

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

Name of Building or Site

Common Name

Dowling Apartments

Historic Name (if applicable)

Dowling Apartments

Location

Street Address

445 West Wilson Street

Aldermanic District

Fourth

Classification

Type of Property (building, monument, park, etc.)

Building

Zoning District

R6

Present Use

Apartments

Current Owner of Property (available at City Assessor's Office)

Name(s)

Mrs. Edna Wetternach

Street Address

310 Williams Circle, Verona, WI 53593

Telephone Number

845-9239

Legal Description (available at City Assessor's Office)

Parcel Number

0709-231-3018-5

Legal Description

Lot 2, Block 47, Original Plat, except part used for railroad purposes

Condition of Property

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

Excellent

Altered or Unaltered?

Largely unaltered

Moved or Original Site?

Original site

Wall Construction

Masonry

City of Madison

LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)

Historical Data

Original Owner

William and Mary Dowling

Original Use

Apartments

Architect or Builder

Philip Dean; Flad and Moulton

Architectural Style

Neo-Classical Revival/Craftsman

Date of Construction

1922

Indigenous Materials Used

None

List of Bibliographical References Used

Capital Times. 1949 and 1962.

"*The Dowling Apartment Building*." Album prepared by Edna P. Wetternach, in the possession of Mrs. Wetternach.

"*Dowling Apartment Building*." Blueprints, dated July 1922, prepared by Philip Dean. In the possession of Mrs. Wetternach.

Madison Building Permits. Madison Department of Planning and Development.

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

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.

"*Remodeling Apartment*." Contract and blueprints, dated July 18, 1931, prepared by Flad and Moulton. In the possession of Mrs. Wetternach.

Wisconsin State Journal. 1930.

Madison City Directory. Milwaukee: Wright Directory Company; 1925; 1931; 1958.

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

Form Prepared By

Name and Title

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Organization Represented (if any)

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Date Nomination Form Was Prepared

March, 2001

Landmarks Commission

LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

Describe Present and Original Physical Construction and Appearance.

Introduction

The Dowling Apartment Building is a three-story, steel-reinforced, masonry building finished with dark brick and trimmed with white stone. The structure rests on a poured concrete basement. A parapet hides the flat, rubber roof. Erected in 1922 for William L. and Margaret (Graham) Dowling,¹ the Dowling Apartment Building shows the influence of both the Neo-Classical Revival and the Craftsman styles. It was designed by Madison architect Philip Dean.²

Description

The Dowling Apartment building is located southwest of the Capitol Square on Madison's isthmus in a residential neighborhood dominated by large, late nineteenth and early twentieth century houses. Originally in single-family use, most have been subdivided and are occupied by groups of university students. The Dowling Apartment Building is set toward the front of its long, narrow lot.

A lawn with foundation plantings and mature trees graces the north- (front) and west-facing (side) yards. A concrete driveway passes along the east-facing façade of the building, leading to a parking area and the back yard. The back yard runs to the edge of a low bluff, which is set above the tracks of the Chicago, Milwaukee and St. Paul Railroad and affords a lovely view of Lake Monona.

The Dowling Apartment building is rectangular in plan, measuring about 90 feet (north-south) by about 48 feet. The short axis parallels West Wilson Street. The north-facing (front) façade is symmetrical with a central, recessed entrance and slightly-projecting pavilions at either end (see photo 1). A projecting course of brick soldiers forms a watertable. The entrance portal exhibits a stone surround with paneled pilasters and an entablature enriched with simple moldings. On the frieze, raised letters read "DOWLING." An original, wrought iron lantern appears on either side of the portal. The entrance itself is composed of a door with a multipane window, framed with sidelights and a transom. The entrance is flanked on either side by a pair of casements surmounted by a transom. The second and third stories are similar, except that the casements-with-transom flank another pair of casements. The central casements are enriched with a lintel of brick soldiers and stone corner blocks. Many of these are the original, multipane or single-pane casements, but some are single-pane replacement casements.³ The replacement windows post-date 1986, but have little affect on the integrity of the Dowling Apartment Building as they match the originals in materials and size. Each end pavilion on the front façade displays a band of four casement windows at each story with continuous stone sills. Above the third story, a cornice extends across the façade. In the central section, the cornice is enriched with simple classical moldings and modillion blocks. The narrower cornice on the flanking pavilions is surmounted by an attic story with a stone coping.

