



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, May 03, 2022
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
- 5 Approve Previous Meeting Minutes
 - 5A Approve the January 4, 2022 HPC Minutes
- 6 Consent Agenda
- 7 Action Items
 - 7A PUBLIC HEARING: Approve the Site Alteration Permit (SAP) to Construct a Pergola at 500 Chestnut Street North/Superior Lawn & Landscape/HPC #2022-02
 - 7B PUBLIC HEARING: Approve the Site Alteration Permit (SAP) to Construct a New Fence at 202 Walnut Street North/Beyond New Beginnings/HPC #2022-03
- 8 Discussion Items
 - 8A Eitel House - Preliminary Plat
 - 8B Guardian Angels School - Block 42 - Concept Plan
- 9 Other Business
- 10 Adjourn



Minutes
CHASKA HERITAGE PRESERVATION
COMMISSION
Tuesday January 4, 2022
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 pm.

HPC members present: Gregg Davies, Vice Chairperson Kristine Kohman, Steve Mueller, James Pleis, Scott Welvaert

HPC members absent: None

Staff present: Elizabeth Hanson – City Planner

2. Roll Call

Roll call was taken.

3. Adopt the Agenda

Motion by Commissioner Mueller, and second by Commissioner Welvaert, to adopt the agenda. Motion carried.

4. Visitor Presentation

There was no one under visitor presentation.

5. Approve Previous Meeting Minutes

5A. Approve the November 2, 2021 HPC Meeting Minutes.
Motion by Commissioner Davies, and second by Commissioner Mueller, to approve the November 2, 2021 HPC meeting minutes. Motion carried

6. Consent Agenda

There was no consent agenda.

7. Action Items

7A. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for the Conrad Fink House at 322 W 1st St/Lisa & Norm Oberski/HPC #2022-01

City Planner Hanson presented this project to the Commission. She provided a slideshow detailing the general site alterations of the Conrad Fink House. The physical condition of the porch, which was added to the original design of the house, is deteriorating. The packet contains images of the existing and proposed renovations of the porch. It also contains the HPC standards and is in compliance with city zoning requirements.

Lisa Oberski, home owner, stated she wants to be as true to the original building as possible. She thanked everyone for their work with the project.

Vice Chairperson Kohman opened the public hearing at 7:20 pm

Commissioner Mueller noted materials 5 and 6 were reversed in the packet. He also wondered if the front elevation would be more compatible if the screens were divided into two panels instead of the one big screen.

Dan Peterson, U + B Architecture & Design, 1046 Lombard Ave, stated he understood the original porch had 0 screens and these large one-panel screens are designed to give the appearance they are not there. He stated he is open to other options and encourages suggestions and feedback from HPC members.

Vice Chairperson Kohman closed the public hearing at 7:25 p.m.

Motion made by Commissioner Davies, and second by Commissioner Welvaert, to Approve the Site Alteration Permit (SAP) for the Conrad Fink House at 322 W 1st St/Lisa & Norm Oberski/HPC #2022-01. Motion carried.

8. Discussion Items

8A. Discuss Ernst Home and Chaska Yards Concept Plan

City Planner Hanson presented this project to the Commission. Ernst Home and Chaska Yards Concept Plan (ESS lot) consist of 2 existing lots. Asking for an initial look at the proposal and receive feedback from the HPC. Individual homes with yards and private home use. 80% area median income-more affordable housing. Slideshow provided Additional information regarding a proposed detached garage and a community style paseo in the rear of the property.

Commissioner Davies wanted clarification on the number of bedrooms in each unit. Todd Grover, lead architect at MacDonald and Mack Architectural Design firm clarified all units are 3 bedrooms with the hope families will want to move in. He is looking for comments, feedback and questions from the HPC. They are looking at various design details to ensure it is compatible with other buildings in the historic district.

Elise Durbin, Director of Community and Economic Development at the CDA, provided information on how the CDA became involved with this project. In 2020, city staff and CDA applied for grants and loans to obtain funding. In Dec 2021, a purchase agreement was approved.

Mr. Grover reiterated that SHPO has reviewed the financing for this plan and is still working out those details.

Commissioner Welvaert questioned whether property owners will be required to take care of their own property. Mr. Grover discussed the communal areas stating the HOA agreement will have designated areas that each individual house will be required to maintain. Commissioner Welvaert wondered if owners are allowed to

make changes. City Planner Hanson clarified large changes would trigger a HPC meeting while smaller changes would have to go through the City Council.

Mr. Grover described the units as essentially a split level. He also provided details on windows, square footage, storage sheds, and the garage.

Commissioner Davies questioned how to control the resale. Durbin explained the property would be appraised and the increase in value would go to the home owner. This process makes it affordable for future home owners.

City Planner Hanson stated the HPC will see this plan again. This plan will go to the Planning Commission and Chaska City Council. Mr. Grover also stated that SHPO will be part of the preliminary plan that will return to the HPC in March.

Commissioner Pleis wondered what the outside walls look like. Mr. Grover stated they will review siding of other buildings in the historic district to get ideas on trim work, decorations, details and get that information to SHPO.

9. Other Business

Commissioner Davies wondered about terms of each Commissioner. Hanson stated each Commissioner serves a 2-year term and can serve up to 3 terms. She also stated the City of Chaska has improved the application process.

City Planner Hanson stated Chairperson St. John resigned. HPC members recommended Vice Chairperson Kohman as Chairperson and Commissioner Mueller as Vice Chairperson.

Motion by Commissioner Davies, and second by Commissioner Welvaert, to recommend Vice Chairperson Kohman as Chairperson and Commissioner Mueller as Vice Chairperson. Motion carried.

City Planner Hanson will increase images in the heritage columns and increase the numbers of designated homes for historic preservation. She also stated new members of the HPC will be finalized and announced next month.

10. Adjourn

Motion made by Commissioner Mueller, and second by Commissioner Welvaert, to adjourn the meeting at 8:24 p.m. Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

05/03/2022

Subject: **PUBLIC HEARING:** **Site Alteration Permit (SAP) to construct a pergola at 500 Chestnut Street North**

Applicant: Superior Lawn & Landscape

Location: 500 Chestnut Street North (Chaska Bakery building in downtown Chaska)

Case No.: HPC No. 2022-02

Synopsis: Applicant is proposing to construct a pergola on their property

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of the Site Alteration Permit (SAP)

HISTORIC SIGNIFICANCE OF THE SITE

The Chaska Bakery building is a locally designated resource and is a one-story building that was built in 1884 by Gottlieb Eder as a bakery with living quarters in the rear. Mr. Eder died in an early morning fire in 1896. The bakery has passed from owner to owner since then. A second story was added for office and residential space. Two generations of the John A. Linne family operated the bakery for nearly 50 years, beginning in the early 1920s. Below is a photo showing the look of the building from the 20's.



The building is listed as a Preservation Success Story in the City's Preservation Design Manual. Photos showing this building before the most recent renovation stress the point of how much the property has been improved by responding architecturally to the historic character of its original period.

PREVIOUS APPROVALS

In September 2017, a Site Alteration Permit (SAP) was approved for the building at 500 Chestnut Street North to restore the storefront. Below shows how the building used to look in the 70's (left image), and how the building was renovated to look the way it was in 2017 (middle image), and how it was restored to what it looks like today (right image).



TONIGHT'S REQUEST

The applicant is requesting to install a new pergola onsite. The pergola would be constructed out of cedar and aluminum and would be located in the rear of the building/site off of 5th Street East. The pergola structure will be constructed of weathered cedar and be 12 feet tall. Aluminum fencing will be installed between the structural posts. This pergola will provide for an outdoor seating area for Red Bench Bakery.

STAFF EVALUATION and RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans. Seven of these standards are clearly relevant to the applicant's proposal:

- Standard a:** The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
- Standard b:** The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.
- Standard d1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard d2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and

proportion, and massing to protect the integrity of the property and its environment.

Standard d10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Regarding Standard a, this site has been designated as a local historic resource. The Chaska Bakery building has significant character, interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. It is also serves as an integral part of Chaska's downtown historical fabric.

Regarding Standard b, the building itself is constructed primarily of traditional "Chaska Brick" and contributes significantly to the beauty and integrity of the downtown area due to its architectural detail and quality, as well as its association with important historic figures. The proposed pergola seems to compliment the existing structure in architectural style, texture, massing and arrangement of color. The proposed pergola and fencing in between is a decorative style and will fit into the historic context of the site nicely. The massing of the pergola is appropriate for the site and in relation to the building. The proposed height is twelve feet as seen from the rear elevation, which in essence renders the pergola an accessory to the site and allows the historic building itself to be the focus. The pergola will sit lower than the building height.

Regarding Standard d1, the existing structure on the property will continue to be used as was historically intended. The new pergola would not require any changes to the main structure. The new pergola will be used to frame the rear of the property, and provide a delineated seating area for users to enjoy. The pergola will sit within the property lines of the Bakery building.

Regarding Standard d2, the historic character of the property will be retained and preserved with the addition of a new pergola. The decorative style will fit in nicely with the architecture of the building, as well as the historic context as a whole. The wood of the structure is a "light" material due to its minimal design arrangement. It is "porous" and does not

Regarding Standard d5, Chaska brick is a major historical context in the City of Chaska, and this distinctive material has been well utilized on this site as the main material in the building. No changes are proposed to the building. The new pergola design and style will complement the architecture of the existing building well. Therefore, the distinctive materials, features, and finishes that characterize this property will be preserved.

Regarding Standard d9, the applicant's proposed new pergola would not destroy the historic materials, features, and spatial relationships that characterize this property. Moreover, the pergola is proposed in the rear area and therefore, will not be highly visible from the front on Chestnut Street North.

Regarding Standard d10, the pergola would technically be a new addition to the property, and as such, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

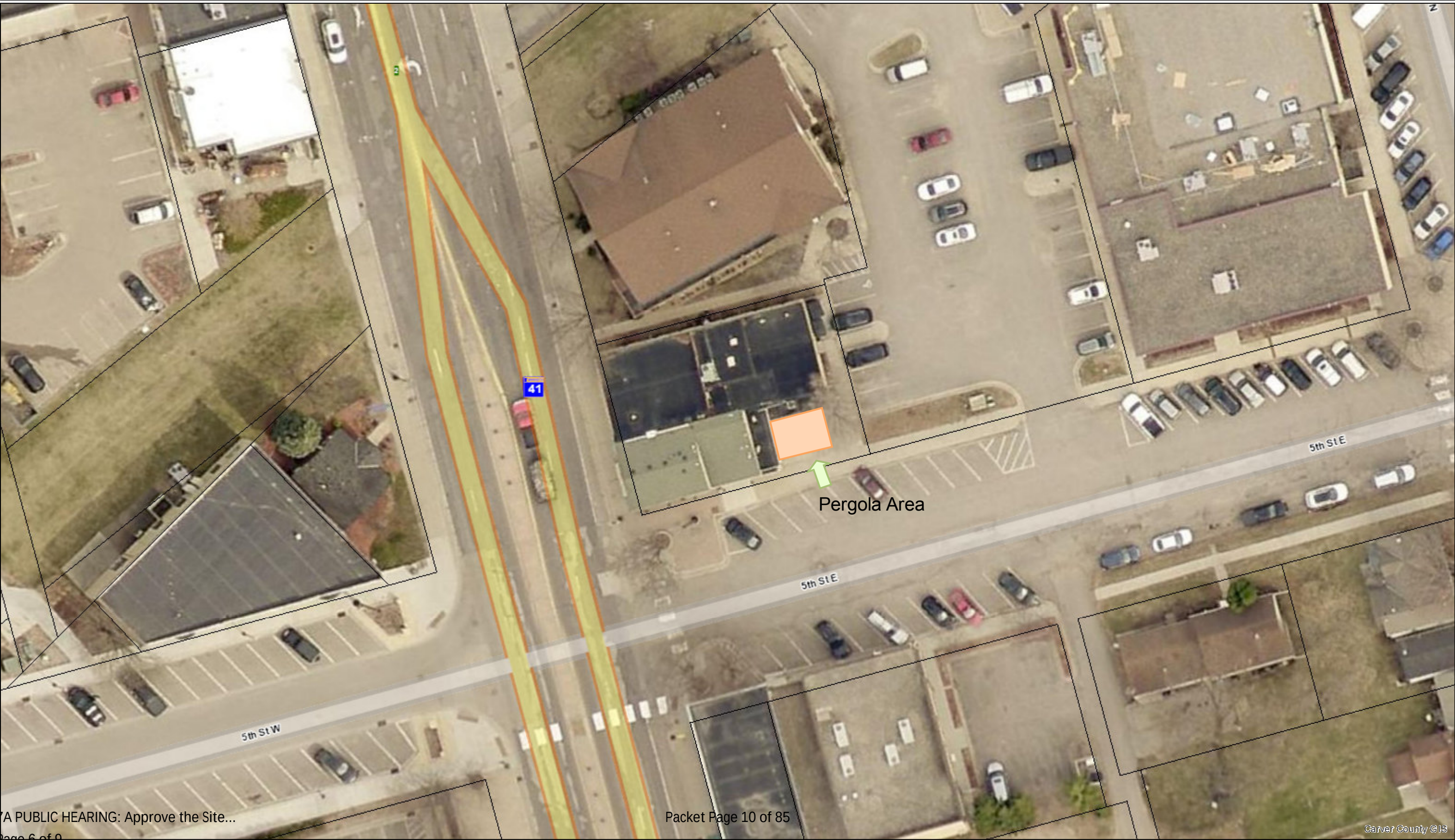
In sum, staff concludes that the proposed new pergola on a historic property is a very compatible and elegant solution for complementing the historic character of the existing building. A new pergola will also add functionality to this historic property, as it will help define a portion of the property limits and provide a delineated outdoor seating area. The new pergola would achieve the goal of adding value to the property and the community by adding high quality materials and a design that complements the historic structure onsite.

HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:

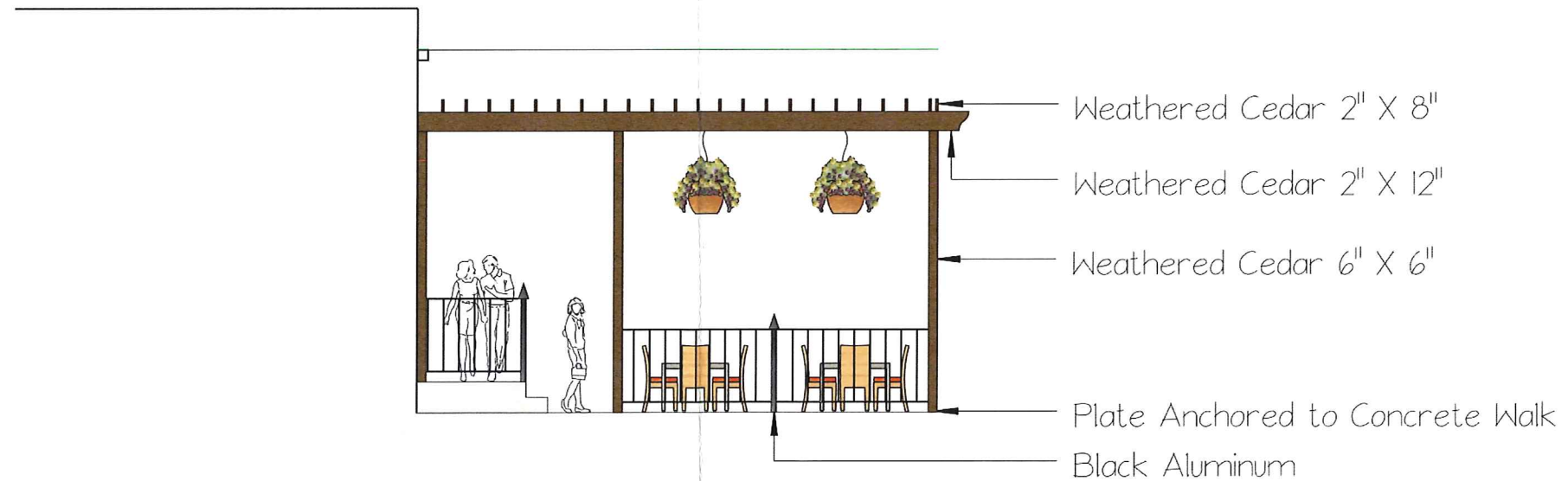
Motion to approve a Site Alteration Permit for the construction of a pergola on a historic resource property, located at 500 Chestnut Street North, based on the findings listed in the staff report, and subject to the following conditions:

- 1. The construction of the pergola shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Pergola Drawing, submitted by Superior Lawn and Landscape, dated March 30, 2022**
- 2. The applicant shall obtain approval of a building permit prior to construction of the pergola.**







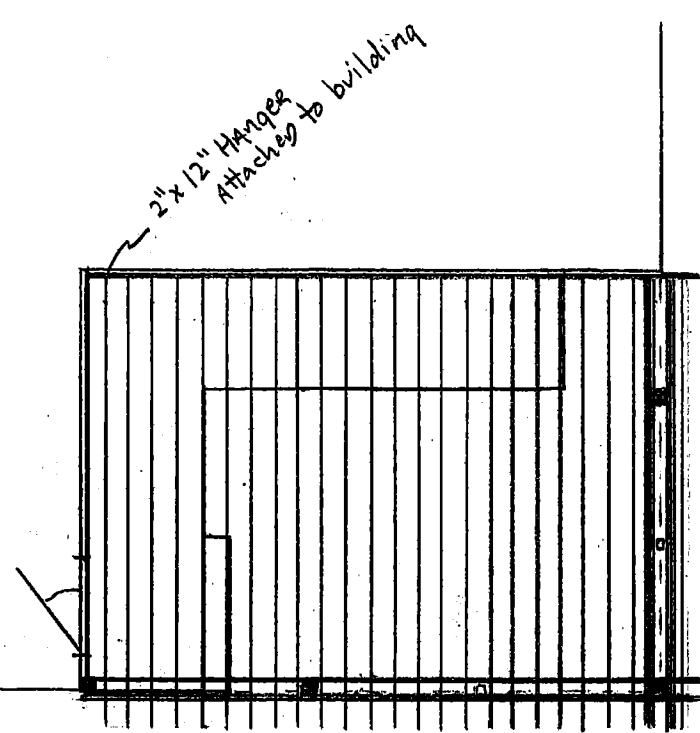


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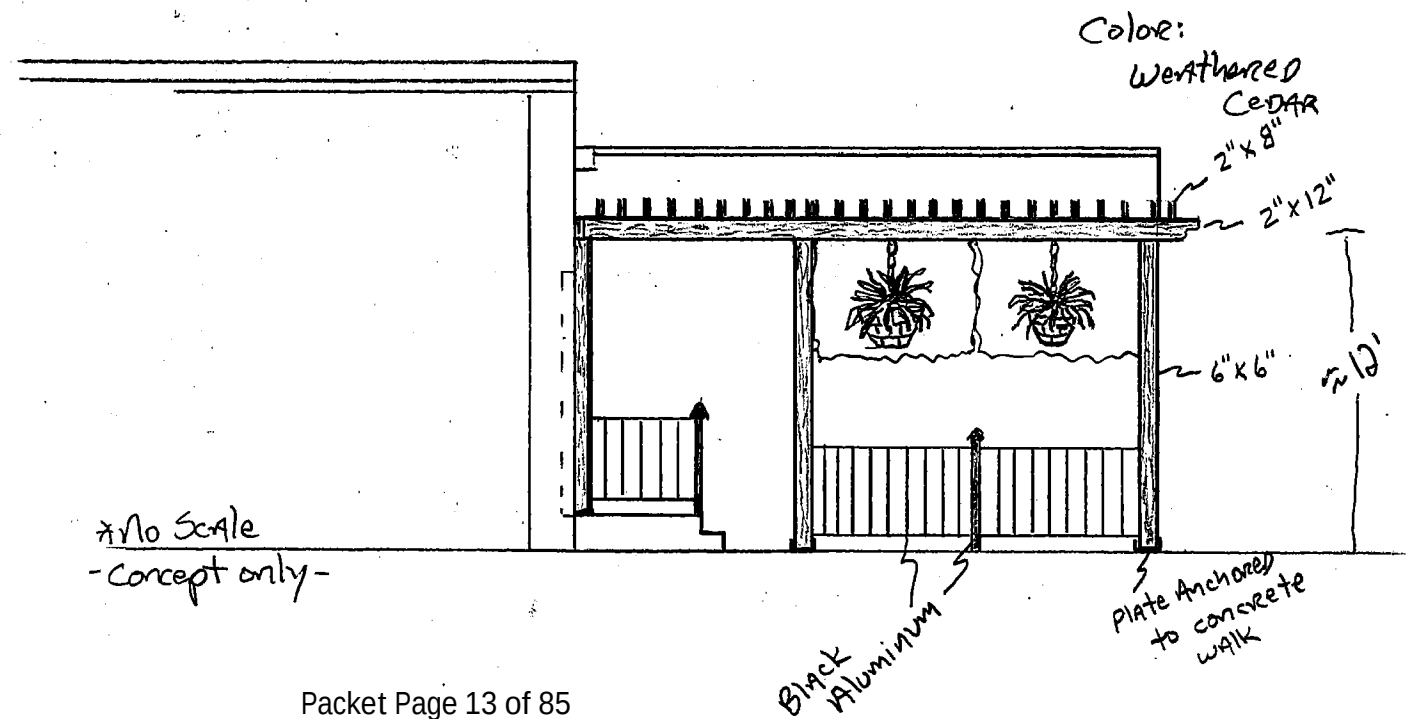
Red Bench Bakery 500 Chestnut St. Chaska		
client:	date	revision
scale 1" : 8'	3/30/2022	11" X 17"
drawn by	checked by	drawing #



Scale: 1/8" = 1'



*No Scale
-Concept only-



REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

05/03/2022

Subject: **PUBLIC HEARING: Site Alteration Permit (SAP) to construct a fence at 202 Walnut Street North**

Applicant: Beyond New Beginnings

Location: 202 Walnut Street North (Faber Building in downtown Chaska)

Case No.: HPC No. 2022-03

Synopsis: Applicant is proposing to construct a fence on their property

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of the Site Alteration Permit (SAP)

HISTORIC SIGNIFICANCE OF THE SITE

The City designated the Faber Building at 202 Walnut Street North as a local historic site in 1992. The Preservation Design Manual contains the following description of its historic significance:

"The Linenfelters and Fabers were so prolific that residential space in their original building to the southwest became crowded. In 1872, George Faber built the two-story building that stands on this site today, with the Faber family living on the second floor and the Joseph Franken pharmacy located on the first floor. It later also shared space with a bank and still later the post office. In later years it became a grocery store, candy factory, chicken hatchery, mortuary and beauty shop. The Masons purchased the building in 1892 and converted the first floor space to their Lodge. A private party purchased the building in 1997. The current owner, sensitive to the building's historic value, has attempted to restore the exterior of the structure to its original appearance."

TONIGHT'S REQUEST

The applicant is requesting to install a new fence onsite. The fence would be constructed out of aluminum and would be four feet tall around the rear yard of the property. The design of the fence will be decorative and be placed up to the property lines on the north and south sides and up to the parking area on the east side, which is permitted on residential lots.

STAFF EVALUATION and RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans. Seven of these standards are clearly relevant to the applicant's proposal:

- Standard a:** The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
- Standard b:** The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.
- Standard d1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard d2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Standard d10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Regarding Standard a, this site has been designated as a local historic resource. The Faber Building has significant character, interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. It also serves as an integral part of Chaska's downtown historical fabric.

Regarding Standard b, the building itself is constructed primarily of traditional "Chaska Brick" and contributes significantly to the beauty and integrity of the downtown area due to its architectural detail and quality, as well as its association with important historic figures. The proposed fence seems to compliment the existing structure in architectural style, texture, massing and arrangement of color. The proposed aluminum fence is a decorative style and will fit into the historic context of the site nicely. The minimal massing of the fence is appropriate for the site and in relation to the building. The proposed height is four feet as seen from the rear elevation, which in essence renders the fence an accessory to the site and allows the historic building itself to be the focus. The decorative style of the fence is congruent to other historic fences in the area.

Regarding Standard d1, the existing structure on the property will continue to be used as was historically intended. The new fence would not require any changes to the main structure. The new fence will be used to frame the property, provide a safe area for residents to use, and complement the architecture.

Regarding Standard d2, the historic character of the property will be retained and preserved with the addition of a new aluminum fence. The decorative style will fit in nicely with the architecture of the building, as well as the historic context as a whole.

Regarding Standard d5, Chaska brick is a major historical context in the City of Chaska, and this distinctive material has been well utilized on this site as the main material in the building. No changes are proposed to the building. The new fence design and style will complement the architecture of the existing building well. Therefore, the distinctive materials, features, and finishes that characterize this property will be preserved.

Regarding Standard d9, the applicant's proposed new fence would not destroy the historic materials, features, and spatial relationships that characterize this property. Moreover, the fence is proposed in the rear yard and therefore, will not be highly visible from the public Right-of-Way of Walnut Street North and 2nd Street East.

Regarding Standard d10, the fence would technically be a new addition to the property, and as such, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In sum, staff concludes that the proposed new construction fence on a historic property is a very compatible and elegant solution for complementing the historic character of the existing residence. A new fence will also add functionality to this historic property, as it will help define a portion of the property limits and provide a safe area for the residences of the structure. The new fence would achieve the goal of adding value to the property and the community by adding high quality materials and a design that complements the historic structure onsite.

HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve a Site Alteration Permit for the construction of a fence on a historic resource property, located at 202 Walnut Street North, based on the findings listed in the staff report, and subject to the following conditions:

- 1. The construction of the fence shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Site Alteration Application (pgs 1-17), including photo and survey, submitted by Beyond New Beginnings**
- 2. The applicant shall obtain approval of a fence permit prior to construction of the fence.**



Safety Fence Project





Mission Statement

Beyond New Beginnings (BNB) Program supports and nurtures young moms and their children as they gain independence in safe, stable homes while being actively involved in the New Beginnings High School Program, post-secondary education and/or employment by empowering them to become healthy, engaged, members of a community.



Why is this Important?

- **Issue: Young mothers/mothers-to-be struggle with homelessness**
 - Need in Carver County for 8 units (minimum) for mothers and children
- **Impact: Lack of housing inhibits their ability to support their children as they work towards self-sufficiency**
 - Social implications range from poverty to poor health & nutrition to safety concerns
 - Potential for trafficking/abuse/dependency/failure at school/inability to parent child
- **Mitigation: Strong need for community to develop safe housing for moms and their children ensuring success in the next step of their lives**
 - Provide dedicated housing with occupancy accomplished Fall 2020 (Phase 1)
 - Include 'wrap-around services' (e.g. child care, social services, public health and mental health)
 - Commit to support beyond high school graduation – support to launch (through college, technical school, job training) –transformative and empowering

Solution: Beyond New Beginnings Program (BNB)
Where young moms & their children build resilience & success



Phase 1 Home

- N Walnut St and 2nd in Chaska
- Four apartment units
 - 4 mothers/5 children
- Two bedrooms each
- Large common area with kitchen & restroom
- Just blocks from the school
- Close to amenities
 - Park
 - Grocery store
 - Pharmacy
 - Transportation
- County covers insurance, maintenance, leases, heat
- Vouchers provided by Metro HRA



Apartments Furnished with dignity & love



7B PUBLIC HEARING: Approve the Site...
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Empowerment

- House leader hired
- Life Skills and Empowerment classes, public health nurse and mental health provided in partnership with myHealth
- Mentors recruited, trained and meeting with moms twice a month
- Furniture plan developed (Grace Church, FurniShare-LoveINC, donors)
- Families are committed for all four of the apartments (9 people)
- Bountiful Basket committed to providing ongoing food support



Board of Directors



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Co-Founder



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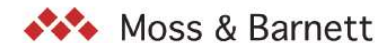


Mary Tingerthal
Board Member

The
goodness of
the
community's
heart...

With Gratitude

Thank you to all of the Beyond New Beginnings supporters!
Corporate, Families, Foundations, Local Government, Nonprofits
It is Only with Your Support That This is Possible.



