



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
Tuesday, December 04, 2018
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
- 5 Approve Previous Meeting Minutes
 - 5A Approve the Oct 30, 2018 Heritage Preservation Minutes
- 6 Consent Agenda
- 7 Action Items
 - 7A PUBLIC HEARING: Approve Site Alteration Permit (SAP) for Demolition of Historic Hammers Saloon at 1092 Cardinal Street/Pulte Homes/HPC No. 2018-01
 - 7B Review Concept Plan for Ess Lot & Ernst Home at 217 & 211 Walnut Street Redevelopment/City of Chaska/PC No. 2018-36
- 8 Other Business
- 9 Adjourn



City of Chaska

Memorandum

To: Heritage Preservation Committee
From: Elizabeth Hanson, City Planner
Subject: Minutes from October 30, 2018, HPC meeting

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

HPC members present: Gregg Davies, Sandra Kelley, Kristine Kohman, Margaret Morris, Russell St John and Scott Welvaert.

HPC members absent: Dan Madsen

Staff present: Elizabeth Hanson – City Planner
2. Roll Call
Roll call was taken.
3. Adopt the Agenda
A motion by Commissioner Davies, second by Commissioner Morris to adopt the agenda.

Motion carried.
4. Approve HPC minutes
A motion by Commissioner Welvaart, second by Commissioner Kelley, to approve the September 4, 2018, HPC minutes.

Motion carried.
5. Review the Pinnacle Concept Plan in Relation to the Historically Designated Henry Hammers House/Saloon Building on the Property

City Planner Hanson gave the HPC a presentation of the project.

Pulte Homes Developer Paul Heuer gave a presentation of the project.

Jim Hammers, 1011 Sunny Ridge Drive, Carver, MN, addressed the Commission and provided some history of the Hammers Saloon/Home.

Kierstin Case, 1695 Bavaria Road, addressed the Commission by saying it would be of great value to try to save the home and convert it into a coffee shop/commercial use.

City Planner Hanson responded saying the zoning would not support a commercial use in this location.

Commissioner St John stated his appreciation for the guest speakers present at the meeting, and asked the developer the end date of when the home needs to be gone before construction of the development. He also wanted the developer to look into relocation options.

Commissioner Davies stated that the structure should be retained if feasible and practical, and asked whether there are any economical alternatives.

Paul Heuer responded in saying that the home needs to be gone by June 2019. He also stated that the best economical alternative would be to donate the home to an interested party wanting to restore the home. He also stated that it would be ideal to salvage the significant materials of the home and give them to the City.

Commissioner Welveart inquired to the cost of moving the home would be.

Paul Heuer stated he did not know this answer but could get information on this.

The Commission stated they would like more information on the cost of moving the home if feasible, and to be provided at their next meeting.

6. Other Business

City Planner gave the HPC an update on the City Square West project.

7. Adjournment

Motion by Commissioner Welveart, second by Commissioner Morris to adjourn the meeting at 8:50 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

12/4/2018

Subject: Henry Hammers House/Saloon – Site Alteration Permit for Demolition of Historic Farmhouse at 1092 Cardinal Street

Applicant: Pulte Homes

Location: 1092 Cardinal Street

Case No.: HPC No. 2018-01

Synopsis: Applicant is requesting approval to demolish an 1873 farmhouse that is locally designated as a historic building/site.

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of Site Alteration Permit to demolish Henry Hammers House/Saloon, based on the conditions listed in this report

BACKGROUND

A concept plan for a new active-adult (55+) residential development (257 lots) was submitted by the applicant, Pulte Homes, in September of this year to redevelop the Hammers property of 86 acres. On this property exists a locally designated resource, the Hammers Saloon/Home. The City has been working with the developer of this site for several months in terms of how to address the Hammers Saloon. The HPC has also been involved since their September 4, 2018 meeting to guide the applicant in a way deemed appropriate for the direction of the Hammers Saloon/Home. The developer has indicated that they do not see a need/use for this structure within their new development and thus has been working to find a direction from the HPC on how to move forward. The developer's initial desire has always been to demolish the structure based on the research conducted by a reputable architect and historian (Bob Claybaugh and John Lauber) determining that the structure was not a good candidate for preservation, and the fact that they do not see a reasonable use of the structure within the development. The HPC Has directed the developer to look into other alternatives to see if the structure can be saved.

Since September, the HPC and developer have had two meetings and one site tour to go over the conditions of the structure. The structure does show disrepair and significant sagging in its structure, but the HPC has indicated that they still see value in trying to save it, if a feasible route or interested party is discovered. At their latest meeting, the HPC requested the developer to come back with information on the cost of moving the structure. The developer has engaged a professional house mover, Bill Otting, to provide a quote which came out to be \$25,000-\$30,000. This value does not factor in the potential of relocating signs, power lines, street lights and trees that it might take to relocate the structure. It also does not take into account the cost of finding a lot to locate this home on, since that has not been determined or located at this time. Tonight, the applicant has come forward with an official demolition application for the structure, however has also come up with a contingent alternative that would be a possible solution of saving the structure.

Please note that in 2004 a demolition permit was also requested for this structure, but was subsequently denied based on the findings that demolition was not necessary to correct an unsafe or dangerous condition on the property, was not necessary for a major redevelopment that is of substantial benefit to the community, did not cause an undue and unreasonable financial hardship to the owner, and there were reasonable alternatives to demolition of the building that have not been adequately explored.

BUILDING/SITE HISTORY

Henry Hammers and his wife moved to Chaska (then Chanhassen Township) in 1864 from Holland, shortly after their wedding in 1863. The original plan for this farmhouse, which was built around 1873, included space for a wayside saloon for farmers traveling along the Chaska-Victoria Road, the main road between Chaska and Victoria. It was not uncommon during that time period for farmers to operate a saloon out of their farmhouse. Henry Hammers eventually owned three farms with this farm being the original farmstead. The historic photo below shows that the structure originally had two front entrances – one on the porch for the residential use and one for the saloon on the two-story section. A sign in the center of the two-story façade says “Saloon”.



The City created a Historic Preservation Task Force in 1991 to survey older buildings and sites, receive citizens' suggestions regarding historically significant buildings, research historic information, and recommend buildings and sites worthy of local historic designation. The task force used specific criteria contained in the Heritage Preservation Ordinance in its considerations of which buildings and sites to designate as historic places. Three groups of buildings and sites were recommended by the HPC and approved by the City Council as local historic buildings/sites in 1992, 1993, and 1996, with a total of 51 buildings/sites now designated within the City.

In January 1996, the HPC recommended and the City Council approved the designation of the Henry Hammers House/Saloon as a locally historic building/site. This farmhouse was designated as a historic building based on its significance to the local community's development and culture. Located alongside the Chaska-Victoria road, this house represents a typical wood frame farmhouse that also provided a wayside saloon for farmers traveling on the main road between Chaska and Victoria. The Hammers family has operated this farm for several generations and also operated a door-to-door milk route from this farm later on. The street in front of the house is now named Cardinal Street. Below is a current photo of the front of the farmhouse showing

some alterations to the original front facade. The porch has been enclosed, the saloon door removed, the first floor window openings consolidated from two to one opening, and the types of windows updated. The granary next to the farmhouse was built in 1901.



TONIGHT'S REQUEST

The applicant has come forward with an official Site Alteration Permit request to demolish the structure, however has brought forward an alternative that could help save the structure, which is contingent with their demolition request.

One of the public speakers at the October 30, 2018 Historic Preservation Commission Meeting, Kierstin Case, has expressed interest in taking ownership of the home and preserving it in some form in its current location. Although this is still in the conceptual stage, staff and the developer are hopeful this opportunity can present a feasible alternative in saving the structure. The financing still has to be worked out, however, the developer has been amenable to supporting this route and providing an accompanying lot for the structure to stay on if a feasible work scope is achieved for the home before June of next year (this is the deadline the developer can work with in order to move forward with their development); this lot is not planning to be a part of the residential development proposed. Kierstin Case has provided an initial business plan on how the home is preserved. It is attached to the packet this evening. In sum, the interested party wishes to restore the home so that it gets back to working order (exteriorly and interiorly) and ultimately market it as a Bed and Breakfast for people to rent out on a short-term basis. The cost to restore the home to working order will take approximately \$230,000 according to Kierstin Case. The investor and City still need to figure out all the details of financing and use of the home, however, staff believes that the use of the structure will be most successful as a residential-type use.

To recap, the following is being proposed:

- Work to preserve the home between the dates of December 2018 and June 2019 by finding an interested private party and executing an agreement with the developer on a business and exterior restoration plan for the home

- If interested private party is found and a business/restoration plan is agreed upon, developer will sanction off a lot that is a part from their development that will meet city standards and necessities for a residential/bed and breakfast use
- Interested private party will need to come back to HPC for Site Alteration Permit (SAP) for any exterior work proposed on the Hammers Saloon/Home; approvals (SAP and any other city approvals) will need to happen before June 1, 2019 to be in line with the development's desired start date
- If interested private party and a business/restoration plan agreement with the developer are not achieved by June 1, 2019, then developer is approved to demolish the Hammers Saloon/Home

In bringing this application to the HPC with the above solution, we are providing an opportunity for three parties to achieve their goals. Pulte can continue to plan for the Pinnacle development (a decision on the home now provides them with enough time to plan accordingly). Kierstin Case is provided an opportunity to research the viability of preserving the home in some form. The City retains the viability of having someone preserve the home. For the City we believe an alternative effort is genuinely being explored and researched to try to preserve the home. We feel that this is the best solution to proceed forward with.

REQUIREMENTS for CONSIDERATION of HISTORIC BUILDING DEMOLITIONS

The City Council adopted its first Heritage Preservation Ordinance in 1989, which also established a Heritage Preservation Commission (HPC) that had authority to encourage preservation of historic buildings and sites within the City. The Planning Commission also served as the HPC until 2002, when a new Heritage Preservation Ordinance was adopted and a separate HPC was established.

The demolition or relocation of a historic resource requires a Site Alteration Permit to be approved by the HPC. According to the City's Heritage Preservation Ordinance, the demolition of historic buildings/sites shall be discouraged. In its review of Site Alteration Permit applications for a historic building demolition, the HPC is required to consider the four primary matters identified in the Heritage Preservation Ordinance. At least one of the following requirements must be met in order for the Commission to approve the 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.

In addition, the HPC may consider any or all of the following secondary criteria in deciding whether to approve or deny a demolition 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.

