

SG 2815

NPS Form 10-900
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Wisconsin Word Processing Format (Approved 1/92)

OMB No. 10024-0018



**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Frank W. Hoyt Park
other names/site number Hoyt Park; Sunset Point

2. Location

street & number 3902 Regent Street, 90 and 91 Owen Parkway
city or town Madison
state Wisconsin code WI county Dane
N/A not for publication
N/A vicinity
code 025 zip code 53705

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

6/29/2018
Date

State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

Frank W. Hoyt Park

Dane

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain):

Alyssa Dewey
Signature of the Keeper

8/17/18
Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing

noncontributing

2

1 buildings

1

sites

2

structures

23

2 objects

28

3 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)

N/A

**Number of contributing resources
previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

RECREATION AND CULTURE/outdoor recreation

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE/outdoor recreation

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY AMERICAN
MOVEMENTS

MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation CONCRETE

walls Sandstone

roof ASPHALT

other Sandstone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Frank W. Hoyt Park
Name of Property

Dane
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE (C)
COMMUNITY PLANNING AND DEVELOPMENT (A)

Period of Significance

1892-1941

Significant Dates

1892, 1928

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Nerlinger, August F.
Kronenberg, Ferdinand L.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Frank W. Hoyt Park
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9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- X Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 31.90 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 301040 4771200
Zone Easting Northing

2 16 301450 4771400
Zone Easting Northing

3 16 301440 4771150
Zone Easting Northing

4 16 301345 4771150
Zone Easting Northing

X See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Timothy F. Heggland	date	August 5, 2017
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

Frank W. Hoyt Park

Dane

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title		Date	August 5, 2017
organization	City of Madison Parks Division	Telephone	608-266-4711
street & number	210 Martin Luther King, Jr. Boulevard, Room 104	zip code	53709
city or town	Madison	state	WI

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section 7 Page 1

Description

Frank W. Hoyt Park Historic District is a highly intact 32-acre municipal park that is located 2.5 miles west of the Capitol Square in the city of Madison. The park is situated on the top of a glacial drumlin whose highest point is 1,030 feet above sea level, this being one of the highest points on the west side of the city.¹ The park consists of two different segments that were developed at different times in the nineteenth century and were then joined together in the twentieth century. The earlier of the two is the 23-acre easternmost portion, which was privately developed as a stone quarry in the 1850s and subsequently purchased by the City of Madison in 1890 for its own use.²

The other segment consists of a 9-acre parcel that is roughly bisected by a roadway known as Owen Parkway. This parcel was purchased in 1892 by University of Wisconsin Professor Edward T. Owen, who had become enthralled with the spectacular view to the west that could be seen from the top of this drumlin. In order to access this view, Owen purchased the top of the hill and then had a carriage road built to and through his 14 acres, all of which he then donated to the Madison Park and Pleasure Drive Association- a newly formed private local parks organization, for the use of the public. Not long after, this road was named Owen Parkway in his honor and the apex of this property soon became popularly known as Sunset Point because of the views.

By 1928, the City's quarry was no longer in use and the city was growing steadily westward, so the Madison Common Council decided to combine the quarry property with the adjacent Owen Parkway property and turn these two heavily wooded sections into a public park. City-funded work on the new project began in 1928 and by 1932, a park plan had been made and the land for park amenities had been cleared. Substantial development of the park accelerated between 1933 and 1936, when federal funding for park development purposes became available as part of federal efforts to halt the unemployment that had been caused by the Great Depression.

In 1934, work crews funded by the Civil Works Administration (CWA) began building a new stone shelter house, 15 new stone fireplaces, and new stone retaining walls and stairs at the Sunset Point lookout and a year later workers, funded by the Works Progress Administration (WPA), built a new stone restroom building, a network of trails, and stone staircases to connect these trails. By late 1936 the park, which by then had been named Frank W. Hoyt Park in honor of one of Madison's great park development champions, was largely a reality and this park, with its many superb Rustic style

¹ The city of Madison is the capitol of the state of Wisconsin and it had a population of 233,209 in 2010 and is Wisconsin's second largest city.

² This parcel was originally 26-acres in size but two acres of it were later given by the City to the Madison School Board as a future school site. This is now the site of Hoyt Elementary School.

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resources, is still almost completely intact today and it continues to be heavily used by the citizens of Madison.

Frank W. Hoyt Park is irregular in shape and, as noted above, it consists of two adjacent but historically distinct segments. The 9-acre westernmost segment of the park (Parcels B and C) consists of two separate, unequal size portions of land that flank Owen Parkway and the central feature of these parcels is an overlook that faces west (Map O) midway down their length. Owen Parkway itself is a narrow, paved, two-lane road that follows a 90° degree turn to the left as it travels through the park from east to south.³ The overlook just mentioned is situated in Parcel B on the left (west) side of this road and the road has been widened at this point to allow cars to park in front of the overlook feature. Most of the land opposite the overlook in Parcel C and all the land in both parcels that is located south of the overlook is given over to mown lawn and is shaded by mature deciduous trees, although the land west and north of the overlook in Parcel B is still mostly heavily treed, as is the land in the north portion of Parcel C. Seven stone fireplaces (Maps J-N, Q, P) that were built by CWA and WPA crews in the park in 1934, some of which also have adjoining stone tables, are placed in Parcel C opposite to and east of the overlook, and three more fireplaces, some with stone tables (Maps G-I) are also placed along a trail that runs steeply downhill from the overlook and through the woods that lie north of the overlook in Parcel B. This trail descends towards the main body of the park in Parcel A and it bends to the east as it enters this parcel.

The larger 24-acre easternmost segment of the park (Parcel A) was originally the City of Madison's stone quarry, this parcel is edged by Bluff Street on its north side and by Regent Street and Owen Parkway on its south side, and its western, northern, and eastern portions are still heavily wooded today. The 19-acre upper (south) portion of this segment consists of the developed portion of this parcel, while the less developed, more natural 5-acre north portion is 30 feet lower in elevation and constitutes the actual quarry site. Two more stone fireplaces (Maps E and F) that were also built in 1934 are placed in the southwest corner of the upper portion of this parcel adjacent to the trail that leads downhill from Parcel B. A black-topped parking lot is placed to the northeast of these fireplaces, an adjoining children's playground is located just to the north of the parking lot, and a paved basketball court is placed to the east of the playground, and all three of these resources are much later post-World War II additions to the park. A curving blacktopped driveway runs north and downhill from Regent Street to this parking lot and on the left of this driveway and positioned close to Regent Street is the park's CWA-built stone Rustic style Restroom Building (Map D), whose full basement story is accessed from the parking lot by a curving blacktopped path whose sides are edged by tall, beautifully fashioned stone retaining walls.

³ Neither Owen Parkway or Regent Street have curbs or gutters within the boundaries of the park.

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The children's playground, the parking lot, and the basketball court, all sit on the west and north edges of a large meadow that is situated in the center of Parcel A and this meadow is covered in mown lawn and it rises uphill gradually from north to south and towards Regent Street. Placed at the top of this rise and near Regent Street is the park's superb Rustic style Shelter House (Map B), another stone building built by the CWA in 1935 and is the finest example of federally funded Depression-era work in the Madison park system. A small CWA-built stone drinking fountain (Map C) lies just southwest of the Shelter House and the principal pedestrian entrance to the park is located near the Shelter House in the southeast corner of Parcel A. This gateway (Map A) consists of a broad, short flagstone path that leads from Regent Street some 30-feet north to a CWA-built stone gateway that has twin curved stone walls that also incorporate stone benches flanking the opening.

A foot trail also runs west from the Shelter House to the park's parking lot and from there it runs northwest, where it intersects with another trail that runs eastward along the top of a 30-foot-high stone bluff that was created by the quarrying operations and which separates the upper southern part of Parcel A from the lower northern part. This trail runs east through a hardwood forest comprised mostly of hickory and oak trees towards the Contemporary style Roy's Shelter House (Map W) and as it does so it passes two more of the CWA-built stone fireplaces and tables (Maps U and V), and a third fireplace (Map Y) is also located near the Roy's Shelter House as well. Three stone stairways built by the CWA in 1934 run down the face of the stone bluff from the upper trail to the floor of the north part of Parcel A at both the east end of the upper trail (Map Y) and at the west end (Maps S and T). These stairways provide access to a second trail that runs from east to west along the heavily wooded, mostly flat former quarry floor that lies at the foot of the bluff, and the west end of this trail exits onto Bluff Street.

Frank W. Hoyt Park is now surrounded on all sides by residential neighborhoods that date from the late 1930s to the early 1960s. The north-facing side of the park is edged by the east-west-running Bluff Street, while the south-facing side of Parcel A is edged by the east-west-running Regent Street and Parcels B and C are separated from each other by the north-south-running Owen Parkway, whose south-facing end intersects with the east-west-running Hillcrest Drive. The east-facing side of the Parcel A portion of the park abuts the rear (west-facing) sides of the residential lots that face east onto Shepherd Terrace, the south-facing side of Parcel A and the east-facing side of Parcel C abuts the NRHP-listed Sunset Hills Historic District, the northwest side of Parcel B abuts the rear of the lots located on the west-facing side of DuRose Terrace, and the west-facing sides of Parcel B abuts the rear of the west-facing lots on Bagley Court and Vaughn Court. In addition, the southeast corner of Parcel A abuts a two-acre parcel of land that is the site of Hoyt Elementary School, this being an excellent Contemporary style school building that was designed by Madison architects John J. Flad & Assoc. and built in 1956.⁴

⁴ Madison's Common Council set this two-acre parcel off from the original 26-acre City Quarry parcel in 1930 for use as a

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INVENTORY

The following inventory lists all the resources in the district, the resource's contributing (C) or non-contributing (NC) status, the type of the resource, the map number, and, when available, the name and the construction date of the resource.

<u>C/NC</u>	<u>Original Name</u>	<u>Date</u>	<u>Type</u>	<u>Map No.</u>
C	Frank W. Hoyt Park Site	1892-1942	Site	
C	Owen Parkway	1892	Structure	ZZ
C	Gateway	1936	Object	A
C	Shelter House	1935	Building	B
C	Water Fountain	1934	Object	C
C	Restroom Building	1936	Building	D
C	Fireplace	1934	Object	E
C	Fireplace	1934	Object	F
C	Fireplace	1934	Object	G
C	Fireplace and Table	1934	Objects	H
C	Fireplace and Table	1934	Objects	I
C	Fireplace and Table	1934	Objects	J
C	Fireplace and Table	1934	Objects	K
C	Fireplace and Table	1934	Objects	L
C	Fireplace and Table	1934	Objects	M
C	Fireplace and Table	1934	Objects	N
C	Overlook Stairs and Retaining Walls	1935	Structure	O
C	Stairs	1935	Object	P
C	Fireplace	1934	Object	Q
C	Hoyt Family Memorial Boulder	1941	Object	R
C	Staircase No. 1	1935	Object	S
C	Staircase No. 2 (Westernmost)	1935	Object	T
C	Fireplace and Table	1934	Objects	U
C	Fireplace and Table	1934	Objects	V
NC	Roy's Shelter House	1959	Building	W
C	Fireplace	1934	Object	X
C	Staircase No. 3	1935	Object	Y
NC	Hoyt Park Pyramid	c1980	Object	Z
C	Fireplace	1934	Object	AA
C	Culvert and Bridge	1935	Object	AB
NC	Chain link fence	Unknown	Object	

school site.

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The following brief summaries describe most of the contributing resources in the park. Names given in the heading are historic names, when known.

Frank W. Hoyt Park Site 1892-1942 Contributing

The entire park is composed of two distinct areas: a former municipal stone quarry, and a pleasure drive and scenic outlook - one of Madison's earliest stretches of scenic pleasure drives. These two sections were combined in 1928 to create Hoyt Park. Prior to 1928, the only changes that had been made to the land that is contained within the boundaries of Frank W. Hoyt Park were the quarrying operations that occurred in part of the 24-acre parcel known as the City Quarry (Parcel A), and the construction of the roadway known as Owen Parkway, which roughly bisected the adjacent 14-acre piece of land (Parcels B and C) owned by Professor Edward T. Owen.

