

# LAKE VIEW HILL PARK

Historic Landscape Evaluation



Final Report  
July 2011

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# *Lake View Hill Park*

## CULTURAL LANDSCAPE EVALUATION

*prepared for:*

DANE COUNTY  
LAND AND WATER RESOURCES  
*and*  
FRIENDS OF  
LAKE VIEW HILL PARK, INC.

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*July 2011*

# ACKNOWLEDGEMENTS

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Several individuals who were patients, staff members, and family members of patients and staff, during the operation of the Sanatorium, graciously provided information in the form of oral history interviews, photographs, and a video. Their contributions enriched the report with stories and personal accounts that brought to life the world of the Sanatorium. Those interviewed in person or by phone include: Edyth Harb, Tom Lawrence, Jeannine Lawrence Muhl, Kathleen Lawrence Ehlen, Thomas Paul Link, Hazel Tenney, and two anonymous interviewees. In addition, numerous individuals shared information via email exchanges. Their contributions are greatly appreciated.

CHAPTER I:  
INTRODUCTION

## Chapter I: Introduction

### *Scope of the Report*

This *Cultural Landscape Evaluation* for Lake View Hill Park provides an overview of the landscape history, evaluation of the historic landscape, and guidance for treatment and use of the cultural landscape resources associated with the property. The documentation of historic significance and evaluation of integrity of the historic landscapes serves as a framework upon which treatment recommendations are developed. This report provides a comprehensive understanding of the physical evolution of the historic landscape, as a framework for future management decisions. The report has been prepared by Quinn Evans Architects (QEA) to fulfill a contract with the Dane County, Wisconsin, Department of Land and Water Resources. The Friends of Lake View Hill Park played a major role in guiding the project.

According to the National Park Service, cultural landscapes are “*geographic areas, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or that exhibit other cultural or aesthetic values.*”<sup>1</sup> At Lake View Hill Park, current uses and management of the buildings and landscape are overlaid with the framework provided by historic design and activities at the property. It is the intent of the current report to ensure that the significant historic landscape attributes are recognized and preserved, while also providing for the current and future use of the site as directed in the 2009 Master Plan.<sup>2</sup>

### *Project Objectives*

The objectives for the report include:

- Document the development of the historic landscape at Lake View Hill Park.
- Verify the existing conditions of the historic landscape features previously documented in the *Lake View Hill Park Master Plan* and the *Historical, Archaeological, and Geological Features Inventory*.<sup>3</sup>
- Evaluate the significance and integrity of the historic landscape features at Lake View Hill Park.
- Provide conceptual treatment recommendations for managing the historic landscape features at Lake View Hill Park.
  1. Recommend landscape treatments to address management needs identified by the Friends of Lake View Hill Park, Dane County Department of Land and Water Resources, Dane County Department of Health and Human Services, and public input.

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<sup>1</sup> Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, 1998, 12.

<sup>2</sup> Ken Saiki Design, *Lake View Hill Park Master Plan*, 2009.

<sup>3</sup> Ibid., and Great Lakes Archaeological Research Center, *Historical, Archaeological, and Geological Features Inventory, Lake View Hill County Park*, 2008.

2. Enhance visitor experiences through providing information about the history of the site to be used for interpretation.
3. Provide guidance in determining how park use, interpretation, and education can be emphasized while preserving significant cultural resources.

## Location

Lake View Hill Park is located on the northern side of Lake Mendota in the City of Madison, Wisconsin. The 48 acre Dane County Park extends to the north from Northport Drive/ Highway 113 occupying a portion of Section 25, Township 8 North, Range 9 East.

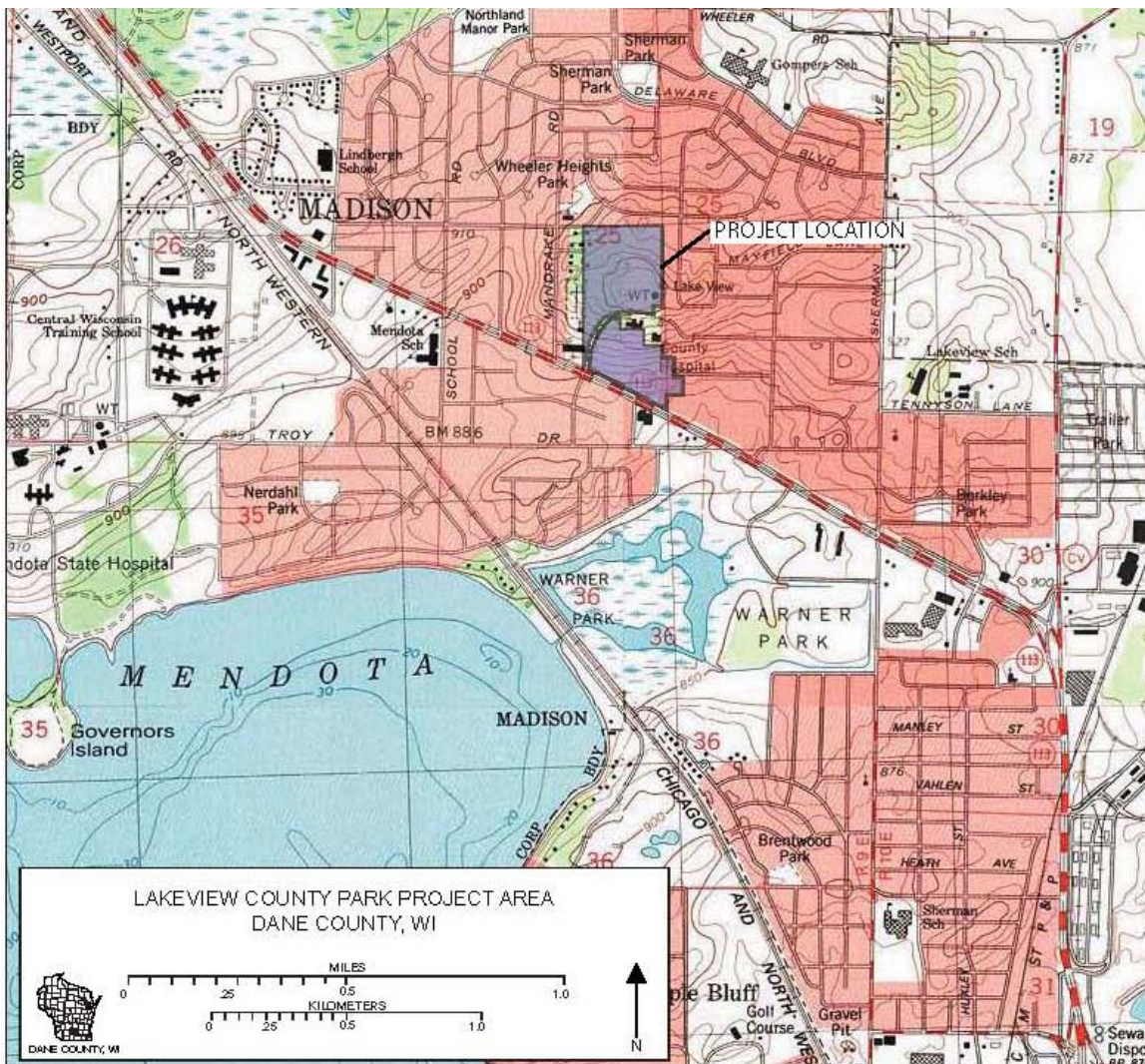


Figure 1- 1: Location of Lake View Hill Park, Dane County, Wisconsin. (source: Great Lakes Archeological Research Center, *Historical, Archeological, and Geological Features Inventory, Lake View Hill County Park*, 2)

## *Description of the Project Area*

The landscape of Lake View Hill Park is described herein as a unified property made up of ten landscape character areas. Landscape character areas are defined by their combined physical qualities and cultural resources. The Lake View Hill landscape character areas are illustrated in Figure 1-2. They include:

1. **South Lawn Area:** the hill that slopes down from the main Sanatorium building to Northport Drive has contained a mown lawn since the establishment of the institution in 1930.
2. **Sputum Pond Area:** this area, located on the eastern portion of the property south of the dormitory, contains remnants of ornamental landscape features that were present during the operation of the Sanatorium. Included are remnants of sputum pond, portions of two ornamental cement lined streams, a cement path, and ornamental plants.
3. **Dormitory Area:** the dormitory, related circulation routes, remnants of historic features, vegetation, and stone retaining wall are all included in this character area.
4. **Main Building Area:** the main building (Sanatorium, Administration building), related circulation routes, adjacent parking, vegetation, ornamental archway, and fountain/planter are all included in this area.
5. **Gallo Woods Area:** this area includes the mature oak woods located to the southwest of the main building.
6. **Entrance Drive Area:** the steep main entrance drive to the property, entrance signs, sidewalk, ornamental plants, and street trees are included in this character area.
7. **Water Tower Area:** located northeast of the main building and north of the maintenance area, the water tower area includes the water tower, several small utility buildings, surrounding vegetation, and a large paved area used for parking.
8. **Maintenance Area:** located to the east of the main building and north fo the Dormitory, this area includes three historic service buildings and one non-historic utility building, surrounded by an asphalt driveway on the north and a deteriorated driveway on the south.
9. **Waterfall & Pools Area:** located to the north of the parking lot and main building and at a higher elevation, this area contains remnants of large pools and an ornamental stone waterfall that was present during the historic period.
10. **North Wooded Area & East Wooded Area:** these areas contain native woodland communities that are currently the focus of ecological restoration activities. They also include remnants of historic activities that occurred during the operation of the Sanatorium.





**Legend**

- |                       |                              |                  |
|-----------------------|------------------------------|------------------|
| — Nature Trails       | ① Water Tower                | ⑥ Administration |
| ..... Implied Trails  | ② Two Utility Buildings      | ⑦ Maintenance    |
| --- Property Boundary | ③ Utility Building           | ⑧ Power House    |
| - - - - Fence         | ④ Old Water Utility Building | ⑨ Pump House     |
|                       | ⑤ Garage                     | ⑩ Dormitory      |

**Figure 1- 2: Lake View Hill Park, Landscape Character Areas**

CHAPTER II:  
LANDSCAPE HISTORY

## **Chapter II: Landscape History**

### ***Restorative Landscapes***

At key points in history, landscapes have been identified as primary elements related to human health and well being. Frederick Law Olmsted, the man known as the father of landscape architecture in America, believed passionately in the curative powers of nature. The design of landscapes to provide restorative environments was central to much of Olmsted's work. He believed that human interaction with the environment provided stimulation and enjoyment, resulting in improvements in psychological and physical health. He consistently translated this philosophy into his designs for public parks, open spaces and institutions. During the Civil War, Olmsted briefly served as the Secretary of the U. S. Sanitary Commission, the predecessor of the American Red Cross. He was profoundly affected by the conditions he witnessed, and worked to improve them. Throughout his career, he continued to consider the health and wellbeing of the individuals who would use the spaces he designed.<sup>1</sup>

Olmsted's work often featured lawn and meadow spaces extended by visual connections, extensive plantings of canopy trees and shrubs in masses to enhance the voids they surrounded, incorporation or creation of "natural" areas, and organic curvilinear patterns creating a sense of flowing and movement. Olmsted's influence on landscape design in the United States cannot be overestimated. His prolific body of work would have had a tremendous impact on its own; in addition he wrote extensively about his philosophy of design, and the influences that landscapes could have on human lives. Throughout the country for several generations, his work has been emulated by landscape architects and others designing and managing public landscapes.

Olmsted's designs often included contrasting areas where open, mown lawns were accented by zones of naturalistic plantings of canopy trees and shrubs. These served as transition zones between the more manicured landscapes and the rugged natural areas beyond. Central Park in New York City and Prospect Park in Brooklyn provide excellent examples of the implementation of this philosophy. Olmsted served as the Superintendent of Central Park for many years, implementing his vision for the park. The influence of superintendents upon the landscapes of large parks and institutions had great significance during the years when tuberculosis sanatoriums were operating in the United States. At the same time that the concept of landscapes as restorative environments was developing, medical practitioners were experimenting with using landscapes for therapeutic purposes. The design of landscapes associated with nineteenth-century mental asylums as environments for healing was heavily influenced by their superintendents. "*Architects and landscape architects played an important role*

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<sup>1</sup> Norman T. Newton, *Design on the Land: The Development of Landscape Architecture*, 1971; and Witold Rybczynski, *A Clearing in the Distance: Frederick Law Olmsted and America in the 19<sup>th</sup> Century*, 1999; and Cecelia Paine, *Design of Landscapes in Support of Mental Health: Influences and Practice in Ontario*, 1999.

*in interpreting design intentions, but it was the superintendents who appear to have taken the lead in determining the form of early mental health facilities.” The institutions were planned as “self-sustaining communities that relied on patients for the management and cultivation of land as part of their therapy.” The use of land for treatment and production was combined with restorative landscape settings to create a distinctive form: the therapeutic landscape.<sup>2</sup>*

*“Dr. Thomas Kirkbride was a central figure in the design of mental asylums in the nineteenth century.” Kirkbride strongly encouraged the development of design plans for hospital grounds. “As soon as a building is located, a general plan for the improvement of the grounds should be prepared, and the laying out of roads and planting of shade trees commenced.” Promoting strong site planning principles, Kirkbride addressed building location, prevailing winds, sun, drainage, views, and the creation of a visual sequence and hierarchy. He indicated:*

*The grounds about the building should be highly improved and tastefully ornamented; a variety of objects of interest should be collected around it, and trees and shrubs, flowering plants, summer-houses, and other pleasing objects, should add to its attractiveness.<sup>3</sup>*

Mental asylums were the first sanatorium-type facilities to be developed in the United States. When tuberculosis sanatoriums were developed, many of the design concepts regarding landscapes for mental asylums were deemed appropriate and integrated into the tuberculosis sanatorium sites.

Members of the site selection committee for the Dane County tuberculosis sanatorium travelled around the country to visit other facilities before selecting a site for Lake View. When established as Lake View Sanatorium, the landscape was greatly influenced by the philosophy that fresh air and a pleasant environment were important to the recuperation of tuberculosis patients. The first Superintendent at Lake View strongly supported this concept, and worked toward the implementation of a beautiful ornamental landscape. The resulting grounds at the Sanatorium, although not designed by a well-known landscape architect, contained many of the aspects and characteristics prevalent in well-known parks, gardens, and institutions established during the period from the turn of the century to the start of World War II.

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<sup>2</sup> Cecelia Paine, *Design of Landscapes in Support of Mental Health: Influences and Practice in Ontario*, 1999.

<sup>3</sup> Thomas Kirkbride, *On the Construction, Organization and General Arrangements of Hospitals for the Insane*, 53.

## ***Tuberculosis in Wisconsin***

By the late 1870s, concerns that cases of tuberculosis, often referred to as consumption, were increasing in Wisconsin were expressed. Physicians identified the need to gather information about the number of cases, their locations, patient ages, and fatalities, in order to better understand the effects of the disease in Wisconsin. The information could then be used to help determine how to reduce the spread of infection and to develop viable treatments.

The cause of tuberculosis was unknown until 1882, and speculation regarding the possible causes of the disease was widespread. Reports were intermixed with discussions of supposed sources including “soil moisture,” “climate change” and “insufficient clothing.” A large component of health professionals strongly believed the origin to be genetic. In 1882, when Robert Koch discovered that the cause of tuberculosis was the tubercle bacillus, the medical community could finally begin to address controlling the spread of the disease based on limiting exposure to contamination. However, not everyone was convinced by Koch’s work, and even those who endorsed it included individuals who felt it unwise to accept the bacillus as the only source of the disease. Also, no treatment was known. Therefore, movements to develop appropriate treatments based on the bacterial nature of the disease were not pursued in earnest immediately.<sup>4</sup> The Wisconsin State Board of Health continued to support treatment through “*purity of air and removal from all special causes of irritation to the lungs... and the general upbuilding of the system by nutritious diet, with relief from overwork and from depressing anxieties...*”<sup>5</sup>

The first statistical report on the prevalence of tuberculosis in Wisconsin was presented in 1894 stating:

*For the year ending September 30, 1893, according to the reports received from 593 localities in the state 622 deaths occurred from Consumption; and for the year ending September 30, 1894, from 648 localities 903 deaths are reported. It is impossible to estimate the exact number of death that occur from this disease in the state at the present time. Statistics in relation to these are of the most vital importance as it is now recognized that this is one of the preventable diseases with which we have to contend.*<sup>6</sup>

Collection of additional statistics, as well as intense advocacy efforts made by individuals and organizations, eventually led, in 1902, to the Wisconsin State Board of Health

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<sup>4</sup> Harold Holland, *House of Open Doors*, 17-18 and 27-30; U. P. Stair, *Is Consumption an Infectious Disease?*, *Journal of the American Medical Association*, 425.

<sup>5</sup> Harold Holland, *House of Open Doors*, 18; Wisconsin State Board of Health: *Fifteenth Report (1893-94)*, 11.

<sup>6</sup> Wisconsin State Board of Health: *Fifteenth Report (1893-94)*, 11.

recommending the establishment of a state sanatorium for the care and treatment of patients with tuberculosis.<sup>7</sup> In 1904, the Milwaukee county committee on tuberculosis was organized to “...address the question of the establishment of sanatoria for the treatment of consumption...” and to organize a campaign for the education of the public regarding the contagiousness of the disease and of the curability of consumption in the early stages.<sup>8</sup>

To gain legislative support, a commission was appointed to prepare a report explaining the need for a state sanatorium, and to select a site. The 1905 report by the Wisconsin State Tuberculosis Commission indicated that of the 2,500 people who died every year in Wisconsin, tuberculosis was responsible for over 11 per cent of the total mortality. In addition, 7,000 to 8,000 other cases existed in the state. The majority of deaths caused by tuberculosis occurred in patients between the ages of 18 and 30. The report provided suggestions for preventing the spread of the disease, with treatment in sanatoria being presented as the best approach.<sup>9</sup> Six reasons for the state to build a tuberculosis sanatorium were given:

1. *From a humanitarian point of view the state should aid those afflicted with this dread, but curable, disease...*
2. *Purely from a business point of view, the economic drain on the resources of our commonwealth caused by the loss in wages, sickness, etc., of these thousands of sufferers is to be measured in millions of dollars every year...*
3. *The sanatorium removes from the home the center of contagion and thus stops further spread of the disease...*
4. *After his return to his home, the discharged patient becomes a messenger of the gospel of hygienic living...*
5. *While the affected patients may successfully follow the hygienic treatment outside of an institution, the rigid discipline and close medical supervision secured in the sanatorium are such as to render a cure much more likely to be effected.*
6. *A cure effected at home is likely to be more lasting than one secured under different climatic surroundings.*<sup>10</sup>

By 1908, there were three small sanatoriums in Wisconsin accommodating a total of 100 patients. The oldest was River Pines, a private hospital that opened in August 1906, located on the Wisconsin River near Stevens Point. The second to open was Blue Mound, located on the outskirts of Milwaukee, which operated as a philanthropic institution. The third placed into operation was the publicly owned and operated Wisconsin State Sanatorium, near Wales (see Figure 2-1). The three all struggled to remain stable financially, and operated at maximum capacity at all times. They mainly provided care for incipient cases, and there was an acute need for isolation of advanced

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<sup>7</sup> Harold Holland, *House of Open Doors*, 16.

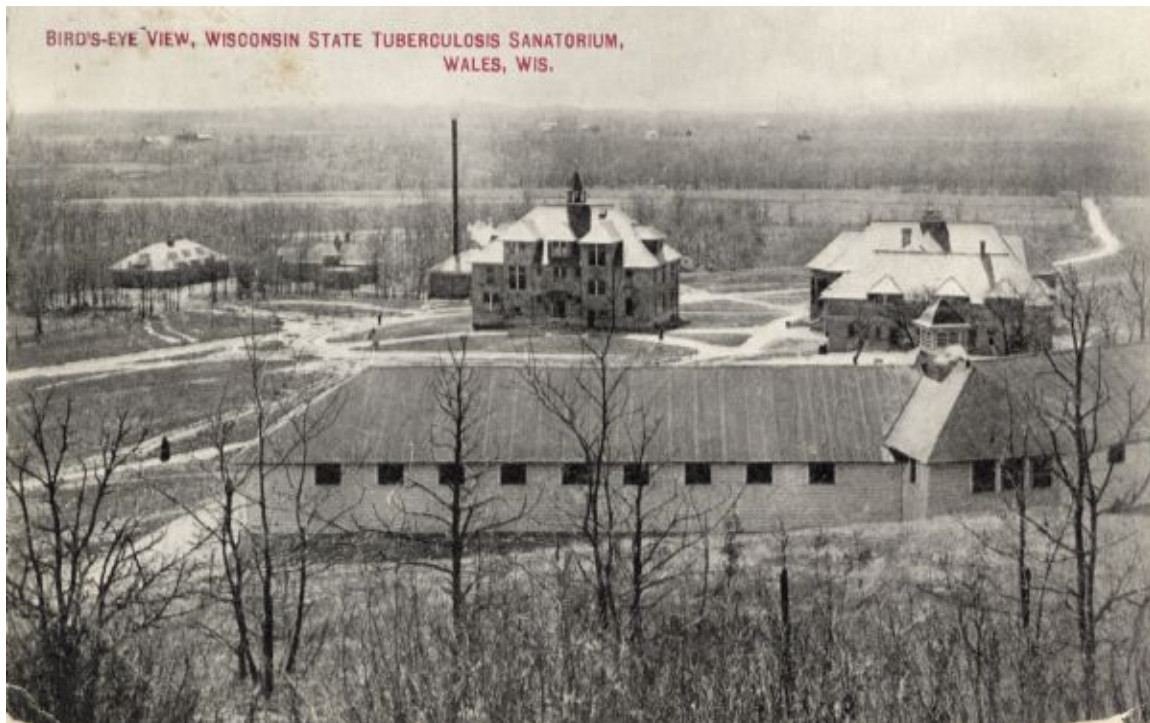
<sup>8</sup> *Ibid.*, 30.

<sup>9</sup> *Ibid.*, 22-24.