In order to approve any demolition or relocation application, the HPC is required to make findings that the demolition or relocation "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." As part of evaluating whether reasonable alternatives exist, the HPC needs to consider 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.

CONSIDERATION of PRIMARY CRITERIA

Concerning primary criteria (a), the City Planner and Building Official have visited the site and the Building Official determined that the building does not constitute a public safety hazard at this time. There are several items that need fixing such as the furnace, roof, and siding however these items do not constitute a hazard to public safety.

Concerning primary criteria (b), there is now a major redevelopment project before us, which is proposing a residential development catered to the active adult community. This development will be a newer and unique addition to the community, which the City Council found beneficial during their review of the Concept Plan. The location of this structure put itself near the main entrance of the development and thus creates hardship for location of roads and infrastructure in to the development. The structure was not deemed as a viable reuse for the development based on the notions that the size of the home was far too small to operate as an amenity location for the residents, its two-story layout does not work for the age-restricted community (one-story homes are only proposed), and its interior layout did not lend itself to be a place for

social gathering. In sum, an outside investor is necessary to save this home and used in a way that is not associated with the active adult development.

Concerning primary criteria (c), the developer has not indicated any financial hardships in trying to retain the structure.

Concerning primary criteria (d), the HPC has indicated that there is still value in this home because of its history and last-standing structures in the rural fabric.

CONSIDERATION of SECONDARY CRITERIA

Since this historic farmhouse is not located in a historic district, many of the secondary criteria are not applicable. The criteria that need to be considered are (a) the merit of the structure and (i) the effect of the demolition on safeguarding the heritage of the City, State, or Nation.

As it relates to criteria a), it should be noted that the Henry Hammers House/Saloon embodies the character of the community's rural heritage. As the community continues to develop as a suburban city, historic farmhouses are at risk of being lost to new development projects. The Henry Hammers House/Saloon is one of only three farmhouses to be designated thus far as locally historic building/sites in the entire city. The Koehnen House on Bavaria Road and the Jaspers-Heller House on Valley Street are the other two farmhouses.



Koehnen House – Bavaria Road



Jaspers-Heller House – Valley Street

Although some exterior alterations have been made to the building over the years, preservation of the essential form and character of the building is still feasible and can be done by someone with deep pockets who are genuinely invested in saving the home. The historic photo on page 1 shows that the structure originally had two front entrances – one on the porch for the residential use and one for the saloon on the two-story section. The original saloon door opening has been removed and the two window openings on this section have been consolidated. Additionally, the original porch has been enclosed as a screen porch.

Both the Koehnen House on Bavaria Road and Jaspers-Heller House on Valley Street have been incorporated into newer residential neighborhoods. In addition, unique Chaska Brick houses exist within the Liberty Heights and Royal Oaks neighborhoods. Staff believes that there are reasonable alternatives to trying to save the structure that still need to be explored. The interested investor, Kierstin Case, is a catalyst to this and the City's hope in trying to preserve this structure and its heritage. Staff is happy to see that someone has stepped forward as it

has been our initial advisement to explore alternatives prior to coming to the conclusion of demolishing the home.

STAFF FINDINGS

Finding #1: In order to approve the demolition of a historic building, at least one of the four primary criteria considered on pages 3 & 4 must be met. Staff finds that this historic building demolition application meets criteria b) of the primary criteria, which is a deterrent to a major improvement project that will be of substantial benefit to the community. Keeping the home with no use

Finding #2: The developer is actively exploring a reasonable alternative in trying to save the home before trying to demolish it. They have an interested party engaged that wishes to own and operate the home on an accompanying lot outside of the development.

Staff is happy to see that there is a genuine investor wanting to preserve this home. The City will be working with this investor to see if there are any financial resources that can help achieve the restoration of the exterior. Staff believes this solution will give the City hope on preserving the home, but also give the developer a clear answer and end date on how to move forward. The developer is being flexible in preserving the structure as long as an outside party can achieve a feasible business plan and work scope by June of next year.

HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the Site Alteration Permit for demolition of the Henry Hammers House/Saloon at this time based on the following finding and conditions:

Findings:

- The demolition is necessary for a major improvement that is of substantial benefit to the community

Conditions:

- Demolition of Hammers Saloon/Home will not occur prior to June 1, 2019.
- Pulte Homes will work in good faith with reputable entities desiring to take ownership of the home and to restore the home. Pulte Homes will strive to come to written agreement with such entity with terms acceptable to both parties. The end goal of such agreement is to transfer ownership of the home and a small accompanying lot to such entity.
- If such agreement is executed by both parties, then Pulte Homes will create a legal lot beneath the home which meets City standards and has sewer and water services extended to the lot.
- Such entity will take ownership of the home and lot if the party has obtained a Site Alteration Permit from the HPC for improving at least the exterior of the home by June 1, 2019 and if all other terms of the Pulte/entity agreement have been satisfied.
- If the Pinnacle development plan does not proceed forward altogether or Pulte Homes does not obtain a grading permit by June 1, 2019, then this demolition request/approval will become null and void. Any new demolition request will require a separate Site Alteration Permit (SAP) review by the HPC, including any separate request by the Hammers Family.



“PINNACLE”

**APPLICATION FOR:
DEMOLITION
1084 Cardinal Street
Chaska, Minnesota 55318
November 14, 2018**

Background & Context

Years ago, the Hammers family found the old homestead to be out of date and in need of significant expenditures to bring it up to code and livable condition. The home has been sitting vacant and unmaintained since 2004. In 2004, the Hammers family applied for a demolition permit. No survey or support documentation was included in the application, which was denied.

We first started looking closely at the Hammers property in October 2017. We researched City ordinances, the City Comprehensive Plan, and physical traits of the property. We also met with City staff multiple times and through these conversations learned about the Hammers home being placed on the local heritage register sometime in the past. Early on in this process, we requested the historic documentation that led this home to be placed on the register. We wanted to gain a full understanding of the origin of placing this home on the register.

Unfortunately, despite months of searching, very little documentation was found about the home. We learned that the Historic Preservation Task Force was created in 1991 and that the Hammers home was placed on the local register in 1996. The City's Heritage Preservation ordinance indicates: *“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.”* It has become apparent that this home was placed on the register without completing a survey as required by the preservation ordinance.

Steps We Have Taken

Lacking official documentation, we initiated a series of logical and thorough steps to collect the necessary facts regarding the historic context of the home. Below is a description of the steps taken.

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 11-28-18 PLANNING CASE NUMBER: _____

APPLICATION/REQUEST FOR:	X	APPLICATION FEE	PROCESSING FEE	DATE PAID	RECEIPT NUMBER
Planned Development Districts					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat (Account Codes A & C)					
Non PDD					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat					
Lot Consolidation/Division and Vacations (Account Codes A & C)					
Others					
Building/Site Plan Review					
Public Hearing Mailing List Fee					
Zoning/Comp Plan Amend.					
Other (Account Codes A & C)					
Permits					
Special (Conditional) Use Permit					
Variance					
Site Alteration Permit (HPC)	X				
Mining/Filling Permit (Account Codes B & C)					
Total Amount Due		\$ +	\$ +	Equals	\$

Location of Property: 1084 CARDINAL STREET

Legal Description of Property: PN 31-0053800

Existing Zoning: OPEN DEV. Use: VACANT HOME

Description of Request: DEMOLITION

Number of Acres: NA Lots 1 Units 1

Owner Name: HAMMEAS FAMILY LTD PARTNERSHIP Phone: MICHAEL HAMMEAS123@GMAIL.COM

Street: 1559 SUNSHINE CIRCLE City: CHASKA State: MN Zip: 55318

Applicant Name: PRITE HOMES - PAUL HELMER Phone: 952-229-0722

Street: 7500 FLYING CLOUD DRIVE, SUITE 670 City: EDEN PRAIRIE State: MN Zip: 55344

Property Owner Signature: Kristen J. Jorgensen ^{E.P.} Date: 11-28-18

Applicant Signature: [Signature] Date: 11-28-18
(if different than owner)

* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.

**Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)

*** S:\Work\Community Development\Forms

Historical Survey

Our goal was to hire the best and most credible expert to complete a historical survey of the home. We find in our day to day work that identifying the facts honestly and early is best for all parties. We asked City staff if there were historic preservation experts that the Commission has dealt with in the past and had been impressed with. Two names were given to us:

Bob Claybaugh, Claybaugh Preservation Architecture Inc.

John Lauber, John Lauber & Company LLC and former Education and Preservation Outreach Coordinator for the Minnesota Historical Society

After researching their backgrounds and talking to Bob and John, it became clear to us that they are highly experienced and credible professionals. We hired both to complete a survey of the home as a team. Their report is attached to this letter.

The conclusion of their survey states:

“Although the historic core of the Hammers House remains in place, extensive alterations over time have removed a large amount of original architectural fabric, destroyed character-defining features such as the original open porch, largely obscured the original main volume, and significantly compromised the structure’s historic integrity. It is our opinion that the property bears little resemblance to its appearance during Chaska’s formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century.”

In addition, the condition of the structure is also severely compromised:

“Doorways on the upper level are badly racked, and floors are uneven, indicating that the structural spine of the building has sagged significantly.”

Historic Preservation Commission (HPC) Tour

We next scheduled a tour of the home with the Commission. On October 10, 2018, Claybaugh and Lauber walked the Commission through the home, described their observations, and answered a variety of questions.

Claybaugh and Lauber indicated after the tour that the home had been so severely altered over time that it was not a candidate for preservation. They commented that over 2/3rd of the home would have to be reconstructed, meaning that it would be more effective to demolish the home and rebuild it. This is not a practical or feasible approach for any home except one with extraordinary historical importance.

There seemed to be consensus after the tour that preserving the home was not logical or practical.

HPC Meeting/House Mover

This item then went before the Historic Preservation Commission on October 30, 2018 for discussion. We believe it is fair to describe the Commission’s position as recognizing

that the historical value of the property has been severely compromised but retaining hope that some entity would step forward to preserve the home in some form. There was resistance to the idea of outright demolition with no chance of preservation.

One take away from this meeting was the desire to know how much a house mover would charge to move the home to a lot in downtown Chaska. We reached out to a reputable house mover that we have dealt with many times in the past, Otting House Movers. Bill Otting walked through the home and provided us a quote for \$25,000 to \$30,000 to relocate the home. This work includes lifting the wood frame home off the foundation and leaving the existing foundation in place. Bill made it clear that this is the cost attributable to him. He indicated that oftentimes there are significant additional costs related to relocating signs, power lines, street lights, and trees during the move. It is difficult to know at this early stage what such costs would be. It is not unheard of to see these peripheral costs greatly exceed the fee of the actual house mover when dealing with two-story homes. This is a two-story home.