¹ *Capital Times*, 15 December 1922.

² "Dowling Apartment Building," blue prints, July 1922, in possession of owner, Mrs. Theodore Wetterbach.

³ Elevations show both types of casement windows on the front façade. "Dowling Apartment Building," blue prints.

The south-facing (rear) façade exhibits a central, hip-roofed stair tower constructed of structural clay tile and finished with stucco. This stair tower, and its stucco finish, are original.⁴ A one-over-one replacement window with a brick sill appears at each landing. These sash post-date 1986. The door into the stair tower is found on the tower's east face. A gabled screen porch is attached to the south face of the tower. The screen porch is an addition, probably first constructed in 1931, and rebuilt in 1992, after it was severely vandalized.⁵ On the main block of the Dowling Apartments, the stair tower is flanked by a pair of casements and a band of four multipane casements. A continuous sill of brick headers unifies the windows. Wood, two-pane, awning windows appear in the basement. That the first story west of the tower matches the rest of this facade is the result of a fine remodeling planned by the Madison architectural firm of (John J.) Flad and (Frank S.) Moulton in 1931. Originally, a garage door on this façade gave access to one automobile stall inside the apartment block. Following Mr. Dowling's death in 1930, Mrs. Dowling had the automobile stall and an adjacent room for a janitor remodeled to create an efficiency apartment. The exterior was rebuilt to match the rest of the façade.⁶

The east- and west-facing facades are nearly identical. Each is composed of a central, recessed section flanked by slightly-projecting end pavilions. The central section displays six bays of paired and tripled casement windows with stone sills. A cornice with classical moldings and modillion blocks embellishes the central section. The end pavilions are one bay deep and two bays wide. Each bay holds a pair of casement windows, except for the first floor southwest end pavilion. On the west-facing façade of the southwest end pavilion, a heavy, wood-plank door with wrought iron, strapwork hinges appears. This door, which dates from 1931, opens into the efficiency apartment that was created in the 1931 remodeling. Concrete steps with a wrought iron rail lead up to a concrete pad in front of the door. A hip-roofed overdoor clad with bronze shelters it, and wrought-iron lanterns frame it. These elements are all part of the 1931 remodeling.

Eleven dwelling units occupy the Dowling Apartment Building. The floor plan consists of a central hall running north-south, with a staircase in the middle of the hall and apartments on each of the east and west sides of the hall. The staircase displays a double configuration, in which two flights rise toward a central landing, then turn and rise to separate landings, following this pattern to the third floor. This allows light from the large, pyramidal-roofed skylight to spill down to the first floor. A heavy, circular newel post anchors the staircase; smaller, square Craftsman newel posts appear on the upper landings, with simple, wood, Craftsman balustrades and handrails between. In the hallway, each apartment unit has a laundry chute to the basement, and there is a trash chute (no longer used) that drops to the incinerator (which is still used) and a door to a large dumbwaiter on each floor. At the rear of the building, the exterior stair tower houses a metal, quarter-turn-with-winders staircase with wood treads. On the first floor, there is one three-bedroom apartment (originally the Dowlings' home), one two-bedroom apartment, and the efficiency (originally an office for the janitor and a one-stall garage). Four one-bedroom apartments are located on each of the second and third floors, arranged with two on either side of

4 "Dowling Apartment Building."

5 Mrs. Theodore (Edna) Wetternach, owner, personal communication, 8 May 2001.

6 "Remodeling Apartment," contract and blue prints, dated 18 July 1931, in the possession of the owner, Mrs. Theodore (Edna) Wetternach.

the hall. High quality materials were used throughout the building. Interior finishes include hexagonal tile (kitchens and bathrooms), brick-patterned linoleum (front vestibule and some unit hallways, apparently original), carpeting (central hall) and bird's-eye maple flooring, and plaster walls and ceilings. With the exception of the efficiency, every apartment features a fireplace (see photo 2). Craftsman style woodwork and built-in kitchen cupboards are found in all the apartments. The one-bedroom units also display built-in dining room sideboards, and the efficiency has built-in bookcases. In all the apartments, except for the efficiency, a cased opening separates the dining and living rooms. Many apartments retain the original dining room chandelier. Each unit has a different model. The efficiency retains its original kitchen sink, countertop and back splash, a single and continuous piece. The doors are mahogany with horizontal panels and solid brass hardware. The basement originally included laundry facilities, a storage room for each apartment, and an incinerator (all present). Exposed concrete floors and brick walls are found in the basement.