The quarrying operations, which began in the 1850s, were conducted in Parcel A on the north portion of the original 26-acre parcel owned by the City and the resulting five-acre bite that these operations took out of the gentle hillside that nature provided left a largely flat floor made of exposed bedrock and an exposed 30- to 40-foot-tall stone bluff that was, and is, located at the south end of this portion.⁵

So far as is known, the only site work that was done in the Owen donation segment of the park consisted of the development of the hilly, curvilinear Owen Parkway roadway itself, which started out as a dirt carriage road built in 1892, but was later paved in 1922 to accommodate increasing automobile traffic. During this same period, the roadway opposite the lookout point was widened to provide parking for those visiting the lookout, and some clearing may also have been done in the woods in Parcel B opposite the lookout point in order to accommodate picnickers. Otherwise, both Parcels B and C were essentially left in a natural state, which consisted of a dense deciduous forest that was comprised principally of oak and hickory.

When the City decided to turn these two segments into a park in 1928, the first thing that was done was to clear trees and shrubs from portions of both segments. By 1933 there was also a park plan to work with what had been drafted by James G. Marshall, the City Forester and a landscape architecture graduate from the University of Illinois. This elaborate plan (Figure 2) featured many things that were never implemented, but its centerpiece, a large oval meadow and a path system that encircled the meadow and also edged the top of the bluff at the north end of the parcel, were implemented, as was a simplified secondary path system at the base of the bluffs that was accessed from above by several

⁵ Historic photos in the possession of the Madison Parks Department show that by 1930 the five-acre quarry portion of the City Quarry parcel was still largely open and that the quarry floor was littered with large mounds of stone debris left over from the quarrying operations.

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open to the outside, and it is sheltered by a gable roof that has a ridgeline that runs northeast-southwest and has slopes clad in asphalt shingles. The principal elevations of the building face northwest and southeast and are identical to each other, symmetrical in design, and five-bays-wide and each of the bays is separated from the next by massive stone columns whose outward facing edge is half-round and whose inward-facing edge is flat. The four center columns stand alone and help support the roof while the two end columns are attached to and are part of the end walls of the building. In addition, cut stone brackets at the top of each of these columns support large wood lintels that have carved, scalloped bottom edges. The building's two southwest and northeast-facing end walls are also identical to each other and are built entirely out of beautifully crafted rock-faced random ashlar sandstone blocks that were quarried on the site. A massive stone chimney is centered on each end wall, and each of these chimneys serves a large fireplace inside the building. The floor of the building is the upper side of the concrete foundation pad and appears to have been acid-stained and colored to resemble slate, while tiled hearths are placed in front of both fireplaces.

Restroom Building

1936

Contributing

Map No. D

The park's Rustic style Restroom Building is also constructed completely out of sandstone quarried on the site and here too, the rock-faced random ashlar stone work is beautifully crafted. This building was built in 1936 as a WPA project and it measures 36-feet-long by 11.5-feet-deep, it has a rectilinear plan, is one-story-tall, and rests on a full poured concrete basement story. The building has a side gable form and it is sheltered by a gable roof that has a ridgeline that runs east-west and that has slopes clad in asphalt shingles. The principal elevations of the building face north and south, are seven-bays-wide and symmetrical in design, and are almost identical to each other. The building's two east and west-facing end elevations are also identical to each other and are each one-bay-wide. The interior of the building features equal-sized men's and women's restrooms, a tank and storage room is placed in between them, and each restroom is accessed from one of the two entrance bays that form the east and west ends of the building's first story. The two end bays (bays 1 and 7) of this building's south-facing principal elevation each consist of an entranceway that serves either the men's or women's restrooms, the doorways to which are located on the interior walls of each entranceway. The south facing side of each entranceway is open and there is also a large rectilinear opening placed in the outer walls of each entranceway as well, but the north end of each entranceway is filled with stone and has no openings. The wall surface that is placed in between these two entrance bays features five small rectilinear window openings that are placed high up on the wall and these openings are evenly arrayed across the wall surface. The building's north-facing principal elevation is identical except for the fact that the end bays on this elevation (the entranceways) are filled with stone and are not open.

Because this building has a hillside setting, it was possible to provide access to its basement story by digging out a curving driveway into the hillside that leads from the adjacent parking lot south to an

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entrance door that is set into the fully exposed west end of the basement story. Both sides of this curved driveway are lined with tall, massive, rock-faced random ashlar stone retaining walls that step down in sections to the north as their height diminishes, and these walls are both finished at their north ends with circular stone volutes. Other decorative touches that ornament the building include the carved and scalloped bottom edges of the massive wood lintels that span the width of the openings in the two end elevations and the scalloped bottom edges of the bargeboards that edge the gable ends of these two elevations.

Overlook Stairs and Retaining Walls 1935 Contributing Map No. O

Located at the apex of Owen Parkway is a small 11-space parking lot that faces west towards a view that encompasses much of the west side of Madison. Edging this overlook is a three-foot-tall, rock-faced, random ashlar Rustic style stone wall topped by stone coping, at the ends of which are gaps for stair openings, and adjacent to these openings are angled extensions of this wall that serve to partially enclose the parking lot. This is all one sees from Owen Parkway, but appearances are deceptive. In fact, the site on which the overlook is built is actually a hilltop that descends steeply to the west and north from the edges of the parking lot and the long wall that faces west is actually just the uppermost portion of a twelve-foot-tall stone retaining wall. One passes through the gap in this wall at the parking lot's south end and descends three stone steps to mown lawn, but one descends some forty stone steps at the parking lot's north end before reaching the trail that descends downhill to the main body of the park in Parcel A. This north staircase is itself a massive work that is constructed out of the same locally quarried sandstone as the retaining wall to which it is attached, and the three-foot-tall walls that edge these steps step down in sections as they descend, and the walls are both terminated at their north ends by circular elements.

This structure was built by the CWA crew in 1934 and finished in 1935 and centered on the wall surface that faces east into the parking lot is a dressed stone plaque into which the following words are incised:

Owen Parkway
The gift of Prof. and Mrs. Edward Thomas Owen
To the city of Madison in memory of
Their daughters, Ethel and Cornelia
November 26, 1909

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<u>Gateway</u>	1936	Contributing	Map No. A
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Located on the extreme righthand corner of Parcel A adjacent to Regent Street is the formal pedestrian entrance to the park, this being a Rustic style stone gateway designed by Ferdinand L. Kronenberg that was built of stone quarried from the site by a WPA crew in 1936.⁷ This gateway is approached by a 30-foot-deep flagstone terrace and it consists of a pair of rectilinear plan four-foot-wide by two-and-one-half-feet-deep by seven-foot-tall rock-faced, random ashlar stone piers that flank an eight-foot-wide opening. A dressed stone plaque is inset into the south-facing side of each of these piers and the name "Frank W. Hoyt Park" is incised into each plaque. Attached to the east and west-facing outer sides of these piers are stone walls that curve inward towards the street and around the terrace and these two walls step down as they curve away from the piers and they both have a pair of stone benches attached to their south street-facing sides that rest on console-like bases. Because the left-hand side of this entrance was actually cut a few feet into a slight rise on that side of the terrace, the gateway's left-hand wall actually acts as a retaining wall and a slightly lower stone wall that curves out from the end of this left-hand wall continues to act as a retaining wall even as its height diminishes as it nears the street.

<u>Fireplace and Table</u>	1934	Contributing	Map No's: H-N, U and V
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Scattered throughout all three parcels of the park are nine Rustic style stone fireplaces that also have separate stone tables associated with them and these pairs of objects were all built of stone quarried in the park by CWA crews in 1934. The fireplaces consist of a stone hearth and a tall stone chimney stack and they are made out of rock-faced stone blocks laid in random ashlar and many of them, such as Map No.'s I, J, K, L, M, and N, also have stone projections around their bases that can be used either as shelving or as seating. None of these fireplaces are identical, although all of them have are adaptations of designs developed by the National Park Service for what they called the "High Chimney Stove" type, which was one of the many variant types of fireplaces described in the U.S. Forest Service's publication *Camp Stoves and Fireplaces*, published in 1937.

The separate free-standing stone tables that were built near these fireplaces are similar in construction. They consist of a single massive stone slab that rests on a pair of pedestals that are also made of rock-faced random ashlar stone blocks that was quarried at the site.

<u>Fireplace</u>	1934	Contributing	Map No's: E-G, Q, X and AA
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Scattered throughout all three parcels of the park are six more Rustic style stone fireplaces that do not have separate stone tables associated with them and all of these fireplaces were also built of stone

⁷ Dated drawing in the files of the Madison Parks Department.

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quarried in the park by CWA crews in 1934. These fireplaces are identical in design and construction to those described above. They too are adaptations of designs developed by the National Park Service for what they called the "High Chimney Stove" type, which was one of the many variant types of fireplaces described in the U.S. Forest Service's publication *Camp Stoves and Fireplaces*, published in 1937.

Summary

The contributing resources in Frank W. Hoyt Park retain a high degree of integrity and accurately represent the park's appearance during the period of significance; 1892-1942. Not surprisingly, changes have been made to some parts of the park over the years. New resources have been added as needed, and additional resources such as the new chain link fencing that has been placed along the bluff edge have been added in response to changing views regarding public safety. Nevertheless, the park's original Great Depression era Rustic style buildings, structures and objects and its superb Rustic Style stonework is all still largely intact, and a number of these resources have also recently been restored to a high standard. In addition, the general plan of the park has been retained throughout the years and the park's green spaces, woods, and plant communities are still representative of those that have been a feature of the park since it was first opened to the public.

As the inventory shows, there are three non-contributing resources in Frank W. Hoyt Park, one of which is a building and two are objects. Both of these resources were built after 1942 and lie outside the Park's period of significance.

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Significance

The Frank W. Hoyt Park Historic District is a locally significant and highly intact municipal park that is located 2.5 miles west of the Capitol Square in the city of Madison. This park is situated on the top of a glacial drumlin whose highest point is 1030 feet above sea level and is one of the highest points on the west side of the city. This park encloses within it a 24-acre former stone quarry, one of several in the area that began to be worked in the 1850s and which was acquired by the City of Madison in 1890, and it also encloses a 14-acre parcel that was privately purchased in 1892 and contains the highest point within the park, an overlook known locally as Sunset Point that features extensive views overlooking the west side of Madison.

To reach this overlook and to make it accessible to others, Professor Edward T. Owen, a professor at the University of Wisconsin in Madison, purchased 14 acres of land surrounding and including this overlook in 1892. He then arranged for right-of-way to be acquired across adjoining lands, and again at his own expense, had a several mile-long carriage road extended to and through his property. This dirt road started at the intersection of Regent Street and Speedway Road and it then continued westward across fields and woods past Resurrection Cemetery and through what is now Hoyt Park. The road then turned south and first ran past Sunset Point and then intersected with the present east-west-running Owen Drive, after which it continued further south to the already established Mineral Point Road. Owen then donated this road and his land to a fledgling Madison organization that planned to link his road with others to form a 12-mile-long scenic pleasure way linking scenic spots on the west side of the city.

The road through Owen's donated parcel of land was soon thereafter named Owen Parkway in his honor, and his gift was the first private donation of land for park purposes in Madison's history and it started a trend that would have far-reaching effects on the city's future. As the city continued to grow westward, additional park land was needed, so in 1928 work began on converting the larger parcel of former quarry land owned by the city and the adjacent land that had been donated by Owen into a city park. Most of the necessary work was subsequently carried out by local workers who were funded by the federal government's CWA and WPA employment programs in the 1930s and by 1936 this work had been completed. An additional five acres were added to the park in 1941, resulting in the park that is the subject of this nomination. This park, with its superb Rustic style stone buildings and other resources was quickly acclaimed as being one of Madison's finest parks and this park is still highly intact and it continues to provide pleasure for Madison's citizens today.

Frank W. Hoyt Park consists of a well-landscaped 32-acre parcel of land that is located on the near west side of the city of Madison. This multi-use municipal park was identified by the City of Madison's Near West Side Neighborhood Intensive Survey in 2013 as being a potentially eligible historic district

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having local significance under National Register (NR) Criterion C.⁸ Research was undertaken to assess the potential for nominating the park to the National Register of Historic Places (NRHP) utilizing the Rustic Style subsection of the Architectural Styles study unit of the Cultural Resource Management Plan.⁹ The results of this research, detailed below, confirms that the Frank W. Hoyt Park is locally significant under NR Criterion C because of its fine, highly intact collection of Rustic style architecture constructed during the Great Depression. These Rustic buildings and structures throughout the park are characteristic of many of the national, state, and local park projects that were undertaken by the federal government during the 1930s and these resources were all built using stone that was quarried on the site.