Adaptive Reuse Evaluation

As residential developers, we commonly deal with the question of whether it would be feasible to utilize existing buildings for adaptive reuse within the new neighborhood. We have seriously evaluated repurposing barns, golf clubhouses, and existing homes. However, we have repeatedly found that many factors need to come together for approach to succeed.

For instance, the Jonathan neighborhood is an unusually large neighborhood. It is large enough to need a homeowner's association office on site. It is our understanding that this neighborhood was able to utilize an existing historic home for that purpose. Pinnacle will not have a full-time homeowner's association employee. They will hire a management firm which will have managers spread their time over many neighborhoods throughout the Twin Cities area. An onsite office is not an option for a neighborhood of this size.

Pinnacle will have a community building for the use of residents of the neighborhood. It will provide social and recreational needs for the residents and we anticipate it will need to be 3,000 to 4,000 square feet of one-level, open floor plan space. The Hammers home is:

- 1,164 square feet, far too small
- 2-story; this does not work for an age restricted demographic
- The layout of the home consists of many small rooms; this does not work for either recreational or modest sized social gatherings

We have concluded that the Hammers home does not have any of the necessary characteristics that could lend it to be repurposed for neighborhood use.

Potential Angel Investor

Given the severe degradation of the home and the significant alterations to the historic structure over time, the experts have opined that this home is not a good candidate for preservation. Most entities would not see enough “value” in preserving or rebuilding this home. In our opinion, it would take a unique “angel investor” with time, deep pockets, and a passion to convert the home into something usable. In effect, lightning would have to strike.

One of the public speakers at the October 30, 2018 Historic Preservation Commission meeting has expressed some interest in taking ownership of the home and preserving it in some form in its current location. Perhaps lightning will strike here. Although this is still in the conceptual stage, we have met with this prospect, have had significant amount of correspondence with them, and have shared information and ideas with them. Both parties wish to cooperate and collaborate such that the goals of each party can be accommodated. We have arrived at an approach that enables the Pinnacle neighborhood to move forward but creates a window of opportunity for this potential angel investor to more fully evaluate and perhaps undertake the preservation and/or restoration of the home in some form. See below details.

Conclusions

Findings

We have expended a considerable amount of time, energy, effort, and money toward gaining an understanding of the historical significance of the Hammers home and in striving to satisfy all parties. Through our fact-finding process, we determined:

1. Ordinance Not Followed - A previous Historic Preservation Commission did not follow City ordinance when placing this home on the register. The critical step of surveying the home was not completed prior to placing the home on the register.
2. Survey Results - We hired highly reputable experts to survey the home and they concluded that this home is not a candidate for preservation and that the home has structural deficiencies. It is clear from the results of this survey that had a survey been completed in 1996, this home would not have been placed on the register.
3. Adaptive Reuse - Reusing the home within the new Pinnacle neighborhood is not feasible.

Solution

The Hammers home does not belong on the register. However, we have before us a potential angel investor who may be willing to preserve and restore the home in some form. That form is unknown and is not relevant to the current application. If the angel investor moves forward with taking ownership of the home, then they will be obligated to come before the HPC with an application for alteration of the home.

In bringing this application to the HPC with the below solution, we are providing an opportunity for three parties to achieve their goals. Pulte can continue to plan for the Pinnacle development (a decision on the home now provides us with enough time to plan accordingly). The angel investor is provided an opportunity to research the viability of preserving the home in some form. The City retains the viability of having someone preserve the home. The way to achieve a win-win-win solution is for a demolition permit to be approved with conditions that allow for preservation of the home within a workable time frame. Let's start with the logical basis for approving the demolition permit.

Demolition Permit

The City's heritage ordinance indicates that the Commission shall use primary criteria for review of a demolition permit. Above findings 1 and 2 clearly indicate that this resource meets criterion 6d for demolition approval:

"Retaining the resource is not in the interest of the majority of the community."

A secondary criterion is:

"The merit of the structure to be demolished."

Traditionally, when organizations prepare historic registers, surveys are completed and each resource on the register has enough historic value to warrant investment in and preservation of the resource. Credible experts have indicated that this is not a resource that is worth significant preservation effort. There is not enough of the original home to even use as a blueprint to restore it to its original state. It is clear from the results of the survey that had a survey been completed in 1996, this home would not have been placed on the register. Therefore, it would not be in the interest of the majority of the community to retain this resource.

Conditions of Approval

We recognize and appreciate that the Commission wishes to retain an option to have the home relocated, preserved, or rebuilt if the right entity steps forward before demolition is scheduled to occur. Although this would take an extraordinary set of circumstances to occur, we have worked hard to keep this option open and we have identified one party who is evaluating this option. Perhaps the City could advertise the potential availability of this home and find other potential interested entities.

As part of approving the site alteration permit to demolish the home, we have crafted a series of conditions of approval which are designed to "leave the door open" for an angel investor to step in and either relocate or rebuild the home. We have worked with City staff and one potential angel investor to prepare the wording that is intended to accomplish the goals of all parties. We recommend approving the demolition permit at the December 4, 2018 HPC meeting with the following conditions of approval:

1. Demolition of the home will not occur prior to June 1, 2019.
2. Pulte Homes will work in good faith with reputable entities desiring to take ownership of the home and to restore the home. Pulte Homes will strive to come to written agreement with such entity with terms acceptable to both parties. The

end goal of such agreement is to transfer ownership of the home and a small accompanying lot to such entity.

3. If such agreement is executed by both parties, then Pulte Homes will create a legal lot beneath the home which meets City standards and has sewer and water services extended to the lot.
4. Such entity will take ownership of the home and lot if the party has obtained an alteration permit for improving at least the exterior of the home by June 1, 2019 and if all other terms of the Pulte/entity agreement have been satisfied.

In approving this demolition permit, the HPC sets in motion a series of steps which could lead to the preservation or rebuilding of the Hammers home.

This submittal includes:

- *Land use application*
- *Public hearing notice fee totaling \$113*
- *This narrative*
- *Expert architect and architectural historian survey*



John Lauber and Company LLC

1 August 2018

Paul Heuer

Pulte Homes
7500 Flying Cloud Drive
Suite 670
Eden Prairie, MN 55344

Dear Mr. Heuer—

On 30 May of this year, you wrote an email to Bob Claybaugh, seeking qualified historic preservation professionals to evaluate the condition and physical integrity of the Henry Hammers home/saloon, built ca. 1873, and located at 1092 Cardinal Street in Chaska. In your query, you included a copy of Chaska's Historic Preservation Ordinance as well as an undated early historic photo of the property, taken when it served as a saloon for travelers on the Chaska-Victoria Road. Bob agreed to take a look at the property and asked me to participate in the evaluation. Bob and I have collaborated on dozens of historic preservation projects over the past two decades. We both exceed the Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals—Bob as a historical architect, and me as a historian/architectural historian.

Bob and I met you at the site on 14 June and examined both the interior and exterior of the house. We completed our investigation in approximately one hour, documenting conditions with photos and field notes. Our comments here are based entirely on information gleaned from the historic photo and architectural evidence from our field visit.

According to the historic photo, the Hammers house as originally built consisted of a two-story, wood-framed main volume with a rectangular plan and a front-gabled roof. A small one-story wing with a gabled roof and an open front porch was attached to the south side of the main volume. The house had clapboard siding with corner boards. There was a wide skirt board at the base of the wall, and a wide frieze board beneath the eaves. The structure had a wood-shingled roof. A tall chimney with a corbel band rose above the peak of the main roof, and a similar chimney rose from the peak of the wing. There were two entrance doors on the east side of the house, one located beneath the open porch, and the other at the southeast corner of the main house. Windows openings shown in the photo contained wood, 6/6 double-hung sash. The front edge of the porch roof was supported by slender wood columns and had a scrollwork frieze beneath the eaves. A long, raised stoop built of wood and stone stretches across the full width of the façade.

The Hammers house was locally designated in 1996 for its association with Chaska's early development and culture. It is listed as a designated property in a historic context study completed for the Preservation Commission in 2006. The structure is not listed on

the National Register of Historic Places. An application to demolish the house submitted in 2004 was denied by Chaska's Historic Preservation Commission.

Our investigation of the property revealed a number of things about the Hammers House:

- The original one-story wing projecting from south side of the main volume has been greatly altered and expanded—replaced by a large, gabled addition that rises to a height of 1½ stories and wraps around the main volume, extending the full width of the west side. The size and configuration of the addition are delineated in photos 3-6 of the accompanying illustrations. Architectural evidence in the attic of the addition shows that it incorporates part of the original south wall and suggests that it may also incorporate part of the original front wall, but also demonstrates the magnitude of the alterations. (See Photos 17-20).

- Materials and details visible on the addition, including the use of smooth-sided dimensional framing lumber in the attic, boxed soffits, and metal siding corners are consistent with mid-20th century construction practices. A historic aerial view of the site (Photo 2) shows that the addition was in place by 1951. Window openings on the south side of the addition and a band of windows on the west side bear no relation to openings on the original building. The addition has no chimney. The porch on the new addition is partially enclosed and lacks the columns and ornamental frieze board of the original.

- Although the original front-gabled two-story main volume of the house remains in place, it has been significantly altered. The original entrance door at the southeast corner has been filled in, as have two original window openings on the lower level. The original skirt board at the base of the wall is absent. No splices are visible where the clapboard siding passes over the original window openings, suggesting that the façade has been re-sided. As noted above, the west side of the original volume is hidden behind the addition.

- The early photo of the residence shows that all window openings contained 6/6 wood double-hung sash. At present, most openings contain 1/1 wood double-hung sash. One opening on the upper level of the east side, and another on the lower level of the south side contain 2/2 double-hung sash, typical of late 19th and early 20th century buildings. The two original windows on the lower level of the façade have been replaced by a double casement unit of recent manufacture. The only opening still containing 6/6 sash is centered in the gable on the west side.

- The original interior layout of the main volume appears to have remained intact, but few original interior features (baseboards, trim, etc.) remain. Doorways on the upper level are badly racked, and floors are uneven, indicating that the structural spine of the building has sagged significantly.

- The original raised wood and stone stoop on the east side of the building has been removed.