Alterations

In 1931, the first floor, southwest corner of the Dowling Apartment Building was remodeled, converting a garage stall and the janitor's office into an efficiency apartment. This remodeling was very sensitive to the original character of the building, matching the materials and elements on both the exterior and the interior. The screened porch appended to the rear stair tower likely was added at the same time. The only other exterior alteration involved the replacement of some of the casement windows with new casements, post-1986. Because the replacement windows match the originals in material and size (and mostly have the same number of lights), their impact is negligible. There have been no structural interior alterations since 1931, only cosmetic changes. In 1965, medicine cabinets were installed in the walls in all the bathrooms. Since 1987, Mrs. Wetternach has embarked on an ambitious plan to rehabilitate and restore the building. She began by having all the exterior brick tuck-pointed. A flat, rubber roof was installed in 1988. In 1989, the electrical and heating systems were updated, and fans installed in the kitchens and bathrooms. Since 1990, the kitchen sinks and countertops have been replaced (except in the efficiency, where the originals have been restored), the woodwork stripped and repainted, and the bird's-eye maple floors have been refinished. These changes are minimal, given that the building is nearly 80 years old, and do not affect the overall excellent integrity of the Dowling Apartment Building.

Significance of the Nominated Property

The Dowling Apartment building is eligible for Madison Landmark designation because it meets criteria 3 of the Landmarks and Landmarks Sites Designation Criteria (see Madison Ordinances Sec. 33.01(4)(a)) as an excellent and intact example of a building type, the early twentieth century apartment block.

It also meets criteria 2 because of its association with an historically important person – Margaret Dowling. Finally, it is probably one of the last and most intact of the remaining buildings associated with the Irish – an historically important pioneer ethnic group that settled primarily in the Fourth Ward of Madison.

Architectural Significance

The Dowling Apartment Building is significant as an excellent and intact example of an “apartment block,” a building type that developed in the late nineteenth century but did not appear in Madison until the early twentieth century. The apartment block contains four or more dwelling units, each with a private kitchen and bathroom. At least two units occupy each floor of the apartment block, in contrast to the “flat” building, in which each floor houses one unit. The “commercial-apartment building” is similar to the apartment block. As the name suggests, it combines retail on the first floor (and often part of the second floor) with apartments on the upper floors. However, the commercial-apartment building evolved from a traditional building type, common in urban areas, in which a shop owner lived above his shop.

The apartment block and the flat building were erected in response to an increased demand for housing in a desirable area where land was limited and/or expensive, such as the downtown. Both the apartment block and the flat building provided a larger number of units on a lot than did a single-family house. In large cities, such as New York and Chicago, apartment blocks and flat buildings were constructed beginning in the last quarter of the nineteenth century. These building types were not erected in Madison until the early twentieth century.⁷

Two- and three-story flat buildings appeared in Madison around 1900, while the first apartment blocks were erected in 1911. The population of the city of Madison nearly doubled between 1890 and 1910, rising from 13,426 to 25,531; it more than doubled over the next twenty years, reaching 57,899 in 1930.⁸ This dramatic increase was the result of several factors -- the expansion of the manufacturing sector, which created many new factory jobs; an increasing number of state workers, in response to new programs introduced by Governor Robert M. La Follette (1901-1906) and succeeding Progressive Republican governors and legislators; and the growing number of students at the University of Wisconsin, most of whom were male, at a time when the University did not provide housing for male students. At the same time, the steady stream of immigrants arriving on America's shores brought an influx of Italians and Eastern Europeans to Madison, many of whom settled in the Greenbush neighborhood at the southwest edge of the downtown. This population explosion and the high demand for housing downtown

⁷ Mollenhoff, p. 353; and Building permits, Madison Department of Planning and Development.

⁸ Nesbit, p. 549.

combined with the city center's location on a narrow isthmus and the lack of availability of urban amenities outside the downtown, resulting in a higher density in downtown residential areas. A resident of downtown Madison could have running water, gas for heating and cooking, electricity, indoor plumbing and telephone service in his home. Outside the downtown, water was pumped by hand, wood-burning stoves were used for cooking and heating, kerosene lamps provided light and the privy was out back.⁹ In Madison, downtown apartment living appealed to young, blue- and white-collar workers and professionals who either did not yet have children or who could not afford an expensive residence downtown. It also appealed to older, well-to-do persons who no longer wished to maintain a large home.

