

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

<i>Name of Building or Site:</i>	
<i>Common Name</i>	<i>Historic Name (if applicable)</i>
Doty School	Doty School

<i>Location:</i>	
<i>Street Address</i>	<i>Aldermanic District</i>
351 West Wilson Street	Four

<i>Classification:</i>	
<i>Type of Property (building, monument, park, etc.)</i>	
Building	
<i>Zoning District</i>	<i>Present Use</i>
PUD-SIP	Condominiums

<i>Current Owner of Property (available at City Assessor's Office):</i>	
<i>Name(s)</i>	
Doty School Condominium Owners Association	
Phil Wand, contact	
<i>Street Address</i>	<i>Telephone Number</i>
351 West Wilson Street Madison, WI 53703	251-2611

<i>Legal Description (available at City Assessor's Office):</i>	
<i>Parcel Number</i>	<i>Legal Description</i>
709-231-2808-1	Part of Lots 1 and 2, Block 48, Original Plat of Madison, Dane County, more fully described as follows: Beginning at the north corner of said Lot 2, thence southwesterly along the northwest line of said Lot 2, 28.38 feet to the point of the curve, thence on the curve to the left, l c brs South 1 degree 08 minutes W, 120.58 feet, radius 87 feet, thence South 42 degrees 43 minutes East 149.56 feet, thence southeasterly 30 feet, thence northeasterly 122 feet more or less to the northeast line of Lot 2, thence northwesterly along the northeast line of Lot 2, 263 feet to point of beginning.

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Condition of Property:

Physical Condition (excellent, good, fair, deteriorated, ruins)

Excellent

Altered or Unaltered?

Moved or Original Site?

Altered

Original Site

Wall Construction

Masonry

Describe Original and Present Physical Appearance and Construction

Introduction

Doty School is located on the southeast corner of the intersection of South Broom and West Wilson Streets. It is a two-and-one-half story Prairie School building designed by Madison architects (Louis W.) Claude and (Edward F.) Starck and was erected in 1906. The building has a raised limestone ashlar basement, load bearing beige brick walls, and a red tile roof. The structure is H-shaped in plan. The interior was gutted in 1983 when the school was converted into 17 condominiums. There are four mansard roofed garages, built during the condominium conversion, to the south (rear) of the building. They are non-contributing elements on the school property. Although the integrity of the interior of Doty School is poor, the integrity of the exterior is good, despite the replacement of the original doors and windows and the loss of the cupola that perched on the roof.

Setting

South Broom and West Wilson Streets form a busy intersection. The northwest corner of the Doty School lot has been lost to a right turn lane merging traffic from Broom onto West Wilson. Concrete sidewalks run along the north and west sides of the lot. North of the building, there is a low concrete block sign, reading "Doty School Condominiums." Brick walkways lead across the lawn to the sidewalks, and east to the asphalt driveway and parking lot. South of the school are four one-story concrete block garages with space for eleven cars. The mansard roofs have been tiled to match the school's. Between two garages at the rear of the property, there is a small green space with two large burr oak trees. A wood fence runs along the south and west property lines south of the building. North, east and west of Doty School, the neighborhood is primarily made up of closely spaced two story frame mid- and late-nineteenth century residences, most of which have been converted from single family to multi family rental units, or office use. South of the school lie railroad tracks. Originally, these were used by the Chicago, Milwaukee and Saint Paul, and the Chicago and North Western railroads. The Soo Line now uses them. John Nolen Drive is beyond, running along the northern edge of Lake Monona.

Description

Doty School is a two-and-one-half story Prairie School building erected in 1906.¹ It has an H-shaped plan and measures approximately 75 feet (east-west) by 70 feet. The long sides of the H run north-south. The raised basement (ground floor) is constructed of machine-tooled, limestone ashlar with a limestone water table. The walls are load-bearing beige brick in running stretcher bond.

The main block of the school displays a mansard roof. Skylights have been placed on the flat part of the mansard. Originally, a brick chimney and a cupola with a wide-eaved hip roof appeared on the roof of the school. The chimney was removed during the 1983 remodeling. The cupola was

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gone before 1982. The roof retains its original red tile and exposed rafters. A plain wood cornice is set just below the roof. A balcony has been recessed into the roof on each of the north and south facades. There are two such balconies on each of the east and west facades.

