AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Tuesday, April 02, 2019
7:00 PM

1 Call to Order

2 Roll Call

3 Adopt Agenda

- 3A April 2, 2019 HPC Agenda

4 Visitor Presentation

5 Approve Previous Meeting Minutes

- 5A Approve the March 5th 2019 Heritage Preservation Commission Meeting Minutes

6 Consent Agenda

- 6A Approve the Amendment to Hammers Saloon Site Alteration Permit (SAP) at 1092 Cardinal Street/HPC #2018-01

7 Action Items

- 7A PUBLIC HEARING: Approve the Site Alteration Permit for Two New Residential Buildings and Renovation of the Ernst Home at 211 & 217 Walnut Street/Talle & Associates/HPC #2019-01

8 Other Business

9 Adjourn

AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Tuesday, April 02, 2019
7:00 PM

1 Call to Order

2 Roll Call

3 Adopt Agenda

- 3A April 2, 2019 HPC Agenda

4 Visitor Presentation

5 Approve Previous Meeting Minutes

- 5A Approve the March 5th 2019 Heritage Preservation Commission Meeting Minutes

6 Consent Agenda

- 6A Approve the Amendment to Hammers Saloon Site Alteration Permit (SAP) at 1092 Cardinal Street/HPC #2018-01

7 Action Items

- 7A PUBLIC HEARING: Approve the Site Alteration Permit for Two New Residential Buildings and Renovation of the Ernst Home at 211 & 217 Walnut Street/Talle & Associates/HPC #2019-01

8 Other Business

9 Adjourn

# City of Chaska

# Memorandum

**To:** **Heritage Preservation Commission**
**From:** **Elizabeth Hanson, City Planner**
**Subject:** **Minutes from March 5, 2019, HPC meeting**

---

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

HPC members present: Gregg Davies, Russell St John, Steve Mueller and Scott Welvaert.

HPC members absent: Kristine Kohman, Margaret Morris

Staff present: Elizabeth Hanson – City Planner

2. Roll Call
Roll call was taken.

3. Adopt the Agenda
A motion by Commissioner Mueller, second by Commissioner Welvaert to adopt the agenda.

Motion carried.

4. Visitor Presentation
Lisa Oberski from the Chaska Historical Society presented to the Commission. She informed the Commission of the work that they do and the current projects that they are working on.

Commissioner Mueller asked staff how they use the Historical Society from time to time.

City Planner Hanson answered saying she uses them almost every time a Site Alteration Permit comes in and the City is in need of history or photos regarding a project.

Chairperson St John asked how the HPC can be of help to the Society.

Oberski responded saying that it helps to preserve Chaska brick wherever possible.

Commissioner Davies commented that the Society is a wonderful place for people to go and learn about heritage in Chaska. If you are looking for who and what has been in the City the Society will be able to help with that.


ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-9200/ FX: (952) 448-9300

Chairperson St John asked if the Society is always accepting historical artifacts.

Oberski responded saying they are always welcoming more artifacts however space is limited so they have to be selective. They only accept historical artifacts that have a story about people coming to Chaska or living in Chaska.

5. Approve HPC minutes
A motion by Commissioner Davies, second by Commissioner Welvaert, to approve the December 4, 2018, HPC minutes.

Motion carried.

6. Consent Agenda
There were no items under consent agenda.

7. Action Items
There were no action items.

8. Other Business
City Planner Hanson informed the Commission of their upcoming meeting on April 2nd. The Ess Lot/Ernst Home will be coming back at this meeting with updates on their project. The Pinnacle/Pulte Homes development is still on the radar, however, still have to complete an EAW and solidifying a deal with Crown of Glory Church before they can continue moving forward with their project and preserving the Hammers Saloon. A warm welcome was given to Commissioner Steve Mueller for joining the HPC.

9. Adjourn
Motion by Commissioner Mueller, second by Commissioner Welvaert to adjourn the meeting at 7:42pm.

Motion carried.

# REQUEST FOR ACTION
# CHASKA HERITAGE PRESERVATION COMMISSION
## DECEMBER 4, 2018

**Subject:** **Henry Hammers House/Saloon – Amendment to 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 an amendment to the SAP approved on December 4, 2018

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of Site Alteration Permit Amendment

---

**BACKGROUND**
At your December 4, 2018 HPC meeting, the Site Alteration Permit (SAP) for the Demolition of the Hammers House/Saloon was reviewed and approved. At that time the following Findings and Conditions were approved for this request:

*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.*

**CURRENT REQUEST**
The applicant's initial goal to start construction this Summer is no longer feasible as their schedule has been pushed back one year due to various factors. Because of this they are requesting to amend the SAP approval language to reflect a new deadline of June 1, 2020.

The applicant, Pulte Homes, is requesting to amend this Site Alteration Permit (SAP) so that the first, fourth, and fifth conditions say the following,

1) "Demolition of Hammers Saloon/Home will not occur prior to **June 1, 2020**."
4) "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, 2020** and if all other terms of the Pulte/entity agreement have been satisfied."
5) If the Pinnacle development plan does not proceed forward altogether or Pulte Homes does not obtain a grading permit by **June 1, 2020**, 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."

**HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:**
Motion to approve the amendment to the Site Alteration Permit for the 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, 2020.
- 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, 2020 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, 2020, 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.

March 11, 2019

**RE: Hammers Home**
**1092 Cardinal Street**
**Chaska, MN 55318**

Liz:

On December 4, 2018, the Chaska Heritage Preservation Commission approved a Site Alteration Permit for the above referenced property with specific conditions. Our schedule has been pushed back one year. Therefore, we are requesting an amendment to the Site Alteration Permit to allow the specific dates within the conditions to correspond with the new schedule. June 1, 2019 is referenced three times in the conditions of approval. We request changing these three references to June 1, 2020.

If you have questions, please contact me at 952-229-0722 or paul.heuer@pultegroup.com. Thank you very much.

Sincerely,

Paul Heuer
Director of Land Planning & Entitlement
Pulte Homes of Minnesota

®2019 Pulte Homes of Minnesota LLC. All rights reserved. BL#BC627273

# memo

To: Kevin Ringwald, Community Development Director

Liz Hanson, City Planner

From: Laura Russ, Talle & Associates

CC: Nate Golin, U + B Architecture

Date: March 4, 2019

RE: Site Alteration Permit for Ernst House Parcel

We are pleased to present this application for a Site Alteration Permit of the historic Ernst House and adjacent vacant lot. As presented at the December 2018 HPC meeting, we are proposing a 7-unit residential rental development that includes two units in the renovated Ernst house three new Walnut Street facing townhomes and two carriage house-style units above the garages in the back. We have spent considerable effort to ensure that the project is compatible with its historic context and are excited about the prospect of this new development to blend old with new in the heart of downtown.

The Ernst House proposal meets the criteria set forth in the City of Chaska's historic regulations in the following ways:

1. Compatible Use
    a. Between 1885 and 1951, the Sanborn maps clearly show that while 2nd Street and 3rd Street were primarily commercial in this area of the city, the properties on the west side of Walnut between 2nd and 3rd were always residential in nature. While they are not original to the site, the Ernst House in combination with the new townhomes re-establish this residential section of Walnut bookended on either side by the commercially oriented 2nd and 3rd Streets. In the period of significance for the Walnut Street Historic District, residential properties in the downtown district would have been expected to have their primary façades formally addressing the public street with any utilitarian structures accessed off the alley. The space between the home and any utilitarian structures would then create a private garden/backyard for the residences. The Sanborn maps show structures on these properties that is consistent with this development pattern. For the proposed development, the inclusion of the carriage house on the alley side of the site recreates this relationship of primary and secondary structures with a garden space in between.
2. Compatible Form

a. The form of the Ernst house, with its narrow blocky facades, modest roof pitches, regular pattern of punched windows, and covered porch tucked adjacent to an iconic gabled end, is typical of farmhouses from the era. The townhomes are organized such that their primary facades present the same iconic form as the Ernst house but with the porches tucked into the façade in lieu of adjacent. The carriage house, being a secondary structure, is less iconic in its form and presents a lower roof line with dormers. The model of a carriage house with vehicle parking below and small living units above is itself consistent with the period of significance.

3. Compatible Materials
    a. Beyond its simple form, the most iconic element of the Ernst house is its construction out of original Chaska brick. This brick will be restored. The townhomes will use a durable base of a modern brick veneer system using a "Chaska brick blend" selected for its compatibility and similarity to historic Chaska brick. The upper level and sides of the townhomes would be clad in lap siding, evoking a farmhouse quality. The carriage house will be clad in lap siding. The use of a less precious material serves to lighten the mass of the building in deference to the Ernst House and townhomes and reinforce the carriage house as a symbolic secondary structure on the property.
4. Repair and Replacement of Deteriorated Features on the Ernst House
    a. Brick
        i. The existing brick has been damaged by water and weather in many locations. We are anticipating the need to repoint the entire façade using mortar materials that are compatible in color and composition to the existing brick and mortar materials. Existing brick openings will be maintained on the most visible East and West facades. In two locations on the West facade, existing brick openings will be enlarged to accommodate code compliant door openings into the building. Excess brick will be salvaged and cleaned for reuse as necessary. On the North façade, a brick opening that currently accommodates a pair of mulled windows will be infilled with a single window and an infill panel. The existing brick opening will be maintained so that a pair of windows could be reinstalled in this location in the future if so desired. Where needed, salvaged brick either from the building or from the city of Chaska's stockpile will be used to replace existing damaged brick. We are not anticipating the need for an abrasive cleaning, but if pursued, this would involve a more gentle soda blast in lieu of a more damaging sand blast. On the west façade, the ghost of previous wood structures attached to the building are still visible. While the priority is to clean the brick and ensure its weather resistance, the preference would be to maintain this ghosting and preserve the historic evidence of these previous structures.
    b. Fenestration
        i. The existing wood double hung windows are in disrepair and do not meet modern performance, durability, and energy standards. The windows will be replaced with modern, double hung windows made of durable materials and meeting current energy standards. The windows will be selected and custom fabricated, however, to match the size, muntin pattern, and function of the original windows. Exterior doors will be provided using similar criteria. New doors will be provided that

meet modern durability and energy expectations, but with a high priority on matching the appearance of the original doors.

c. Porch
    i. Other than the brick, the most identifiable element of the home is the front porch. Unfortunately, the porch is structurally unsound and is not salvageable. Using record photographs from when the house was still in its original location, the porch will be completely rebuilt to match its original appearance as close as possible.

d. Roof
    i. Similarly, where roof, roof fascia, and gutter materials have failed and cannot be maintained, these elements will be replaced with new materials similar to the existing.

5. Secretary of the Interior's Standards
    a. The Secretary of Interior's Standards recommend that newly constructed elements be compatible and deferential to the existing historic features but do not try to mimic those features in a way that creates a false sense of history. In an effort to preserve the independent integrity of the Ernst house, it will be provided with a significant buffer to adjacent new structures. Where existing historic materials are failing, these materials will be replaced or repaired to be similar. Where new elements are added, such as the new exterior stair, these elements will be provided in materials consistent with the era and materials of the Ernst house, but without unique detail that makes conjectural assumptions about what an original stair might look like. Both new structures on the site pay homage to the Ernst house and the historic use of the property but do not pretend to be original to the era. The form of the townhomes is similar to the Ernst house and echoes its materials and detailing, but subtle elements of form and detail, such as the repetition of the gable and the carved out porches, signal the townhomes as a contemporary structure and not historic one. While consistent in program, function, and aesthetics, the carriage house is intentionally presented as a subservient structure that is deferential to both the Ernst house and the townhomes.

