

Lakeview Hospital

Milwaukee County, WI

Name of Property

County and State

United States Department of the 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Lakeview Hospital

Other names/site number: Bradley-Frank-Cramer House

Name of related multiple property listing: _____

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

2. Location

Street & number: 1749 N Prospect

City or town: Milwaukee State: WI County: Milwaukee

Not For Publication: Vicinity:

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 at the following

level(s) of significance: National Statewide Local

Applicable National Register Criteria A B C D

Signature of certifying official/Title:	Date
Daina Penkiunas, Wisconsin State Historic Preservation Officer	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the county)

Contributing	Noncontributing	
1	0	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	Objects
1	0	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

HEALTHCARE/hospital

COMMERCE /business

Current Functions

(Enter categories from instructions.)

VACANT/not in use

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY

REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Lakeview Hospital is a two-and-a-half-story Classical Revival building in Milwaukee first constructed c. 1876 as a mansion with major building campaigns in 1904 and 1950. In 1904, the building was clad in limestone. The building was then purchased and renovated by three osteopaths, and it opened as an osteopathic hospital in 1944. The hospital building is two-and-a-half stories tall with a basement and an overhanging, gabled roof. In 1950, the eastmost, rectangular bay was added, which is two stories with a flat roof. The hospital fronts Prospect Avenue, and the primary elevation features Classical Revival detailing such as stone fluting and

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an entablature with a dentilled detailing and pediment above the main entryway. The interior consists of a central foyer and staircase surrounded by former patient rooms and offices. The more ornate patient rooms and offices retain finishes such as decorative plaster or wood paneled ceilings and wood wall paneling and trim. The third floor retains a significant amount of historic wood trim, such as window surrounds, chair rails, and expressed beams at the ceiling, and hardwood floors. Other interior finishes were likely updated in the 1980s and 1990s when the building was converted to office space. Modern finishes are consistent with an office building and include carpeting or vinyl flooring. The building also retains historic plaster walls. In addition, the site features some lawn space around the north, east, and south property lines and a paved parking lot west of the building.

Narrative Description

Setting: The subject building is located on the northern side of Milwaukee, in the Lower East Side neighborhood. It is approximately 0.25 miles west of Lake Michigan and its associated lakefront parks. Prospect Avenue (also known as Wisconsin Highway 32) runs north-south across Wisconsin, along Lake Michigan in the southern half of the state, and passes through major cities such as Milwaukee and Green Bay. The surrounding area is primarily residential in nature. Along Prospect Avenue, a major thoroughfare, there are a mix of mid- and high-rise modern apartment buildings and a handful of late nineteenth century former single-family residences, like Lakeview Hospital. On Farwell Avenue, another major thoroughfare one block west of Prospect Avenue, the area is also primarily residential with nineteenth-century houses and some twentieth-century mixed-use and low or mid-rise apartment buildings.

Site: The subject site is bounded by Prospect Avenue to the east, Royall Place to the north, an unnamed alley to the west, and an unrelated parcel to the south. More specifically, the site is located on the southwest corner of the intersection of Prospect Avenue and Royall Place, with the primary elevation fronting Prospect Avenue, a major north-south thoroughfare. Lakeview Hospital occupies the center of the property. The primary entrance is at half-level and is accessed via paved walkways and concrete stairs with metal railings and limestone walls. There are also limestone retaining walls along the northern and western edges of the building and some utilitarian chain link fencing along the south and west elevation. The site features manicured lawn space with some trees and shrubbery around the north, east, and south property lines and a surface parking lot west of the building. Like most urban sites, the property is surrounded by city sidewalks and street trees.

Exterior

Lakeview Hospital is divided into two sections: a two-and-a-half-story section with an overhanging, gabled roof and a smaller, two-story eastern section with a flat roof. The entire building is clad in limestone. Windows throughout are replacement one-over-one vinyl windows with simple stone sills unless otherwise noted. The basement features fixed vinyl windows. The third floor windows, also one-over-one, are partially hidden by the overhanging eaves of the roof. The overhanging eaves feature decorative curved wooden brackets.

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East Elevation: The east elevation is two stories tall and six window bays wide with a central entrance on the first floor (Photo 1). There is Classical Revival detailing at this elevation. On the first story, flanking the entryway, are stone reeded pilasters and two pairs of windows. Each pair is surrounded by simple decorative stone, and there is reeding between each of the pairs. There are two stone string courses above and below the second story windows. The elevation features a simple limestone cornice. At this elevation, a metal safety railing with glazing on the two-story roof is visible.

The primary entryway protrudes slightly from the building plane and is accessed via concrete stairs with metal railings. The entryway is painted wood and contains double-leaf wooden doors with arched glazed panels. The doors are flanked by fluted pilasters which visually support an entablature with a dentilled cornice and pediment. At the center of the pediment is applied ornament depicting a scrolling acanthus leaf.

North Elevation: The north elevation is eight window bays wide (Photo 2). It is divided into two sections: the two-story eastmost bay and the western seven bays, which are two-and-a-half stories in height. The metal and glazing safety railing is visible on the roof of the eastmost bay. In the western section, the three westmost bays are set back one bay and feature irregular fenestration. There is limited ornamentation at this elevation. At this elevation, the fixed windows of the daylight basement are visible. The third floor windows are partially hidden under the overhanging eaves of the roof. There is a single-leaf aluminum-framed glazed door on the west section, which is accessed via concrete stairs with a metal railing.

West Elevation: The west elevation is utilitarian and features limited ornamentation and fenestration (Photo 3). The windows on this elevation are on the south end, two at the basement, two on the first floor and one on the second floor. There are two additional windows at the center of the elevation on the third floor, partially hidden under the overhanging eaves. The two basement window openings have been infilled with plywood and the southern opening has a metal louver. There is a door opening at the center of the elevation on the first floor that has been infilled with painted metal.

South Elevation: The south elevation is eight window bays wide (Photo 4). The arrangement essentially mirrors the north elevation with the two-story eastmost bay and the two-and-a-half-story western seven bays. In the western section, the three westmost bays are set back one bay and feature irregular fenestration. The metal and glazing safety railing is visible on the roof of the eastmost bay. Basement windows are visible on the building's central and eastern bays. The third-floor windows are partially hidden under the overhanging eave. At the center of the elevation, a one-story, three-bay wide section protrudes one window bay from the building plane. It features a dentilled cornice and fixed basement windows, two of which have been infilled with louvers. West of the one-story section is a one-story, one-bay brick shed with a saltbox roof that protrudes one window bay from the elevation. East of the one-story section is a three-bay wide daylight basement addition that protrudes from the elevation. It is clad in limestone and features a string course above the windows and a flat roof.

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Roof: The majority of the roof is hipped with overhanging eaves supported by decorative curved wooden brackets on the north, west, and south elevations. The smaller, rectangular, eastern section of the roof is flat above the eastern bay that contains the primary entrance. The hipped roof is asphalt shingles and has five protruding limestone chimneys, each topped with their own hipped, asphalt-shingle chimney cap. The eastern section features a synthetic roofing membrane and has a metal and glazing guardrail along the north, east, and south perimeter.

Interior

Lakeview Hospital features a two-and-a-half-story western section and a smaller, two-story eastern section. The hospital had offices and patient rooms on the first and second floors and storage in the basement, but the city did not allow Lakeview Hospital to occupy the third floor.¹ As such, the third floor contains a residential layout that dates to before the hospital.

First Floor: The first floor primarily contains former patient rooms and offices arranged around a central east-west oriented foyer. The building is accessed via the main entrance on the east elevation, which leads to the entrance vestibule (Photo 5). West of the entrance vestibule is the east-west oriented foyer that provides access to the former patient rooms and offices (Photo 6). The building's primary staircase is located at the west end of the foyer. Finishes in the entrance vestibule include carpet and marble tile floors and plaster walls and ceilings. Wooden double-leaf doors with glazed panels at the west end of the entrance vestibule lead to the foyer. Finishes in the foyer include carpeting, plaster walls, and a decorative plaster ceiling. Typical finishes in the former patient rooms and offices include carpet or LVP flooring and plaster walls and ceilings (Photo 7). The rooms on the south side of the building are more ornate, and finishes include carpeting, plaster or wood-paneled walls, and wooden ceiling planks or barrel-vaulted decorative plaster ceilings which predate the hospital (Photo 8). Throughout the first floor, the majority of plaster partition walls, excluding the decorative walls, likely date to the building's time as a hospital. Flooring dates to the late twentieth century, when Lakeview Hospital was converted into an office building.

Second Floor: Like the first floor, the second floor contains former patient rooms, staff rooms, and offices arranged around the central east-west running corridor (Photo 9). Finishes in the foyer include carpet flooring and plaster walls and ceilings. Finishes in the former patient rooms, staff rooms, and offices include carpeting or LVP flooring and plaster walls and ceilings (Photos 10-11). Throughout the second floor, the majority of plaster partition walls likely date to the building's time as a hospital. Flooring dates to the late twentieth century, when Lakeview Hospital was converted into an office building.

