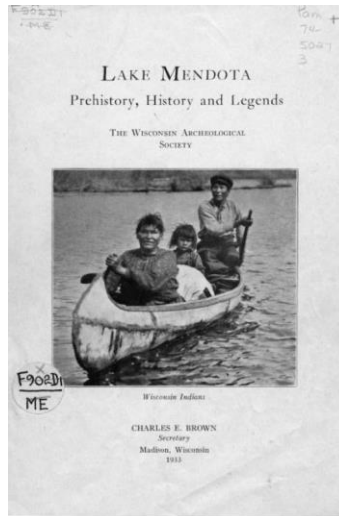


James Madison Park Master Plan Illustrated Site Chronology

Prehistoric Tay-cho-pe-ra

Before and even during European settlement, the Four Lakes region was home to a thriving and long-lived Native American culture. Between 1921 and 1945, Charles E. Brown published a series of pamphlets through the Wisconsin Archaeological Society. The small printed booklets record folklore based on oral tradition and also provide documentation for mound groups and village sites along the Mendota lakeshore.



Cover of Charles E. Brown pamphlet, *Lake Mendota, Prehistory, History and Legends*, 1933

Excerpts from Brown's Booklet *Lake Mendota, Prehistory, History and Legends* provide some great insights into the area as it was known to its earliest inhabitants.

The Four Lakes region was known to the Winnebago Indians as Tay-cho-pe-ra. . . . The Winnebago Indian name for Lake Mendota or Fourth Lake is Wonk-shek-ho-mik-la, meaning "where the man lies." The name Mendota, given to this lake in 1849 by Frank Hudson, a Madison surveyor, is a Sioux Indian name meaning "the mouth of the river." The Prairie Potawatomi called the lake Manto-ka, "snake maker," referring perhaps to the early abundance of rattlesnakes at different places along its shores.

. . . . Winnebago Indian villages and camps were located at a number of places on the shores of Lake Mendota before and after white men came to this region. Their dome-shaped wigwams consisted of a framework of bent saplings covered with strips of bark or rush matting. They grew corn at all of their villages. . . . In 1837 one of their large villages was located on the shores of a large marshy area, now Tenney Park, on the east shore of the lake and the adjoining lake shores. It had several hundred inhabitants. Its name is given as Chee-nunk, "village". . . . Another village was located on the banks of the Yahara river and the adjoining lake shores, on the north shore of the lake. This was Ne-o-sho. One of its planting grounds was on the lake shore lawn of the State Hospital and another at the eastern boundary of Morris Park. Some Indian corn hills remain at the latter locality and traces of some at the former place.

. . . . About one thousand Indian mounds were formerly located about the five Madison Lakes. Many of these have been destroyed in the cultivation of land, in road building and the growth of Madison. There were about 350 mounds on the shores of Lake Mendota. Mounds or mound groups remain on the campus of the University of Wisconsin, in Burroughs Park, at Maple Bluff, Bernards Park, the State Hospital and the State Memorial Hospital grounds, Morris Park, Fox Bluff, Kennedy Pond, West Point, Camp Sunrise, Mendota Beach, Merrill Springs, Black Hawk Country Club, Eagle Heights, and on Picnic

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Point. Some of these are permanently preserved and are marked with descriptive tablets, others are being protected.¹

Madison historian David Mollenhoff also described this era in *Madison: A History of the Formative Years* and assimilated the documentation provided by Charles Brown and others to create a map of the Madison area noting the location of villages and mound groups, even as pertinent to the site of James Madison Park.

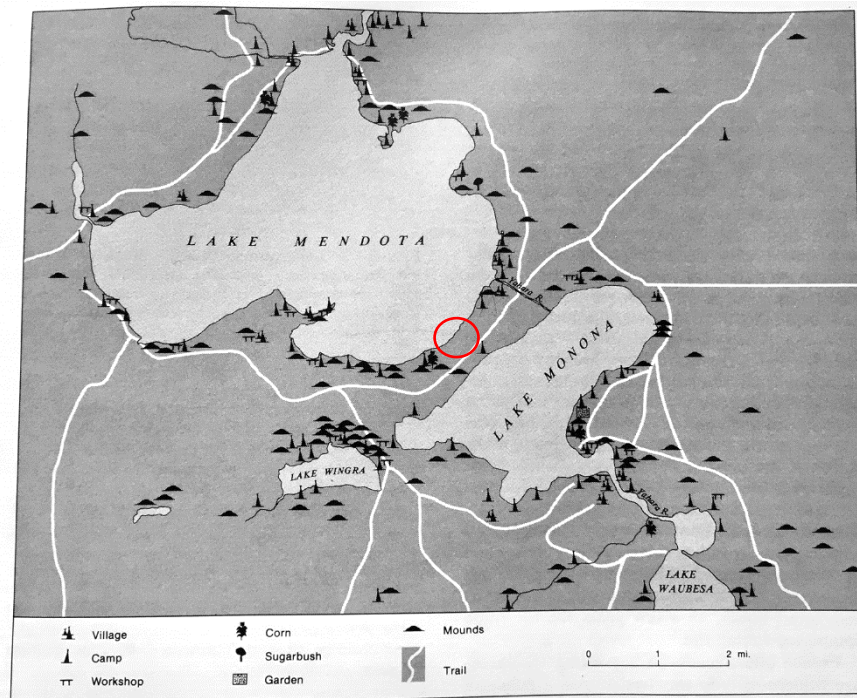


FIGURE 1.8. INDIAN FEATURES. This map showing trails, camp and village sites, mounds, cornfields, and other Indian-created features is based upon a compilation done by Charles E. Brown, a well-known student of Madison-area Indian life. The map is a compelling visual reminder that for thousands of years, Indians found Madison a good place to live.²

Based on analyses of 19th and early 20th c. surveys, historian David Mollenhoff did not identify signs of Native American culture in the immediate area of James Madison Park, whereas the landscape of Tenney Park was known to be the site of a large Ho-Chunk village.³

¹ Charles E. Brown, *Lake Mendota, Prehistory, History and Legends*, (Madison: The Wisconsin Archeological Society, 1933). [Folklore Pamphlets, 1921-1945, Turning Points in Wisconsin History.](#)

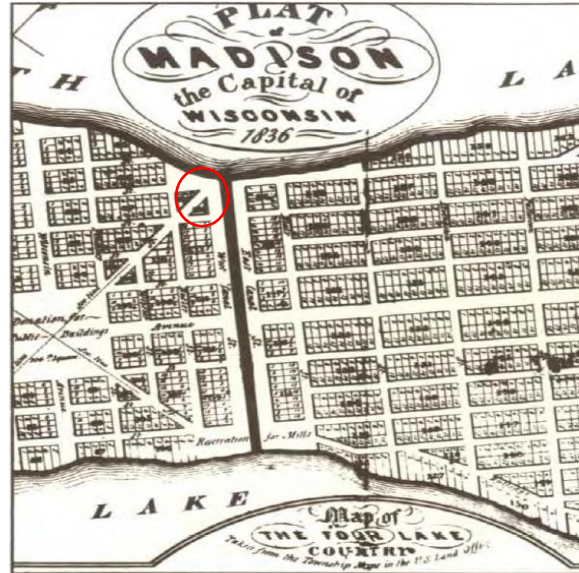
² David V. Mollenhoff, *Madison: A History of the Formative Years* (Dubuque, Iowa: Kendall/Hunt Publishing Co., 1982), 13, Figure 1.8. "Chapter One, Foundations: Prehistory to 1846" provides an excellent overview of the geology, habitat and earliest occupants of the area, in addition to describing the early settlement of Madison as Wisconsin's Capital City.