As stated in the December meeting, we believe that this project will provide much needed infill housing to an increasingly vibrant Town Center while honoring the historic connection of the Ernst House to the surrounding area. Thank you for your consideration of this project.

# ERNST HOUSE REDEVELOPMENT

211 N Walnut Street, Chaska, MN 55318

## Project Contacts

### Developer

Thies & Talle Management
470 West 78th St, Suite 260
Chanhassen, MN 55317

Laura Russ
D | 952-906-7206
LRuss@thiestalle.com

### Architect

U+B Architecture and Design, Inc.
2609 Aldrich Avenue South, Suite 100
Minneapolis, Minnesota 55408
Phone: 612-870-2538

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

### Structural Engineer

Bunkers and Associates
Eric Bunkers P.E.
C | 651-366-2853
ericb@bunkersandassociates.com

### Civil Engineer

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, Minnesota 55110
Phone: 651-481-9120

Eric Meyer P.E.
D | 651.888.8112
emeyer@larsonengr.com

### Landscape Design-Build

Field Outdoor Spaces
412 Harding St. NE,
Minneapolis, Minnesota 55413
Phone: 612-789-9381

Jason Rathe
C | 612-209-5223
jason@fieldoutdoorspaces.com

## Sheet Index


| No | TITLE |
|---|---|
| G000 | COVER SHEET |
| G001 | SURVEY |
| G002 | EXISTING SITE PLAN |
| **ARCHITECTURAL DRAWINGS** | |
| A001 | ARCHITECTURAL SITE PLAN |
| L001 | LANDSCAPE PLAN |
| AE100 | ERNST HOUSE: DEMOLITION PLANS |
| AE110 | ERNST HOUSE: FLOOR & ROOF PLANS |
| AE200 | ERNST HOUSE: EXTERIOR ELEVATIONS |
| AT110 | TOWNHOMES: BSMNT & ROOF PLANS |
| AT111 | TOWNHOMES: 1ST & 2ND FLR PLANS |
| AT200 | TOWNHOMES: EXTERIOR ELEVATIONS |
| AC110 | CARRIAGE HOUSE: FNDN & ROOF PLANS |
| AC111 | CARRIAGE HOUSE: 1ST & 2ND FLR PLANS |
| AC200 | CARRIAGE HOUSE: EXTERIOR ELEVATIONS |
| AC201 | CARRIAGE HOUSE: EXTERIOR ELEVATIONS |
| A700 | RENDERINGS |
| A800 | PHOTOS |



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


**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

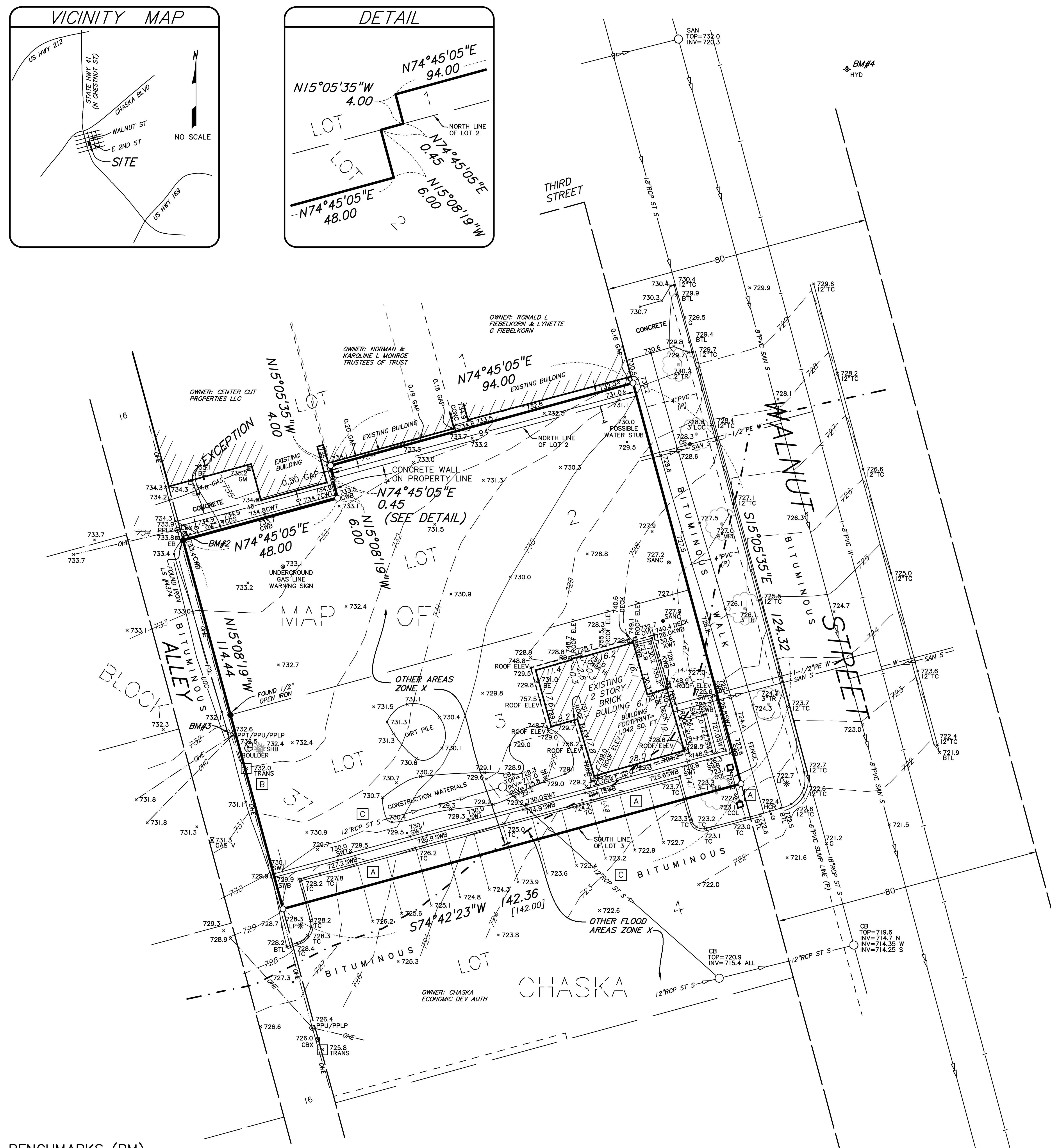
Printed Name

Registration Number

COVER SHEET

**G000**

© 2019 U+B Architecture & Design, Inc.




## GENERAL NOTES

1.) Survey coordinate and bearing basis: Carver County coordinates

2.) Adjoining ownership information shown hereon was obtained from the Carver County Property Tax Information web site.

3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

4.) There are no proposed changes in street right of way lines per the City of Chaska Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

6.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

## UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190250334.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

## FLOOD ZONE NOTES

1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752340236D, dated December 21, 2018. This information was obtained from the FEMA Map Service Center web site.

2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

## PARKING

There are no parking spaces designated on the subject property.

## AREA

Gross = 17,230 square feet or 0.396 acres

## LEGEND

| | |
|---|---|
| ○ | Denotes iron monument set marked with P.L.S. No. 44890 |
| ● | Denotes found iron monument |
| ◉ | Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set |
| BE | Denotes building entrance |
| BTL | Denotes beavertail curb |
| CB | Denotes catch basin |
| CBX | Denotes communication box |
| CDS | Denotes civil defense siren |
| CHIM HI | Denotes chimney height |
| COL | Denotes building column |
| CONC | Denotes concrete |
| CS | Denotes curb stop |
| CWB | Denotes concrete wall base |
| CWT | Denotes concrete wall top |
| EB | Denotes electric box |
| EM | Denotes electric meter |
| FOL | Denotes fiber optic line |
| G | Denotes gutter |
| GAS V | Denotes gas valve |
| GM | Denotes gas meter |
| GW | Denotes guy wire |
| HCR | Denotes disabled ramp |
| HYD | Denotes fire hydrant |
| INV | Denotes structure invert |
| KWB | Denotes keystone wall top |
| LP | Denotes light pole |
| OHC | Denotes overhead communication line |
| OHE | Denotes overhead electric line |
| OVH | Denotes overhang |
| (P) | Denotes per plan |
| PPLP | Denotes power and light pole |
| PPT | Denotes power pole with transformer |
| PPU | Denotes power pole with underground utility |
| PVC | Denotes polyvinylchloride pipe |
| RCP | Denotes reinforced concrete pipe |
| RD | Denotes roof drain |
| ROOF ELEV | Denotes roof elevation |
| SAN | Denotes sanitary manhole |
| SAN S | Denotes sanitary sewer |
| SANC | Denotes sanitary cleanout |
| ST S | Denotes storm sewer |
| SWB | Denotes stone wall base |
| SWT | Denotes stone wall top |
| TC | Denotes top of concrete curb |
| TRANS | Denotes transformer |
| UGC | Denotes underground communication line |
| W | Denotes water line |
| BIR | Denotes Birch tree |
| LOC | Denotes Locust tree |
| MPL | Denotes Maple tree |
| SHB | Denotes shrub |
| TR | Denotes deciduous tree |

## DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC)

Parcel 1:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Parcel 2:

Lot 3, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Property is: Abstract

## PLAT RECORDING INFORMATION

The plat of Map of Chaska Townsite was filed of record on February 15, 1868, in Book A of Townsites.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

## TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC, was relied upon as to matters of record.

### Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

There are no easements listed in Schedule B – Section 2 of the title commitment to be shown.

## LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Concrete curb, parking areas and sign lying within the subject property along the southeasterly property line.

B.) Transformer lying easterly of the southwesterly property line.

C.) Storm sewer lying within the property and draining towards the southeast without an easement.

## BENCHMARKS (BM)

(NAVD 88)

1) MnDOT 1008R survey disk in bridge railing in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.8 feet east of Trunk Highway 41.
Elevation = 727.548 feet

2) Scribed "X" 2.0+/- feet easterly of the west end of the concrete wall in the northwest corner of the subject property.
Elevation = 734.81 feet

3) Top of spike in the northwest side of the power pole located midway along the west boundary of the subject property.
Elevation = 733.64 feet

4) Top of top nut of fire hydrant in the southeast quadrant of 3rd Street and Walnut Street.
Elevation = 734.24 feet

## SURVEYOR'S CERTIFICATION

To Chaska Economic Development Authority, Thies & Talle Management, Inc., Title Mark, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on February 8, 2019.

