different floor pattern). In addition, most of the elaborate pressed tin ceilings that decorated these rooms have survived in at least a partially intact state and can be replicated. Practically nothing remains of the original interiors of the upper stories, however. In 1902, part of the second story and all of the third story was converted into hotel rooms. Since then, both of these stories have been subdivided into office suites, their floors have been carpeted, and all of the partition walls are now of modern date as are the doors. Some of the original plaster ceilings, however, are still intact above the suspended ceilings that now cover them, as are some older wood floors.

### **E. W. Eddy Block**

The E. W. Eddy Block is a three-story commercial building that completely covers a V-shaped lot adjoining the Christian Dick Block along its northern side. The E. W. Eddy Block was constructed in 1907 for Ernest W. Eddy, a local restaurant owner, and the masonry contractor was the firm of Parr and Oakey. The building was completed later in the same year at a reported cost of \$9000.

The building's V-shaped plan gives it two main elevations, one facing north onto King Street and one facing southeast onto E. Doty Street, but its side elevations are (and were historically) completely hidden by the adjacent three-story buildings next door at 115 King Street (the Majestic Theater) and 121-125 King Street (the Christian Dick Block). The entire building rests on reinforced concrete foundation walls that enclose a full basement story and the exterior walls that rest on this foundation are built of brick (which is now painted). In addition, steel I-beams were used in the building's construction as well, most notably for the first stories floor joists. The 20-foot-wide main facade of the building faces north onto King Street while a 20-foot-wide rear elevation faces southeast onto East Doty Street. The symmetrically designed main facade evolved in several stages. Originally, when it was first built in 1907, the first story of the Eddy

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These include the original black and white tile floors associated with the first story dining room and an elaborate pressed tin ceiling, whose damaged parts have been replicated. Practically nothing remains of the original interiors of the upper stories, however. Both of these stories have now been subdivided into office suites, their floors have been carpeted, and all of the partition walls are now of modern date as are the doors. Some of the original plaster ceilings, however, have been restored.

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LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)

*Significance of Nominated Property and Conformance to Designation Criteria:*

The Christian Dick Block and the E. W. Eddy Block are being nominated as a Madison Landmark as very fine examples of a late nineteenth century Richardsonian Romanesque and an early 20th century Progressive style commercial building. The recently completed Madison Intensive Survey found that buildings designed in the Richardsonian Romanesque style are now rare in Madison, with commercial examples being among the rarest types. The Survey also found that the Christian Dick Block is the finest surviving example of the very few commercial buildings in Madison that were designed in the Richardsonian Romanesque style. In addition, the Christian Dick Block is of architectural significance because it is a fine representative work of the noted Madison architectural firm of Conover and Porter, whose varied projects include some of Madison's best examples of late nineteenth and early twentieth century architectural practice and whose Richardsonian Romanesque designs, both in Madison and elsewhere in the state, are of special note. The Eddy Block is less architecturally significant, there being several fine Progressive designs in downtown Madison. The design is simple, and the building fairly small, but the design was very well executed and the building retains a high degree of integrity.

Historically, King Street is where the commercial life of Madison began. Madison was founded in 1837 by those who came here to build the new state capitol building. While construction of the capitol building was under way those involved stayed in the new community's first inhabited building, a crude log cabin operated by the Peck family that was located on what is now S. Butler Street, one block away from the site of the Christian Dick Block. Soon, other buildings sprang up around the Peck's hotel as well, but the majority were located on King Street, which runs downhill from the east corner of the Capitol Square for three blocks to the shore of Lake Monona. By the mid-1840s, King Street had evolved into the principal commercial thoroughfare of the village and the earliest commercial buildings in the village lined both sides of the street along the blocks nearest the square. Like the buildings in most other Wisconsin communities of this vintage, the ones on King Street were mostly built of wood, one of the most prominent of them being the two-story gable-roofed Madison Hotel, built in 1838, and located about where 115 and 119 King Street are now. By the 1850s, though, buildings constructed out of locally quarried Madison sandstone began to appear as well, some of the earliest of which were built in the mid-1850s on the side of King Street opposite the site of the Christian Dick Block. Gradually, as the city grew and as commercial activity spread westward from King Street around the Capitol Square, the need for larger and more permanent buildings increased and the small pioneer buildings were replaced with more substantial and imposing buildings, clad mostly in brick or stone.

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### **Significance**

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the many notable buildings the firm designed in Madison are the remarkable castellated Richardsonian Romanesque UW Gym and Armory (1894, NHL 11-8-93) and the more typical Richardsonian Romanesque Brown Estate Block at 601-627 Williamson Street (1898), whose design owes more than a little to the earlier Christian Dick Block.