³ Both Charles Brown and David Mollenhoff refer to the principal indigenous occupant of the area as Winnebago. With the adoption of its most recent constitution in 1994, the *Wisconsin Winnebago Tribe* changed its name to the *Ho-Chunk Nation of Wisconsin*. The name Ho-Chunk comes from the word *Hochungra*, meaning "People of the Big Voice" or "People of the Sacred Language," which is how the tribe referred to itself traditionally.

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Historical CHRONOLOGY

- 1836 A site on Lake Mendota, north of the Capitol Square and bounded by Franklin, Hancock, and Gorham Streets was provided as city property in Doty's 1836 plat for Madison. Doty intended it be used for a harbor at the north end of a canal that would cross the Isthmus. Although the canal was never dug, the parcel became the property of the city.⁴



Section of Plat of Madison, 1836, SHSW WHi (X32) 8775 ⁵

- 1837 Frederick Briggs built a steam-powered saw mill near North Butler and East Gorham Streets; it provided wood for the construction of buildings and boats. Large scows built in this location were used to transport limestone blocks from the Quarry at McBride's Point (Maple Bluff) for the construction of the first Capitol.⁶
- 1839 The first sailboat used on Lake Mendota, *Lady of the Lake*, was launched.⁷
- 1853 Charles Bernard, Sr. arrived in Madison and offered services as a tailor.⁸
- 1854 James Conklin established a business in Madison selling firewood and coal.⁹

⁴ Mollenhoff, *Madison: A History of the Formative Years, 19 - 26*; Madison Parks, "James Madison Park History," January 20, 2016.

⁵ Detail of the 1836 Doty Plat [WHi (X32) 8775] as printed in *The Old Marketplace Neighborhood: A Walking Tour* (Madison Landmarks Commission and the Old Market Place Neighborhood Association, 1991), 2.

⁶ Donald J. Sanford, *On Fourth Lake: A Social History of Lake Mendota* (Madison: Commodore's Press, 2015), 140; *Madison Democrat*, April 1, 1906, *Wisconsin State Journal*, May 12, 1936. Sanford's "Chapter Seven, James Madison Park" provides excellent historical information and photographs that document activities at the site for over a century.

⁷ Don Sanford, *Mendota Yacht Club – The first 30 years* (2006).

⁸ Bernard-Hoover Boathouse National Register of Historic Places, Reference #81000036; Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

⁹ Sanford, *On Fourth Lake*, 138.

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- 1855 Charles Bernard purchased the property at 622 E. Gorham and built a “fishing station,” while continuing work as a tailor.¹⁰ The first building constructed at the site was L-shaped.¹¹
- 1857 John and Peter Lindstrom established a soft drink factory near the Mendota waterfront at North Blair Street. It was a fairly substantial frame building with the factory on the lower level, and the two brothers living upstairs with their families.¹²
- 1863 Shaare Shomaim (or Gates of Heaven) Synagogue was constructed by Madison’s first Jewish congregation at 214 W. Washington Ave. The small one-room building, designed by August Kutzbock, was the first synagogue built in Wisconsin.¹³
- 1875 Charles Bernard had established his business as a boat builder as listed in the Madison City Directory.¹⁴
- 1870s The sixty-five foot long, one hundred fifty passenger steam yacht *Mendota* made daily trips around Lake Mendota from a large pier located behind the city property. “The *Mendota* ran to Pheasant Branch, Picnic Point, the university, the Insane Asylum, McBride’s Point, and elsewhere upon request. Home pier for the *Mendota* was between Hancock and Franklin Streets in what is now James Madison Park. . .”¹⁵



The steamer *Mendota* (in 1879) on the grounds of what is now the Mendota Mental Health Institute

¹⁰ Bernard-Hoover Boathouse National Register of Historic Places, Reference #81000036.

¹¹ Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

¹² Sanford, *On Fourth Lake*, 125.

¹³ Old Synagogue / Shaare Shomaim Synagogue National Register of Historic Places, Reference #16103. In 1971 the building would be relocated to the corner of N. Butler and E. Gorham.

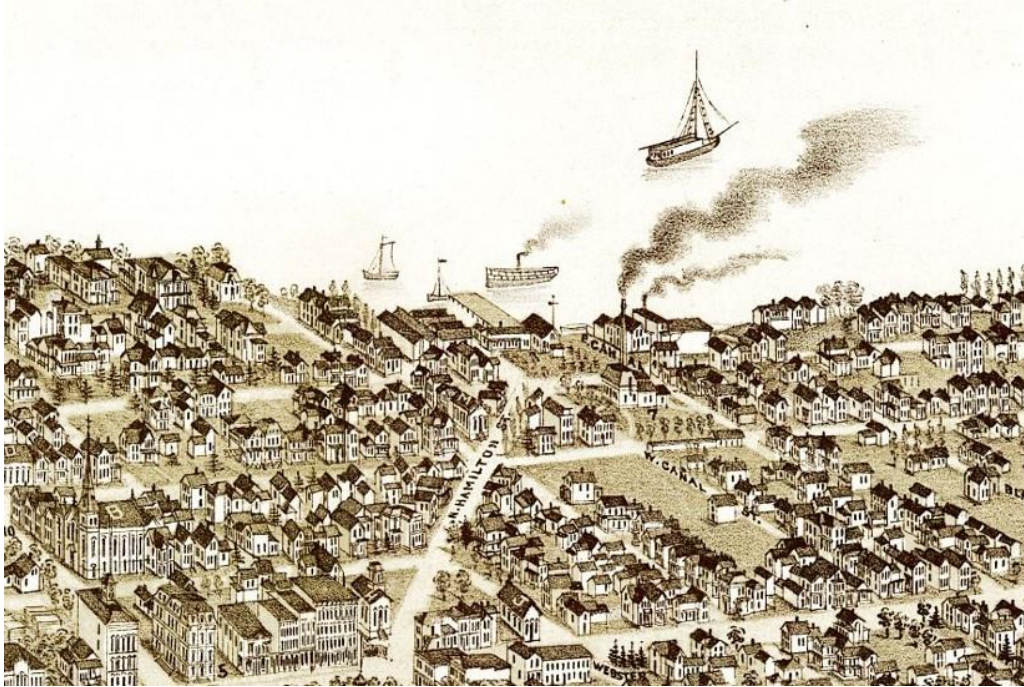
¹⁴ Bernard-Hoover Boathouse National Register of Historic Places, Reference #81000036

¹⁵ Mollenhoff, *Madison: A History of the Formative Years*, 130.