Dated this 12th day of February, 2019

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON LICENSED LAND SURVEYOR 44890 STATE OF MINNESOTA

N

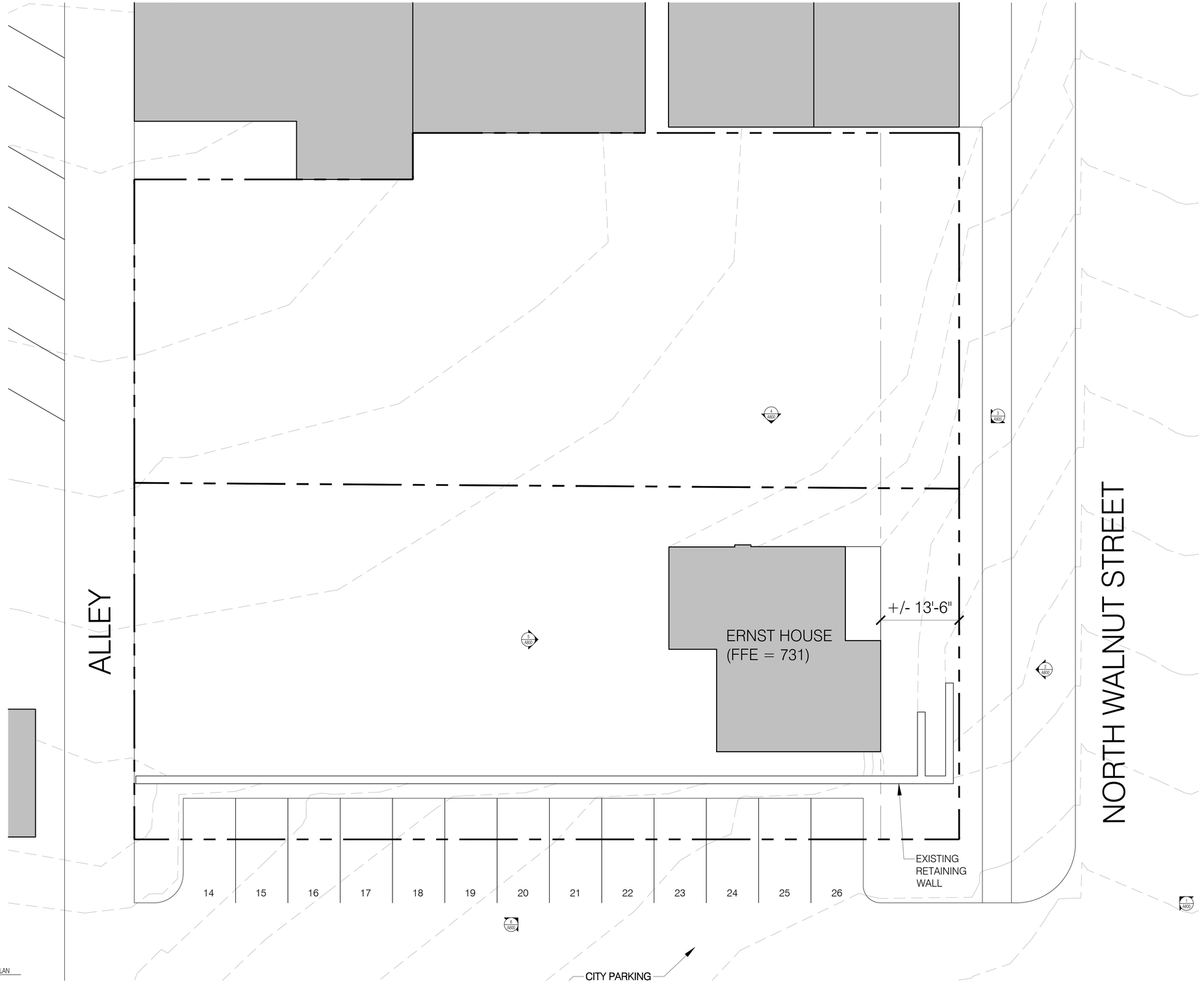
SCALE IN FEET: 20 0 20 40

| Revision | By | Date |
|---|---|---|
| | SMT | |

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
CITY OF CHASKA
Ernst House
211 and 217 Walnut Street, Chaska, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

| | |
|---|---|
| Project: 2019-007 Bk/Pg: 918/42 | Date: 02/12/2019 |
| Township: 115 Range: 23 Section: 9 | |
| File: 2019007001.dwg | Sheet: 1 of 1 |




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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

# G002

© 2019 U+B Architecture & Design, Inc.

## SITE PLAN NOTES:

### PARCEL SIZE

| | |
|---|---|
| ACREAGE: | 0.396 ACRES |
| GROSS AREA: | 17,230 SF |

### RESIDENTIAL UNITS

| | |
|---|---|
| ERNST HOUSE | 2 UNITS |
| TOWNHOMES | 3 UNITS |
| CARRIAGE HOUSE APARTMENTS | 2 UNITS |
| TOTAL | 7 UNITS |

### PARKING

| | |
|---|---|
| SURFACE TOTAL | 6 SPACES |
| GARAGES | |
| ERNST HOUSE (1 GARAGE/UNIT) | 2 SPACES |
| TOWNHOMES (1 GARAGE/UNIT) | 3 SPACES |
| APARTMENTS (1 GARAGE/UNIT) | 2 SPACES |
| GARAGE TOTAL | 7 SPACES |
| TOTAL DEVELOPMENT PARKING | 13 SPACES |

### ERNST HOUSE:

| | |
|---|---|
| BASEMENT | 799 SF |
| 1ST FLOOR (BASEMENT ACCESS) | 61 SF |
| 1ST FLOOR (UNIT #1) | 795 SF |
| 2ND FLOOR (UNIT #2) | 856 SF |
| ERNST HOUSE TOTAL | 2,511 SF |

### TOWNHOMES:

| | |
|---|---|
| BASEMENT (PER UNIT) | 632 SF |
| 1ST FLOOR (PER UNIT) | 643 SF |
| 2ND FLOOR (PER UNIT) | 718 SF |
| TOTAL (PER UNIT) | 1,993 SF |
| TOTAL (BUILDING) | 5,979 SF |

### CARRIAGE HOUSE

| | |
|---|---|
| 1ST FLOOR (PER UNIT) | 82 SF |
| 2ND FLOOR (PER UNIT) | 1,156 SF |
| TOTAL (PER UNIT) | 1,238 SF |
| ATTACHED GARAGE (x2) | 264 SF |
| DETACHED GARAGE (x5) | 262 SF |
| TOTAL GARAGE | 1,838 SF |
| TOTAL (BUILDING) | 4,314 SF |

1 A001 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

PLAN NORTH


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


**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

SITE PLAN

**A001**

© 2019 U+B Architecture & Design, Inc.

(1) Maple 'Northwoods'

PROPERTY LINE

LAWN -- Doggy Area

(1) Maple 'Northwoods'

RAIN GARDEN/ SNOW STORAGE

+/- 24'-0"

+/- 4'-0"

## Raingarden

(3) Molinia 'Sky Racer'

(5) Amsonia hubrechtii

(20) Salvia 'May Night'

(20) Allium 'Millenium'

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

YARD #1

YARD #2

YARD #3

YARD #4

YARD #5

(28) Calamagrostis Karl Foerster

## Backyards (1-5):

(5) Amur Maackia - 25' BB Trees
(16) Calamagrostis 'Karl Foerster'
(75) Geranium 'Bevan's Variety'

Fence

4' 2-rail aluminum fencing with 42" gates. Fence is replaced with a 2-sided wall (3) between properties.

4' 2-sided horizontal board dividing walls

Interior Walkway:
(12) Blue hosta
(16) Aralia - 'Sun King'
(27) Allium 'Millenium'

18'-6"

10'-6"

24'-0"

+/- 3'-0"

9'-0" TYP

+/- 14'-0"

+/- 5'-0"

ALLEY

HERITAGE RAILING

TRASH

ERNST HOUSE UNIT #1

South Side:
(12) Indian Currant
(6) Joe Pye Weed - Lil' Joe

PROPERTY LINE

1 2 3 4 5 6

14 15 16 17 18 19 20 21 22 23 24 25 26

CITY PARKING

## North Side:

(15) Diervilla lonicera

(18) 2'x2' Concrete paver (gravel set)

Note: This area mulched with wood mulch

## Boulevards:

1500 sq. ft. sod
(5) Swamp White Oaks

Tree Underplanting:
(8) Calamagrostis brachytricha
Aluminum Edging

## Front Foundation:

(1) 'Prairie Fire' Crabapple

(2) 'Red Wing' Viburnum

(15) Ninebark 'Little Devil'

(15) Calamagrostis brachytricha

(9) Prairie Dropseed

(8) Amsonia hubrechtii

(5) Salvia 'Mayniight'

(10) Allium 'Millenium'

(3) Path lights

(5) Flood lights

(2) Molinia 'Sky Racer'

## Stair Beds:

(8) Prairie Dropseed

(24) Amsonia 'Blue Ice'

(12) Salvia 'May Night'

(6) Six Packs - Sedum kamtschaticum

1 Ton Trap Boulder

(6) Path Lights

Aluminum edging

## Slope Bed:

(7) Diervilla lonicera

(15) Prairie Dropseed

(20) Amsonia 'Blue Ice'

(12) Salvia 'May Night'

3 Tons Trap Boulder

(3) Multi-stem 'Prairie Fire' Crab apple

Note: No need for wall here if planted.

(3) Path lights

## Call Outs:

Aluminum Fence - 188' of 4' fence; 5 gates
Back yard enclosures, plus top of masonry wall on the southside of the property.

2500 sq. ft. of planting beds (for mulch)

350' of edging

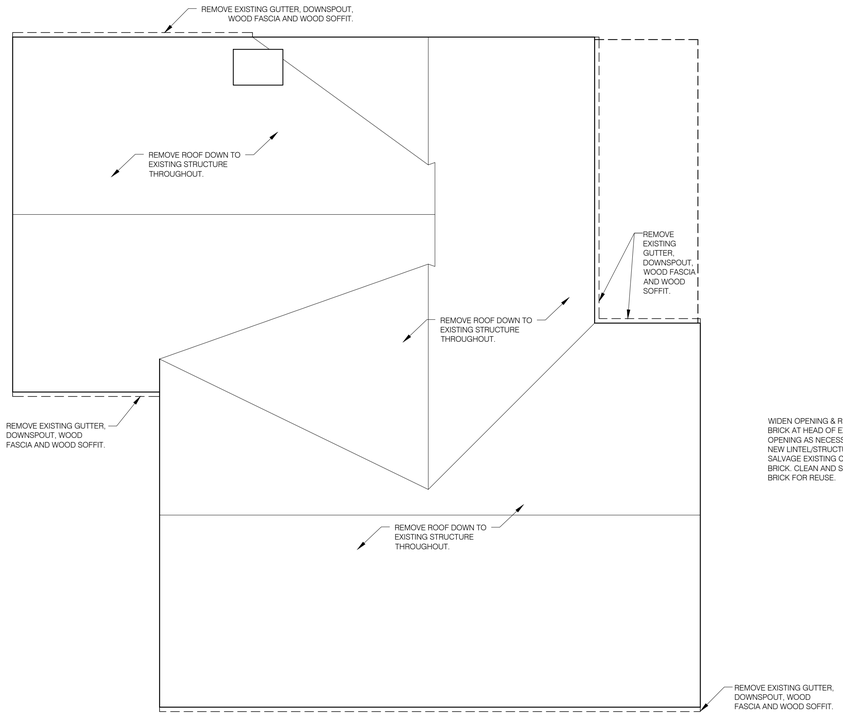
3000 sq. ft. sod

0 5 10 20

SCALE IN FEET

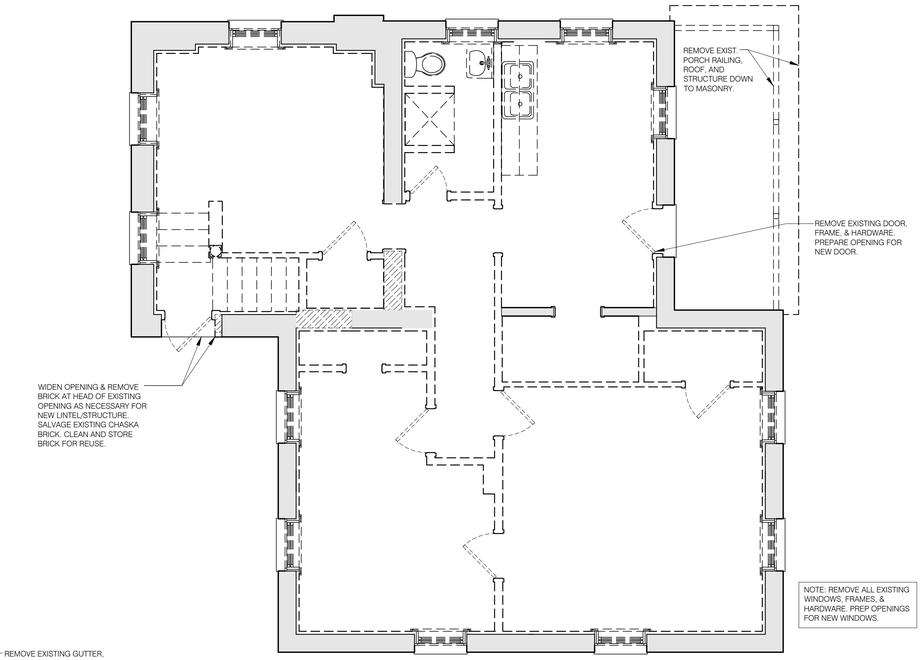
1209 Tyler St. NE, Suite 250
Minneapolis, MN 55413
612-789-9381
field@fieldoutdoorspaces.com