The park is also eligible under National Register Criterion A, in the area of Community Planning and Development, locally significant for its association with early municipal park development in Madison. The original portion of the park was developed by Professor Edward T. Owen in 1892, who then donated it to a private organization originally called the Lake Mendota Pleasure Drive Association, and reorganized as the Madison Park and Pleasure Drive Association two years later. This private association was instrumental in creating what would become Madison's nationally known public park system and Owen's donation was the first step in creating this system. By the late 1920s, the growth that the city had experienced in the intervening years was making the development of new parks located outside of the historic core of the city imperative. The city's needs were outstripping the capabilities of the privately financed Madison Park and Pleasure Drive Association. Consequently, in the late 1920s, the park system developed by the Madison Park and Pleasure Drive Association was donated to the City of Madison, which established its own publicly funded Park's Department. One of the new department's first acts was to develop Frank W. Hoyt Park, which was created by combining Owen's 1892 donation with the City-owned stone quarry that lay adjacent to it. Frank W. Hoyt Park thus became the City's first suburban park and as such it represents the beginning of a new era in Madison's park development.

History of Park Planning

There already exist two outstanding recent histories of the city of Madison written by local historians David V. Mollenhoff and Stuart D. Levitan that cover the years from the first settlement of the city up until 1931, the year before the Frank W. Hoyt Park was created.¹⁰ Because these histories are much

⁸ Heggland, Timothy F. *Near West Side Neighborhood Intensive Survey Report*. Madison: City of Madison, 2013, p. 94.

⁹ Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986, Vol. 2, (Architecture). The Rustic Style Subsection exists in draft form and can be seen at the office of the Wisconsin's Historical Society's Division of Historic Preservation.

¹⁰ Mollenhoff, David V. *Madison: A History of the Formative Years — (2nd Edition)*. Madison: University of Wisconsin Press, 2003. Levitan, Stuart D. *Madison: The Illustrated Sesquicentennial History, Vol. 1*. Madison: University of Wisconsin

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more complete than a nomination like this could ever hope to be, the history that follows will not attempt to cover ground that has been well traveled before. Instead, this history will look briefly at the physical growth of the area in which Hoyt Park is located in the years prior to 1931, but will concentrate mostly on the years that follow up until 1942, this being the period during which the park was developed and attained its present appearance.

The land that now comprises Frank W. Hoyt Park was originally part of the town of Madison, in the mid-1850s, it is located some 2½ miles west of the center of the city of Madison, and most of the land surrounding it was given over to agricultural pursuits until the second decade of the twentieth century. The earliest suburban development in this area occurred in the mid-1850s, around three stone quarries that supplied much of the Madison sandstone used to build the city's finest early buildings. One of these quarries, known as the City Quarry, eventually became the core of today's Frank W. Hoyt Park.

This modest sized development was located on the south side of today's University Avenue (originally known as Sauk Road) opposite where the village of Shorewood Hills is now located. Its history has been very well documented by University of Wisconsin Professor Thomas D. Brock, who was a longtime owner of the William and Mary Findlay house located at 701 Ridge Street, one of the two oldest houses in this area. This research culminated in a monograph that Brock wrote in 1993 in which he detailed the history of the house and of the development that surrounded it and in which he also describes the historic forces that led up to their creation.

The quarries near the city of Madison that supplied building stone (as opposed to crushed stone for use as road metal) were found exclusively in the near west side, in sections 17, 20, and 21 of the Town of Madison. There were three, called the Stephens, Paunack, and City quarries. The latter two were adjacent [to each other]. The Paunack quarry was platted in 1959 as Bluffside by Stanley C. DuRose Jr. (the street is named DuRose Terrace). The City quarry was owned by the City of Madison after 1890 and was opened primarily for road metal. In 1932 it was designated as a city park, named in honor of Frank W. Hoyt, a strong promoter of the Madison parks system. ...

At the time the city of Madison was established, the area where the [Findlay] house now stands was quite some distance from the city. It is the Town of Madison, Section 21. The land was first acquired from the United State Land Office by James Bowman in 1836. Although parcels of land were sold to various people during the 1840's and early 1850's, it remained undeveloped until the middle of the 1850's, at which time some of the land was acquired in a series of purchases by

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Nathaniel W. Dean, a prominent Madison land developer. The rest of the land was acquired by Lansing W. Hoyt, another early developer.

The Milwaukee and Mississippi Railroad, one of the components of what eventually became the Milwaukee Road (Chicago, Milwaukee, St. Paul and Pacific) arrived in Madison in May, 1854, and by 1857 had reached the Mississippi River (at Prairie Du Chien). Because of the hills immediately west of the city, the most suitable location for laying track was south of the University of Wisconsin and north of the Stephens quarry. This railroad right-of-way also became the corridor for wagon traffic: what was then called the "Sauk Road" (now University Avenue) was established by survey by the Town of Madison Road Commission on June 23, 1855.

With the locations of the railroad and the Sauk Road established, it was clear that this area of Madison would be an important area of development. On September 15, 1855, Lansing Hoyt established a real estate plat which he called "Lakeland", on 67.43 acres of land situated in the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 2. This was one of the earliest plats established in Dane County outside of the city of Madison. Although it would be many years before Lakeland would become fully settled, this early plat established certain street patterns that still exist. Franklin Avenue (66 feet wide) ran in a north/south direction through the middle of the plat, from Sauk Road to what was then called Prospect Road (33 feet wide; now called Bluff Street). Although the legal description mentions 45 lots, there were actually only 13, numbered from Lot 34 through Lot 45. Most of the lots in this plat were 5 acres, a size large enough so that each resident could have an extensive vegetable garden.

The other plat in this area, called "Quarry Town" (later spelled Quarrytown), was established by Nathaniel W. Dean in 1863. It was immediately west of the Lakeland plat. Dean had acquired various parcels of land in the area of the stone quarries throughout the years 1856-1860, including land he acquired from the state for nonpayment of taxes. On October 21, 1863, the Quarry Town plat was established with 23 lots. The lots along Sauk Road were about 100 feet wide and 430 feet deep, whereas those further back were much larger, around 2-4 acres. This plat contained the land on which the stone quarries were being operated, and the lots with quarries were much larger, of 10-16 acres.

The Quarry Town plat established the locations of several streets whose names are still extant, including Ridge Street and Harvey Street. Another street shown on the plat, Bluff Street, still exists, but has been transferred to the street that Hoyt had called Prospect. Quarry Street is now known as Stevens Street (named for David Stephens, despite the variant spelling), and Bluff Street retains its same name.

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Although the lots along Sauk Road presumably were quickly developed, much of the Quarry Town plat remained undeveloped for many years. Lots 18-23 constituted the Paunack and City quarries, eventually turned into Hoyt Park, and Lot 22 and an unplatted 5 acres just north of Lot 22 were the Stephens quarry.¹¹

The creation of these plats was probably based on the hope that the industrial activity generated by the area's stone quarries would be further enhanced by the presence of the new railroad line and Sauk Road, which ran just to the north of the quarries and just south of the railroad. If so, this hope proved to be largely unfounded. As Brock noted, these pioneer suburban plats remained essentially undeveloped until after the end of World War I. The 1890 Plat Book of Dane County, for instance, shows that even by that date there were only four buildings located in the Quarrytown Plat.¹² Nevertheless, these early plats represented the first attempts to develop the lands lying west of the city and they were precursors of what was to come.

Two other events that occurred in the late 1850s and early 1860s were more successful in turning the city of Madison's attention to those lands located to the west of it. In 1857, the city's need for a new cemetery resulted in the acquisition of 80 acres of land located two miles outside of the city limits as the site of a new cemetery. This was Forest Hills Cemetery, which is located at the corner of today's Regent Street, Highland Avenue, and Speedway Road (then known as Mineral Point Road), and this was followed by the development of a separate cemetery on the other side of Speedway Road for Madison's Catholic citizens in 1863, which was first called Calvary Cemetery and is now known as Resurrection Cemetery. Visiting these cemeteries would have been the first experience that most nineteenth century Madisonians had of the lands that were located to the west of the city.

Development in these two plats continued to languish throughout the rest of the nineteenth century, but quarrying continued in the area's quarries and the activities in the quarry that was to later be part of the site of Hoyt Park were especially important.

The area which was to become City Quarry (lots 18, 19, 23) was sold by [Nathaniel] Dean to Frank Larkin about 1882. B. F. Larkin purchased it about 1885 and sold it to the City of Madison for \$2,156 in 1890, with some controversy. "Thus was consummated a work which while it has not redounded appreciably to the economic surplus of the city has nevertheless been the subject of much educative comment. The action on the part of the city council was distinctly socialistic, though none

¹¹Brock, Thomas D. *The Findlay House: A History*. Madison: Science Tech Publishers, 1993, pp. 9-12. See also: Lin, Tsugein S. and John Gruber. "A Pioneer Industry: Stone Quarries in Madison." *Journal of Historic Madison, Inc. of Madison*, 1980-1981, pp. 25-37 (illustrated).

¹² *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211.

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of the parties involved may have considered the fact that by such an undertaking the city was carrying its activities beyond the scope of what was is generally known as municipal functions under the old regime,” Benjamin C. B. Tighe wrote in a bachelor’s thesis in 1908. ... In assessing the quarry operation in 1908, Tighe concluded: “the price of stone has been established in Madison. This is a very important fact. Eighteen years ago there remained much work to be done upon the streets of Madison and in consequence vast quantities to be purchased. To determine the price for stone was then of paramount importance for the taxpayers of Madison and this the city did by means of its quarry.¹³

Just two years after the city made its quarry purchase, another event occurred that was to play an equally important part in the later development of Hoyt Park. Up until 1890, the one-block-square Orton Park was the city of Madison’s only public park. By 1892, dissatisfaction with the status quo and increasing interest in the beautification of the city of Madison were beginning to convert enthusiasm into action.

Indeed, the enthusiasm that gathered steam in 1892 also inspired several men to spearhead the construction of a pleasure drive west of the city, near Lake Mendota. The project was to have a great impact upon Madison history.

The inspiration for a scenic rural carriage drive came from George Raymer, a public-spirited citizen, and Elisha Keyes, a former mayor. The two friends were enjoying a walk through the woods just west of Picnic Point in September of 1887. When they reached the top of Eagle Heights, they “were amazed and delighted” by the view. Raymer was so taken by the place that he bought the 150-acre parcel. In 1888 he constructed a two-and-one-half-mile road along the Mendota shore to Eagle Heights and opened it to the public. It was an instant hit. Unfortunately, Raymer Road, as it was then known, was accessible only by a single road, one that was often muddy and impassible.

Edward T. Owen, a forty-two-year-old UW French professor, real estate developer, and nature lover, had a similar experience. Like Raymer and Keyes, he discovered a beautiful piece of land about one mile south of Lake Mendota and three miles from the Capitol Square that featured a “commanding height” with a panoramic view of the countryside. In 1892 he bought the fourteen-acre parcel. Owen saw this tract, now known as Owen Drive, as part of a larger scheme; he wanted to create a rural pleasure drive through his land and link it to Raymer Road and then to a curvy road through the university grounds now known as Observatory Drive.

¹³ Lin, Tsu-gein S. and John Gruber. “A Pioneer Industry: Stone Quarries in Madison.” 30. The controversial aspect of the city’s purchase was that owning and operating its own quarry put the city in direct competition with private quarry operations, a quite radical proposition at that time.

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Working with Owen were John M. Olin, a forty-one-year-old lawyer and UW law professor, and Edward E. Hammersley, a forty-five-year-old livestock farmer and large Dane County landholder. Owen donated his fourteen-acre parcel as a park through which a drive was constructed, and Hammersley contributed an easement across his property. Olin worked out easements through the remaining portions of the drive and helped raise money for the construction of a causeway, now Willow Drive, across University Bay.

When the twelve-mile-long road officially opened in October 1892, seventy carriages made the three-hour drive. Everyone was ecstatic about the extraordinary scenery and views these men had made available to the public. In the enthusiasm of the moment, someone said the drive was the beginning of a “new era” in Madison. And indeed it was.

At first the enterprise was known as the Lake Mendota Pleasure Drive Association, but in July 1894, in the midst of a serious depression, the principals formed a new organization with a larger vision, called it the Madison Park and Pleasure Drive Association (MPPDA), and selected Olin to lead it.¹⁴

The fourteen-acre parcel purchased by Owen and the drive to and through it, both built at Owen’s personal expense to the tune of \$3000.00, was the first of the many parks the Madison Park and Pleasure Drive Association would subsequently develop and own, these being held in trust for the public. Owen’s self-funded portion of this drive, which connected Mineral Point Road with Regent St., was named Owen Parkway and the apex of the parcel of land that he purchased became popularly known as Sunset Point because of the beautiful west-facing views that were visible from it.¹⁵ This parcel subsequently became the westernmost part of today’s Frank W. Hoyt Park and that portion of the public road that runs through the park today is still named Owen Parkway, which continues to follow its historic route.