¹⁶ Andreas Dahl, *Sunday School Picnic at Mendota Steamboat Landing, 1879* [WHi (D31) 582] Description: “Norwegian Sunday School Picnic at Mendota steamboat landing. Small lake steamer *Mendota* could reach speeds of up to 18 mph. The barge *Uncle Sam* was 75 ft. long by 25 ft., and was either towed about the lake or anchored at the picnic grounds at McBrides Point. The *Mendota* made regular trips to Picnic Point, the University, Pheasant Branch, and the Insane Asylum.”

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- 1876 Captain George A. Patterson became Captain of the Steamboat Mendota, a position he held for over thirty years.¹⁷
- 1879 Young Frank Lloyd Wright (1867 – 1959) began a period of residence in Madison, living with his parents and sisters in a no longer extant house at 802 E. Gorham. He attended the nearby Second Ward School for seventh and eighth grades.¹⁸
- 1882 Madison's first municipal water pumping station was constructed facing E. Gorham Street at 311 N. Hancock. The building and equipment would be replaced in 1917.¹⁹



Lithographic View of Madison published by Norris, Wellge & Co. of Milwaukee, 1885; detail showing lakefront along Gorham Street

- 1886 James Conklin purchased an existing Ice House at the foot of North Hamilton Street in the 300 Block of East Gorham. Conklin & Sons began operation of a large ice harvesting, storage and delivery operation.²⁰
- 1887 Frank Lloyd Wright left the family home on Gorham Street for Chicago.²¹
- 1888 The Lindstroms closed their bottling business at 409 N. Blair Street and the building went into service as a rooming house for many years.²²

¹⁷ Sanford, *On Fourth Lake*, 131; *Wisconsin State Journal*, April 27, 1883 and June 18, 1944.

¹⁸ [Historic Madison, Inc. of Wisconsin, "Frank Lloyd Wright"](#) identifies the address of the Wright property; See also Paul E. Sprague, editor, *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, "Frank Lloyd Wright's Madison Networks" (Madison: Elvehjem Museum of Art, 1990), 1 – 2.

¹⁹ *The Old Marketplace Neighborhood: A Walking Tour* (1991), 6.

²⁰ Sanford, *On Fourth Lake*, 138 – 139; *Capital Times*, August 5, 1966; Mollenhoff, *Madison: A History of the Formative Years*, 265.

²¹ Sprague, ed., *Frank Lloyd Wright and Madison*, 2.

²² Sanford, *On Fourth Lake*, 125.

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The Lindstrom Soft Drink Factory at 409 N. Blair St., circa 1895

- 1890 Charles Bernard built his first steamboat, *Anne*, which began operation as an excursion boat from the docks behind the Bernard Boathouse.
- 1893 Charles Bernard built the steamboat, *Columbia*, likely christened in reference to the Columbian Exposition of that year.
- 1899 The Conklin Ice House burned, claiming a barn and 16 horses.²⁴
- 1900 The Ice House was rebuilt; the new building was 180 feet long, 170 feet wide and 22 feet tall.²⁵
- 1903 The Mendota Yacht Club was established and thirteen boats were registered. Races took place behind the home of Captain George Patterson, the skipper of the steamship *Mendota*. He had a pier behind his home at 618 E Gorham St.²⁶
- 1905 Charles Bernard built the steamboat, *Wisconsin*.
- 1907 The Mendota Yacht Club leased and remodeled the Lindstrom bottling building to use as its headquarters and began to organize sailboat races on Lake Mendota. The *Wisconsin State Journal* calls the Mendota Yacht Club “Madison’s Summer Social Center.” Members included George Burrows, William Freeman Vilas and Lew Porter.²⁷

²³ Sanford, *On Fourth Lake*, 125.

²⁴ Sanford, *On Fourth Lake*, 138; *Wisconsin State Journal*, October 30, 1900.

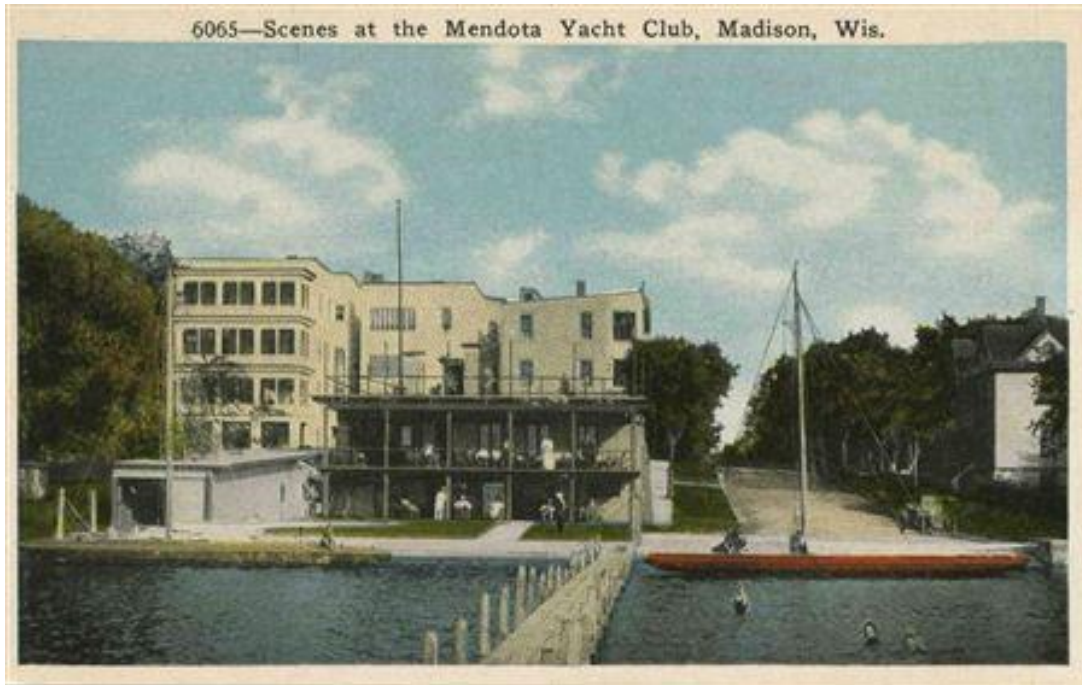
²⁵ Ibid.

²⁶ Sanford, *On Fourth Lake*, 125.

²⁷ Sanford, *On Fourth Lake*, 125 – 126; Sanford, *Mendota Yacht Club – The first 30 years* (2006).