Third Floor: The third floor contains former residential rooms that date to building's time as a single-family residence, when it was used as servants' quarters and as a ballroom for entertaining guests. As such, the finishes on the third floor predate the hospital. There is one large room on the east side of the building, smaller rooms on the west side, and the centrally located primary stair (Photos 12-13). Over the central staircase is a skylight with wooden surrounds (Photo 14).

¹ Permits were reviewed at the City of Milwaukee Permit Office in February 2023, and research uncovered multiple applications from Lakeview Hospital for use of the third floor, which the city rejected each time. The specific reason for rejection was not stated.

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Finishes include wood flooring, plaster walls with wood trim, and vaulted plaster ceilings with wood trim. The windows on this level also feature wooden surrounds, as do some of the doors, and there is a decorative arched room divider in the large, eastern room.

Basement: The basement is utilitarian and contains mostly mechanical or storage space. There is a central stair and an east-west running corridor that provides access to the rooms on the north and west sides of the building. The rooms on the south and east sides of the building are generally accessed through each other. Ceilings throughout are unfinished or plaster, and floors are either concrete or LVT. Walls are plaster with vinyl panel wainscoting or brick.

Vertical Access: Vertical access throughout is provided by two staircases. At the west end of the foyer is the main staircase, which features carpeted treads and risers and a wooden banister (Photo 6). West of the main staircase, along the north side of the building is a secondary, enclosed stairwell. Finishes in the secondary stairwell include plaster walls, carpeted treads and risers, and wooden banisters. Both staircases likely predate the hospital. There is no elevator system within the building.

Integrity

National Register Bulletin 15 describes integrity as the capability of a resource to convey its significance, and evaluates integrity based on a set of seven aspects detailing a property's physical features and how they relate to its significance.

Specific to the seven aspects of integrity:

Location: Lakeview Hospital is in its original location. As such, it retains integrity of location.

Setting: When the Lakeview Hospital moved into the former mansion on Prospect Avenue, the area was primarily residential with excellent views of Lake Michigan. The neighborhood was developed in the second half of the twentieth century, with more mid- and high-rise buildings rather than single family homes, but it remains residential in nature with the same attractive views and proximity to the lake. As such, Lakeview Hospital retains integrity of setting.

Design: Lakeview Hospital retains the overall design of the building that was present when the hospital first opened. It remains a limestone-clad building with a gabled roof and retains the original window openings. In 1950, a two-story eastern addition was built to accommodate more patients. This hospital addition remains intact including the Classical Revival details such as the pediment over the entrance and the fluting between the first-floor windows. Further, the 1950s window and door locations and openings established with the eastern addition remain intact. At the interior, the layout of the hospital building remains intact, with a central foyer and former patient rooms and offices around the perimeter building. The third floor retains an earlier layout more indicative of a residence because the city did not allow the hospital to occupy the third floor during its time on Prospect Avenue. As such, Lakeview Hospital retains integrity of design.

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Materials: Lakeview Hospital retains materiality from its time as a hospital. At the exterior, the building retains the limestone cladding that was installed in 1904. Windows and doors have been updated with modern replacements, but original openings and locations remain. At the interior, some finishes have been updated, mainly the flooring, since the hospital closed. It is currently unknown if there are layers of earlier flooring underneath the carpet and LVP on the first and second floors. Still, plaster walls and decorative plaster ceilings remain on the first and second floors. Because of their ornate design, these predate the building's use as a hospital. As noted in Design, the city did not allow the hospital to occupy the third floor, so the third floor retains materials from the residence that were present before and during Lakeview Hospital's tenure such as hardwood floors, wood trim, and plaster walls and ceilings. As such, Lakeview Hospital retains integrity of materials.

Workmanship: Lakeview Hospital remains a frame building with a gabled roof, originally constructed in the 1870s, with a limestone facing that was added in 1904 and was intact when the hospital opened in 1944. Further, the hospital constructed a two-story eastern addition in 1950 in 1950 to accommodate more patients. It was built in a sympathetic style and clad with limestone. The addition features applied Classical Revival detailing around the primary entrance which is still intact and visible. As such, Lakeview Hospital retains integrity of workmanship.

Feeling: Lakeview Hospital opened in 1944 in a former lumber baron's mansion. Therefore, the exterior is indicative of a former residence, while the interior layout retains former private patient rooms and offices organize around a central foyer. Some of these rooms retain original decorative plaster ceilings, which would have been typical of a mansion but not of a hospital. These details show the realities of an early hospital in a building constructed for a different purpose. These details remain, and Lakeview Hospital retains the feeling of an early hospital that operated within a former residential building. As such, it retains integrity of feeling.

Association: As mentioned in Feeling, Lakeview Hospital retains the feeling of a hospital in a former residence. Further, it retains the layout of a small, early hospital with a central foyer surrounded by few patient rooms and offices, before osteopaths could comfortably practice in conventional institutions. As such, Lakeview Hospital retains integrity of association.

Overall, Lakeview Hospital retains integrity and continues to convey its historic use as an early osteopathic hospital in Milwaukee.

END OF DESCRIPTION, DO NOT DELETE

8. Statement of Significance

Applicable National Register Criteria

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

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

HEALTH/MEDICINE

Significant Person

(Complete only if Criterion B is checked.)

Period of Significance

1944-1965

Cultural Affiliation

Significant Dates

c. 1876, 1904, 1950

Architect/Builder

Fernekes & Cramer, Architects (1904)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

In 1944, Lakeview Hospital was opened with seventeen beds by three local osteopaths in a former mansion on Prospect Avenue in Milwaukee's Lower East Side neighborhood. It is locally significant under National Register Criterion A in the category of HEALTH/MEDICINE as one of Milwaukee's earliest and most successful osteopathic hospitals and, as such, representative of the complex early history of osteopathy in the city. Osteopathy was founded by Dr. Andrew Taylor Still in 1874, and the practice emphasized manipulating the bones, joints, and muscles more than conventional medicine. Many were skeptical of Still's ideas, and osteopaths in Wisconsin faced many legal hurdles in the early twentieth century. During that time, osteopathic practices were individualized and often short-lived. In 1920, the Wisconsin Supreme Court allowed osteopaths to be licensed and their licensure to be recognized in traditional hospitals. Even so, traditional doctors were not inclined to work alongside osteopathic doctors. Therefore, osteopaths, with their new legal freedom, planned to open dedicated osteopathic institutions. Lakeview Hospital opened during this time, in 1944, when all osteopathic hospitals in the city operated within renovated single-family homes. It was the second dedicated osteopathic institution to open in Milwaukee. Over the next two decades, the hospital grew to accommodate

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more patients as osteopathy became more widely accepted in the country. By the time the hospital ceased operations within the nominated building it had expanded to feature a total of fifty hospital beds, while 7,000 babies were delivered, and 15,000 operations were performed within. The growth and success of Lakeview Hospital was unparalleled by its peer institutions, which often ceased operations after only a few years. In 1965, Lakeview moved to a modern, purpose-built hospital outside Milwaukee. The subject building, therefore, effectively illustrates the early period of osteopathic medicine in Milwaukee.

Period of Significance and Justification

The period of significance begins in 1944, the year the osteopaths purchased the former mansion and continues until 1965, when they closed the hospital on Prospect Avenue and moved to a new purpose-built building on a different site. During the period of significance, the building was representative of the early period of osteopathy in Milwaukee, when osteopathic institutions operated out of converted single-family homes. During this time, Lakeview Hospital grew to the point of needing a new site. The building retains integrity from its time as Lakeview Hospital.

Criteria Consideration (if applicable)

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Context

The subject building at 1749 N Prospect Ave, sometimes known as 267 N Prospect Ave, was built c. 1876 for William “Bill” Bradley, a leader in Wisconsin’s lumber industry.² Prospect Avenue, also known as Milwaukee’s Gold Coast or Kings’ Row, had been graded in the mid-1800s and at the time was becoming more and more populated with sizeable, elegant homes.³ Because of the direct views of Lake Michigan, it became an elite neighborhood for the wealthy, like Bradley, to build their mansions, and he lived on Prospect Avenue until his death in January 1903. The building appears on the 1894 Sanborn Map as a brick veneered building.

The house was then held by the Wisconsin Land & Power Co. before being sold to John H. Frank, a prominent businessman with his father’s company Goll and Frank Dry Goods. Frank also served as president of the Wisconsin Conservatory of Music.⁴ The building remained a residence, and the house was remodeled for Frank in 1904 by Fernekes & Cramer.⁵ Permits show that Frank removed exterior ornamentation and encased the mansion in limestone at this

² “Old Mansion Now Hospital,” *The Milwaukee Journal*, September 21, 1944.

³ H. Russell Zimmermann, *The Heritage Guidebook* (1976), 67.

⁴ “Frank, John H. Papers” Milwaukee County Historical Society. https://milwaukeehistory.net/wp-content/uploads/2018/03/0521.Frank_John_-1.pdf. Accessed December 4, 2022.

⁵ “Property Record - 1749 N Prospect,” Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Property/HI105000>. Accessed November 18, 2022.

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time.⁶ The exterior changes are evident on the 1910 Sanborn Map, which classifies the house as a stone-faced building.