Special Thanks to:

Erhart Family • McGonagill Family
Risbrudt-Eian Charitable Trust



beyondnewbeginnings2020@gmail.com
P.O. Box 203, Chaska, MN 55318
beyondnewbeginnings.org



Tonight's Need

- Four families/five children in program
- Children play in yard
- Concern is to prevent children from running into street
- There is precedence for fences in historic district



Neighborhood Fences





Neighborhood Fences





Neighborhood Fences





Neighborhood Fences



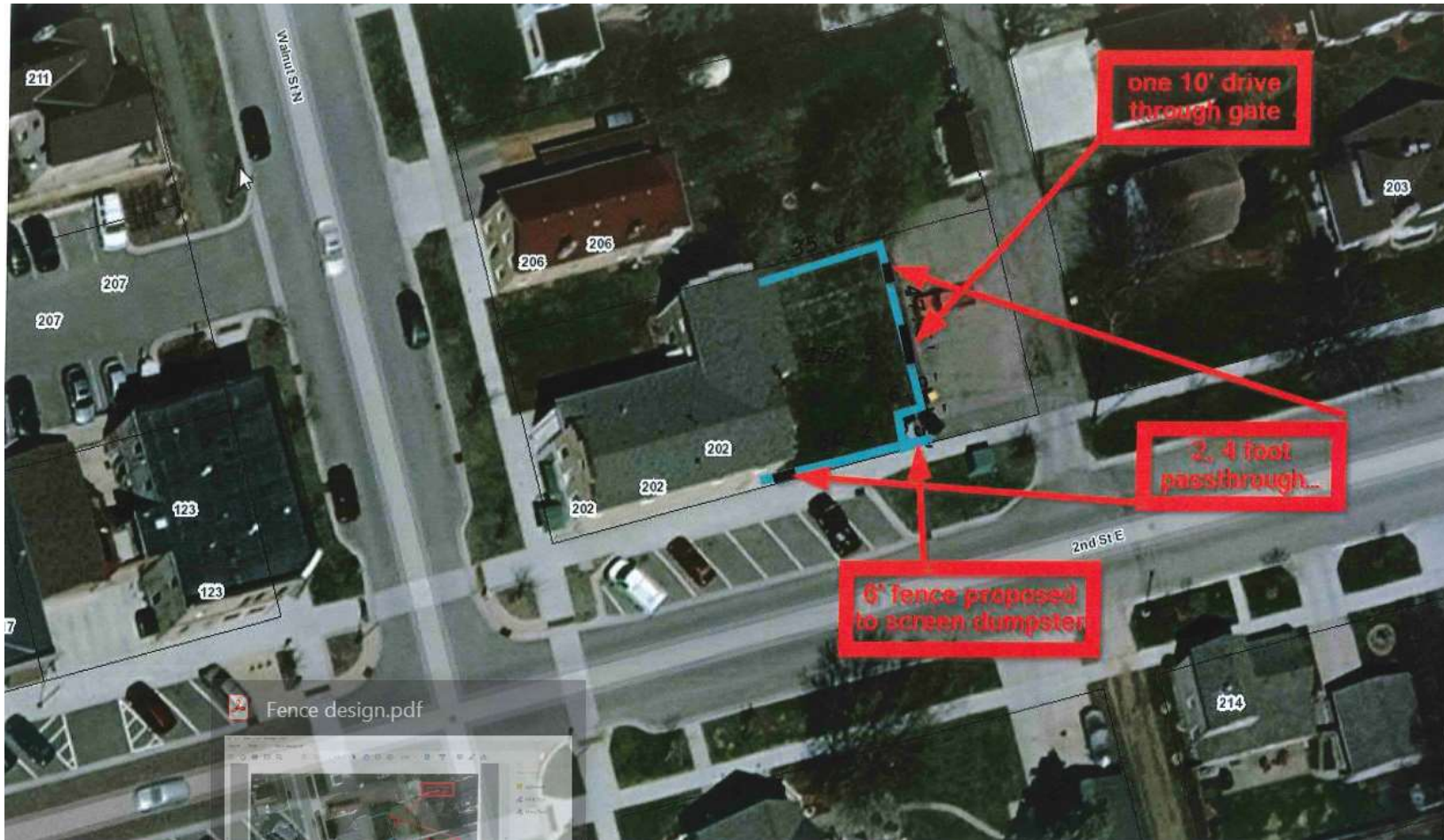


View of Area for Fence Installation





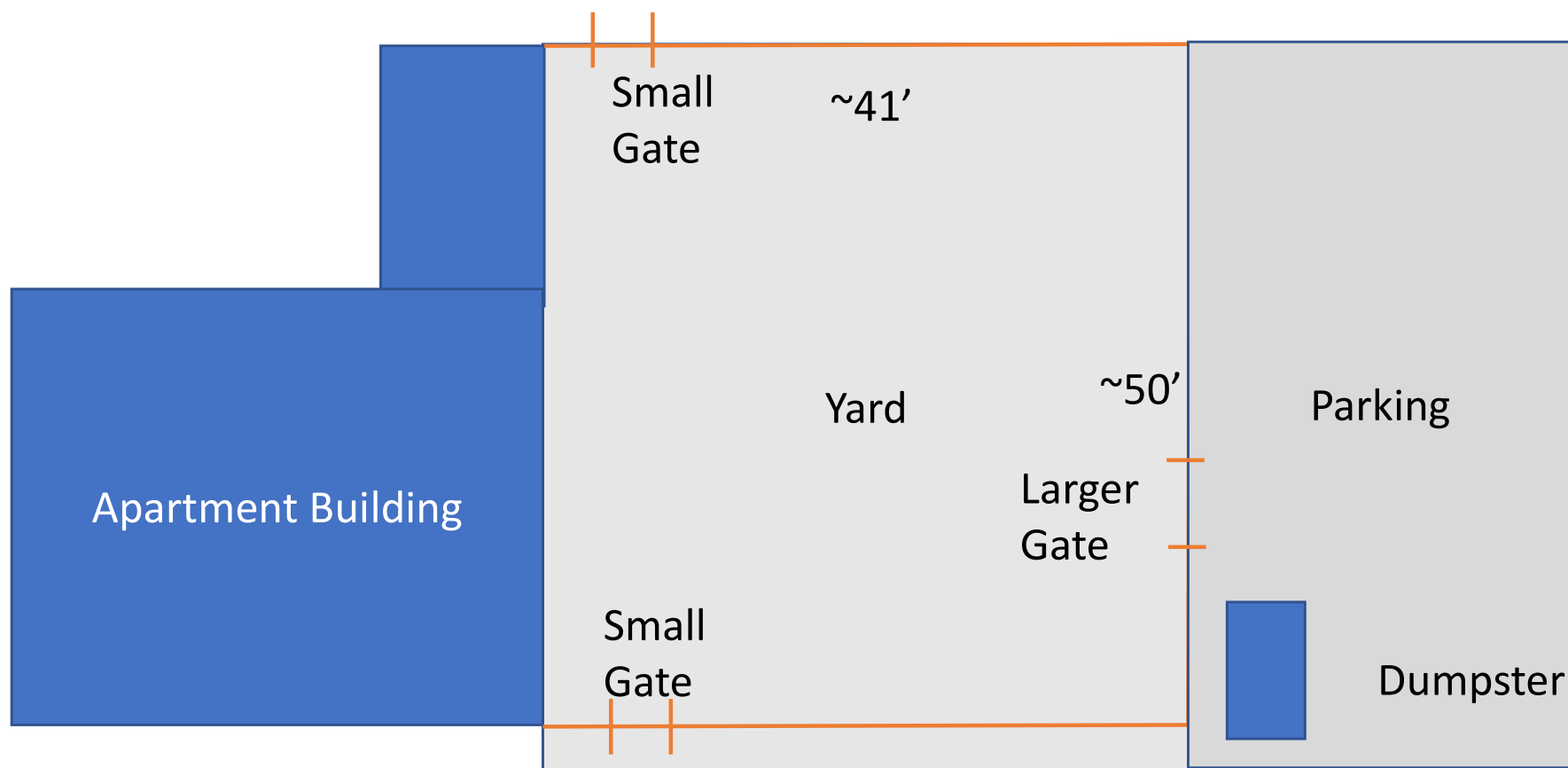
Size/Design



Courtesy Brian Jung



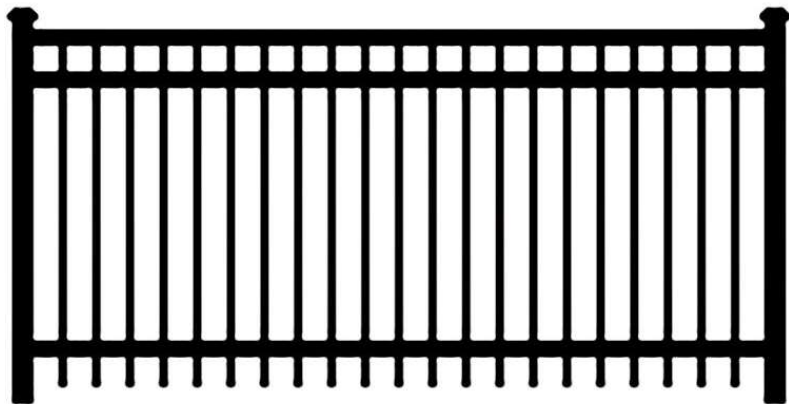
Approximate Size





Fence We Would Like

- Similar to recent fences in Historic District (e.g., home at Walnut/4th)
- 48" High
- Three gates – Two on sides, one larger at back for moving purposes
- Ameristar Montage Majestic design
- Provided at cost by Pass Fencing / Shakopee
- 5 Hour installation, 3-5 volunteers





Discussion

Thank you!



City of Chaska Memorandum

To: Heritage Preservation Commission
From: Elizabeth Hanson, City Planner
Subject: 5/3/2022 HPC Meeting – Eitel House – Preliminary Plat

Eitel House – Preliminary Plat

The City has received an application for a Preliminary Plat to split the Eitel House from the existing Jonathan park located at 112300 Eitel Circle. The Jonathan Association currently own the lot that the park and house sit on. Their intentions are to retain the park and sell off the Eitel House as they don't have the means to preserve it perpetually. They would like to sell off the home to a private owner who wishes to restore the structure appropriately.

The applicant is trying to get initial feedback from the HPC on the direction of their Preliminary Plat, which also includes a general concept layout for the Eitel House if it were to pursue a driveway and detached garage. The feedback provided from HPC would be shared with potential buyers of the Eitel House so that they have some foundation to work off of in the event they pursue a Site Alteration Permit (SAP) for a detached garage. Exterior work on the existing Eitel House is not proposed at this time.

The concept layout shows the maximum detached garage square footage (768 square feet) on the site from a zoning standpoint. The applicant is showing the placement of the structure as far west as it can go before topography becomes an issue. Driveway access and garage doors are oriented on the northeasterly side of the structure. Due to the location of the garage and driveway the existing windmill will need to be relocated on site, which is shown just to the east of the Eitel House.

Historic Significance of the Site

112300 Eitel Circle (Eitel House)

The house was nominated in 2006 for local designation. The nomination form states the following:

"The brick farmhouse at 112300 Eitel Circle is an interesting vestige of Chaska's farming history. Surrounded closely on all sides by the homes of the Jonathan neighborhood, it is a fairly intact farmstead with fieldstone foundation of a barn, a windmill, and a simple Chaska brick farmhouse.

The house is two-story T shape with an 8-12 pitched gable on each end. It sits on a heavy fieldstone foundation, which is now primarily covered in concrete. The roof on the southern leg of the house is asymmetrical and extends at the same pitch to cover a small room. The eastern face of the house was the front and the markings of an original hipped roof porch can plainly be seen there. The original windows throughout the house are 2 over 2 double hung wooden sashes and are uniform in size with the exception of a larger picture window which overlooked the front porch and a newly added window at the rear.

The brickwork is simple and solid with a corbelled double course of brick in an arch above the windows and doors on the northern section of the house. The southern leg of the house

does not include this modest decorative element in the window arches and this suggests a different age of construction for this section.

The Chaska-brick constructed Eitel House was built in 1876 after the first frame house on the property burned down in a fire in 1875. It was owned by locally known and important families over the years, namely the Lanos and the Eitels, and primarily served as a single-family residence and farmstead. The house was then bought by the Jonathan Association (the Jonathan Neighborhood Homeowner's Association) in 1967, at which time the Eitel House ceased being used as a single-family residence, and served a more civic use. The Association operated a day care facility called the Jonathan Children's House until the early 2000s. Currently, the house remains vacant and unused, but still under the ownership of the Jonathan Association."

Staff Recommendation/Analysis

Attached to this packet is the City's Heritage Preservation ordinance which talks about new construction in a historic district/area. There are several standards that need to be met for new construction, however, since this is merely a concept at this point staff will only point out a few. Those are as follows:

Matter 4b: The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.

Standard d9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard d10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The conceptual layout shown could very well change some when a buyer of the site gets involved. However, the Jonathan Association wanted to provide something for staff/HPC to react to. The location of the detached garage appears to be pushed to its westerly limits before the site drops off in elevation. The Association also oriented the building so that the south façade is more prominent from the street view so that this side could be "dressed-up" appropriately. Materials, height, and overall size, are yet to be determined until a potential buyer gets involved.

HPC Action Requested

Please note you are NOT making a formal motion tonight, rather just providing feedback to the applicant for when they, or a potential buyer of the home, comes back for a formal Site Alteration Permit (SAP) for a detached garage, or other exterior changes.

Please provide feedback as it relates to the following items:

- The look and spatial relationship of the new detached garage adjacent to the Eitel House (ie. orientation, materials, massing, overall design, etc)
- Feedback related to the windmill and its potential new location on site
- What information you would need/want to see when, and if, they submit for SAP for the detached garage

THE CITY OF CHASKA HISTORIC RESOURCE NOMINATION & REPORT
THE HISTORIC EITEL HOUSE, 112300 EITEL CIRCLE

Prepared by: Melissa E. Duchinsky, City Planner, & the Historic Preservation
Commission

October 2006

INTRODUCTION

This report documents the historical, cultural and architectural significance of the historic Eitel House, 112300 Eitel Circle. The report makes the case for the property's eligibility for designation as a City of Chaska Historic Resource pursuant to Chapter 10.5 of the Code of Ordinances, Section 31, Designation Criteria and Procedures. City of Chaska's Historic Resources are the buildings, sites, structures, objects, features or open spaces that are significant in the history, architecture, archeology, engineering, or the culture of Chaska, the State of Minnesota, or of the United States and are designated as such by the City Council of Chaska, Minnesota. Properties are nominated as a Historic Resource by the Historic Preservation Commission (HPC) to the Planning Commission and the City Council, during which process a public hearing is held. Once a property has been officially designated a Historic Resource by City Council, this report becomes part of the official designation record.

ADMINISTRATIVE DATA

Name of property: The name of the property nominated for Historic Resource designation in the City of Chaska is the Eitel House.

Property Owner(s): The Jonathan Association

Publicly or privately owned: Privately owned through a homeowner's association.

Location and Plat Name: 112300 Eitel Circle, in the Jonathan Neighborhood; Outlot K in the Neighborhood 8 Plat.

HPC Determination of Eligibility: The City of Chaska HPC has evaluated the Eitel House and found that it meets the Historic Resource eligibility criteria.

Classification: For preservation planning purposes, the Eitel House is considered a historic building.

Historic Function/Use: Historically, since the mid- to late-1800s, the house functioned as a single-family residence. Then, in 1967, the property was sold to the Jonathan Development Corporation, and thus it became a building for civil uses in the New Town neighborhood of Jonathan, such as the Jonathan Children's House and a co-op store. Currently, the house is vacant and unused.

DESCRIPTION

Architectural Classification: The Eitel House is an example of a traditional Chaska brick cottage constructed in the late 1800s.