<sup>10</sup> *Report of the Wisconsin State Tuberculosis Commission*, 7-9.

cases to help halt the spread of infection. Also, many more patient beds were required. Advocates developed a plan to address the need by establishing a system of county sanatoriums. An enabling act was necessary for counties to set up the facilities, and a bill was developed and presented to the 1911 Legislature “*permitting counties to build and operate county sanatoriums for the care of advanced cases.*” The bill was signed into law by Governor Francis E. McGovern on 27 June 1911 as Chapter 457 of the statutes. The establishment of the Wisconsin county system for treating tuberculosis patients was unique compared to most states. As a result, the majority of Wisconsin’s sanatorium facilities were built utilizing county funds and operated by the counties with only minor financial aid from the state.<sup>11</sup>

The quick construction of the Greenfield hospital in Milwaukee, was based on rushed planning and design, resulting in errors that impacted the ability of the facility to function properly. As a result, in September 1911, the Wisconsin Anti-Tuberculosis Association’s publication, *The Crusader*, published a report outlining a planning approach and architectural design for a model county sanatorium. “*So well thought out was the design that it was adopted at once by several county boards contemplating sanatorium construction. Indeed, most of the 17 county sanatoriums opened in the next 19 years were built essentially on this plan.*”<sup>12</sup>



**Figure 2- 1: Wisconsin State Tuberculosis Sanatorium, Wales, Wisconsin, ca. 1910.** (source: Wisconsin State Historical Society Archives, 37726).

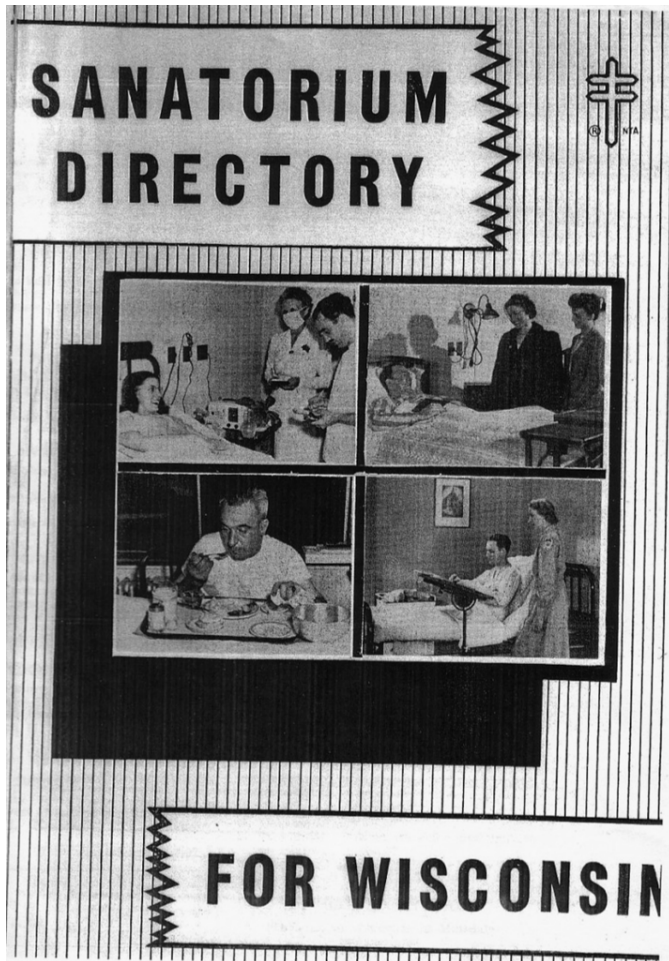
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<sup>11</sup> Harold Holland, *House of Open Doors*, 78-81.

<sup>12</sup> *Ibid.*, 82-83.

The importance of implementing the county system in Wisconsin was underscored with the onset of the Great Depression. As unemployment and homelessness rose, ideal conditions for spreading tuberculosis escalated. Wisconsin's established sanatoriums played a major role in caring for those struck by the disease. The Wisconsin Anti-Tuberculosis Association published posters and brochures providing information about the services provided at the sanatoria (see Figure 2-2). Locations of the Wisconsin sanatoria are illustrated in Figure 2-3.

*Fortunately, all of Wisconsin's larger counties (60,000 population or over) as well as many smaller counties, had equipped themselves with sanatorium facilities by the time the depression broke. Dane, the longest holdout, did the job up brownest with the opening on June 1, 1930 of its handsomely equipped 100-bed Lake View.<sup>13</sup>*



**Figure 2- 2: Wisconsin Sanatorium Directory, 1955.** (source: The Wisconsin Anti-Tuberculosis Association, Milwaukee, Wisconsin, on file at Wisconsin State Historical Society Library)

<sup>13</sup> Ibid., 168.



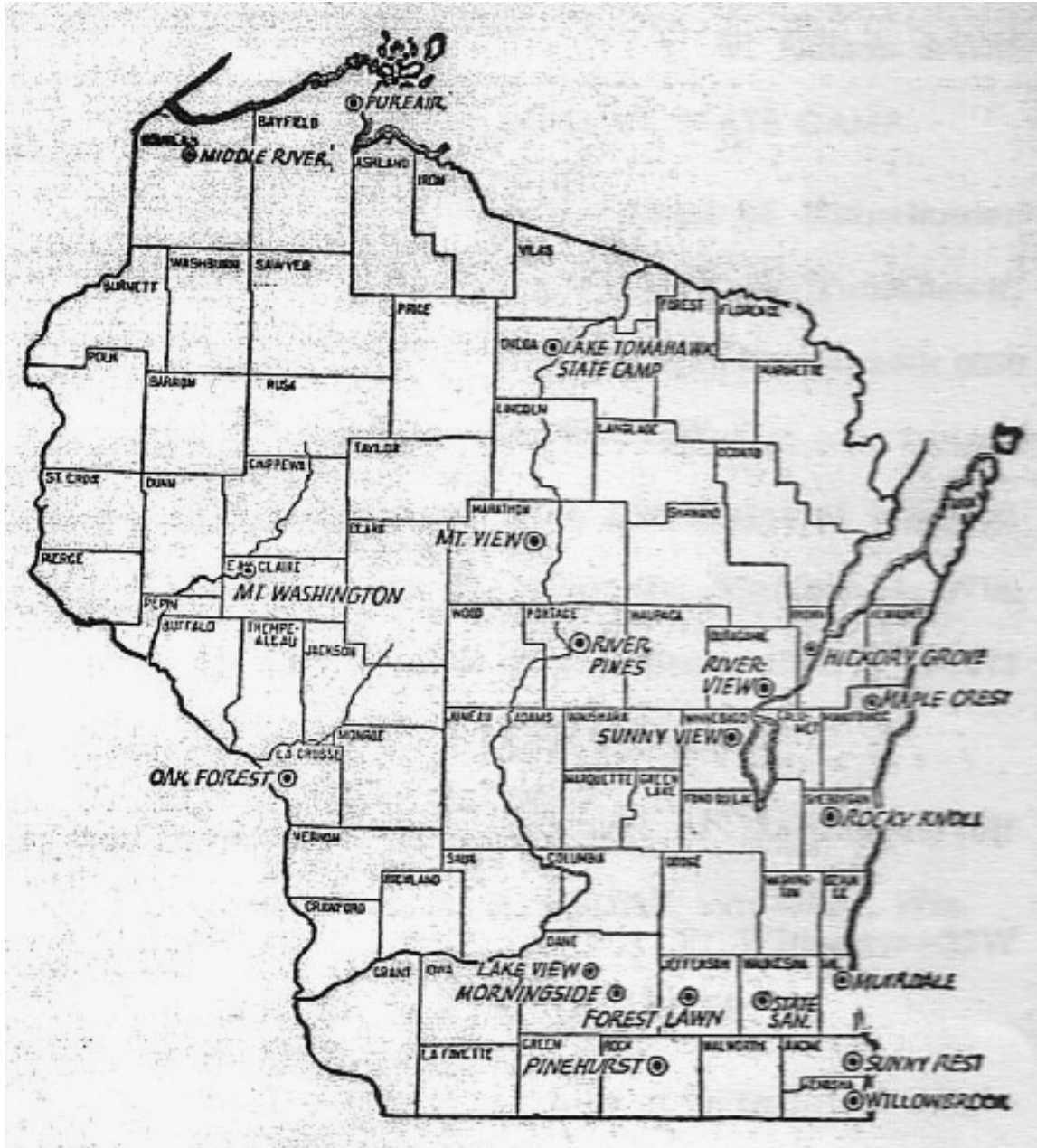


Figure 2- 3: Map showing locations of Wisconsin tuberculosis sanatoriums, 1955. (source: The Wisconsin Anti-Tuberculosis Association, Milwaukee, Wisconsin)

### ***Efforts of the Madison Tuberculosis Association***

Beginning in 1907, a small group of men began to work toward the eradication of tuberculosis in Madison and the surrounding area. The group formed the Madison Tuberculosis Association (MTA) in 1908 and established a campaign of public education and a survey of the prevalence of the disease in the area. About two hundred cases were identified. Members of the MTA developed a plan for a tuberculosis sanatorium focused on curing and preventing the disease in Madison. Philanthropist Dr. Charles H. Vilas contributed the funds to purchase land and erect buildings for the Moningside Sanatorium, which served as the only facility of its kind in Dane County until Lake View Sanatorium was opened in 1930.<sup>14</sup>

Soon after its establishment, Monginside Sanatorium was unable to serve the quantity of tuberculosis patients in Dane County. A campaign ensued to develop support for the development of a larger sanatorium to serve the county. Finally, in 1928, the Dane County Board committed to construct a tuberculosis sanatorium with one hundred beds to serve the community.<sup>15</sup>

### ***Location & Construction of Lake View Sanatorium***

In order to determine the design and location of the facility, a building committee was appointed. Their first task was to choose a site for the Dane County sanatorium. Once selected, the choice of the property in the town of Westport was unanimously endorsed. This property had many desirable attributes including its location in the center of the county, proximity to Madison to make staffing easier, and the aesthetically appealing characteristics of the site. In fact, according to the 1940 annual report, the site was unequalled from an aesthetic standpoint.

*The high land on which the Sanatorium stands not only provides the best atmospheric conditions available, but presents a beautiful view, almost unsurpassed in the state of Wisconsin. From these premises the eye may wander from the wooded hills in the west, over almost all of Lake Mendota to the University buildings, to the dome of the Capitol which always presents itself above the skyline of Maple Bluff, to the city of Madison straight to the south, and, more to the east, a typical Wisconsin pastoral landscape. It is said that John Muir, the naturalist, in walking from Madison to Portage, paused on this hill to feast his eyes on this superb vista which he believed his last view of Madison.*<sup>16</sup>

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<sup>14</sup> *Lake View Sanatorium, Tenth Anniversary, Tenth Annual Report of the Trustees and Superintendent, 1939-1940*, 8-9.

<sup>15</sup> *Ibid.*, 9.

<sup>16</sup> *Ibid.*, 10. It is unclear which hill Muir referred to in his account, found in the memoir of his childhood, *The Story of My Boyhood and Youth* (1913).

The property was purchased from Henry Harbort (or Harbour) by Dane County in 1929.<sup>17</sup> The original appropriation of \$250,000 for construction had to be expanded by an additional \$225,000 to complete the project. The construction firm of J. P. Cullen & Sons, Inc., was hired to construct the facility. Figures 2-4 through 2-6 include images of the building under construction. When the building opened in 1930, it was “*undoubtedly, at that time, the leading structure for the treatment of tuberculosis in the Middle West.*”<sup>18</sup> The facility included every modern convenience and equipment for the operation of the Sanatorium and for the medical and surgical care of the patients. Figures 2-7 and 2-8 illustrate a patient room and state-of-the art operating room at the Sanatorium. The main building was completed and ready for occupancy on 1 June 1930 (see Figure 2-9). The first patient was admitted the evening before, 31 May 1930.<sup>19</sup> The first power plant on the property was completed the same year.<sup>20</sup>

*The name Lake View was selected because of the view one can command from its premises. The ground floor of the sanatorium is on a level with the roof of the State Capitol and has an elevation of 150 feet above the surrounding countryside.*<sup>21</sup>

Prior to the development of the Sanatorium, the property was utilized as farmland. The south-facing hill was utilized for cultivation and pasture (see Figures 2-4 and 2-6).

*A fence running east west about halfway up what is now the lawn, and another fence running from the center of this fence south to the road. East of this dividing fence you would see a cornfield and west of it some old buildings and a fruit orchard. The buildings have long since been removed, and only one apple tree and one pear tree remain of the orchard. Looking north of the fence running east and west you'd see a woodland. Some of these trees still remain—east by the dormitory, west in Gallo Park, and north to the line fence.*<sup>22</sup>

Although Morningside Sanatorium continued to operate in Madison, Lake View also admitted children when it first opened. During the 1941-42 fiscal year the determination was made to cease treating children at Lake View. The children's rooms were converted to be used for adult patients.<sup>23</sup>

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<sup>17</sup> Great Lakes Archaeological Research Center, *Historical, Archaeological, and Geological Features Inventory, Lake View Hill County Park, Madison, Wisconsin*, 4.

<sup>18</sup> *Lake View Sanatorium, Tenth Anniversary, Tenth Annual Report of the Trustees and Superintendent, 1939-1940*, 10.

<sup>19</sup> *Ibid.*, 10.

<sup>20</sup> Ken Saiki Design, *Lake View Hill Park Master Plan*, 5-6.

<sup>21</sup> Rasmussen, Paul. *Welcome Dane County Board to Lake View Sanatorium, A History of Lake View*, 2.

<sup>22</sup> *Ibid.*, 1.

<sup>23</sup> *Lake View Sanatorium, Twelfth Annual Report of the Trustees and Superintendent, 1941-1942*, 3.

*Because the treatment of tuberculosis has changed considerably since the time the institution was erected, numerous changes within the physical structure of the building have taken place. The ground floor originally had a large play room for children, and the porches on the third and fourth floors did not have roofs. The roofs were added at a later date when sun treatment was no longer used.*



**Figure 2- 4: Lake View Sanatorium under construction, 1929.** (source: Wisconsin State Historical Society Archives, 35103, by Athur M. Vinje).



**Figure 2- 5: North side of Lake View Sanatorium under construction, 17 December 1929.** (source: Wisconsin State Historical Society Archives, 21161, by Angus B. McVicar).



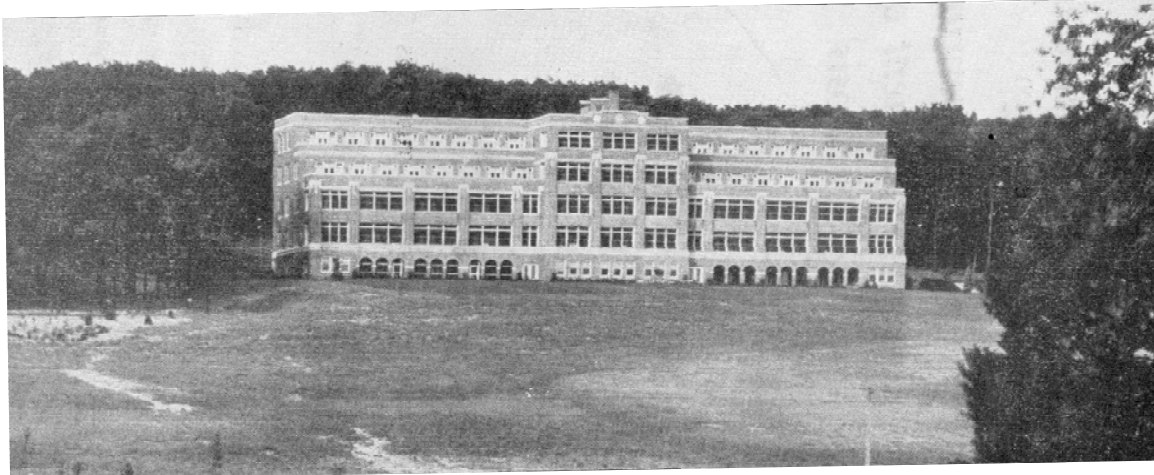
**Figure 2- 6: Lake View Sanatorium, 17 December 1929. Note the graded terrace upon which the building is situated.** (source: Wisconsin State Historical Society Archives, 21163, by Angus B. McVicar).



**Figure 2- 7: Patient room at Lake View Sanatorium, 29 April 1931.** (source: (source: Wisconsin State Historical Society Archives, 19276, by Angus B. McVicar).



**Figure 2- 8: Operating room at Lake View Sanatorium, 27 April 1931.** Note the trees on the slope beyond the window—indicating that it is a north-facing window. (source: Wisconsin State Historical Society Archives, 19294, by Angus B. McVicar).



**Figure 2- 9: Lake View Hill Sanatorium, 1930.** When compared to Figure 2-6, it is apparent that the topography on the southern side of the building has been regarded to provide a more consistent slope. (source: *Lake View Sanatorium, Tenth Anniversary, Tenth Anniversary Report of the Trustees and Superintendent, 1939-1940*).

### ***The Sanatorium Years (1930-1966)***

In June of 1930, Lake View Sanatorium was opened. Five months later the first annual report of the sanatorium was filed. The report includes a glowing review of the new facility by the first Superintendent, Dr. W. C. Reineking:

*When the Superintendent and Medical Director took charge of the institution in the Spring of 1930, he found a splendid up-to-date building, very effectively planned, and embracing all modern features for the care and treatment of tuberculous patients. Those responsible for the selection of the site not only chose wisely from a practical point of view, but located the san. In the most beautiful and delightful spot that could possibly have been obtained. From the point of view of the patients, the elevation, the outlook over Lake Mendota, and the immediate surrounds are ideal and conducive to recovery. The hospital building not only has a very desirable abundance of floor space for each patient, including ample porches for the majority of the patients, but also an exposure to light, air and sunshine that permits each patient to receive the maximum of these valuable necessities for recovery.*

*The builders also made liberal provision for every form of treatment known to medical science; good examining and treatment rooms, a well planned and equipped operating room, solariums and lamp rooms, facilities for direct sunlight treatment, children's play room and school room, occupational therapy department, and the finest and most up-to-date X-ray installation obtainable. Also a laboratory, treatment rooms, and everything that the most exacting physician might desire are provided.*

*The arrangement of having an available porch connecting with almost every room so that patients' beds might be moved in or out, is a feature enjoyed by very few sanatoria, and is a large factor in the recovery of patients.*

*In short, the location, well planned building and fine equipment, should place Lake View Sanatorium in the front rank, not only in Wisconsin, but in the whole middle west.*<sup>24</sup>

Of note is the attention given in this statement to the selection of the site, and beauty of the setting and grounds. The medical approach to treating tuberculosis at the time included extensive bed rest, exposure to fresh air and sunshine, and a diet consisting of plenty of meat, fresh fruits, vegetables, and dairy products. Patients joked about growing fat at the Sanatorium, and in fact, it was a goal of the facility to increase the weight of many of the patients, who had grown emaciated from the effects of the disease. Former patients commented on the very good quality and large quantity of food offered to patients at the Sanatorium.

The emphasis on fresh air and sunshine meant that the building site, design, and surrounding landscape were considered vital factors in the recovery of patients. Throughout Wisconsin (and the United States) the movement focused on the treatment of tuberculosis applied a similar approach to emphasizing the location and design of sanatoria to maximize exposure to fresh air and sunshine.

By 1933, several cost-saving techniques had been initiated, including growing a garden to offset the cost of fresh produce, and operating a dairy plant to bottle and pasteurize milk at the facility. The locations of the garden and other site features are illustrated in a sketch maps prepared for the patient newsletter, provided herein as Figures 2-10 and 2-11. Revenues for the year ending in 1933, included produce grown in the institution's garden and consumed at the Sanatorium, saving thirteen percent of the overall cost for food, or a total of \$125.00.<sup>25</sup> In addition to providing food for the patients, the garden was a source of interest and pride to those housed at the institution. The patient newsletter referred to the garden, and other landscape-related activities often. One particularly detailed account, recorded by Leslie Lawton in 1938, and entitled "*The Garden*" indicates that the "*Victory Garden*" was very successful in 1938. Lawton notes that the garden is tended by John Kemp, and "expert gardener." An excerpt from her article follows:

*Our Sanatorium gardens are beautifully located on a gentle south slope overlooking the western edge of Lake Mendota. State Highway 113 runs*

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<sup>24</sup> *Lake View Sanatorium, Dane County, First Annual Report of the Trustees and Superintendent, 1930-1931, 19.*

<sup>25</sup> *Third Annual Report of Lake View Sanatorium, 1932 to 1933.*



along the lower edge. From the highway the gardens rise gently up the hillside for a distance of 130 yards, ending at the border of the front lawn of picturesque old St. Johanness Evan. Luthern Kirche, erected in the year 1884. If you wish to continue up the slope, through the well-kept church-grounds and cemetery, you will eventually find yourself standing on top of one of the mounds left by the ancient Mound Builders, on the crest of the hill. This slope, up which you have just come, marks the western edge of the Lake View Sanatorium Grounds.

Lawton went on to enumerate crops harvested during the season including: 1,005 lbs. asparagus, 180 lbs rhubarb, 357 dozen green onions, 38 bushels of lettuce, 29 bushels green beans and yellow wax beans, 326 dozen ears of early sweet corn, 223 dozen late sweet corn, 150 bushels tomatoes eaten fresh and 370 small cans preserved for later, and 35 bushels of carrots and red beets.<sup>26</sup>

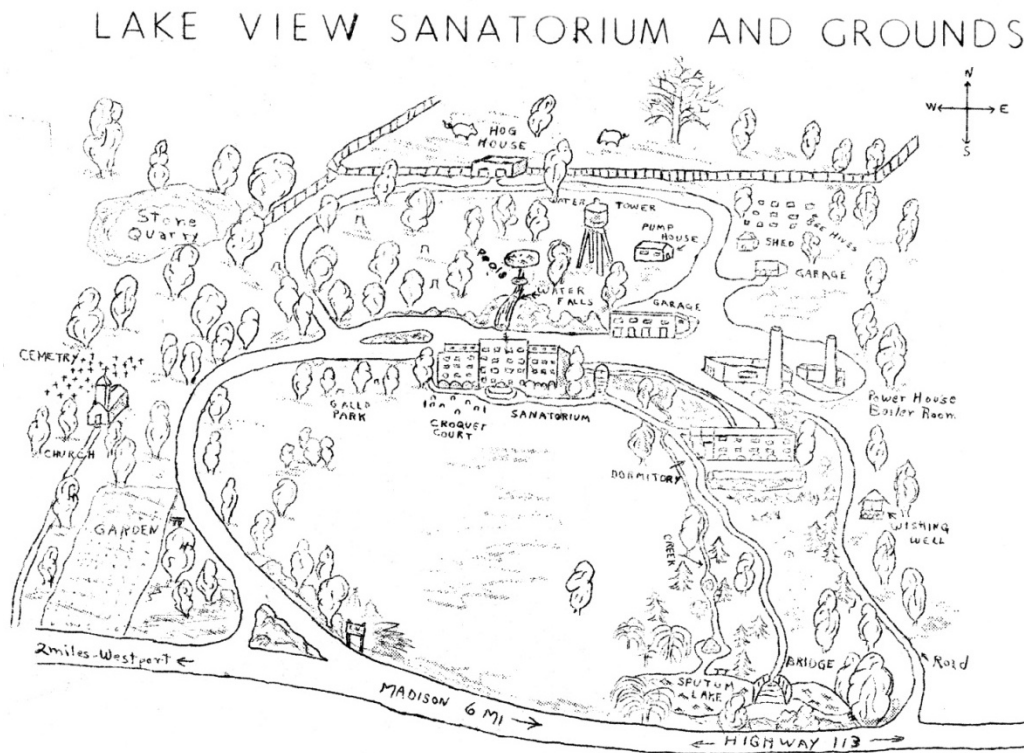


Figure 2- 10: Sketch of Lake View property, ca. 1948 Note the ornamental landscape features, including the pools and waterfall north of the Sanatorium building, and the creek and Sputum Pond at the southeast corner of the property. (source: *Lake Views*, Vol. 6, No.1, 18)

<sup>26</sup> *The Wheeze*, 1938, Volume 1, Number 4, 5.