In 1910, Frank sold the house after running into financial difficulties to Harriet L. Cramer.⁷ Cramer, a journalist, had become president of the *Evening Wisconsin* in 1905 after the death of her husband, the paper's owner. She lived on Prospect Avenue until her death in 1922.⁸ Throughout the 1920s and 1930s, the building was the headquarters for the Milwaukee Institute of Music, operated by Jesse Raymond Meyer, and, at that point, the interior drawing rooms and servants' quarters were transformed into studios and music rooms.⁹

In 1926, the subject building was purchased by the Hilbert & Baerwald Co., an insurance company, who intended to move their offices out of downtown Milwaukee and into the former residence, the first time this had been done in a home on Prospect Avenue.¹⁰ When the Hilbert & Baerwald Co. bought the subject building, they respected the Institute of Music's existing lease and did not move in until it expired in mid-1927.¹¹

In 1944, the building was purchased by three osteopaths: Dr. Frederick Hecker, Dr. Carl Blech, and Dr. Paul Atterberry, who converted the former house into a hospital. Lakeview Hospital, as it was named, opened with seventeen beds in late 1944.¹² An addition to the east elevation was completed in 1950, bringing the capacity to thirty and costing an estimated \$30,000.¹³ A further renovation in the early 1950s raised the bed total to fifty.¹⁴

The hospital continued to expand its reach, and by the late 1950s, the Lakeview board was looking for a new campus since its services were outgrowing the facilities at the former mansion.¹⁵ In 1965, Lakeview Hospital closed their facilities on Prospect Avenue and dedicated a new \$1.75 million hospital building at 10010 W. Blue Mound Road, Wauwatosa, WI, a western suburb of Milwaukee.¹⁶ The hospital closed in the late-twentieth century, and its Wauwatosa building was demolished between 2000 and 2005 to accommodate the existing Froedtert Pharmacy campus.

The subject building was then sold to William Kesselman in 1966, who planned to use the building as a nursing home serving between thirty and thirty-five people.¹⁷ The nursing home was known as Bethke until 1968, when Unicare Health Services, Inc. was formed to acquire 10

⁶ "History of 1749 N Prospect," unauthored and undated pamphlet available at 1749 N Prospect Ave.

⁷ "Old Mansion Now Hospital," *The Milwaukee Journal*, September 21, 1944.

⁸ "Old Mansion Now Hospital," *The Milwaukee Journal*, September 21, 1944.

⁹ "Old Mansion Now Hospital," *The Milwaukee Journal*, September 21, 1944.; "Avenue Homes Change Hands," *The Milwaukee Journal*, December 5, 1926.

¹⁰ "Avenue Homes Change Hands," *The Milwaukee Journal*, December 5, 1926.

¹¹ "Avenue Homes Change Hands," *The Milwaukee Journal*, December 5, 1926.

¹² "Old Mansion Now Hospital," *The Milwaukee Journal*, September 21, 1944.

¹³ "Non-housing Jobs Passed," *Milwaukee Sentinel Extra*, July 6, 1947.

¹⁴ "Start is Set in Tosa on Hospital Addition," *The Milwaukee Journal*, June 2, 1968.

¹⁵ "Offer is Made to Buy Hospital," *The Milwaukee Journal*, June 23, 1957.

¹⁶ "Start is Set in Tosa on Hospital Addition," *The Milwaukee Journal*, June 2, 1968.

¹⁷ "Hospital Sold for Nursing Home Here," *The Milwaukee Journal*, February 16, 1966.

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medical and healthcare facilities in Wisconsin, including 1749 N. Prospect.¹⁸ The 1968 Sanborn Map indicates that the site operated as the Eastview Hall Nursing Home. The daylight basement addition along the south elevation was also constructed c. 1968 and is shown on that year's Sanborn map.

In 1981, KST Partnership purchased the building, which housed advertising agency Kloppenburg, Switzer & Teich Inc. and later other businesses.¹⁹ Building permit research indicated that there were various minor updates to the building in the 1980s. In 1980, a sprinkler system was installed, and in 1982 the third-floor stair was enclosed, toilets were removed on the first floor, and ACT was removed to expose the historic ceiling.²⁰ Also in 1982, the exterior stairs at the east elevation were updated. In 1989, there was some landscaping completed.²¹ In July 1994, local law firm Cunningham, & Lyons & Cabaniss bought the subject property for \$400,000.²² According to building permits, a new boiler was installed in 1998, and in 2001, fencing was installed along the property line.²³ In 2005, Mueller Communications purchased the building at 1749 N Prospect Ave for offices.²⁴ The marketing firm occupied the subject building until early 2022.²⁵

Criterion A: Health/Medicine

Lakeview Hospital occupied the former mansion at 1749 N Prospect between 1944 and 1965, operating as an osteopathic facility for up to fifty patients. The hospital building is locally significant under Criterion A in the category of HEALTH/MEDICINE as an example of a mid-century Milwaukee osteopathic hospital, one of the first established in the city, which grew as acceptance of the practice did throughout the country.

History of Osteopathy in Wisconsin

Osteopathic medicine was established by Dr. Andrew Taylor Still in Missouri in 1874, after he found contemporary medical practice ineffective.²⁶ He established the first school of osteopathy, and his students tended to concentrate their own practices in small towns in the Midwest before osteopathic practitioners became nationally recognized towards the end of the twentieth century.²⁷ Generally, osteopathy emphasizes the role of the muscles and bones in the body more

¹⁸ "Firm Formed to Buy Medical Units," *The Milwaukee Journal*, May 24, 1968.

¹⁹ Tom Daykin, "Lawyers buy office building on east side," *Milwaukee Journal Sentinel*, July 27, 1994.

²⁰ Building permits reviewed at the City of Milwaukee City Clerk's Office on February 21, 2023.

²¹ Building permits reviewed at the City of Milwaukee City Clerk's Office on February 21, 2023.

²² Tom Daykin, "Lawyers buy office building on east side," *Milwaukee Journal Sentinel*, July 27, 1994.

²³ Building permits reviewed at the City of Milwaukee City Clerk's Office on February 21, 2023.

²⁴ "Business in Wisconsin," *Milwaukee Journal Sentinel*, September 12, 2005.

²⁵ Tom Daykin, "A well-known marketing communications firm is moving from its longtime east side Milwaukee location to Brewers Hill," *Milwaukee Journal Sentinel*, September 20, 2021.

<https://www.jsonline.com/story/money/real-estate/commercial/2021/09/20/mueller-communications-moving-milwaukee-east-side-brewers-hill/8419544002/>. Accessed November 21, 2022.

²⁶ Stephen C. Shannon and Howard S. Teitelbaum, "The Status and Future of Osteopathic Medical Education in the United States," *Academic Medicine* 84(6): June 2009. DOI: 10.1097/ACM.0b013e3181a43be8.

²⁷ Shannon and Teitelbaum, "The Status and Future of Osteopathic Medical Education in the United States."

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than conventional medicine and treatments focus on sensing and correcting muscle, tendon, and joint abnormalities.²⁸

Osteopathy has a complex history in Milwaukee. The practice was first introduced in the city in 1898 by Dr. Leslie E. Cherry and Dr. Easie S. Cherry, who opened the Milwaukee Institute of Osteopathy, where they both saw patients and taught osteopathy.²⁹ However, in 1900, the Assistant District Attorney announced that the State Board of Medical Examiners had decided to prosecute osteopaths for unlawfully using the title doctor and working as physicians without recognized licenses.³⁰ The eight practicing osteopaths in Milwaukee at the time fought against the case, but in 1901, the state enacted stricter requirements for osteopathic education and limited licensing, and the Institute closed.

In the early twentieth century, there were no centralized osteopathic practices in Milwaukee, and the state laws hindered the growth and practice of osteopathic medicine. A handful of osteopaths opened individual offices, but often faced challenges from the Wisconsin Medical Association and could not practice in licensed hospitals.³¹ In 1919, an osteopath sued the Wisconsin State Board of Medical Examiners after he took the examination for osteopathy and surgery but was only licensed in osteopathy because he had not completed the strict education requirements implemented by earlier laws. In 1920, the case *State ex rel. Pollard v. Wisconsin State Board of Examiners* reached the Wisconsin Supreme Court, which thereby reversed earlier decisions and allowed for applicants to become licensed in osteopathy and surgery, meaning licensed osteopaths would be recognized in traditional hospitals.³²

In the early 1920s, there were between sixty and seventy osteopaths in the state.³³ In licensed hospitals, traditional medicine still dominated so few osteopathic doctors were practicing in hospitals.³⁴ Since they had achieved legislative successes, osteopaths began calling for dedicated osteopathic hospitals to grow their practice and presence in the state.³⁵ Ultimately, these plans did not move forward until the mid-1930s, when members of the Milwaukee County Society of Osteopathic Medicine met to form a hospital association and consider financing and potential sites.³⁶ The society admitted that despite the recent legal changes, they were still “limited in the number of institutions in which we can practice and the manner in which we can use them,” necessitating an institution in which medicine could be freely practiced according to osteopathic principles.³⁷ At the time there were thirty osteopaths in the county society, and their goal was to build an osteopathic hospital with twenty-five to fifty beds, surgical and obstetrical facilities, and

²⁸ Abigail Zuger, “Scorned No More, Osteopathy is on the Rise,” *The New York Times*, February 17, 1998.