Conclusion

Although the historic core of the Hammers House remains in place, extensive alterations over time have removed a large amount of original architectural fabric, destroyed character-defining features such as the original open porch, largely obscured the original main volume, and significantly compromised the structure's historic integrity. It is our opinion that the property bears little resemblance to its appearance during Chaska's formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century.

Regards,

A handwritten signature in dark ink that reads "JOHN LAUBER". The signature is written in a cursive, slightly stylized font with a large initial 'J' and a long, sweeping underline.

John Lauber
Robert Claybaugh



Photo 1. Aerial view of the site, 2018.



Photo 2. Aerial view of the site, 1951. The addition is shown in this photo.

Henry Hammers House/Saloon



Photo 3. Birdseye view, showing south and east elevations. Addition is outlined.

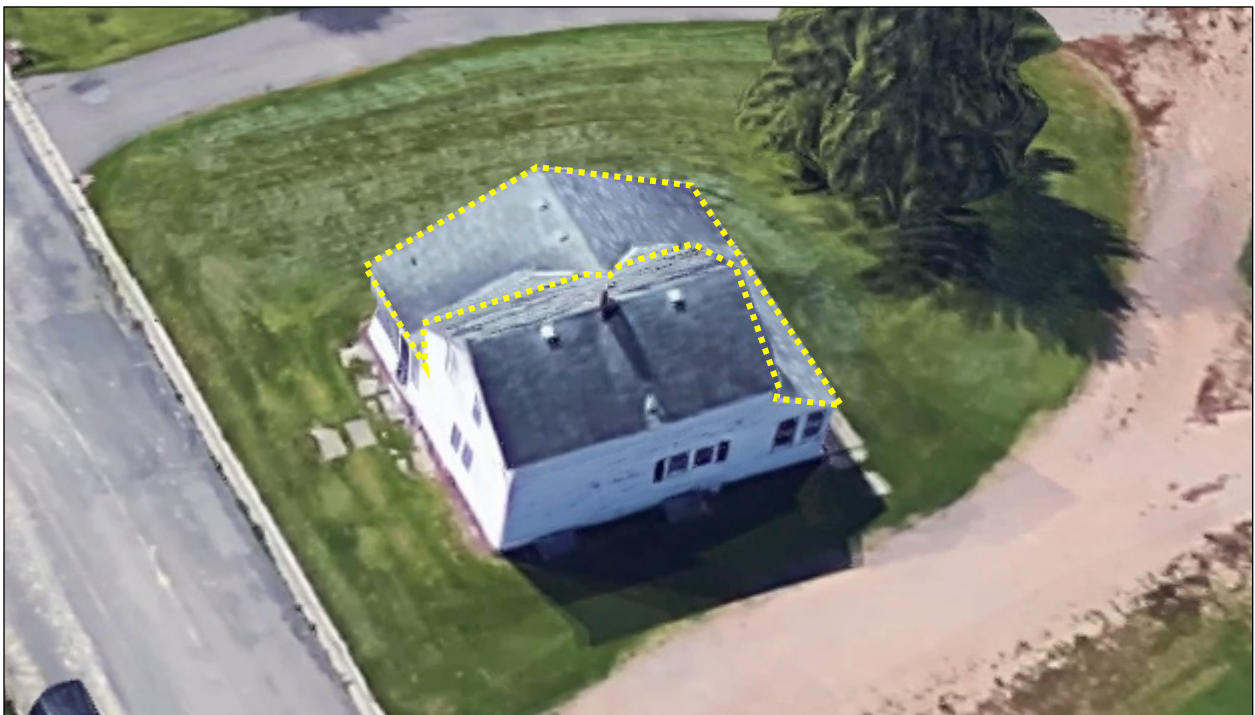


Photo 4. Birdseye view, showing east and north elevations. Addition is outlined.



Photo 5. Birdseye view, showing north and west elevations. Addition is outlined.



Photo 6. Birdseye view, showing west and south elevations. Addition is outlined.

Henry Hammers House/Saloon



Photo 7. Overview of the site, looking southwest.



Photo 8. Overview of the site, looking west.



Photo 9. Undated early historic view of the house, when it served as a saloon. Note the wide skirtboard at the base of the wall.



Photo 10. Principal (east) façade and south elevation, 2018. Note the changes to the porch as well as window and door openings. Original 6/6 sash have been replaced by 2/2 and 1/1 on upper level and modern crank-out windows on lower level. Chimney above the porch wing is gone and chimney above main section of the house has been altered.

Henry Hammers House/Saloon

5



Photo 11. Principal (east) façade and north elevation.



Photo 12. North and west elevations. The one-story bay at right is an addition. Clapboards of original house terminate at corner boards. Clapboards at corner of addition have metal corners. Clapboards on the addition do not align with clapboards on original house.

Henry Hammers House/Saloon



Photo 13. North and west elevations. Double-hung 6/6 sash on upper level may be original.



Photo 14. West and south elevations.



Photo 15. South elevation. Compare roofline to the original, shown in Photo 9. Soffit details at intersection of eaves and rakes are typical of post-WWII construction. Jog in the siding (arrow) marks change in the foundation. Original foundation is to the right, slab-on-grade foundation to left of arrow was built to support the addition.



Photo 16. South and east elevations. Clapboards on the east wall of the original section are continuous, suggesting that the house was at least partially re-sided when the original door and window openings were filled in.

Henry Hammers House/Saloon



Photo 17. Attic of the porch wing, looking south. Note stud and lath “shadows” on sheathing boards and studs, indicating that the lumber has been recycled.



Photo 18. Close up of attic above the porch wing. Original studs remain in place, showing roofline of original porch wing. New studs were scabbed onto the originals when the wing was expanded.



Photo 19. Attic above the porch wing, looking east. The wall of the original house is visible at left. Note new framing and sheathing over the front porch.



Photo 20. Roof framing above the west bay of the addition. Wall of the original house is visible at right. Roof framing here and elsewhere in the addition is smooth-surfaced, nominal 2 x 4 lumber typical of the mid-twentieth century rather than rough-sawn, full dimension lumber that would have been available at the time of the home's original construction.



Hammers House Restoration

Kierstin Case | Business Investment Estimate

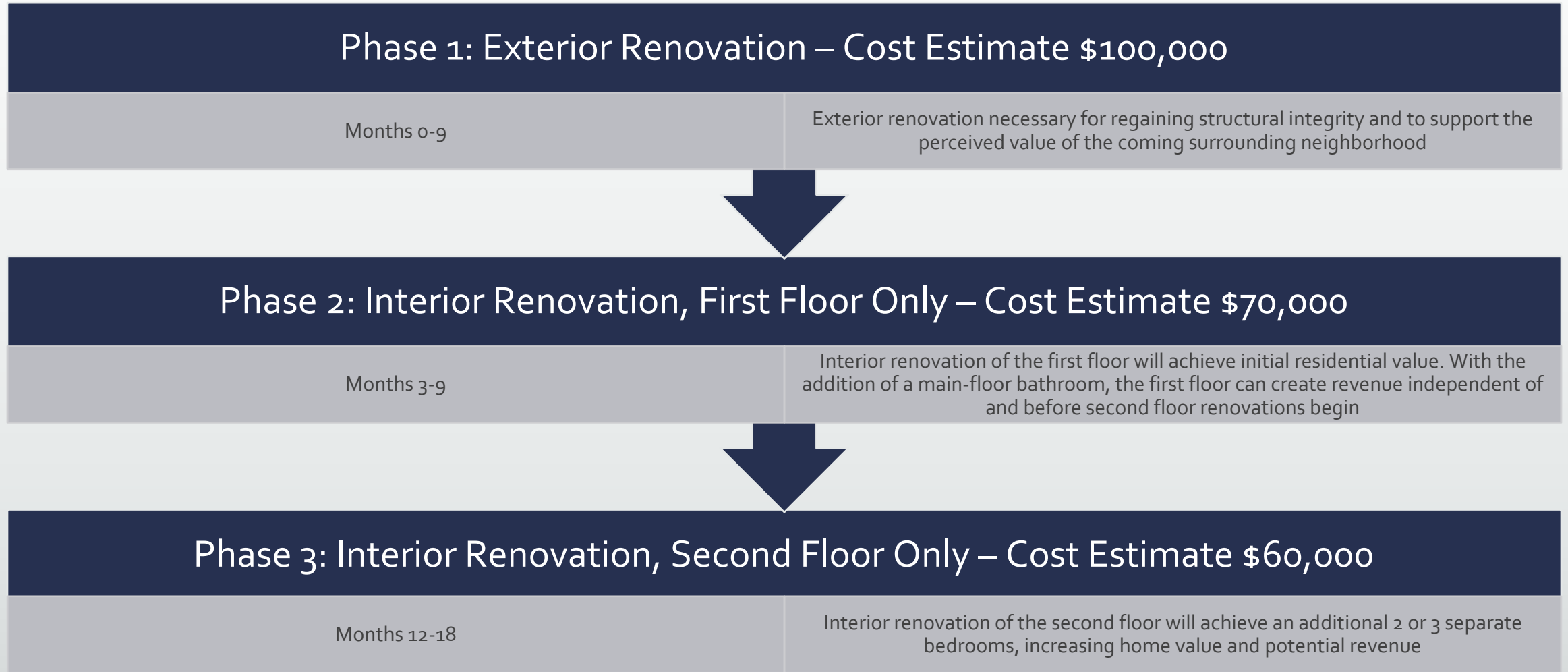
Project Scope

- This estimate describes the investment needed to restore the Hammers' home to viability as a desirable residence available for short-term, vacation rental
 - The home needs to be refurbished exteriorly to (in order of importance):
 - Preserve the structural integrity
 - Match and contribute to the aesthetic of the neighborhood built around it
 - Serve as a recognizable reminder of Chaska's heritage
 - The home needs interior renovation to achieve any business revenue at all
 - The estimate assumes the home will be used for residential use only in the 0-10-year timeframe
- The restoration investment is broken out into three phases:
 - Renovating the exterior
 - Renovating the interior first floor
 - Renovating the interior second floor
- Investment in phases one and two is necessary to achieve any return. Phase three is delayable until after some initial capital is repaid, or can be initiated sooner to realize more return sooner

High-level Business Concept

- The Hammers' Home has many desirable features that lend itself well being a short-term vacation rental property:
 - Location – visible and known, set apart from immediate neighbors, convenient access to surrounding areas, and benefiting from built-in customer base amongst incoming community
 - Compact layout is comfortable and quaint for short term use
 - Rich backstory lends itself to easy initial marketing and community interest
- The benefits of short-term rental use are three-fold:
 - Make the home's history and use available to more people in quicker succession
 - Create a unique amenity to the micro-community built around it, as well as a potential draw to Chaska from surrounding area residents seeking local B&B experiences
 - Maximize return on investment in a shorter time frame – earn potentially 30% more revenue in short-term contracts than in long term leases
- The property itself is flexible:
 - The home can be subdivided conveniently by offering partial or whole-home rentals depending on guest preferences, although simultaneous rentals likely not possible
 - Options for maximizing rental income include minimum stays, rate differentials, per-guest rates, holiday weeks, seasonal options, etc.