The original plat of Madison had laid out relatively large lots downtown (66 feet by 132 feet), such that two flat buildings could be squeezed onto one lot. Alternatively, an apartment block occupying most of the lot and containing as many as 60 dwelling units could be constructed. The Architecture/History Inventory of the Wisconsin Division of Historic Preservation indicates that 57 apartment blocks still extant were erected in Madison between 1911 and 1930. Twenty-two were constructed prior to World War I, between 1911 and 1917. Thirty-five apartment blocks were built between 1919 and 1930. The size of the apartment blocks ranged from four to 60 units. Of these, 34 can be categorized as small apartment blocks, with fewer than 10 units each. Sixteen can be classified as medium-sized apartment blocks, with between 10 and 20 units each, while only seven are large apartment blocks, with more than 20 units.¹⁰

All 57 apartment blocks are rectangular in form, finished with brick, display flat roofs hidden behind a parapet, and rest on a concrete basement. Forty-seven of the apartment blocks are relatively plain, but are embellished with Classical or Craftsman ornamental details, generally around the front entrance and the windows, and at the parapet. Of the remaining ten apartment blocks, four display the influence of the Tudor Revival, five are Mediterranean Revival in style and one is an Art Deco design. The interiors are typically plain or Craftsman-influenced.

The Dowling Apartment Building exemplifies the apartment block of the early twentieth century, incorporating all of the architectural details described above. It has a boxy, rectangular form, is veneered with dark red brick and trimmed with stone. A parapet, ornamented with a classical cornice and modillion blocks, hides the flat roof. The Dowling Apartment Building is set on a poured concrete basement. The influence of the Craftsman style is evident in the bands of casement windows with continuous sills, which give the exterior a horizontal emphasis. The classical cornice at the parapet and the stone portal framing the entrance add Neo-Classical Revival elements. The interior is simple, but includes Craftsman-influenced woodwork and built-in kitchen cupboards and dining room sideboards, floors of bird's-eye maple and tiled bathrooms with decorative inlays.

Depending upon the type of tenant the owner of the typical apartment block hoped to attract, the amenities included would vary. The Bellevue Apartment Building, (29 East Wilson Street, 1913, NRHP), for example, was a luxury apartment, and

⁹ Mollenhoff, p. 353.

¹⁰ *Wright's Madison City Directory*, (Milwaukee: Wright Directory Company, 1931).

featured fireplaces, folding beds, sophisticated on-premises ironing and laundry facilities and a dumbwaiter system for food and packages.¹¹

At 32 units, the Bellevue Apartment Building was also the largest in Madison until the construction of the Ambassador Apartments at 522 North Pinckney Street (43 units) and Kennedy Manor at 1 Langdon Street (60 units) in 1929. Smaller apartment blocks tended to have fewer amenities.

At eleven units, the Dowling Apartment Building is a medium-sized apartment block, yet it had the amenities of a luxury apartment, including a fireplace in every apartment, distinctive dining room chandeliers, built-in kitchen cupboards and dining room sideboards, laundry chutes, trash chutes direct to the incinerator, a basement storage room for each apartment, a dumbwaiter, and laundry facilities. All these elements combine to make the Dowling Apartment Building a fine example of an early twentieth century apartment block.

The Dowling Apartment Building was designed by Madison architect, Philip Dean (1857-1930). Although born in Madison to one of the city's historically-important medical clinic-building families, Philip Dean studied engineering at the University of Wisconsin. His first job in architecture was as supervisor of the construction of the Jefferson County Courthouse (Jefferson, Wisconsin) in 1882. He opened an architectural office in Appleton in 1883, working there until 1899. From 1899 until 1911, Dean practiced architecture in Wausau. He moved to Madison in 1911, working independently until 1913, when he became the first to hold the post of Building Commissioner for the City of Madison. In 1922, Dean resigned that position and returned to private practice. In July 1922, Dean prepared plans for the Dowling Apartment Building. During the late 1920s, he relocated to Los Angeles, California, where he lived until his death.¹²