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- 1907 Charles Bernard, Sr. died; In addition to having built row boats, steamers and operating a ferry service to points around the lake, Charles was also well-known as a designer and builder of ice boats. Following his death, his son William took over and expanded the business.²⁸



The Mendota Yacht Club, circa 1910

- 1908 The Cornelius and Anna Collins House was constructed at 646 E. Gorham. It was designed by Madison architects, Claude and Starck. The house is an example of the eclecticism popular in early twentieth century architecture, and includes features drawn from the Prairie style, Tudor Revival and American Craftsman.³⁰

According to author Donald Sanford, prior to 1910 a boater passing along the lakeshore between North Blount and North Butler Streets would have found a fairly industrial area. He describes the setting: *In those days, you'd hear the sounds of boat builders at the foot of North Franklin Street. At the Bernard Boathouse, the sounds of hundreds of excited passengers could be heard boarding the Columbia or Wisconsin, punctuated by the occasional toot of a steam whistle. . . .*³¹

- 1911 The John Nolen Plan suggested residential development on the Lake Mendota waterfront along Gorham Street north of the Capitol Square. Tenney Park, on Lake Mendota at the Yahara River, is shown as an important municipal park in the plan. At this time, there was no thought given to the development of a park in this area of the city.³²

²⁸ Sanford, *On Fourth Lake*, 120.

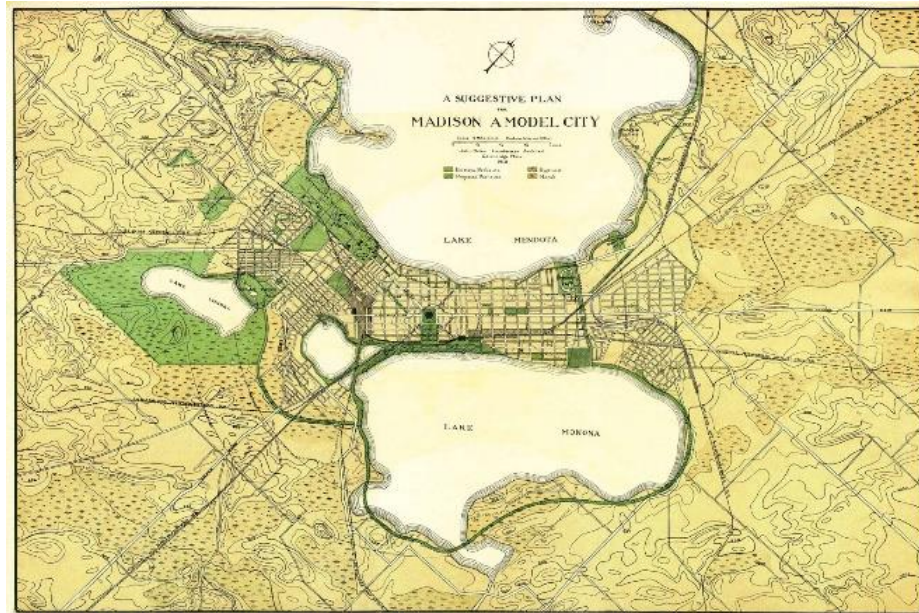
²⁹ Sanford, *Mendota Yacht Club – The first 30 years* (2006).

³⁰ Madison Landmark Nomination: Anna and Cornelius Collins House (1993).

³¹ Sanford, *On Fourth Lake*, 117.

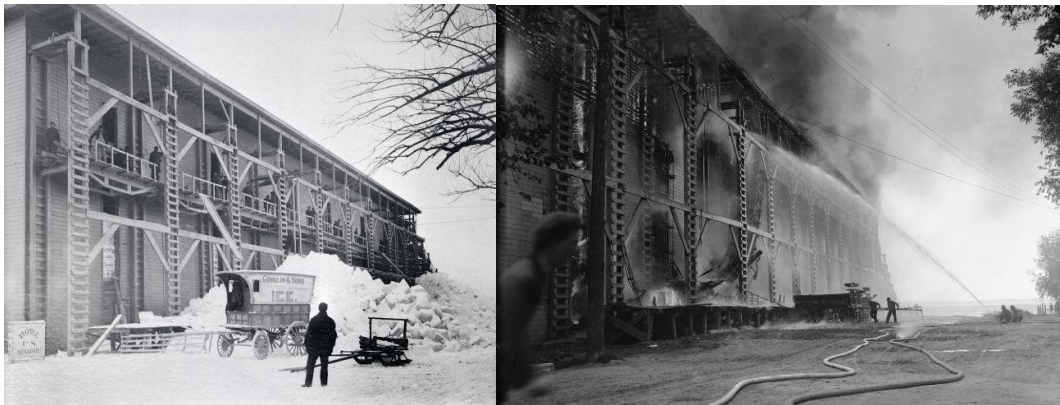
³² [Nolen, John \(1869-1937\), *Madison: a model city, Boston, Mass.: 1911*](#). Mollenhoff, *Madison: A History of the Formative Years*, 341 – 352.

James Madison Park Master Plan Illustrated Site Chronology



John Nolen, *A Suggestive Plan for Madison: A Model City*, 1911

- 1911 The Bernards replaced the original building with a larger frame structure in the same location.³⁴
- 1912 The William and Dora Collins House was constructed at 704 E. Gorham. Designed by Claude and Starck. It is considered one of the finest examples of their work and features the hallmarks of the Prairie style.³⁵
- 1914 The Mendota Yacht Club hosted the Northwestern Regatta, considered a great accomplishment for the young organization. After the US entry into WW I, interest in sailing began to subside and membership fell off.³⁶



The Conklin Ice House in operation, circa 1912, and a photo of the fire that burned the Ice House on June 17, 1915

³³ Nolen, John (1869-1937), *Madison : a model city*, Boston, Mass.: 1911.

³⁴ Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

³⁵ Madison Landmark Nomination: William Collins House (1975).

³⁶ Sanford, *On Fourth Lake*, 126.

³⁷ Conklin Ice House on Lake Mendota in its heyday (left) [WHS Image ID 117662]; Photoart House, Several men try to extinguish the fire at the Conklin Ice House that destroyed the building [WHS Image ID 35793].

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- 1915 The Conklin & Sons Ice House facility was destroyed in a fire and rebuilt in the same location.³⁸ The Bernard Boathouse was destroyed after it was ignited by a spark from the Conklin Ice House fire.³⁹ It was reconstructed in the same location and remains in place today at 622 E. Gorham.⁴⁰



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Shoreline view showing Bernards Boathouse following its reconstruction (left). The Mendota Yacht Club is on the waterfront to the right.

- 1915 Lincoln School, designed by Claude and Starke, was constructed at 728 East Gorham, formerly the location of the Second Ward School.⁴²
- 1916 Wilbur W. Warner bequeathed the city \$75,000 for a park on the Conklin Ice House property (two blocks of the lakefront between North Franklin and North Butler Streets). The City was to contribute \$25,000, but James Conklin was unwilling to sell despite prodding from the editorial page of the *Wisconsin State Journal*. While the city did not accept the money, Warner provided an impetus to the discussion concerning the long-term development of the property.⁴³
- 1917 The Madison Water Works pumping station building was built along East Gorham Street at 311 North Hancock, across the street from the Lake Mendota shoreline. It was Madison's sole source of municipal water until 1923. The building was designed by Madison firms Balch and Lippert (Architect) with Mead and Seastone (Engineers).⁴⁴
- 1919 The Mendota Yacht Club offered their building for sale.⁴⁵

³⁸ Mollenhoff, *Madison: A History of the Formative Years*, 265.

³⁹ Sanford, *On Fourth Lake*, 145.