Project Progression Plan



Exterior Cost Estimates in detail

Category	Improvement Needed	Details	Unknowns	Dependencies	Risks	Estimated Cost
Exterior	Roof replacement	Metal or wood shingle roof for historical theme and durability	Underlying structure Needed flashing or other Disposition of existing shingles	Chimney Consult Wood/Fascia repair	Structural soundness HPC approval of chosen materials	\$ 30,000.00
Exterior	Chimney Repair/Removal	Inspection and consult needed		Should occur before roof replacement	HPC approval of removal (if warranted)	\$ 10,000.00
Exterior	Window replacement	21 windows total, some vintage and worth retaining, but around 16 need complete replacement...\$800/new window and installation (x 16 windows)	Back porch rebuild and subsequent window needs	Coordination with siding repair		\$ 13,000.00
Exterior	Window repair	21 windows total, at least 4 vintage and worth retaining. Work includes casement repair and weather sealing... \$500/window repair labor				\$ 2,000.00
Exterior	East-facing window restoration	Reinstating original window placement, or approximation of historically appropriate window placement on first floor	Structural capacity for altering east-facing façade	Coordination with siding repair HPC approval		\$ 5,000.00
Exterior	Siding restoration	Roughly 30% of existing siding needs complete replacement and/or rot repair, including roofline fascia	Ability to replace/upgrade trim details with historically appropriate exterior décor		Sourcing contractor - historically difficult to contract	\$ 15,000.00
Exterior	House painting	2-color paint job	Amount of pre-work (scraping, lead paint protocols, etc.)	Coordination with siding repair HPC approval		\$ 15,000.00
Exterior	Porch repair	Demolish and reconstruct east-facing porch	Structural capacity in general	HPC approval		\$ 5,000.00
Exterior	Exterior door repair/replace	Repair/reinforce East-facing exterior door Replace West-facing exterior doors (2) - both into the home proper and from the exterior to the back porch	Structural redesign of the back porch	HPC approval		\$ 5,000.00
7A PUBLIC HEARING: Approve Site... Estimated Exterior Packet Page 35 of 69						\$ 100,000.00

Interior, First Floor Only Cost Estimates in detail

Category	Improvement Needed	Details	Unknowns	Dependencies	Risks	Estimated Cost
Interior, first floor	HVAC infrastructure	Need consult, likely need replacement of furnace and central air	Existance or condition of duct work			\$ 15,000.00
Interior, first floor	Electrical	Need consult, likely need clean up of electrical work	Current electrical infrastructure		Code requirements may be burdensome	\$ 5,000.00
Interior, first floor	Hot Water Heater	Likely need hot water heater	Electric or gas?			\$ 1,500.00
Interior, first floor	Kitchen Appliances	Need full suite of refrigerator, dishwasher, microwave, oven/range				\$ 5,000.00
Interior, first floor	Clothes Washer/Dryer	Need washer/dryer in the home - preferably first floor access if possible	Electric or gas?	Basement access most likely, but will investigate options	Current water lines unknown	\$ 1,500.00
Interior, first floor	Replace Flooring	Remove all existing flooring, replace with reclaimed wood - ideally, from the deconstructed barn	Condition of the subfloor unknown			\$ 2,000.00
Interior, first floor	Replace wall covering	Remove all existing paneling, replace with new paint, vintage trim elements, etc.	Condition/material of underlying wall	Assume plaster or drywall is in workable conditions	HPC approval of replacement materials/colors	\$ 10,000.00
Interior, first floor	Ceiling restoration	Remove existing ceiling	Condition/quality of underlying ceiling struture	That the exposed beams/ceiling structure has charm		\$ 3,000.00
Interior, first floor	Bathroom addition	Need consult for adding a second full bathroom to the home, placement on the first floor, where none currently exists	Plumbing feasabilities	HPC approval	Loss of historical integrity/changing original floor plan	\$ 20,000.00
Interior, first floor	Lighting replacement	Replace existing light fixtures with antique or vintage-look fixtures	Electrical neglect			\$ 1,500.00
Interior, first floor	Furnishings	Need furnishings and household goods (furniture, rugs, linens, dishes, etc.)				\$ 5,000.00
7A PUBLIC HEARING: Approve Site... Estimated Interior Costs First Floor Only						\$ 69,500.00

Interior, Second Floor Only Cost Estimates in detail

Category	Improvement Needed	Details	Unknowns	Dependencies	Risks	Estimated Cost
Interior, second floor	Structural enhancement	Need consult for allowing guests to the upstairs	Code non-compliances - stairway, doorways, closets, accessibility?	Ability for the existing structure to be brought to code with minimal financial or structural disruption	Feasibility	\$ 20,000.00
Interior, second floor	Bathroom remodel	Need addition of shower, plus new fixtures (toilet and sink/vanity), flooring, light fixtures, paint/trim, etc.	Soundness of existing structure, plumbing, and electrical infrastructure			\$ 20,000.00
Interior, second floor	Replace Flooring	Remove all existing flooring, replace with reclaimed wood - ideally, from the deconstructed barn	Condition of the subfloor unknown			\$ 2,000.00
Interior, second floor	Replace wall covering	Remove all existing paneling, replace with new paint, vintage trim elements, etc.	Condition/material of underlying wall	Assume plaster or drywall is in moderately decent condition - or can support replacement materials	HPC approval of replacement materials/colors	\$ 10,000.00
Interior, second floor	Ceiling restoration	Repair defects in existing ceiling	Condition/quality of underlying ceiling struture			\$ 3,000.00
Interior, second floor	Lighting replacement	Replace existing light fixtures with antique or vintage-look fixtures	Electrical neglect			\$ 1,500.00
Interior, second floor	Furnishings	Need furnishings and household goods (furniture, rugs, linens, etc.)				\$ 5,000.00
Estimated Interior Costs - Second Floor Only						\$ 61,500.00

Estimated Return on Expenditures

Phase 1: Exterior Renovation – Cost Estimate \$100,000

Negligible return anticipated

Exterior renovation is required to keep faith with Pulte and uphold the home's integrity, but it provides little to no revenue opportunity



Phase 2: Interior Renovation, First Floor Only – Cost Estimate \$70,000

Average \$150/night, estimating 40% occupancy – 25% expenses = \$1350/month income

First floor renovations can create up to 2 private sleeping rooms, and sleep up to 6 guests with 1 full bathroom and full kitchen



Phase 3: Interior Renovation, Second Floor Only – Cost Estimate \$60,000

Average \$250/night, estimating 40% occupancy – 25% expenses = \$2250/month income

Second floor renovations can create up to 5 private sleeping rooms, and sleep up to 12 guests with 2 full baths and full kitchen

At 40% occupancy estimations, the initial investment would be regained in 8.5 years. Increasing rental rates or occupancy will shorten break-even timeframes

About me: Kierstin Case

- Chaska resident since 2013
 - Purchased the farmstead at 1695 Bavaria Road – an 1878 Chaska Brick home with four outbuildings
 - Grew up in Eden Prairie in an historic 1874 farmhouse
 - An experienced caretaker and advocate of historic homes
- Self-employed as a Human Capital Performance Consultant (also known as Human Resources)
 - I enjoy flexible hours and mostly remote work
 - My employment funds my personal home renovations/aspirations

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 Committee
From: Elizabeth Hanson, City Planner
Date: November 28, 2018
Subject: 12/4/2018 HPC Meeting

Our last meeting occurred on October 30, 2018. At this meeting we discussed the historic Hammers Saloon/House and your reaction to the site tour conducted on October 10, 2018. We also gave an update on the City Square West project and its completion with the Task Force.

Henry Hammers Saloon/House – Pinnacle Concept Plan

Since our last official meeting on October 30, 2018, we have had the chance to tour the historic Hammers Saloon inside and out, with the help of the developer Paul Heuer, and his hired professionals Bob Claybaugh and John Lauber. We have also had a chance to sit down and discuss the direction of the Commission. Please refer to the RFA report as an attachment in this packet for more information on the request and recommendations of staff.

Ess Lot & Ernst Home Redevelopment and Restoration – Concept Plan

The City has received an application for a Concept Plan to redevelop the Ess lot and restore the Ernst Home located at 217 Walnut Street and 211 Walnut Street in downtown Chaska.

Background

In the middle of 2014, the City approved the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

Since that time, the City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

Historic Significance of the Sites

211 Walnut Street (Ernst House/Riedele House)

A Minnesota Architecture-History Inventory Form, compiled by a historic preservation consultant for the State Historic Preservation Office (the Minnesota Historical Society) in 2004, describes the architecture of The Riedele House as follows:

"The two-story Riedele House is a T-plan cross wing Chaska brick house with an open porch, segmental arch windows, and a 1910 two-story, Chaska brick, rear addition. The

main (south) façade features a one-story open porch with a second floor balcony. The porch's classically tapered columns are surmounted by a simple frieze and turned post balustrade. The main entry is situated on the side elevation of the gable front. The segmental arch windows have brick sills and headers composed of two rows of Chaska bricks, the most common header configuration found on Chaska brick farmhouses.

In 1910, the two story brick addition with a one-story open porch was constructed. At some unknown date, the one-story open porch was replaced by a smaller enclosed shed porch. The scars of the 1910 porch can be seen on the north façade of the addition. Sometime within the past 20 years, an exterior frame staircase was constructed on the rear (north) side of the house, providing direct, ground-floor access to the second floor of the 1910 addition."

The house was named for Andreas Riedele [pronounced REED-da-lee], who was born in Germany in 1829. He came to the US in the mid-1850s and came to Minnesota in 1855. According to the same SHPO report cited above, he purchased a flour mill in Chaska in 1869 and then entered the brick manufacturing industry in 1881. In 1882, the Riedele and Bierlein brickyard employed 15 workers and manufactured 15,000 brick per day. In 1884, he built a home adjacent to the brickyard and two generations of the Riedele family lived there. When the Klein brothers acquired the Riedele's brick business, they also acquired the house, now known as the Riedele House.

