

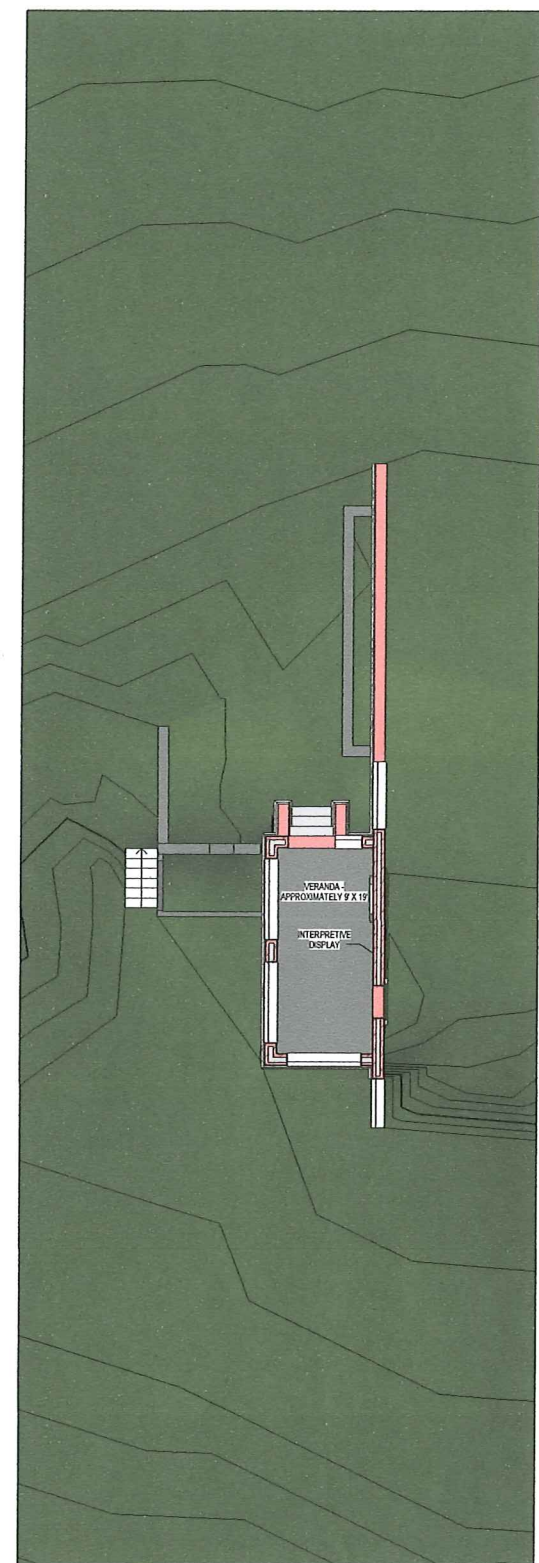
Architecture  
Planning

DorschnerAssociates, Inc.  
849 E. Washington Ave., Ste. 112  
Madison, Wisconsin 53703  
Phone: 608.204.0777  
Fax: 608.204.0778

ISSUE

**PROJECT**  
DANE COUNTY LAKEVIEW  
CAMPUS - HISTORIC  
INTERPRETIVE SITE  
1206 NORTHPORT DRIVE  
MADISON, WISCONSIN 53704  
**PROJECT NO.**  
13008-00  
**DRAWING**  
CONCEPT IMAGES