Boundaries: The boundaries of the proposed historic resource are those of the parcel historically associated with the Eitel House.

Narrative Description:

The brick farmhouse at 112300 Eitel Circle is an interesting vestige of Chaska's farming history. Surrounded closely on all sides by the homes of the Jonathan neighborhood, it is a fairly intact farmstead with fieldstone foundation of a barn, a windmill, and a simple Chaska brick farmhouse.

The house is two-story T shape with an 8-12 pitched gable on each end. It sits on a heavy fieldstone foundation, which is now primarily covered in concrete. The roof on the southern leg of the house is asymmetrical and extends at the same pitch to cover a small room. The eastern face of the house was the front and the markings of an original hipped roof porch can plainly be seen there. The original windows throughout the house are 2 over 2 double hung wooden sashes and are uniform in size with the exception of a larger picture window which overlooked the front porch and a newly added window at the rear.

The brickwork is simple and solid with a corbelled double course of brick in an arch above the windows and doors on the northern section of the house. The southern leg of the house does not include this modest decorative element in the window arches and this suggests a different age of construction for this section.

The Chaska-brick constructed Eitel House was built in 1876 after the first frame house on the property burned down in a fire in 1875. It was owned by locally known and important families over the years, namely the Lanos and the Eitels, and primarily served as a single-family residence and farmstead. The house was then bought by the Jonathan Association (the Jonathan Neighborhood Homeowner's Association) in 1967, at which time the Eitel House ceased being used as a single-family residence, a served a more civic use. The Association operated a day care facility called the Jonathan Children's House until the early 2000s. Currently, the house remains vacant and unused, but still under the ownership of the Jonathan Association.

EVALUATION

Applicable Historic Resource Criteria: The Eitel House is worthy of designation as a historic resource because of its historical, architectural and cultural significance. The House embodies the vernacular style for which historic Chaska brick construction is known and is associated with the life of the Eitel Family, early pioneers to Carver County, and also the Lano Family, a well-known family contributing to Chaska's history over the years and who still live in Chaska today. In addition, the house is positioned in a unique location within the Jonathan neighborhood, a New Town built in the 1960s and 70s, as one of the only two Chaska brick farmhouses left in the neighborhood during modern development.

Local Historic Context: Three historic contexts, as outlined in the City of Chaska's Historic Context Study, are applicable to the historic Eitel House: Chaska Brick (1857-1950), Residential (1857-1950s) and Preservation of the Recent Past (1956-present).

Area(s) of Significance: The Eitel House is significant in the areas of local architectural history (Chaska brick construction), association with local families (the Eitels and the Lanos) and neighborhood heritage (farmhouse in the Jonathan "New Town" neighborhood).

Period of Significance: The Eitel House attained historical significance qualifying it for Historic Resource designation when it was built with Chaska brick in 1876.

Architect/Builder: The house was probably not designed by a professional architect. The name of the original builder/contractor is not known.

Narrative Statement of Significance:

The Eitel House is an outstanding example of the late-nineteenth century cottage architecture and one of Chaska's most valued resources due to both its location in the Jonathan "New Town" neighborhood and its Chaska brick construction. Contextually, it relates to the early farmstead development to the west and north of historic downtown Chaska and it also relates directly to one of the essential industries in Chaska at the time—Chaska brick production and distribution. The house, though constructed years before the conception of the Jonathan "New Town", plays a large part in the fabric of this neighborhood. This house reminds the community of Chaska's once-thriving brick industry, as well as of times when farmsteads and working the land was customary. This old and beautifully uncomplicated house serves as a stoic anchor in a modernly planned neighborhood, signaling to all in the community that the past is worth both remembering and preserving. The surroundings of the property, the Jonathan neighborhood, is worthy of mention itself, as many homes within the neighborhood are approaching the fifty-year old mark—and so fitting into the "Preservation of the Recent Past" context of the City of Chaska. The Eitel House, along with the Koehnen House (Karen House), are the only original Chaska brick farmhouses left in this neighborhood. They were purposefully left during the design process of the Jonathan "New Town" in order to make the preservation of Chaska's past a vital part of the "new" neighborhood.

The main construction material of the Eitel House is Chaska brick, which is integral to understanding its history. Chaska brick was an extremely popular building material in Minnesota during the last half of the 19th century. Nowhere was it a more popular material than in the City of Chaska and in the larger environs of Carver County. Though readily available, the brick was seen as both a practical, durable choice, and as a status symbol. Thus, a high percentage of buildings in Chaska were constructed of Chaska brick. Residences constructed of the brick, though they vary in period and predominant style, are also relatively congruent. Ornamentation is generally restrained, with arched window heads, ranging from one simple row to rather complex multi-row designs, being the primary decorative enhancement—such as displayed in the Eitel House architecture and design.

The high concentrations of Chaska brick buildings in the City of Chaska gives a high level of cohesion to its aesthetic standards. Members of the community and visitors can easily identify Chaska brick structures, are attracted to the distinctive colors and properties of the brick, and have a broad understanding of the importance of the materials. It gives the community a distinctive quality and a sense of place. The town has lost many resources as vacant lots and infill construction prove. All of the original major civic buildings have been torn down, as well as some schools and larger commercial properties. Virtually all resources relating to the brickyards (save the clayholes), and most relating to the railroads, are gone. Therefore, it is imperative to preserve the integrity of the original Chaska brick houses as a living and fundamental resource for the community.

The Eitel House historical significance contains a strong cultural and social component. The house is certainly associated with life of persons who significantly contributed to the City of Chaska's culture and development. More specifically, it is associated with various well-known Chaska and Carver County families.

The Lano Family, who still live in Chaska today, is but one of those important families. Theodore Lano, one of Chaska's earliest settlers, arrived in Chaska from Kielborg, Trier, Rheinland, Germany in 1855. Original patents for Sections 29 and 30, Chanhassen Township 116, Range 23, were awarded to Michael Kessler and Theodore Lano in 1860 and 1861, respectively. Kessler then sold his property to Mr. Lano in 1864. The house made of Chaska Brick was built in 1876 after the first frame house burned down in 1875. Through the years, the farm was owned by the heirs of Theodore Lano, Margaretha, Michael, Catherine, Peter, Rosemary, Theodore II and III.

Joseph Lano, the patriarch of the Lano family, was born in this house on October 19, 1859. Members of his family have served the Chaska Community as City Councilmen, as board members of Guardian Angels Church and leaders of the American Legion, V.F.W., the Chamber of Commerce and the Fire Department.

Three generations of the Lano-Baxter family owned and operated the Baxter-Lano Fairway grocery store on West Second Street. Other Lano's, four brothers back from service in World War II, founded the very successful Lano Implement Company, which originally featured farm machinery and more recently, construction equipment. As of 2006, this company is still active in Shakopee, Norwood Young America and Anoka. Many other Lano's have been contributors to life in Chaska through the years. These include descendants of Peter and Michael Lano.

Another family of note, the namesake of the house, the Eitel family, were pioneers in Carver County (Chanhassen Township). John Eitel was born in 1827 in Wurtemberg, Germany. He relocated to Chaska in 1855 and owned 180 acres of farm south of Hundertmark Road, across the road from the Eitel horse farm. John ran the Valley Flour Mill. George Eitel was born and raised here and eventually became the founder of Eitel Hospital in Minneapolis. Adolph and William Eitel, who were bachelor brothers, died with much money under the floorboards and mattresses. Harold and Rose Eitel owned the farm off Hundertmark Road from 1946 to 1967 when it was sold to the Jonathan Development Corporation.

The preservation of the Eitel House as a Historic Resource has proven to be a challenging process, as the current owner of the Eitel House, the Jonathan Association, has expressed interest in a demolition permit for said structure. The Jonathan Association is seeking to eliminate the Eitel House as a historic and cultural resource in the City of Chaska citing maintenance and financial issues. Meanwhile, the City of Chaska, as the Historic Context Study was being completed, placed a moratorium on the demolition of all historic Chaska brick buildings in the City of Chaska. The City wishes to preserve the Eitel House as an important Historic Resource through the designation process and actively pursue the best future for the building and the community.

BIBLIOGRAPHY

Barac, LaVonne E. *Chaska: A Minnesota River City*. City of Chaska, Minnesota, 1976.

Martens, Steve. Historic Chaska, Minnesota “Minnesota’s Brick City” Downtown Preservation Design Manual. City of Chaska Historic Preservation Commission, Winter 2003.

Martens, Steve. “Ethnic Tradition and Innovation as Influences on a Rural,, Midwestern Building Vernacular” (Findings From Investigation of Brick Houses in Carver County, Minnesota). University of Minnesota Thesis. September 1998.

Zahn, Thomas R. & Associates. *City of Chaska Historic Context Study*. City of Chaska Historic Preservation Commission, Spring 2006.

ADDITIONAL DOCUMENTATION

Included as attachments:

- 1) Map showing the location of 112300 Eitel Circle
- 2) Photography showing the various elevations of the house.

PHOTOGRAPHS OF THE HISTORIC EITEL HOUSE



Rear Elevation of the Eitel House



Side Elevation of the Eitel House



Side Elevation of the Eitel House



Side Elevation of the Eitel House



Front Elevation of the Eitel House



Windmill in front of the house



Rear Elevation of the Eitel House



Front Elevation of the Eitel House



3/31/2022

Elizabeth Hanson
City Planner
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Re: The Jonathan Association - Preliminary Plat of Eitel House

Dear Ms. Hanson,

As requested, below is a brief narrative regarding the Jonathan Association's application for preliminary plat approval to separate the Eitel House property from the adjacent Jonathan Association playground, to facilitate the sale of the Eitel House for restoration and use as a single-family residence.

History

The original Eitel House was built in 1875, and the existing Eitel House was built in 1876 using Chaska brick after the first house burned down in a fire. The Eitel House was owned by locally-known and important families over the years, namely the Lano family and the Eitel family, and primarily served as a single-family residence and farmstead until 1967, when the property was sold to the Jonathan Development Corporation.

The Eitel House became a building for civil uses in the New Town neighborhood of Jonathan such as a co-op store, welcome center, and as the "Jonathan Children's House" day care facility until the early 2000's, when radon levels became a safety concern. Currently, the house is vacant and unused, but is still under the ownership of the Jonathan Association.

The City of Chaska Heritage Preservation Commission evaluated the Eitel House and found that it meets the Historic Resource eligibility criteria, and for preservation planning purposes the Eitel House is considered a historic building.

Eitel House Challenges and Proposed Solution

The Association was formed to provide for the maintenance, preservation and architectural control of the Lots, Site, Living Units, Common Areas and Special Common Areas and for the development of such Common Areas within those portions of the Jonathan New Town

Development as may be brought within the jurisdiction of the Association, and to promote the health, safety and welfare of the residents within Jonathan.

The Association Board of Directors does not believe that the Eitel House, in its current condition, is a structure or physical asset that promotes the “health, safety, and welfare of the residents within Jonathan”. The hazardous levels of radon gas, increasing amounts of mold, and the dry rot condition found in the supporting timbers make the Eitel House a dangerous facility for individuals and/or groups participating in meetings, tours, gatherings or any other type of indoor activities within this structure.

The Association Board of Directors does not believe that the Eitel House can be affordably repaired, renovated, or restored *for Association purposes*, given the limited financial resources available to the Association. Furthermore, the Association has no need to retain ownership of the Eitel House, as the Association’s other facilities meet its needs.

In the past, the Association Board of Directors considered transferring ownership of the Eitel House to the City. However, that is not a practical solution, due to the unrealistic member approval requirements for any transfer of Common Areas to a public entity. Specifically, the Articles of Incorporation of the Jonathan Association require the assent of two-thirds (2/3) of the members of the Association for any transfer of Common Areas to any public or municipal agency.

The Board of Directors believes that the only practical alternative is to separate the Eitel House residential property from the adjacent Association playground and to sell the Eitel House to a private party for restoration and use as a single-family dwelling. The governing documents of the Jonathan Association do not require member approval for a sale of Common Area to a private party, so this alternative is both practical and realistic.

Goals for Preliminary Plat

The proposed Preliminary Plat is designed to maximize the area and street frontage for the Eitel House residential parcel while preserving the playground for enjoyment of Jonathan Association members and their families.

The Jonathan Association will market the Eitel House residential parcel for sale to a private party that appreciates the historic value of the Eitel House and desires to restore the property for residential use.

Concept Plan for Future Improvements

The Concept Plan depicts proposed locations for future construction of a garage and driveway by the owner of the Eitel House residential parcel.

The garage location was selected to minimize the impact of the garage on views from the Eitel House, from the playground, and from the street.

The garage orientation is designed to expose the more architecturally interesting portion of the garage to view from the playground and the street, instead of facing the garage doors directly toward those portions of the property.

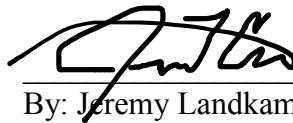
The driveway location is designed to preserve greenspace adjacent to the playground and to maximize the distance between the playground and the driveway for safety.

The Concept Plan also depicts the proposed location for the windmill in the event that the owner chooses to relocate the windmill. Alternatively, the owner may choose to remove the windmill from the property due to its condition and the risk that the windmill may be an attractive nuisance and safety risk to children visiting the playground.

Please contact me if you have any questions or if you need additional information. Thank you for your time and attention to this matter.

Very truly yours,

The Jonathan Association

A handwritten signature in black ink, appearing to read 'J. Ely', is written over a horizontal line.

By: Jeremy Landkammer Ely
Its: President



This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Hellmuth & Johnson, PLLC, as agent for Attorneys Title Guaranty Fund, Inc., Commitment No. PCMN202203003602, File No. 13231.0001, Revision Number 4, dated October 15, 2021.

1. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - a. Item no.'s 1-9 are not survey related.
 - b. The following are numbered per the referenced title Commitment:
 10. Subject to the drainage and utility easements of the plats of Tuccany Hills and Neighborhood Eight. *Please note there are no drainage and utility easements noted in said plats for the subject property.*
 11. Subject to an encroachment of a stone retaining wall that crosses the southerly property line, as shown on the survey. *Please note this item is also listed in the conflicts section below.*
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - [A]. Please note there is a stone retaining wall that crosses the southerly property line, as shown herein.

To: The Jonathan Association, a Non-profit Corporation; Hellmuth & Johnson, PLLC; and Attorneys Title Guaranty Fund, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 3-9-2022.
Dated this 21st day of March, 2022.