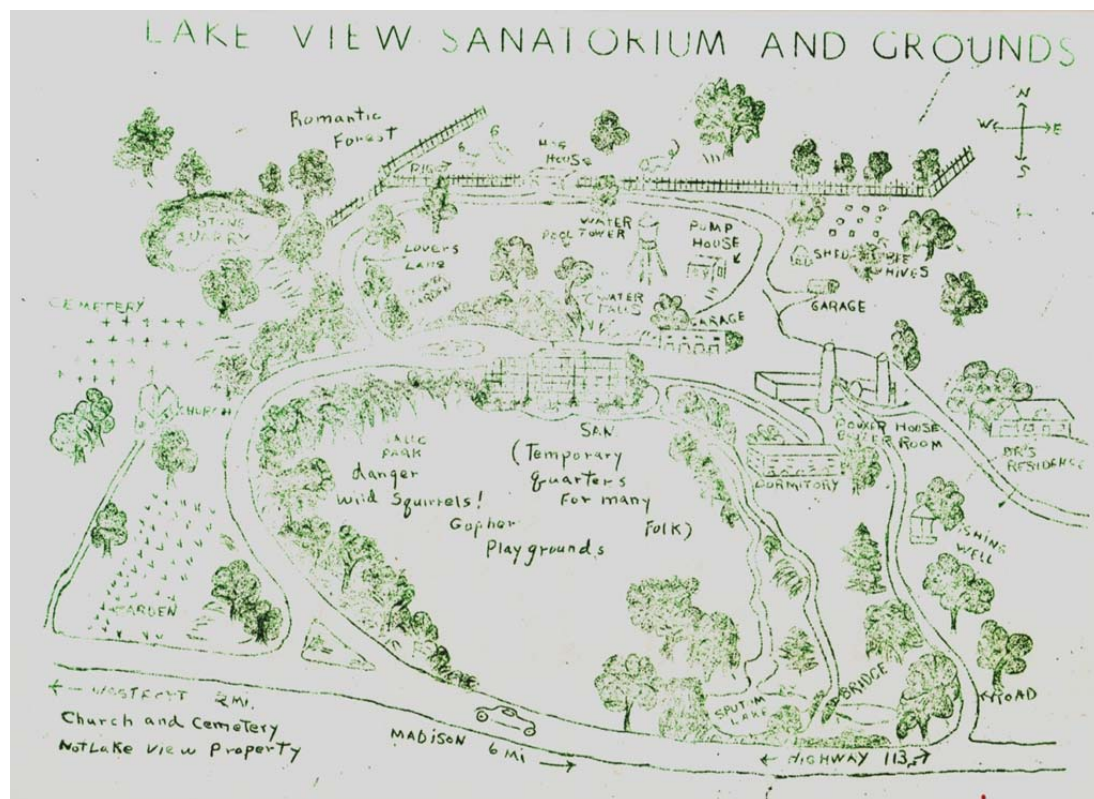


Figure 2- 11: Sketch of Lake View property, with updated vegetation and notations, ca. 1951. (source: Lake Views patient newsletter, Volume 9, Number 4, 19).

During the earliest period of operation, the main building housed the staff who worked at the facility, cutting the capacity for patients from one hundred to seventy-five. The need for more patient beds resulted in adjustments so that “*every bit of room that could possibly be put in use was utilized to bring the bed capacity up to one hundred.*”<sup>27</sup> When the Sanatorium first opened, it was used as a hospital for tuberculosis patients, as there was no other hospital available to care for the extremely ill patients. During the early years of operation, efforts were placed on improving the quality of care and conditions for the patients, rather than on increasing the quantity of patients that could be served. By the end of 1933, the facility had 105 beds for patients that were filled at all times, and a consistent waiting list of ten to thirty patients. These patients were crowded into the space intended for seventy-five patients, so conditions were by no means ideal. The institution continued to operate at, or above, maximum capacity and administrators made a strong case for the allocation of funds to construct an employee’s dormitory.<sup>28</sup>

<sup>27</sup> *Lake View Sanatorium, Tenth Anniversary, Tenth Annual Report of the Trustees and Superintendent, 1939-1940, 10.*

<sup>28</sup> *First and Third Annual Reports of Lake View Sanatorium, 1930-1931 and 1932 to 1933.* Note the second annual report was not located for review.

The *Dormitory for Help* (also referred to as the Nurses' Dormitory, or simply the Dormitory) was completed in 1934 and staff were housed in it from that point forward. Removal of staff from the main Sanatorium opened up space for patients, and the patient bed capacity rose from 100 to 140 during the 1934-1935 fiscal year. Each bed was immediately occupied as it was made available. To accommodate the construction of the dormitory, the topography on the site was altered. Most notably a large stone retaining wall was added south of the new building. In addition, new roads and paths were constructed to provide circulation to the dormitory.

In conjunction with the dormitory project, a small pond was constructed at the southeastern corner of the property. Between the dormitory and the pond, an ornamental cement lined creek with decorative features and a paved path were installed. Figure 2-12, an aerial image of the property taken in 1937, clearly shows that a paved channel was in place connecting the grotto in the retaining wall with the pond at the southern end of the property. Water collected on the roof of the dormitory may have been piped to the grotto opening. Remnants of this feature are extant in the area immediately to the south of the retaining wall.

By 1949 (see Figure 2-13), the feature had been re-aligned and enhanced with ornamental plants creating a distinct arrangement of masses and voids along the eastern side of the grand lawn on the hill south of the Sanatorium. One account of this area noted that there was always flowing water and it was very compelling.<sup>29</sup> The flowing water was likely a result of a connection between this feature and a series of cisterns (or cement lined pools) and a sequence of stone retaining walls creating a waterfall on the slope directly north of the Sanatorium. These pools were fed by a pipe from the water tower, and may have been connected by an underground pipe to the features connecting to Sputum Pond/Lake. These features are documented in the 2008 archeological report focused on Lake View Hill Park. A plan view sketch of the cisterns and waterfall is provided herein as Figure 2-14.<sup>30</sup>

South of the dormitory, Sputum Lake (or Sputum Pond) included a small ornamental bridge that crossed it at one end. The patient newsletter records the construction of the pond in 1939, and the origin of the name "Sputum Lake." Apparently, the patients were curious about the construction activities and watched closely as the pond was constructed. They joked that it would be filled with sputum, and named it "Sputum Lake." The name persisted and appears on several sketches of the property that were drawn during the period of significance (see Figures 2-10 and 2-11).<sup>31</sup>

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<sup>29</sup> Oral interview with Tom Link. Tom visited his father at the Sanatorium during the years # and #. Initially, he was too young to visit inside, so he went to the south side of the building and waited for his father to come to the window to wave.

<sup>30</sup> Great Lakes Archeological Research Center, *Historical, Archeological, and Geological Features Inventory, Lake View Hill County Park, Madison, Wisconsin*, 32-33.

<sup>31</sup> Kelly Sundt, *The Wheeze, Sputum Lake – and Why*, 1939, Vol. 2, No. 3, 10.

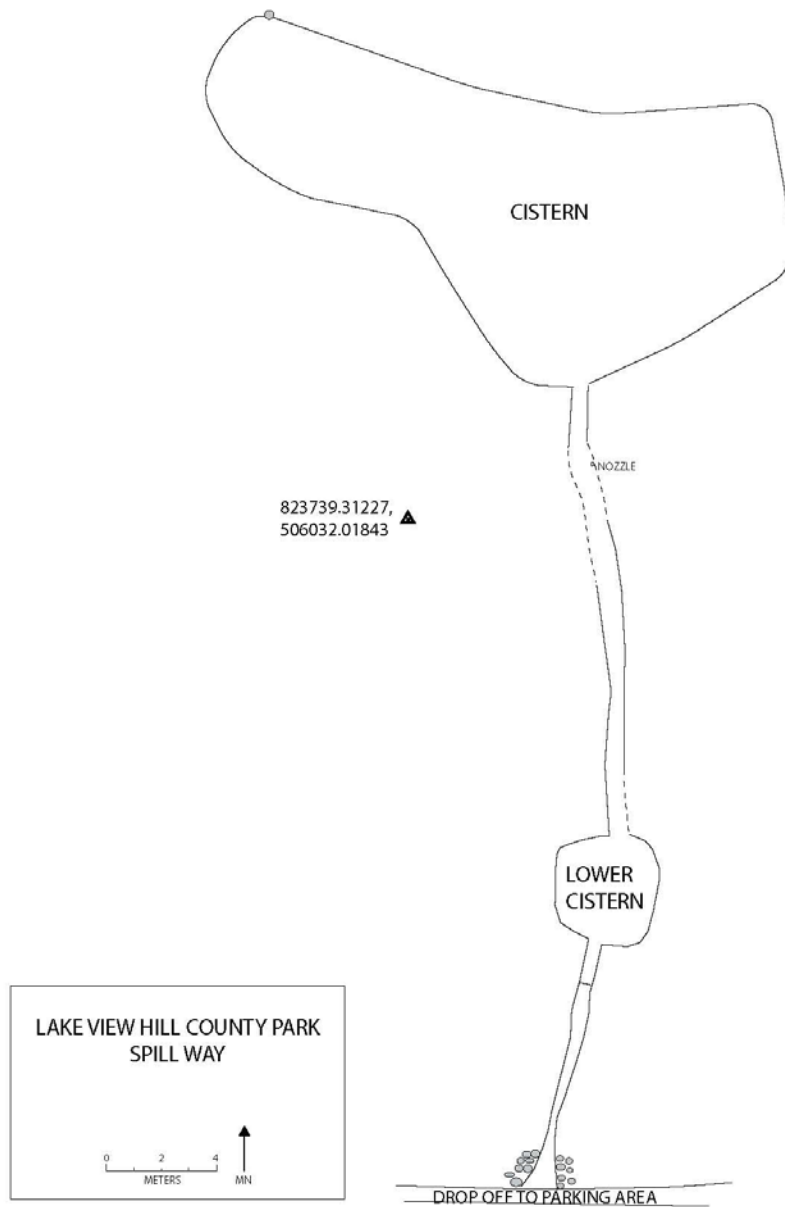


**Figure 2- 12: Aerial of Sanatorium property, 1937. Note the relatively open area northeast of the main building, and the young deciduous trees that have been recently planted along the entrance driveway. Also, masses of trees and shrubs have been installed at the southwest corner of the property, and a path has been installed from the retaining wall south of the dormitory to Sputum Pond. (source: Lake View Conservancy Restoration & Management Plan, 2003, photo courtesy of Patricia Esch ).**



**Figure 2- 13: Aerial View of Lake View Sanatorium property, 1949. Note the large garden on the left side of the Sanatorium entrance driveway, and the pond and ornamental plantings between the Employee’s Dormitory and the highway.** (source: Dane County Department of Land and Water Resources)

The combined water features, including the pools and waterfall north of the Sanatorium, the fountain in front of the Sanatorium, and the cement-lined streams flowing to Sputum Lake, combined to provide a distinctive and unifying theme for the property, where running water created interest and animation in the landscape.



**Figure 2- 14: Archeological field map of Cistern and Waterfall, 2008** (source: Great Lakes Archeological Research Center Report of Investigation No. 695, 33)

Several other additions were made to the property in 1939. The access road was rebuilt and a fence was installed at the eastern property line. An area for raising hogs was established by fencing several acres of land on the north border of the property, and a herd of hogs was developed as a kitchen waste disposal system. A chicken coop was also present on the property, providing fresh eggs for the institution.<sup>32</sup> The presence of beehives, outbuildings, and fences in a sketch first printed in 1948 (see Figures 2-10 and 2-11) illuminates further the use of the landscape to help supplement the operations at the Sanatorium. In addition, the northern portion of the property was used for disposing various kinds of refuse, from broken crockery to power house coal slag, old bricks, concrete, bottles, etc. It appears that the path used to access the hog enclosure in the woods was once surfaced with slag, and a slag heap is located between the dormitory and Sputum Pond/Lake on the southern portion of the property. Given the possible expense of removing these items from the site, it may have been yet another cost-saving approach to utilize the property landscape to dispose of selected materials.

A stone quarry existed to the west of the Sanatorium property during the period of significance (see Figures 2-10 and 2-11). Oral history accounts include references to a bedrock cave system that may underlie the property. Lake View hill is situated on an isolated bedrock knob of Ordovician Prairie du Chien dolomite underlain by sandstone. Although it is possible that there are some enlarged fractures in the knob, it is not possible that an extensive cave system exists in this location as a cave would not form in the underlying and surrounding sandstone bedrock (Cambrian Jordan Formation).<sup>33</sup>

Within a year of the opening of the dormitory, the superintendent was urging the county to improve the reliability of the supply of electricity and water at the institution. The improved water supply was accomplished with the installation of a 300 foot deep well, elevated reserve water tank and water utility building in 1938. By 1940 a new pumphouse was constructed. The original power generator for the facility, constructed at the same time as the main Sanatorium building in 1929-30, did not include a back-up system. When the boilers were turned off for maintenance or repairs, the electricity and heat at the facility would be interrupted. This was especially problematic if operations were occurring, and the need for an emergency power plant was repeated often.<sup>34</sup>

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<sup>32</sup> *Annual Report of Lake View Sanatorium, 1934-1935*; also Ken Saiki Design, *Lake View Hill Park Master Plan*, 5, indicates that a 1935 plat shows a chicken coop on the property. The plat has not been located to verify this information.

<sup>33</sup> Great Lakes Archeological Research Center, *Historical, Archeological, and Geological Features Inventory, Lake View Hill County Park, Madison, Wisconsin*, 27. The report recommends that an intensive archives search be conducted in Dane County files to obtain additional data. Janet Battista, Friends of Lake View Hill Park board member, provided additional information regarding the geology of the hill.

<sup>34</sup> *Annual Report of Lake View Sanatorium, 1935-1936*, 9-10; *Eighth Annual Report of Lake View Sanatorium, 1937-38*, 3-4; Rasmussen, Paul, *Welcome Dane County Board to Lake View Sanatorium, A History of Lake View*, 4; *Lake View Sanatorium Tenth Anniversary, Tenth Annual Report of the Trustees and Superintendent, 1939-1940*, 16; and *Lake View Sanatorium Fourteenth Annual Report of the Trustees and Superintendent, 1939-1940*, 3.

The view from the Sanatorium was an important feature of the facility. The grounds were carefully managed to present a pleasant appearance, however, many patients were not healthy enough to explore the property. Some patients were able to enjoy the grounds, and their adventures were enthusiastically followed by those on mandatory bed rest. Numerous accounts found in the Sanatorium's patient newsletter attest to the interest in these activities.<sup>35</sup> Some examples include:

The following accounts were found in issues of the 1938 newsletter, *The Wheeze*,

*Mary Bontly and Irene Siegrist love flowers. Each day they wander into the woods with bags, spoons and knives to dig up **May flowers, Violets,** etc... They pin them on their dresses and put them in their hair.*<sup>36</sup>

*Since the last issue of Lake Views, most of the occupants of the first floor center section have moved out onto the porch. We are squeezed in rather tightly but we do have compensations. During the day we have a beautiful view of Lake Mendota; at night we fall asleep watching the flickering Madison skyline, or tracing the passage of the moon across the silvery sky.*<sup>37</sup>

Evelyn Nordness noted her observations of nature and the inspiration these gave her for becoming healthy:

*With spring in the air and our windows open wide, the warm rays of the sun, the cheery song of the birds, the sound of the gardener's tools, the distant drone of a tractor and the occasional hum of an aeroplane comes drifting in to us. ...Our state bird, the robin, starts chirping long before it's time for us to begin our day and his early morning song is music to our ears. We watch him hop across the lawn foraging for food, the most delicious being a big, fat, juicy worm, and then fly back to his nest. ...The lawns are rich with a carpet of green, the trees and shrubbery are bursting with buds and the crocus, tulip and iris are about to add their colorful brightness to the scene.*

She notes beautiful views of Lake Mendota and finishes with "*The beauty and freshness of Spring is so inspiring. It adds to our enthusiasm to be well again, and able to participate in the activity of the great and wonderful outdoors.*"<sup>38</sup>

Daily schedules for patients included outdoor exercise prescribed based on the level of wellness reached. An example from one guidebook explains:

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<sup>35</sup> *The Wheeze, The View Point, and Lake Views*, patient newsletters.

<sup>36</sup> *The Wheeze*, 1938, Vol. 1, No. 2, 15.

<sup>37</sup> *The Wheeze*, 1938, Vol. 1, No. 3, 13.

<sup>38</sup> Evelyn Nordness, *The Wheeze*, "A Glimpse of Outside," 1939, Vol. 2, No. 2, 9.



*Exercise is not prescribed for indulgence nor as a special reward. It is an essential part of your treatment and must be taken as such. All exercise should be taken at a slow, leisurely rate; violent exercise such as running and jumping is injurious to you. Never let yourself get out of breath or become fatigued unless instructed by the physician to ignore fatigue or breathlessness. ...Activity will be assigned by number as follows:*

1. *Strict bed rest: You may sit up in bed for meals and washing only: reading and letter writing are to be done lying down.*

Patients eventually built up to bathroom privileges, then meals in the dining room, and finally outdoor exercise was introduced in a phased manner:

7. *15 minutes twice daily of outdoor exercise...*
8. *30 minutes twice daily of outdoor exercise...*
9. *45 minutes twice daily of outdoor exercise...*
10. *1 hour twice daily outdoor exercise...  
Club and rehabilitation activities, including croquet in the summer, could be substituted as part of the regular outdoor exercise.<sup>39</sup>*

Outdoor activities for patients included walking, observing nature and wildlife, and playing croquet. Croquet is mentioned often in the patient newsletters and the dialogue about the games appears to have been part of the entertainment of the facility (see Figures 2-15 and 2-16). There were croquet matches with spectators “... *all lined up to watch the battle of the year...*” Joan Auby was dubbed the Babe Didrickson of Lake View because she played croquet all day long. In early May 1938, the following account was printed:

*Local Sports Season Opens May 1: Last week our ardent exponents of that old game of Croquet got out the arches, mallets and balls and set them up on the greenswood in front of the ‘in stitooshun’ and with Don Woodman, president of the Goodfellowship Club, swatting the first ball, officially opened the local Croquet Club for the coming summer.*

*Upon delving into the history of Croquet, I find that the game was originated in 1830 at a French Sanatorium because of the exercise it gave the patients. The record book also reveals that it is the first game at which women were allowed to participate in out-door-exercise with the opposite sex.<sup>40</sup>*

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<sup>39</sup> *Lake View Guide*, no date, 1-4.

<sup>40</sup> *The Wheeze*, 1938, Vol. 1, No. 3, 13; *The Wheeze*, 1938, Vol.1, No.4, 17; *The Wheeze*, Vol. 1, No. 13, 1.

Regardless of the origin of the game, it does seem to have been therapeutic for the patients at Lake View. In May of 1940 the patient newsletter announced, "Everywhere and everybody is trying to master the manipulation of the poor croquet ball."<sup>41</sup>

HEAR YE! HEAR YE! YOU BED PATIENTS  
OUR CROQUET TOURNAMENT IS IN FULL SWING

ROOT FOR YOUR FAVORITE COUPLE

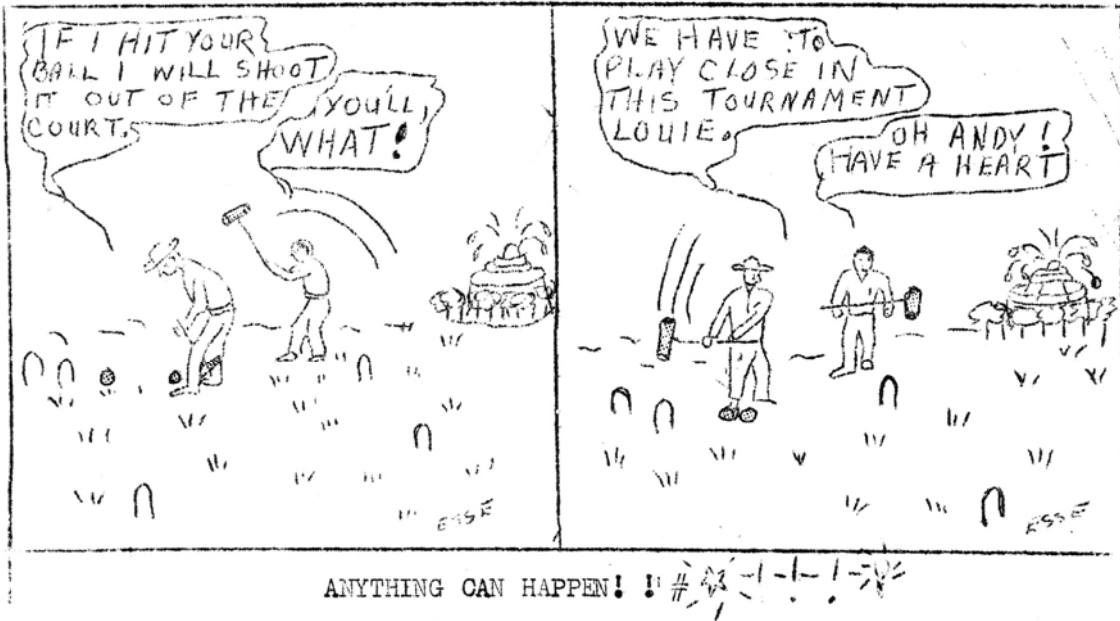


Figure 2- 15: Cartoon of patients playing croquet in a tournament at the Sanatorium, 1953. Note the fountain in the background—it appears that the tournament took place on the lawn on the south side of the main building. (source: Lake Views, patient newsletter, 1953, Volume 6, page 9)

<sup>41</sup> *The Wheeze*, 1940, Vol. 3, No.6, 3.