Originally, wood, double-hung sash windows in a one-over-one configuration appeared on the ground and first floors. On the second floor, each opening contained a single sash with a transom above, separated by a continuous limestone belt course. Anodized metal windows were installed in all the openings in 1983. Although the original openings have been retained, the sash configurations are different, except on the ground floor. The first floor windows are now composed of three equal-sized sashes. The second floor windows are one-over-one double hung sash with a transom above. The windows on the first and second floors have limestone sills. Those at the first also have limestone lintels. The smaller windows on the ground floor are set into the stone.

The front (north-facing) façade of Doty School overlooks West Wilson Street. Two hip-roofed pavilions project slightly to either side of the central entrance, forming the H plan. The Tudor-arched entrance is the only decorated part of the building. The original entry was composed of a pair of wooden doors with sidelights and a Tudor-arched transom. The entry has been replaced entirely with glass. The central glass door is flanked on either side by a single glass panel, and surmounted by an inoperable glass transom. A stone frieze with a simple cornice is placed above the entry, reading "Doty School." The frieze is framed with pilasters set at a 45-degree angle, enriched with floral finials and ancones. Trefoils are set between the Tudor arch and the frieze. Above the entry, two columns of windows light the stairhall. Originally, these columns each contained three sash. Each column now holds two one-over-one, double-hung sash with a solid panel between. A window appears at each floor on either side of the entry. Each of the projecting pavilions exhibits three windows at each floor.

The south-facing façade of Doty School is identical to the north-facing facade, except that the frieze above the entry is simplified and undecorated. The east-facing facade features two groups of four windows at each story. The west-facing facade is composed of two groups of windows at each floor; three on the north end and five on the south.

On the interior, the plan consists of a central corridor running north-south with a modern staircase at either end. Originally, the plan was similar, with classrooms opening off the corridor, eight in all. When the school was converted to condominiums in 1983, the interior was gutted. On the ground floor there are now two, two-bedroom and three, one-bedroom units. The first floor contains two two-bedroom and two one-bedroom units. Four, two-bedroom and four, one-bedroom units are located on the second floor. The original ceiling heights have been retained, and measure eight feet on the ground floor and twelve feet on the first and second floors. The interior walls were originally plastered. Some of the original walls have been stripped to expose the brick. Plastered frame and drywall partition walls have been added. The floors are wood, as they were originally.

Alterations

On the exterior, Doty School has lost its chimney, its cupola and its original windows and doors. The openings have been retained, minimizing the effect of replacement windows and doors. Despite these alterations, the exterior of Doty School is sufficiently intact to convey both its architectural style, the Prairie School, and its original function, a school building. The integrity of the interior is poor, as it has been gutted.

¹ *Wisconsin State Journal (WSJ)*, March 30, 1906 and January 3, 1907; and Gordon D. Orr, "Louis W. Claude: Madison Architect of the Prairie School," *The Prairie School Review*, vol. XIV, Final issue, 1981, page 19.

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Historical Data:

Original Owner

City of Madison

Original Use

Elementary School

Architect or Builder

(L.W.) Claude & (E.F.) Starck

Architectural Style

Prairie School

Date of Construction

1906

Indigenous Materials Used

not applicable

List of Bibliographical References Used:

Capital Times. 1973, 1979 and 1983.

Keyes, Elisha Williams, editor. *History of Dane County*. Chicago: Western Historical Association, 1880.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1985.

Mollenhoff, David V. *Madison: A History of the Formative Years*. Dubuque, Iowa: Kendall/Hunt Publishing Co., 1982.

Orr, Gordon D., Jr. "Louis W. Claude: Madison Architect of the Prairie School," *The Prairie School Review*, vol. XIV, final issue, 1981.

Rankin, Katherine H. *Intensive Survey of the Historic Resources of Madison*. Prepared for the Madison Department of Planning and Development and the State Historical Society of Wisconsin, 1994.

Wisconsin State Journal. 1906, 1907 and 1972.

Wright's Madison City Directory. Milwaukee: Wright Directory Company, 1939, 1943, 1946, 1963, 1966 and 1979.

Wyatt, Barbara. *Cultural Resource Management in Wisconsin*. Three volumes. Madison, Wisconsin: State Historical Society of Wisconsin, 1986.