²⁹ “History.” Wisconsin Association of Osteopathic Physicians & Surgeons. <https://www.waops.org/History>. Accessed January 11, 2023.

³⁰ “Will Prosecute the Osteopaths,” *Milwaukee Journal*, September 24, 1900.

³¹ “Stevens Here on Old Charge,” *Milwaukee Journal*, March 14, 1935.

³² “*State ex rel. Pollard v. Wisconsin State Board of Medical Examiners*, 172 Wis. 317 (1920). <https://cite.case.law/wis/172/317/>. Accessed January 12, 2023.

³³ “Voice of the People,” *The Capital Times* (Madison, WI) June 2, 1921.

³⁴ “History.” Wisconsin Association of Osteopathic Physicians & Surgeons.

³⁵ “Urge Osteopath Clinic to Serve Public Need,” *Milwaukee Journal*, February 10, 1922.

³⁶ “Plan Hospital of Osteopaths,” *Milwaukee Journal*, April 26, 1935.

³⁷ “Plan Hospital of Osteopaths,” *Milwaukee Journal*, April 26, 1935.

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eventually a training school. The Milwaukee County Osteopathic Auxiliary was founded to support this goal.³⁸

Osteopathic Practice at Lakeview Hospital

Lakeview Hospital opened on Prospect Avenue in 1944 and became the largest and most successful of Milwaukee's early osteopathic hospitals. The same year that Lakeview Hospital opened, the Wisconsin Osteopathic Association announced there had been a growth in osteopathy, and thereby called for more funding for teaching institutions to continue to push the practice forward.³⁹ While it opened with seventeen beds, by the early 1950s, it had expanded to encompass fifty beds, meeting the original goal of the Milwaukee County Society. By the mid-1940s, osteopathy was becoming more widely accepted and accessible. The number of osteopaths in the United States was growing slowly but surely. According to the American Osteopathic Association, there were about 8,000 osteopaths in 1935, 9,500 in 1940, and nearly 11,000 in 1950.⁴⁰

By 1950, three dedicated osteopathic institutions had opened in Milwaukee, including Lakeview Hospital. The other two, further discussed below in the Comparative Analysis section, were small and were short-lived in comparison. As such, they never encompassed the rapid growth or received the recognition and designations that Lakeview Hospital did. In 1950, Lakeview Hospital was approved as a registered hospital for the training of osteopathic interns by the American Osteopathic Association.⁴¹ It was thereby made a teaching institution, fulfilling the aspirations of the Milwaukee County Society of Osteopathic Medicine in 1935 and those of Wisconsin Osteopathic Association in 1944. Also, in 1950, Lakeview Hospital was admitted to full affiliation with the Wisconsin Associated Hospital Service, Inc.⁴² This affiliation assured continued legitimacy for the hospital and its practitioners after years of fighting for recognition and for specific osteopathic institutions to treat patients.

At mid-century, though Milwaukee was generally accepting of osteopaths, the situation was not the same across the country. Wisconsin had some of the most liberal laws regarding osteopaths amongst states, since, as of 1949, it granted unlimited license to practice to graduates of schools of osteopathy, which at that point there were only six in the country.⁴³ Even with this official recognition, osteopaths' status at conventional hospitals were complex, and often traditional physicians were still wary of working alongside osteopaths. Therefore, dedicated osteopathic institutions like Lakeview Hospital remained essential to the continued practice of osteopaths even as the principles became more widely recognized. In 1953, for example, there were

³⁸ "Auxiliary is Headed by Mrs. W. B. Damm," *Milwaukee Journal*, May 22, 1938.

³⁹ "Cites Growth in Osteopathy," *Milwaukee Sentinel*, October 26, 1944.

⁴⁰ "Osteopathic Medical Profession Report," American Osteopathic Association (2013). <https://osteopathic.org/wp-content/uploads/2018/02/2013-OMP-report.pdf>. Accessed April 5, 2023.

⁴¹ "Hospital Approved," *Milwaukee Sentinel*, July 28, 1950.

⁴² "Joins Blue Cross," *Milwaukee Journal*, May 2, 1950.

⁴³ "AMA Strikes at Criticisms," *Milwaukee Journal*, June 4, 1953.

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approximately 150 osteopaths in Wisconsin, and all of Wisconsin's osteopathic hospitals were concentrated in Milwaukee.⁴⁴

Despite any setbacks for osteopaths across the country, Lakeview Hospital was successfully treating patients in Milwaukee. The hospital board was looking to expand as early as 1957 because it had become difficult to meet the growing demand for osteopathic services in the former mansion.⁴⁵ The hospital began a fundraising drive for a new 100-bed building in 1958⁴⁶. Ultimately plans did not move forward until the mid-1960s, but there was enough interest that \$1.75 million was raised for the new, sixty-two-bed hospital, which opened in September 1965.⁴⁷ At the time, the Prospect Avenue location was used for a nursing home. Lakeview Hospital was successful in its first years in Wauwatosa, and by 1968, construction had started on a \$1.5 million addition to provide more patient rooms as well as a physical therapy department, an intensive care and coronary unit, and enlarged teaching facilities.⁴⁸ Over its twenty years on Prospect Avenue, Lakeview Hospital grew from a seventeen-bed hospital in a former single-family residence. The hospital opened during an era of uncertainty for osteopaths, ultimately growing to the point of needing to construct a larger, new hospital through the dedication and success of Milwaukee osteopaths. In its earliest years, the Prospect Avenue building offered a haven for osteopaths to treat patients and grow their practice. In its time at 1749 Prospect Avenue, 7,000 babies were born at Lakeview Hospital, and 15,000 operations were performed.⁴⁹

Lakeview Hospital operated in Wauwatosa for another three decades, expanding that location to house 118 beds.⁵⁰ By 1973, a few years after the new Lakeview Hospital location opened, the Doctor of Osteopathic Medicine degree was fully recognized in all fifty states and Washington, D.C.⁵¹ Since mid-century, the number of osteopaths in the country remained around 13,000, but after this national recognition, the number of osteopathic physicians in the United States began to increase rapidly, and they found wider acceptance in traditional hospitals.⁵² While this lent further legitimacy to the profession, it also meant that dedicated osteopathic hospitals were no longer as necessary. Therefore, by the mid-1990s, Lakeview Hospital accounted for only 0.3% of patients admitted to Milwaukee-area hospitals because osteopaths could admit patients to any general acute care hospital, which was not the case before the 1970s.⁵³ In 1996, Lakeview joined the larger Covenant Healthcare system, the sixth hospital in the network, ending its tenure as an osteopathic institution, and two years later the "new" building was renovated as an outpatient center and renamed St. Joseph's Hospital Bluemound.⁵⁴

⁴⁴ "AMA Strikes at Criticisms," *Milwaukee Journal*, June 4, 1953.

⁴⁵ "Offer Is Made to Buy Hospital," *Milwaukee Journal*, June 23, 1957.

⁴⁶ "Drive Starts for Hospital," *Milwaukee Journal*, February 27, 1958.

⁴⁷ "Clearance Begins for Lakeview Hospital," *The Milwaukee Journal*, May 19, 1964.

⁴⁸ "Start is Set in Tosa on Hospital Addition," *Milwaukee Journal*, June 2, 1968.

⁴⁹ "Clearance Begins for Lakeview Hospital," *The Milwaukee Journal*, May 19, 1964.

⁵⁰ "Lakeview Hospital changing to St. Joseph's," *Milwaukee Journal Sentinel*, February 21, 1998.

⁵¹ "Osteopathic Medicine: 125 years of history," *The Do*, American Osteopathic Association, November 15, 2017.

<https://thedo.osteopathic.org/2017/11/osteopathic-medicine-125-years-history/>. Accessed April 5, 2023.

⁵² "Osteopathic Medical Profession Report," American Osteopathic Association (2013). <https://osteopathic.org/wp-content/uploads/2018/02/2013-OMP-report.pdf>. Accessed April 5, 2023.

⁵³ "Administrator to Resign from Lakeview Hospital," *Milwaukee Journal Sentinel*, May 2, 1997.

⁵⁴ "Lakeview Hospital changing to St. Joseph's," *Milwaukee Journal Sentinel*, February 21, 1998.

Osteopathic Hospitals in Milwaukee (Comparative Analysis)

Because osteopathy was newly permitted in Wisconsin in the early twentieth century, the earliest dedicated institutions were housed in former mansions and were smaller hospitals as osteopaths were trying to establish their philosophies and practices in the area. Thus, there were two other osteopathic hospitals in former mansions, besides Lakeview Hospital, that were in operation around mid-century that can be considered in comparison to the subject building. Neither of these, however, were in operation as long as Lakeview Hospital, nor do they retain integrity as osteopathic institutions. In addition, there was a fourth osteopathic hospital but it is more comparable to the second, purpose-built Lakeview Hospital because it opened in the 1960s and is more indicative of later, more accepting views of osteopathy.