Figure 2- 16: Cover of 1948 Summer Issue of “Lake Views,” patient newsletter.

The first section of a new garage and service building was built in 1940 and plans were approved for completing the project and an addition to the steam plant/boiler house in 1942. These projects stalled for several years due to the war. They were finally completed in 1947.<sup>42</sup>

The steep entrance road to the facility continued to be problematic and re-grading and repairs were made on an annual basis. By 1940, the grounds had been improved and landscaped, roads were paved and curbs added, existing sidewalks repaired and new ones were installed. The budget for the facility was always very tight, and the Board of Trustees and Superintendent gave careful attention to every expense. The cost of installing and maintaining the landscape at Lake View was prudently noted in each report, but the value of this expense was not questioned. The 1940-41 annual report indicated that “*No other Wisconsin sanatorium has such extensive premises, particularly lawns.*” The upkeep of the landscape, as well as the state-of-the-art facilities and care of

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<sup>42</sup> *Fifteenth Annual Report of Lake View Sanatorium, 1944-1945, 3-4; and Eighteenth Annual Report of Lake View Sanatorium, 1947-1948, 3.* Several sources indicate different dates regarding the construction of the garage, paint shop, woodworking shop. In his report Paul Rasmussen, *Welcome Dane County Board to Lake View Sanatorium, A History of Lake View, 4*, indicates that the building was constructed in 1946 at a cost of \$70,000. When dates conflict, the annual reports are used as the official, and therefore assumed, most reliable sources.

the patients at Lake View contributed to the fact that the institution was among the most expensive to operate per capita in the state.<sup>43</sup>

Until 1949, all vehicular circulation approaching the institution utilized the main entrance road located on the western side of the property. This created stress on the pavement and conflicts with circulation, as heavy vehicles, including coal delivery trucks and construction trucks had to use the same driveway as patients, doctors, and visitors. The congestion and noise caused near the main Sanatorium building was considered detrimental to the operation. This situation was improved in 1949 when Lake View Heights Avenue was extended to connect with the Sanatorium, and a service road was extended along the eastern side of the property to the south.<sup>44</sup>

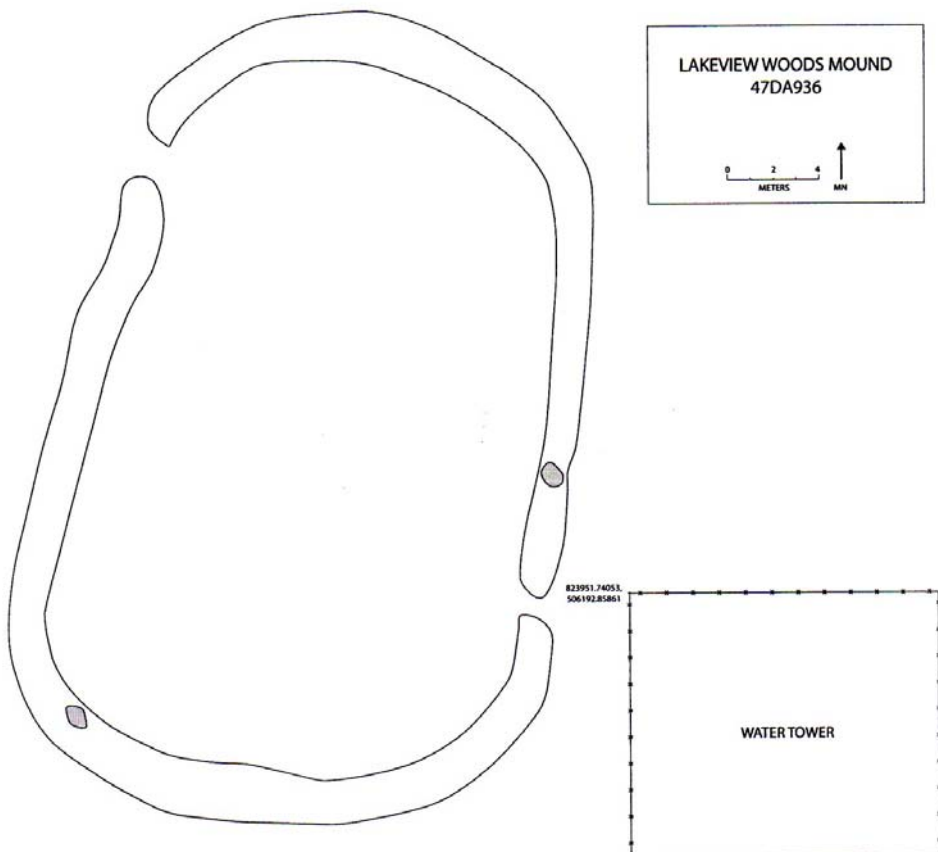
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<sup>43</sup> *Annual Report of Lake View Sanatorium, 1934-1935; Ninth Annual Report of Lake View Sanatorium, 1938-39, 3; Lake View Sanatorium Tenth Anniversary, Tenth Annual Report of the Trustees and Superintendent, 1939-1940, 1-12; Lake View Sanatorium Eleventh Annual Report of the Trustees and Superintendent, 1940-41, 5; Lake View Sanatorium Fourteenth Annual Report of the Trustees and Superintendent, 1939-1940, 3; Fifteenth Annual Report of Lake View Sanatorium, 1944-1945, 3.*

<sup>44</sup> *Nineteenth Annual Report of Lake View Sanatorium, 1948-1949, 2.*

In 1948, a residential property adjacent to the Sanatorium, near the maintenance facilities, was purchased to serve as the home of the Associate Medical Director. The addition of this facility enabled the Associate Medical Director and his family to live together in very close proximity to the institution.<sup>45</sup>

Sometime during the later years of the operation of the Sanatorium, a superintendent constructed an ice skating rink for his daughters in the woods near the water tower. The rink was constructed by “leveling an oval area on top of the hill and using soils from the inside of the oval to create berms surrounding the rink.” The area was mown and kept clear until the 1980s, when woodland species began to encroach upon it. A 1997 survey identified the feature as a possible burial site or native American earthwork however, the 2008 archeological survey determined that it was constructed recently. The archeological field map is provided in Figure 2-17.<sup>46</sup>



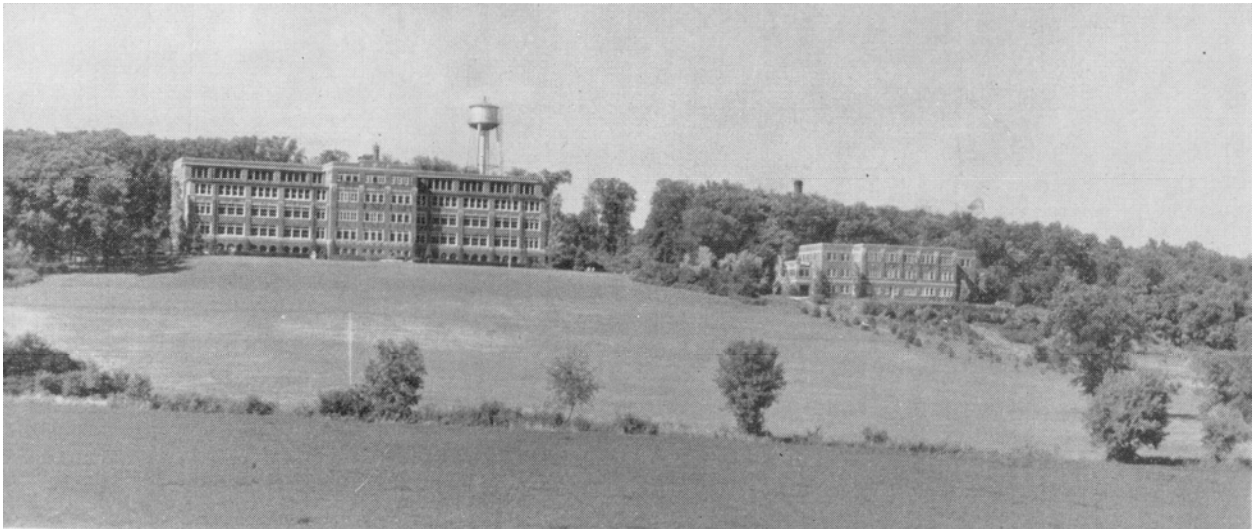
**Figure 2- 17: Archeological field map of ice rink (Lake View Woods Mound 47DA936), 2008** (source: Great Lakes Archeological Research Center Report of Investigation No. 695, 35)

<sup>45</sup> *Nineteenth Annual Report of Lake View Sanatorium, 1948-1949, 2.*

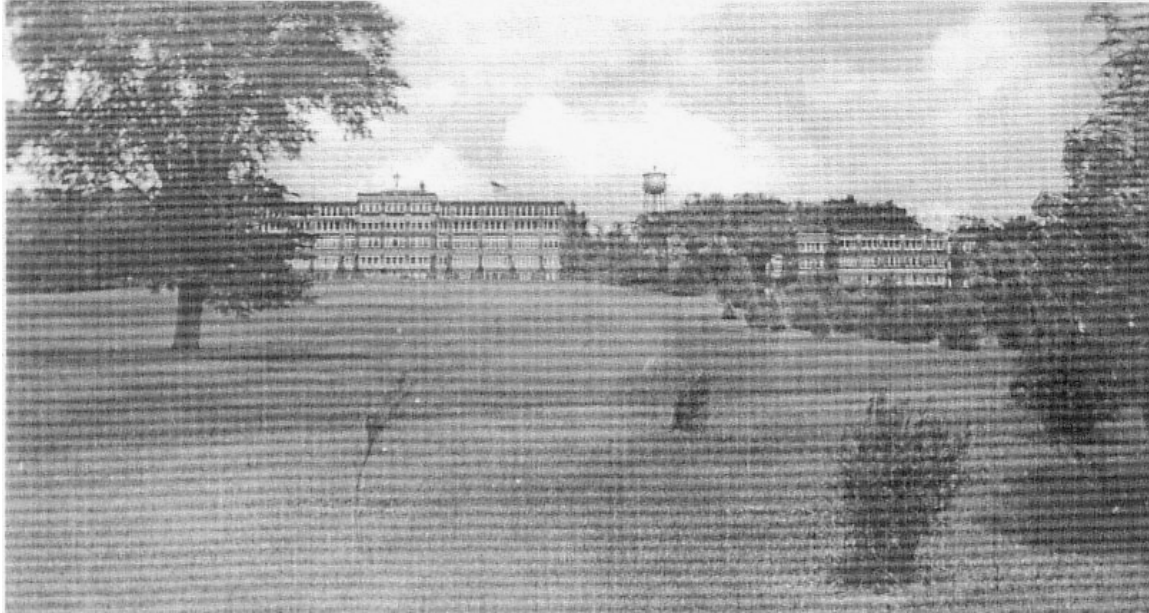
<sup>46</sup> Great Lakes Archeological Research Center, *Historical, Archeological, and Geological Features Inventory, Lake View Hill County Park, Madison, Wisconsin*, 34-35. The report included updating the Archeological Site Inventory (ASI) form for Lakeview Woods Mound (47DA936) to indicate that it is most likely the remains of an ice skating rink.



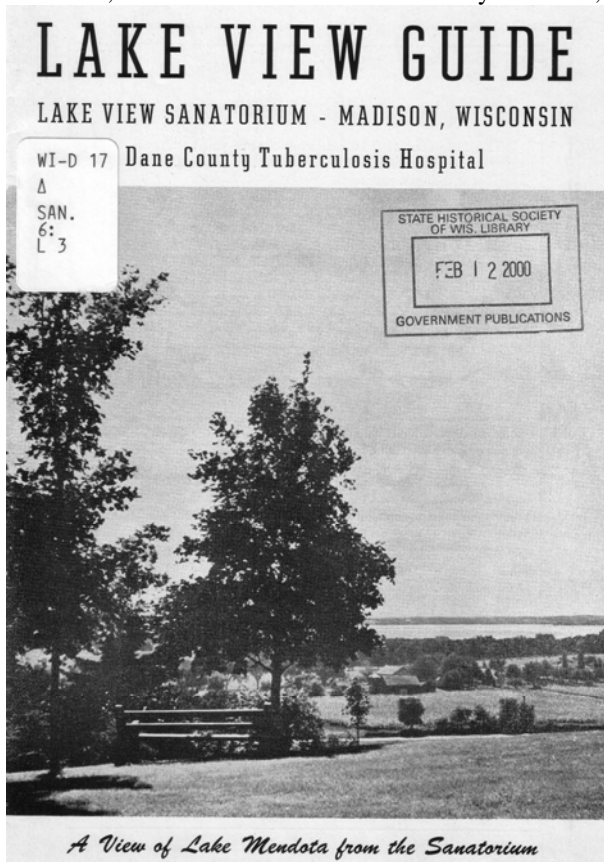
**Figure 2- 18: Lake View Hill Sanatorium, 25 May 1936.** Note the ornamental plants located at the bottom of the hill, and the newly graded landscape on the south side of the dormitory. There appears to be a low hedge along the south side of the Sanatorium building, view from the first floor windows would not have been impacted by the hedge. (source: Wisconsin State Historical Society Archives, 15470, by Angus B. McVicar).



**Figure 2- 19: Lake View Sanatorium, 1940.** The shrubs in the foreground are spaced irregularly, it is possible that the maintenance of these plantings was not as intense at this period of time. To the right of the view, note that plants have been added along the slope between the dormitory building and the main building, extending south to Sputum Pond. (source: *Lake View Sanatorium, Tenth Anniversary, Tenth Anniversary Report of the Trustees and Superintendent, 1939-1940*).



**Figure 2- 20: Lake View Sanatorium, 24 August, 1945. Note the small shrubs in the foreground, and the medium-sized ornamental plants near the dormitory.**(source: Wisconsin Lung Association collection, Wisconsin State Historical Society Archives, ph3872, shelf: 4/91/B2).

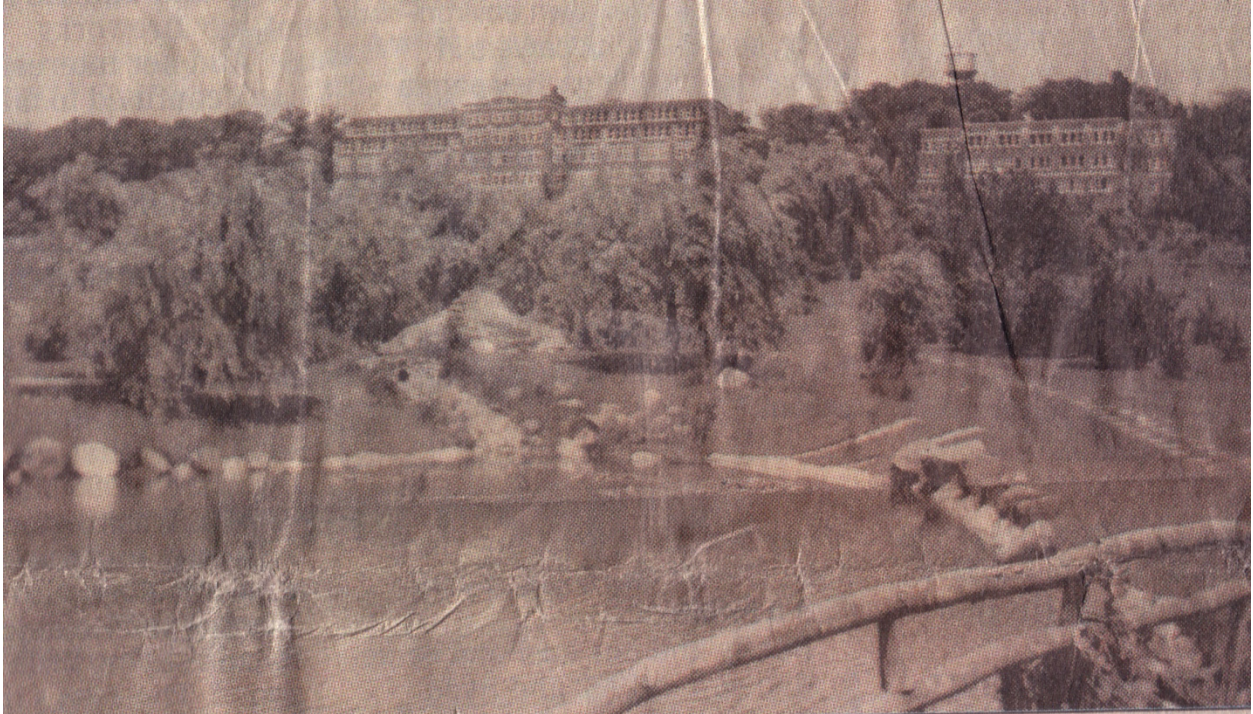


**Figure 2- 21: Cover of Guidebook for Lake View Sanatorium, date unknown. Note the bench facing the view of the lake to the south.** (source: Wisconsin State Historical Society Library, Government Publications).

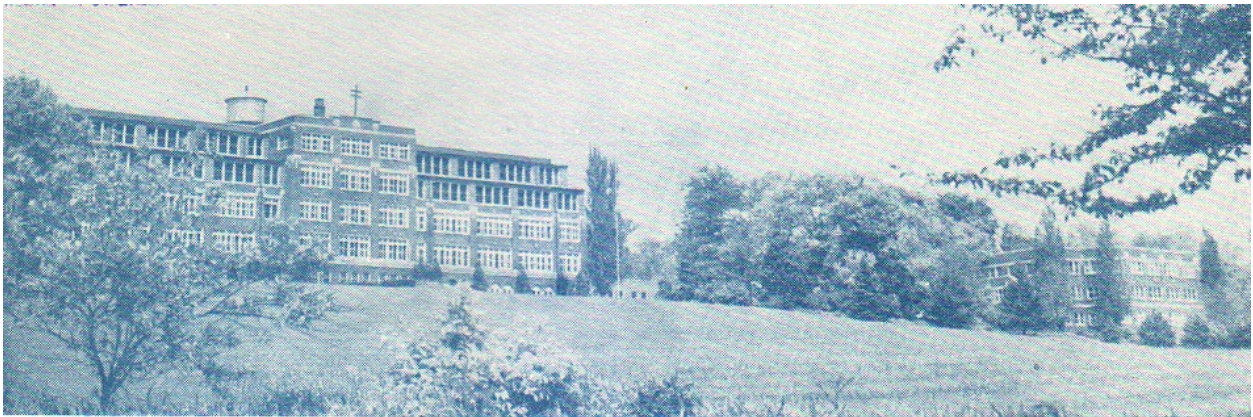


**Figure 2- 22: enlargement of 1949 aerial**





**Figure 2- 23: Sputum Pond and Willow Trees at southeast corner of Lake View property, ca. 1940s-1950s.** (source: Wisconsin State Journal, *Memories of the San*, by Janet Kujak, lent by Laura Hutner, date unknown)



**Figure 2- 24: Lake View Sanatorium, ca. 1953.** Note that the ornamental trees planted in the 1930s are mature. (source: Twenty-third Annual Report for Lake View Sanatorium, cover).

## ***Dane County General Hospital***

Throughout the years of operation of the Lake View Sanatorium, changes were made to embrace newer treatment regimes and improve the success of patient treatment. By 1953, Lake View Sanatorium began to see a steady decline in patients. For the first time since its establishment, the institution housed significantly fewer patients than its available capacity. Only 95 of the 140 beds were occupied on a regular basis throughout the year. The stand-by electrical plant was finally completed during the year—providing a back-up source of power for emergencies. The hog farm was disbanded in 1955, due to increasing difficulty in marketing the garbage-fed livestock, and the need to conform to city of Madison regulations (the property was annexed into the city of Madison ca. 1953).<sup>47</sup>

In 1956 the number of occupied beds at the facility had dwindled to 60. This number rose the following year when the State Sanatorium (in Milwaukee) closed and the patients were moved to Lake View. In 1958 the fourth floor of the Sanatorium was converted into a general hospital, the first “Dane County General Hospital.” The facility was used for bed-ridden patients who needed extra medical attention.<sup>48</sup> By 1961 it appears that the facility was again accepting children as patients. A tutoring program was expanded to assist the children who were missing school while at the Sanatorium.<sup>49</sup> For the next several years, the issue of whether or not to close the Sanatorium and Hospital was debated, as the number of patients continued to decrease. Concerns about an increase in the number of tuberculosis cases in rural areas were expressed; if the sanatorium closed, the patients would need to be transferred to facilities where they could contaminate other patients. It was determined that Dane County could find another use for the main building, and plans were put in place to close the hospital (in January 1965) and the Sanatorium (in 1966).<sup>50</sup>

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<sup>47</sup> *Twenty-third Annual Report of Lake View Sanatorium, 1953-1954, 1-3; Twenty-fourth Annual Report of Lake View Sanatorium, 1954-1955, 2.*

<sup>48</sup> *Lake View Sanatorium Twenty-sixth Annual Report of the Trustees and Superintendent, 1955-1956; Lake View Sanatorium Twenty-seventh Annual Report of the Trustees and Superintendent, 1956-1957; Lake View Sanatorium Twenty-eighth Annual Report of the Trustees and Superintendent, 1957-1958.*

<sup>49</sup> *Lake View Sanatorium and Dane County General Hospital Thirty-First Annual Report of the Trustees and Superintendent, 1960-1961.*

<sup>50</sup> *Lake View Sanatorium and Dane County General Hospital Thirty-third Annual Report of the Trustees and Superintendent, 1962-1963, 2; Lake View Sanatorium and Dane County General Hospital Thirty-fourth Annual Report of the Trustees and Superintendent, 1963-1964, 2; and Lake View Sanatorium and Dane County General Hospital Thirty-fifth Annual Report of the Trustees and Superintendent, 1964-1965.*

## ***Lake View Hill Park***

When the Sanatorium was closed in 1966, the administration of the property was shifted to the Dane County Department of Health and Human Services, Department of Public Works, and Dane County Parks.<sup>51</sup> Since that time, the main Sanatorium building has been used by the Department of Health and Human Services for administrative offices. Initially the dormitory was also used for this purpose but today that building is vacant.