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LANDMARKS AND LANDMARK SITES NOMINATION FORM (5)

Form Prepared By:

Name and Title:

Elizabeth L. Miller, Historic Preservation Consultant

Organization Represented (if any)

City of Madison
Department of Planning and Development

Address

215 Martin L. King Blvd.
Madison, WI 53707

Telephone Number

266-6552

Date Nomination Form Was Prepared

February 2001

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LANDMARKS AND LANDMARK SITES NOMINATION FORM (6)

Significance of Nominated Property and Conformance to Designation Criteria:

Summary

Doty School, designed by architects Louis W. Claude and Edward F. Starck and built in 1906, is eligible for Madison Landmark designation because it meets criteria 3 and 4 of the Landmarks and Landmarks Sites Designation Criteria. Under criterion 3, it “embod[ies] the distinguishing characteristics of an architectural type specimen,” as a good example of the early Prairie School. Under criterion 4, Doty School is “representative of the notable work of a master,” representing the work of Claude and Starck.

History of Madison and Doty School

The original plat for the Village of Madison was surveyed for James Duane Doty in 1836. Doty named the village in honor of the fourth President of the United States. Madison's first public school opened in March, 1838 in the front end of a log cabin. The first structure actually built as a school house was erected in 1839, with two rooms and one teacher. Public schools showed little improvement until Damon Kilgore settled in Madison in 1854. A firm believer in the views of Horace Mann, noted advocate of public education, Kilgore was appalled to find 1,500 school age children and only one school house with a seating capacity of about 40. Kilgore lobbied the legislature for the passage of a bill to establish a Board of Education in Madison. In 1855, the State enabled the City's first Board of Education and the Madison School District was incorporated. Kilgore was appointed first Superintendent of Schools. He launched a vigorous campaign promoting public education. When Madison became a city in 1856, Kilgore convinced the first Common Council to earmark funds for a bond issue to build four school houses, one in each ward. In 1857, two of the new schools were built. The southeast corner of South Broom and West Wilson Streets had been selected as a site for the Fourth Ward School. However, a nationwide depression that year placed the City in financial straits, and prevented additional school construction. Kilgore continued to press for more school buildings, but none would be built until after the Civil War. Kilgore left Madison in 1860, leaving behind growing community support for public schools.²

It was not until after the Civil War that public schools enjoyed consistent strong financial commitment from Madison. Between 1865 and 1880, the Common Council put more than one out of every four dollars levied for city purposes toward school operations and school houses. Between 1865 and 1900, eight new schools were built. The first Fourth Ward School was one of these.³

The first Fourth Ward School was built on the current site of the Doty School in 1866. Designed by Chicago architect G.P. Randall, it was a Victorian brick structure. It was remodeled in 1898, but damaged by fire the following year. The Fourth Ward School was rebuilt in 1899, but the Board of Education soon decided to demolish it and erect a larger building on the site.⁴

Doty School was built in 1906 at a cost of \$30,000. It was named in honor of the founder of Madison. Doty School was designed by the Madison architectural firm of Claude and Starck, patterned after their design for the Irving School on the east side (1904, demolished). Doty School opened in 1907 with eight classrooms.⁵ The building served as an elementary school

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until 1940, when it became the administrative offices for the Board of Education. In 1966, the Board of Education moved out. The following year, the city Welfare Department, Housing and Community Development Department and the Equal Opportunity Commission took up residence in the building. They remained until space became available in the Municipal Building, formerly the Post Office, at 215 Martin Luther King Boulevard.⁶

As early as 1979, there was debate over the fate of Doty School. A committee of aldermen, city staff and citizens considered various proposals for the building, including demolishing it and selling the land for redevelopment. Several developers submitted plans to convert the school to multifamily housing. In 1981, the city declared Doty School surplus and sold it to Urban Land Interests (ULI), a local developer, for \$30,000. ULI converted the school into 17 condominiums at a cost averaging between \$70 and \$90 a square foot. The total cost of the renovation was about \$1 million. The units ranged in price from \$55,000 to \$127,000 (1983 dollars).⁷

Doty School was built during an era that saw a great population increase in Madison. From 1887 until World War I, all of the five original downtown schools were replaced with new buildings. Several new schoolhouses were built to serve the downtown area and several were added in the expanding suburbs, a trend that continued after World War I.

Architectural Significance

Doty School is architecturally significant as an example of early Prairie School design and representing the work of the distinguished Madison architectural firm, Claude and Starck.