Milwaukee Osteopathic Clinic and Hospital: In 1940, the first osteopathic hospital in Milwaukee at 1139 E Knapp Street opened, known as Milwaukee Osteopathic Clinic and Hospital.⁵⁵ It was a small clinic with only twelve beds, much less than local osteopaths had hoped for at the time, and it closed less than a decade later. Like Lakeview Hospital, it was located in a former mansion built in the late nineteenth century, but the Knapp Street hospital only occupied a portion of the building, the rest of which housed offices for other companies. Because the hospital only occupied part of the building for a short period of time, 1139 E. Knapp is better known as a Chateau-esque style mansion designed by noted architect Howland Russel rather than as an osteopathic institution and was listed primarily for its architectural significance in the National Register of the Historic Places in 1987. As such, it is listed as the Francis Bloodgood, Jr. House, carrying the name of the original occupant, rather than the Milwaukee Osteopathic Clinic and Hospital. The former mansion and hospital is a contributing resource to the First Ward Triangle Historic District (NR 1987, #87000489). Please note that the resource is listed as 1135 E. Knapp Street in the National Register and is also known as 1135-1139 E. Knapp Street and 1139 E. Knapp Street.

Edgewater Hospital: A third osteopathic hospital opened in Milwaukee in 1950 at 1705 N. Prospect Avenue, just down the block from Lakeview Hospital, known as Edgewater Hospital.⁵⁶ Like the other early osteopathic institutions in the city, Edgewater Hospital was located in a former mansion on the Irving Seaman estate, and was a small operation with a maximum of 16 beds. Similar to the institution on Knapp Street, Edgewater Hospital was not long lasting. By 1963, Lakeview Hospital was the only certified osteopathic hospital in Milwaukee.⁵⁷ The former Edgewater Hospital at 1705 N. Prospect was demolished in 1967 to make way for a seventeen-story apartment building.⁵⁸

Northwest General Osteopathic Hospital: Lakeview Hospital was in operation much longer than the other early osteopathic institutions in Milwaukee, and by the late 1950s, the administration was planning for a new, larger hospital building. In 1965, the same year the new Lakeview

⁵⁵ "New Hospital Opened with Osteopathic Staff," *Milwaukee Journal*, August 5, 1940.

⁵⁶ "New Hospital – Edgewater Hospital," *Milwaukee Sentinel*, February 26, 1950.

⁵⁷ "Osteopathic Hospitals," *Journal of American Osteopathic Association* (September 1963).

⁵⁸ "Neighborhood Street Show," *Milwaukee Sentinel*, January 26, 1968.

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Hospital opened, another osteopathic hospital opened, known as Northwest General Osteopathic Hospital. Northwest General had remodeled the former Standard Oil Company office building at 5310 W. Capitol Drive to have 154 beds staffed by twenty-five osteopaths.⁵⁹ Because of its size and the time period in which it was founded, Northwest General is a more appropriate comparable to the second Lakeview Hospital in Wauwatosa since both were built in an era when osteopathy was more widely accepted. Northwest General operated on Capitol Drive for a couple of decades before filing for bankruptcy in 1989, and in 1991 it was reorganized, but remained in operation.⁶⁰ At this point, though, Northwest General became a community hospital rather than a dedicated osteopathic hospital, and osteopaths made up only about a third of the doctors on staff.⁶¹ Ultimately, Northwest General Hospital closed in 2000.⁶² The building is extant and is now used as an early childhood education center. The former Northwest General Hospital was not surveyed as a part of this nomination, but it is likely that the building has been significantly remodeled to be an education center and does not retain integrity to 1965.

Second Lakeview Hospital: As mentioned above, Northwest General Osteopathic Hospital is more closely comparable to Lakeview Hospital's second, purpose-built Wauwatosa hospital rather than the Prospect Avenue building. In the 1960s, when Lakeview Hospital felt the increased need could not be accommodated, they were able to raise enough interest and money to construct a new, larger osteopathic institution in Wauwatosa with 118 beds. However, by the late twentieth century, general acceptance of the practice meant osteopaths were practicing in conventional hospitals, and the demand for osteopathic hospitals diminished. The second Lakeview Hospital closed in the late twentieth century. Therefore, unlike the location at Prospect Avenue, the Wauwatosa location displays the later history of osteopathy, when osteopaths and conventional doctors could work together in any hospital so dedicated osteopathic institutions were no longer necessary. This location was demolished in the early twenty-first century, and the Prospect Avenue building retains the most integrity of the twentieth-century osteopathic institutions to convey the history and evolution of early osteopathy.

Lakeview Hospital was open for the second half of the twentieth century and was the longest operating, dedicated osteopathic hospital in Milwaukee on Prospect Avenue and later Blue Mound Road. Three osteopaths opened the institution in the 1940s, when osteopathy was not widely accepted or practiced in Wisconsin. Though at the time osteopaths could be licensed in the state, prevailing negative sentiments towards the practice led osteopaths to open their own facilities for dedicated practice. As such, Lakeview Hospital and other osteopathic facilities opened in re-purposed single-family homes. The other two hospitals that were founded in Milwaukee around this time – Milwaukee Osteopathic Hospital and Clinic and Edgewater Hospital – were comparatively small and short-lived. On the other hand, Lakeview Hospital grew and established itself in the former mansion over two decades, expanding as osteopathy became more widespread and opening more beds and welcoming more and more patients. The subject building on Prospect Avenue retains integrity as a former mansion transformed into an osteopathic hospital. Its layout displays the functionality needed from a hospital, with patient

⁵⁹ "Hospital Slates Sept. 7 Opening," *Milwaukee Journal*, June 30, 1965.

⁶⁰ "Fiscal plan is approved for hospital," *Milwaukee Sentinel*, August 25, 1990.

⁶¹ "State probing doctors-dentist suit," *Milwaukee Sentinel*, March 31, 1992.

⁶² Mark Johnson and Kawanza L Griffin, "Hospital to close doors," *Milwaukee Journal Sentinel*, October 19, 2000.

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rooms and offices easily accessed from a central stairwell. It also contains finishes that are consistent with an ornate single-family home and not a purpose-built hospital, such as elaborate decorative ceilings and wood paneling. These features exhibit Lakeview Hospital's history as a dedicated osteopathic institution housed within a former mansion. The other two early osteopathic institutions do not retain the same integrity to convey this history of early osteopathy, which predates larger institutions like the Second Lakeview Hospital and Northwest General Osteopathic Hospital that represent the later acceptance of osteopathic practice.

Concluding Significance Statement

Despite their legal troubles at the beginning of the twentieth century, osteopaths found some level of acceptance in Wisconsin, long before the rest of the country recognized osteopathy in the 1970s. Even so, Milwaukee osteopaths found that they needed their own, dedicated institutions in which to practice medicine freely. Their plans for an osteopathic institution were not realized until the 1940s, and Lakeview Hospital opened as a seventeen-bed hospital in a former mansion. Lakeview Hospital was the most successful of the early osteopathic institutions, operating on Prospect Avenue for two decades before increased need, interest, and acceptance allowed them to move to a larger site in Wauwatosa, which has since been demolished. Lakeview Hospital represents the early period in the journey of osteopaths as they gained legitimacy to the point where a dedicated, purpose-built osteopathic institutions was necessary in Milwaukee.

Land Acknowledgement (will be reviewed by the Office of the State Archaeologist)

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia. From as early as the seventeenth century, Euro-American exploration and settlement, military campaigns, and government programs, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin but others may not. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

Archaeological Potential (will be drafted and reviewed by the Office of the State Archaeologist)

The land associated with the hospital was inhabited by pre-historic and historic period Native Americans, as well as by eighteenth and nineteenth century European and American immigrants. In the late-nineteenth century and throughout the twentieth century, heavy development took place throughout the subject site and surrounding area. As such, there is minimal likelihood for the property to yield archaeological information.

Preservation Activities (for properties in CLGs)

This nomination to the National Register of Historic Places was prepared in advance of a planned rehabilitation that will occur through the historic tax credit program. As such, the rehabilitation will be completed to the Secretary of Interior's Standards for Rehabilitation. This rehabilitation will be the first planned rehabilitation to preserve and maintain the former hospital.

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The Lakeview Hospital was evaluated as potentially eligible for the NRHP during a survey conducted in 2023. Eligibility was re-affirmed prior to the writing of this nomination. As a partner with the Wisconsin State Historic Preservation Office (SHPO) and the National Park Service (NPS) participating in the Certified Local Government (CLG) program, Milwaukee is required to maintain a system to survey and inventory historic properties. That entails regular surveys with updates every 20-25 years to identify properties that appear potentially eligible for the NRHP.

END OF STATEMENT OF SIGNIFICANCE DO NOT DELETE

9. Major Bibliographical References

Previous documentation on file (NPS):

- 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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Wisconsin Architecture and History Inventory # 105000
and/or Archaeological Site Inventory #: _____

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“State probing doctors-dentist suit,” *Milwaukee Sentinel*, March 31, 1992.