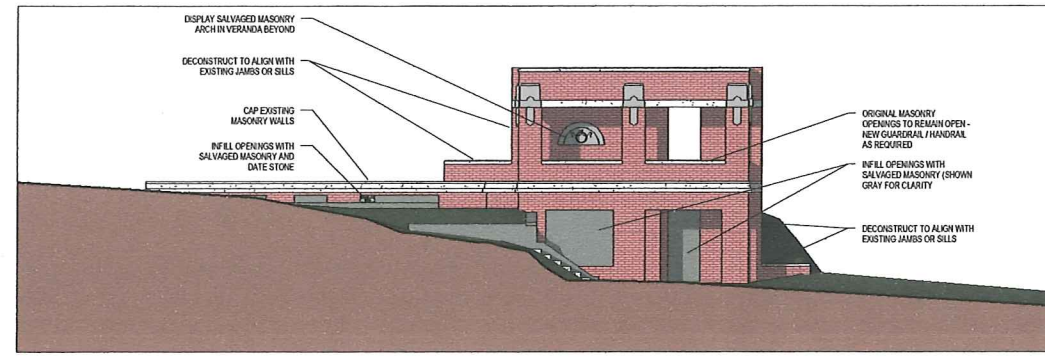
**DATE**  
08.22.14



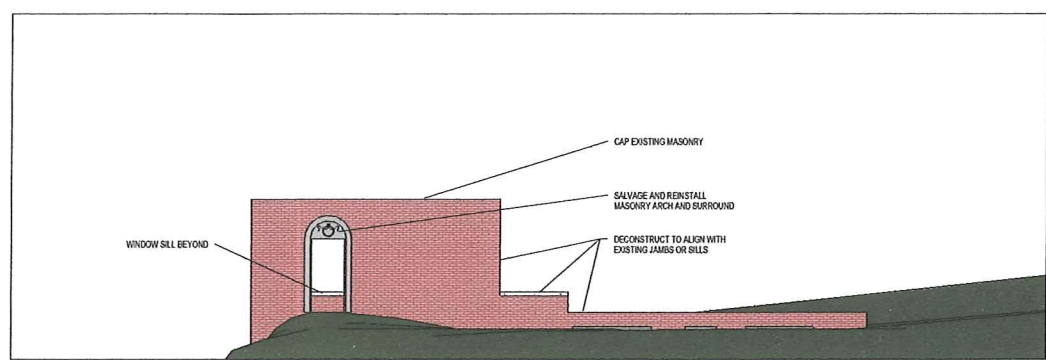
**VERANDA PLAN**  
1/8" = 1'-0"



**DATE STONE IMAGE**



**WEST ELEVATION**  
1/8" = 1'-0"



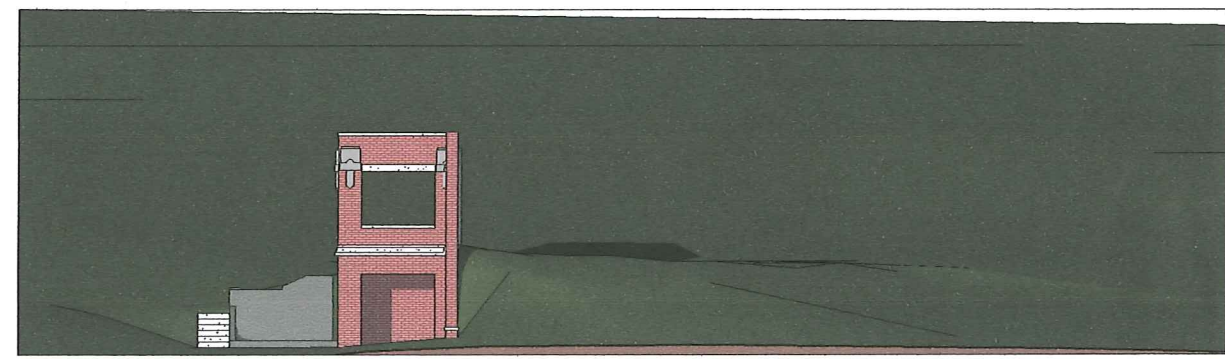
**EAST ELEVATION**  
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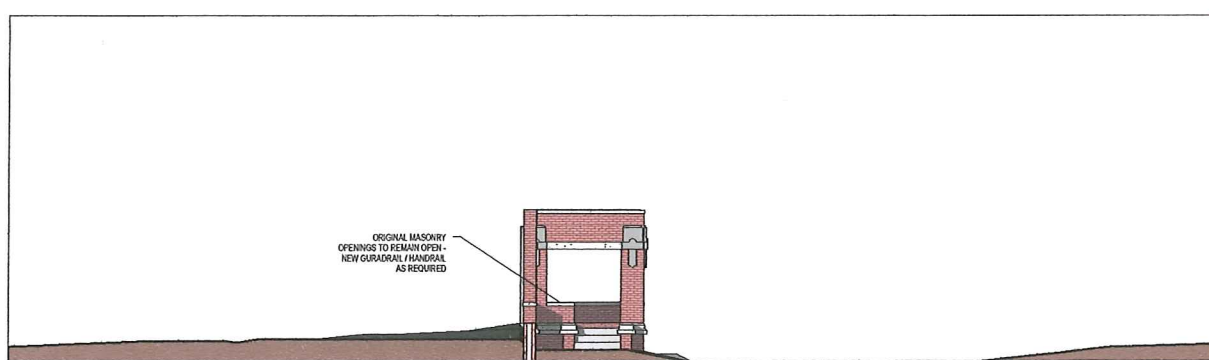
**ARCH IMAGE**