The Christian Dick Block is one of Conover & Porter's earliest identified Madison commissions and it is also one of Madison's earlier surviving examples of the Richardsonian Romanesque. Regrettably, much of the original stylistic context for this building has now been lost. In Madison, as elsewhere, this style was more often used for institutional buildings than private ones and it is these buildings in particular that have suffered most from the modernization of the city. One of these, the Dane County Courthouse, has been mentioned. Two others, the non-extant Christ Presbyterian Church at 1 West Dayton Street (built in 1891 to a design by Warren H. Hayes of Minneapolis) and the non-extant First Unitarian Church (located directly across Wisconsin Avenue and designed by the Boston firm of Peabody & Stearns) were especially notable examples of religious buildings designed in this style. Another was Conover & Porter's now non-extant Sixth Ward Schoolhouse in the 1200 block of Williamson Street, built in 1893. Surprisingly, there were never more than a handful of commercial buildings designed in this style in Madison. One of the finest was a large bank and store building located on East Main Street opposite the Capitol, which survived in mutilated form until just a few years ago. Still another was the non-extant Fauerbach brewery complex at 653 Williamson Street, built in the 1890s just up the street from Conover & Porter's Brown Estate Block. Fortunately, the latter building and the Christian Dick Block still survive to show what excellent designs were created in Madison using this style.

Dick used his new building to house a portion of his wholesale liquor business (in the basement) and, as noted elsewhere, much of the third story was used as a dance studio from 1889-1892. The corner store, meanwhile, was leased to the Schlitz Brewery and it housed a saloon (125) known as "The Schlitz" from 1889 until at least 1907. During Prohibition years this space contained a restaurant. Also in the years between 1902 and 1907 the upper stories of the building were converted into the Schlitz Hotel (123), which was later known as the Marquette Hotel, the Stag Hotel, and the Hotel Frances until the 1920s. The retail store (121) has housed a number of different businesses over the years.

### **E. W. Eddy Block**

Ernest W. Eddy (1867-1944), a native of Rockford, Illinois, arrived in Madison in 1894 to study journalism at the University of Wisconsin. He wound up running restaurants for a living instead. As his obituary recounted, Eddy's first restaurant was called the "One Minute Coffee House," which became a popular eating place for legislators, business and professional men and women, and for hundreds of office workers. Mr. Eddy had the interior of the restaurant fitted out as a

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Work will start soon on the addition of a third story to the E. W. Eddy block, occupied by the One Minute Baltimore lunch room, on King Street. Mr. Eddy took out a building permit at the city clerks office some time ago, estimating the cost of the improvement at \$4000, and it is understood that the work will be commenced upon the addition in less than a week. Brick for the mason work has been unloaded at the rear of the building on East Doty Street. Lack of room occasioned by a rapid extension of business has caused the new addition to become necessary. Mr. Eddy conducts the One Minute Coffee House on West Main Street, in addition to his King Street restaurant, and he uses the Baltimore lunch building as commissary quarters, bakery and laundry for the two places. At present the commissary department is in the basement, and the bakery and the laundry are on the second floor. Under present conditions much of the laundry work cannot be done in the building because of the lack of facilities and it is thought that a modernly equipped laundry will be installed in the new third story (*Madison Democrat*, August 28, 1912).

As is detailed elsewhere, the addition of the new story to the Eddy Block resulted in the creation of a second window group on the main facade placed directly above the original second story one, thereby creating a design that was, if anything, even more impressive than the original. Much the same technique was used by Claude & Starck when they added a third story to the Majestic Theater in 1911 just the year before, only here the new window group was more clearly separated from the original and it had a flat, rather than an arched head.

After adding the third story to his King Street building, Eddy used it to house his restaurant operations until his retirement in 1930. Subsequently, the building housed a furniture store until at least 1962. In 1968, however, the interior of the building was remodeled for use as offices and its upper stories were joined with the Christian Dick Block next door.

### Conclusion

The Dick and Eddy Blocks occupy a prominent place on Madison's most historic commercial thoroughfare. Unfortunately, whole blocks of historic commercial buildings on blocks near to it have been lost in recent years due to the construction of several large scale modern office buildings nearby that house in large part various branches of the state government. Today, however, this area is once again on the upswing and several of the historic buildings that still remain are now being restored, including several in the Simeon Mills Historic District across King Street. Now that the restoration of the Christian Dick Block and the adjoining E. W. Eddy Block is complete, this side of King Street has a concentration of well-restored buildings of its own to serve as a model for other owners in the area.