| Designer: | Date/Rev#: | Scale: |
|---|---|---|
| | | 1"= 8' (24x36) |



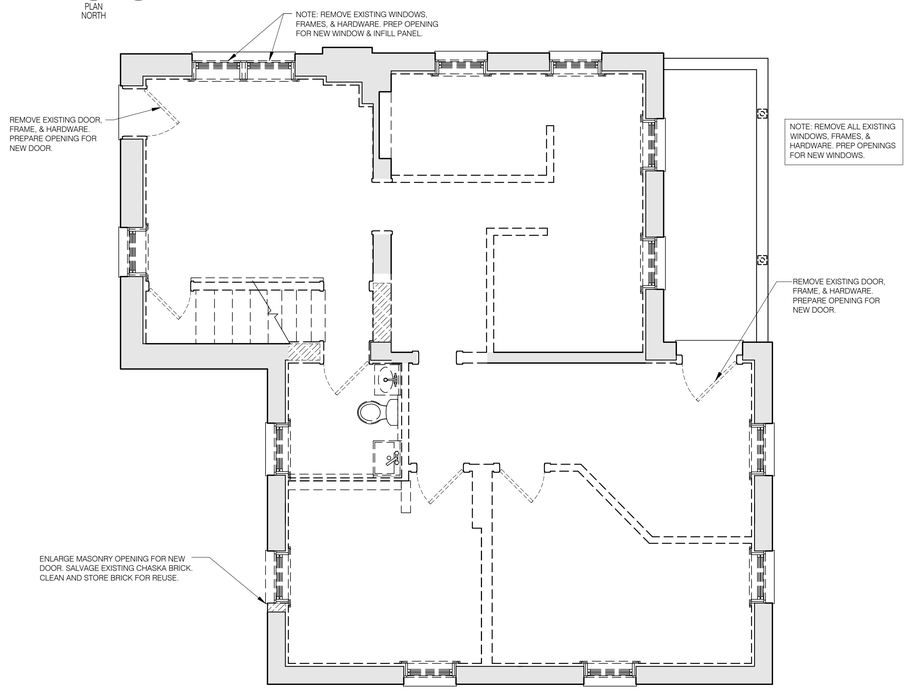

PLAN NORTH

4 AE100 ERNST HOUSE - ROOF DEMOLITION PLAN
1/4" = 1'-0"



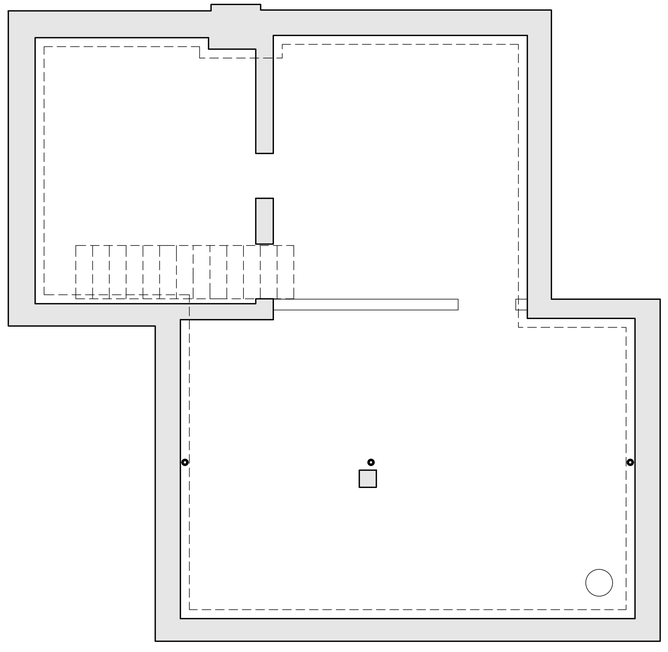

PLAN NORTH

3 AE100 ERNST HOUSE - SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"




PLAN NORTH

2 AE100 ERNST HOUSE - FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



PLAN NORTH

1 AE100 ERNST HOUSE - BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

## DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING MASONRY WALL TO BE DEMOLISHED
- DEMO (VARIES)
- (#) DENOTES DEMOLITION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

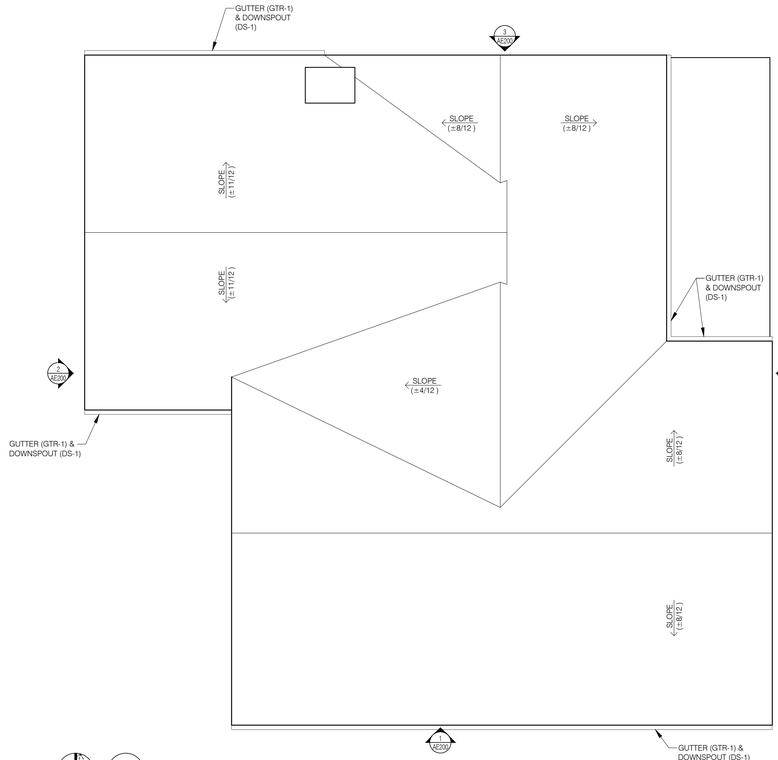
Printed Name

Registration Number

ERNST HOUSE: DEMOLITION PLANS

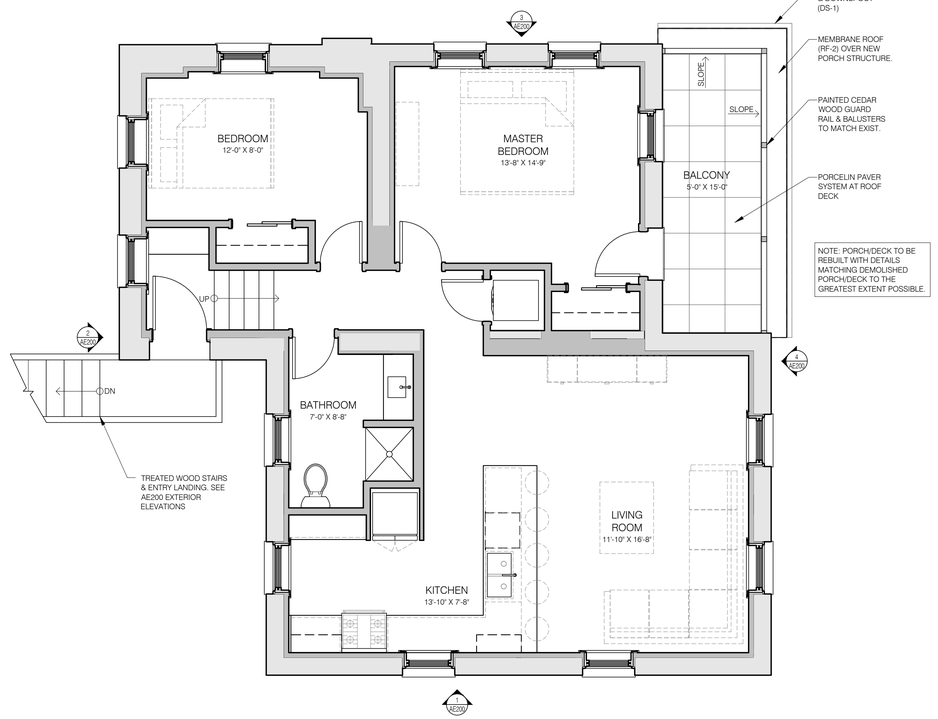
**AE100**

© 2019 U+B Architecture & Design, Inc.