**SURROUND IMAGE**



**SOUTH ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**DECORATIVE STONE IMAGE**

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**DRAWING**  
VERANDA PERSPECTIVE

**DATE**  
08.22.14

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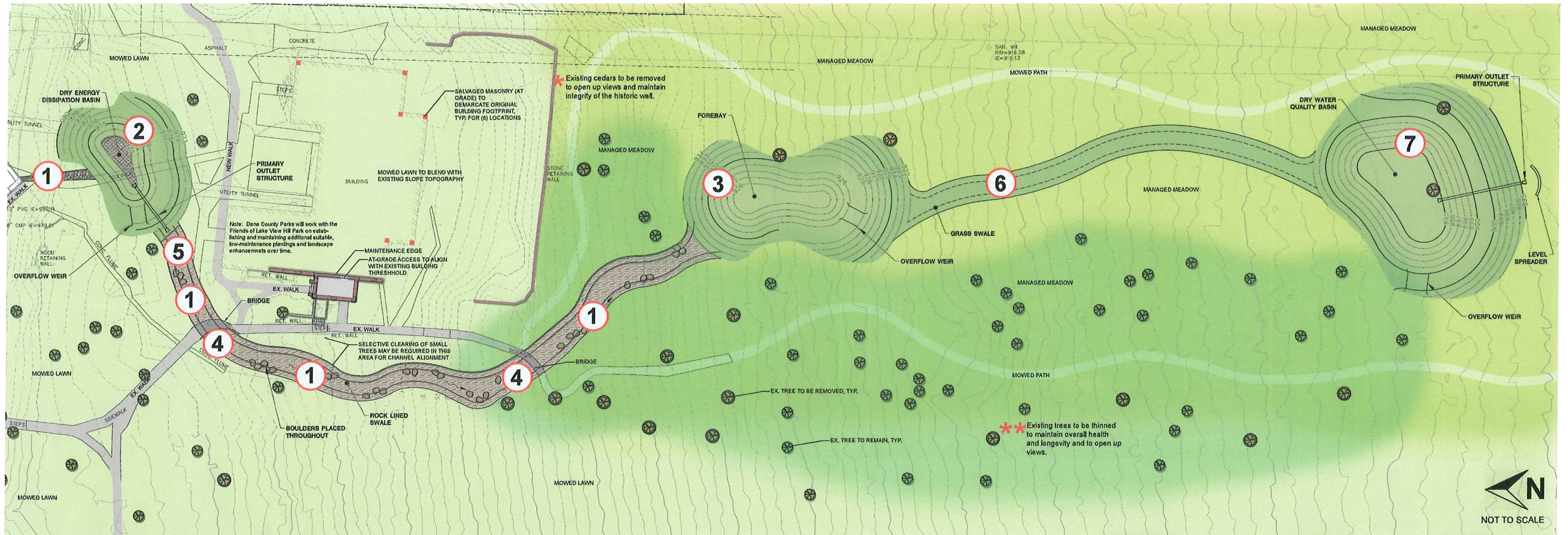


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## LANDSCAPE RESTORATION PLAN



1



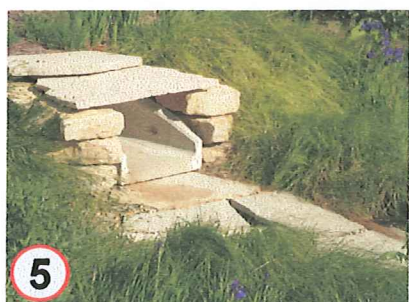
2



3



4



5



6



7

- 2 UPPER BASIN SEDGES & GRASSES**  
 Fringed Brome (*Bromus ciliatus*)  
 Blue Joint Grass (*Calamagrostis canadensis*)  
 Bebb's Sedge (*Carex bebbii*)  
 Crawford's Sedge (*Carex crawfordii*)  
 Common Fox Sedge (*Carex stipata*)  
 Brown Fox Sedge (*Carex vulpinoidea*)  
 Canada Wild Rye (*Elymus canadensis*)  
 Virginia Wild Rye (*Elymus virginicus*)  
 Switchgrass (*Panicum virgatum*)  
 Dark Green Bullrush (*Scirpus atrovirens*)  
 Wool Grass (*Scirpus cyperinus*)
- 2 UPPER BASIN FORBS**  
 Cardinal Flower (*Lobelia cardinalis*)  
 Wild White Indigo (*Baptisia leucantha*)  
 Spiderwort (*Tradescantia ohioensis*)