At the same time, the growth of the city of Madison's population during the 1890s was leading to the creation of the city's first real suburbs, of which the near west side plats of Wingra Park (1889) and University Heights (1893) were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because it was their proximity to streetcar lines that enabled new suburban homeowners in these suburbs to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin campus. Such proximity was critical to the

¹⁴ Mollenhoff, David V. *Madison: A History of the Formative Years*, 218, 221. The Madison Park and Pleasure Drive Association subsequently became the first private organization in the country that was dedicated to municipal park development and it was responsible for the creation of all of Madison’s parks up until 1933, when the city of Madison finally created a Board of Park Commissioners and a Parks Department to carry on the highly important work begun by the Madison Park and Pleasure Drive Association. Owen and his wife donated their property in memory of their two daughters, Ethel and Cornelia, who had died shortly before in a diphtheria epidemic.

¹⁵ For an excellent historic photograph of this view taken in 1907, see p. 115 of Stuart D. Levitan’s book, which is cited above.

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success of these plats because in the pre-automobile era even middle-class families seldom had a horse and carriage of their own. Thus, families seeking to locate out in any of the new suburbs could usually do so only if the breadwinners of the family had some form of public transportation to take them to their places of work, nearly all of which were then still located downtown. Since streetcars were then Madison's only form of public transportation, reasonable proximity to one of the city's streetcar lines was essential. Streetcars also brought the citizens of the city out west to its two cemeteries as well, beginning in 1897, when the local electric streetcar company constructed a new line that terminated at the foot of the Speedway Road, Regent Street, Owen Parkway, and Highland Avenue intersection.

Despite the gradual westward growth of the city, most of the land that surrounded and included what is now Hoyt Park was still rural at the turn of the century and was given over to agricultural pursuits, and persons living in this area were still only occasional visitors to the city itself. Access to this land was provided by the area's two principal historic roads; Sauk Road (University Avenue), and Mineral Point Road (today's Speedway Road and Mineral Point Road), both of which had been in existence since at least the 1850s.

The presence of these roads notwithstanding, however, historic plat maps of the town of Madison show that even as late as 1911 most of the land in this area was still divided into farms or into parcels of several acres or more, although the same maps also show that by 1911 the city of Madison was slowly, but inexorably growing westward towards these farms.¹⁶ By 1911, though, new platting activity had brought the city's boundaries within two blocks of the future Hoyt Park; the new west side subdivisions of Mercer's Park, Highland Park, and College Park having encompassed almost all of the land that is bounded by Allen Street, University Avenue, Regent Street, and N. Franklin Avenue. Other new subdivisions were also beginning to be platted just to the south of this area along Monroe Street by this time as well and these plats were extending the city in a southwest direction. Then, in 1912, John C. McKenna and his University Bay Land Company platted the first part of the new subdivision of College Hills directly across University Avenue from the Quarrytown Plat, this up-scale subdivision being the original portion of what would soon become the village of Shorewood Hills. Three years later, in 1915, McKenna platted his first addition to the original College Hills plat as well and in this was the same year the Madison Realty Co. platted the original portion of its own up-scale Nakoma Subdivision, which was located on both sides of historic Verona Road to the south of the area surrounding the future Hoyt Park. Thus, by 1915, large new subdivisions had been developed just to the north and south of the park area and it was only a matter of time before this development activity spread into the park area itself.

¹⁶ *Standard Historical Atlas of Dane County, Wisconsin*. Madison: Cantwell Printing Co., 1911, pp. 30, 56-57. These same maps also show that these new subdivisions were then still undeveloped insofar as any actual house building was concerned, but that would soon change.

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In the meantime, though, the area that includes Hoyt Park was still located too far from the city to attract developers interested in creating subdivisions in this area and the land here continued to be a mixture of large parcels given over to agriculture or else it was left in its natural heavily wooded state. During the 1920s, the Madison Park and Pleasure Drive Association continued to maintain and even upgrade Owen Parkway and the increasingly popular Sunset Point lookout and as automobiles began to supplant horses and carriages the Association found it necessary to repave the Parkway with concrete in 1922.¹⁷ A year later, the City Council approved the transfer of four rods of land from the Quarry property to the Madison Park and Pleasure Drive Association, as an addition to the Owen Parkway property, to hold in trust for the citizens of the city.¹⁸

By this time, however, the City Quarry was no longer in active use, although it continued to be owned by the City.

In the three years 1908, 1909, 1910, the city took in \$7,209 more than it spent on the quarry. In 1912, the city engineer reported: "...if we take into consideration the quality of stone from the quarries, the large quantity of building stone uncovered from year to year, the certainty of always being able to get the stone when it is needed and that the quarry acts as a lever to hold down the price of stone, I do not believe we have a losing proposition." But "much less stone" was taken out in 1913. It was operated briefly in 1914, and from July to December 1915 the last stone for the streets was taken out of the quarry. Stone was sold to the University for Tripp and Adams Halls, completed in 1926, and in 1929 the city was debating what price the University should pay for additional stone.¹⁹

Even so, by late 1928, the 24-acre City Quarry property was also being eyed as a potential city park by various organizations in the city and by members of the Common Council.²⁰ Efforts to make the quarry a park were initiated in 1929 and it was suggested at the time that the park should be named for Frank W. Hoyt, a greatly respected Madison banker who was also the longtime treasurer of the Madison Park and Pleasure Drive Association, but these efforts did not immediately bear fruit.²¹ In the meantime, the Common Council decided to set aside a small portion of the Quarry site for school-building purposes in 1930 and more importantly, it also began moving toward the creation of a new parks department that would replace the Madison Park and Pleasure Drive Association, which

¹⁷ "\$756,358 Appropriated For Park and Pleasure Drives; Warner is Re-elected Head." *The Capital Times*, May 1, 1923, p. 2.

¹⁸ Common Council Proceedings. *The Wisconsin State Journal*. September 26, 1923, p. 11, column 5.

¹⁹ Tsu-gein S. Lin and John Gruber. "A Pioneer Industry: Stone Quarries in Madison." 30.

²⁰ "Would Place Tourist Park on West Side." *Wisconsin State Journal*, October 14, 1928, p. 1.

²¹ "Urge 'Sunset Park' a Quarry Area Name." *Wisconsin State Journal*, September 27, 1929, Part 2, p. 1. "Fails to O.K. City Quarry as New Local Park." *The Capital Times*, October 24, 1929, p. 2.

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department would be overseen by a Board of Park Commissioners.²² Work also began at this time on clearing some of the heavily wooded 19-acre upper (south) portion of the quarry site in order to adapt it for park purposes. In its annual report of that year the Madison Park and Pleasure Drive Association noted that “During the fall and winter months this work has progressed until now some two-thirds of this twenty-four acres has been opened up and made inviting for use as park area.”²³ This clearing work was still ongoing two years later in 1931 when Professor Edward T. Owen died at the age of 82.²⁴

By 1931, though, the country was in the beginning stages of the Great Depression and real estate development in Madison and residential construction was at a standstill. One result was that early in 1932, members of the Common Council began urging that the City Quarry be reopened for the purposes of providing employment and this idea was still being discussed in December of that year, when the Common Council officially voted to make the City Quarry site a new public park.²⁵ The following year the Council also decided to name the new park for Frank W. Hoyt, the longtime treasurer of the Madison Park and Pleasure Drive Association.

On recommendation of the city park commission, the common council Friday voted to name quarry park at the city quarry, west of the city, in honor of Frank W. Hoyt, for 39 years treasurer of the Madison Park and Pleasure Drive Association. ... Frank W. Hoyt park consists of 19 acres of wooded land surrounding the city quarry which will be gradually improved to provide parkland for family and group picnics, playground games, and paths through the naturalistic and wild parts of the area.²⁶

Soon thereafter, James G. Marshall, the City Forester and Secretary of the Madison Board of Park Commissioners, produced a landscape plan for the new park that in a much-simplified form would serve as the plan for what would actually be built (See Figure 2).

The commission also examined the plans for Frank W. Hoyt park, produced by James G. Marshall, city forester and commission secretary. The park, which comprises 19 acres in the old

²² “School Body Adopts Plan for Building.” *Wisconsin State Journal*, September 3, 1930, p. 1. This site was eventually used for the construction of Hoyt Elementary School, which was built in 1956 in the southeast corner of the former Quarry site to a design by John J. Flad and Assoc. It is believed to be individually eligible for NRHP listing.

²³ Madison Park and Pleasure Drive Association. *Annual Report for the Year Ending December 31, 1928*. Madison, pp. 28-29.

²⁴ “Prof. Edward T. Owen, 82, Writer, Nature Lover, Dies.” *Wisconsin State Journal*, November 19, 1931, pp. 1, 4. The other six-acre north portion of the quarry site, which fronted on Bluff Street, was the location of the actual quarry.

²⁵ City Council Minutes. *Wisconsin State Journal*, December 12, 1932, p. 4

²⁶ “Quarry Park Given Name of Frank W. Hoyt.” *Wisconsin State Journal*, February 25, 1933, p. 1.

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city stone quarry, was named in honor of Mr. Hoyt, who has been affiliated with park work for more than 35 years. Mr. Marshall said part of the park will be ready for use this season. Paths are being installed and a space will be set aside for holding of picnics. One area will be provided for playground purposes. The plans provide for an outdoor theater, which, however, will not be established for several years. Transplanting of trees will also be necessary.²⁷

Fortunately, we will never know how long it might have taken the city to realize Marshall's plan if it had had to rely solely on local funding because the advent of federal work-relief programs coming out of Washington D.C. in 1933 meant that there was now additional funding and man-power available. Madison's new mayor, prominent local architect James R. Law, promptly sent a long list of project proposals to the Civil Works Administration (CWA) in Washington D.C. in November of 1933, among which was a request for funds to develop Frank W. Hoyt Park. A month later, Marshall was able to announce that plans to build shelter houses and lavatories in Frank W. Hoyt and Burrows parks in Madison had been approved.

Burrows and Frank W. Hoyt parks will be provided with pavilions. James G. Marshall, city forester and secretary of the city parks commission announced Saturday that the work has been started under the CWA program. Each pavilion will be 30 by 50 feet and will be provided with fireplaces so picnic parties can do their cooking. The sides will be open but walls built with sandstone from the city quarry will be erected at both ends. A wooden roof will also be built. Each park also will be equipped with a lavatory. The pavilions will be used as shelter houses in case of rain.²⁸

The Rustic style designs for these buildings had already been produced by Madison architect August L. Nerlinger earlier in 1933, and while the lavatory building for Burrows Park was never built, the other three were and they are all still extant today. Work progressed quickly and the products of the Civil Works Administration funding were soon being lauded by a prominent Madison newspaper columnist.

Then there are the shelter houses at Burrows park and Frank W. Hoyt park. "Shelter houses?" you say and visualize small wooden shacks or pavilions . . . but the shelter houses that the CWA and the Park board are building at these two parks are SHELTER HOUSES . . . shelter houses that will be remembered and talked about by every visitor to Madison who sees them.

²⁷ "Board Puts Ban on Beer Sale in Madison's Parks." *Wisconsin State Journal*, April 25, 1933, p. 1. Marshall had graduated from the University of Illinois in 1926 with a degree in landscape architecture and this was the first design he had drafted since graduation. He began his career in Madison in 1927 as city forester, he became the assistant park superintendent in 1932, head park superintendent in 1937, and he remained in that position until his retirement in 1969.

²⁸ "Park Pavilions To Be Erected." *Wisconsin State Journal*, December 17, 1933, p. 1.

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The one at Burrows park is 47 feet long, 34 feet wide, and some 20 feet high, built of beautiful Madison sandstone, with sets of massive stone pillars across each open side and huge stone fireplaces built into each end. These fireplaces, which are not the flat-on-the-ground kind, but the same kind you have in your home, each has stone ledges where coffee pots or other cooking utensils may be set, and long iron cranes extending from the side where other cookery can be done. The one at Frank W. Hoyt park, which is just this side of Sunset Point, is exactly the same except that it is 54 feet long instead of 47. . . . At Frank W. Hoyt park, besides the stone shelter house, a picnic area with outdoor ovens and fireplaces, a playfield, and graveled paths, are being constructed.