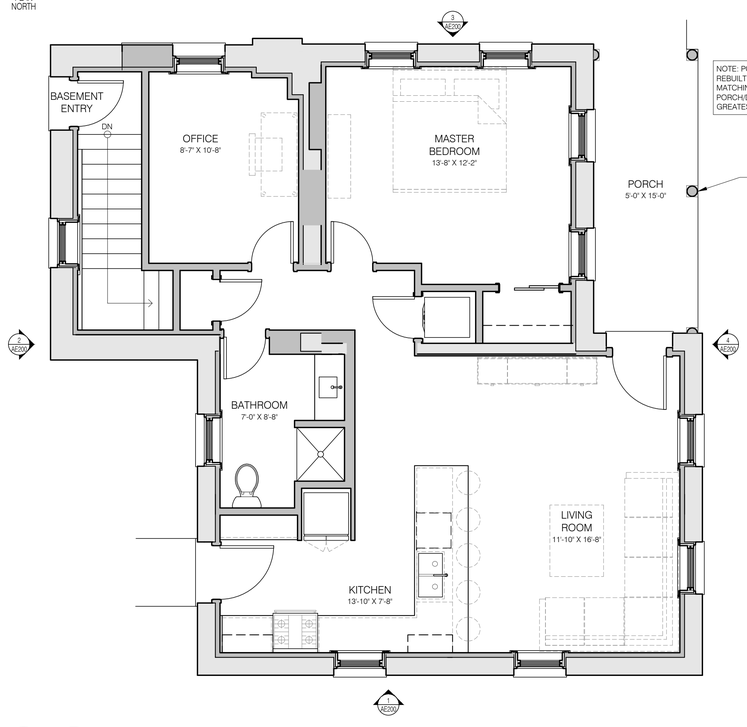

PLAN NORTH

4 AE110 ERNST HOUSE - ROOF PLAN
1/4" = 1'-0"



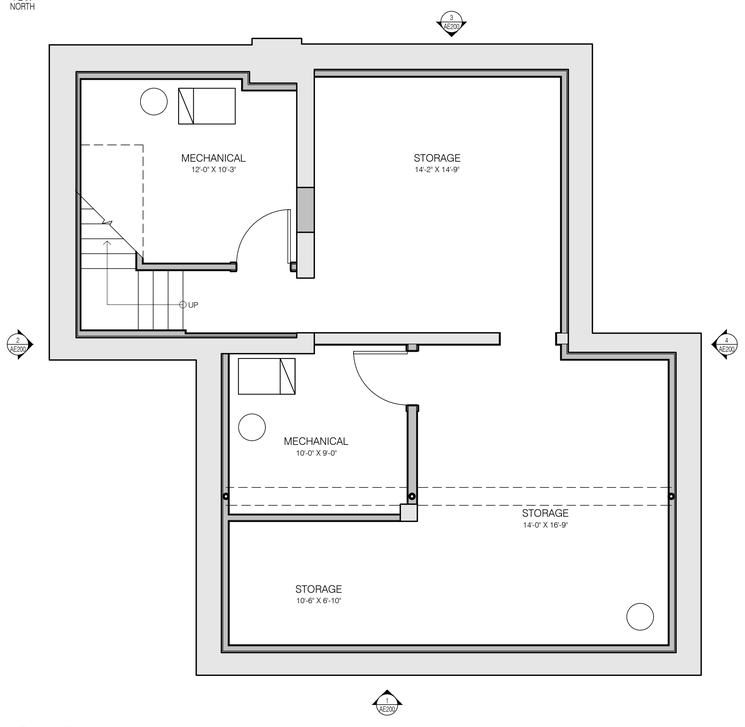

PLAN NORTH

3 AE110 ERNST HOUSE - SECOND FLOOR PLAN
1/4" = 1'-0"




PLAN NORTH

2 AE110 ERNST HOUSE - FIRST FLOOR PLAN
1/4" = 1'-0"




PLAN NORTH

1 AE110 ERNST HOUSE - BASEMENT FLOOR PLAN
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

ERNST HOUSE:
FLOOR & ROOF PLANS

**AE110**

© 2019 U+B Architecture & Design, Inc.

4 AE200 ERNST HOUSE - EAST ELEVATION
1/4" = 1'-0"

3 AE200 ERNST HOUSE - NORTH ELEVATION
1/4" = 1'-0"

## EXTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DIMENSIONS NOTED FOR EXISTING BUILDING ARE APPROXIMATE.
2. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADING TO CITY STORM SEWER.
3. EXISTING BRICK TO BE CLEANED, REPAIRED, AND REPOINTED. SEE OUTLINE SPEC FOR ADDITIONAL REPOINTING AND MASONRY REQUIREMENTS.

2 AE200 ERNST HOUSE - WEST ELEVATION
1/4" = 1'-0"

1 AE200 ERNST HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

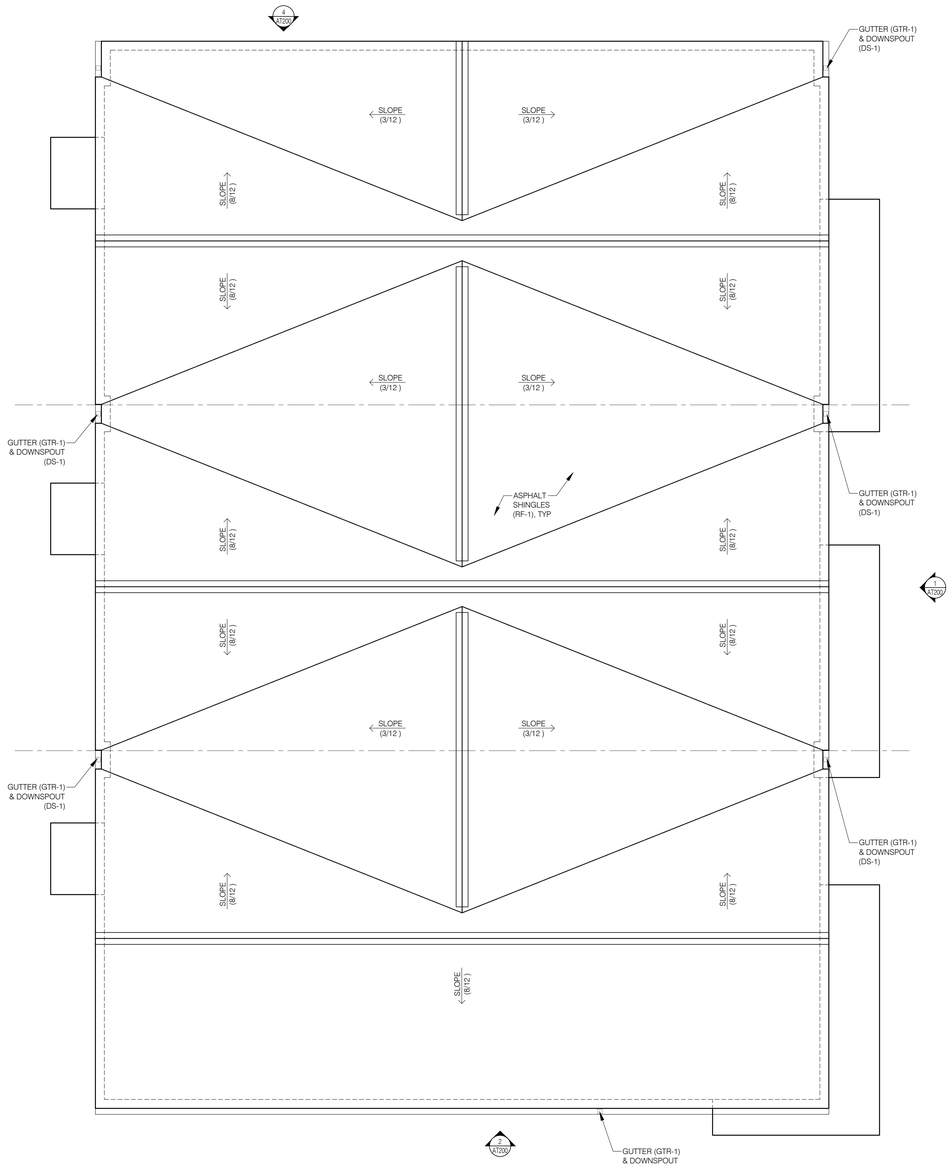
Printed Name

Registration Number

ERNST HOUSE:
EXTERIOR ELEVATIONS

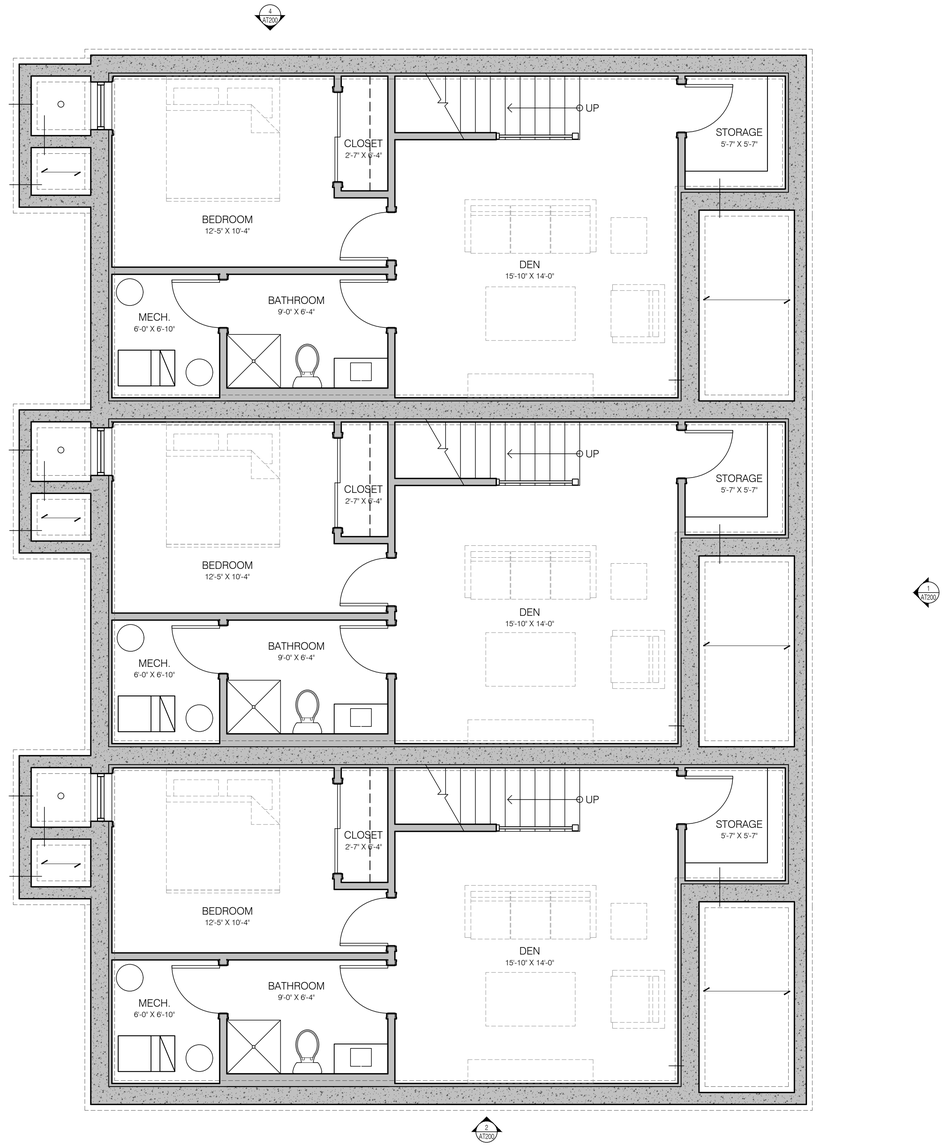
**AE200**

© 2019 U+B Architecture & Design, Inc.