217 Walnut Street (former location of Ess House)

Although there is no home or structure that exists there today, the house that used to exist there was Chaska-brick (although later covered by stucco), a local historic resource and "contributing" building in the Walnut Street National Historic District. The "Existing Condition" of 217 Walnut Street was described in the City of Chaska's Preservation Design Manual as follows:

"When Joseph Ess returned from Civil War service, he started building wagons on the west side of Walnut Street. Then he acquired a blacksmith shop on the east side of the street. In 1886 he added an iron foundry to the north to meet the machinery needs of brick yards. The later diversified foundry business lasted through five generations. The foundry building was replaced in 1989 by an apartment building. In 1886 Joseph built this house for his growing family."

Tonight's Request

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.

The applicant, Talle & Associates, Inc., is requesting a concept plan to combine the two existing lots and incorporate seven residential rental units: two in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages. One garage and one surface parking space would be provided for each 2-bedroom unit. Please refer to the attached site plans for clarity on the location of these units.

The new townhome building will be located on the Ess lot, disconnected from the Ernst Home. This will be a two-level building and have a Chaska brick blend, consistent with the Ernst Home. There is a parking garage proposed in the rear (west) of the property that will house 7 vehicles on the first floor, and have two residential units on the second floor that will gain access via enclosed stairs from the exterior. Six additional surface parking stalls are

incorporated on the westerly portion of the site. The access to all parking stalls will be via the alleyway in the rear.

The applicant has provided front elevations of the proposed building as it relates to the Ess Home. Two iterations were provided so that the HPC can provide comments on both in terms of what direction seems more suitable as it relates to the Ernst Home and Walnut Street District as a whole. One iteration is more residential looking (Option 1), and one is more contemporary (Option 2).

It should be noted that the Ernst Home will be relatively unchanged as it relates to the exterior. Maintenance work will be needed so that the front porch and any structural components are sufficient/stabilized.

"Contributing" Nomination in the Walnut Street Historic District

It should also be noted that staff is actively working with the reputable architecture firm MacDonald and Mack to undergo the nomination process to get the Ernst Home on the "Contributing" properties list for the Walnut Street Historic District. The purpose of this would be to get the property under National designation so that it can be eligible for tax credits from the State. This is a positive direction for the property and can help aid in this project moving forward, but also bring more substance to the National District.

Staff Recommendation/Analysis

Staff is happy to see that there is movement on the Ess lot and Ernst Home as they have been stagnant for some time. A residential user is a beneficial use to this area, will fit in well, and provide additional incomes to the downtown area. The Ernst Home is in need of attention and maintenance to ensure its long-term sustainability. The residential use will be attributable/consistent to the past use of the Ernst Home and Ess lot.

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 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 proposed apartment building to the north of the Ernst Home will provide a spatial relationship that was once there with the Ess House. This spatial relationship will also occur in the rear of the property with the parking garage. The new should look different from the old and be compatible with the Ernst Home and Historic District. Looking at the two elevation concepts provided, staff would recommend that the more residential looking elevation (option 1) should be explored further as it encompasses a more

appropriate/compatible look to the historic context. Staff is supportive of the fact that the new construction is not physically attached to the Ernst home in any manner.

Staff would also like to point out that the incorporation of the front porches on the new apartment building are a positive addition and reinforce the amenity provided on the Ernst Home. Staff would recommend to the applicant to further explore historic elements such as brick detailing or arches over the windows that can show attributions to Chaska's traditional design. Staff would also recommend that the rear apartment building be designed to fit in with the other buildings in terms of materials, design, and massing. More details of this building will be required during the Site Alteration Permit (SAP) submittal.

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 the Ernst Home.

Please provide feedback as it relates to the following items:

- The look and spatial relationship of the new construction adjacent to the Ernst Home and Walnut Street Historic District
- The reuse of the Ernst Home and how it will be beneficial/not beneficial to the structure
- What information you would need/want to see when they submit for SAP

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 11/5/2018 PLANNING CASE NUMBER: _____

APPLICATION/REQUEST FOR:	X	APPLICATION FEE	PROCESSING FEE	DATE PAID	RECEIPT NUMBER
Planned Development Districts					
Concept Plan/Rezoning	X	\$493.94	\$366		
Preliminary Plat					
Final Plat (Account Codes A & C)					
Non PDD					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat					
Lot Consolidation/Division and Vacations (Account Codes A & C)					
Others					
Building/Site Plan Review					
Public Hearing Mailing List Fee					
Zoning/Comp Plan Amend.					
Other (Account Codes A & C)					
Permits					
Special (Conditional) Use Permit					
Variance					
Site Alteration Permit (HPC)					
Mining/Filling Permit (Account Codes B & C)					
Total Amount Due		\$ +	\$ +	Equals	\$

Location of Property: 211-217 N Walnut Street
 Legal Description of Property: Sect 09 TWP 115 Range 023 City Lots of Chaska Lot 03, Block 37
 Existing Zoning: Res r Land Use: 2 Apartment Units Vacant house + land
 Description of Request: Concept approval for 2 apts in renovated house + 5 new units
 Number of Acres: .38 Lots 03 Units 7
 Owner Name: Chaska Econ Dev Authority Phone: _____
 Street: 1 City Hall Plaza City: Chaska State: MN Zip: 55318
 Applicant Name: Laura Russ Phone: 952-906-7206
 Street: 470 W 78th St, #260 City: Chanhassen State: MN Zip: 55317

Property Owner Signature: _____ Date: _____
 Applicant Signature: Laura Russ Date: 11/5/2018
 (if different than owner)

* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.
 **Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)
 *** S:\Work\Community Development\Forms

memo

To: Liz Hanson, City Planner
From: Laura Russ, Talle & Associates
CC: Nate Golin, U + B Architecture
Date: November 2, 2018
Re: Concept Plan Project Narrative for Ernst House Redevelopment Parcel

Thank you for working with us to create a suitable proposal for the Ernst House Redevelopment Project. We are pleased with the concept we have developed with U + B Architecture and excited about the prospect of bringing this project to fruition.

While developing a Site Concept, we have worked through over a dozen different options to address our core project goals and guiding principles:

- add high-quality rental housing to the Town Center to create new walkable housing options for residents;
- create an attractive and cohesive streetscape along Walnut that would help connect the Town Center to its historic commercial corridor;
- integrate attractive landscape features to blend in with the natural environment;
- contribute to the historic preservation of the city's architectural heritage.

The proposed concept combines the two existing lots and includes seven residential rental units: two in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages. One garage and one surface parking space would be provided for each 2-bedroom unit. Please note that although we are confident in our site plan conceptually, an updated survey and related due diligence has not yet been completed to account for possible soil issues, utility easements, etc. that could potentially impact some features.

The plan maximizes the site amenities by efficiently connecting to the alley, providing a consistent streetscape, and ensuring well-maintained space by minimizing internal and external common areas. Additionally, it allows for appropriate accessibility, trash removal, and circulation from the alley. Although the exterior renderings provided are conceptual in nature, we anticipate a continuation of the Chaska brick on the new townhomes to create a cohesive streetscape. This also allows for the historic house to be viewed from all sides, takes advantage of the grade to offer accessible but private frontages, and hides the parking in the back. The

integrity of the exterior of the Ernst House would be maintained, although further evaluation by a structural engineer will be needed to confirm sufficient structural stability.

The units would be finished at an above-grade level and would include in-unit washer/dryers, high quality laminate wood flooring, and natural or manufactured stone countertops. The Ernst House units would retain their historic brick features and include an efficient layout. Average rents are anticipated to be \$2000 per month.

Through both the site plan and design, the project contributes to and reinforces Chaska's Mission Statement and its core strategies by providing housing options for residents who currently have few options for new and walkable housing options. Residents who may no longer wish to maintain a home but want to stay in the community and those that are starting a new household and want to maintain easy access to urban amenities within a small-town community will find this new housing option appealing. For neighbors, connecting the commercial historic core to the Town Center with an appealing and well-scaled streetscape will provide a more walkable and accessible connection. For taxpayers, transforming an underused parcel and creating value will contribute to the tax base well into the future.

We have already invested considerable resources in working with a historically sensitive architecture firm that has a history of working well with the City and are hopeful to move forward. We are confident that our concept could help to create high-quality housing in a walkable and vibrant town center location that all residents of Chaska would welcome.



U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Concept Site Plan

11/5/18

Not For Construction

Chaska Development

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued **Date**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature

Printed Name

Registration Number

EXISTING SITE PLAN

E001



U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

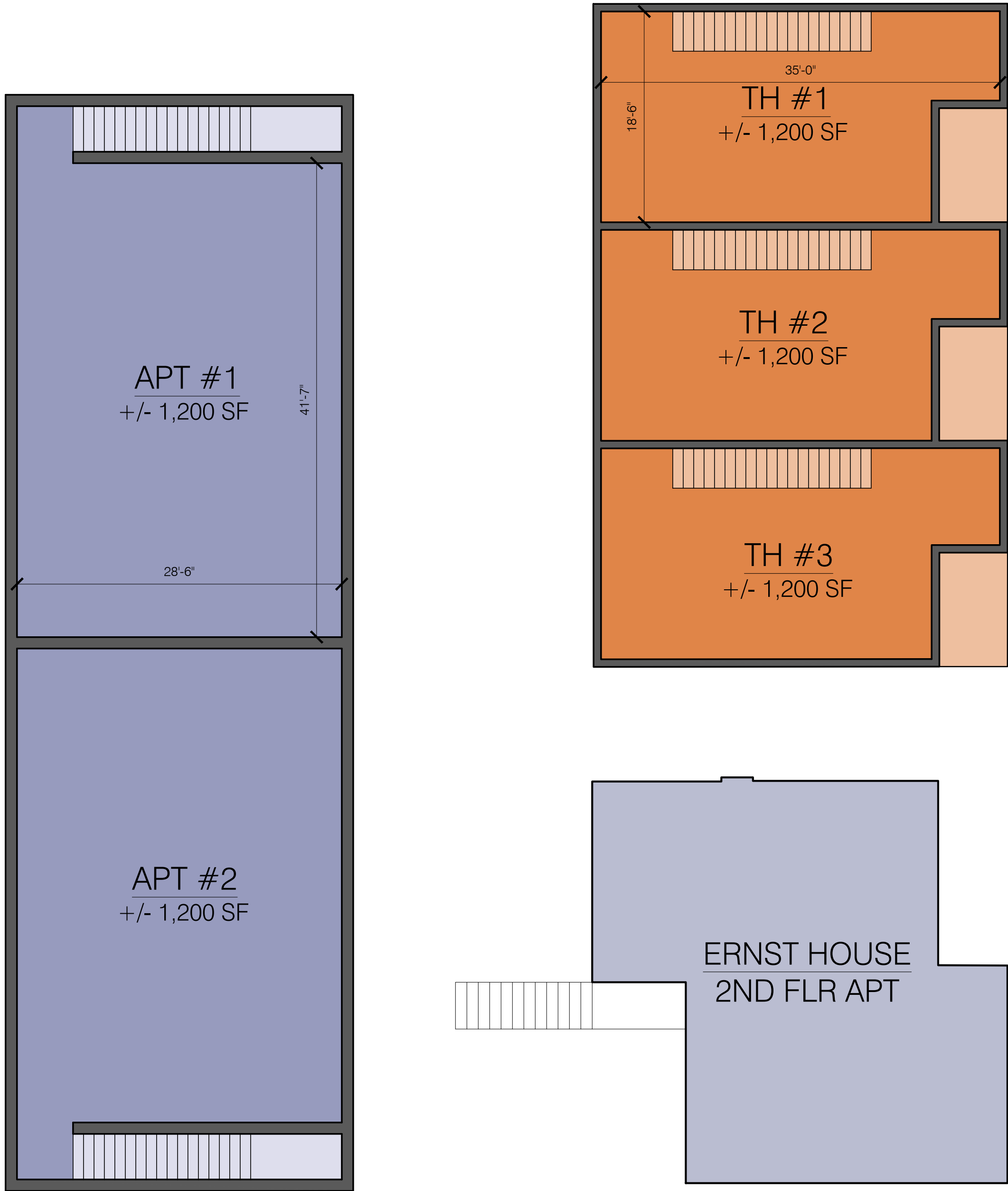
Concept Site Plan
11/5/18
Not For Construction

Chaska Development
211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota	
Signature	
Printed Name	
Registration Number	

PROPOSED SITE PLAN

P001



1
P002 PROPOSED SECOND FLOOR
1/8" = 1'-0"

SUMMARY:

RESIDENTIAL UNITS

ERNST HOUSE	2 UNITS
TOWNHOMES	3 UNITS
APARTMENTS	2 UNITS
TOTAL	7 UNITS

PARKING (GARAGE)

ERNST HOUSE (1 GARAGE/UNIT)	2 SPACES
TOWNHOMES (1 GARAGE/UNIT)	3 SPACES
APARTMENTS (1 GARAGE/UNIT)	2 SPACES
GARAGE RENTAL UNIT TOTAL	7 SPACES

PARKING (SURFACE)

ERNST HOUSE (0.86 PER UNIT)	1.7 SPACES
TOWNHOMES (0.86 PER UNIT)	2.6 SPACES
APARTMENTS (0.86 PER UNIT)	1.7 SPACES
GARAGE RENTAL UNIT TOTAL	6 SPACES

TOTAL DEVELOPMENT PARKING 13 SPACES

SQUARE FOOTAGE RENOVATION

ERNST BASEMENT	1043 GSF
ERNST FIRST FLOOR	1136 GSF
ERNST SECOND FLOOR	1150 GSF
ERNST HOUSE TOTAL	3529 GSF

SQUARE FOOTAGE NEW CONSTRUCTION

TOWNHOMES FIRST FLOOR	1992 GSF
TOWNHOMES SECOND FLOOR	1992 GSF
TOWNHOMES TOTAL	3984 GSF

SQUARE FOOTAGE COVERED GARAGE
STRUCTURE AND APARTMENTS ABOVE

GARAGE AREA INCL. STAIRS	2352 GSF
GARAGE DOORS	4 @ 18'-0" WIDE
APARTMENT AREA ABOVE GARAGE	2948 GSF

SITE ELEMENTS/ QUANTITIES

GRASS AREA	4250 SF
SIDEWALKS	2300 SF
SITE CONCRETE STAIR TREADS	15 TREADS
RETAINING WALLS	38 LINEAR FEET
FENCING	275 LINEAR FEET
CONCRETE CITY SIDEWALK	668 SF
ASPHALT PARKING AREA	3674 SF
CURB AND GUTTER	235 LINEAR FEET
NEW TREX DECKING	376 GSF
CONCRETE PORCHES	176 GSF

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Project Contacts

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Concept Site Plan

11/5/18

Not For Construction

Chaska
Development

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued Date

I hereby certify that this plan, specification or report
was prepared by me or under my direct supervision
and that I am a duly Licensed Architect under the
laws of the State of Minnesota