The next most amazing accomplishment the CWA and the Park board have made is what they've done to Sunset Point! Honest! -you'd never recognize old Sunset Point-except for the sunset and the view! The roadway there has been widened and a four-foot retaining wall built around the outside bluff so that, where two or three cars could stand before to watch the sunset, 12 or 15 can now park. On the other side of the road, along the road where you used to drive up among the trees to have your steak roast, they have built another stone wall . . . a stone wall that begins quite a distance down the hill and over which you CANNOT DRIVE your car. Because they don't WANT you to drive your car up on the knoll among the trees any more-BECAUSE constant driving over their roots was ruining them. Instead, around the bend to the southeast, they have built a special parking place, and another parking place will later be built a little farther on. On the knoll, among the trees, they have built stone ovens and fireplaces. And they have christened it with its proper name-Owen Parkway-with attractive signboards announcing the fact that it was given to the city by the kindness and generosity of the Owen family.

And last-but loveliest of all-they are creating one of the most charming spots in Madison. That is, they are making this place accessible to Lord and Lady Madison-the exquisite ravine that leads from the foot of Frank W. Hoyt park, near the old Madison stone quarry, to the lower side of Sunset Point. This ravine, some 75 feet deep, winds for three blocks through a forest of maple and elm and hickory and evergreen, its side covered with sweet-smelling honeysuckle and wildflowers and young trees and fragrant shrubs-a veritable fairy glen. But there has never been easy access to it. Now there is a quaint old rail fence along its upper edge, for protection, and leading down to it from both ends they are building flights of steps cut into the natural stone. Along the upper edge leading from Frank W. Hoyt park to one set of the steps, and from the bottom of the steps through the ravine to the other flight, and then up to Sunset Point is a gravel path . . . all the work of the CWA and the Park board.

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Just a look at the old city quarry, unused and deserted these many years, humming with activity, a hundred men cutting stone, a constant stream of huge trucks being loaded and rumbling away to towards the various projects over the city, and Bob Zwerb, able, efficient, overseeing the whole thing-is worth a sizable chunk of money, yours or mine!²⁹

Many of the stone masons employed on these projects were Italian-Americans who lived in the Greenbush area of Madison and the pride they took in their superb craftsmanship is well illustrated by the following story.

Although CWA work ceased March 31, 40 workmen completed the masonry work and roof on the shelter house in Frank W. Hoyt park last week without pay, the city park commission was told Monday night. Lucien Schlimgen, president of the commission, will write each man a personal letter of thanks.³⁰

Toward the end of 1935, Madison received \$48,713 from the Works Progress Administration (WPA) for work at Hoyt Park and by October a work crew was already busy at the park.

A crew of 15 men began work Thursday in Frank W. Hoyt park on an improvement project approved by the federal government. It is planned to have 60 men on the job later. James G. Marshall, city forester, estimated that the work will last about a year. Included in the program are construction of highways, grading, surfacing, and building of lavatories.³¹

By summer of 1936, \$773,000 had been provided by the WPA for projects located throughout Madison in that year and these projects could be found in every area of Madison, including Frank W. Hoyt Park.

Thousands of Madisonian have already taken advantage of the greatly improved facilities at Hoyt Park made possible by the WPA. The 23 acres comprising the park is being developed as a rural type of park attractive to families for picnics and outings. A shelter house has been built, toilets constructed, and many fireplaces erected. Part of the project has been devoted to the production of building stone and crushed stone for use in the construction. Material was taken from the quarry located within the boundaries of the park. Incidental to the quarrying operation, stone has been removed so that the area is gradually being adapted as an amphitheater seating several

²⁹ Cass, Betty. Madison Day by Day. *Wisconsin State Journal*, January 14, 1934, p. 20. Madison Day By Day was a weekly column written by Cass.

³⁰ "CWA Men Finish Hoyt Park Work Without Payment." *Wisconsin State Journal*, April 10, 1934, p.9.

³¹ "15 Start Working on Hoyt Park Job." *Wisconsin State Journal*, October 25, 1935, p. 9.

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thousand persons. Footpaths and parking areas in the park have been surfaced with crushed stone.³²

A year later, still another article about picnicking in Madison made mention of the new features now available in Frank W. Hoyt Park.

Most popular of all picnicking spots is Hoyt park, which offers 14 outdoor fireplaces, built of masonry and equipped with grates. Here, as at most other parks where fireplaces are provided, fuel wood is available from the attendant at 10 cents a bundle. And here, also at Hoyt park, is the one "nature trail," a cool shady course for an invigorating stroll made interesting by natural woods, trim shrubs and occasional views of the countryside and the lakes. The complete circuit of the trail, from the park up to the summit of Sunset point and back past the shelter house, is about 1¾ miles. Besides Hoyt park, the only other where a shelter house is available is Burrows. Both shelter houses are equipped with large fireplaces at each end of the building.³³

The greatly increased automobile traffic in the park that was a byproduct of its new popularity also put heavy demands on Owen Parkway. This led to the resurfacing of the roadway between Farley Avenue and Sunset Point in 1937, this work being the result of a successful collaboration between the City of Madison, the Town of Madison, and Dane County.³⁴

By 1938, the Frank W. Hoyt Park that we see today was essentially complete. The years that followed would see the construction of a toboggan slide in the park in 1941 (non-extant) and in that same year the park was annexed to the city. Also in 1941, the City accepted a gift from Mr. and Mrs. Frank W. Hoyt of 5-acres additional of land for the park, bringing the total park acreage to 31.³⁵

By the end of World War II, however, new single-family residential suburbs were being platted that effectively encircled the park, a process that was finally completed in 1954 when the Sunset Hills plat was developed opposite the east and south sides of the park.³⁶ In addition, the new Hoyt Elementary School, designed by John J. Flad & Assoc., was also completed in the same year in the southeast corner of the original City Quarry property and adjacent to the park.

³² "\$773,000 Spent on 77 WPA Projects Here During First Year of Activity." *Wisconsin State Journal*, July 12, 1936, p. 5.

³³ "City Parks Are Ideal for Picnics." *Wisconsin State Journal*, April 27, 1937, p. 15.

³⁴ Frank W. Hoyt Park was still located outside the corporate boundaries of the City at this time, despite being owned and maintained by the City. The resurfacing included parts of Regent Street as well as Owen Parkway.

³⁵ "City Accepts Hoyt Park Addition." *Wisconsin State Journal*, October 11, 1941, Section 2, p. 7. See also: *Wisconsin State Journal*, November 25, 1941, p. 16, Column 2. The current acreage of 40 acres comes from modern delineation of the parcels and measuring capabilities.

³⁶ The Sunset Hills Historic District was listed in the NRHP in 2015.

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The last resource that was added to the park was the Roy's Shelter house, a Contemporary style building designed by the Madison architectural firm of Weiler & Strang in 1959.³⁷ This \$10,000 shelter was donated to the city by Madison resident William H. Roys, the founder of the General Casualty Co., and it is still in use today, although its original flat roof has now been replaced with a hipped metal roof.

During the course of its transformation, Sunset Point and the land surrounding it went from being a place known only to a few to one of the city's most popular parks, a status that was helped by the fact that Frank W. Hoyt Park was for several years the only city park located on what was then the far west side of the rapidly expanding city. Today, Frank W. Hoyt Park is one of the smallest of the west side's many parks, but it is still well used by local area residents who appreciate the fact that such a scenic natural area came to be located within what is now a heavily populated residential neighborhood.

Architecture

Frank W. Hoyt Park is eligible for listing in the NRHP at the local level of significance under National Register Criterion C (Architecture) because all of its historic contributing resources were built in the Rustic style during the 1930s by workers who were funded by Depression-era federal work relief programs; the Civil Works Administration (CWA), the Federal Emergency Relief Administration (FERA), and the Works Progress Administration (WPA). All of the park's contributing resources are fine examples of the Rustic style that were built by local stone masons out of sandstone that was quarried from the park site itself by other workers. In addition, these same workers also contributed to the landscaping of the park as well. They removed invasive species, planted trees and shrubs, built trails, and rebuilt portions of Owen Parkway, which is the entrance road to the park. Fine as the major resources in the park are, though, it is the totality of the Rustic style resources in the park that gives it its special character.

The Rustic Style subsection of the CRMP defines this style as follows.

The Rustic style emerged from the resort architecture of the Adirondack region in northern New York state in the 1870s. It is characterized by the use of indigenous materials, broad shingled roofs with wide overhangs, open porches, and simply proportioned door and window openings. Building materials were often oversized in comparison to conventional construction and left in their natural condition. Round glacial boulders and large peeled logs were typical materials. Rubble stone or split boulders were sometimes laid in imitation of geologic strata.

³⁷ *Wisconsin State Journal*. July 28, 1959, Section 2, p. 2. See also: City of Madison Parks Department records.

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Walls are often battered or sloped in a manner typical of bungalow design. Buildings were sited and materials shaped in an attempt to make them appear as if they belonged in the surrounding landscape and often included designed landscape elements such as bridges, walls and benches. Designs attempted to convey a sense of the past through a feeling of having been hand-crafted by pioneer builders.³⁸

The Rustic style was widely publicized in architectural journals and the popular press in the early twentieth century and it quickly became accepted as the appropriate architectural imagery for vacation houses, roadhouses, resorts and camps built in heavily forested landscapes such as Wisconsin's northern resort areas. The style also proved to be an especially appropriate one for use in national and state parks as well, which were places that placed a premium on creating newly built resources that blended into the landscape. Indeed, not long after the National Park Service (NPS) was created in 1916, it issued a policy statement that directly addressed the need for sensitivity when designing new roads, trails and buildings in national park settings.

In the construction of roads, trails, buildings, and other improvements, particular attention must be devoted always to the harmonizing of these improvements with the landscape. This is a most important item in our program of development and requires the employment of trained engineers who either possess a knowledge of landscape architecture or have a proper appreciation of the esthetic values of park lands.³⁹

The handcrafted, naturalistic appearance of Rustic style buildings and other resource types proved to be ideally suited to the needs of the NPS. As a result, new resources designed in this style soon began to appear in national parks throughout the nation and by the 1920s, they were also appearing in the nation's state and county parks as well. Consequently, by the time the Depression began in the early 1930s, the Rustic style was already well established as the most appropriate style for park improvements and the emphasis that it placed on vernacular designs and hand-worked, rough-hewn materials was a perfect complement for the needs of the new federal work relief programs such as the CWA, FERA, the Civilian Conservation Corps (CCC), and the WPA that were established to combat unemployment during this period.

The rustic influence spread to the State Park system through the combined efforts of the CCC and WPA relief programs and is seen today in numerous rustic retaining walls, benches, signs,

³⁸ Wyatt, Barbara (Ed.) Op. Cit., Vol. 2, (Architecture).

³⁹ National Park Service, Statement of Policy, 1918. Quoted in: McClelland, Linda Flint. *Presenting Nature: The Historical Landscape Design of the National Park Service, 1916 to 1942*. Washington DC: National Park Service, National Register of Historic Places, Interagency Resources Division, 1993, p. 73.

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and shelter, concession, bathhouse and sanitary buildings. The style was also widely used in other WPA projects due to its low material costs and labor-intensive construction.⁴⁰

The goal, after all, was to get people back to work and then keep them working. While a small crew of carpenters, for instance, could put up a sizable frame construction building in a few days, putting up a hand-hewn stone building required a larger crew and kept them employed for a longer period of time. The buildings and other resources that these federally funded crews built in Frank W. Hoyt Park are excellent examples of how this process worked. These resources were built on-site by crews using mostly hand tools, and the principal material they worked with, sandstone in this case, was provided by still other work relief program-funded workers who quarried the stone from the former City Quarry that was located just to the north of the park.

The park's Depression-era resources were designed either by employees of the NPS or by architects and designers who were worked for the NPS on a part time basis. The general NPS design process had been developed even before the CWA came into being in 1933, but the process was given new life by this new funding source and it stayed in place, albeit in greatly expanded form, throughout the rest of Depression era. The process worked as follows.

In the 1930s, the National Park Service's programs for master planning, rustic design, and landscape naturalization extended to the development of state, county, and metropolitan parks. Emergency Conservation Work (ECW) by the Civilian Conservation Corps (CCC) provided the National Park Service with its first opportunity to give direct assistance to states in developing scenic and recreational areas. This assistance took the form of the supervision of conservation activities carried out by each CCC camp and the dissemination of information about park planning, the construction of park structures, and the design of recreational facilities. Supervision occurred through state park inspectors, who were employed by the National Park Service and who worked directly for the ECW district officer. These inspectors traveled to the parks to oversee and make recommendations on the master plans and the design and construction of park roads, trails, buildings, and other facilities. Technical specialists employed by the park service, including landscape architects, architects, and engineers, were assigned to each CCC camp and closely supervised the work of the CCC foremen and enrollees. The specialists developed plans and drawing under the direction of the state park inspectors. Each camp was headed by a superintendent and had several foremen who directly supervised the CCC enrollees carrying out the National Park Service plans....