⁴⁰ Madison Parks, "James Madison Park History," (2016).

⁴¹ Photoart House, *View of Lake Mendota Shore, Madison (1915)* [WHS Image ID 40024].

⁴² Sanford, *On Fourth Lake*, 119.

⁴³ Sanford, *On Fourth Lake*, 118; *Wisconsin State Journal*, "Two New Parks Provided For in Warner Will," May 3, 1916; *Capital Times*, March 3, 1969.

⁴⁴ *The Old Marketplace Neighborhood: A Walking Tour* (1991), 6.

⁴⁵ Sanford, *On Fourth Lake*, 125.

James Madison Park Master Plan Illustrated Site Chronology

- 1920 The Madison Association of Commerce lobbied for the construction of a boat harbor to be located at the foot of North Blair Street, with the larger goal that Lake Mendota could eventually become a center of competitive sailing.⁴⁶
- 1920 The Robert and Irene Connor House was built at 640 E. Gorham Street; it is thought to have been designed by Claude and Starck. Irene Connor was the daughter of lumber magnates Anna and Cornelius Collins who lived next door.⁴⁷
- 1922 Tormad Tofte opened a boat building, repair and rental business in the former Mendota Yacht Club Building.⁴⁸



Bernards Boathouse, ca. 1915

- 1923 By this time, the Mendota Yacht Club had “faded into oblivion”⁵⁰
- 1928 The city acquired property at the foot of N. Franklin St., including several older boat building and repair facilities that had been in operation over the years.⁵¹ This was a first step toward the acquisition of parkland adjacent to the city property.
- 1928 Willis E. Gifford purchased the Mendota Yacht Club building and opened the Madison Boat Company. Gifford sold boats from the large distributors, operated a rental service and managed a water taxi.
- 1929 Although the Madison Boat Company unfolded with great promise, residential neighbors complained about the noise and need for parking and Gifford put his inventory and the property up for sale.⁵²
- 1929 Tormad Tofte built the 24’ sailboat *Bretonne* for Madison Attorney Timothy Brown; the boat was destined to become a “legendary champion” in local racing.⁵³

⁴⁶ Sanford, *On Fourth Lake*, 141.

⁴⁷ Madison Landmark Nomination: Irene and Robert Connor Residence (1993).

⁴⁸ Sanford, *On Fourth Lake*, 127.

⁴⁹ [Mendota Rowing Club, History of Bernard – Hoover Boathouse](#) [WHi 3495].

⁵⁰ Sanford, *Mendota Yacht Club – The first 30 years* (2006).

⁵¹ Sanford, *On Fourth Lake*, 118.

⁵² Sanford, *On Fourth Lake*, 127.

⁵³ *Ibid.*

James Madison Park Master Plan
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- 1929 Don Tracy established the Tracy Boat Company in some of the buildings located at the foot of N. Franklin Street.
- 1930 Timothy Brown purchased the Mendota Yacht Club, intending to use it as a rental property.
- 1931 The local 33rd Division of the Navy Reserve established an Armory in the old Yacht Club and remodeled the interior.
- 1932 A life guard was stationed at the beach at the North Hancock Street Pier.⁵⁴
- 1933 The Mendota Yacht Club was re-organized in the spring of 1933 and hosted the ILYA regatta that year.⁵⁵ Without a facility, the club used a crane at the Tracy Boat Company to launch the boats.



Post card view of “Ice Boats on Mendota Lake”

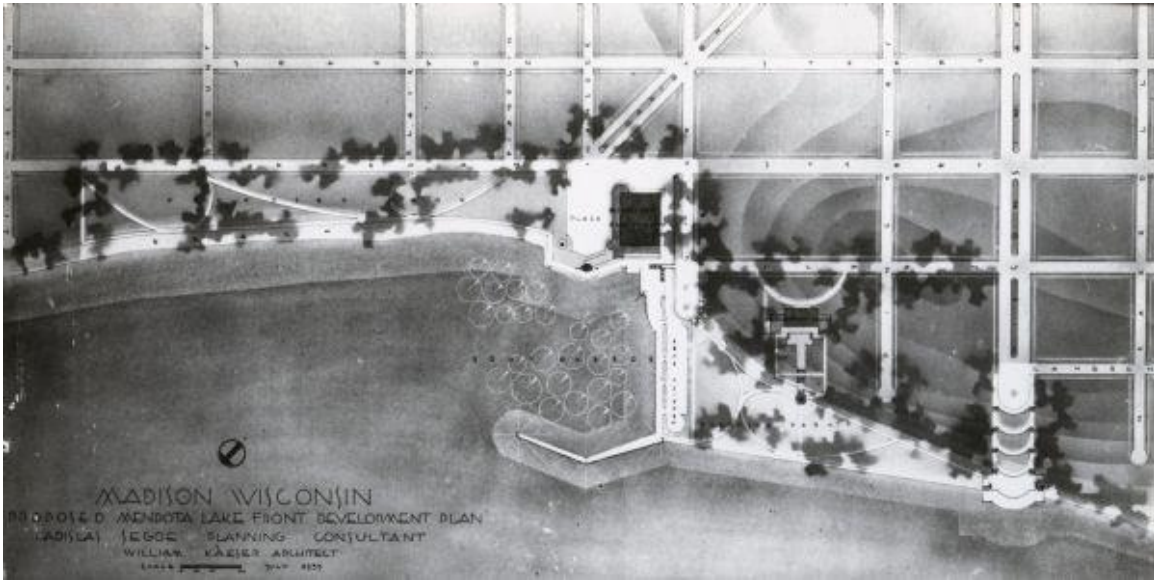
- 1939 The city purchased the Conklin property. The Ice House was demolished and new amenities included a parking lot, swimming beach and boat launch. It was referred to as Conklin Park.⁵⁶
- 1939 A Plan for the Conklin Park Site was developed as a part of Ladislav Segoe’s Maser Plan for Madison; the effort was in collaboration with Madison Architect William Kaeser, who had worked as a part time planner for the city in the mid-1930s. Kaeser designed the Armory proposed for this location.

⁵⁴ Sanford, *On Fourth Lake*, 137.

⁵⁵ Sanford, *Mendota Yacht Club – The first 30 years* (2006).