- 4 ROCK-LINED SWALE ACCENT PLANTS**  
 NOTE: ACCENT PLANTS TO BE CLUSTERED IN SELECT AREAS ONLY I.E. NEAR BRIDGE CROSSINGS.  
 Copper-shouldered Oval Sedge (*Carex bicknellii*)  
 Little Bluestem (*Schizachyrium scoparium*)  
 Tussock Sedge (*Carex stricta*)  
 Switchgrass (*Panicum virgatum*)

NOTE: PLANT PALETTE IS BASED ON NATIVE MIXES BY AGRECOL AND WILL BE INSTALLED EITHER AS A SEED MIX OR 4" PLUGS.

## PLANT PALETTE

- 4 ROCK-LINED SWALE ACCENT PLANTS CONT...**  
 Spiderwort (*Tradescantia ohioensis*)  
 Virginia Bluebells (*Mertensia virginica*)  
 Bergamot (*Monarda fistulosa*)  
 Purple Coneflower (*Echinacea purpurea*)  
 Penstemon (*Penstemon digitalis*)

- 6 GRASS SWALE**  
 Junegrass (*Koeleria cristata*)  
 Perennial Ryegrass (*Lolium perenne*)  
 Fine Fescue (*Festuca spp.*)  
 Tall Fescue (*Festuca spp.*) --AND--

- 3 7 FOREBAY / LOWER BASIN SEDGES & GRASSES**  
 Pennsylvania Sedge (*Carex pennsylvanica*)  
 Copper-shouldered Oval Sedge (*Carex bicknellii*)  
 Fringed Brome (*Bromus ciliatus*)  
 Canada Wild Rye (*Elymus canadensis*)  
 Side Oats Grama (*Bouteloua curtipendula*)  
 Switchgrass (*Panicum virgatum*)  
 Indiangrass (*Sorghastrum nutans*)

- 3 7 FOREBAY / LOWER BASIN FORBS**  
 Wild Bergamot (*Monarda fistulosa*)  
 Sweet Black-eyed Susan (*Rudbeckia subtomentosa*)  
 Purple Hyssop (*Agastache scrophulariaefolia*)

## LANDSCAPE RESTORATION CHARACTER

SCS ENGINEERS

DORSCHNER ASSOCIATES

KEN SAIKI DESIGN LANDSCAPE ARCHITECTS

August 22, 2014



Dormitory for Help existing photographs



Image 1 Dormitory for Help View from the top of the hill



Image 2 Dormitory for Help - View from near grotto



View to the Main Sanatorium from Northport. Dormitory for Help is shielded from view by trees and shrubs