⁴⁰ Wyatt, Barbara (Ed.) Op. Cit., Vol. 2, (Architecture).

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In addition to staff assigned to CCC camps and a small regional or district staff, the CCC program relied upon inspectors who traveled from park to park and transmitted design ideas from the central office and communicated the essence of park work and provided critiques and constructive ideas for improving and perfecting the work in the state parks. The program also relied upon architects and landscape architects of the state or county park departments.⁴¹

Actual NPS employees were principally involved in the design of facilities in the national and state parks, while county and metropolitan parks were more often designed by local architects who worked on an as needed basis under NPS supervision. Fortunately, original drawings for the two buildings in Frank W. Hoyt Park and other park items are still extant and they show that the person who designed the park's Shelter House, Restroom Building, and an early unexecuted version of the park's entrance gateway was Madison architect August F. Nerlinger, while the architect who designed the later, simpler entrance gateway that was actually built was Ferdinand L. Kronenberg, another Madison architect. These major resources and all the other Depression era resources in the park all exhibit the naturalistic, Rustic style aesthetic that was a feature of the designs sponsored by the NPS, and their architectural significance is collective as well as individual. This last point is of importance in evaluating the architectural significance of the park because, as the Context Consideration portion of the Rustic Style subsection of the CRMP states:

The evaluation of Rustic style resources should include a careful review of associated landscape features related to the resources. Man-made landscape elements such as building siting and setting, fences, trails, walls and scenic views are important contextual features that should be analyzed when evaluating the integrity of a site or property.⁴²

The design and placement of the contributing Rustic style resources in Frank W. Hoyt Park all utilize the design philosophy adopted by the NPS, which placed great emphasis on naturalistic, environmentally appropriate design and sought to harmonize any new work with its natural surroundings. The guiding principles behind this philosophy were beautifully illustrated in Albert H. Good's book *Park and Recreation Structures*, which was published in three volumes by the NPS between 1935 and 1938 and which served as both an honor roll of the best NPS-sponsored work that had already been completed and as a reference work and guide for those designing new buildings and other structures for the NPS.

Good advised, for example: "Every structural undertaking in a natural park is only part of a

⁴¹ McClelland, Linda Flint. *Presenting Nature: The Historical Landscape Design of the National Park Service, 1916 to 1942*, 229-230.

⁴² Wyatt, Barbara (Ed.) *Op. Cit.*, Vol. 2, (Architecture).

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whole. The individual building or facility must bow before the broad park plan, which ...determines the size, character, location and use of each and every structure.... The structures necessary in a park are naturally less obtrusive if they are reasonably unified by use of one style of architecture.

Good also described specific architectural features and qualities, such as “native” materials, muted colors, and low silhouettes, that created “the desirable and appropriately rugged, handcrafted character of park structures.” By 1935, architectural construction for “Natural” parks (which could be any large park, whether under national, state, or local jurisdiction) quickly moved towards a common standard of “rustic” construction. That standard was set by hundreds of Park Service designers, and Good’s catalog of their work further consolidated their planning and design activities nationwide. But Park Service Rustic architecture, which Good later described simply as a style that “achieves sympathy with natural surroundings and with the past,” adapted constantly to its landscape context; if rigorously maintained in every state park the Park Service planned, the style nevertheless yielded a great diversity of individual structures. ... Park Service architects attempted to conform to regional traditions and regional landscape character in each case. Huge boulders and logs were only appropriate to landscapes of rugged terrain clothed in ancient forests: traditional adobe construction appeared in desert parks, while milled lumber and more conventional outlines were typical in the east.⁴³

The Rustic style Shelter House and Restroom buildings that were constructed in Frank W. Hoyt Park in the 1930s were both constructed out of sandstone that was quarried on site and they were carefully sited to blend in with the scenery and topography. New hiking trails were also built in the park at this time as well and three new stone staircases that are good examples of the “trail step sculpturing” illustrated by Albert H. Good in his book were built to access them from the lower Bluff Street side of the park.⁴⁴ Other new park features that were built during this period that also partook of the Rustic style include its fifteen stone fireplaces, some of which also have stone picnic tables placed alongside them, and the large stone retaining walls and stairs that encircle the lookout point at the top of the park known as Sunset Point, all of which utilize the same locally quarried sandstone that was used in the construction of the two park buildings. These fireplaces are all excellent examples of the “High Chimney Stove” type that was one of the many variant types described in the U.S. Forest Service’s publication *Camp Stoves and Fireplaces*, published in 1937.⁴⁵

⁴³ Carr, Ethan. *Wilderness by Design*. Lincoln, Nebraska: University of Nebraska Press, 1998, p. 285.

⁴⁴ Good, Albert H. Op. Cit., Vol. 1, pp. 166-168 (illustrated).

⁴⁵ Taylor, A. D. *Camp Stoves and Fireplaces*. The Forest Service, United State Department of Agriculture, U.S. Government Printing Office, Washington D.C., 1937, pp. 52-53.

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Federally funded work in Frank W. Hoyt Park had ended by the time the nation entered World War II and the Rustic style was already falling out of favor by then because the need for such labor-intensive work projects had all but vanished. The ramping up of the war effort was putting an end to unemployment and it would also put an end to non-war-related work projects for the duration of the war. Today the handmade character of the Rustic style is once again in fashion. Historic examples of the style are now appreciated and are being restored and new buildings and other resources designed in this style are now being built throughout the country.

Architects

As noted previously, the most important Depression era resources built by the CWA and WPA in Frank W. Hoyt Park were designed by either August F. Nerlinger or Ferdinand L. Kronenberg, both of whom were Madison architects.

August F. Nerlinger

August Ferdinand Nerlinger (1888-1969) was born in Karlsruhe, Germany, and attended the State Technical School in that city. After graduation in 1908, Nerlinger worked first in the offices of Pfeifer & Grossman, Architects, in Karlsruhe, then, in 1909, he was employed in the offices of H. Gueth, Architect. In 1910, Nerlinger moved to Munich and he worked in the office of Brueder Ludwig, Architect-BUILDER until 1913, when he returned to Karlsruhe and worked in the offices of Ottenheimer, Stern, & Reichert, Architects. Nerlinger remained in Karlsruhe until early in 1917. He then moved to Madison, Wisconsin, where he was first employed by Claude & Starck, Architects, who let him go at the end of the year, because they didn't have work enough to keep him.⁴⁶ Fortunately, Nerlinger then found work in the Madison office of Frank M. Riley, who was arguably Madison's best Period Revival style specialist during that period, and he would remain in Riley's employ until at least 1931, by which time the Great Depression was making life difficult for even the best architects. Nerlinger subsequently left Riley's office and set up his own practice in Madison, which practice lasted until 1943, but in that year Nerlinger and his wife, Nellie, left Madison for Washington D.C. and for work with the General Service Administration (GSA). Nerlinger remained in Washington with the GSA until his retirement, then moved to Miami Beach, Florida, where he died in 1969 at the age of 80.⁴⁷ While practicing on his own in Madison during the Depression, Nerlinger also found at least occasional employment working for the NPS and/or for the City of Madison Parks Department and it was in 1933 that he completed designs for the Shelter House and the Restroom Building in Frank W.

⁴⁶State of Wisconsin. Wisconsin Board of Architects, Professional Engineers, Designers, and Land Surveyors: Licensing Application Forms, 1917-1974. WHS Archives Division, Series 1591.

⁴⁷*Wisconsin State Journal*. July 16, 1969 (Obituary of August L. Nerlinger).

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Hoyt Park.⁴⁸ Nerlinger was also responsible for the design of the similar but not identical Shelter House that was built by the CWA at the same time in Madison's Burrows Park.

Ferdinand L. Kronenberg

Ferdinand L. Kronenberg (1877-1944) was born in Germany and moved to this country with his parents in 1885. Nothing is known about his formal architectural education, but like so many architects of his day it was probably obtained by working in various architect's offices in Madison, including that of Lew F. Gordon. By 1898, Kronenberg was working in Madison and was listed in the 1898-1899 City Directory as an architect. In 1905, he joined in practice with John T. W. Jennings in the firm of Jennings and Kronenberg, which firm lasted until Jennings' departure for Arkansas in 1907. Thereafter, Kronenberg practiced on his own and would do so until his death in Madison in 1944.⁴⁹ Kronenberg's years in Madison were productive and he designed many buildings of all types in this city that are still extant today. Like Nerlinger, Kronenberg also did occasional work for the NPS and/or the City of Madison Parks Department during the Depression years and it was in 1936 that he completed designs for Frank W. Hoyt Park's executed entrance gateway and also an unexecuted design for wooden gates that were to be placed between the columns in Nerlinger's Shelter House.

Summary

Frank W. Hoyt Park is nominated for listing in the National Register of Historic Places for its local significance under Criterion C (Architecture) for its collection of visually impressive, highly intact, and architecturally significant park architecture. The park is also eligible under Criterion A in the area of Community Planning and Development, locally significant for its association with early municipal park development in Madison. The property meets the requirements set down for the registration of such entities in Appendix A of Linda Flint McClelland's *Presenting Nature: The Historical Landscape Design of the National Park Service, 1916 to 1942*, which publication was developed in order to provide an historic context to be used when listing National and State parks in the NRHP that were developed during the Depression years. This appendix, which is entitled *Registering Historic Park Landscapes in the National Register of Historic Places*, deals primarily with the registration of historic park landscapes in national and state parks and it sets forth criteria that must be met if such a landscape is to qualify using this context, but these same criteria are also valid for listing County and Municipal parks as well. The appendix begins with a lengthy list of those property types that are associated with the Historic Park Landscapes in National and State Parks Multiple Property Listing whose general headings include: park roads and parkways; trail systems; major developed areas; minor developed

⁴⁸ Plans kept in the City of Madison Parks Department. Nerlinger also designed an entrance gateway for Frank W. Hoyt Park at that same time that was not built.

⁴⁹ *Wisconsin State Journal*. January 24, 1944 (Obituary of Ferdinand L. Kronenberg).

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areas; designated natural areas; day-use areas (state parks); overnight areas (state parks); overlooks (in conjunction with roads); overlooks (in conjunction with trails); entranceways; waysides; campgrounds; picnic areas; organization camps; and ECW/CCC camps. Each general heading is then followed by a lengthy list of specific property types that are associated with that heading and it is worth noting that the resource types found within the boundaries of Frank W. Hoyt Park can all be found on these lists.

The appendix then sets forth the registration requirements for a park landscape that seeks to utilize this historic context as part of a National Register of Historic Places application.

Properties eligible for listing in the National Register of Historic Places as members of the multiple property group, historic park landscapes in national and state parks, meet criteria A and/or C in any of the following areas: Landscape Architecture, Architecture, Community Planning and Development (park), Conservation, Engineering, Entertainment/Recreation, Politics/Government, and/or Social History. Properties must:

1. be associated with the 20th century movement to develop national parks for public enjoyment, to conserve natural features and scenic areas as public parks, to organize statewide systems of state or parks, or to develop natural areas, including sub-marginal lands, for public recreational use.
2. retain several or all the physical characteristics listed above that were developed for that area during or before the New Deal era (1933-1942).
3. reflect the following principles and practices of park landscape design developed and used by the National Park Service in national parks from 1916 to 1942 and in state and national; parks through ECW, CCC, PWA, or WPA projects from 1933 to 1942.

Protection and preservation of natural scenery and features.

Presentation of scenic vistas through the location of park facilities and development of overlooks.

Avoidance of right angles and straight lines in the design of roads, trails, and structures.

Use of native materials for construction and planting.

Use of naturalistic techniques in planting, rockwork, and logwork to harmonize manmade development with natural surroundings.

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4. possess historic integrity of location, setting, design, materials, workmanship, feeling, and association, and overall reflect the physical appearance and condition of the land during the period of significance. Changes and additions to the landscape since the period of significance, including new campgrounds, buildings, trails, roads, lakes, and recreational areas, diminish historic integrity and are considered non-contributing. Historic park landscapes containing such changes are eligible for listing despite these changes if the overall historic plan is intact and a substantial number of historic characteristics possessing integrity of design, location, materials, and workmanship are present.⁵⁰

Frank W. Hoyt Park satisfies all of these registration requirements. The park as it exists today is eligible for listing in the NRHP under Criterion C because it still retains all the resources that were built during the Depression era and the significance of these resources is further enhanced by their high degree of integrity and their well-maintained state of preservation. In a very real sense, the historic appearance of this park as it existed in 1941 has been maintained; its overall plan is still largely intact, its contributing resources still possess integrity of design, location, materials, and workmanship, and they are fine examples of the Rustic style that is so closely associated with Great Depression era park architecture. While Hoyt Park is notable for its Rustic style buildings and other resources, it is also notable because the transformation of this property from what was essentially a heavily wooded wilderness and derelict industrial site into the beautiful park that is still greatly enjoyed today is an excellent tribute to the design principles that guided the park planners of the period. In addition, Frank W. Hoyt Park includes Owen Parkway, only the second, privately developed, pleasure drive in Madison, one of the few remaining road segments from the Madison Park and Pleasure Drive Association's history. Owen Parkway is directly associated with the eventual creation of the Madison municipal park system. Frank W. Hoyt Park thus became the City's first suburban park and as such it represents the beginning of a new era in Madison's park development.