By 1984 the dormitory was no longer actively used, and a movement was begun with the goal of determining a better use for the property. A report was prepared that presented a plan for developing the property into a residential subdivision. Public concern regarding the development led to the formation of a citizens group that campaigned to protect the property from development. The proposal was dismissed and the group worked with the County to determine appropriate long-term plans for the site.

In 1991, the northern 22.5 acres of the site were designated as the Lake View Woods nature conservancy to preserve one of the last hilltops in Madison from development. The Dane County Parks and Open Space Plan was amended in 1993 to include the southern portion of the Lake View property as an urban greenspace.

Also in 1993, the 46 acre Lake View Sanatorium property was listed in the National Register of Historic Places for its significance related to the treatment of tuberculosis in Dane County. The statement of significance follows:

*Lake View Sanatorium is locally significant, under criterion C, in the City of Madison as an excellent example of a TB sanatorium property type. Its distinctive design characteristics such as: the isolated, hill-top location; landscaped grounds with paths so patients could walk and exercise; 'germ traps'; and porches for patients to take full advantage of the fresh air, are all typical of the medical establishments view of the appropriate method of treatment before the discovery and wide use of penicillin to cure the disease. Being the last county TB sanatorium constructed in the state, Lake View had the advantage of learning from earlier facilities, and so was thought by its administrators to be the best and most advanced sanatorium in the state...*

*...The facility is locally significant in the area of health/medicine. From the beginning, the sanatorium was not merely a building for housing sick TB patients. While it did do a significant medical service to Dane County by treating its tuberculous, it also had a very strong and active community outreach department. The sanatorium clinic took thousands of x-rays of people from the county to screen them for TB. It also administered home health care programs for those either not sick enough*

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<sup>51</sup> Ken Saiki Design, *Lake View Hill Master Plan*, 5-6.

*for the sanatorium or for whom there was not enough room. This was a unique aspect of the Dane County sanatorium. Other county facilities limited themselves to serving as in-patient hospitals, and never developed the kind of community services Dane County did.*

*Although Dane County was the last county in the State of Wisconsin to establish a county TB sanatorium, this became a distinct advantage for the citizens it served. Not only was the facility physically the most modern and up to date in the state, and therefore the most efficient and economical, but it also learned from other institutions that in-patient care was not necessarily enough. While most other county sanatoriums simply acted as caretakers for chronic TB patients, the Lake View Sanatorium was exceptional in its pro-active stance toward the disease with a strong emphasis on early detection and treatment.<sup>52</sup>*

In 1999, a vegetative and habitat assessment was conducted for the Lake View Woods Conservancy and an ecological test plots were established by Dane County and Applied Ecological Services, Inc. During the same year, a Phase I Environmental Audit of a portion of the property was prepared by Philip H. Salkin of Archeological Consulting and Services Inc. The report provided a land use history of the site. In 2003 and 2004, Applied Ecological Services, Inc., prepared restoration and management plans for the conservancy and the Esch property.

The Dane County Board amended the 2001-2005 Parks and Open Space Plan to include Lake View Hill as a recreation park in 2004 and the park was placed under the jurisdiction of the Dane County Parks Commission in 2005. Also in 2005, 2.34 acres of the Esch family property was donated to Dane County Parks Commission as an addition to the park.

Lake View Hill Park was formally established by the Dane County Board of Supervisors in 2006 as a permanent conservancy. The same year, the Friends of Lake View Hill Park, Inc., was formed as a non-profit organization dedicated to the preservation of the park resources. The goal of the organization is to

*...support the mission of the Dane County Parks Division for Lake View Hill to become an accessible yet passive, nature-oriented park that protects the area's natural resources while allowing visitors to explore the wonders of the unique environment of the area. The purpose of this charitable organization shall be to render support to Lake View Hill Park through programs and activities that provide education, restoration, preservation and development of cultural and natural resources representing Dane County's heritage. This organization will strive to support activities that are outlined in the Lake View Hill Park master plan produced by the Dane County Parks Division. This master plan is guided*

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<sup>52</sup> Canaday, Tricia, National Register Nomination for Lake View Sanatorium, Section 8, 5-6.

*by protection of the natural topography, soils, vegetation patterns, environmental corridors, historic and cultural landmarks, and geology of the property formerly used for the Lake View Sanatorium, as well as the Esch Addition*<sup>53</sup>.

In 2007 the portions of the property that were zoned R-1 (single-family residential) were rezoned so that the entire parcel is now zoned as a conservancy. The Friends of Lake View Hill Park were formally recognized as a Friends organization within the Dane County Parks in 2008. Also in 2008, a Historical, Archeological, and Geological Features Inventory was prepared for the park by Great Lakes Archeological Research Center, Inc., and a master plan was initiated for the property. The master plan was completed in 2009. During 2010, the current project, focused on evaluating the cultural landscape at the property, was initiated. Also, work began on implementing signs to improve wayfinding and interpretation, as recommended by the master plan.

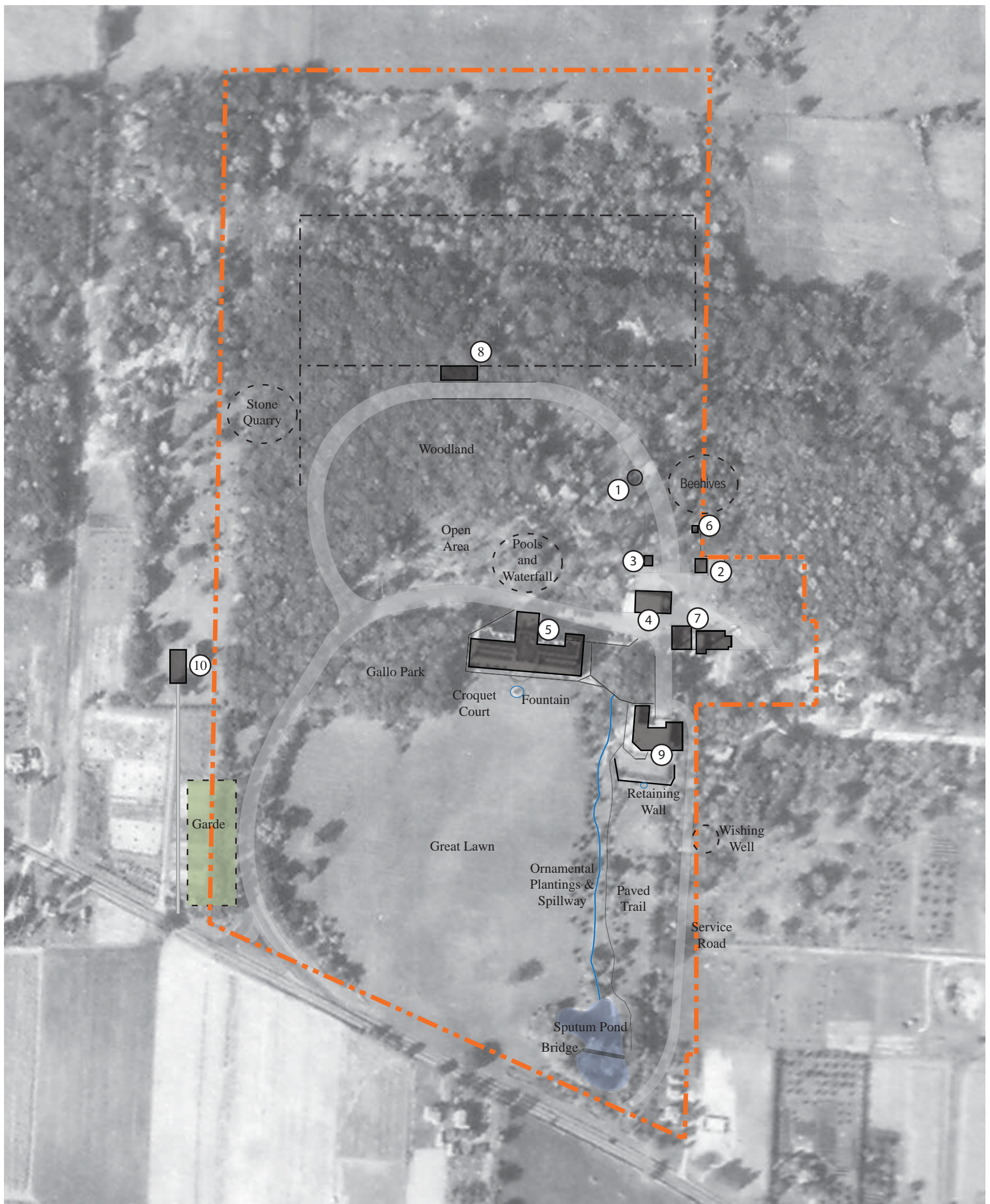
The park currently includes 48 acres of land that were once home to the Lake View Sanatorium and the Esch family. The property is managed as a public park with walking trails in the northern portion and open lawn located on the southern slope facing Lake Mendota. The Friends of Lake View Hill Park direct ecological restoration activities within the woodland areas of the property. The buildings within the park are utilized by the Dane County Department of Health and Human Services for offices and storage. The Nurses Dormitory is vacant.

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<sup>53</sup> Friends of Lake View Hill Park Facebook page, mission statement. <http://www.facebook.com/pages/Friends-of-Lake-View-Hill-Park/286044589781#!/pages/Friends-of-Lake-View-Hill-Park/286044589781?v=info>, accessed January 2011.

# LAKE VIEW HILL PARK

DANE COUNTY, WISCONSIN



## Legend

- Trails
- - - - Fence
- . - . - . Property Boundary

- ① Water Tower
- ② Garage
- ③ Pump House
- ④ Garage
- ⑤ Sanatorium

- ⑥ Shed
- ⑦ Power House/Boiler Rm
- ⑧ Hog House
- ⑨ Dormitory
- ⑩ Church



SCALE: 1:200

## HISTORIC PERIOD PLAN

1930 - 1966



QUINN EVANS  
ARCHITECTS

CHAPTER III:  
HISTORIC LANDSCAPE EVALUATION

**Chapter III: Cultural Landscape Evaluation**

The cultural landscape of Lake View Hill Park contains resources related to the development and use of the property as a tuberculosis sanatorium from 1929 through 1966. A site survey was conducted in July and September 2010. The existing status of the landscape characteristics was recorded, including locations and conditions. Landscape characteristics are the tangible and intangible aspects of a landscape that individually and collectively give it its historic character and aid in the understanding of its cultural importance. The landscape characteristics relevant to Lake View Hill Park include spatial organization and topography, land use, circulation, vegetation, views, buildings and structures, and small scale features. A plan drawing illustrating the existing conditions within the project area is included as Figure 3-1 in this chapter.

This section describes the landscape characteristics of the Lake View Hill Park landscape in two ways. The first portion of each description pertains to its existing condition, the latter to landscape analysis. The landscape analysis compares the site history with its existing condition to identify and evaluate those landscape characteristics that retain integrity and contribute to the significance of the historic landscape.

Next Page:

**Figure 3-1: Lake View Hill Park Existing Conditions Plan, 2010.**



# LAKE VIEW HILL PARK

DANE COUNTY, WISCONSIN



## Legend

- Nature Trails
- - - - - Implied Trails
- - - - - Property Boundary
- - - - - Fence
- \* Pedestrian Access
- Sidewalk

- ① Water Tower
- ② Two Utility Buildings
- ③ Utility Building
- ④ Old Water Utility Building
- ⑤ Garage

- ⑥ Administration
- ⑦ Maintenance
- ⑧ Power House
- ⑨ Pump House
- ⑩ Dormitory



## EXISTING CONDITIONS MAP

## ***Spatial Organization and Topography***

### ***Existing Conditions, Spatial Organization and Topography***

The overall landscape at Lake View Hill Park displays a strong spatial organization related to topography, vegetation, and views. The main building is situated upon a south facing slope, overlooking Lake Mendota with the State Capitol building and downtown Madison in the background. Viewed from the south, the handsome brick institutional building is the focal point of the property, enhanced by the sloping lawn. Mature deciduous and evergreen trees, as shrubs flank the eastern and western edges of the lawn, providing masses of vegetation that enhance the character of a pastoral landscape. The landscape to the north of the building continues to slope up, and is vegetated with deciduous woodland species.

The main building is joined by a historic dormitory building, garage, maintenance building, boiler plant, water tower, and other related structures. The dormitory is located to the east of the main building, affording it views to the south. The remaining buildings are utilitarian in nature and are concealed, due to topography, from views from the south.

### ***Analysis, Spatial Organization and Topography***

The site of the main building is the hub of a cluster of buildings that served various functions related to the operation of the Sanatorium during its years of operation. Although a few utility structures have been added since the period of significance, the relationships between the buildings and their organization upon the landscape have remained intact. The placement of the main building at an ideal elevation and location to enhance the view of Lake Mendota and the Capitol is still clearly apparent. The relationship of the dormitory to the main building continues to reflect the close functional connection between the structures. Historically, the landscape was carefully organized to provide pleasant views and opportunities for low-impact outdoor experiences for the patients. Utilitarian features including the power plant, maintenance buildings, hog pen, and pump houses, were situated in locations not visible from patient windows. The property retains integrity related to spatial organization and topography.

## ***Land Use***

### ***Existing Conditions, Land Use***

Use of the property today includes two main user types. The main building is utilized as the administrative headquarters for the Dane County Department of Health and Human Services. This use includes professional staff who occupy the main building during regular working hours on weekdays. The surrounding landscape is utilized by the general public as a park. Walking trails are enjoyed year-round, and special activities occur seasonally. In the winter, people come from the surrounding region to use the hill for sledding. In July, the hill hosts a massive gathering of people who come to view the Rhythmn & Booms fireworks display.

### ***Analysis, Land Use***

Historically the entire property was utilized as a Sanatorium for the treatment of patients with tuberculosis. All of the buildings functioned in capacities directly related to the support of the Sanatorium, whether to provide heat, water, housing for staff, or the main living environment for the patients. The landscape included areas meant to provide pleasant views for patients, sites meant to be used for low-intensity outdoor activities by patients (including croquet and walking), and plots for growing vegetables, and for raising livestock (hogs). Area children used Sputum Pond for ice skating and the hill for sledding in the winter. The patients greatly enjoyed watching the children's activities. The main use of the large south-facing lawn and surrounding ornamental plants during the period of significance was to provide a pleasant appearance and view for the patients. Although the patients are no longer present, these features continue to reflect their historic use, and retain integrity. The loss of the pond, vegetable garden, and hog farm has resulted in the loss of integrity of land use in those areas.

## ***Circulation***

### ***Existing Conditions, Circulation***

The main vehicular entrance to the Lake View property is a sloped, curved driveway that extends from Northport Drive at the southwestern corner of the site to the north, uphill, along the western edge of the property (see Figure 3-1: Lake View Hill Park Existing Conditions Map, 2010). The driveway is paved with asphalt, has curbs, and is paralleled by a concrete sidewalk on its eastern side. Mature canopy trees shade the driveway for the majority of its length. At the top of the hill, the driveway widens to include an oblong island between the traffic lanes, and parallel parking is provided. As the road approaches the main building, the asphalt is extended to the walls of the building in an amorphous shape (see Figure 3-2). In this area, perpendicular parking is provided along the northern edge of the route. The pavement continues beyond the eastern edge of the main building, extending to the walls of the garage and maintenance building, with parking on the south and eastern edges. The pavement continues to the east and north. East of the garage, the driveway passes along the northern side of the maintenance building, power house, and pump house and curves to the southeast, sloping downhill, to connect with Lake View Avenue. North of the powerhouse, the pavement extends uphill and expands to the east, providing additional parking. Although the majority of vehicles utilize the main driveway on the western side of the property, the eastern entrance also receives a fair amount of traffic.



**Figure 3- 1: Pedestrian Entrances to the main building are indicated with yellow asterisks. Parking areas are indicated with blue.**

In the North Woods Area, an unpaved multi-use trail/service route extends from the parking lot near the water tower to the north, curves to the west, continues through the woods, then bends to the south near the property boundary and meets the entrance driveway near the top of the hill. The route is mainly used as a walking trail, but also provides access to the woods for ecological restoration crews and their equipment.

Pedestrian circulation at the property is mainly undertaken by two user groups, those working at or visiting the Dane County Health and Human Services offices in the main building, and those recreating in the park. The majority of users in the first group park in the parking lot and walk directly from their cars to one of the three doors that provide access to the building on its northern elevation (see Figure 3-2). Routes between parking and these doors are not clearly defined, and pedestrians tend to take the most direct route while avoiding passing and parked cars. A service area with dumpsters is located between the east wing of the building and the northernmost section of the building. Seven pedestrian entrances provide access to the park for pedestrians (see Figure 3-1). These routes connect to the sidewalks and nature trails within the park. The nature trails provide park users with opportunities to explore the northern wooded area as well as the south lawn and meadows.

### ***Analysis, Circulation***

When the Sanatorium opened in 1930, vehicular circulation was limited to one access road, the main entrance along the western side of the property. This led to conflicts between patient/visitor/staff traffic and service vehicles, especially coal trucks and construction vehicles. In addition to the confusion caused by conflicts between the two types of vehicles, the heavy service vehicles damaged the entrance drive, requiring repairs to be made annually. Finally, the service vehicles were noisy and dirty; their presence in close proximity to the Sanatorium was disrupting. In 1949 this problem was alleviated when Lake View Avenue was extended to connect with the eastern side of the Sanatorium and a service road was extended along the eastern side of the property to the south. From that time forward, the eastern approach was utilized for service vehicles and the western driveway was reserved for patients, visitors, and staff. Since the Sanatorium closed in 1966, only minor changes have been made to the vehicular circulation routes at the property. The parking areas immediately around the north side of the main building have been expanded, and additional parking added in the area north and east of the garage. While historically the eastern road was utilized mainly by service vehicles and the western road by patients and visitors, today this distinction does not continue. The road along the eastern side of the property is no longer extant, however remnants of it are apparent. Although the driveway in the north woods area is no longer utilized for a farm operation, its continued use as a limited service drive reflects the historic use.

Historically, pedestrian circulation at the property included several user types. Visitors, doctors, staff, and patients arrived at the site by vehicle and would have parked and entered the main building entrance on the north side of the building (at the eastern end). This activity continues today, in a similar manner. Farm and grounds workers moved about the landscape to conduct necessary activities related to tending the hogs, beehives, garden, and ornamental landscape. These activities no longer occur. Patients walked around the main building, Gallo Woods, and possibly the North Woods as part of their outdoor exercise each day. The sidewalks and landscape character areas associated with these activities remain. Overall, the circulation routes at the property retain integrity.

## ***Vegetation***

### ***Existing Conditions, Vegetation***

Vegetation at Lake View Hill Park has been the focus of several studies including a “*Vegetation and Habitat Assessment for Lakeview Woods Conservancy*,” prepared by Applied Ecological Services in 1999 and the “*Master Plan for Lake View Hill Park*,” prepared in 2009. Six vegetative types exist on the property (see Figure 3-3). The Great Lawn (or South Lawn) consists of mown bluegrass on a south-facing slope. The managed meadows are also located on the south facing slope, they flank the south lawn on the east and west. These areas include Oaks, conifers, mixed hardwoods and fescue. The Esch Property addition, located east of the historic property boundary, is made up of degraded dry-mesic oak woodland species and extensive exotic, invasive species. This area is undergoing intensive restoration activities to restore a woodland/savanna.

North of the main building is a densely wooded area made up of three vegetation communities. The one closest to the main building and parking lot is a dry-mesic white oak-hickory woods with black cherry, dogwood honeysuckle/woodbine and wild geranium. To the north of that area is a dry-mesic white oak-red oak woods including black cherry, ash, buckthorn, dogwood, and honeysuckle. The far north portion of the property is made up of mesic young-growth woods including occasional large red and white oaks, white ash, box elder buckthorn and honeysuckle.

Extensive restoration efforts are being applied to the woodland communities throughout the property. The Great Lawn or South Lawn is mown to present a manicured appearance.

### ***Analysis, Vegetation***

Vegetation played an important role at the property throughout the period of significance. Bedridden patients spent many hours looking out the windows and enjoying the views of the landscape. Notations in the patient newsletter frequently mentioned the activities of wildlife, especially squirrels and birds. The overall organization of the property was carefully laid out to highlight ornamental features, including the Great Lawn (South Lawn), Sputum Pond and creek, and masses of trees and shrubs along the east and west sides of the lawn. The wooded area to the north was explored by some patients, viewed from Sanatorium windows, and utilized as a working farm with hogs, bees, and other activities. With the exception of the vegetable garden that was historically located to the west of the southwestern corner of the property, all of the main historic vegetation is intact, and retains integrity.



**Figure 3- 2: Lake View Hill Park Vegetation** (source: Lake View Hill Park Master Plan by Ken Saiki Design, 2009).

## **Views**

### **Existing Conditions, Views**

The main building is situated upon a southern slope overlooking Lake Mendota, downtown Madison, and the Capitol Dome (see Figure 3-3). The view is exceptional and the location is a favorite of many Madison residents for viewing the fourth of July fireworks show that is presented at Warner Park. Views of the property from Northport Drive display an impressive lawn on the hill in the foreground, with the main building sitting atop the hill as the focal point. Mature vegetation flanks the eastern and western edges of the lawn enclosing it in a loose oval. North of the main building, views are of a wooded area that continues to slope to the north.

### **Analysis, Views**

A major factor in the selection of the site for the Dane County Sanatorium was the expansive view presented from this location. Throughout the years that the Sanatorium operated, descriptions of the property always mentioned the beautiful view provided from the building. The building was situated to enhance the view, and landscape additions supported this primary feature. When the dormitory was added to the property, it was carefully located to the east and slightly downhill from the main building, preserving the open south lawn as well as the views to and from the main building. The addition of vegetation and other ornamental landscape features occurred along the edges of the south lawn, enhancing the open space with masses and voids designed to present a pastoral setting. Utilitarian buildings and activities were situated to the north and east of the main building, keeping them outside of the views from the Sanatorium windows, as well as screening them from views from Northport Drive. The significant views at Lake View Hill remain intact and retain integrity.