Image 3 Dormitory for Help - view from the top of the hill to existing courtyard



Image 4 Dormitory for Help - Veranda Entrance



Image 5 Dormitory for Help - Veranda

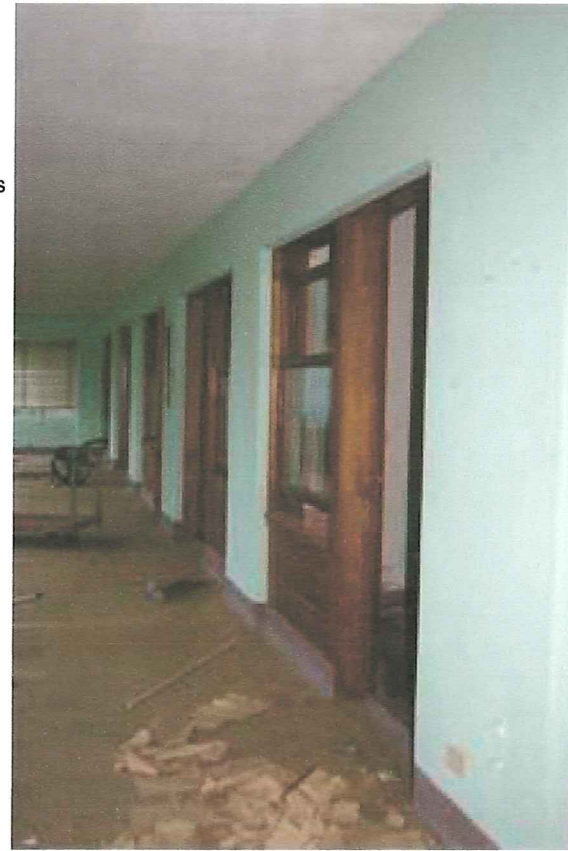


Image 7 Restroom with original light fixtures



Image 9 Typical wood window



Image 6 Wood door and window, interior, south facing rooms, overall view above



Image 8 Built in cabinets, first floor



Image 10 Original light fixture, main entry, first floor

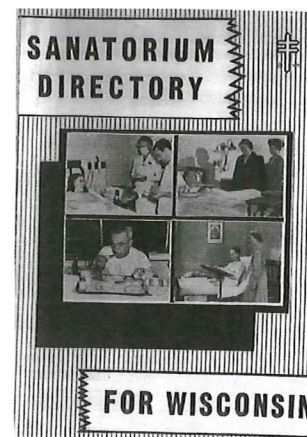
# Lake View Sanatorium Nurses' Dormitory for Help



Lake View Sanatorium, 1940 (source: Lake View Sanatorium, Tenth Anniversary Report of the Trustees and Superintendent, 1939—1940).

The Dormitory for Help was constructed in 1934 to house the entire staff to allow the staff living quarters on the fourth floor of the Main Sanatorium Building constructed in 1929-1930 to serve as additional patient rooms. The main sanatorium building was built with a capacity for seventy-five patients and by 1933, only three years after opening, the facility had 105 beds for patients that were filled at all times. After the Dormitory for Help was constructed, the patient bed capacity rose to 140. The Nurses' Dorm housed the employees of the Sanatorium from 1930 up until the Sanatorium closed in 1966.

Due to the hill-top location, the topography had to be altered for the construction of the Nurses' Dorm, resulting in the stone retaining wall that is visible today, just south of the building footprint. A small cement lined pond, referred to as Sputum Pond, was constructed at the bottom of the hill, including a small ornamental bridge that crossed it at one end. A cement-lined creek with ornamental plantings and walkway between the pond and the Nurses' dorm was constructed as a park-like space for patients and staff to use. There is a grotto opening within the rock retaining wall that water may have been directed to from a cement channel or pipe that captured water from the roof of the Nurses' Dorm. Try to find and explore these areas in the park to get a deeper sense of how the patients and staff experienced the grounds of the Sanatorium.



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

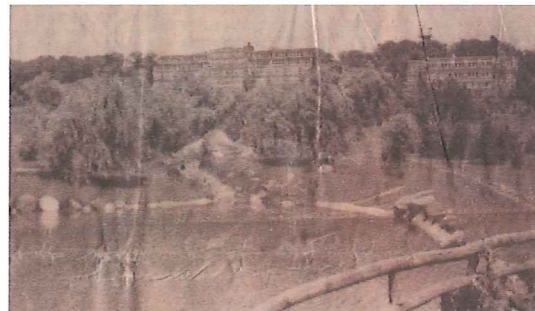
The high land on which the Sanatorium stands not only provides the best atmospheric conditions available, but presents a beautiful view, almost unsurpassed in the state of Wisconsin. From these premises the eye may wander from the wooded hills in the west, over almost all of Lake Mendota to the University 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.

Source: Lake View Sanatorium, Tenth Anniversary Report of the Trustees and Superintendent, 1939—1940, 8-9.



Lake View Sanatorium under construction, 1929 (source: Wisconsin State Historical Society Archives, 35103, by Arthur M. Vinje).

According to a patient newsletter, the patients were curious and watched closely as the pond was constructed. They joked that the pond would be filled with sputum, and named it "Sputum Lake" (or Sputum Pond).