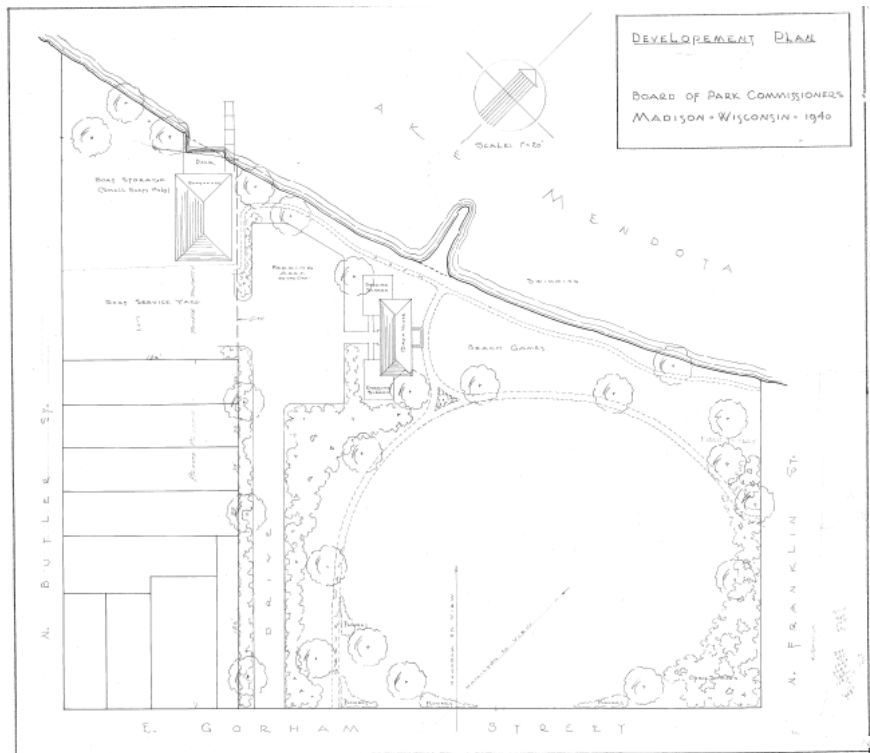
⁵⁶ Madison Parks, “James Madison Park History,” (2016); Minutes of the Madison Board of Park Commissioners, May 22, 1939; Mollenhoff, *Madison: A History of the Formative Years*, 265; Sanford, *On Fourth Lake*, 118; *Capital Times*, August 8, 1966.

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Proposed Mendota Lake Front Development Plan, Ladislav Segoe, Planning Consultant, William Kaeser, Architect, July 1939



58

The Development Plan for Conklin Park approved by the Madison Board of Park Commissioners, 1940

⁵⁷ Proposed Mendota Lake Front Development Plan, Ladislav Segoe, Planning Consultant, William Kaeser, Architect, July 1939, [WHi (D48) 11850]. Published in David Mollenhoff and Mary Jane Hamilton, *Frank Lloyd Wright's Monona Terrace: The Enduring Power of a Civic Vision* (Madison: University of Wisconsin Press, 1999), 106, and Sanford, *On Fourth Lake*, 142.

⁵⁸ City of Madison, Madison Parks, "James Madison Park - Development Plan 1940-01-01" (electronic file).

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- 1940 William Bernard sold the boat house, boats and docks to Bergs Sporting Company.⁵⁹ Bergs operated two tour boats on the lake, the old *Mendota* and the *Badger*.
- 1941 The last members of Naval Reserve 33rd were sent to active duty in the Pacific and vacated the property, which was still owned by Timothy Brown.
- 1941 The City of Madison purchased the land the Tracy Boat House Company occupied on Gorham near North Franklin Street. The re-emergent Mendota Yacht Club contributed funds toward the purchase with the understanding the property would be the beginning of a public boating facility.⁶⁰
- 1943 Benny Berg of Bergs Sporting Company sold the boathouse property to Harry Hoover, who became sole proprietor.⁶¹ During his tenure, Hoover installed a 200 foot dock into Lake Mendota and operated the Hoover Boat line.⁶²
- 1943 The Truax Field Instructors Club rented the Yacht Club building from Brown to serve as a recreational facility for civilian and enlisted instructors working at Truax Field. This was a short-lived venture, as the same year the property was sold to Mr. and Mrs. James Payton, who remodeled it to serve as their residence.⁶³
- 1946 The Madison Marina Foundation (with involvement of Mendota Yacht Club) secured signatures of more than 2,700 people in support of a public boat harbor between North Butler and North Franklin Streets.⁶⁴
- 1947 A concrete boat ramp was installed at the foot of N. Hancock Street and the swimming beach in this location was moved to the foot of N. Franklin. For a time, the ramp was used as a staging area for the regattas of the Mendota Yacht Club and the Four Lakes Ice Yacht Club.⁶⁵



Iceboating and sailing were very popular organized activities on Lake Mendota for many decades. The Bernard family was instrumental in popularizing iceboating in Madison.

- 1953 The Mendota Yacht Club installed a rail system at the former site of the Tracy Boat Company for moving boats in and out of the water.

⁵⁹ Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

⁶⁰ Sanford, *Mendota Yacht Club – The first 30 years* (2006).

⁶¹ Madison Parks, “James Madison Park History,” (2016).

⁶² Sanford, *On Fourth Lake*, 123, Madison Parks, “James Madison Park History,” (2016).

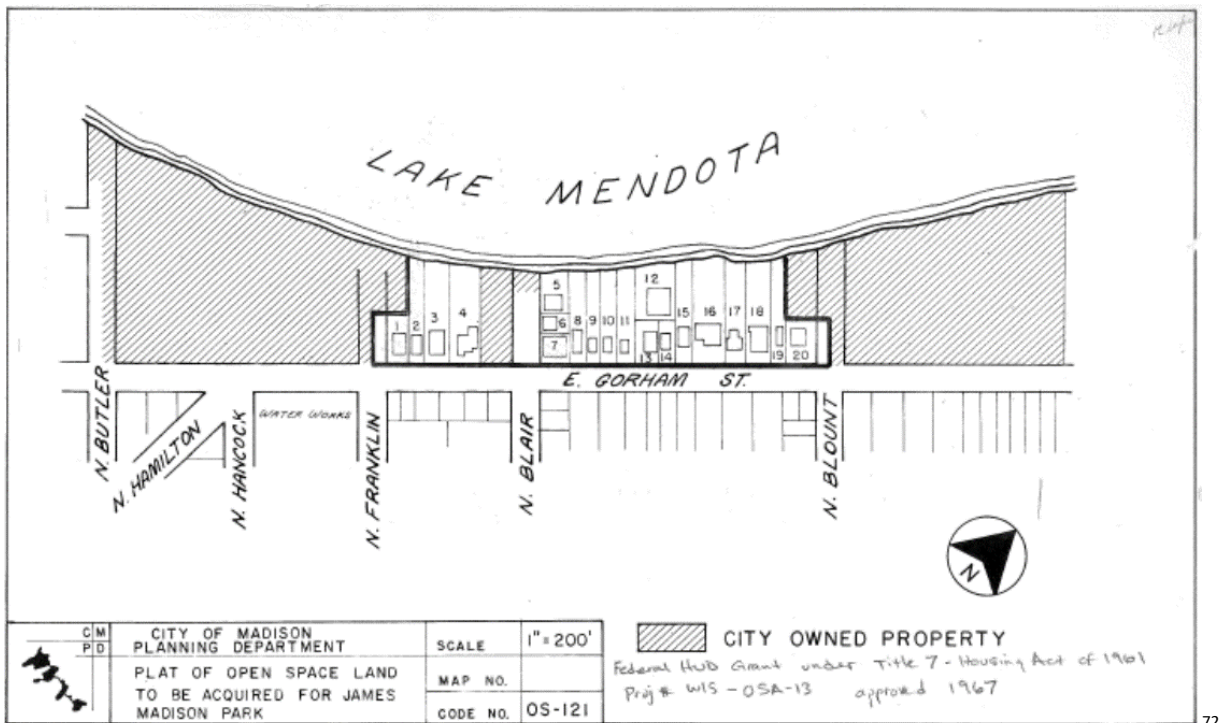
⁶³ Sanford, *On Fourth Lake*, 129, 130.