PLAN NORTH

1 AT110 TOWNHOUSE - ROOF PLAN
1/4" = 1'-0"




PLAN NORTH

1 AT110 TOWNHOUSE - BASEMENT FLOOR PLAN
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

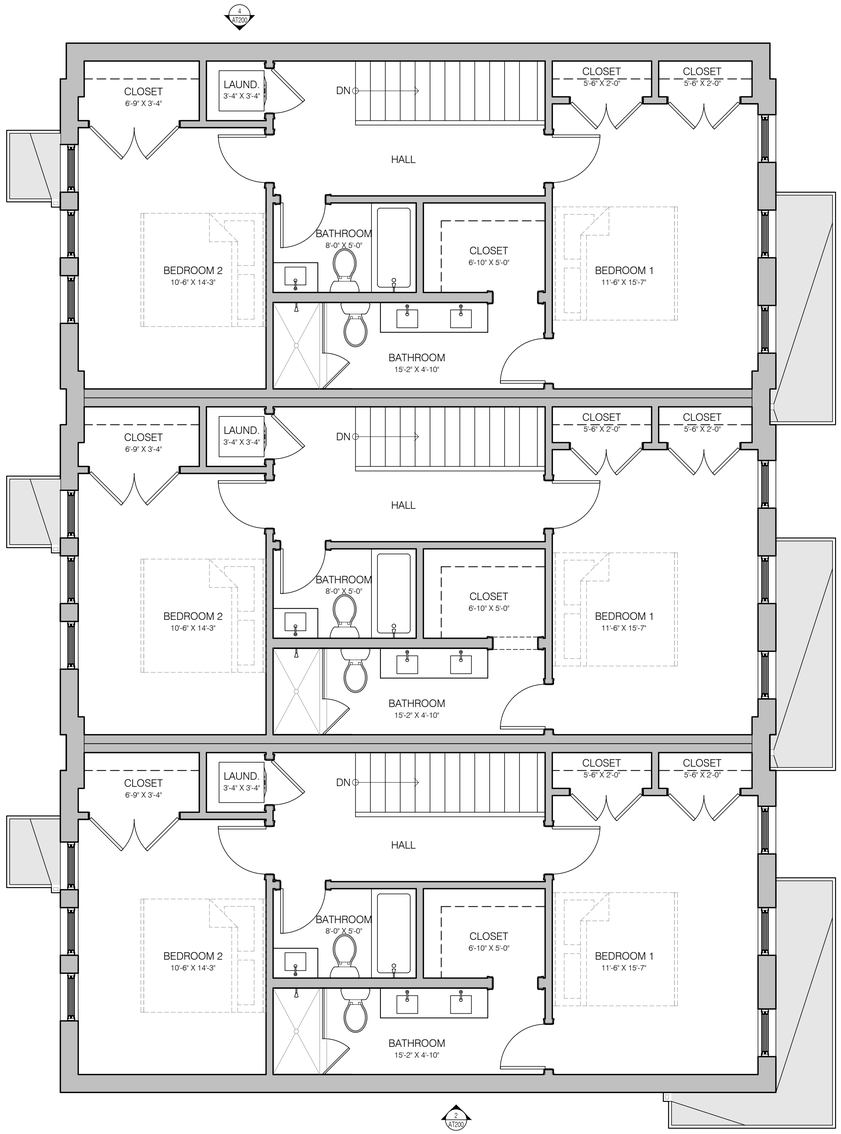
Printed Name

Registration Number

TOWNHOMES:
BSMNT & ROOF PLANS

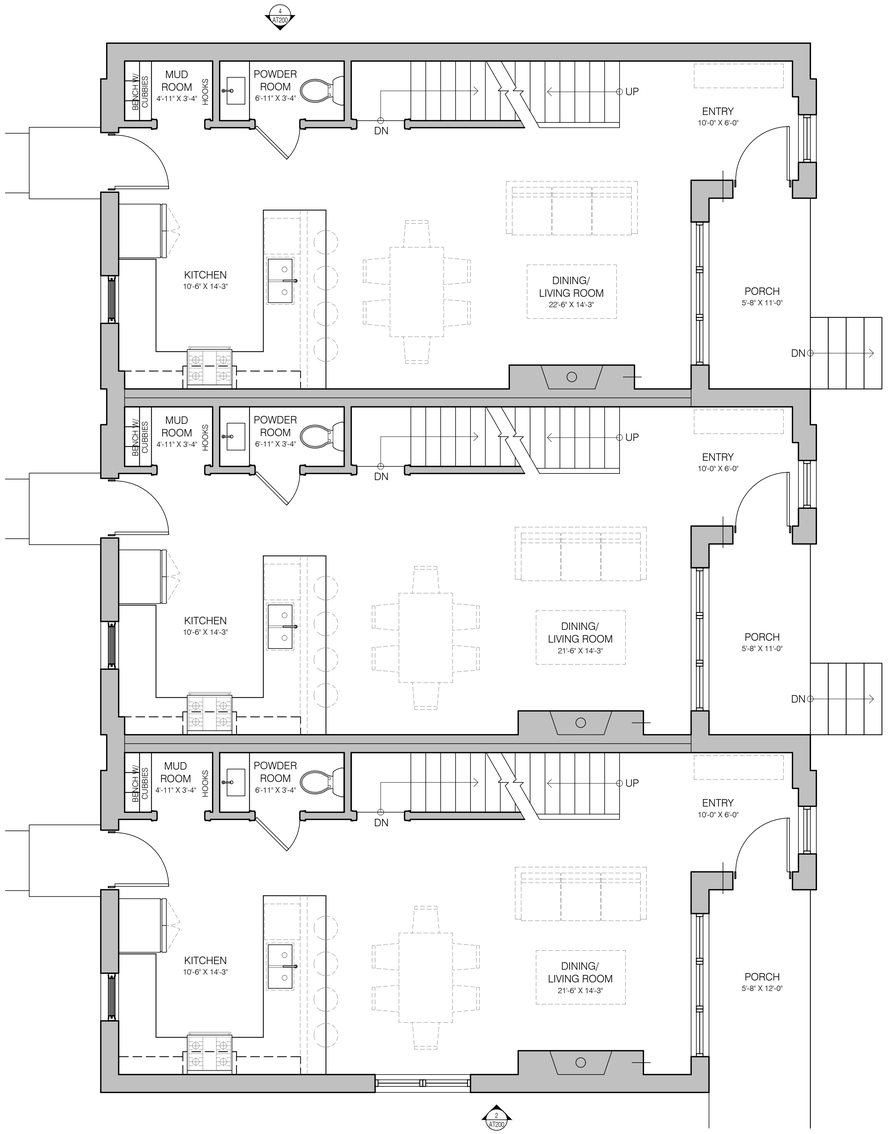
# AT110

© 2019 U+B Architecture & Design, Inc.




2 AT111 TOWNHOUSE - SECOND FLOOR PLAN (OPTION #1 - SAWTOOTH)
1/4" = 1'-0"

PLAN NORTH




1 AT111 TOWNHOUSE - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

TOWNHOMES:
1ST & 2ND FLR PLANS

**AT111**

© 2019 U+B Architecture & Design, Inc.

4 AT200 TOWNHOUSE - NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

3 AT200 TOWNHOUSE - WEST EXTERIOR ELEVATION
1/4" = 1'-0"

2 AT200 TOWNHOUSE - WEST EXTERIOR ELEVATION
1/4" = 1'-0"

1 AT200 TOWNHOUSE - EAST EXTERIOR ELEVATION
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

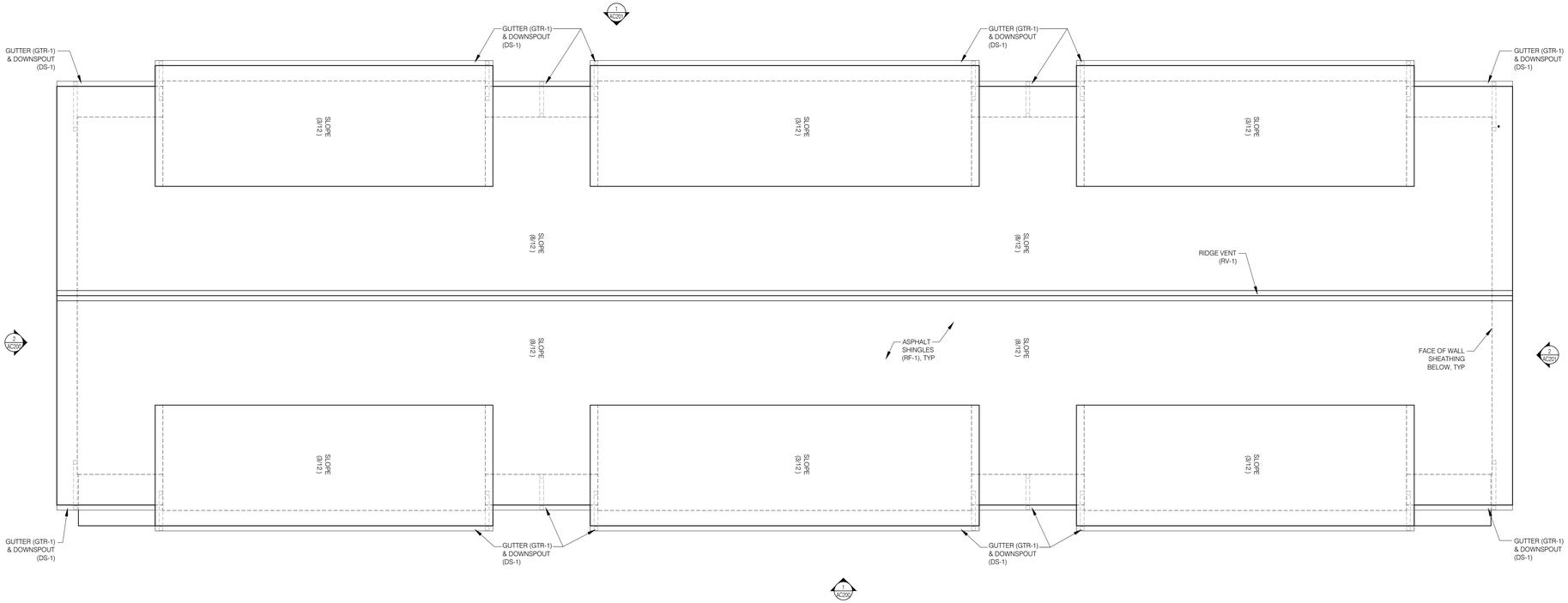
Printed Name

Registration Number

TOWNHOMES:
EXTERIOR ELEVATIONS

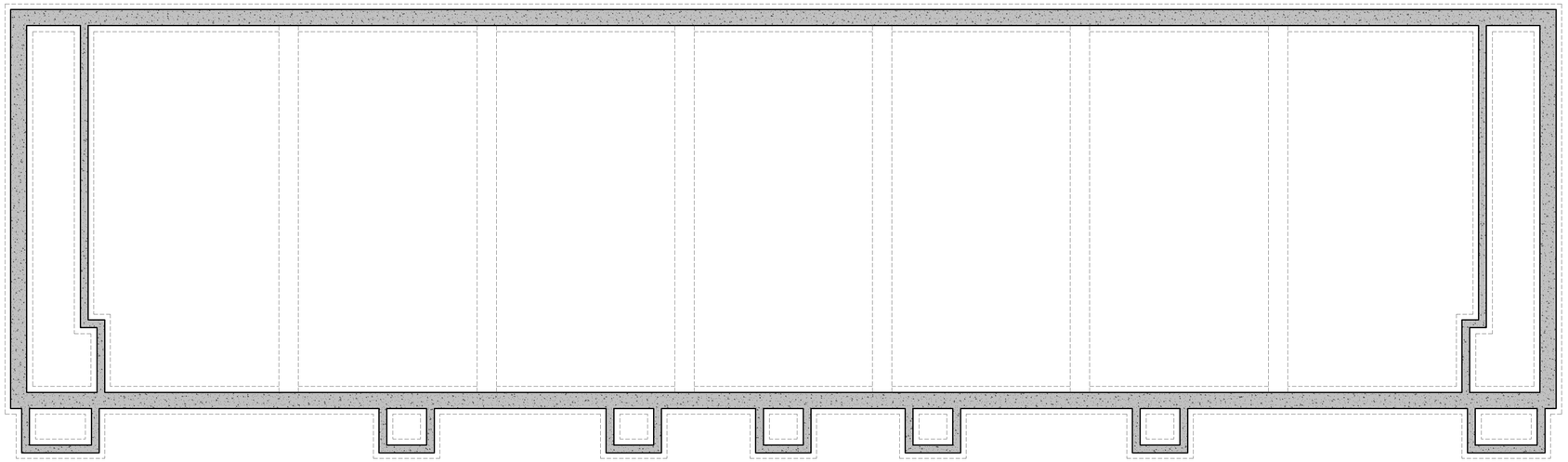
# AT200

© 2019 U+B Architecture & Design, Inc.