Rory L. Synstuen
rory@civilsitegroup.com

Minnesota License No. 44565

Parcel A:
Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.
Torrens Property

Parcel B:
 Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
 Torrens Property

Parcel C:
 Outlot J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
 Torrens Property

Parcel D:
 Outlot I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat
 thereof.
 Torrens Property

1. Bearings are based on the Nevada County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of sanitary manhole rim, being 30 feet south of the southwest property corner, having an elevation of 1080.80 feet.
3. We have shown the location of utilities to the best of our ability based on observation and evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have not excavated to verify the location of utilities located beneath this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that any such excavation may inhibit our ability to visibly observe all the utilities located on the subject property.

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Unassigned, Eitel Road, Chaska, MN 55318. Carver County PID Nos 304201070, 306491270 and 304201080.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0228D, effective date of December 21, 2018. (Map not printed)
4. The Gross land area is 94,953 +/- square feet or 1.262 +/- acres.
5. The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of any amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
6. (a) Exterior dimensions of buildings at ground level as shown hereon.
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
7. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
8. We did not observe any striped parking stalls on this site.
9. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Carver County GIS.

Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

Chaska, Carver County, MN 55318

Hellmuth & Johnson

8050 West 78th Street, Edina, MN 55439

PROJECT

CLIENT

I HEREBY CERTIFY THAT THIS SURVEY,
PLAN, OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA.


RORY L. SYNSTELIEN
DATE 3-21-2022 LICENSE NO. 4

QA/QC

FIELD CREW	CF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	.

VICINITY MAP



REVISION SUMMARY

[illegible]

PROJECT NO.: 21474

ALTA/NSPS LAND
TITLE SURVEY

V1.0

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EITEL HOUSE ADDITION
AERIAL SITE EXHIBIT

LOT 1
BLOCK 1
OUTLOT A
OUTLOT B
OUTLOT C

NEIGHBORHOOD

LEGEND

Linetype &

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL

SURFACE

- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE

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PRELIMINARY PLAT:
EITEL HOUSE

PROJECT
North Intersection of Eitel Road & Eitel Circle

Chaska, Carver County, MN 55318

CLIENT
Hellmuth & Johnson

8050 west 78th Street, Edina, MN 55439

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 3-21-2022 LICENSE NO. 44565

QA/QC	
FIELD CREW	OF
DRAWN BY	SW
REVIEWED BY	CJ
UPDATED BY	

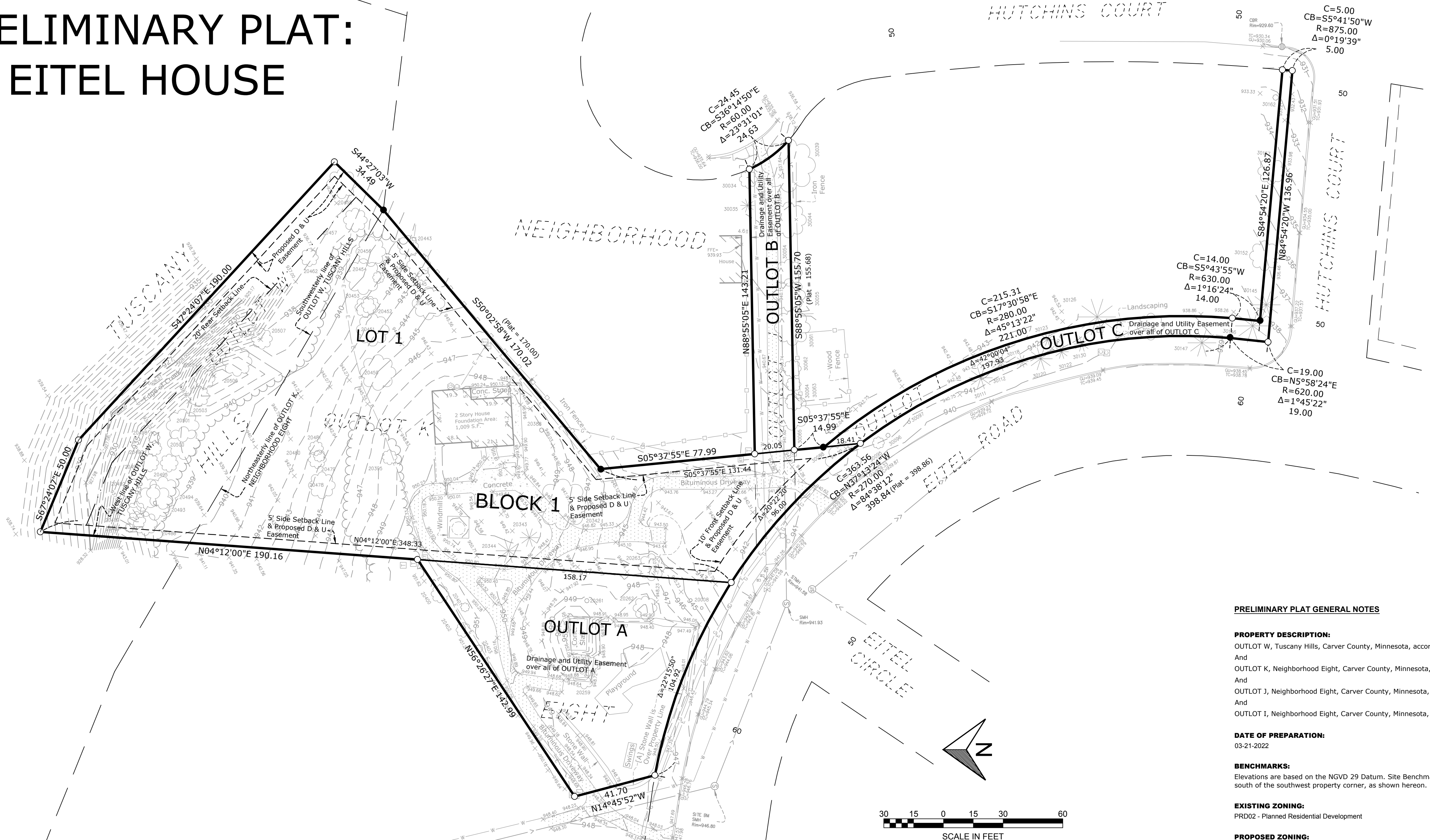


REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO. - 21474

PRELIMINARY PLAT

V2.0



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
OUTLOT W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.
And
OUTLOT K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
And
OUTLOT J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
And
OUTLOT I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

DATE OF PREPARATION:
03-21-2022

BENCHMARKS:
Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of sanitary manhole rim, being 30 feet south of the southwest property corner, as shown hereon. Elevation= 946.80 feet.

EXISTING ZONING:
PRD02 - Planned Residential Development

PROPOSED ZONING:
PRD02 - Planned Residential Development

Proposed Setbacks
Front: 10 Feet
Side: 5 Feet
Rear: 20 Feet

NOTE: We have not received an official zoning letter/report at the time of this survey. The zoning information listed above is per the City of Chaska's online zoning map.

AREAS:
Proposed Lot 1, Block 1 = 38,727 +/- Sq. Ft. or 0.889 +/- Acres
Proposed OUTLOT A = 10,337 +/- Sq. Ft. or 0.237 +/- Acres
Proposed OUTLOT B = 2,967 +/- Sq. Ft. or 0.068 +/- Acres
Proposed OUTLOT C = 2,921 +/- Sq. Ft. or 0.067 +/- Acres
Total Property Area = 54,952 +/- Sq. Ft. or 1.261 +/- Acres

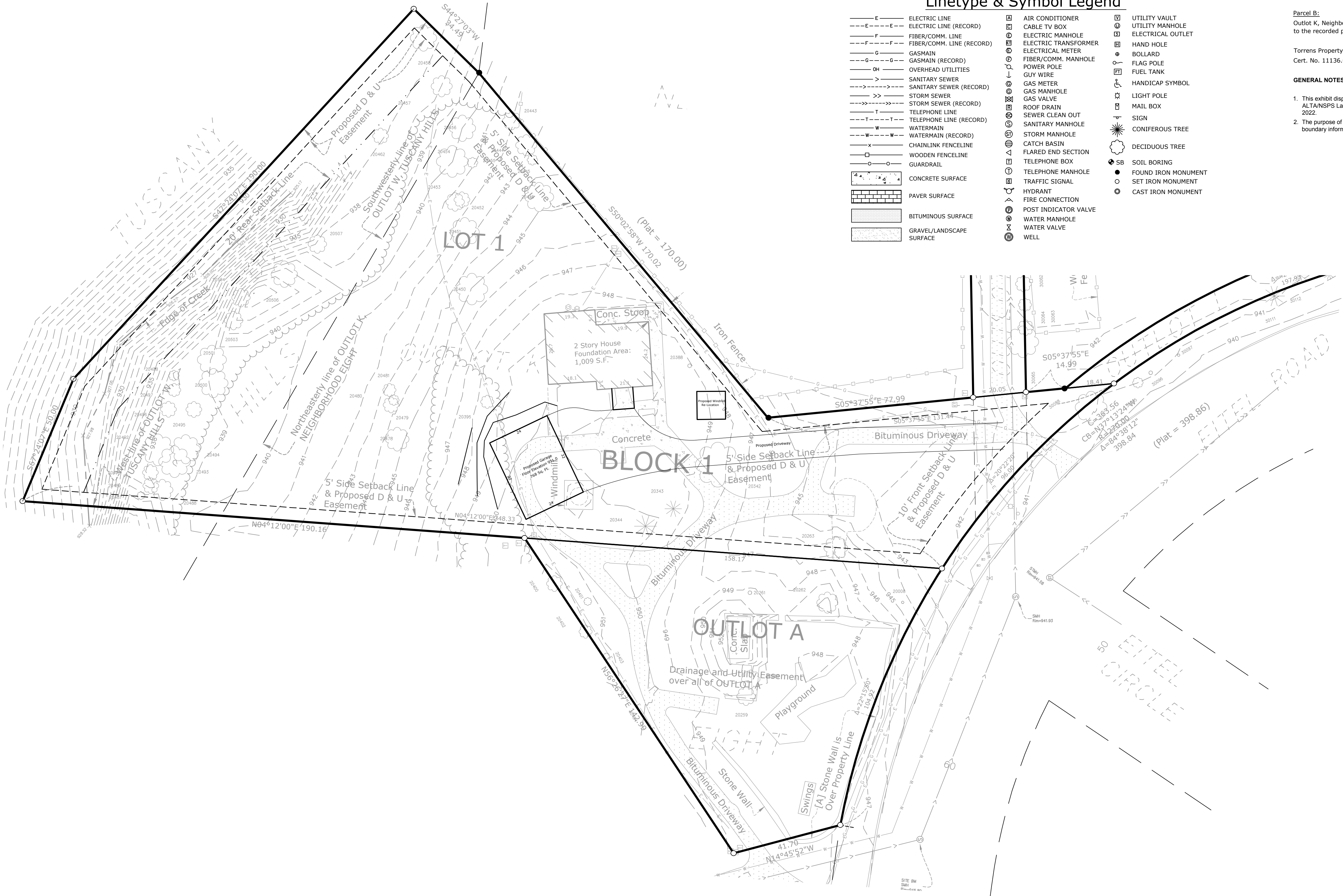
FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0228D, effective date of December 21, 2018.

Rory L. Synstelién
Minnesota License No. 44565
rory@civilsitegroup.com

Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE (RECORD)	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---F---F---	FIBER/COMM. LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---G---G---	GAS/COMM. LINE (RECORD)	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---H---H---	GASMAIN (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---I---I---	OVERHEAD UTILITIES	⊠	ELECTRICAL METER	⊠	BOLLARD
---J---J---	SANITARY SEWER	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
---K---K---	SANITARY SEWER (RECORD)	⊠	POWER POLE	⊠	FUEL TANK
---L---L---	STORM SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---M---M---	STORM SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
---N---N---	TELEPHONE LINE	⊠	GAS MANHOLE	⊠	MAIL BOX
---O---O---	TELEPHONE LINE (RECORD)	⊠	GAS VALVE	⊠	SIGN
---P---P---	WATERMAIN (RECORD)	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---Q---Q---	CHAINLINK FENCELINE	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
---R---R---	WOODEN FENCELINE	⊠	SANITARY MANHOLE	⊠	SOIL BORING
---S---S---	GUARDRAIL	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
⊠	CONCRETE SURFACE	⊠	CATCH BASIN	⊠	SET IRON MONUMENT
⊠	PAVER SURFACE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
⊠	BITUMINOUS SURFACE	⊠	TELEPHONE BOX		
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	TELEPHONE MANHOLE		
		⊠	TRAFFIC SIGNAL		
		⊠	HYDRANT		
		⊠	FIRE CONNECTION		
		⊠	POST INDICATOR VALVE		
		⊠	WATER MANHOLE		
		⊠	WATER VALVE		
		⊠	WELL		

EITEL HOUSE
ADDITION
CONCEPT SITE PLAN



PROPERTY DESCRIPTION:
Parcel A:
Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.

Torrens Property
Cert. No. 23452.0

Parcel B:
Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property
Cert. No. 11136.0 (cover additional land)

GENERAL NOTES
1. This exhibit displays background information as shown on the ALTA/NSPS Land Title Survey of the subject property, dated January 6th, 2022.
2. The purpose of this exhibit is to show the existing conditions and boundary information with an aerial photo overlay.

CONCEPT SITE PLAN
Chaska, Carver County, MN 55318
Hellmuth & Johnson
8050 west 78th Street, Edina, MN 55439

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: RORY L. SYNTELIEU
04-01-2022 LICENSE NO. 44565

QA/QC	
FIELD CREW	OF
DRAWN BY	Craig J.
REVIEWED BY	RS
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO. - 21474

AERIAL SITE EXHIBIT

V1.1

Chapter 10.5

HERITAGE PRESERVATION

ARTICLE I. IN GENERAL, Sections 01 through 25 are hereby reserved.

ARTICLE II. HERITAGE PRESERVATION.

Section 26. Declaration of public policy and purpose.

The Chaska City Council hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures and other objects having a special historical interest and value is in the public interest and is required in the interest of the health, prosperity, safety and welfare of the community. To this end, the Heritage Preservation Commission is created and charged with the stewardship of Chaska's heritage.

The purposes of this ordinance are to:

- 1) Safeguard the heritage of the City of Chaska by preserving historic properties and districts that reflect elements of its cultural, social, economic, political and architectural history;
- 2) Protect and enhance the City of Chaska's appeal and attraction to residents, visitors and tourists;
- 3) Enhance the visual and aesthetic character, diversity and interest of the City of Chaska;
- 4) Foster civic pride in the beauty and notable accomplishments of the past;
- 5) To strengthen the local economy;
- 6) To stabilize and improve property values in historic districts;
- 7) To promote the preservation and continued use of historic properties for the education and general welfare of the people of the City of Chaska; and
- 8) To encourage new buildings and development which will be harmonious with the existing historic buildings and neighborhoods but will not necessarily be of the same architectural style, the purpose being to develop the Historic District as a vital living area in which each succeeding generation may build with the quality and sensitivity of past generations.