Preservation Activity

Fortunately, Frank W. Hoyt Park's resources are municipally owned and they are still largely intact and well maintained by the City. In addition, the Park has been designated as a local landmark by the City of Madison Landmarks Commission, which offers the Madison Parks Department both advice and oversight, and a local volunteer organization, the Friends of Hoyt Park, Inc., is also active in the affairs of the park as well.

⁵⁰ McClelland, Linda Flint. *Presenting Nature: The Historical Landscape Design of the National Park Service, 1916 to 1942*, 275-276.

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

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Archeological Potential

The extent of any archeological remains in the park is conjectural at this time. No information about possible prehistoric remains in this area was found in the course of this research. It is possible, however, that archeological remains of pre-European cultures may still be extant within the boundaries of the park despite the subsequent construction activity that took place when the park's resources were created. Archaeological potential remains unassessed.

Acknowledgments

This project has been funded with the assistance of a grant-in-aid from the Park Service, US Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Historic Preservation of the Wisconsin Historical Society. However, the contents and opinions contained in this nomination do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section 9 Page 1

Major Bibliographical References

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section 10 Page 1

Verbal Boundary Description

Frank W. Hoyt Park is comprised of three separate but related and contiguous parcels of land described as follows:

A: Dane County Parcel No. 251/0709-212-1801-6. Certified Survey Map No. 11610 as recorded in Dane County Register of Deeds in Vol. 71, Page 26 of Certified Surveys, that part of Outlot 1 lying in the NW¼ of Section 21. 22.64 acres. Address: 3902 Regent Street.

B: Dane County Parcel No. 251/0709-204-0241-2. Certified Survey Map No. 11610 as recorded in Dane County Register of Deeds in Vol. 71, Page 26 of Certified Surveys, that part of Outlot 1 lying in the SW¼ of Section 20. 5.90 acres. Address: 90 Owen Parkway.

C: Dane County Parcel No. 251/0709-204-2101-6. Certified Survey Map No. 11610 as recorded in Dane County Register of Deeds in Vol. 71, Page 26 of Certified Surveys. Outlot 2. 3.36 acres. Address: 91 Owen Parkway.

The boundaries enclose all three of these parcels plus that portion of Owen Parkway that is located in between parcels B and C.

Boundary Justification

These three parcels enclose all the land that has been historically associated with Frank W. Hoyt Park. Parcel A includes that portion of the former City Quarry property that was later developed into Frank W. Hoyt Park while Parcels B and C include the lands originally associated with and bordering Owen Parkway that were merged with Frank W. Hoyt Park when the park was created.

UTM References (Continued)

5	<u>16</u>	<u>301120</u>	<u>4771040</u>
	Zone	Easting	Northing
6	<u>16</u>	<u>301040</u>	<u>4770640</u>
	Zone	Easting	Northing
7	<u>16</u>	<u>300980</u>	<u>4770640</u>
	Zone	Easting	Northing

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8	<u>16</u>	<u>300880</u>	<u>4770800</u>
	Zone	Easting	Northing

9	<u>16</u>	<u>300880</u>	<u>4770800</u>
	Zone	Easting	Northing

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Continuation Sheet

Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section photos Page 1

Items a-d are the same for photos 1 – 19.

Photo 1

- a) Frank W. Hoyt Park
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, March 15, 2012
- d) Wisconsin Historical Society
- e) Entrance Gateway, View looking N
- f) Photo 1 of 19

Photo 2

- e) Shelter House, View looking NW
- f) Photo 2 of 19

Photo 3

- e) Shelter House Interior, View looking NE
- f) Photo 3 of 19

Photo 4

- e) Shelter House, View looking N
- f) Photo 4 of 19

Photo 5

- e) Rest Room Building, View looking SW
- f) Photo 5 of 19

Photo 6

- e) Rest Room Building, View looking SE
- f) Photo 6 of 19

Photo 7

- e) Rest Room Building, View looking NW
- f) Photo 7 of 19

Photo 8

- e) Fireplace, Map E, View looking S
- f) Photo 8 of 19

Photo 9

- e) Fireplace, Map G, View looking NNW
- f) Photo 9 of 19

Photo 10

- e) Fireplace and Table, Map J, View looking E
- f) Photo 10 of 19

Photo 11

- e) Fireplace and Table, Map K, View looking E
- f) Photo 11 of 19

Photo 12

- e) Fireplace and Table, Map M, View looking NE
- f) Photo 12 of 19

Photo 13

- e) Sunset Point Lookout, View looking NW
- f) Photo 13 of 19

Photo 14

- e) Sunset Point Lookout Detail, View looking N
- f) Photo 14 of 19

Photo 15

- e) Sunset Point Lookout, View looking SSE
- f) Photo 15 of 19

Photo 16

- e) Sunset Point Lookout, General View looking SE
- f) Photo 16 of 19

Photo 17

- e) Sunset Point Lookout, General View looking NE
- f) Photo 17 of 19

Photo 18

- e) Sunset Point Lookout Detail, View looking N
- f) Photo 18 of 19

Photo 19

- e) Sunset Point Lookout Detail, View looking W
- f) Photo 19 of 19

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Section photos Page 2

Photos 1-19 were taken in 2012 as part of the Madison Near West Side Intensive Survey conducted in that year. These photos have been included here because there have been no changes to any of the Park's resources since they were taken and because they were taken under close to ideal conditions.

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section figures Page 1

Figure 1. Boundary map and photo key

Figure 2. Plan of Hoyt Park, drawn by James G. Marshall, 1933.

Figure 3. Elevation of Hoyt Park Shelter House, drawn by August F. Nerlinger, 1933.

Figure 4. Gateway Elevation, drawn by Ferdinand L. Kronenberg, 1936.

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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section figures Page 2

Figure 1: Site Plan and Photo Key



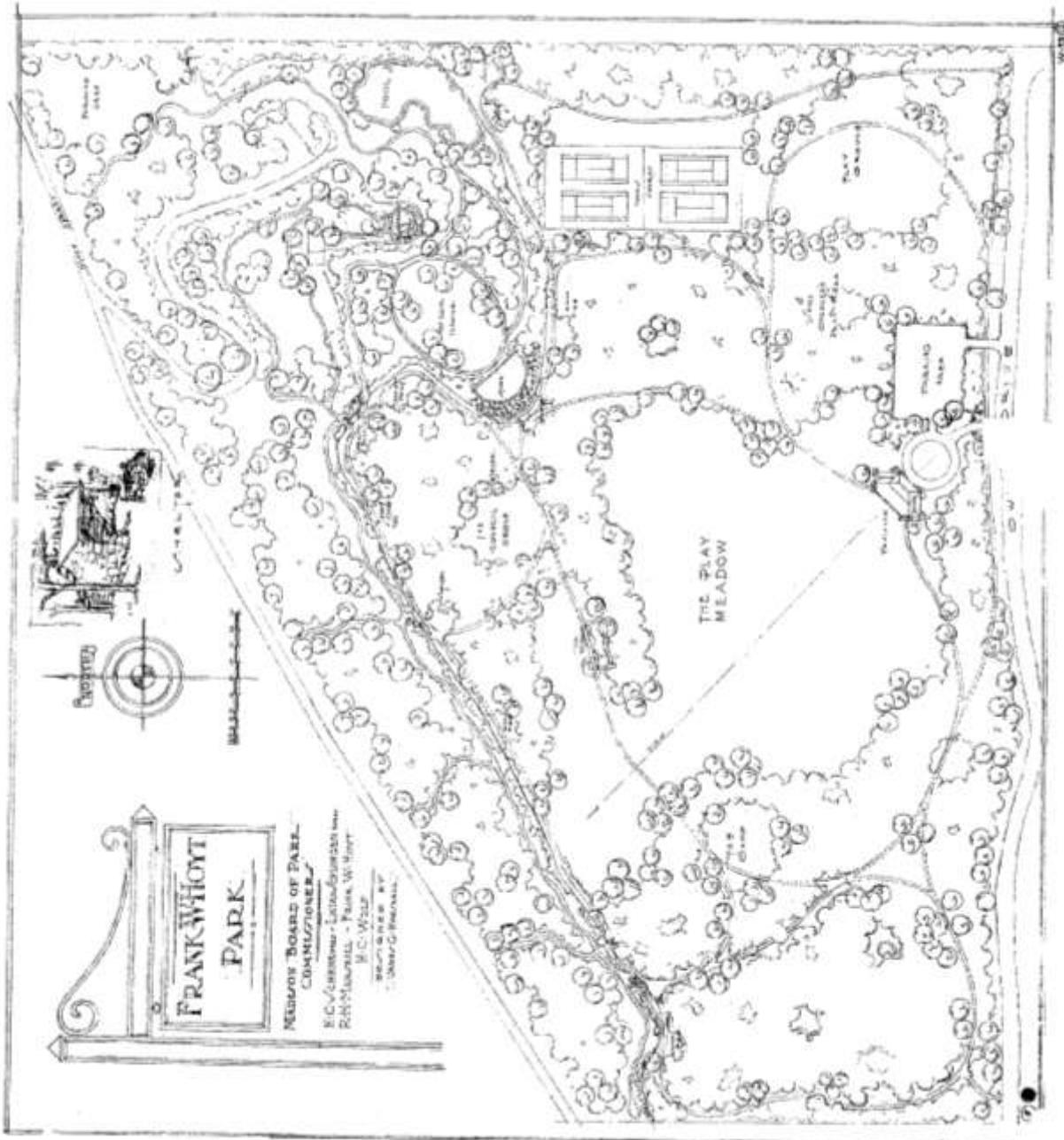
United States Department of the Interior
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Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section figures Page 3

Figure 2. Plan of Hoyt Park, drawn by James G. Marshall, 1933.



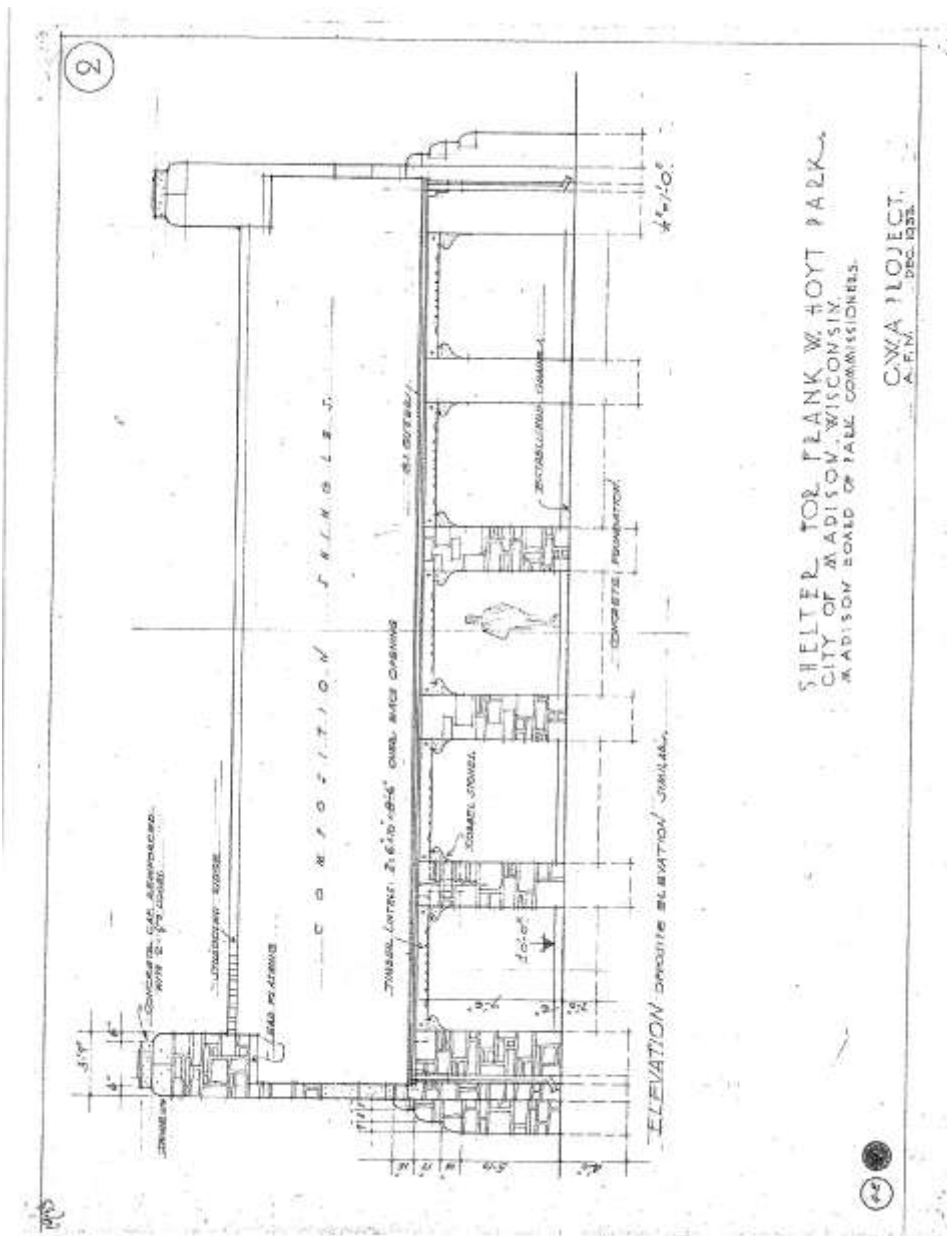
United States Department of the Interior
National Park Service

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Continuation Sheet

Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section figures Page 4

Figure 3. Elevation of Hoyt Park Shelter House, drawn by August F. Nerlinger, 1933.