PLAN NORTH

2 AC110 CARRIAGE HOUSE - ROOF PLAN
1/4" = 1'-0"



PLAN NORTH

1 AC110 CARRIAGE HOUSE - FOUNDATION PLAN
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

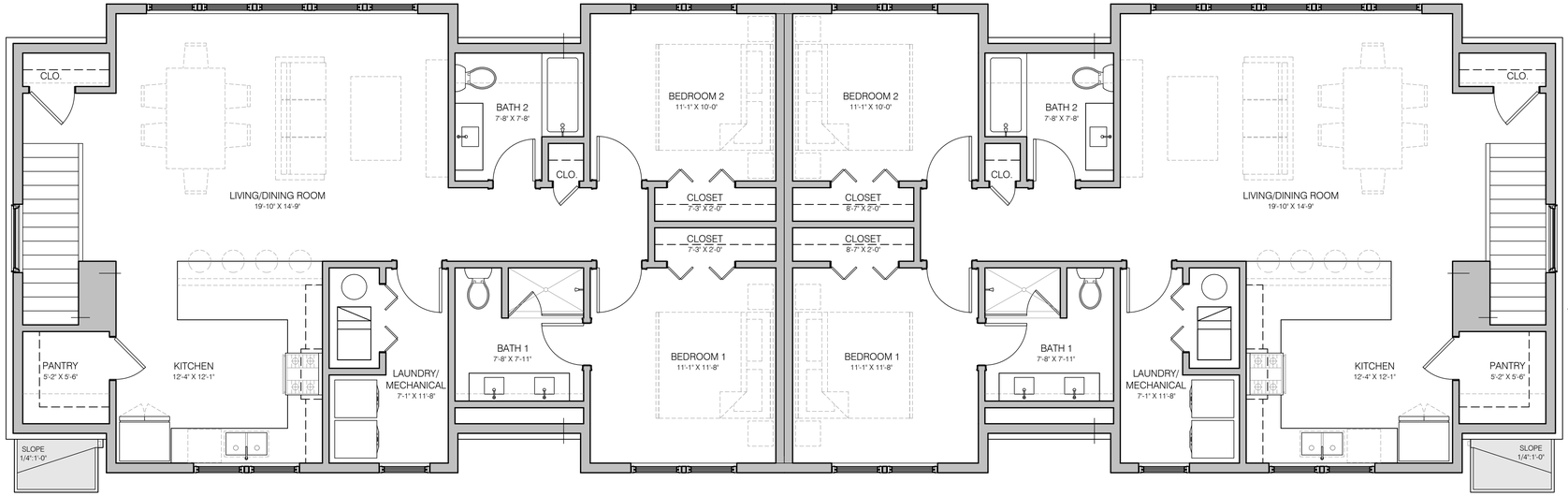
Printed Name

Registration Number

CARRIAGE HOUSE: FNDN & ROOF PLANS

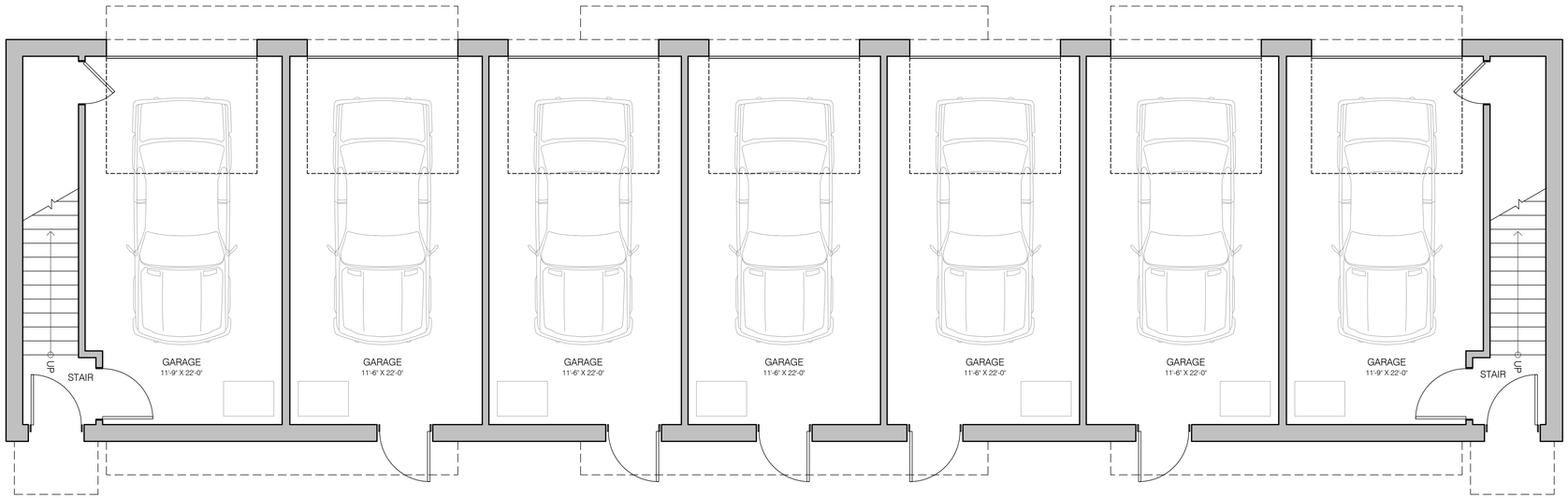
**AC110**

© 2019 U+B Architecture & Design, Inc.




PLAN NORTH

2 AC111 CARRIAGE HOUSE - SECOND FLOOR PLAN
1/4" = 1'-0"




PLAN NORTH

1 AC111 CARRIAGE HOUSE - FIRST FLOOR PLAN
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

**Ernst House Redevelopment**
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

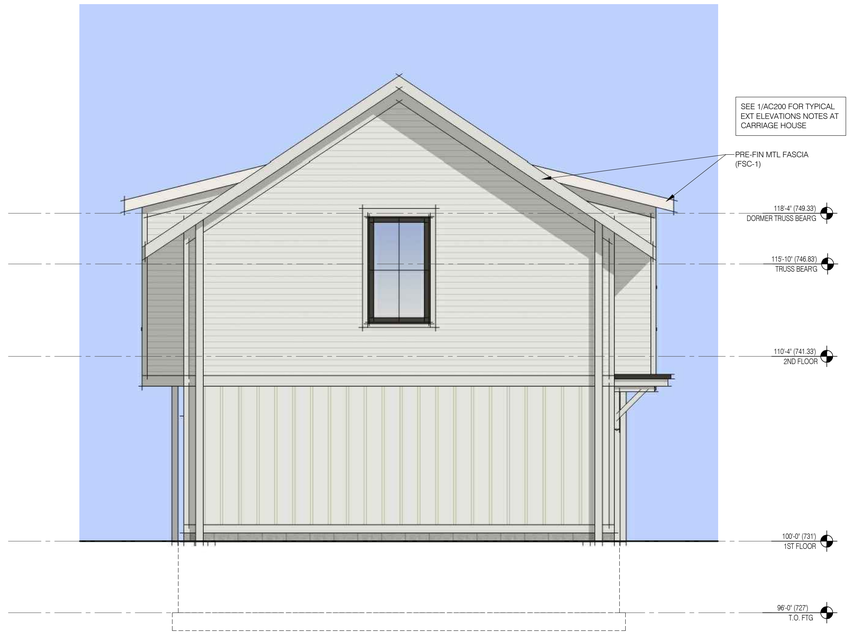
Printed Name

Registration Number

CARRIAGE HOUSE:
1ST & 2ND FLR PLANS

**AC111**

© 2019 U+B Architecture & Design, Inc.




2 AC200 CARRIAGE HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

1 AC200 CARRIAGE HOUSE - EAST ELEVATION
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/1/19

**Not For Construction**

**Ernst House Redevelopment**
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

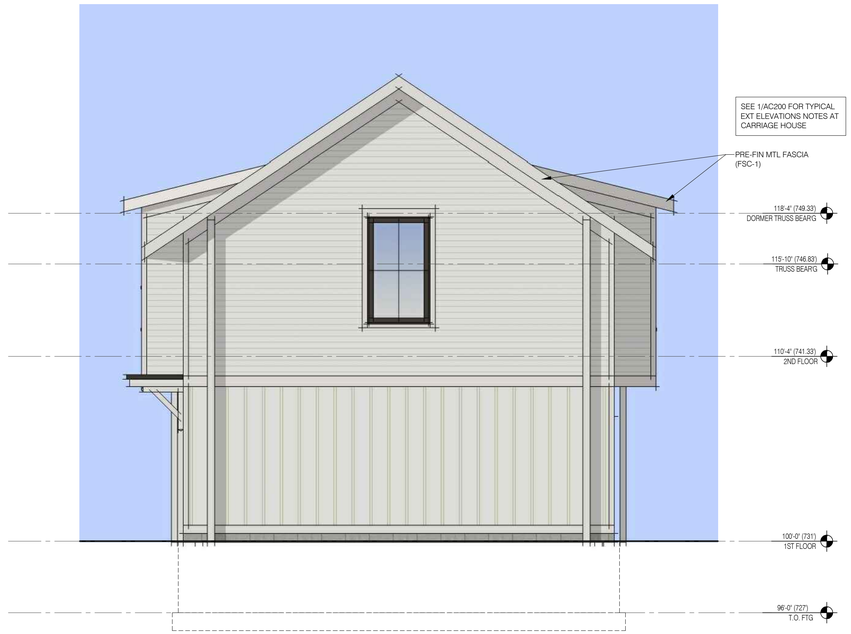
Printed Name

Registration Number

CARRIAGE HOUSE: EXTERIOR ELEVATIONS

**AC200**

© 2019 U+B Architecture & Design, Inc.




2 AC200 CARRIAGE HOUSE - NORTH ELEVATION
1/4" = 1'-0"

1 AC201 CARRIAGE HOUSE - WEST ELEVATION
1/4" = 1'-0"

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

**Site Alteration Permit Set**
3/1/19

**Not For Construction**

**Ernst House Redevelopment**
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

CARRIAGE HOUSE: EXTERIOR ELEVATIONS

# AC201

© 2019 U+B Architecture & Design, Inc.

6 A700 ALLEY VIEW FROM WEST
N.T.S.

5 A700 COURTYARD VIEW
N.T.S.

4 A700 STREET VIEW FROM SOUTHEAST
N.T.S.

3 A700 STREET VIEW FROM NORTHEAST
N.T.S.

2 A700 AERIAL VIEW FROM SOUTHWEST
N.T.S.

1 A700 AERIAL VIEW FROM SOUTHEAST
N.T.S.

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

## Site Alteration Permit Set

3/25/19

**Not For Construction**

## Ernst House Redevelopment

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

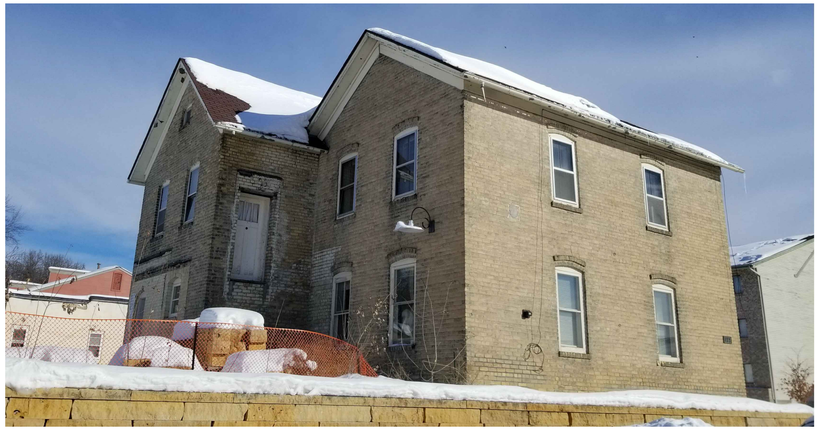
Printed Name

Registration Number

RENDERINGS

# A700

© 2019 U+B Architecture & Design, Inc.