Section 27. Definitions.

- 1) "Alteration" means work that changes the detail of a resource but does not change its basic size or shape.
- 2) "Commission" means a Heritage Preservation Commission created by the City Council.
- 3) "Demolition" means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect. Destruction by fire when arson by the

owner or the owner's agent is proven shall be considered demolition.

- 4) "Denial" means the written rejection of a permit application for work that is inappropriate or that adversely affects a resource.
- 5) "Designation Study" means a study and report prepared to determine whether a property is worthy of designation as a historic district or historic resource.
- 6) "Historic District" means an area, or group of areas not necessarily having contiguous boundaries, that contain one resource or a group of resources that are related by history, architecture, archeology, engineering or culture.
- 7) "Historic preservation" means the identification, evaluation, designation, and protection of resources significant in history, architecture, archeology, engineering, or culture.
- 8) "Historic resource" means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archeology, engineering, or culture of Chaska, the State of Minnesota, or of the United States; and is locally or nationally designated as historic.
- 9) "Resource" means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features or open spaces located within a historic district.
- 10) "Site alteration permit" means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.

Section 28. Historic District.

- 1) The Chaska Historic District is hereby established and is bounded and described as follows:
Lots 1 and 10, Block 44; Lot 5, Block 37, except the westerly 50 feet thereof; the east one-half of Block 37; the west one-half of Blocks 20, 29 and 36; the east one-half of Block 21; and all of Block 28 (City Square), according to the map or plat thereof on file in the Office of the County Recorder, Carver County, Minnesota.
- 2) The City Council may at any time establish by ordinance additional historic districts, modify boundaries of an existing historic district, or may eliminate an existing historic district.

Section 29. Heritage Preservation Commission.

- 1) *Creation and Composition.* The Heritage Preservation Commission is hereby established (hereinafter referred to as the "Commission"), which shall consist of seven (7) voting members to be appointed by the City Council. Any member appointed to serve on the Heritage Preservation Commission shall be a resident of Chaska and shall have a demonstrated interest in historic preservation. The composition of the Commission shall

include, if available, at least two (2) preservation-related professionals, including the professions of history, architecture, architectural history, archaeology, planning, real estate, design, building trades, landscape architecture, or law. Whenever possible, at least two (2) members should own or reside in a historic property or should own or reside in property in an historic district. In addition, one member must be a designated representative of the Carver County Historical society, if available.

- 2) The members of the **Heritage Preservation Commission** shall be appointed for three (3) year terms, and each member shall be eligible to serve for three (3) consecutive terms. Said terms shall be staggered. Additional terms may be served by a Commissioner if sufficient applications are not received by interested residents. Vacancies shall be filled by the City Council within sixty (60) days of the vacancy occurring. The term of a Commissioner may be terminated and a new member appointed in the event the Commissioner fails to attend any three (3) consecutive meetings or in the event of failure to attend any four (4) meetings in any twelve (12) month period. (Ord. No. 846, 12-20-10)
- 3) *Pay.* Members of the Commission shall serve without pay.
- 4) *Organization.* The City Council shall elect from the Commission's membership a Chair and Vice-Chair who shall serve for the terms of one (1) year. Each will be eligible for re-election. The Chair shall preside over the Commission. The Vice-Chair shall, in the absence or disability of the Chair, perform the duties of the Chair.
- 5) *Quorum.* Four (4) members of the Commission shall constitute a quorum for the transaction of business.
- 6) *Voting.* Each member of the Commission shall be entitled to one (1) vote. The concurring affirmative vote of a majority of members present at the meeting of the Commission shall constitute approval of plans before it for review, or for the adoption of any resolution, motion or other action of the Commission. A majority of the members present may reject approval of plans before it for review.
- 7) *Rules and Regulations.* The Commission shall make by-laws, not inconsistent with local or state law, as it deems advisable and necessary for the conduct of its affairs and for the purpose of carrying out the intent of this Ordinance. Such rules shall provide for the time and place of regular meetings and for the calling of special meetings.
- 8) *Meetings.* The Commission shall hold regular meetings, but no less than four (4) per year. In addition, the Commission shall meet at its earliest convenience, when called by the Chair, to review such building permits or applications as are referred to it by the City Building Official or Director of Planning. All meetings of the Commission shall be open to the public; and a public record shall be kept of the Commission's resolutions, proceedings and actions.
- 9) *Staff Assistance.* To accomplish the intent and purpose of this ordinance, the City of Chaska shall provide the Commission with adequate staff support and supplies.

Section 30. Powers and Duties of Commission.

- 1) The Commission shall issue a site alteration permit(s) or denial for all new construction, reconstruction, or exterior restoration, alteration, color change, or any other exterior work on any historic resource or any resource located within an historic district.
- 2) The Commission shall issue a site alteration permit, notice to proceed or denial for the moving or demolition of any historic resource or any resource located within an historic district.
- 3) The Commission shall conduct a survey and maintain a roster of historic resources located within historic districts which shall include a description of the characteristics of the resources which justified its designation, and a description of the particular features that should be preserved, and shall include the location and boundaries of the resource.
- 4) The Commission shall recommend to City Council the designation of additional historic resources or historic districts from resources chosen according to the criteria listed in section 31(3) which, when designated, shall be subject to all the provisions of this Ordinance.
- 5) The Commission shall review and comment to City Council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of city, county or state governments, as they relate to historic resources in the City of Chaska.
- 6) The Commission shall work for the continuing education of the citizens of the City of Chaska with respect to the civic and architectural heritage of the City. It shall keep current and public a register of designated and proposed Heritage Preservation sites and areas, along with the plans and programs that pertain to them.
- 7) The Commission may survey all areas to determine needed and desirable improvements of older buildings throughout the city, acting in a resource and advisory capacity to owners of historic resources regarding their preservation, restoration, and rehabilitation.
- 8) The Commission may make recommendations to City Council on the acceptance of grants and gifts given for heritage preservation purposes.
- 9) The Commission may review and make recommendations to City Council on proposed amendments to the Zoning Ordinance as it relates to historic resources or historic districts.
- 10) The Commission shall make recommendations to City Council on proposed amendments to this Ordinance.
- 11) The Commission shall prepare an annual report by October 30th for the submission to City Council and the Minnesota State Historic Preservation Office concerning the work of the Commission during the preceding year.
- 12) The Commission shall be informed about and provide information to the public and City staff on the use of various federal, state, local and private funding sources available to promote historic resource preservation and other incentives for preservation of historic resources,

including legislation, regulations and codes which encourage the use and adaptive re-use of historic properties.

- 13) The Commission may make recommendations to City Council that designated properties or historic resources be acquired by purchase, gift or by eminent domain.
- 14) The Commission may take such actions as are reasonable and necessary for the administration and enforcement of this Ordinance.
- 15) Variances – Due to peculiar conditions of design and construction in historic neighborhoods it may be in the public interest to retain a neighborhood's historic appearance by making variances to normal requirements of the Zoning Ordinance. Where it is deemed that such variances will not adversely affect neighboring properties, the Commission shall recommend to the Planning Commission that such variance to standard requirements be made.
- 16) Exceptions to Uniform Building Code – Due to peculiar conditions of design and construction of historic buildings it may be in the public interest to retain the economic viability of a historic building by making exceptions to normal requirements. Where it is deemed that such exceptions will be no more hazardous based on life safety, fire safety and sanitation than the existing building, the Commission shall recommend to the Director of Planning that such exceptions to standard requirements be made.

Section 31. Designation Criteria and Procedures.

- 1) *Purpose.* This section is established to promote the preservation of historic resources by providing the Commission with authority to recommend the designation of historic resources and historic districts to the City Council and to adopt design guidelines for designated properties. Once designated by the City Council, such historic resources and districts shall be subject to all provisions of this Ordinance.
- 2) *Designation procedures.* The City Council, on recommendation of the Commission, may, after notice and public hearing as described in section 35, designate resources, other landmarks and historic districts.
- 3) *Criteria.* The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural architectural, archaeological, or engineering significance:
 - a) has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or county; or
 - b) is the site of a significant historic event; or
 - c) is associated with the life of a person or persons who significantly contributed to the city's culture and development; or
 - d) embodies those distinguishing characteristics of an engineering specimen or an

architectural style, period, form or treatment; or

- e) contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
 - f) portrays the environment in an era of history characterized by a distinctive architectural style; or
 - g) is the work of an architect or master builder whose individual work has influenced the city's development; or
 - h) owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood or city.
- 4) *Nomination of Property.* Nomination of a resource to be considered for designation for preservation shall be submitted to the Director of Planning. For the purpose of this Ordinance, any person may nominate any building, structure, object, site, or district for preservation. The Director of Planning shall forward complete applications to the Commission.
- 5) *Commission decision on nomination.* The Commission shall review all complete nomination applications to determine whether the nominated resource is worthy of preservation. All applications shall include property boundaries and a program for the preservation of the resource, which shall follow the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 31(3), the Commission may direct the planning director to commence a designation study of the resource.
- 6) *State Historic Preservation Office review.* All proposed designations that the Commission deems worthy of preservation shall be submitted to the State Historic Preservation Office (SHPO) for a sixty (60) day review period. SHPO's comments on the proposed designation shall be sent to the City Council for consideration.
- 7) *Planning Commission review.* All proposed designations that the Commission deems worthy of preservation shall be submitted to the Planning Commission for a sixty (60) day review period. Comments from the Planning Commission shall include, but not limited to, the relationship of the proposed designated resource to the Comprehensive Plan and Zoning Ordinance, the effect of the proposed designation upon the surrounding neighborhood and any other planning considerations which may be relevant to the proposed designation.
- 8) *Commission review.* Following completion of the designation study the Commission shall hold a public hearing as described in section 35 to consider the proposed designation. In making its recommendation to City Council, the Commission shall consider the designation criteria contained in section 31(3), the information contained in the designation study, the State Historic Preservation Officer's comments, the Planning Commission's comments, and all testimony received at the public hearing relating to the designation.

- 9) *City Council designation.* The Commission shall forward its recommendations, together with its findings of significance and eligibility, and with the comments of the Planning Commission and of the State Historic Preservation Office, to the City Council. The City Council, upon the request of the Commission, may, by ordinance, designate a heritage preservation site. Such an ordinance shall require a two-thirds vote of all City Council members to be effective.
- 10) *Recording of Preservation Sites.* The City Clerk shall record with the Carver County recorder the legal description of all buildings, lands, or areas designated as Heritage Preservation Sites by the Council, and shall send a copy to the Building Official.
- 11) *Design Guidelines.* The Commission shall adopt design guidelines for historic resources and historic districts. Prior to adoption, the Director of Planning shall submit all proposed design guidelines to the State Historic Preservation Officer for review and comment within sixty (60) days.

Section 32. Regulation of Construction and Alteration.

- 1) *Permit.* A Site Alteration Permit shall be obtained before new construction, alterations or repair, including color and signage change, or any other work that will effect the exterior appearance of a historic resource or a resource located in a historic district.
- 2) *Application.* An owner of a historic resource or a resource located in an historic district shall apply to the Director of Planning for a Site Alteration Permit, including all information that the Director of Planning and the Commission determine is necessary for a complete application, including, but not limited to, photographs of the existing structure, plans and written description fully describing the proposed work. Following receipt of a complete application and all supporting documentation, the Director of Planning shall refer the application and all required supporting material to the Commission.
- 3) *Commission Review.* The Commission shall hold a public hearing on each complete application for a Site Alteration Permit as provided in section 35. The Commission may approve, approve with conditions, or deny such plans. All findings and decisions of the Commission shall be final, subject to appeal to the City Council as specified in section 34.
- 4) *Matters considered.* In reviewing new construction and site alteration plans, the Commission shall give consideration to:
 - a) The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
 - b) The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.
 - c) Any applicable design guidelines adopted by the Commission.

d) Secretary of the Interior's Standards for Treatment of Historic Properties. These standards are as follows:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5) *Findings.* Before approving any Site Alteration Permit, the Commission shall make findings that the alteration will not materially impair the integrity of the historic resource or historic district and is consistent with the applicable design guidelines adopted by the Commission, or if design guidelines have not been adopted, is consistent with the recommendations contained in the Secretary of the Interior's Standards for Treatment of Historic Properties. (Amended 02-03-03)

6) *Action by Commission.* If the Commission approves plan(s), it shall direct the Building Official to make a notation on the building permit and process the application. If the Commission denies plan(s), it shall immediately inform the Building Official in writing. The Commission shall furnish the permit applicant with a copy of the decision together with

recommendations for changes necessary before the Commission will reconsider the permit application.

- 7) *Minor Classes of Work.* Applications and plans for minor classes of work shall be approved by the Planning Director, as delegated by the Commission, when the work is in conformance with the approved guidelines and is on the list of minor classes of work prepared by the Heritage Preservation Commission. Review of minor classes of work is beneficial in expediting the permitting process where appropriate.
- 8) *Limitations.* If within 60 days from the filing of a Site Alteration Permit application the Commission has neither approved or denied the Site Alteration Permit application, the plans and permit application shall be deemed to have been approved by the Commission, and if all other requirements of the City have been met, the Building Official shall authorize a permit for the proposed work. By vote of the Commission and notification of the Building Official, the 60-day period may be extended by 15 days in cases where professional study or recommendation is required and the 60-day period is not sufficient to do the work.

Section 33. Regulation of Demolition and Relocation.

- 1) *Purpose.* The demolition or relocation of individual resources or resources within an historic district shall be discouraged. The Commission may, however, after careful consideration of the effect of the move on the resource in question and on the entire historic district, issue a Site Alteration Permit for moving or demolition of a resource.
- 2) *Action by Commission.* Upon receiving an application concerning the demolition or relocation of a historic resource or resource located in an historic district, the Commission within sixty (60) days after receipt of the application shall either approve or deny such application, or find that the preservation and protection of historic places and the public interest will best be served by postponing the demolition or alteration for a designated period, which shall not exceed one hundred eighty (180) days from the receipt of the application, and notify the applicant of such postponement.
- 3) *Public hearing.* In all applications involving the demolition or relocation of a resource or historic resource, provision shall be made for a public hearing as set forth in this article.
- 4) *Engineer study.* In any case involving the demolition or relocation of a resource or historic resource, before granting approval or requiring a postponement, the Commission may call on the City Engineer to provide them with a report on the state of repair and structural stability of the structure under consideration.
- 5) *Alternative undertakings.* Within the period of postponement of such demolition of any building, the Commission shall take steps to ascertain what the City Council can or may do to preserve such building, including consultation with private civic groups and interested private citizens and including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance. The Commission may also require a reuse study be completed, at the owner's expense, to determine potential reuses of the building proposed to be demolished.