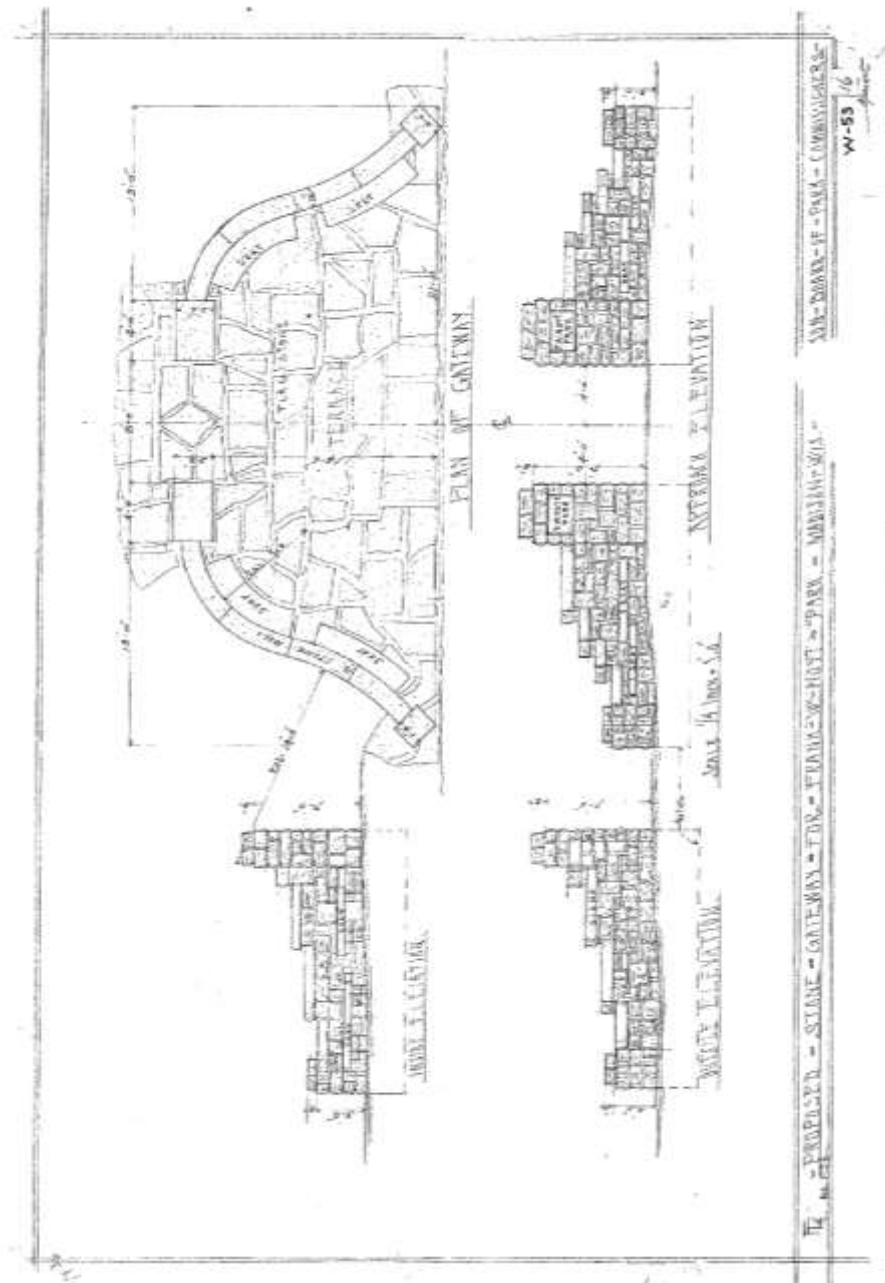
United States Department of the Interior
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Continuation Sheet

Frank W. Hoyt Park
Madison, Dane County, Wisconsin

Section figures Page 5

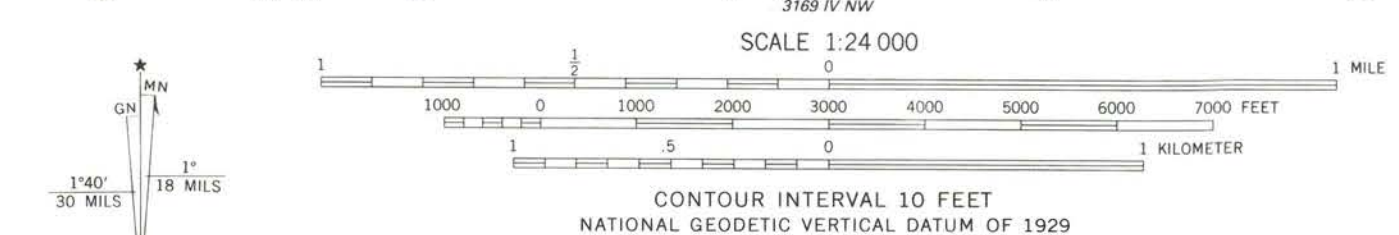
Figure 4. Gateway Elevation, drawn by Ferdinand L. Kronenberg, 1936.





Frank W. Hoyt Park
Madison, Dane Co., WI
UTM Coordinates
Z E N
1 16 301048 4771200
2 16 301450 4771400
3 16 301440 4771150
4 16 301345 4771150
5 16 301040 4771040
6 16 301040 4770640
7 16 300980 4770640
8 16 300880 4770800
9 16 300880 4770800

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1957. Field checked 1959. Revised from aerial photographs
taken 1978 and 1980. Field checked 1983. Map edited 1983
Polyconic projection. 1927 North American Datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
To place on the predicted North American Datum 1983,
move the projection lines 4 meters north and
10 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Hydrography compiled from information furnished by
Wisconsin Department of Natural Resources
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fences and field lines where
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MADISON WEST, WIS.
SW4 MADISON 15' QUADRANGLE
43089-A4-TF-024
1983
DMA 3170 III SW-SERIES V861











MONT WELLES
2002 HENRY ST.



HOT REST ROOM
3902 REGENT ST.

Restroom
Facility
Closed
for
Season





WOMEN

HOYT REST ROOM
3902 REGENT ST.

Public
Closed

























OWEN PARKWAY

The gift of
Prof. and Mrs. Edward Thomas Owen
to the city of Madison in memory of
their daughters, Ethel and Cornelia
November 26, 1909

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/10/2018 Date of Pending List: 7/31/2018 Date of 16th Day: 8/15/2018 Date of 45th Day: 8/24/2018 Date of Weekly List: 8/17/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 8/17/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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Planning Division

Heather Stouder, Director

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January 30, 2018

Ms. Peggy Veregin, National Register Coordinator
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Re: Frank W Hoyt Park National Register of Historic Places nomination

Ms. Veregin,

The City of Madison Landmarks Commission is pleased to review, and enthusiastically support, the nomination to list Frank W. Hoyt Park in the National Register of Historic Places.

The nomination shows that Frank W. Hoyt Park is eligible for listing on the Wisconsin State Register and the National Register by being significant for its designed landscape and collection of buildings in the Rustic Style that were constructed by federal government programs during the Great Depression.

Thank you for the opportunity to provide comments.

Sincerely,

Stuart Levitan
Landmarks Commission Chairperson

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
Landmarks Commission Secretary

cc: City preservation file
Paul Soglin, Mayor
Eric Knepp, Parks Superintendent



WISCONSIN STATE ASSEMBLY

STATE REPRESENTATIVE
TERESE BERCEAU

77TH DISTRICT

February 15, 2018

Wisconsin Historic Preservation Review Board
c/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, WI 53706



Dear Ms. Veregin,

Please accept this letter as my strong recommendation to include Frank W. Hoyt Park on the near west side of Madison on the Wisconsin State Register of Historic Places and the National Register of Historic Places. I appreciate this opportunity to be a champion for preserving historic places in Madison.

Frank Hoyt, a banker by profession, was also a vigorous advocate for creating parks. A land swap he facilitated known as the Hoyt Transfer was instrumental in launching the UW Arboretum. For 40 years in the late 1800s and the early 1900s, "The Grand Old Man" played an integral role in the Madison Parks and Pleasure Drive Association, serving as treasurer from 1916 to 1929.

Most of the land that eventually became Hoyt Park served as a quarry from Madison's earliest days. Sandstone from the site was used for buildings throughout the young city. Many streets were constructed from its crushed dolomite.

The city acquired the property in 1890 – 24 acres that were quarry and an additional seven acres that were donated by Frank Hoyt and Professor Edward Owen and his wife. Owen Parkway opened in 1892 and contained a stunning overlook known as Sunset Point. Later, this feature gave name to the nearby Sunset Village and Sunset Hills neighborhoods.

During the Depression, major work to develop the park got underway when the Works Progress Administration constructed several structures out of the local sandstone, including a dozen fireplaces, an entrance gate, stairways, tables, and a large shelter with six stone pillars, a floor-to-ceiling fireplace, and a gable roof. Funding came from FDR's New Deal. These projects provided work for many unemployed laborers, especially a number of masons originally from Italy who lived in the nearby Greenbush neighborhood.

Today, Hoyt Park is an oasis from the hustle and bustle of Madison. It provides a plethora of recreational opportunities including: hiking, basketball, football, sledding, Frisbee, soccer, picnics, and family gatherings. It boasts an active Friends Association, which helped develop the original Master Plan for the park in 1995. Volunteers helped to restore the historic stone fireplaces and other stonework, created a prairie, and now manage the woodland areas, organize community





RECEIVED 2280

JUL 10 2018

STATE REPRESENTATIVE

TERESE BERCEAU

DEPARTMENT OF HISTORIC PLACES
NATIONAL PARK SERVICE

WISCONSIN STATE ASSEMBLY

77TH DISTRICT

events, conduct monthly work days, establish and maintain trails, and secure funding via grants and other efforts. In 1995, Hoyt Park was designated as a City of Madison Landmark.

Thank you for considering this noteworthy Madison park for inclusion on the State and National Registers of Historic Places. Protecting unique sites like this show that we value the shared history and cultural heritage of our state.

Sincerely,

A handwritten signature in black ink that reads "Terese Berceau".

Terese Berceau
State Representative
77th Assembly District



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Third day of July 2018, for the nomination of the Frank W. Hoyt Park to the National Register of Historic Places:

1 Original National Register of Historic Places Nomination Form
1 CD with NRHP Nomination form PDF
 Multiple Property Nomination form
19 Photograph(s)
1 CD with image files
1 Map(s)
4 Sketch map(s)/figures(s)/exhibit(s)
2 Piece(s) of correspondence
 Other:

COMMENTS:

 Please ensure that this nomination is reviewed
 This property has been certified under 36 CFR 67
 The enclosed owner objection(s) do or do not constitute a majority of property
 owners
 Other: