

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 & Esch Addition:** 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
- - - - - Implied Trails
- - - - - Property Boundary
- - - - - Fence

- 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



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, adjacent residents, 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.