

## Bailey, Heather

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**From:** Walters, Kevin <kwalters@warf.org>  
**Sent:** Tuesday, September 01, 2020 8:56 AM  
**To:** Bailey, Heather  
**Cc:** Alex Saloutos; Kurt Stege  
**Subject:** FW: Charmany Farms Farmhouse -- Information from Madison Trust for Historic Preservation

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Hi Heather,

I don't believe we've met, but I'm a relatively new board member on the Madison Trust for Historic Preservation (having joined at the beginning of the year) and also a historian working at the Wisconsin Alumni Research Foundation (WARF). Alex Saloutos forwarded your email exchange regarding the Charmany farmhouse and I thought it might be helpful to send along some research I did on the property. The Madison Trust has yet to take a formal position on the matter, beyond making sure we're doing our due diligence to understand the property before it's too late. I also don't know if your office has already gathered all the information I came across, but I did want to pass it along in case it's helpful or gives you some new leads!

My main source was a conversation with Daniel Einstein, UW-Madison Historic and Cultural Resource Manager, who referred me to a 2009 evaluation by Beth Miller, local historic preservation consultant. I also did some research in WARF's internal files and university digital records. (WARF has sometimes supported the university by owning and helping to finance property and Charmany was mentioned in some of these real estate dealings in the 1960s, even though it was ultimately not purchased by WARF.)

I'm copying two excerpts from emails below. The first is what Daniel provided to Kurt Stege and I when I asked about the 2009 report (perhaps Beth will have more information still on file from her research). The second is the summary of what I've found in my own research, which I sent to the Madison Trust Board. Happy to field any further questions or provide any of the documents from my research if it would be helpful to you!

**From Daniel Einstein:**

Beth's evaluation report ( 2005/updated 2009) did not provide a lot of detail. Here is the entirety of her evaluation of the property:

“SVIC- Charmany Farms Complex, 5701-11 Mineral Point Road, 1946, UW#s 0653- 0676 (out buildings dating from 1946, 1963, 1966, 1970, 1981) UW#s 0653-0676

The farmhouse (#0656) is not individually eligible, as it is an undistinguished local example of the Queen Anne/Colonial Revival transition; better examples are found in Madison. Also on site are 7 outbuildings, most of them connected to each other, undistinguished and too altered to make the property significant as a farmstead. They are the 1946 dairy barn 2 (0657), 1948 milk house (0669), 1963 barn 4 (0653, turkey house), 1963 barn 3 (0654), 1966 storage bldg 1 (0662), 1970 storage bldg 2 (0664), and 1981 pole barn 1 (0666). Acquired by U.W. 1946.”

The online “public” version of the AHI (Architecture and History Inventory) which Alex provided the link to, is interesting in so much as it does NOT include all of the inventory data---in particular where eligibility for inclusion on the NRHP is stated. In order to access this the complete AHI listing you need to pay a

subscription fee to WHS—or use their public terminal at the WHS building. Pretty annoying—but apparently WHS sees this as a way to generate income from consultants who need the complete info for EIA and 44.40 compliance reporting.

Anyhow the complete AHI listing indicates that the property is “not eligible” for the NRHP.

Let me know if you need anything else.

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**My summary provided to the MTHP board:**

Daniel said the property was reviewed in 2009 as part of a campus-wide survey of all structures that might either be candidates for the National Register of Historic Places or be subject to Wisconsin Statute 44.40 (that’s the law in which state agencies are required to consider whether any “proposed action will have an adverse effect upon a historic property”).

Daniel read me part of Beth’s assessment of the Charmany house, in which she said it was not a distinctive example of its architectural style (I believe that style is the “Queen Anne transition to revival” but I might have written it down wrong). There are more distinctive and better preserved examples of this style elsewhere in Madison and there appeared to be no other connections of historical significance to the property. Daniel also clarified that the demolition request is for the house and two smaller storage structures. Five other buildings on the site, including the barn, will remain.

The land was originally part of UW’s plans for a western extension of campus, which eventually turned into the Hill Farms development and University Research Park. I also did a check of WARF and UW digital records, and there were a number of plans to redevelop the land for various campus research programs, none of which came to fruition. But preserving the house doesn’t appear to have been a serious consideration at any point or a reason for holding up any other development plans. The farm house ended up being used by a farm manager for a while as part of what’s now the Western Ag Campus but has been vacant for a number of years.

The timing of the university’s request is connected to the planned construction of a new Veterinary Medicine building. UW has a policy on building inventory that any time a new structure is added to their maintenance rolls, they should look to take another one off their inventory, either through sale or demolition. Daniel wasn’t familiar with the full details of this policy, so we’re not sure if it’s a state requirement, Board of Regents rule, or UW-Madison administration policy. But, essentially, the university needs to keep the number of buildings it manages at a stable number and since Charmany hasn’t been used in a while, they decided it was time to bring it down. There’s no current plan to develop the land for anything, which means it will remain a green space for the near future.

Hope this helps, Heather!

Best,

**Kevin Walters, PhD**

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**From:** "Heather Bailey" <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**To:** "Alex Saloutos" <[REDACTED]>  
**Sent:** Monday, August 31, 2020 9:52:18 AM  
**Subject:** RE: Preservation files

Alex,

We'll start pulling together files for 1 & 2 to send your way. For Charmany Farms, that will be on the agenda for the September 14 Landmarks Commission meeting. I do not have a preservation file for that property. I've inquired with WHS and while the AHI listing says there is a site file, they say there isn't and the information comes from the report cited on the AHI (the preliminary evaluation) and that the report is really just a list of addresses, which is what the WHS used to concur that the property wasn't eligible to the NR in 2009. The lack of information is discouraging. I'm going to pull information from the Historic Madison Photo group on Facebook since they've compiled some resources. The staff report will be available in the week prior to the meeting. If you have additional resources, I would welcome them. This seems like a significant and intact farm site that would be significant for both its period as Charmany Farms and as one of the Vet campuses for UW since 1946.



**Heather L. Bailey, Ph.D.**  
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*The 2020 Census is here! As we practice social distancing, take the opportunity to complete the census now from the comfort of your own home. You can fill it out online at [my2020census.gov](https://my2020census.gov), by [phone](tel:6082666552), or by [mail](mailto:my2020census@cityofmadison.com).*

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**From:** Alex Saloutos <[REDACTED]>  
**Sent:** Friday, August 28, 2020 8:36 AM  
**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Subject:** Preservation files

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi, Heather!

Could you send me copies of the preservation files for the following properties:

1. Yost-Kessenich's Building, 201 State Street;
2. Burrows Block, 120-128 S Pinckney Street; and
3. Charmany Farms Farmhouse, 5707 Mineral Point Road.

Regarding the Yost-Kessenich's Building and the Burrows Block Building I would like to get copies of the minutes for the Landmark Commission meetings when the landmark nominations were on the agenda. How can I get copies of these minutes?

Will the Landmarks Commission be providing an advisory opinion or report to the Plan Commission regarding the historic significance of the Charmany Farms Farmhouse? If so, when do you expect the staff report to be done on this and it to be on the Landmarks Commission agenda?

Thank you in advance for your help!

Cheers,

Alex Saloutos

**First Weber, Inc.**

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