⁶⁴ Sanford, *On Fourth Lake*, 143.

⁶⁵ Sanford, *On Fourth Lake*, 137.

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- 1956 William and Dora Collins House was acquired by the city for \$71,000, which included additional land.⁶⁶
- 1959 Mrs. Payton remodeled her home to function as two apartments following the death of her husband and continued to reside there.⁶⁷
- 1963 Conklin Park is renamed “James Madison Park.”⁶⁸
- 1963 Harry Hoover closes boat house business and auctions off his boats and equipment.⁶⁹
- 1963 Lincoln School was closed.⁷⁰
- 1964 Lincoln School became the home of the Madison Art Center and other arts groups.⁷¹
- 1967 Federal Open Space Acquisition Grant Documentation was filed to secure funding for intended property purchases along Gorham Street.



City of Madison Planning Department, “Plat of Open Space Land to be acquired for James Madison Park,” approved 1967

⁶⁶ *Wisconsin State Journal*, “Proposals for homes at James Madison Park,” August 11, 2011.

⁶⁷ Sanford, *On Fourth Lake*, 130.

⁶⁸ Madison Parks, “James Madison Park History,” (2016). *Wisconsin State Journal*, “It’s James Madison Park Now: Conklin Area’s Name is Changed,” June 6, 1963.

⁶⁹ Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

⁷⁰ Sanford, *On Fourth Lake*, 119; *Capital Times*, January 5, 1965.

⁷¹ *Ibid.*

⁷² City of Madison, Madison Parks, “James Madison - 1967 Federal Open Space Acquisition Grant WIS-OSA-13” (electronic file).

James Madison Park Master Plan Illustrated Site Chronology

- 1968 City of Madison acquired the Bernard-Hoover Boathouse property from Harry Hoover in December.⁷³
- 1970 The City of Madison acquired the former Lindstrom Factory/Yacht Club/Payton House and demolished the building as part of expanding James Madison Park. Around this time, the swimming beach established in current location at foot of N. Blair Street.⁷⁴
- 1970 The Gates of Heaven Synagogue was threatened with demolition. The Gates of Heaven Foundation was formed to save it and the group placed it on the National Register of Historic Places. It was owned at that time by the Fiore Coal and Oil Company.⁷⁵
- 1971 Using a \$60,000 grant from HUD, Gates of Heaven Synagogue was moved about one mile through Madison to James Madison Park. It had been jacked up and placed on 96 aircraft wheels on July 16th and was set on its new foundation on July 19th.⁷⁶



Gates of Heaven Synagogue on the move, July 1971

- 1974 The 1912 William and Dora Collins House at 704 E. Gorham was added to the National Register of Historic Places. It was noted as being in use by the Madison Parks Department.⁷⁷
- 1974 At the city's request, the Mendota Yacht Club was asked to relocate its rail system from James Madison to Burrows Park.⁷⁸

⁷³ Madison Parks, "James Madison Park History," (2016); Madison Landmark Nomination: Bernard-Hoover Boathouse (1976).

⁷⁴ Sanford, *On Fourth Lake*, 130, 137.

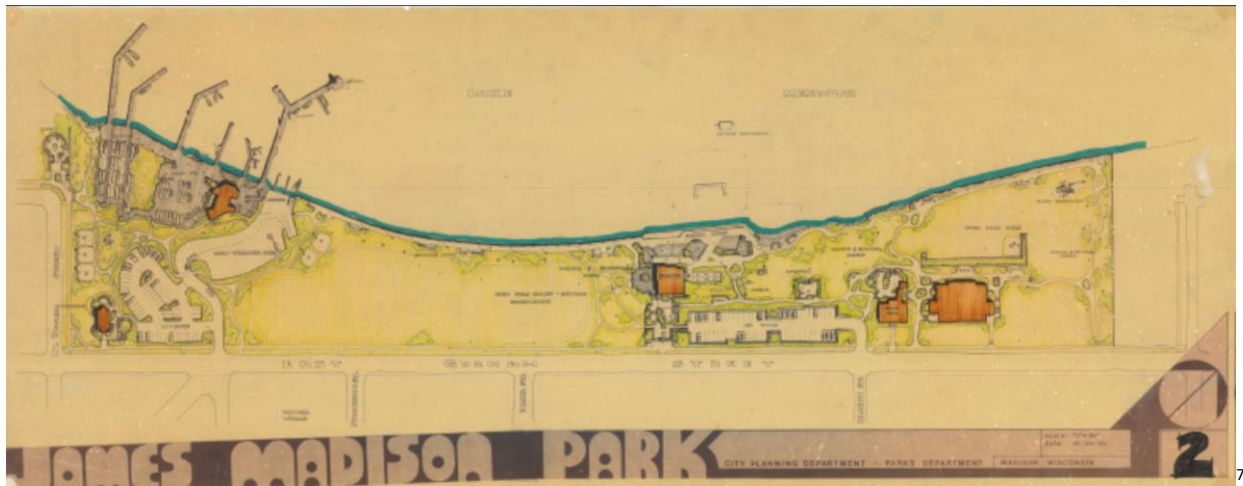
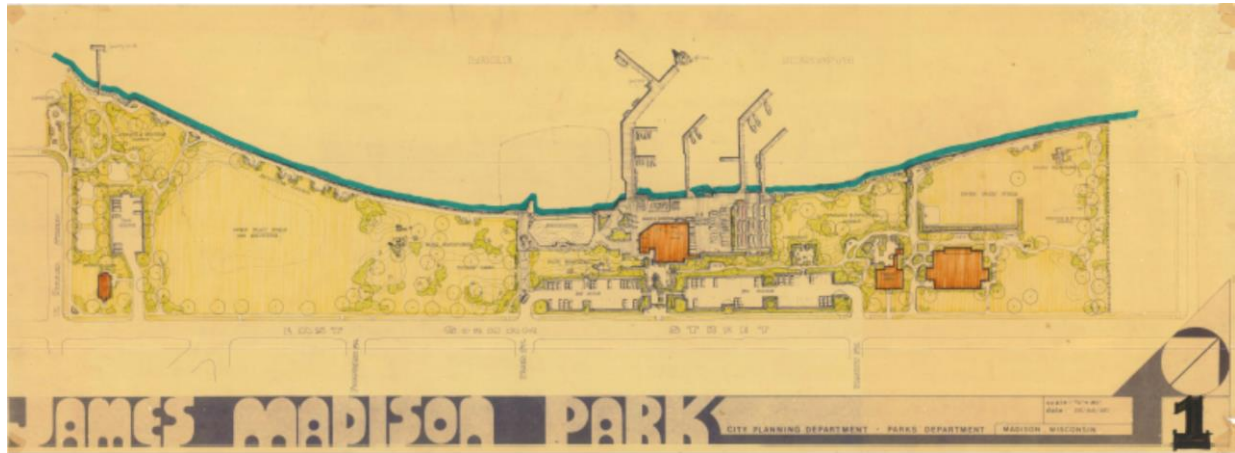
⁷⁵ [Old Synagogue / Shaare Shomaim Synagogue National Register of Historic Places, Reference Number: 16103](#)

⁷⁶ Madison Parks, "James Madison Park History," (2016). *Newsletter of the Tenney Lapham Neighborhood Association*, "Gates of Heaven Celebrates 25 Years in James Madison Park," July - August, 1996.