**Figure 3- 3: View of South Lawn, Lake Mendota, and State Capitol from Main Sanatorium building, 2010. The arrow is pointing to the State Capitol dome. (source: QEA 6424)**



## ***Buildings and Structures***

Table 3-1 provides descriptions for each of the buildings currently existing at the property. Their status as contributing or non-contributing to the historic significance of the property is indicated in the far right column. The rationale for their status is also included. The National Register nomination form for the property indicates contributing buildings and structures: main sanatorium building (1929-1930), dormitory for help (1934), maintenance building (original power house) (1929-1930), water utility building (1938), and water tower (1938). Non-contributing buildings and structures include the power house (ca. 1960), and garage (ca. 1943-1945). Table 3-1 also includes structures that were not listed in the national register nomination.<sup>1</sup>

*Table 3-1: Lake View Hill Park Buildings and Structures*

<b>Buildings and Structures</b>	<b>Map Key</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<i>Water Tower</i>	<b>1</b>	<i>Steel tower with water reservoir at top. Currently has cell receptor attached. Fair condition. Due to the age of the tower, the county is concerned that it may need to be replaced in the near future.</i>	<i>Contributing. Constructed in 1938 to ensure a consistent and affordable supply of water to the Sanatorium. The tower was an important functional feature on the landscape for most of the period of significance.</i>
<i>Two Utility Buildings</i>	<b>2</b>	<i>One story brick structures with gable roofs used for cell phone and 911 services. Good condition.</i>	<i>Non-contributing. Built after the end of the period of significance, Ca. 1990s.</i>
<i>Utility Building</i>	<b>3</b>	<i>One story brick building on raised concrete foundation with hip roof covered with asphalt shingles. Used for cell phone services. Good condition.</i>	<i>Non-contributing. Built after the end of the period of significance, Ca. 1990s.</i>
<i>Old Water Utility Building</i>	<b>4</b>	<i>One story concrete block building with clapboard gable ends. Asphalt roll roof with small shed dormer on north side. Good condition.</i>	<i>Contributing. Built in 1938 in conjunction with the water tower to provide an independent source of water for the Sanatorium.</i>

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<sup>1</sup> Tricia Canaday, *National Register of Historic Places Registration Form, Lake View Sanatorium, Section 7.*

<b>Buildings and Structures</b>	<b>Map Key</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<i>Garage</i>	<b>5</b>	<i>Rectangular red brick building constructed into the side of the hill. Flat asphalt roof with parapet extending around the east, west and south elevations. South elevation includes seven overhead garage doors on the lower level. The upper level was used as a carpenter shop during the period of significance.</i>	<i>Contributing. Built in 1943-1945, to provide storage for screens and storm windows from the Sanatorium. The building was needed earlier, but construction was stalled due to WWII. (Note: The National Register nomination indicates this building is non-contributing, but does not provide a rationale.)</i>
<i>Main Sanatorium Building// Administration</i>	<b>6</b>	<i>Four story brick building with raised basement, designed by Law, Law, &amp; Potter. South elevation has abstract Art Deco influenced pilasters with T-shaped capitols. Used today for offices of Dane County Health &amp; Human Services. Good Condition.</i>	<i>Contributing. Built in 1929-30, served as the primary Sanatorium building throughout the period of significance. The building was considered an exemplary example of a tuberculosis Sanatorium during its period of operation.</i>
<i>Maintenance building (Original Power House and Dairy)</i>	<b>7</b>	<i>Red brick building with concrete foundation, flat asphalt roof and parapet.</i>	<i>Contributing. Built 1929-30 to provide power for the Sanatorium, it was later utilized as a dairy.</i>
<i>Power House</i>	<b>8</b>	<i>One story building with orange brick walls on a concrete foundation. Built into a slope so that the lower level is exposed on the south and east sides. East side has a flat metal roof, rest has flat asphalt roof. The building once included two orange tile smokestacks, these were removed in 2004.</i>	<i>Contributing. The administrative reports began arguing for the construction of this building in 1936, to provide more efficient, energy for the facility, and to ensure an emergency source of power. (The NR nomination indicates it is non-contributing and built in 1960, but it was completed in 1953.)</i>

<b>Buildings and Structures</b>	<b>Map Key</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<i>Pump House</i>	<b>9</b>	<i>Orange brick building with concrete foundation. Flat asphalt roof with a small chimney. Used by water utility company. This building replaced an earlier pump house.</i>	<i>Non-contributing. Built recently to replace the original pump house. Note: The NR nomination indicates that the original pump house is still in place and contributing—needs revision.</i>
<i>Dormitory (Dormitory for Help, Nurses Dormitory)</i>	<b>10</b>	<i>Rectangular red brick building with a central pavilion on the south elevation. Built into the hill with an at-grade entrance into the second floor on the north side. Continuous concrete watertable between the first and second stories. South elevation has abstract Art Deco influenced pilasters with T-shaped capitols matching the main building.</i>	<i>Contributing. Built in 1934-5, served as the dormitory for workers at the facility until 1966. The building closely resembles worker's dormitories at other sanatoria in Wisconsin.</i>



**Figure 3- 4: Water tower and cell phone utility buildings, south elevations, 2010.** (source: QEA 6132)



**Figure 3- 5: Cell phone utility buildings, south and east elevations, 2010.** (source: QEA 6131)



**Figure 3- 6: Old Water Utility Building, south and east elevations, 2010.** (source: QEA 3161).



**Figure 3- 7: Garage, 2010.** (source: QEA 6104)



**Figure 3- 8: Main Sanatorium Building, portion of the south elevation, 2010.** (source: QEA 5978)



**Figure 3- 9: Maintenance Building, west elevation, 2010.** (source: QEA 6036)



**Figure 3- 10: Power House, East Elevation, 2010.** Note: the garage is in the background on the right of the image. (source: QEA 6154)



**Figure 3- 11: Pump House, 2010.** (source: QEA 6187)



**Figure 3- 12: Dormitory for Help, portion of the north elevation, 2010.** (source: QEA, 6042)



## ***Small Scale Features***

### ***Existing Conditions, Small Scale Features***

Small scale landscape features at Lake View Hill Park include a fountain, stone retaining walls, remnants of cement paving and pools, a flag pole, foundation of a hog barn, and other site elements. Landscape character areas have been identified at the property to facilitate the discussion of small scale features. A landscape character area is a portion of a landscape that may be categorized by the physical qualities (such as landforms, vegetation, and topography) and the cultural resources present. The landscape character areas are illustrated in Figure 3-14, and include: the South Lawn Area, the Sputum Pond Area, the Dormitory Area, Main Building Area, Gallo Woods Area, Entrance Drive Area, the Water Tower Area, Maintenance Area, Waterfall and Pools Area, North Wooded Area and the East Woods Area.



**Legend**

- |                           |                              |                  |
|---------------------------|------------------------------|------------------|
| — Nature Trails           | ① Water Tower                | ⑥ Administration |
| ..... Implied Trails      | ② Two Utility Buildings      | ⑦ Maintenance    |
| - - - - Property Boundary | ③ Utility Building           | ⑧ Power House    |
| - - - - Fence             | ④ Old Water Utility Building | ⑨ Pump House     |
|                           | ⑤ Garage                     | ⑩ Dormitory      |



**Figure 3- 13: Lake View Hill Park Landscape Character Areas**

Table 3-2: Lake View Hill Park Small Scale Features

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>South Lawn Area</i></b>			
<i>Lawn</i>	3-15, 3-16	<i>Ornamental lawn on south facing slope.</i>	<i>Contributing. The lawn is a primary feature in the historic landscape. Established as an ornamental lawn in 1930 as part of the landscape designed to present a pleasant character for the property. Trees were not planted on the hill in order to maximize views toward Lake Mendota.</i>
<i>Fence</i>	3-17	<i>Chain link fence parallels Northport Drive at the bottom of the hill.</i>	<i>Non-contributing, impacting. Added by Dane County Health &amp; Human Services to keep children from sledding into the road. Although the fence is not prominent in the view from the top of the hill, it is dominant in view toward the property from Northport Drive.</i>
<i>Nature Trail</i>	<i>No image</i>	<i>Mown trail loops around the lawn area.</i>	<i>Non-contributing, compatible. Added since 2000, for use as a walking trail by park users. This feature does not detract from the historic character of the property.</i>
<i>Meadows</i>	<i>No image</i>	<i>Areas containing grasses and forbs that are mown once or twice a year.</i>	<i>Non-contributing, compatible. The meadows are located at the edges of the lawn and do not impact the historic character of the property.</i>

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Sputum Pond Area</i></b>			
<i>Vegetation</i>	<i>3-16 and 3-18</i>	<i>Mature deciduous and evergreen trees create a linear massing along the eastern edge of the South Lawn.</i>	<i>Contributing. Planted during the period of significance (ca. 1940s) as part of the ornamental landscape associated with the cement lined stream and Sputum Pond.</i>
<i>Remnants of cement lined stream</i>	<i>3-19 and 3-20</i>	<i>Intermittent portions of cement channel and exposed drain pipe.</i>	<i>Contributing as ruins. These small portions of the cement lined stream provide reminders of the former ornamental landscape.</i>
<i>Remnants of cement trail</i>	<i>3-21</i>	<i>Pink tinted cement sections of pavement.</i>	<i>Contributing as ruins. These portions of the cement path provide reminders of the former ornamental landscape.</i>
<i>Remnants of Sputum Pond</i>	<i>3-22</i>	<i>Intermittent portions of cement pool liners.</i>	<i>Contributing as ruins. The features provide reminders of the former pond that featured prevalently in the views of the Sanatorium.</i>
<i>Nature Trail</i>	<i>No image</i>	<i>Mown trail extends north-south through the landscape.</i>	<i>Non-contributing, compatible. Added since 2000, for use as a walking trail by park users. This feature does not detract from the historic character of the property.</i>
<i>Fence</i>	<i>3-23</i>	<i>Fence along the eastern property boundary.</i>	<i>Non-contributing, compatible. A boundary fence was installed during the period of significance. It is not known when the current fence was installed.</i>
<i>Retaining wall at south side of dormitory building</i>	<i>3-24, 3-25, 3-26</i>	<i>Five foot high rubble stone retaining wall extends approximately 50 feet from east to west. Includes an arched grotto feature located approximately at the center of the wall.</i>	<i>Contributing. The Retaining wall as implemented in 1935 as part of the dormitory construction project. It appears it was a necessary feature to provide a level site for the building.</i>

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Sputum Pond Area (cont.)</i></b>			
<i>Remnants of cement channel</i>	3-26	<i>Remnants of a cement channel that extended to the south from the grotto. It appears to have terminated in a birdbath or small pool.</i>	<i>Contributing. Related to the retaining wall constructed in 1935, the feature was part of the ornamental landscape associated with the property.</i>
<i>Remnants of stone bench</i>	3-27	<i>Small cement and stone bench located south of the grotto in the retaining wall.</i>	<i>Contributing. Related to the ornamental landscape implemented in 1935, the feature was part of the ornamental landscape associated with the property.</i>
<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Dormitory Area</i></b>			
<i>Sidewalks and stairs around the Dormitory</i>	3-28, 3-29, 3-30, 3-31	<i>Concrete sidewalks and stairs at north and west sides of dormitory.</i>	<i>Contributing. Implemented when the dormitory was constructed in 1934-35. Some cement is stamped with a decorative pattern.</i>
<i>Canopy trees around building</i>	3-29	<i>Mature deciduous trees on the north and west sides of the building.</i>	<i>Contributing. Installed as part of beautification of property with ornamental landscape in the late 1930s and early 1940s.</i>
<i>Lawn at south side of dormitory</i>	3-31, 3-32	<i>Level lawn extends to the south from the wall of the dormitory to the stone retaining wall.</i>	<i>Contributing. Implemented when the dormitory was constructed in 1934-35.</i>
<i>Remnants of service drive at east side of dormitory</i>	3-33, 3-34, 3-35	<i>Concrete, asphalt, and gravel portions of former service access route.</i>	<i>Contributing. Installed in 1949 to provide a separate route for service vehicles.</i>
<i>Stone retaining wall at west side of service drive.</i>	3-36	<i>Curved stone retaining wall.</i>	<i>Contributing. Related to retaining wall constructed in 1935.</i>

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Main Building Area</i></b>			
<i>Parking lot at main building</i>	3-38, 3-39, 3-40, 3-41	<i>Asphalt paved parking area on north side of main building.</i>	<i>Compatible, altered. A driveway and parking area has been located on the north side of the main building since it opened in 1930, however, the enlargement and rearrangement of the orientation of the parking area has reduced its ability to reflect the historic circulation patterns.</i>
<i>Sidewalks at main building</i>	3-42, 3-43, 3-44	<i>Concrete sidewalks and stairs around the west, south, and east sides of the building.</i>	<i>The sidewalks on the south and east side of the building are contributing as documentation exists indicating that they are in the same locations as sidewalks present during the period of significance. The locations of sidewalks on the west side of the building during the period of significance are unknown.</i>
<i>Pedestrian Archway at main building</i>	3-42	<i>Steel arch with ornamental scroll and words "Lake View" at top.</i>	<i>Contributing. Historic photographs indicate the feature was present during the period of significance.</i>
<i>Hedges on south side of main building</i>	3-44	<i>Pruned privet hedge lining the sidewalks at the south side of the main building.</i>	<i>Although historic photographs appear to show a hedge along the south elevation of the building, it was not tall enough to block views from the first floor windows.</i>
<i>Fountain</i>	3-45, 3-46	<i>Cement and stone ornamental feature located at the south side of the main building.</i>	<i>Contributing. Present during the period of significance, this feature was part of the ornamental landscape.</i>
<i>Flagpole</i>	3-47	<i>Metal flagpole located in lawn south of main building.</i>	<i>Compatible.</i>

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Gallo Woods Area</i></b>			
<i>Vegetation</i>	<i>3-48</i>	<i>Grove of mature deciduous trees located west of the main building.</i>	<i>Contributing. The vegetation was present throughout the period of significance, and referred to often by patients and a place of interest and entertainment.</i>
<b><i>Entrance Drive Area</i></b>			
<i>Entrance road</i>	<i>No image</i>	<i>Curved asphalt road with curbs.</i>	<i>Contributing. Main vehicular circulation route throughout the period of significance.</i>
<i>Sidewalk</i>	<i>3-49</i>	<i>Concrete sidewalk parallel to entrance road.</i>	<i>Non-contributing, compatible. It is not know if a sidewalk was in this location during the period of significance. The feature does not detract from the historic character of the property.</i>
<i>Lights</i>	<i>3-49</i>	<i>Ornamental light poles with historic-style fixtures.</i>	<i>Non-contributing. Although not consistent with the historic context, the light poles do not stand out, due to the presence of so many mature trees.</i>
<i>Ornamental Vegetation</i>	<i>3-49</i>	<i>Masses of mature trees and shrubs planted along both sides of the entrance drive.</i>	<i>Contributing. Vegetation was planted along the entrance drive and the southwest corner of the property along Northport drive as part of the ornamental landscape during the period of significance.</i>
<i>Site identifier signs</i>	<i>3-50</i>	<i>Wood signs near the intersection of Northport Drive and the entrance road.</i>	<i>Non-contributing, compatible. The signs do not indicate the historic nature of the property, but plans are in place to update them.</i>

<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>Water tower Area</i></b>			
<i>Parking lots at water tower</i>	3-51	<i>Asphalt road and parking lots along the slope located north and east of the maintenance buildings.</i>	<i>Non-contributing, compatible. The area was used for maintenance activities during the period of significance, but the exact extent of the paved area is not known. It is likely that the parking areas have been expanded over time.</i>
<b><i>Maintenance Area</i></b>			
<i>Parking areas &amp; vehicular circulation routes.</i>	3-52	<i>Asphalt paved driveway and parking surrounds the north portion of this area.</i>	<i>Non-contributing, compatible. The area was used for maintenance activities during the period of significance, but the exact extent of the paved area is not known. It is likely that the driveway and parking areas have been expanded over time.</i>
<b><i>Waterfall &amp; Pools Area</i></b>			
<i>Remnants of cement lined pools/cisterns.</i>	3-53	<i>Cement lined pools/cisterns that held water that was channeled from the water tower to the stone waterfalls.</i>	<i>Contributing. Present during the period of significance, these features were part of the ornamental landscape at the property.</i>
<i>Cement and stone waterfall features</i>	3-54, 3-55	<i>Cement and mortared stone retaining walls located on the slope directly north of the main building.</i>	<i>Contributing. Present during the period of significance, these features were part of the ornamental landscape at the property.</i>
<i>Remnants of paved trail</i>	No image	<i>Portions of a paved trail that led from the top of the waterfall area to the east toward the garage.</i>	<i>Contributing. Present during the period of significance, these features were part of the ornamental landscape at the property.</i>



<b>Feature</b>	<b>Figure #</b>	<b>Description</b>	<b>Contributing / Rationale</b>
<b><i>North Wooded Area</i></b>			
<i>Vegetation</i>	3-56	<i>Woodland vegetation that is part of an ecological restoration program.</i>	<i>Contributing. The majority of this area was wooded throughout the period of significance.</i>
<i>Multi-use trail in woods</i>	3-57	<i>Unpaved trail</i>	<i>The main portion of this trail appears to follow the route of the service drive that was present and surfaced with cinders during the period of significance, this portion contributes to the historic landscape.</i>
<i>Hog Barn Foundation</i>	3-58	<i>Concrete foundation of former hog barn.</i>	<i>Contributing. The hog farm was established soon after the Sanatorium opened, and continued until 1955.</i>
<i>Refuse pile</i>	<i>No image</i>	<i>Mound-like topographic feature in the northeastern portion of the north wooded area.</i>	<i>Contributing. Former dump for the Sanatorium during the years of operation.</i>
<i>Remnants of Ice Rink</i>	3-59	<i>Topographic feature located between the cement pools and the water tower.</i>	<i>Unknown. No documentation has been located verifying the existence of an ice rink in this location on the property. Sputum Pond was used for skating by neighborhood children.</i>
<b><i>East Wooded Area</i></b>			
<i>Vegetation</i>	<i>No image</i>	<i>Mature deciduous trees are part of the Oak Woodland Savanna restoration at the property.</i>	<i>Non-contributing, compatible. This tract was not part of the Sanatorium property during the period of significance. However, the historic vegetation would have been present during the years of operation of the Sanatorium.</i>



**Figure 3- 14: View of the South Lawn Area, fountain, and shrubs, from inside the Main Sanatorium Building, 2010.** (source: QEA, 6421).



**Figure 3- 15: South Lawn Area Viewed from inside main building, 2010. Note the Weeping Willow trees at the southeastern corner of the property (see arrow).** (source: QEA 6424)



**Figure 3- 16: View of South Lawn Area from Northport Drive, 2010. Note the sidewalk and chain-link fence (the orange lines indicate the top and bottom of the fence).**



**Figure 3- 17: Vegetation and topography south of the Dormitory for Help, 2010. (source: QEA 7604)**



**Figure 3- 18: Remnant of cement drainage channel at western side of Dormitory, 2010.**  
(source: QEA 6342)



**Figure 3- 19: Remnant of drain pipe in wooded area on western side of dormitory. Note Mayapples, Phlox, and Solomon seal, 2010.** (source: 6368)



**Figure 3- 20: Remnants of cement path to Sputum Lake (Pond), 2010** (source: QEA 6312)



**Figure 3- 21: Weeping Willow trees continue to mark the former location of Sputum Pond, 2010. Note the main sanatorium building in the background.** (source: QEA 7606)



**Figure 3- 22: Fence at eastern property boundary, facing east, 2010.** (source: QEA 6076)



**Figure 3- 23: Rubble stone retaining wall south of Dormitory for Help, 2010.** (source: QEA 7600)



**Figure 3- 24: Material is washing out from behind the southeast corner of the retaining wall and undermining its structural stability, 2010.** (source: QEA 6263)



**Figure 3- 25: Grotto in retaining wall south of Dormitory and remnants of cement drainage channel, 2010** (source: QEA 7595)



**Figure 3- 26: Remnants of stone bench near retaining wall, 2010** (source: QEA 6292)



**Figure 3- 27: Concrete steps between parking lot and Dormitory, 2010.** (source: QEA 6040)





**Figure 3- 28: Area between Dormitory for Help and main sanitorium building, 2010. Note the sidewalks and railing.** (source: QEA 6069)



**Figure 3- 29: Stamped concrete steps, 2010.** (source: QEA 6320)



**Figure 3- 30: Stone path to former door at south side of Dormitory, 2010.** (source: QEA 5335)



**Figure 3- 31: Location of former southern door at Dormitory, 2010.** (source: QEA 6338)



**Figure 3- 32: Remnants of service drive to the Dormitory for Help, facing east, 2010. (source: QEA 6076)**



**Figure 3- 33: Remnants of concrete service driveway at east side of Dormitory, 2010. 6215**



**Figure 3- 34: Remnants of service drive and stone retaining wall on east side of Dormitory (source: QEA 6222)**



**Figure 3- 35: Erosion at former service road, 2010 (source: QEA 6266)**



**Figure 3- 36: Remnants of stone retaining wall near Dormitory, 2010** (source: QEA 6250)



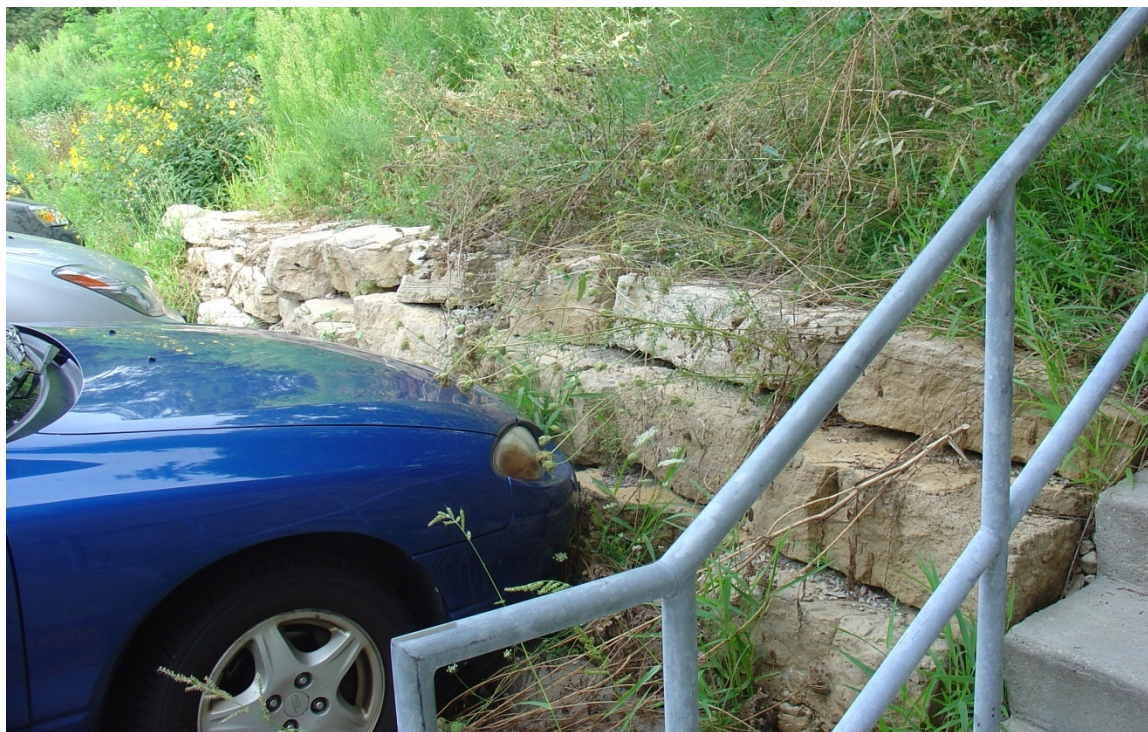
**Figure 3- 37: Parking Lot on north side of main building, 2010.** (source: QEA 7578)



**Figure 3- 38: Parking lot at north side of building, facing west, 2010.** (source: QEA 6026)



**Figure 3- 39: Information sign at parking lot, 2010** (source: QEA 6026)



**Figure 3- 40: Stone retaining wall at north side of parking lot near garage, 2010 (source: QEA 6118)**



**Figure 3- 41: Pedestrian Archway and concrete sidewalks at east side of main building, facing south, 2010. (source: QEA 7581)**



**Figure 3- 42: Lawn, bench, and sidewalks at the eastern side of the main Sanatorium building, 2010.** (source: QEA 6006)



**Figure 3- 43: Hedge along sidewalk at south side of main building, 2010.** (source: QEA 5952)





**Figure 3- 44: Fountain/planter at south side of main building, 2010.** (source: QEA 5922)



**Figure 3- 45: Edge of fountain/planter and adjacent pavement and shrubs, 2010.** (source: QEA 5937)



**Figure 3- 46: Flagpole at south lawn, 2010.** (source: QEA 5972)



**Figure 3- 47: Sandhill Crane at Gallo Woods, 2010.** Note sports lighting in distance at Warner Park. (source: QEA 5921)



**Figure 3- 48: Sidewalk at Lake View entrance road, 2010. Note the Sandhill cranes among the trees.**  
(source: QEA 5916)



**Figure 3- 49: Park Sign at entrance, 2010** (source: Sara Kwitek, Dane County Land & Water Resources)



**Figure 3- 50: Parking lots at water tower, 2010** (source: QEA 6132)



**Figure 3- 51: Parking areas and vehicular circulation in the Maintenance Area, 2010** (source: QEA 6153)



**Figure 3- 52: Remnant of cement retaining pond on hill north of main Sanatorium building, 2010.** (source: QEA 7589)



**Figure 3- 53: Remnants of Waterfall north of main building, 2010.** (source: QEA 7406)



**Figure 3- 54: Mortared stone wall detail at remnants of waterfall, 2010.** (source: QEA 7404)



**Figure 3- 55: Woods north of the Sanatorium Building, 2010.** (source: QEA 6432)



**Figure 3- 56: Multi-use trail in woods, 2010** (source: QEA 6149)



**Figure 3- 57: Foundation of Hog Barn, 2008** (source: Lake View Hill Master Plan)



**Figure 3- 58: General location of former ice skating rink, 2010.** (source: QEA)



CHAPTER IV:  
CONCEPTUAL TREATMENT

## Chapter IV: Conceptual Treatment

### *Treatment Philosophy*

Selection of a treatment philosophy for a historic site provides a fundamental structure upon which future management decisions may be made. The United States Secretary of the Interior indicates four types of treatment approaches that may be appropriate for historic landscapes. Each is defined herein, and the appropriateness of every one as a management philosophy for the Lake View Hill property is discussed.

*Preservation* is the act of sustaining the existing form, integrity, and materials of a historic property. This approach is most appropriate for properties that have a high level of integrity and often requires acceptance of representations from multiple time periods at the site. This approach is not the best choice for Lake View Hill Park because alterations are necessary in order to address the current and future users of the property.

*Restoration* is the process of depicting the form, features, and character of a property as it appeared at a particular period in time. Elements that relate to earlier or later periods are removed in order to clearly represent one time period. A high level of documentation is necessary to ensure that the site accurately represents the historic period. This approach is not appropriate Lake View Hill Park because the adaptive use of the property requires non-historic elements to be present. Also, a high level of documentation of the historic conditions is not available.

*Reconstruction* is the act of using new construction to depict a non-surviving site, landscape, building, structure, or object as it appeared at a specific period of time in its historic location. This approach is used only in cases where the highest level of significance applies and detailed documentation exists regarding the historic conditions of the property. Lake View Hill Park does not meet either of these requirements therefore this approach is not appropriate for the site.

*Rehabilitation* allows repairs, alterations, and additions necessary to enable a compatible use for a property, as long as the portions or features which convey the historical, cultural or architectural values are preserved. Rehabilitation has been selected as the most appropriate approach for managing the overall landscape at Lake View Hill Park. The need to make changes to accommodate current use, while also preserving the significant historic features and restoring selected features, makes this approach the best choice for the project area.

## ***Landscape Character Areas***

The landscape of Lake View Hill Park is described herein as a unified property made up of ten landscape character areas. Landscape character areas are defined by their combined physical qualities and cultural resources. The Lake View Hill landscape character areas are illustrated in Figure 4-1. They include:

1. **South Lawn Area:** the hill that slopes down from the Sanatorium to Northport Drive has contained a mown lawn since the establishment of the institution in 1930.
2. **Sputum Pond Area:** this area, located on the eastern portion of the property south of the dormitory, contains remnants of ornamental landscape features that were present during the operation of the Sanatorium. Included are remnants of sputum pond, portions of two ornamental cement lined streams, a cement path, and ornamental plants.
3. **Dormitory Area:** the dormitory, related circulation routes, remnants of historic features, vegetation, and stone retaining wall are all included in this character area.
4. **Main Building Area:** the main building (Sanatorium, Administration building), related circulation routes, adjacent parking, vegetation, ornamental archway, and fountain/planter are all included in this area.
5. **Gallo Woods Area:** this area includes the mature oak woods located to the southwest of the main building.
6. **Entrance Drive Area:** the steep main entrance drive to the property, entrance signs, sidewalk, ornamental plants, and street trees are included in this character area.
7. **Water Tower Area:** located northeast of the main building and north of the maintenance area, the water tower area includes the water tower, several small utility buildings, surrounding vegetation, and a large paved area used for parking.
8. **Maintenance Area:** located to the east of the main building, this area includes three historic service buildings and one non-historic utility building, surrounded by an asphalt driveway on the north and a deteriorated driveway on the south.
9. **Waterfall & Pools Area:** located to the north of the parking lot and main building, this area contains remnants of large pools and ornamental stone waterfall that was present during the historic period.
10. **North Wooded Area & East Wooded Area:** these areas contain native woodland communities that are currently the focus of ecological restoration activities. They also include remnants of historic activities that occurred during the operation of the Sanatorium.



**Legend**

- |                             |                              |                  |
|-----------------------------|------------------------------|------------------|
| — Nature Trails             | ① Water Tower                | ⑥ Administration |
| - - - - - Implied Trails    | ② Two Utility Buildings      | ⑦ Maintenance    |
| - - - - - Property Boundary | ③ Utility Building           | ⑧ Power House    |
| - - - - - Fence             | ④ Old Water Utility Building | ⑨ Pump House     |
|                             | ⑤ Garage                     | ⑩ Dormitory      |

**Figure 4- 1: Lake View Hill Park, Landscape Character Areas** (source: QEA)

## ***Conceptual Treatment Recommendations***

This section includes conceptual treatment recommendations for the Lake View Hill historic landscape. They are presented related to the overall property and to the landscape character areas defined. Many recommendations may be implemented without further planning or design efforts, while some require additional information in order to be applied. To assist Dane County and the Friends of Lake View Hill Park as they move forward to implement the recommendations, each recommendation is preceded by a symbol that indicates if additional planning and/or design work is necessary before the treatment can be applied. The symbols and their meaning are defined here:

- \* = Conceptual treatment recommendations that may be implemented without further planning efforts.
  
- # = Conceptual treatment recommendations that require additional planning or design efforts by the Friends of Lake View Hill Park and/or Dane County Land and Water Resources.
  
- + = Conceptual treatment recommendations that require additional planning or design efforts that need to be performed by consultants.

Some of the recommendations could be accomplished with planning efforts that can be undertaken by the Friends of Lake View Hill Park, and/or Dane County Land and Water Resources, while others will require the hiring of consultants. In some instances, either of these approaches would be appropriate. When that is the case, two symbols are provided.

### **Overall Property Conceptual Treatment Recommendations**

Several recommendations pertain to the overall property at Lake View Hill Park. These include:

1. \* Implement sign plan providing improved wayfinding and interpretative information at the property.
2. # + Consider developing additional interpretive opportunities to help visitors learn about the history and current management of the property.
3. # + Have an arborist conduct an evaluation of the mature trees on the property & provide recommendations for removal, pruning, and other treatments to preserve the historic vegetation;
4. \* In areas where historic vegetation has been lost, plant compatible native vegetation to enhance the historic character of the property.

### **South Lawn Area Conceptual Treatment Recommendations**

1. \* Maintain mown lawn in large portion of the south lawn area;
2. \* Continue to manage meadows around the periphery of the lawn;
3. \* Maintain the mown path around the southern and western edges of the lawn;
4. \* # Establish park entrances at the southeast corner and southwest corner of the property;
5. \* Interpret the role of the lawn and view to the historical significance of the property;
6. \* # Maintain the vegetative screen between the main building and the dormitory and consider selectively removing some of the mature evergreens to create masses & voids, allowing selected views from the main building;
7. # Replace the chain link fence with an ornamental plant border (or managed meadow with shrubs) utilizing native plants and a new fence that is compatible with the historic character of the property to provide a buffer from the road. First, conduct an analysis to determine key views from the road and the location where a fence is necessary to protect sledders. Do not formerly designate as a sledding hill.

**Sputum Pond Area Conceptual Treatment Recommendations**

1. \* # Selectively remove vegetation to create masses and voids and restore selected views while preserving the remaining mature trees;
2. \* # Expose remnants of Sputum Pond, the pink cement trail, and the cement lined stream by removing earth and vegetation by hand. Consider having a workshop for volunteers to teach appropriate techniques for this activity;
3. #+ Once the remnants of these features have been exposed, develop a plan to preserve and interpret them. If possible, implement a stormwater management system in this area that does not impact the historic resources;
4. #+ Stabilize, preserve, and interpret the stone retaining wall, remnants of the cement channel and remnants of the stone bench. Engage a professional mason with experience in similar features to stabilize these resources;
5. \* Continue to mow the trail along the eastern and southern boundaries of this area;
6. \* Consider replacing the lost Weeping Willow trees near the pond.

### **Dormitory Area Conceptual Treatment Recommendations**

1. \* Repair and maintain the historic sidewalks at the north and west sides of the Dormitory;
2. \* Plant native deciduous trees on north and west sides of building to replace lost and elderly historic trees;
3. \* Preserve the lawn on the south side of the building;
4. #+ Implement storm water management and erosion control measures that are holistic and sensitive to the historic fabric of the property;
5. \* Interpret the location of the historic service drive along the eastern property boundary;
6. #+ It is recommended that the dormitory be rehabilitated for an adaptive reuse that is compatible with the current use and historic character of the Lake View property. Dane County does not have funds for rehabilitating the dormitory and does not need the building for office or storage space. The county has given permission to the Friends of Lake View Hill to explore possibilities for rehabilitating the building. The Friends of Lake View Hill will pursue a grant to fund a feasibility study and will seek partners who have interest, experience, and funding that could be used toward rehabilitating the building.

The feasibility study will assess the financial potential of rehabilitating the dormitory for a specific use or list of uses that are compatible with the Human Services Campus and park use. The study will be unique in that it will facilitate a decision-making process that will result in the stakeholders stating acceptable uses for the property, and parameters that apply. The proposed use should be compatible with the existing site limitations related to parking, vehicular circulation, storm water management, and the Conservancy zoning of the overall property. The study will clearly indicate if there is an identified need for the proposed use in this location.

If the Friends of Lake View Hill are not successful in finding partners by January 2012, Dane County will pursue steps toward demolition of the building. Following demolition, the county will develop a plan for a park gathering space with interpretive materials related to the historic aspects of the property. The design of the space will strive to respect the integrity of the remaining historic landscape.



### **Main Building Area Conceptual Treatment Recommendations**

1. \* Main Building:
  - a) Continue to utilize the Main Building for Dane County Human Services Offices;
  - b) Consider providing guided tours in the building on a scheduled basis;
  - c) Consider designating a location in the building for an exhibit interpreting the historic significance of the property;
2. \*# Develop a plan to improve circulation and wayfinding in the parking lot & driveway near building. Clearly define zones for pedestrians and service areas;
3. \* Restore the ornamental steel archway;
4. \* Preserve the historic circulation routes on the south side of the building;
5. \*# Replace the hedges along the south side of the building with species that will remain low and not block views from the ground floor;
6. + Repair and maintain the fountain structure/planter and pavement on the south side of the building with careful consideration for historic integrity;
7. #+ Create a gathering place near the fountain structure, including compatible benches.

### **Gallo Woods Area Conceptual Treatment Recommendations**

1. \* Preserve the mature canopy trees and mix of native vegetation in this area;
2. \* Encourage wildlife;
3. \* Interpret the use of this area by Sanatorium patients for watching wildlife.

**Entrance Drive Area Conceptual Treatment Recommendations**

1. \* Preserve the historic alignment of the entrance driveway;
2. \* Maintain the concrete sidewalk along the eastern side of the driveway;
3. \* Maintain the lights along the driveway;
4. \*# Consider implementing ornamental plants in the area east of the driveway where plantings were present during the period of significance;
5. # Revise the existing site identifier signs to clarify the dual-purpose of the property and consider referencing the historic aspect of the property.

**Water Tower Area Conceptual Treatment Recommendations**

1. \*#+ If possible, preserve the historic water tower;
2. #+ If it is not possible to preserve the water tower, attempt to replicate its visual appearance when replacing it;
3. \*#+ Consider more clearly defining locations for parking and circulation in the parking lots near the water tower;
4. \* Consider designating three to five parking spaces near the water tower for park users;
5. \* Provide a sign at the trailhead as indicated in the sign plan;
6. \* Establish a gathering area for park users at the northern portion of the parking lot;
7. \* Clear away understory vegetation near the large Hickory tree.

### **Maintenance Area Conceptual Treatment Recommendations**

1. \* Preserve the historic buildings & continue to utilize to support the facility;
2. \*# Consider more clearly defining locations for parking and circulation in the area;
3. \*# Provide a park identifier sign at the Lake View Avenue entrance.

### **Waterfall & Pools Area**

1. \*# Expose remnants of cement lined pools, cement and stone water fall features, and nearby paving. Consider having a workshop for volunteers to teach appropriate techniques for this activity;
2. \*#+ Once they have been exposed, stabilize and preserve these features;
3. \*# Remove non-contributing cedars to open views into this area;
4. \*#+ Consider implementing an ornamental planting plan using native plants around the pools and water fall;
5. \* Interpret the historic relationship between the pools and Sputum Pond.

### **North Wooded Area**

1. \* Maintain the unpaved trail and interpret its historic use as part of the property;
2. \* Preserve and interpret the foundation of the hog barn;
3. \* Preserve and interpret the refuse pile indicated to be significant by the archeological report;
4. \* Preserve the remnants of the ice skating rink/holding pond by avoiding changing the topography in this area;
5. \* Continue to follow the ecological restoration plan.

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- Wisconsin State Board of Health: *Fifteenth Report (1893-94)*, Madison, Wisconsin, 1894.

APPENDIX A:  
SUMMARIES OF ORAL HISTORY INTERVIEWS



## Appendix A: Oral History Summaries

Several individuals who were patients, staff members, and family members of patients and staff, during the operation of the Sanatorium, graciously provided information in the form of oral history interviews, photographs, and a video. Their contributions enriched the report with stories and personal accounts that brought to life the world of the Sanatorium. Those interviewed in person or by phone include: Edyth Harb, Tom Lawrence, Jeannine Lawrence Muhl, Kathleen Lawrence Ehlen, Thomas Paul Link, Hazel Tenney, and two anonymous interviewees. In addition, numerous individuals shared information via email exchanges.

### *Interviews with three children of a former Assistant Medical Director*

Brenda Williams interviewed Thomas (Tom) Alfred Lawrence (born 1937), Jeannine Lawrence Muhl (born 1942), and Kathleen Lawrence Ehlen (born 1936), at Lake View Hill Park on 3 November 2010. Photographs of the Lawrences are included herein. The Lawrences are siblings and their parents were Paul Joseph Lawrence and Mabel Donahue Lawrence. They have two additional siblings, Donald Lawrence and June Lawrence Ripp. We explored the landscape of Lake View together, so the interview was fairly informal.

Paul Lawrence was the Assistant Medical Director at Lake View from Spring 1950 until Fall 1956. While he worked at Lake View, the family lived in a residence adjacent to the Sanatorium. Although the children were not patients, they spent a lot of time on the Sanatorium grounds and understood the operations of the facility due to their father's position.

The Lawrence family lived at several different tuberculosis sanatoria in Wisconsin, Michigan, and Indiana while the children were growing up. They recall that some of the other sanatoria had underground tunnels, in particular one in Indiana, St. Luke's in Milwaukee, and Union Lake in Michigan. The family's food was supplied by the sanatorium at Lake View. It was very good and they got lots of it.

Jeannine and Tom remember that there were cement benches around Sputum Lake/Pond. They recall a cement slab seat with two cement legs that had scroll decorations on them. Jeannine fondly remembers the cement pools/cisterns and the stone retaining walls. They were in poor repair when their family was living there, but she liked to sit by them and enjoy the ornamental flowers that were planted around them. There was a wishing well on the Esch property, south of the retaining wall near the nurse's dormitory.

The Lawrence's explained that tuberculosis was devastating to many families, especially those whose family members were institutionalized. Madison was at the forefront of research for TB, with conferences held between the university and the sanatorium frequently. The sanatoria were the product of a generation of people who cared deeply about their families and friends. They came out of WWII as a generation who did their best to help each other. Alcoholics Anonymous was also an organization that was involved with the care of people who had TB.

The garage was used as a carpenter shop in the 1950s. Their father worked in there on the weekends.

Contact information for the Lawrence's is as follows:

**Thomas (Tom) Alfred Lawrence** [tlawrence@wi.rr.com](mailto:tlawrence@wi.rr.com)

**Jeannine Lillian Lawrence Muhl** [peedypoo@juno.com](mailto:peedypoo@juno.com)

**Kathleen Francis Lawrence Ehlen**, 21512 15<sup>th</sup> Street, Union Grove, WI 53182



**Figure 3- 1: Kathleen Lawrence Ehlen, Tom Lawrence, and Jeannine Lawrence Muhl at Lake View Hill Park, 2010.** (source: QEA 7577)



**Figure 3- 2: Kathleen Lawrence Ehlen and Jeannine Lawrence Muhl at the former site of Sputum Pond, 2010.** (source: QEA 7612)

In addition to the time we spent on site together, Tom Lawrence also shared information with Brenda Williams via email. On 27 October 2010, he sent the following message:

Hi Brenda,

I'm replying to your last E-mail on the meeting separately because the files get too long and repetitious when filed.

Now you've really caused a flood of memories. There was a skating rink by the water tower but it was never used by us except to play football. Nobody had a big enough backyard to really run a ways or pass the ball. All that was left when we moved to Madison was a raised earthen berm surrounding the rink. We did play a couple of games at the bottom of the hill adjacent to the pond because it was more centralized to the surrounding neighborhoods. Weather permitting we started our skating on Sputum Pond. That is until the underlying water evaporated and the ice caved in. The supply fountains were shut off for the winter.

When that happened we would have some one take us to Lake Mendota when it was safe enough. It never occurred to me or my dad to have the san rink flooded. It might have been a liability and a cost issue. It think the rink was put in, in the early years of the san either for the patients or the hired help.....or both.

I and the usual suspects climbed the tower several times but never took pictures. We did it as a dare and at night because we didn't know if any one would complain. It was an adrenaline rush to look down as we went up and was a spectacular view. We could see the airplanes taking off from Truax Field and the capital dome all lit up. It was the next best thing to "The Wild Mouse" at River View Park in Chicago. I think the Air Force used the tower as an outer marker for take-offs and landings.

North of the tower was an open dump used by the san. This was one of the stops on my weekly rounds (I assume it was North). Also there was a kind of gravel pit northwest of the dump. It was rumored that while the pit owners were digging they unearthed an opening to a cave. It was later sealed back up. That whole hill may be a dome. North of the san property was woods, cornfields and farms,

Our house was located West of the san and had a woods going up over the hill from the backyard and down the other side, much like what is shown in your photo. It wasn't dense near the ground because the canopy was so dense that smaller shrubs had a tough time growing. See attached files.

In the mid fifties homes were being built in this area and all the noise plus the Sabre jets from Truax drove my mother up the walls. She was a nature lover and it just broke her heart to see a lot of the woods destroyed.

You probably aren't aware of this, but the san kept a herd of hogs. I think their purpose was to eat the left-overs (nothing goes to waste). We went on safari a couple of times hunting wild boar using our bee bee and pellet guns. After awhile the boars lost their fear of us and went on the

attack. Needless to say, that was the last time we did that. I can still hear them squealing and grunting. Hey! We were only teenagers.

One day one of my partners in crime came to my house while I was on the front lawn and said "Hey Tom. You want to see a dead man? There's a body just North of the woods." So I got on my bike and we peddled west to Sherman Ave and headed North to the farm fields. Taking a farm road to a big oak tree directly North and next to the san woods was the body of a man who had dowsed himself with gasoline and set himself on fire. He looked like a charred log. The Madison papers said the guy had some sort of mental disorder. He took a tractor, a can full of gas from one of the farms, drove to the tree, chained himself to the tree and set himself on fire. Cool.

It seems I should know the fountain. Seeing it from a different angle (your photo) it doesn't ring any bells. Who paid attention to such things at that age?

SHAZAM! I went back to the copy I sent to you of the san and there it was. I just never hung around that area, so it didn't register right away. Come to think of it when we were using the hill in the winter, we would line ourselves just south of fountain to make sure we had room on both sides to go down.