- 6) *Primary matters considered.* The Commission shall use the following primary criteria for review of a Site Alteration Permit for relocating or demolition. At least one of the following requirements must be met in order for the Commission to approve relocating or demolition of a historic resource.
- a) Retention of the resource constitutes a hazard to public safety that cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
 - b) Preservation of the resource is a deterrent to a major improvement program that will be of substantial benefit to the community.
 - c) Retaining the resource will cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the building.
 - d) Retaining the resource is not in the interest of the majority of the community.
- 7) *Secondary matters considered.* If the primary criteria have been met for a historic resource or if the Commission is reviewing the relocation or demolition of a resource, then the Commission may consider any or all of the following secondary criteria in deciding whether to approve or deny the application:
- a) The merit of the structure to be demolished.
 - b) The effect of the demolition on the surrounding buildings.
 - c) The effect of the demolition on the historic district as a whole.
 - d) The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district.
 - e) If the lot is to be left open, the impact of open space in that location and on the district as a whole.
 - f) The effect of the demolition on the local economy.
 - g) Whether the demolition will foster civic beauty.
 - h) Whether the demolition will stabilize and improve property values in the district.
 - i) The effect of the demolition on safeguarding the heritage of the City, State, or Nation.
 - j) The effect of the demolition on promotion of the district for the education, pleasure, and welfare of the citizens of the City.

- 8) *Findings.* Before approving any demolition, partial demolition, or relocation, the Commission shall make findings that the request is necessary to correct an unsafe or dangerous condition on the property, is necessary for a major redevelopment that is of substantial benefit to the community, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the Commission shall consider, but not be limited to, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.
- 9) *Action by Commission.* If the Commission approves the demolition or relocation, it shall direct the Building Official to process the application ten (10) days after Commission approval in order to provide a period of time within which a party may appeal the Commission's decision to the City Council. The Commission may require that the exterior and interior of the historic resource be recorded, at the owner's expense, according to the documentation standards of the Historic American Buildings Survey (HABS).

In case of disapproval, the Commission shall state the reasons therefore in a written statement to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color and the like of the property involved.

Section 34. Appeals to the City Council.

All decisions of the Heritage Preservation Commission ~~except designations and historic variances~~ (amended by Ordinance No. 792 in October of 2006) shall be final subject to appeal to the City Council. Any affected party may initiate appeals by filing the appeal with the Director of Planning. All appeals shall be filed within ten (10) working days of the date of the Commission's order and decision. A copy of the notice of appeal and statement setting forth the grounds for the appeal shall be transmitted to City Council and a copy sent to the Commission. City Council may overturn the Commission's order and decision by a majority vote of all members of the City Council. The Commission, in any written order denying a permit application, shall advise the applicant of the applicant's right to appeal to the City Council and shall include this section in all such orders.

Section 35. Public Hearings.

Public hearings shall be published in the City's official newspaper at least ten (10) days prior to the date of the hearing, and notice of the hearing shall be mailed at least ten (10) days before the day of the hearing to all owners of record of the property or properties in question and to all owners of property situated wholly or partly within 350 feet of the Heritage Preservation Site.

Section 36. Annual Report.

The Commission shall submit to City Council an annual report summarizing the work of the Commission during the previous calendar year. This report shall be submitted by October 30 of each year.

The annual report should list conferences or workshops attended by the Commission and staff, summarize applications heard by the Commission and their disposition, report any educational programs undertaken in the past year, note in detail any significant precedents set during the past year, and state the Commission's plans for the coming year.

Copies of the annual report shall also be submitted to the Director of Planning, Building Official, and the State Historic Preservation Officer.

The Planning Director shall submit a summary of all Site Alteration Permits, if any, to the Commission on an annual basis.

Section 37. Emergency Repair.

In emergency situations where immediate repair is needed to protect the safety of a building or structure and its inhabitants, the Director of Planning and Building Official may approve the repair without prior Commission action. In the case of an emergency repair permit issued pursuant to this Section, the Director of Planning shall notify the Commission of the action and specify the facts or conditions constituting the emergency situation.

Section 38. Enforcement.

In case any building or structure subject to the regulation of this ordinance is to be constructed, altered, repaired, converted, moved, or subjected to demolition in violation of this Ordinance, the Director of Planning, in addition to any other remedies, may:

- 1) Institute civil action for injunctive relief to stop, prevent, or abate a violation of this ordinance.
- 2) Issue a stop work order to prevent a continuing violation of this Ordinance.

A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this Ordinance shall be guilty of a misdemeanor and may be punished under Section 08 of Chapter 1 of the Code of Ordinances.

A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this Ordinance may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, altered, repaired, converted, moved, or subjected to demolition.

Section 39. Severability.

- 1) *Severability of text.* If any portion of this chapter is determined to be invalid or unconstitutional by a court of competent jurisdiction, that portion shall be deemed severed from the regulations, and such determination shall not affect the validity of the remainder of the chapter.

- 2) *Severability of application.* If the application of any provision of this chapter to a particular property is determined to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the application of said provision to any other property.

Section 40. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, adoption and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of July, 2002.



City of Chaska Memorandum

To: Heritage Preservation Commission
From: Elizabeth Hanson, City Planner
Subject: 5/3/2022 HPC Meeting – Guardian Angels – Block 42 Concept Plan

Guardian Angels School (Block 42) – Concept Plan

The City has received an application for a Concept Plan to redevelop the Guardian Angels school block (Block 42) in downtown Chaska, which is being proposed by Community Asset Development Group and Carver County CDA. The school use that used to occupy the building has since been terminated. The redevelopment would include the following:

- Redevelop the school building into 22 rental apartment units while preserving the building's exterior architecture (Carver County CDA) (locally designated)
- Preserve the convent building for office and storage use (Carver County CDA) (locally designated)
- Utilize the gym as a community gathering space owned either by a governmental entity or community nonprofit (user TBD)
- Redevelop the southeast portion of the block to a 44-unit market rate apartment with underground parking (Community Asset Development Group)
- Redevelop the northeast portion of the block to 7 units of townhomes (Community Asset Development Group)

The applicant is trying to get initial feedback from the HPC on the direction of their Concept Plan, so that they feel prepared for when they apply for a Site Alteration Permit (SAP) from the HPC.

Historic Significance of the Sites

215 & 217 2nd Street West (Guardian Angels School & Convent)

The school building was built in 1913, and the convent building was built in 1916. Each of them are built of red-brick construction.

Staff Recommendation/Analysis

The Guardian Angels School and Convent building are the two locally designated structures on Block 42. All other structures, gym addition and homes, are not historically designated. With that said, the HPC will have Site Alteration Permit review over those designated structures if exterior changes are proposed. The HPC will have some commentary to the other newer buildings (townhomes and apartment building) proposed given that they are being located adjacent to historically designated structures, however, a formal Site Alteration Permit does not appear to be required at this time.

Attached to this packet is the City's Heritage Preservation ordinance which talks about new construction in a historic district/area. There are several standards that need to be met for new construction/rehabilitation, however, since this is merely a concept at this point staff will only point out a few. Those are as follows:

Matter 4b: The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.

Standard d1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard d9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard d10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Looking at the elevation concepts for the apartment building it appears that the new is significantly differentiated from the old, however, it does not appear to be compatible or complementary to the downtown context. The design looks contemporary plus its height at 3-4 stories could be questionable in how it fits with some of the surrounding residential. Staff would recommend to the applicant to further explore elements that can show attributions to Chaska's historical design, and how the building's massing can fit in more appropriately with the context. A notable precedent to analyze is The Landing apartment building on the south side of 1st Street East.

The same comments above can generally be said for the townhome building as well as it relates to overall design.

It is difficult to assume what changes will occur with the school and convent building at this time. It appears that the intention is to keep the exterior of the buildings untouched, which would be staff's recommendation. There may be required exterior changes for building code purposes, however, staff and the HPC will react appropriately if that is the case. If exterior changes are pursued then an SAP will be needed.

HPC Action Requested

Please note you are NOT making a formal motion tonight, rather just providing feedback to the applicant for when they come back for a formal Site Alteration Permit (SAP) for new construction and restoration of Block 42.

Please provide feedback as it relates to the following items:

- The look and spatial relationship of the new construction adjacent to Guardian Angels School & Convent building (ie. materials, massing, overall design, etc); specifically for the new townhomes and apartment building on the east side of the block and how they interact with the school & convent buildings and with downtown Chaska
- Feedback related to the re-use of the Guardian Angels school and convent building
- What information you would need/want to see when, and if, they submit for SAP for the school and convent building

GUARDIAN ANGELS SCHOOL REDEVELOPMENT CONCEPT PLAN



COMMUNITY ASSET DEVELOPMENT GROUP

Overview Community Asset Development Group in partnership with the Carver County Community Development Agency is proposing to acquire and redevelop the property currently owned by Guardian Angels Parish south of 2nd Street. The CCDA would own and renovate the building west of the alley and CADG would develop a new apartment east of the alley.

Project Goals

- *Redevelop the Block 42 into uses that preserves its historic character and enhances the Chaska downtown*
- *Preserve Guardian Angels Church as a long term community gathering place*
- *Preserve the existing historic buildings with uses that will be viable for the long term while at the same time maintaining the architectural integrity of the buildings*
- *Add high quality, multifamily apartments that add to the economic vitality of the downtown and neighborhood and take advantage of views of the river*
- *Maintain the community gather aspects of the existing facilities especially the gymnasium*

Site Because of declining enrollment in the school, Guardian Angle parish elected to close the school in 2021 and put the parish owned property south of 2nd street on the market.

The site consists of the following:

- Two story brick convent constructed in 1916 and currently used for church offices
- Three story brick school constructed in 1913
- Single story brick gymnasium and kitchen constructed in 1956
- Playground, open space and interior courtyard
- A church owned single family home on 2nd street that is currently rented

Also located on the block are two privately owned parcels, a duplex at 201 2ND Street and a single-family home at 115 Pine St. The developer has had discussions with both owners and both are supportive of the redevelopment. The developers has a purchase option for the Pine St. parcel

Neighborhood Context The Guardian Angels Church complex is one of the key activity hubs and community gathering locations in downtown Chaska. Historically, small town downtowns developed around small retail, civic buildings and churches, which is the case in Chaska. On the north side of 2nd St is the Guardian Angels Church, friary and parish hall. That use in not intended to change. Along Pine Street to the east is a large public parking lot, commercial buildings and three single family homes. With the completion of the flood control project in the mid 1990's, redevelopment of land south of First St occurred with the construction of a hotel and River Bend urban townhome developments. The remaining land on the south side of First St and to the west of the school site on Cedar is single family residential.

All of Block 42 is presently zoned R-3 The site is located in the Chaska Downtown Master Plan West Neighborhood. That plan states that *"the future identity of this downtown neighborhood is envisioned as a traditional small-town neighborhood that celebrates its historic character, traditional mix of housing styles, connections to the river's natural open spaces, and convenient access to downtown's services and amenities. Building upon the existing mix of activities along Pine Street, future changes along Pine Street may include higher density housing or neighborhood-friendly businesses."* The Downtown plan further envisions that future development should seek to take advantage of river views.

Based on this guidance, the proposed redevelopment seeks to preserve the existing character along Cedar and 2nd Street adding higher density residential along Pine and at the south east corner of First Street.

OVERVIEW

Redevelopment Strategy

The proposed redevelopment will consist of four separate elements

- ❑ Redevelop the school building into 22 rental apartment units preserving the building's exterior architecture
- ❑ Utilize the gym as a community gather place owned by a governmental entity or community nonprofit focused on providing activities for youth
- ❑ Preserve the convent for offices on the first floor and storage above
- ❑ Redevelop the southeast portion of the site into a 44 unit market rate apartment with underground parking

Details of each element are provided in greater detail in the remaining portion of our plan.

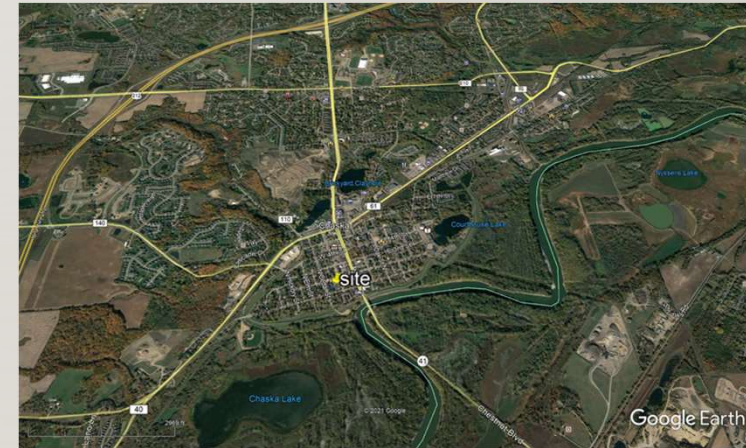
By providing viable alternative uses for the existing church related buildings, the long-term viability of the Church in downtown Chaska will be maintained. The use of the site for housing is particularly desirable given its proximity to downtown, ease of connection to the community trail system and views to the Mn River.

City Utilities

The site is served by City water and sanitary sewer. A new set of connections will be required for the apartment with service coming off of First Street. In the mid 1990's the Church with the assistance of the City installed a complete fire sprinkler system in the school, convent and gym.