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 Huttner, date unknown)

Lake View Hill Park is situated on the former grounds of the Lake View Tuberculosis Sanatorium that was in operation from 1929 – 1966. You are standing inside what was once a veranda of the Dormitory for Help (also referred to as the Nurses' Dormitory). The building was one of the contributing structures of the Lake View Sanatorium State and National Register of Historic Places 1993 listing. The site is listed due to its distinctive design characteristics of the tuberculosis sanatorium in support of the open air treatment philosophy and the essential curative effects of open space for exercise and fresh air before the discovery of penicillin to cure the disease.

Features of significance include 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. All features were noted as typical of the medical establishment's view of the appropriate method of treatment before the discovery and wide use of penicillin to cure the disease. The facility is also listed for its local significance in the area of health/medicine.

## Lake View Sanatorium Timeline

### 1929 - 1930

Lake View Sanatorium constructed and opened.

### 1934

Dormitory for Help opened. Bed capacity rose from 100 to 140.

### 1939

South of the dormitory, ornamental cement lined creek and paved path leading to Sputum Pond in place.

### 1953

Only 95 beds of the 140 were occupied.

### 1958

The fourth floor of the Sanatorium was converted into a general hospital, the first "Dane County General Hospital."

### 1966

Sanatorium closed and administration of property transferred to Dane County Department of Health and Human Services.



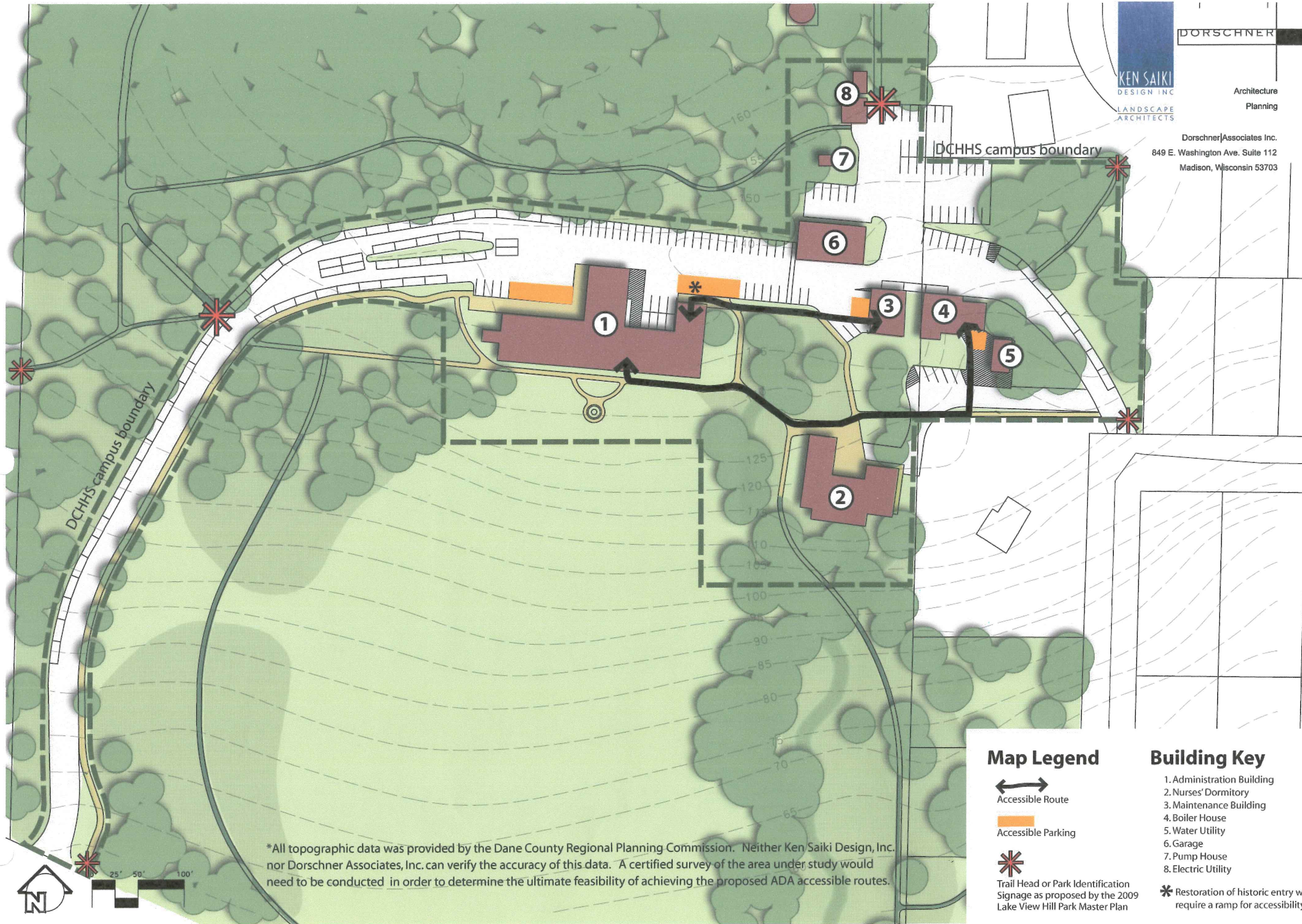
Patient room at Lake View Sanatorium, 29 April 1931 (source: Wisconsin State Historical Society Archives, 1927, by Angus B. McVicar).