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END OF BIBLIOGRAPHY DO NOT DELETE

10. Geographical Data

Acreeage of Property: 0.25 acres

Provide either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude:	<u>43.053621</u>	Longitude:	<u>-87.890851</u>
2. Latitude:	<u>43.053408</u>	Longitude:	<u>-87.890424</u>
3. Latitude:	<u>43.053235</u>	Longitude:	<u>-87.890566</u>
4. Latitude:	<u>43.053461</u>	Longitude:	<u>-87.890988</u>

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone:	<u>16T</u>	Easting:	<u>427468.833</u>	Northing:	<u>4767130.109</u>
2. Zone::	_____	Easting:	_____	Northing:	_____
3. Zone::	_____	Easting:	_____	Northing:	_____
4. Zone:	_____	Easting:	_____	Northing:	_____

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundary consists of City of Milwaukee tax parcel #3550001000 located at 1749 N Prospect Ave. The property is bounded by Prospect Avenue to the east, Royall Place to the north, an unnamed alley to the west, and an unrelated parcel to the south. The City of Milwaukee Assessor's Office website was accessed on April 4, 2023.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the full historic parcel associated with Lakeview Hospital.

END OF GEOGRAPHIC DATA DO NOT DELETE

11. Form Prepared By

name/title: Jen Davel/Mariana Melin-Corcoran
organization: Heritage Consulting Group
street & number: 225 E Michigan St.
city or town: Milwaukee State: WI zip code: 53202
Email: jdavel@heritage-consulting.com
Telephone: 608-609-6856

Additional Documentation

Figure Log

- Provide a list of all maps, plans, and additional documentation provided

Figure 1: Site Boundary (source: Google Earth)

Figure 2: 1894 Sanborn Map

Figure 3: 1910 Sanborn Map

Figure 4: 1951 Sanborn Map

Figure 5: 1968 Sanborn Map

Figure 6: Exterior Photo Key Plan (Photos 1-4)

Figure 7: First Floor Photo Key Plan (Photos 5-8)

Figure 8: Second Floor Key Plan (Photos 9-11)

Figure 9: Third Floor Key Plan (Photos 12-14)

Figure 10: Basement Key Plans (no photos at this floor)

Figure 11: USGS Map (Milwaukee Quadrangle, Wisconsin, 7.5-Minute Series)

Embed figures

- **Maps:** A **USGS map** or digital equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** such as floor plans of representative spaces, photo keys, historic images, etc.(Check with the SHPO, TPO, or FPO for any additional items.)

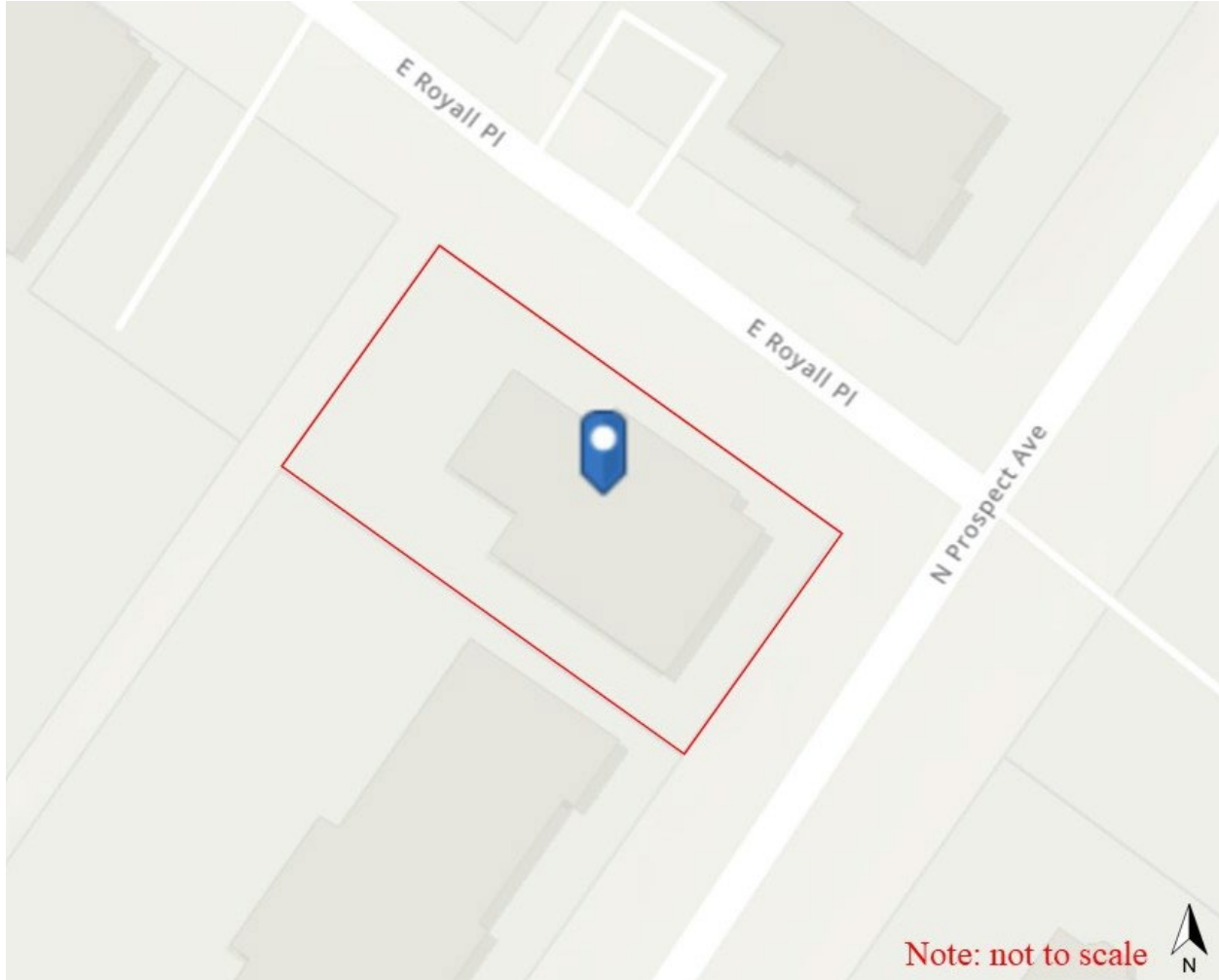


Figure 1: Site Boundary, shown in red.
(source: Map Milwaukee GIS Web Services)

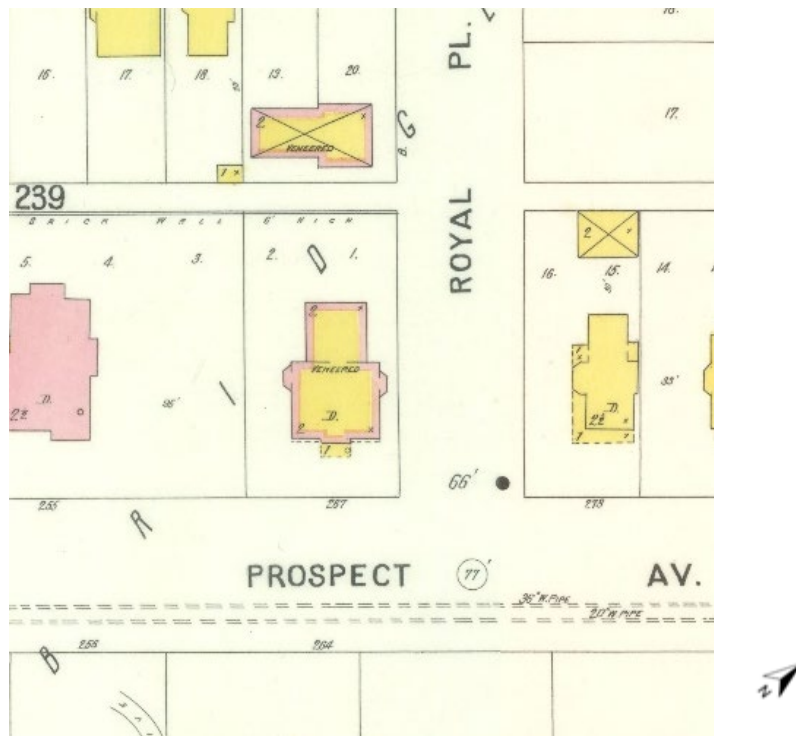


Figure 2: 1894 Sanborn Map. Note: not to scale.

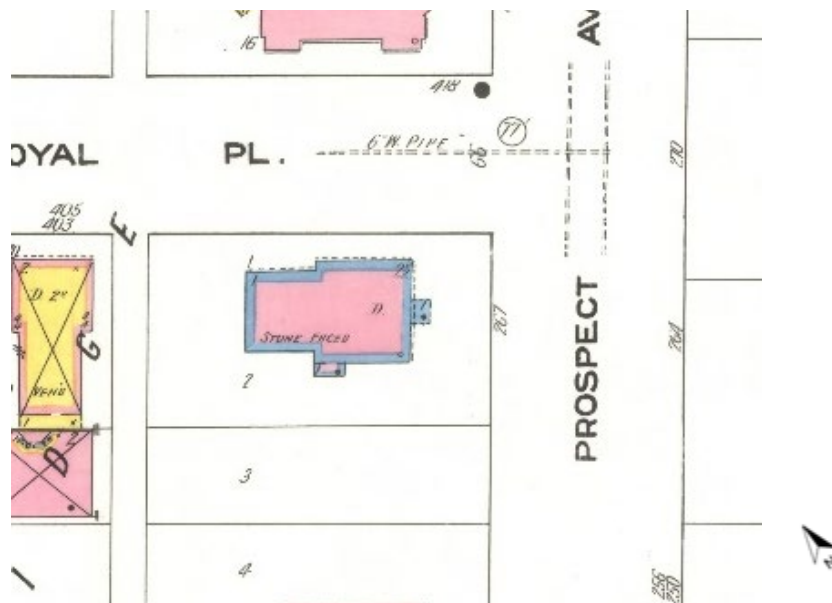


Figure 3: 1910 Sanborn Map. Note: not to scale.