The Prairie School developed in Chicago at the turn of the century, and soon spread to Wisconsin. According to *Cultural Resources Management in Wisconsin*, most of the examples of this style occur in the upper Midwest. An outgrowth of the British-inspired Arts and Crafts movement, the Prairie School attempted to reconcile "art" with "the machine." Prairie School design is synonymous with buildings displaying a horizontal emphasis, dominated by a low, long, wide-eaved roof and enriched with belt courses, geometric ornament and windows grouped in horizontal bands.⁸ However, as noted architectural historians Virginia and Lee McAlester explain, early Prairie School designs exhibit a simple square or rectangular plan, a low-pitched hip roof, and a symmetrical façade. These designs may have an emphasis that is more vertical than horizontal and generally make the entrance the focal point of the façade. Details drawn from the Mediterranean Revival or Craftsman styles, such as tiled roofs, bracketed cornices, and exposed rafters also appear.⁹

The emphasis of the Doty School facade is more vertical than horizontal and it exhibits a symmetrical façade whose focal point is the entrance. The exposed rafters, the belt course and the machine-tooled limestone basement are Craftsman details. The red tile roof is a Mediterranean Revival inspiration. These elements make the Doty School a good example of the early Prairie School. Although Doty School has lost its cupola, its chimney and its original windows and doors, the elements that show the building to be early Prairie School in style are intact.

The firm of Louis W. Claude and Edward F. Starck was Madison's most prolific of the very early twentieth century. Claude is thought to have been the designer in the firm. Louis W. Claude (1868-1951) was born in Wisconsin and enrolled at the University of Wisconsin in 1887. From 1887 until 1889, Claude worked as a draftsman for the firm of (Allan D.) Conover and (Lew F.)

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Porter, the same firm that had first employed Frank Lloyd Wright. Like Wright, Claude left Conover and Porter to work for (Dankmar) Adler and (Louis) Sullivan in Chicago. Claude worked there for nearly two years, during the time when Wright was also there, and struck up a friendship with him that would last life long. Claude returned to Madison in 1893, and by 1895 had established a partnership with Edward F. Starck. Starck had worked in various architectural offices in Madison, Milwaukee and Chicago. The partnership continued until 1929. They designed buildings all over Wisconsin, Minnesota and Illinois. In Madison alone, over 100 of their buildings remain. Claude and Starck designed in a variety of architectural styles, but are best known for their excellent Prairie School buildings. The firm designed residences, schools, hotels, apartments, banks, commercial blocks, municipal buildings and public libraries.¹⁰

Claude and Starck are known to have designed at least seven school buildings in the Prairie School style in Wisconsin. Lincoln School (1915, NRHP) at 720 East Gorham Street in Madison is said to be the firm's finest Prairie School educational building. An outstanding example of the Prairie School, Lincoln School displays a broad facade divided into three horizontal components. Multi-story pilasters with foliated capitals frame the windows. The entrance is enriched with a terra cotta eagle and foliated elements designed by George Grant Elmslie, himself a noted Prairie School architect. Four of Claude and Starck's Prairie School style schools are similar to Lincoln. These are Baraboo High School (1927), Argyle Grade School and High School (1920), Evansville Grade School (1921), and Mount Horeb Public School (1918). Two others were similar to Doty School: Irving School at 1003 Jennifer Street (1904, demolished) and Lincoln School in Watertown (1909, demolished 1946).¹¹

Among Claude and Starck's Prairie School designs, Doty School is particularly interesting, as it is the only surviving example of their early Prairie School style school buildings. As such, it represents the firm's early forays into the style and shows their developing skill in the Prairie School mode.

² David V. Mollenhoff, Madison: A History of the Formative Years, (Dubuque, IA: Kendall/Hunt Publishing Co., 1982), pages 20, 36, 56, and 106-109.

³ Ibid, pages 155-156.

⁴ Katherine H. Rankin, Intensive Survey of the Historic Resources of Madison, prepared for the Madison Department of Planning and Development and the State Historical Society of Wisconsin, no page numbers.

⁵ WSJ, March 30, 1906 and January 3, 1907.

⁶ Wright's Madison City Directories, (Milwaukee: Wright Directory Company, 1939; 1943; 1946; 1963; 1966; 1979; 1981 and 1981).

⁷ "Doty School Heritage Preserved in Condos," Capital Times, May 9, 1983.

⁸ Barbara Wyatt, Cultural Resource Management in Wisconsin, (Madison: State Historical Society of Wisconsin, 1986), II:2-21.

⁹ Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1985), page 438-39.

¹⁰ Orr, *ibid*, pages 6-7.

¹¹ Orr, pages 30-31.

351 W WILSON ST