⁷⁷ [William and Dora Collins National Register of Historic Places, Reference #74000067](#).

⁷⁸ Sanford, *Mendota Yacht Club – The first 30 years* (2006).

James Madison Park Master Plan Illustrated Site Chronology



Parks Department Site Plans for the Potential Development of James Madison Park, 1971

- 1974 Gates of Heaven was designated a City of Madison Landmark on May 20th.⁸⁰
- 1975 William and Dora Collins House was designated a City Landmark. It was noted as being in use by the Madison Parks Department.⁸¹
- 1976 The Bernard – Hoover Boathouse was designated a City Landmark. It was noted as being in use by the Mendota Sailing School.⁸²
- 1976 The City water pumping operation at Nichols Station was suspended.⁸³
- 1978 Lincoln School was designated a City Landmark. At this time it was occupied by the Madison Art Center.⁸⁴

⁷⁹ City of Madison, Madison Parks, “James Madison Park - Master Plan Option 1 1971-11-24” and “James Madison Park - Master Plan Option 2 1971-11-24” (electronic files).

⁸⁰ [Madison Landmark Nomination: “Old Synagogue/Shaare Shomaim Synagogue” \(1971\).](#)

⁸¹ [Madison Landmark Nomination: William Collins House \(1975\).](#)

⁸² [Madison Landmark Nomination: Bernard-Hoover Boathouse \(1976\).](#)

⁸³ Sanford, *On Fourth Lake*, 137.

⁸⁴ [Madison Landmark Nomination: Lincoln School \(1978\).](#)

James Madison Park Master Plan Illustrated Site Chronology

- 1978 The City announced that it would be closing the sailboat storage facility it operated adjacent to the old Hoover boathouse.
- 1979 The James Madison Park Shelter, designed by Madison architect Kenton Peters, was built.⁸⁵
- 1980 James Madison Park Shelter won an Excellence in Architecture award from the Wisconsin Institute of Architects.⁸⁶
- 1980 Lincoln School was listed on the National Register of Historic Places.⁸⁷ Since the Madison Art Center was leaving the School to relocate to the Madison Civic Center, the building faced an uncertain future.⁸⁸
- 1980 The Madison Waterworks pumping station on East Gorham between N. Franklin and N. Hancock Streets was listed on the National Register of Historic Places.⁸⁹
- 1981 The Bernard-Hoover Boat house was listed on the National Register of Historic Places.⁹⁰
- 1984 The former Lincoln School was converted into privately owned 28-unit apartment building, known as Lincoln School Apartments. The project was managed by Madison's Urban Land Interests.⁹¹
- 1984 The former Madison Waterworks pumping station was renovated as Nichols Station Apartment and Condominiums by Madison developer Gary DiVall.⁹²
- 1991 The Madison Landmarks Commission and the Old Market Place Neighborhood Association published a walking tour brochure that includes the properties on Gorham Street adjacent to James Madison Park.⁹³
- 1992 The Bernard-Hoover Boat house was leased by the Mendota Rowing Club.⁹⁴ The building was rehabilitated with partial funding from a Wisconsin Department of Transportation grant.
- 1992 The City of Madison acquired the residences located at 640 and 646 E. Gorham Street (the Irene and Robert Conner and the Anna and Cornelius Collins Houses).⁹⁵
- 1993 Madison Landmarks Commission designated the Anna and Cornelius Collins House (1908) and the Irene and Robert Conner Houses (1920) as City Landmarks.⁹⁶ The Madison Waterworks building, or Nichols Station (1917), also was designated a City Landmark.⁹⁷

⁸⁵ Madison Parks, "James Madison Park History," (2016); Minutes of the Madison Board of Park Commissioners, Sept. 12, 1979.

⁸⁶ Sanford, *On Fourth Lake*, 130.

⁸⁷ [Lincoln School National Register of Historic Places, Reference #80000123.](#)

⁸⁸ Sanford, *On Fourth Lake*, 119.

⁸⁹ [Madison Waterworks/Nichols Station National Register of Historic Places, Reference #80000125.](#)

⁹⁰ [Bernard-Hoover Boat National Register of Historic Places, Reference #81000036.](#)

⁹¹ Sanford, *On Fourth Lake*, 119.

⁹² Sanford, *On Fourth Lake*, 137; *Wisconsin State Journal*, February 28, 1984.

⁹³ [The Old Marketplace Neighborhood: A Walking Tour](#) (Madison Landmarks Commission and the Old Market Place Neighborhood Association, 1991).

⁹⁴ Madison Parks, "James Madison Park History," (2016).

⁹⁵ *Wisconsin State Journal*, "Proposals for homes at James Madison Park," August 11, 2011.

⁹⁶ [Madison Landmark Nomination: Anna and Cornelius Collins House \(1993\).](#) [Madison Landmark Nomination: Irene and Robert Connor Residence \(1993\).](#)

⁹⁷ [Madison Landmark Nomination: Madison Waterworks/Nichols Station \(1993\).](#)

James Madison Park Master Plan Illustrated Site Chronology

- 1993 Boat storage adjacent to the Boathouse was removed from James Madison Park.
- 1995 A lot was purchased to improve access to the boathouse.⁹⁸
- 1998 The Anna and Cornelius Collins and the Irene and Robert Conner Houses were listed on the National Register of Historic Place as part of the Fourth Ridge Historic District.⁹⁹
- 1999 Monument to volunteers who fought in the Spanish Civil War (1936 – 1939) erected near the synagogue.¹⁰⁰
- 2011 The City accepted proposals for the long term lease of the residences at James Madison Park (640 E. Gorham, 646 E. Gorham, and 704 E. Gorham).¹⁰¹
- 2017 The City of Madison Parks Department began a Master Planning process for the future development of James Madison Park.



Contemporary Aerial shot of Madison looking SW from just off James Madison Park on Lake Mendota.
Madison Aerial #1 - m2photography

⁹⁸ Madison Parks, “James Madison Park History,” (2016).

⁹⁹ [Fourth Ridge Historic District National Register of Historic Places, Reference #9800167](#). The district is roughly bounded by Lake Mendota, N. Brearly, E. Johnson, and N. Franklin Streets.

¹⁰⁰ Madison Parks, “James Madison Park History,” (2016). *Capital Times*, “Hundreds Honor Special Veterans: Spanish Civil War Remembered,” November 1, 1999.

¹⁰¹ *Wisconsin State Journal*, “Proposals for homes at James Madison Park,” August 11, 2011.