Very few of Dean's Madison projects have been identified. He is known to have designed the Richard Keeley House at 109 East Gorham Street (1911) and the John Kelly Store at 510-514 State Street (1927), both still standing. Dean is not believed to have practiced privately during his tenure as city building commissioner. Most of his known projects are located in Wausau, Kaukauna and Appleton. None are apartment buildings; most are either single-family residences or commercial blocks.¹³

In contrast to Dean, the work of Flad and Moulton, designers of the 1931 remodeling of the Dowling Apartment Block, is well known. John Joseph Flad (1889-1967) was born and educated in Madison. He apprenticed with Madison architect James O. Gordon in 1907, then briefly worked for another Madison architect, Robert Wright. Flad worked at a series of Chicago firms between 1909 and 1914. He then returned to Madison and worked for Alvan E. Small until 1917. After a two-year stint in the office of the Wisconsin State Architect, Flad rejoined Small, remaining until 1926. From 1926 until 1932, Flad practiced architecture in partnership with Frank S. Moulton (1891-1981). Moulton was born in Madison but raised in Ashland, Wisconsin. He studied at Cornell University, then worked for Madison architect, A. D. Conover, from 1912

11 Mollenhoff, p. 353.

12 Rankin, no page numbers.

13 Ibid.

to 1916. Moulton worked for the Wisconsin State Architect from 1916 until 1926, rising to the position of chief designer.¹⁴

Flad and Moulton are known to have designed 18 buildings in Madison during their six-year partnership. Most were for single-family houses, executed in the Colonial Revival and Tudor Revival styles. The firm also designed three large hotel/apartment buildings and St. Bernard's Roman Catholic Church at 2450 Atwood Avenue. Flad was a dedicated Catholic and is best known for the buildings he designed for the Catholic church.¹⁵ It is likely this association that inspired Mrs. Dowling to select Flad and Moulton to remodel her apartment building, as she herself was a devout Catholic.

Following the dissolution of their partnership, Flad and Moulton each worked independently. Flad's firm, which expanded to include his sons and other male relatives, had become the largest architectural and engineering firm in Madison by the time of Flad's death in 1967. Today, Flad and Associates retains its position as the largest local firm, with branch offices as far flung as Gainesville, Florida. Moulton, whose fine designs for the University of Wisconsin Memorial Union, University Hospital and Student Nurses' Dormitory (all on the Madison campus), testify to his talent as an architect, went on to teach art education and planning at the university.¹⁶

Historical Significance

The Dowling Apartment Building has had only two owners in its 80-year history. For this reason, and because of the careful attention that the owners have lavished on it, the Dowling Apartment Building retains excellent integrity. The Dowling Apartment Building was erected in 1922 for William L. and Margaret (Graham) Dowling at a cost of \$30,000. The Dowlings lived in apartment A, a three-bedroom unit occupying half of the first floor, until their deaths. Theodore L. Wetternach became the second owner in April 1963. Since Wetternach's death in November 1986, his widow Edna P. Wetternach has been sole owner of the Dowling Apartment Building.¹⁷

William L. Dowling (1864-1930) was born and raised in Madison's fourth ward, an area in which the Dowling Apartment Building was later built. The fourth ward was traditionally thought of as the Irish neighborhood, because many of the pioneer Irish families lived in this area, although all of Madison's neighborhoods were of mixed ethnic residency. As did many of the early Irish men, Dowling worked for the Chicago, Milwaukee, St. Paul and Pacific Railroad, first in the freight department and later as a mail clerk. Upon retiring from the railroad, he opened a shoe store on the Capitol Square (on West Main Street) in partnership with Jacob Esser. Dowling represented the fourth ward on the Common Council for seven years during the 1910s and the 1920s. Dowling also chaired the local draft board during World War I.¹⁸

14 Ibid.

15 Ibid.

16 Ibid.

17 "The Dowling Apartment Building," album prepared by Edna P. Wetternach, in the possession of Mrs. Wetternach.