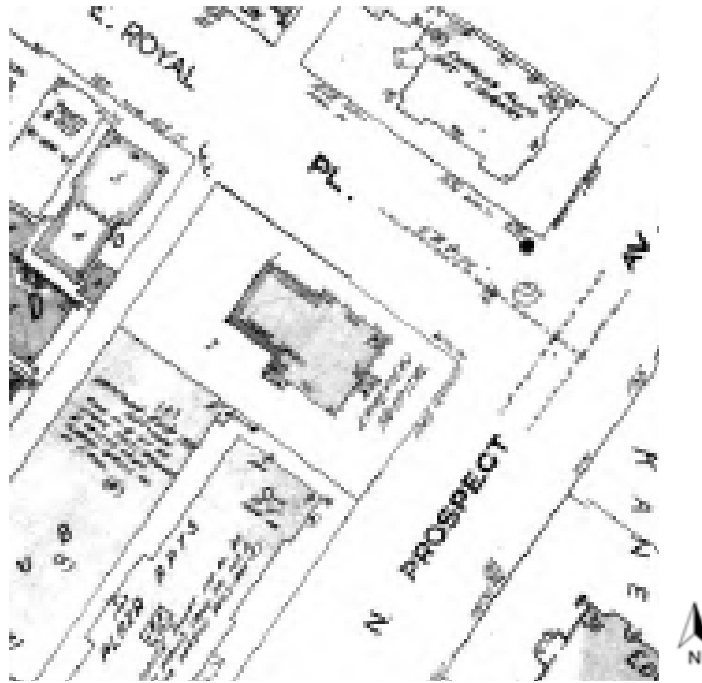


Figure 4: 1951 Sanborn Map. Note: not to scale.

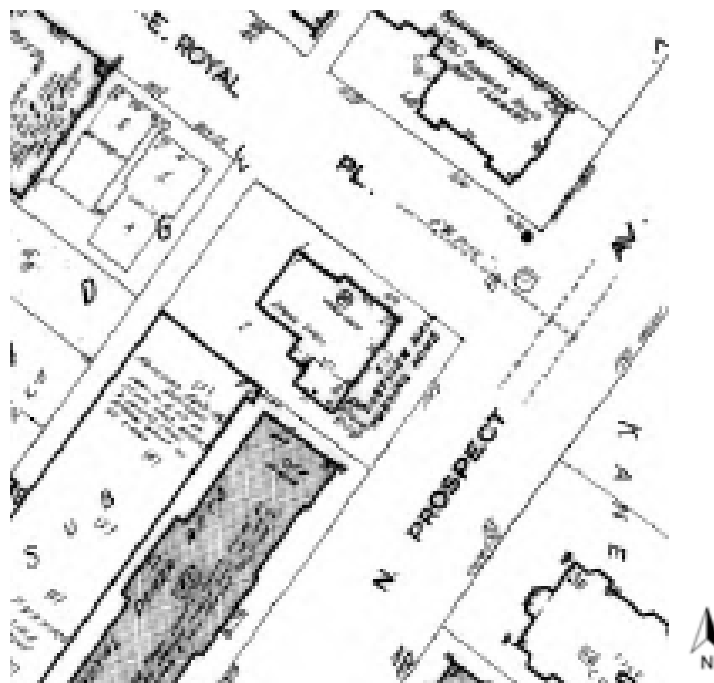


Figure 5: 1968 Sanborn Map. Note: not to scale.

Exterior

Photos 1-4

Yellow arrow indicates starting point

Note: Plan not to scale

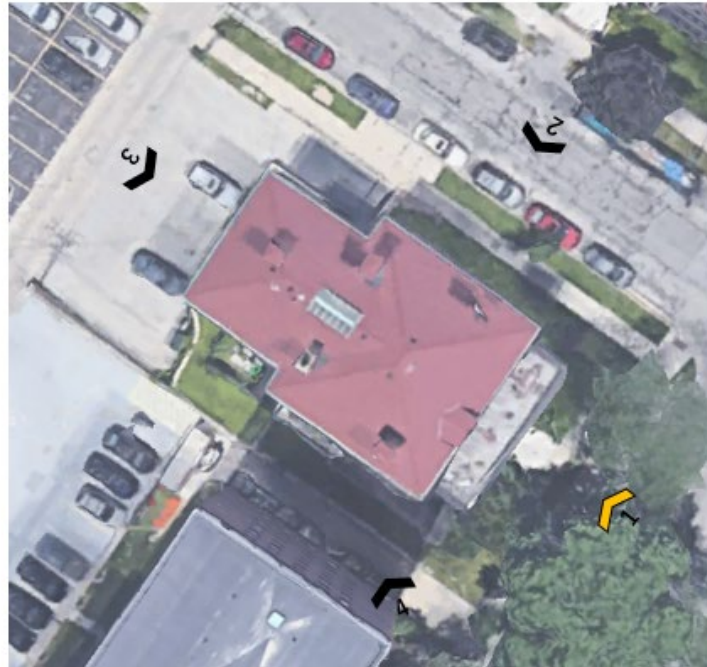


Figure 6: Exterior Photo Key Plan (Photos 1-4)

First Floor

Photos 5-8

Yellow arrow indicates starting point

Note: Plan not to scale

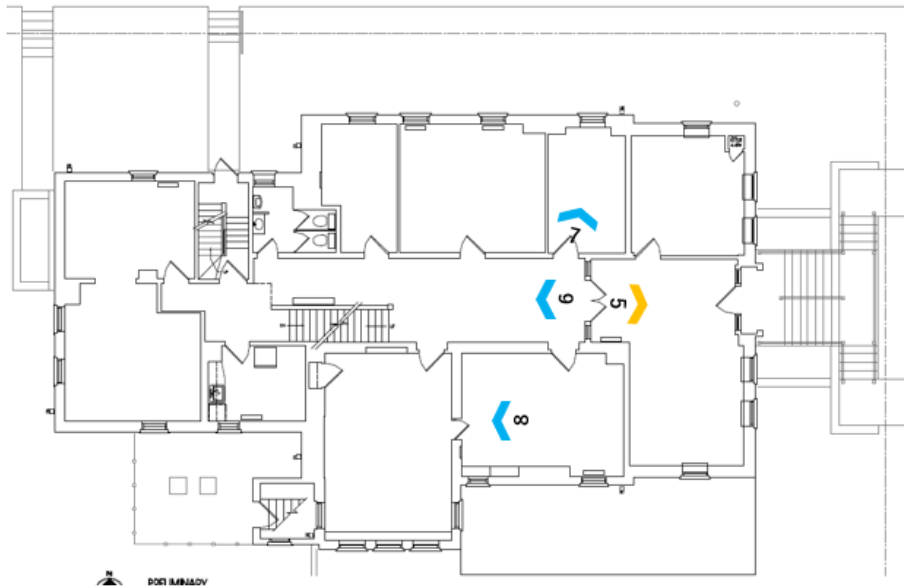


Figure 7: First Floor Photo Key Plan (Photos 5-8)

Second Floor

Photos 9-11

Yellow arrow indicates starting point

Note: Plan not to scale

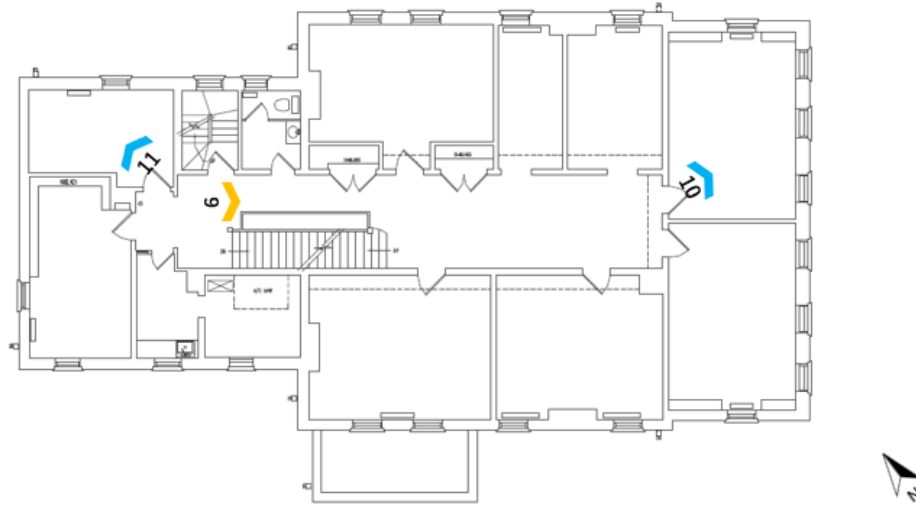


Figure 8: Second Floor Key Plan (Photos 9-11)