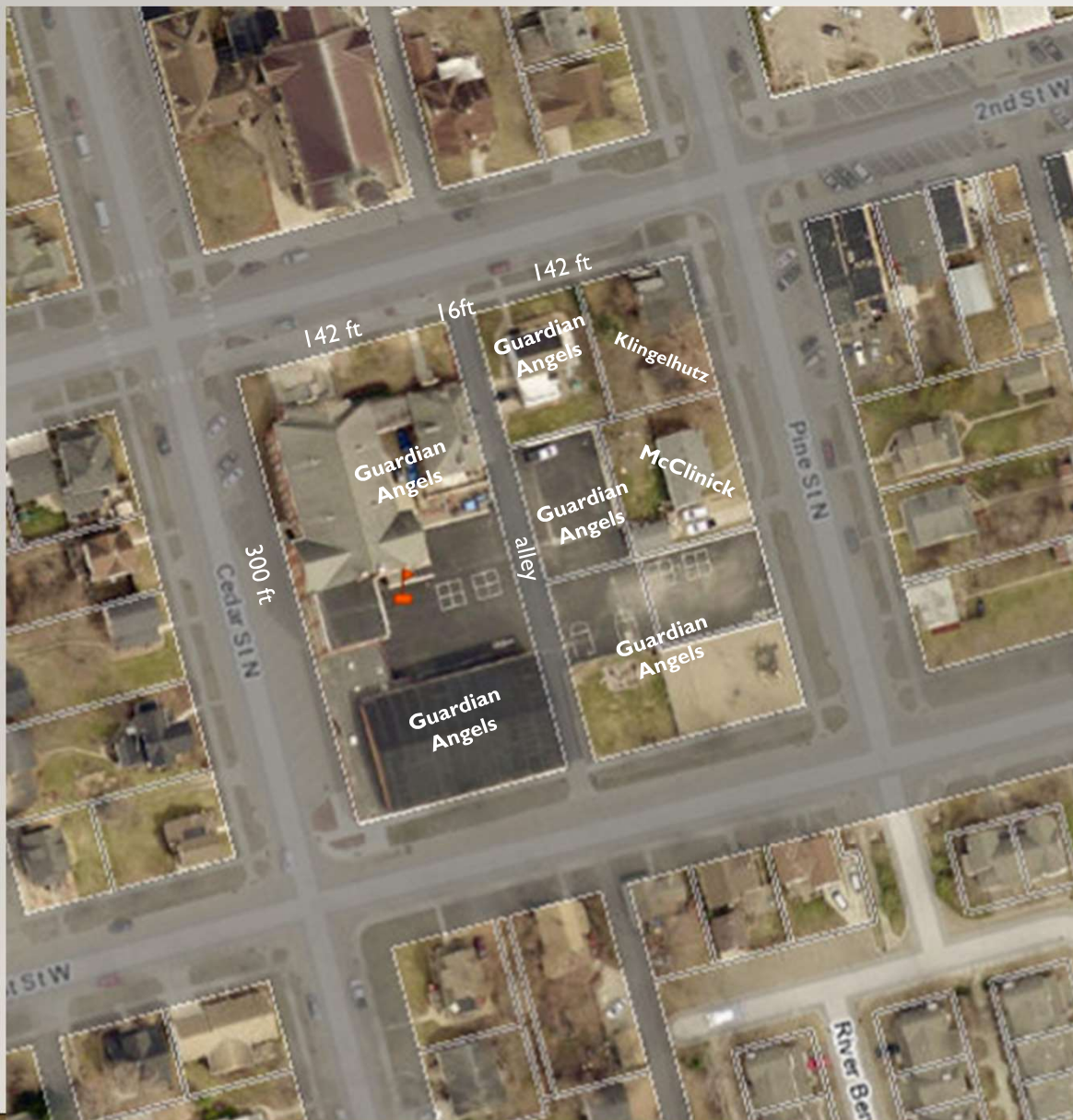
The topography of the site drops from an elevation of 732 on the north to 720 on First St to the south. The main portion of the site is relatively flat with the grade change requiring a retaining wall on the south side.

Currently, stormwater is collected in the existing street stormwater systems and flows into the river. With the recent reconstruction of adjacent streets, the City upgraded the storm sewer pipes to accommodate future redevelopment.



Location

OVERVIEW



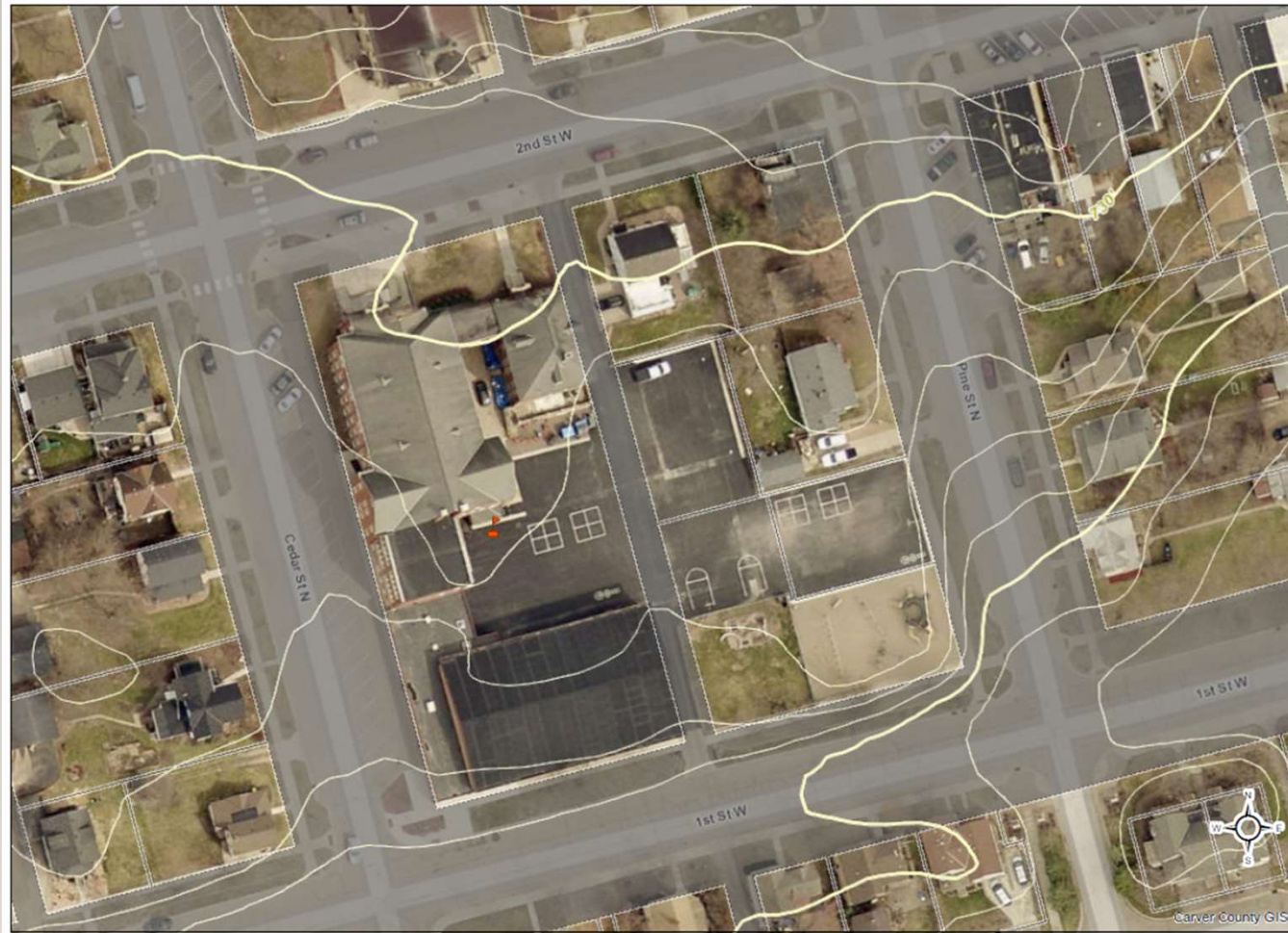
6	5	6	5	6	5
SECOND					
10	1	10	1	10	1
9	2	9	2	9	2
8	3	8	3	8	3
7	4	7	4	7	4
6	5	6	5	6	5
142	16	142	16	142	16
FIRST					
10	1	10	1	10	1
9	2	9	2	9	2

Town of Chaska plat 1927

Block 42 Existing Conditions



Block 42 Site Forces



View from First and Pine



View down Pine St to river

TOPOGRAPHY



Cedar St west



Pine St east



Hotel



First St looking east



First St looking west



First St townhomes

NEIGHBORING PROPERTIES



The basic concept of the master plan is to identify desirable reuses for the existing buildings west of the alley and propose alternative new uses for the land east of the alley. By identifying an appropriate reuse of the school and adding new market rate housing, the vision of creating a dynamic new addition to downtown Chaska can be achieved.

Currently, an alley bisects the property. As part of the redevelopment, we would proposed to convert the northern portion to a walkway/landscaped area. The southern portion of the alley would be preserved and serve as the access point to the CDA's apartment parking.

As with any redevelopment, planning for adequate parking is one of the key issues. Based on the proposed redevelopment, a total of 165 enclosed and surface parking spaces are available.

In discussions with City staff they indicated that for the downtown residential PUD, a goal of one parking space per bedroom was necessary and one space per 250 sq ft of office would be required.

The following is a summary of the required spaces by use:

Schoolhouse renovation	32 spaces
Convent office (2,700 sq ft)	22 spaces
7 townhomes units	14 spaces
Market ratee apartment	<u>70 spaces</u>
Total Required 138 spaces	

Of the available spaces, 27 stalls would be unallocated and could be used for gym uses.

MASTER PLAN

A unique aspect of parking demand in the neighborhood relates to parking for church services. To understand this demand, parking usage was monitored for 4 Sundays during Guardian Angels' 10:00 service for the month of December. The map below depicts the average parking usage in the various parking areas adjacent to the church for these 4 Sundays. We do believe that the area can support parking for both the redevelopment and existing church demand.



The development team currently has agreements to acquire all the property within the block. A letter of intent has been executed with the Carver County Development Authority who would acquire the school and convent and take the lead on that portion of the project. An investment group has been identified for the 44 unit building and we have had preliminary discussions with banks on financing. These agreements are contingent upon obtaining City concept and site plan approvals. To be economically viable the redevelopment will require the assistance of the Chaska Economic Development Authority through the creation of a redevelopment tax increment district. If successful the target is to close on financing and begin construction in late 2022 with units becoming available in the 4th quarter of 2023.

Our recent market study shows significant demand for mid and higher end market rate rental units. In the first quarter of 2022 the area's vacancy rate was less than 2%. Although project rent levels have not yet been established, the study indicates that comparable market rents are in the range of \$1,400 to \$1,600 for one bedrooms and \$1,575 to \$1,850 for two bedroom units.

Parking

Project Schedule

The goal of the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units. The anticipated unit mix is: 3 studios, 9 one bedroom and 10 two bedroom units.

Little changes are envisions for the building exterior. A new front entrance will be required with the basic architectural elements being maintained.. New mechanical and electrical systems may be necessary for the rental units. Structurally, the building is in generally good condition and is fully served by a fire sprinkler system. Based on the PUD requirement of one parking stall per bedroom a total of 32 parking spaces would be required. The 32 stalls would be accommodated by construction 20 new stalls in the courtyard and utilizing the existing angle parking on Oak St, In addition to 20 new apartment parking stalls, a garden courtyard area will be developed for use by residents in the existing courtyard area . Additional on-street parking on the west side of the building previously developed for the school, will meet the remaining 12 parking stall requirement

The interior of the building is defined by the high ceilings and numerous windows. By maintaining these characteristics we believe that the renovated units can provide a unique rental experience in Chaska. The target market will be young singles and couples. Rents will be market rate rents.



Ground Level



Main Level



2nd Floor

SCHOOL RENOVATION



EXAMPLES OF SCHOOL TO APARTMENT CONVERSIONS

Constructed in 1956, the gymnasium has been both an integral part of the parish and used as a community gathering place. One of our goals for the redevelopment to create agreements whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space, but also a commercial kitchen, stage and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. All of the gym parking would be accommodated on the street. To add additional parking it is proposed that the adjacent portion of First St be modified to add 15 angle parking spaces. The vision for the building is to enter into a long term lease with a public entity or local non profit to manage the facility as a venue for youth sport organizations and to be a facility for other community gatherings including parish related activities.



Located on 2nd Street the convent originally was the home for the 20+ nuns who served the Guardian Angels parish and school. This building was constructed in 1916 and is in generally good condition. Currently, the first and second floors are used by the parish as their parish offices. As with the other church owned buildings on the block, the heating, water and fire protection services are centrally located in the school building, thus creating a separate ownership opportunity is difficult. The vision for this building is to lease the first floor for office space and utilize the upper floors for office user storage. Potential users of the office space would be area non profits. Parking for the office us would be met by utilizing the existing on street parking on 2nd St.

GYM/CONVENT

The most significant new element of the proposed redevelopment will be the addition of a 44 unit, market rate apartment at the southeast corner of the block. This portion of the property is currently the school playground and a portion of the internal parking area. To accommodate the 44 unit building the plans anticipate acquiring the existing single family home located north of the playground area.

The building concept is to have an L shaped structure facing onto Pine and First St. in order to take advantage of the river and open space views to the south. The topography of the site will permit an underground parking access to occur off of First St.

The preliminary design is to have a building that is 4 stories in the middle with 3 stories on each end. The tentative unit mix would be 18 one bedroom and 26 two bedrooms units. All of the units would have balconies or patios.

Planned amenities would be a community room, roof patio, exercise room, conference room, WIFI, in-unit washer/dryer, garages and storage. Given the limited outdoor space opportunity, these indoor amenities are a high priority. We do believe that the main attraction, other than the high quality of the unit interior, will be the project's location in the downtown and its easy access to services, restaurants and community trails/ recreation facilities.

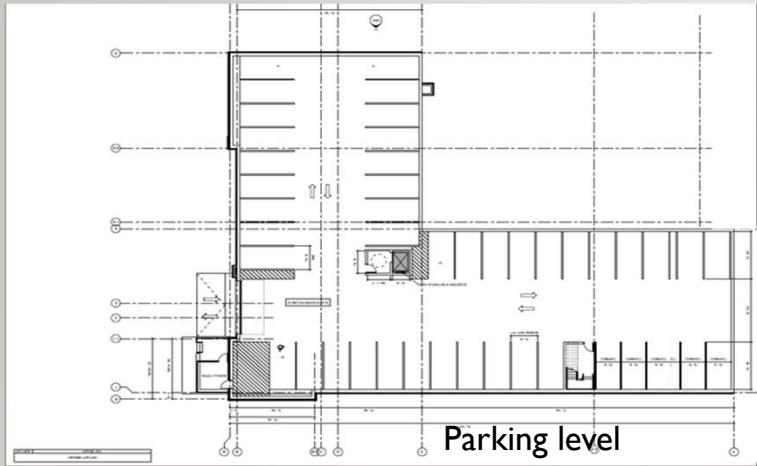
The required 79 parking stalls would be met by the 44 enclosed stalls and the planed 26 stall surface parking to the north and west of the building.

Although portions of the building would be 4 stories, the flat roof design will mean that its overall height will be similar to the height of the hotel, adjacent school and townhomes.

The new building will meet or exceed that City architectural standards with the exterior a mix of stone, brick, architectural panels and hardi board.



FIRST STREET APARTMENTS



FIRST STREET APARTMENTS CONCEPT FLOOR PLANS

Located on the north east portion of the site is a duplex and a single family home both of which are rentals. As a second phase of the redevelopment, these two structures would be removed and replaced with 7 row townhomes. The townhomes would be designed to have 2 parking spaces per unit with a minimum of one of those spaces enclosed. Parking would access from the rear through a joint access with the apartment. The two story townhomes would be designed with a focus on the front yards and would incorporate front porches.



Existing



2nd Street Concept Image



Rear Concept Image

2ND ST RESIDENTIAL