Out of all the institutions we lived at: Rockville Indiana:, Pontiac, Michigan:, Kenosha, Wis. Lake View was the most memorable and happy. We became adults there and when the time came we left the nest and pursued our various callings. My brother Don continued his education and became a biology teacher in Carbondale, IL, After graduation my three sisters went to nurses school and worked at Hospitals in Madison and Kenosha and I went to serve my active duty obligation in the Pacific. NOTE: When I was discharged from the Navy I came back to a new home in Kenosha, Wi. My father had furthered his career as assistant Medical Director at Willow Brook and Brookside Sanatorium.

A lot of the Lake View activities were a major contribution to our many years of a successful survival (on the job training).

***Interview with the son of a former Lake View Patient***

Brenda Williams spoke to Thomas Paul Link over the telephone during the Fall of 2010. In 1945 when his father Karl Paul Link was initially admitted to Lake View, Tom was four years old. He was not allowed to go into the building. He would stand outside on the south side of the building and his father would come to the window and wave. When his father was back at the sanatorium in 1958/59, Tom was old enough to visit inside, and does not remember spending time on the property outside. He does remember the fountain, and that there was water that flowed down the hill, even when it was hot in the summer. Tom's brother, Paul Link also had tuberculosis, and he spent time at Morningside beginning when he (Paul) was five years old.

Thomas Paul Link was contacted at the following address/phone: 1111 Willow Lane, Madison, WI, Phone: 508-232-1831.

### ***Interview with Lake View Patient Hazel Tenney***

Hazel Tenney was interviewed on 23 September 2009 by Annette and Nelson Eisman at her home at 1625 Lake View Avenue. Her phone number is 249-7990. The interview was recorded.

Hazel, we would like to ask you some questions we prepared just to get the ball rolling. Feel free to take the conversation anywhere it wants to go and add all the stories, names and details you can recall. If things occur to you later on just let us know and we will keep adding to your history of life at the “Old TB San.”

We would like to record this with your permission.

1. Where were you born?
2. What year were you born?
3. What was your full name?
4. Where did you live before you got TB?
5. Were you single or married when you were diagnosed?
6. How do you think you got TB?
7. How did you know you had TB?
8. Did others in your family have TB?
9. Were you admitted to lake View as soon as you were diagnosed?
10. When were you admitted to Lake View?
11. What was your name as a patient?
12. Did you have your own room or live in a dormitory?
13. Did you sleep on the open porches summer and winter?
14. Did you walk the grounds?
15. What were the grounds like?
16. Did you work in the garden or do other work?
17. How was the food?
18. Did you read “The Wheeze” or write articles for it?
19. What else did you do at Lake View?
20. Were you bored?
21. Did friends and family visit you?
22. Did you welcome new patients?
23. Did you make friends?
24. Did you have any special friends or relationships?
25. Did you feel safe?
26. Were you optimistic you would be cured?
27. What happened when a patient died?
28. When were you discharged?
29. Did people treat you differently because you had had TB?
30. Are you still in touch with any former patients or staff?
31. Do you have lasting affects from TB?
32. What were your thoughts when the TB San closed?
33. Anything else you want to add?

### ***Interview with two anonymous former patients/staff***

Brenda Williams interviewed two anonymous individuals on 17 August 2010.

Interviewee One and Two met at Lake View Hill, in 1942 when Two was a patient and One was a student working there. They were married in 1947, while Two was still working at Lake View and One was a typist.

#### **Interviewee One:**

- Was a patient at Lake View Sanatorium ca. 1940 for 6 months. He was a student at UW and they discovered a shadow on his lung, but he never had active TB.
- From Lake View, One went to Lake Tomahawk (can't remember how long he was there). He said the patients at Lake Tomahawk pretty much ran around in the woods and had a great time. There were bears, deer, and lots of other wild life. There was no structured program, but they had lots of fun. Fishing was a popular activity.
- He returned to UW when he left Lake Tomahawk.
- From 1941 to 1944, he worked at the sanatorium as a student. There were many students who did this. They were all male, and they got room and board paid for. He worked the switchboard and helped the grounds keepers, as well as other odd jobs. He hitchhiked to get from the Sanatorium to UW.
- He also had a job at Montgomery Ward to help pay for school.
- In 1944 he graduated from UW and was hired by Lake View Sanatorium to be the Rehabilitation Coordinator/Director. He and his wife (Two) had difficulty remembering how many years he worked at Lake View. They decided he was there from 1944 until about 1950.
- After leaving Lake View, One went to work for the State of Wisconsin doing rehabilitation with high school kids.
- One's memory is failing, and he was not able to answer many of my questions.

#### **Interviewee Two:**

- She was born in 1919 and is 91 years old.
- She was reluctant to be interviewed and asked that neither her name nor One's be included in any publication.
- She does not tell people that she had TB, and is very hesitant to have people find out.
- She does not want other people approaching her to be interviewed.
- She was sent to the Sanatorium in February/March of 1942, and spent 20 months and 5 days there. (She went to the sanatorium when she was 21)
- She believes that she contracted TB working with a child whose mother had died of the disease. She was active in her church, and helped to take care of the little girl, who was not allowed to go to school.
- While she was at the Sanatorium, her 15 year old sister came to visit her every Sunday. She had to ride the bus to come and visit, and it was a long ride with transfers.
- Her youngest sister was 8 years old and she was not allowed inside the building. Interviewee Two remembers her youngest sister standing on the lawn and waving to her (Two would be at the window or porch).
- Two was a typist in 1947 (when she married One) then she worked at the State Board of Health then in the Dean's office at the College of Engineering at UW.
- One's memory is sharp, and she was able to respond to many of my questions.

**Can you describe your knowledge of the landscape at Lake View while you were there?**

- **Outside? Exercise/rest/games/work?**
- **Viewing outside from windows (which views, what memories?)**
- **Discussions with others who spent time outside?**

**One:**

- Worked on the grounds mostly mowing, but also took care of flowers.
- Flowers were located in the island in the driveway on the northwest side of the main building. This little garden also included an arrangement of rocks.
- Ran errands.
- He lived on the ground floor / basement of the Nurses Dormitory when he was a student worker.
- There was a door on the South side of the Nurses Dormitory when he was there. There were also some ‘bushes’ and a flat stone path.
- On the North side of the dormitory there were small shrubs and some trees farther north.
- The area between the Sanatorium and the Dormitory had sidewalks that they used to go between the buildings when the weather was nice. When it was cold, they would use the tunnel. He also remembers a driveway and parking area, but no details about them.

**Two:**

- Walked on the driveway (as part of daily exercise). She would usually walk with one or two other girls, and they walked circles around the building. They were supposed to go out twice a day, but not at any particular time. Some patients could not walk, so they did not go outside, but everyone else did.
- She never went back where the pig pen was. She never knew it was there.

**Were any of these features present when you were at Lake View? If so, please draw on the map where they were located, and describe their use.**

- **Goldfish Lake / Sputum Lake**
  - They don’t remember goldfish, but thought that there may have been some in the pond down the hill (by the road), but sometimes it was dry.
  - Sputum Lake is the name they remember.
  - They do not remember a paved path to Sputum Lake (although the picture they shared with me illustrates a stone path. This would not have been for patients, as patients did not climb hills—they were not allowed to do that).
- **Bridge**
  - Irene does not remember a bridge
  - One said he thought there may have been a bridge but he wasn’t sure where, maybe between the dormitory and the Sanatorium. (he may be referring to the sidewalk culvert that has a hand rail in that location).
- **Water systems on the surface—drainage ways, ponds, waterfalls**
  - Neither One nor Two remember any such features (other than Sputum Lake).
- **Paved paths/walkways**
  - They don’t remember.



- **Unpaved paths / walkways**
  - They don't remember
  
- **Gallo Park Do you remember a place called Gallo Park?**
  - Two remembers Joe Gallo (of Gallo park from the newsletter). She recalls that Joe and Max Pachoski had rooms in the basement of the Sanatorium. She believes that they were healthy, but did not have any other place to live.
  - Joe Gallo was a patient at Statesan before he came to Lake View to work. He was a janitor. He was Italian, and everybody knew him. He was a 'character.' He liked to feed the squirrels. He was from Hurley.
  
- **Area for picnics or other events**
  - They don't recall any outdoor events.
  
- **Were there any events that were held outside on a regular basis? Can you describe them?**
  - The Come Back Club was for after patients were released. They had picnics, but NOT at the Sanatorium.
  - Neither Paul nor Irene recall any outdoor events being held at the Sanatorium.
  - The County Board met downstairs in the Sanatorium on occasion (not always).
  - The office was on the first floor.
  - One remembers that entertainers used to come and perform for the patients, but they always did that inside.
  
- **Area for outdoor games (croquet—do you remember any others?)**
  - They remember that there was a croquet set, but do not recall it being popular.
  
- **Picnic tables**
  - One thinks there was one picnic table near the Nurses Dormitory where staff sat and talked. It was not for the patients.
  
- **Outdoor seating (benches, chairs, etc...) Were there benches or other furniture located on the grounds? Who used them?**
  - They think there may have been, but don't really remember.
  
- **Do you remember a vegetable garden? If so, do you remember where it was located or how large it was? Who took care of it? Did patients ever help to take care of the garden? Do you remember vegetables from the garden being served at the Sanatorium?**
  - One recalls that the vegetable garden was in front of the church, in the general area that it is shown on the sketch map.
  - He remembers carrots, tomatoes, and other vegetables being grown to use in the Sanatorium kitchen.
  
- **Do you remember any other gardens (ornamental, or otherwise)?**
  - Flowers in the island in the driveway.
  
- **Fruit trees?**

- They remember an apple tree or a group of apple trees near the church (see sketch plan).
- **Do you recall a wishing well?**
  - No
- **Do you remember a stone retaining wall on the south side of the Nurses Dormitory? Do you remember any paths, or other features associated with the wall?**
  - No recollection of these
- **Do you remember a skating pond? Who used it? Was it used very often?**
  - One recalls the pond by the road, but he said it was not very good for skating.
- **Were there any particular outdoor places used by visitors or patients?**
  - They don't remember.
- **How did the staff use the landscape?**
  - One didn't recall.
- **How did the patients use the landscape?**
  - Just walking.
- **Do you remember anything about hogs being raised on the property?**
  - When asked about the area between the hog pens and the Sanatorium building, One did not recall any use of that area. Neither One nor Two recalled any ponds, fountains, or skating pond north of the Sanatorium building.
- **Do you recall any other livestock?**
  - No
- **Beehives? Honey?**
  - There were beehives in the woods, but they don't recall who took care of them.
- **Do you recall any fences on the property? Can you describe them? Where were they located?**
  - No fences they can remember.
- **How did visitors/ patients/ staff arrive and leave from the property? Were circulation patterns different for each user group?**
  - One thinks it was pretty much the way it is—no changes. I don't think he really remembers.
- **Were you a member of the photography club?**
  - Yes, there was a photography club, but it fizzled out and didn't last very long (according to One). This doesn't seem quite right, since the newsletters said so much about the photography club. Irene did say that the patients had to participate in the newsletter as part of their treatment.

- **Do you have any photographs of the outside of the Sanatorium during the time you were there?**
  - They shared two photographs with me. One is of the path to Sputum Pond, with shrubs in the foreground and the main building in the background. The other is of the church in silhouette—very dark & no landscape details are clear.
  
- **Do you know of anyone who might have photographs of the outside of the Sanatorium from the time it was operating?**
  - Edyth Harb—worked at the San.
  - George Maell – was a patient, his mother worked there.
  
- Two noted that the food at the Sanatorium was wonderful and plentiful.

### ***Interview with former Lake View employee Edyth Harb***

Edyth Harb was interviewed by Nelson Eismann in the Fall of 2010.

1. Edyth worked at the Lake View Sanatorium from 1946 – 1957 as the secretary to the Superintendent and Medical Director, Dr. John K. Schumate, who was a great boss.
2. She lived in the Nurses' Dorm 1946 – 1947. Some men lived in the building, but mostly women. The Dorm had no swimming pool.
3. She was 19 in 1946.
4. She had taken a medical secretary course in Milwaukee.
5. She left Lake View to take a job with Dane County Public Health, also located in the Dorm Building, and worked there 30 years; although it moved downtown for a while and then back out to Lake View.
6. While working at Lake View she was never concerned about contagion, because the safeguards were adequate.
7. She lived in Norris Court and took the city bus to work or caught rides with nurses.
8. She remembers a groundskeeper, Rubin Berlin, who kept beautiful flowers growing, including lavender phlox.
9. "Maximum benefit" patients made billfolds or crocheted on the front grounds.
10. She attended services at the little Lutheran Church.
11. Her office was on the second floor near the X-ray Department.
12. She never called it "Sputum Lake," although some did.
13. She remembers Paul Rasmussen and Dr. Link.
14. Dr. Anthony Currie, UW Pulmonary Physician, would come to do minor surgeries, along with his nurse, Lorraine Patton.
15. She knew Dorothy and John Esch who lived next door to the Sanatorium.
16. She mentioned Dr. Raymond Evers, MD, who practiced at the San. His son is the Superintendent of DPI, Tony Evers.
17. Dr. Lawrence lived in the Superintendent's House.
18. Edyth would like to show us a book that was given to her when she left the San, but she has to look for it.
19. Edyth lives at the Capital Lakes Retirement Center, 283-2000. Her phone is 258-2541.
20. Edyth probably has more memories to share but she was busy the day I came by

### ***List of people Contacted by email or mail***

In addition to the people who were interviewed in person, a number of people were contacted and asked to provide photographs or other information that might be helpful for the project. A list of people contacted is provided herein, along with a copy of the letter sent to them requesting information.

- 1. Maggie Corson**  
Email: [cattacrone@frontiernet.net](mailto:cattacrone@frontiernet.net)  
Address: She now lives in Moab, Utah
- 2. John Patrick Cullen**  
Address: 1480 Cross Country Road, Verona, WI 53593  
Phone: 608-848-0210
- 3. Pat Esch**  
Address: 1555 Monterey Avenue; Eugene, Oregon 97401 [pgesch@efn.org](mailto:pgesch@efn.org)
- 4. John Esch**  
Email: [J.W.Esch@ieee.com](mailto:J.W.Esch@ieee.com)
- 5. Tom Fisher**  
Address: N 2366 Trails End Road, Lodi 53555  
phone: 608-592-7972
- 6. \*Edyth Harb**  
Address: 110 South Henry Street, Madison, WI 53703  
Phone: 258-2541
- 7. \*Tomas Alfred Lawrence**  
Email: [tomlaw@tds.net](mailto:tomlaw@tds.net)
- 8. \*Jeannine Lillian Lawrence Muhl**  
Email: [peedypoo@juno.com](mailto:peedypoo@juno.com)
- 9. \*Thomas Paul Link** – emails and phone conversation with Brenda Williams  
Address: 1111 Willow Lane, Madison, WI  
Phone: 508-232-1831
- 10. John Schrafnagel**  
Email: [schraufnagel@co.dane.wi.us](mailto:schraufnagel@co.dane.wi.us)  
Address: Dane Co. Department of Public Works, 1919 Alliant Energy Center Way, Madison, 53713  
Phone: 608-266-4798
- 11. Ruth Showers**  
Address: 4406 Dwight Drive, Madison, WI 53704  
phone (608) 244-2863
- 12. Wanda Weslch Smith**  
Email: [Wanda0419@aol.com](mailto:Wanda0419@aol.com)
- 13. Amy Showers-Stone**  
Email: [alexamy@mninter.net](mailto:alexamy@mninter.net)
- 14. Betty Terbilcox**  
Address: 5443 Westshire Circle, Waunakee, WI 53597

17 August 2010



Click here to enter contact full name, title,  
company name  
address  
city, state, zip code



1037 SHERMAN AVENUE  
MADISON, WI 53703  
608 260 8020

**RE: HISTORIC LANDSCAPE EVALUATION  
LAKE VIEW HILL PARK (FORMERLY LAKE VIEW SANATORIUM)  
PN: 20900137**

Subject: Seeking photographs of the Lake View Sanatorium landscape

Dear Click here to enter recipient's name. :

Quinn Evans Architects was recently hired to prepare a Historic Landscape Report for Lake View Hill Park in Madison, Wisconsin. The goal of the report is to document the history of the physical landscape at Lake View Hill, and to evaluate its significance as a historic site. Also, the report will provide recommendations for future preservation, interpretation, and use of the park landscape. Although five buildings on the site are listed in the National Register of Historic Places, the historic landscape has not been previously evaluated.

The project is being sponsored by Dane County and the Friends of Lake View Hill Park. The Friends of Lake View Hill Park is a group of dedicated neighbors and citizens supporting the mission of the Dane County Parks Division for Lake View Hill Park to become an accessible passive, nature-oriented park that protects the area's natural and cultural resources while allowing visitors to explore the area. The purpose of this charitable organization is to support the park through programs and activities that provide education, restoration, preservation and development of cultural and natural resources representing Dane County's heritage. The group has a web page: <http://dir.groups.yahoo.com/group/folvh/?v=1&t=directory&ch=web&pub=groups&sec=dir&slk=14> and monthly board meetings. Nelson Eisman is a leader of the group who may be reached at 608-244-2055, or via email at [neisman@yahoo.com](mailto:neisman@yahoo.com).

For the last couple of months, I have been conducting research to learn as much as possible about the history of the physical landscape at the park, particularly during the time that the Sanatorium was in operation (1930-1966). Although I have found many references to the patients using the landscape for rehabilitation, and to the activities of the photography club, I have not had success in locating many photographs of the property during the historic period. Therefore, I am reaching out to individuals who spent time at the Sanatorium, or on the grounds of the property. If you have any photographs of the Sanatorium grounds (including the ponds, lawn, woods, garden, fountain, waterfall, or any other outdoor feature), and would be willing to let me look at them, or copy them, please contact myself or Nelson Eisman as soon as you can. Thank you very much for your consideration of this request.

Cordially,

Quinn Evans Architects

Brenda W. Williams, ASLA  
Preservation Landscape Architect

cc: Nelson Eisman, Darren Marsh

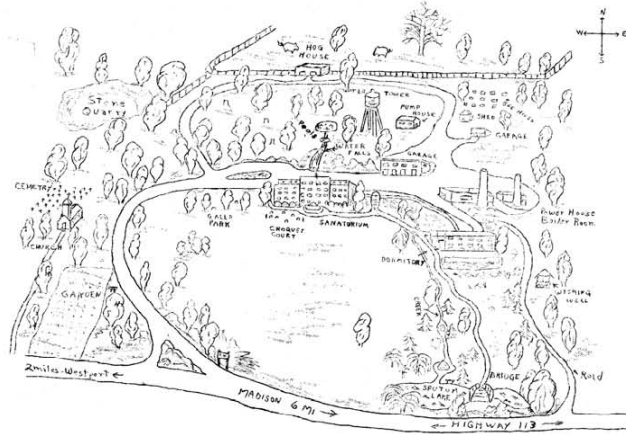
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[WWW.QUINNEVANS.COM](http://WWW.QUINNEVANS.COM)

17 August 2010  
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LAKE VIEW SANATORIUM AND GROUNDS



Do you remember this place? Are you willing to share your photographs or memories to help preserve the historic landscape?

Please contact:

Brenda Williams via email: [bwilliams@quinnevens.com](mailto:bwilliams@quinnevens.com) or by phone: 608-260-8020

Or

Nelson Eisman via email: [neisman@yahoo.com](mailto:neisman@yahoo.com) or by phone: 608-244-2055

APPENDIX B:  
PUBLIC REVIEW COMMENTS



## Appendix B: Public Review and Comments

A public meeting was held on 15 January 2011 at the Dane County Human Services Office, 1202 Northport Drive, Madison, Wisconsin. Sue Gleason, president of the Friends of Lake View Hill Park, and Sara Kwitek, Dane County Acquisition and Planning Specialist, initiated the meeting. Brenda Williams, preservation landscape architect with Quinn Evans Architects, presented an overview of the project including, a summary of the historical development of the landscape at Lake View, review of the evaluation of the landscape, and an outline of the draft conceptual treatment recommendations.

### Meeting attendees who signed in included:

1. Nelson Eisman
2. Joan Kozel
3. Janet Battista
4. Leon Wilson
5. Al Niehus
6. Jean Niehus
7. Anita Weier
8. Mark Olson
9. Kelly Olson
10. Don Lampe
11. Bruce Griffin
12. Joleen Griffin
13. Jerry Tenney
14. Hazel Tenney
15. Char Tortarice
16. Anna Svensson
17. Kurt Svensson
18. Shirley Swenson
19. Jeffrey Affeldt
20. Lorie Walker
21. Susan Pope
22. Dorothy Wheeler
23. Mike Cammilleri
24. Andrea Cammilleri
25. Chris Odt
26. Cindy Wiege
27. Barb Glassel
28. Sue Evans
29. Jason Tish
30. Pricilla Herman
31. Melissa Sargent
32. Barbara Zanoni

- 33. Shirley Storkson
- 34. Erin Sobek
- 35. Lisa Pearson
- 36. Lynn Green
- 37. Maria Powell
- 38. Jim Hughes

**Verbal comments received during the meeting included:**

- 1. It was suggested that the fountain in front of the main building should be restored to a functioning fountain with running water.
- 2. Questions were posed regarding the possibility of an underground cave system on the property.
- 3. It was pointed out that the historical documentation appears to reveal a good sense of humor.
- 4. It was suggested that the Dormitory be used for a museum.

**Written comments included:**

<i>Character Area</i>	<i>Comment</i>	<i>Name</i>	<i>Contact Information</i>
<b>Overall Property</b>			
	Safe places to park bicycles?	Susan Pope	<a href="mailto:smpoppe@wisc.edu">smpoppe@wisc.edu</a>
<b>Dormitory Area</b>			
	Strongly support restoration of building. What are estimated costs?	Shirley Swenson	4222 Esch Lane, 244-6527
	Good place for a modest visitor/ interpretive center – start small and expand as needed.	Jeffrey Affeldt	1524 Lake View Avenue Jeffrey_Affeldt@yahoo.com
	Historical Center with information and gathering sites.		
	Perhaps the UW Nurses Alumni Association might help with a museum, and Harley Davidson.	Anita Weier	320-5820
<b>Main Building Area</b>			
	Support restoration of fountain area as a planter.	Shirley Swenson	244-6527
<b>Water Tower Area</b>			
	Support preservation appearance.	Shirley Swenson	244-6527

Friends of Lake View Hill Park  
Madison, Wisconsin