Third Floor

Photos 12-14

Yellow arrow indicates starting point

Note: Plan not to scale

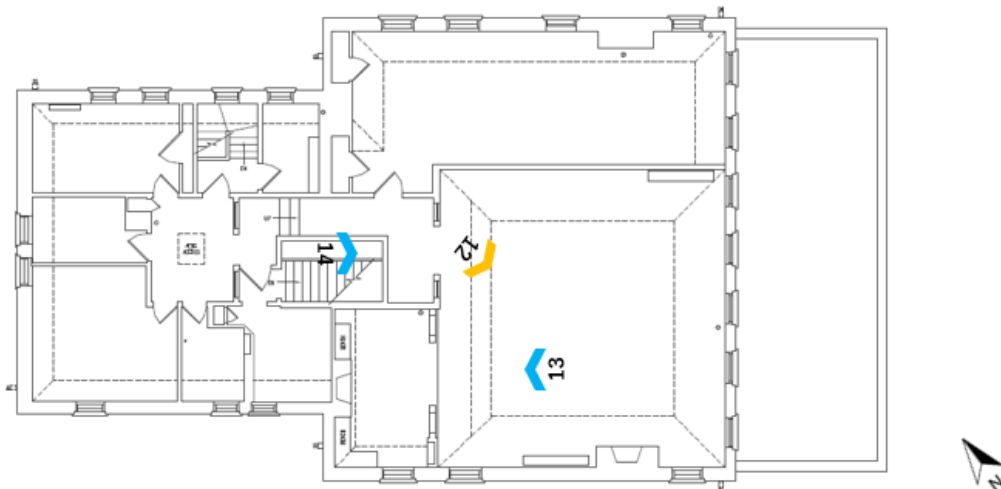


Figure 9: Third Floor Key Plan (Photos 12-14)

Lakeview Hospital

Milwaukee County, WI

Name of Property

County and State

Basement

Photos 15-16

No photos at this floor

Note: Plan not to scale

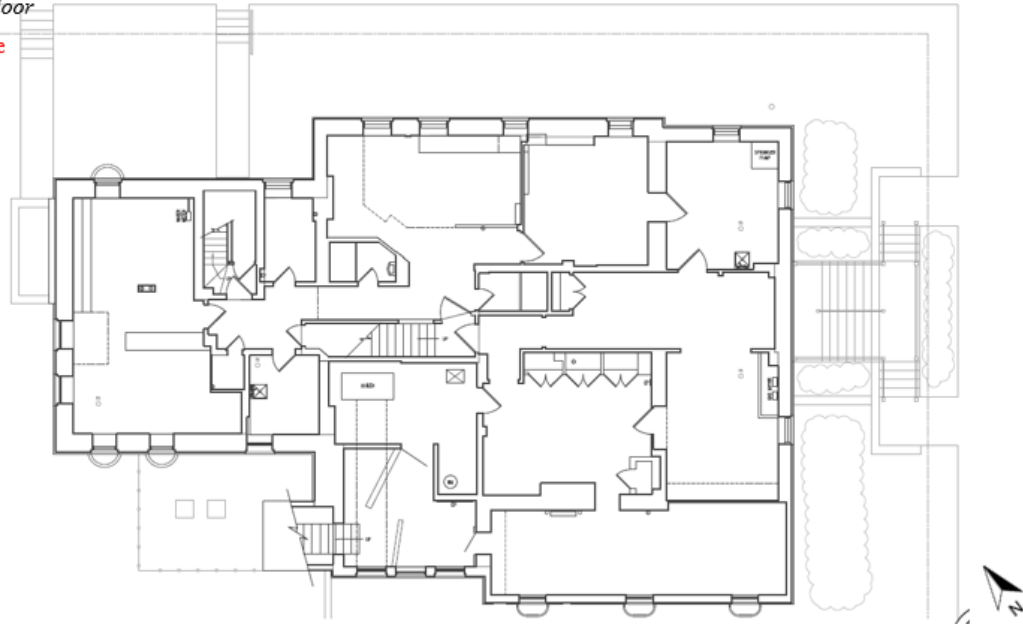


Figure 10: Basement Key Plans (no photos at this floor)

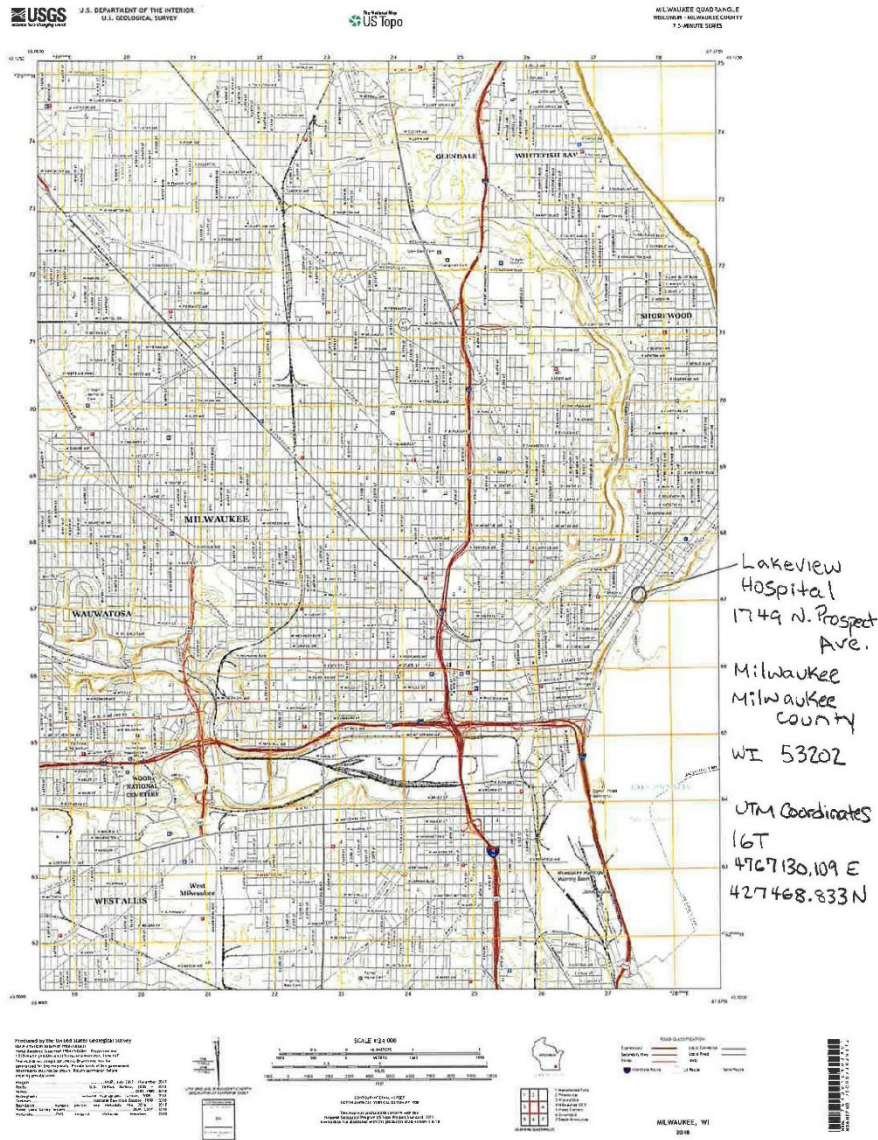


Figure 11: USGS Map (Milwaukee Quadrangle, Wisconsin, 7.5-Minute Series)

END OF FIGURES SECTION DO NOT DELETE

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. For simplicity, the name of the photographer, photo date, etc. may be listed once in the photograph log. The photograph order must correspond with the photograph log.

Photo Log

Name of Property: Lakeview Hospital
City or Vicinity: Milwaukee
County: Milwaukee State: WI
Photographer: Jen Davel
Date photographed: November 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 14. East Elevation, looking west.
- Photo 2 of 14. North Elevation, looking southwest.
- Photo 3 of 14. West Elevation, looking southeast.
- Photo 4 of 14. South Elevation, looking northwest.
- Photo 5 of 14. First Floor, looking southeast.
- Photo 6 of 14. First Floor, looking northwest.
- Photo 7 of 14. First Floor, looking northeast.
- Photo 8 of 14. First Floor, looking northwest.
- Photo 9 of 14. Second Floor, looking southeast.
- Photo 10 of 14. Second Floor, looking east.
- Photo 11 of 14. Second Floor, looking north.
- Photo 12 of 14. Third Floor, looking south.
- Photo 13 of 14. Third Floor, looking northwest.
- Photo 14 of 14. Third Floor, looking southeast at skylight.

Lakeview Hospital
Name of Property

Milwaukee County, WI
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Property Owner

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

name/title	Carl Mueller				
organization				date	December 2023
street & number	4015 N Lake Drive			phone	414-403-4360
city or town	Shorewood	state	WI	zip code	53211

If there are other interested parties that should be noticed, please provide in the tables below

name/title	_____				
organization	_____			date	_____
street & number	_____			phone	_____
city or town	_____	state	WI	zip code	_____

name/title	_____				
organization	_____			date	_____
street & number	_____			phone	_____
city or town	_____	state	WI	zip code	_____

name/title	_____				
organization	_____			date	_____
street & number	_____			phone	_____
city or town	_____	state	WI	zip code	_____