Operating room at Lake View sanatorium, 27 April 1931 (source: Wisconsin State Historical Society Archives, 1929, by Angus B. McVicar)

DRAFT EXAMPLE





**KEN SAIKI**  
DESIGN INC  
LANDSCAPE  
ARCHITECTS

**DORSCHNER**  
Architecture  
Planning  
Dorschner|Associates Inc.  
849 E. Washington Ave. Suite 112  
Madison, Wisconsin 53703

\*All topographic data was provided by the Dane County Regional Planning Commission. Neither Ken Saiki Design, Inc. nor Dorschner Associates, Inc. can verify the accuracy of this data. A certified survey of the area under study would need to be conducted in order to determine the ultimate feasibility of achieving the proposed ADA accessible routes.

**Map Legend**



Accessible Route



Accessible Parking




Trail Head or Park Identification Signage as proposed by the 2009 Lake View Hill Park Master Plan

**Building Key**

- 1. Administration Building
- 2. Nurses' Dormitory
- 3. Maintenance Building
- 4. Boiler House
- 5. Water Utility
- 6. Garage
- 7. Pump House
- 8. Electric Utility

\* Restoration of historic entry would require a ramp for accessibility

**DANE COUNTY HUMAN SERVICES**  
**LAKEVIEW CAMPUS STUDY**





WISCONSIN  
HISTORICAL  
SOCIETY

MEMO

Date: October 9, 2014

To: Dawn O'Kroley

From: Chip Brown

Re: Proposed Demolition of the Lake View Sanatorium Nurse's Dormitory  
WHS Case # 13-0599/DA

At this time, we have reviewed all elements of the plan proposed for the demolition of the Nurse's Dormitory structure located on the Lake View Sanitarium grounds. The property is listed on the National Register of Historic Places as part of the entire historically significant Lake View Sanatorium facility. The Sanatorium complex is owned by Dane County, thereby actions that may potentially affect the historic property are subject to review by our office pursuant to Wis. Stat. §§ 44.42 and 66.1111. I offer the following comments.

We have recognized that the proposed demolition constituted an adverse effect to the property. We have been working with you (and the County) since the proposal first was submitted in June of 2013. Through negotiation, we have come to an agreement on a reasonable and sufficient mitigation plan to address the adverse effect resulting from the loss of the Dormitory building. Most recently, we received and concurred in a modified salvage plan for retaining and reusing stylistic building element for incorporation into an interpretive site commemorating the Dormitory and briefly explaining its place in the Sanatorium history; and building materials for reuse in other projects as the County deems appropriate.

In addition to the reuse of stylistic building materials in the interpretive display, and salvage of other materials for reuse, the building will be photo documented and a narrative report will be generated to provide the history of the institution with making reference to and explaining the importance of the Nurse's Dormitory property element.

I would like to thank you very much for your dedication to this project, for assisting with all aspects of our review, and for your patience as this process has been carried out. I look forward to receiving documentation of the property that we will incorporate into our database for public research and other use. The documentation will serve to educate the people of Madison (and the State) of the history of the facility and the Nurse's Dormitory roll therein.

We are satisfied that this project meets all of the relevant conditions expressed in §§ 44.42 and 66.1111 Stat. I look forward to a successful conclusion to our review as this project commences. With questions, please contact me by email at [chip.brown@wisconsinhistory.org](mailto:chip.brown@wisconsinhistory.org) or by telephone at (608-264-6508). I look forward to hearing from you soon. Thank you very much for your continued attention to this matter.

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