Signature

Printed Name

Registration Number

PROPOSED SECOND
FLOOR

P002







01 PRELIMINARY FIRST FLOOR PLAN
1/4" = 1'

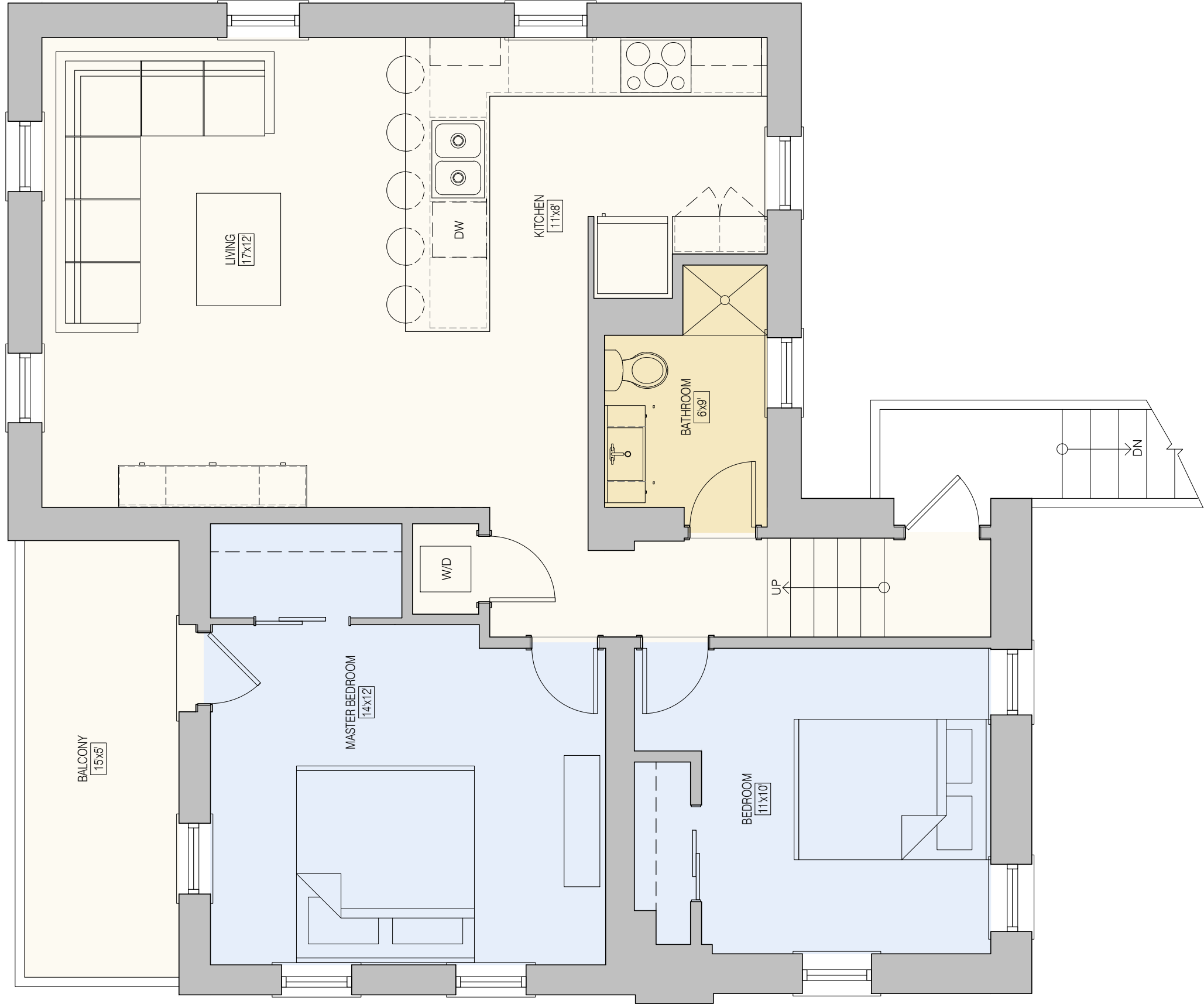


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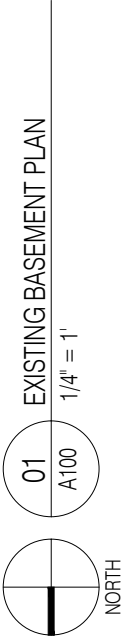
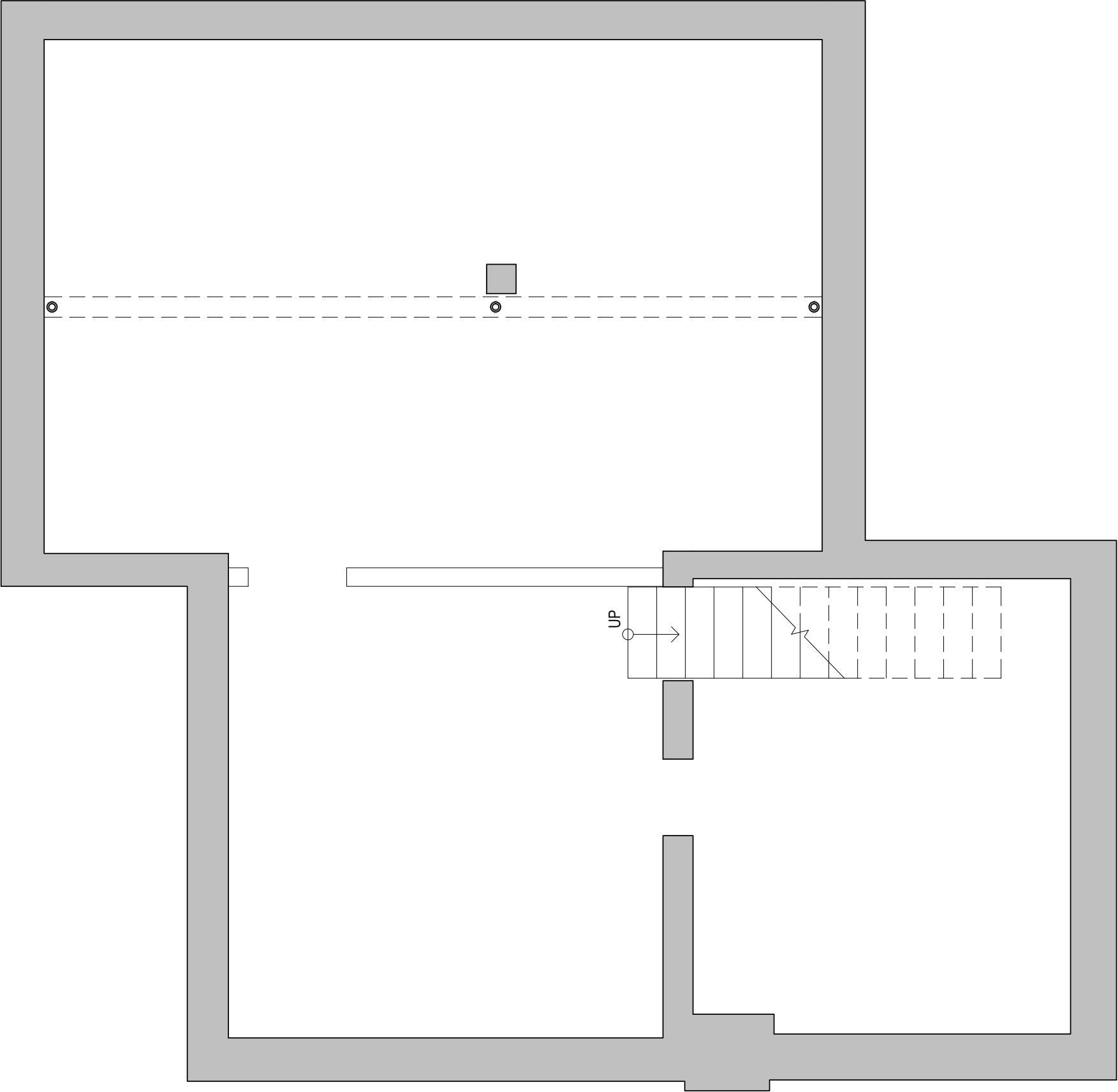
Ernst House - A111
8/17/2018

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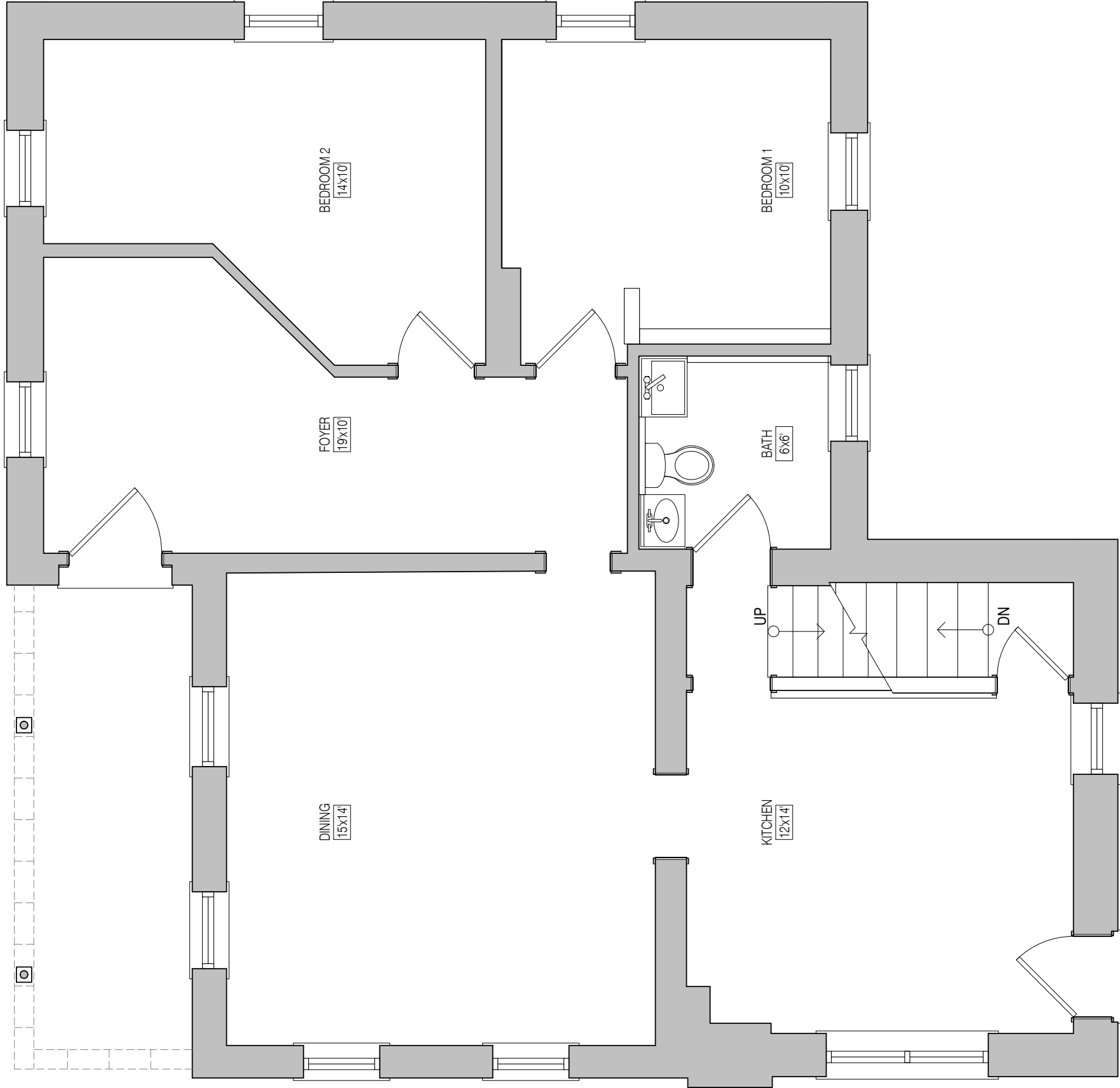


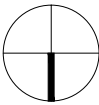
01 PRELIMINARY SECOND FLOOR PLAN
A112
1/4" = 1'





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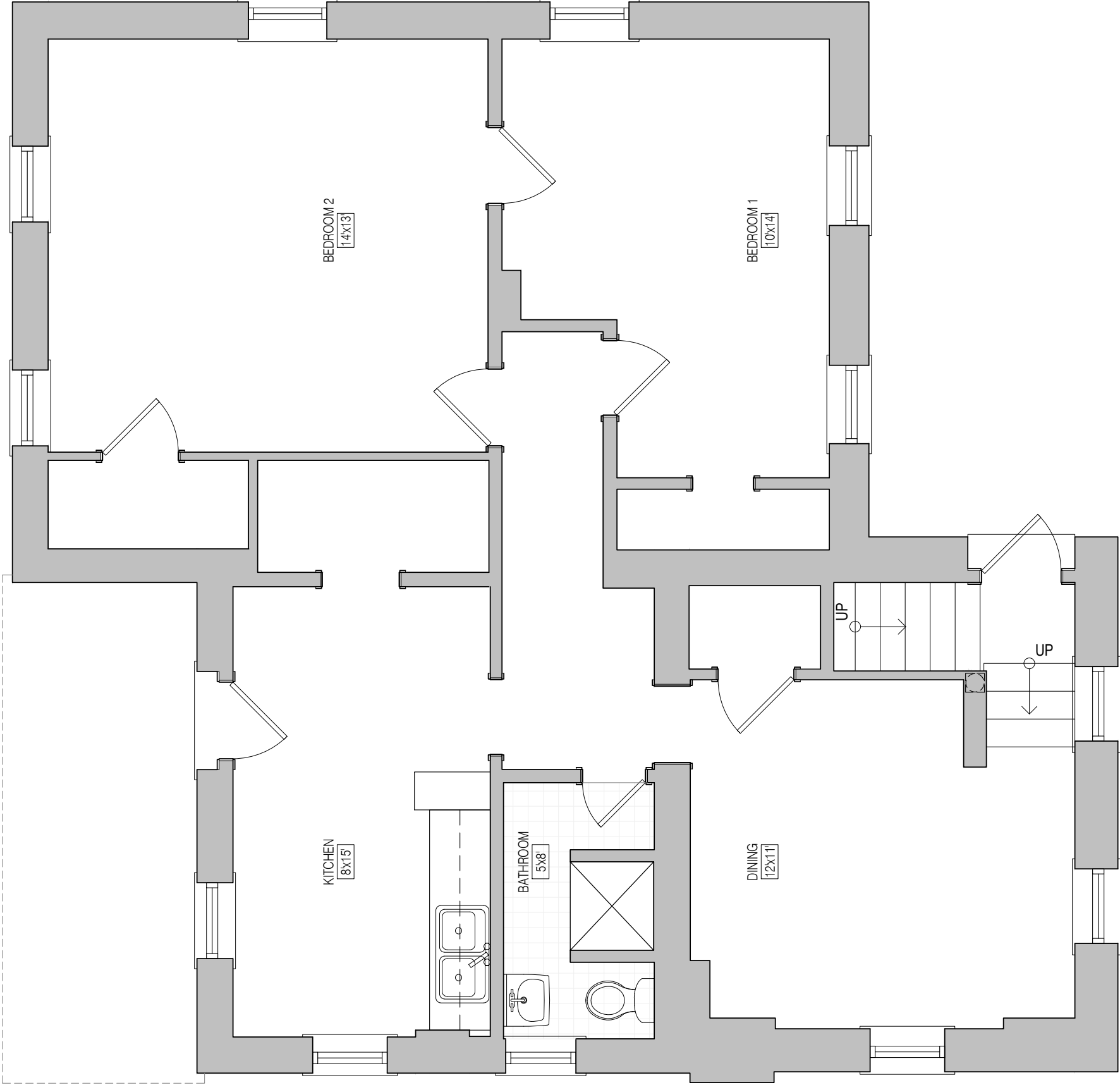




NORTH

01
A101

EXISTING FIRST FLOOR PLAN
1/4" = 1'



01 EXISTING SECOND FLOOR PLAN
1/4" = 1'