18 "Death Takes W. L. Dowling, ex-Alderman," *Wisconsin State Journal*, 13 January 1930; "Mrs. Dowling Rites Slated on Saturday," *Capital Times*, 2 August 1962; and "An Orchid To . . . Mrs. William L. Dowling," *Capital*

Margaret (Graham) Dowling (?-1962) was born in Cincinnati, Ohio and moved to Madison in 1900. From 1900 until 1904, she worked as a hat trimmer at the Mahoney Hat Shop. In 1904, she bought the shop, operating it as the M. L. Graham Hat Shop until 1917. That year, she married William L. Dowling and sold the hat shop to her sisters. A devout Catholic, Mrs. Dowling was very active in Catholic and public charity work in the years following her marriage. It is for this selfless contribution she made to the welfare of Madison residents that she is considered historically significant. Between 1922 and 1925, Mrs. Dowling acted as chair of the women's division for the fundraising campaigns that enabled the construction of the Catholic Community Center, Marshall Hall at Edgewood College, and an addition to St. Mary's hospital, all in Madison. She also directed the furnishing of the Catholic Community Center. For many years, Mrs. Dowling served on the board of the Madison Catholic Association, the Madison Catholic Women's Club and the Wisconsin Council of Catholic Women. As president of the last organization from 1934 to 1936, Mrs. Dowling criss-crossed the state some 11,000 miles in discharging her duties.¹⁹

In 1934, Governor Albert G. Schmedeman appointed Mrs. Dowling to two statewide citizens committees, one to review highway safety and the other to investigate housing problems. Governor Philip La Follette appointed Mrs. Dowling to a statewide citizens committee to survey conditions in state institutions in 1936. Through this committee, Mrs. Dowling helped draft a comprehensive program for the improvement of institutional care for children, the indigent, the sick and the elderly. As part of this committee, Mrs. Dowling reviewed studies of the underlying causes contributing to child delinquency, gaining an interest in the subject. She later served on a statewide advisory board formed by Elizabeth Yerxa, studying delinquency in Dane County. Mrs. Dowling was actively involved in the study, contacting school superintendents, priests, ministers and doctors to gather information.²⁰

Locally, Madison Mayor James R. Law named Mrs. Dowling chair of the Madison clothes depot, an office established for receiving and sorting used clothing for those in need during the Depression. Mrs. Dowling worked six days a week, all day, supervising five employees and overseeing operations. She also sat on the Madison Public Welfare Board for several years. Mrs. Dowling was a contributing member of the Blessed Martin house, an interracial house for the poor on West Washington Avenue; and a member of the auxiliary board of the Neighborhood house, a settlement house for immigrant families in the impoverished Greenbush neighborhood, for more than ten years. Mrs. Dowling also was an organizer of the annual local Christmas seal campaign and a member of the Community Chest board.²¹

During World War II, Mrs. Dowling was an active member of the USO (United Service Organization) Council. From 1942 until the end of 1946, she served on the local price panel control board of the federal Office of Price Administration. Mrs. Dowling was an active member of the Dane County Democratic Club, the National Woman's party (a non-partisan organization

Times, 19 March 1949.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

promoting the advancement of women), and the Madison Woman's Club. She won a national award for her work as chair of the Better Homes department of the Madison Woman's Club in 1941. Mrs. Dowling lived in the Dowling Apartment Building until her death in August 1962.²² No comprehensive study of biographies of Madison people has been undertaken to determine how significant a person Mrs. Dowling was compared to other important people in Madison. However, the enumeration of her accomplishments and contributions makes it clear that she must be near the top of former Madisonians who have dedicated their lives to the benefit and welfare of their fellow citizens.

Mrs. Dowling left her estate to the local diocese of the Catholic church. Bishop O'Connor, a friend of Mrs. Dowling's, felt it inappropriate for the Catholic church to hold rental property and arranged for the estate to sell the apartment building. In April 1963, Theodore L. Wetternach bought the Dowling Apartment Building, paying \$90,000. Mr. Wetternach passed away in November 1986, leaving his widow, Edna P. Wetternach as sole owner of the property. In 1987, she embarked on a rehabilitation of the Dowling Apartment Building that continues. On the exterior, the roof has been replaced, the brick has been tuck-pointed and some of the original casement windows have been replaced with new, wood casement windows. On the interior, carpeting has been removed, the bird's-eye maple floors have been refinished, and most of the kitchens have been updated with new counter tops and sinks. The tile, tubs and sinks in the bathrooms have been restored and many of the original light fixtures have been preserved.²³

22 Ibid.

23 "The Dowling Apartment Building."

445 - 447 W WILSON ST