6 A800 SOUTH FACADE - ERNST HOUSE
N.T.S.

5 A800 WEST FACADE - ERNST HOUSE
N.T.S.

4 A800 NORTH FACADE - ERNST HOUSE
N.T.S.

3 A800 STREET VIEW FROM NORTHEAST - ERNST HOUSE
N.T.S.

2 A800 EAST FACADE - ERNST HOUSE
N.T.S.

1 A800 SITE VIEW FROM SOUTHEAST
N.T.S.

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

**Site Alteration Permit Set**
3/25/19

**Not For Construction**

# Ernst House Redevelopment
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

PHOTOS

**A800**

© 2019 U+B Architecture & Design, Inc.

# REQUEST FOR ACTION
# CHASKA HERITAGE PRESERVATION COMMISSION
## 04/02/19

**Subject:** **PUBLIC HEARING: Site Alteration Permit (SAP) for two new residential buildings and the renovation of the Ernst House at 211 and 217 Walnut Street**

Applicant: Talle & Associates

Location: 211 & 217 Walnut Street (Ernst House & former Ess House lot)

Case No.: HPC No. 2019-01

Synopsis: Applicant is proposing to construct two new buildings and parking lot and renovate the Ernst House at 211 and 217 Walnut Street

Prepared By: Elizabeth Hanson

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

---

**HISTORIC SIGNIFICANCE OF THE SITES**

211 Walnut Street (Ernst House; aka Riedele House)

In 2014, the Ernst Home was relocated from its original location in Firemen's Park (3250 Chaska Blvd) to its current location on 211 Walnut Street. A previous residence occupied 211 Walnut Street, which was a 2-story, wood-frame building with prefinished metal siding. It was demolished to accommodate the relocation of the Ernst Home.

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.

<u>217 Walnut Street (former Ess House)</u>

The former Ess House was an original Chaska brick home built in 1886; at one point the home was cladded in stucco. In late 2014, a fire caused major damage to the roof and attic, plus smoke and water damage throughout the house. After the fire, the owner indicated that they would likely demolish the building. The City stepped in to purchase it, in August 2015, with the express goal of saving the building.

In the Summer of 2015 the City applied for a State Grant to restore the building as the cost to repair the home was financially unfeasible for the City to undertake alone. The City was unsuccessful in obtaining the grant from this year, however, the State advised to re-apply for the upcoming year. The City re-applied for the State Grant in 2016, and were, again, unsuccessful in obtaining the funds. The City had no other option than to demolish the home as it was sitting in a state of distress. In December of 2016, the HPC approved the Site Alteration Permit request to demolish the home. Since that time, the lot has sat vacant.

The "Existing Condition" of 217 Walnut Street is 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**

Talle & Associates would like to add two new residential buildings (townhome building and carriage house), and renovate the existing Ernst Home to accommodate 7 residential rental dwelling units at 211 & 217 Walnut Street located within the National Walnut Street Historic District. Two dwelling units are proposed in the two-story Ernst Home (one on the first floor; one on the 2nd floor). Three dwelling units are proposed in the two-story townhome building, which will be just north of the Ernst Home facing Walnut Street. Two dwelling units are proposed in the two-story carriage house above the garages in the rear (west) of the property. Seven (7) garage stalls are proposed for each dwelling unit. In addition to that, the applicant is proposing a surface parking lot of six more stalls that can be accessed from the alley on the west side of the property.

**STAFF EVALUATION and RECOMMENDATION**

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans:

**Standard a:** **The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.**

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

**Standard c:** **Any applicable design guidelines adopted by the Commission.**

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

**Standard d2:** **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

**Standard d3:** **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.**

**Standard d4:** **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

**Standard d5:** **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

**Standard d6:** **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.**

**Standard d7:** **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.**

**Standard d8:** **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

**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.**

**ERNST HOME**

**Regarding Standard a**, the site has been designated as a local historic resource as part of the history and development of Andreas Riedele and the Brickyards. The building has significant character, interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. The building and sites are also currently located in the National Walnut Street Historic District. The City and applicant are actively working to get the Ernst Home on the National Register for 'contributing' properties within the Walnut Street District.

**Regarding Standard b**, the existing building is constructed of traditional "Chaska Brick", which is an important historical context in the community. The renovation to this existing historical building will not create major exterior changes to the structure; the building footprint

will remain as is. The existing brick has been damaged by water and weather in many locations. The applicant is anticipating to repoint the entire façade using materials that are compatible in color and composition to the existing brick and mortar materials. Existing brick openings will be maintained on the most visible east and south facades. In two locations on the west façade, existing brick openings will be enlarged to accommodate code compliant door openings into the building. Excess brick will be salvaged and cleaned for reuse as necessary. On the North façade, a brick opening that currently accommodates a pair of mulled windows will be infilled with a single window and an infill panel; a new stairway access to the basement, partitioned off from the rest of the home, is being proposed in this area and thus is not conducive to having a window. The location of this is on a less visible area of the building. The existing brick opening will be maintained so that a pair of windows could be reinstalled in this location in the future if so desired. Where needed, salvaged brick either from the building or from the city of Chaska's stockpile will be used to replace existing damaged brick. On the west façade, the ghost of previous wood structures attached to the building are still visible. While the priority is to clean the brick and ensure its weather resistance, it is the applicant's preference to maintain this ghosting and preserve the historic evidence of these previous structures.

The existing wood double hung windows are in disrepair and do not meet modern performance, durability, and energy standards. The windows will be replaced with double hung windows made of wood interiors with fiberglass clad, and meeting current energy standards; they are proposed to have a bronze exterior. The windows will be selected and custom fabricated, however, to match the size, muntin pattern, and function of the original windows. Staff would advise that a white exterior color be applied on the windows to match what is currently there. Exterior doors will be provided using similar criteria. New doors will be provided that meet modern durability and energy expectations, but with a high priority on matching the appearance of the original doors.

Other than the brick, the most identifiable element of the home is the front porch. Unfortunately, the porch is structurally unsound and is not salvageable. Using record photographs from when the house was still in its original location, the porch will be completely rebuilt to match its original appearance as close as possible.

A cedar wood staircase is also proposed on the west (rear) side of the home to access the second level. Wood or metal staircases have been traditional applications on historical buildings that require egress to meet Fire/Building codes.

Similarly, where roof, roof fascia, and gutter materials have failed and cannot be maintained, these elements will be replaced with new materials similar to the existing. The roof is planned to be replaced with asphalt shingles, which is the same as the existing material.

**Regarding Standard d1,** the existing structure on the property will continue to look as was historically intended as the building footprint will not be altered. The property will be used as a residence, which has traditionally been the use in this structure. Its location and scale on the lot is similar to the former home that occupied this lot.

**Regarding Standard d2***,* the historic character of the property will be retained and preserved with the proposed changes/maintenance.

**Regarding Standard d5**, Chaska brick is a major historical context in the City of Chaska, and will be maintained on this building. The applicant will be repointing the areas necessary to ensure this material's longevity. Window openings and their details will be maintained. New windows will replace the old with Marvin double hung bronze wood clad windows. Again, staff would advise that a white exterior color is achieved to match what is existing.

**Regarding Standard d6,** the brick will be repointed. The front porch will have to be replaced given its deteriorating condition. The applicant will be replacing this feature to closely match the color, style and material.

**Regarding Standard d9**, the applicant's proposal to add an exterior staircase is not out of the ordinary. There is currently a doorway on the outside to access the second story and thus an exterior staircase is necessary. The applicant is proposing a cedar wood staircase painted white to match the accent materials on the Ernst Home.

**TOWNHOMES & CARRIAGE HOUSE**

**Regarding Standard b,** the townhomes are organized such that their primary facades present the same iconic form as the Ernst house but with the porches tucked into the façade in lieu of adjacent. The carriage house, being a secondary structure, is less iconic in its form and presents a lower roof line with dormers. The model of a carriage house with vehicle parking below and small living units above is itself consistent with the period of significance.

The applicant has stated that the townhomes would be constructed with a modern brick veneer system on the lower level using a "Chaska brick blend" selected for its compatibility and similarity to historic Chaska brick. LP Smartside Lap siding is proposed on its upper level as well as the entire north façade. The carriage house will use the same lap siding on its upper level, but would have its lower level clad in board and batten. The use of a less precious brick material serves to lighten the mass of the building in deference to the Ernst House and townhomes and reinforce the carriage house as a symbolic secondary structure on the property.

It should be noted that face brick as opposed to a brick veneer has been customary for new brick construction in historic districts. This brick application has been favorably received in the historic context and shall continue. As such, the townhome building will have to implement this type of brick.

**Regarding Standard d1,** the uses of the two new buildings will also be used for residential purposes. The Ess lot (217 Walnut Street) and Ernst lot (211 Walnut Street) both operated as residences, and those uses will be continued. As such, the overall look of the buildings will have a residential feel which is appropriate for the context/district. The spatial relationships will also be maintained that have been traditionally applied on these lots. The residences prior had similar setbacks to the ones that are proposed. At least 5 foot setbacks will be maintained on the north edge which is typical on other residential lots in downtown.

**Regarding Standard d9,** the 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.

The two new buildings will provide a nice balance in terms of design on the site. The townhome building, having presence on Walnut Street, will show the connection with the Chaska brick by incorporating a similar blend on the lower level. The brick will have to be a face brick. The incorporation of the lap siding will start to reinforce a residential element that is typical on some residential homes and even commercial properties in the area. The color selection of a white will tie in nicely with the Ernst Home's accent colors.

The gabled front of the townhomes is a sensitive touch to the design found on the Ernst Home and former Ess Home. The scale of the gables is also very similar, which will fit in well to the Historic district. The inverted front porch is also a nice incorporation that is reminiscent of the Ernst Home and former Ess Home, which both have/had front porches. It is being done to not completely mimic the two historic properties but to show compatible qualities.

Staff's only comment as it relates to the townhome building would be the window profiles. The Ernst Home, and even the former Ess Home, utilize(d) arched window profiles. The windows on these homes are not arched, however the openings in which they are placed are. The townhome building already differentiates itself from the Ernst Home and other historic buildings in the area with its mix of materials and overall look. Adding arched window profiles to the east façade will help provide more congruency between the Ernst Home and the townhome building.

The carriage house will also provide a nice balance to the site. This building will not be as visible given that it is oriented towards the alley. The overall design is compatible with the townhome building with its lap siding on the upper level and colors. There is more differentiation between this building and the historic Ernst Home, however, they still show compatibility in terms of scale, gabled ends, and color. As stated before, this building represents the utilitarian/accessory buildings found in the area. Its placement in the rear towards the alley reinforces this characteristic. There is no brick on this building, however, staff finds that to be an appropriate design move as the buildings it will be facing are the rears of commercial buildings that also do not utilize brick on their rear facades.

In addition to the new buildings proposed on site, there will also be a heritage railing added on the west edge of the site that abuts the alley. The City has anticipated a pedestrian paseo concept to run through the alleyway of this block. The paseo is meant as a pedestrian pass-through to avoid walking alongside busy Highway 41. This concept was introduced in the City's Downtown Master Plan. The applicant is starting to take steps on how the west edge is treated to provide an aesthetically pleasing passageway for pedestrians using the paseo.

**Regarding 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. If the removal of the townhomes or the carriage house were to occur, they will not impair the integrity of the Ernst Home or the district as a whole. Their overall design is differentiated enough so that removal will not mean removal of the historic character in the area.

**In sum**, staff concludes that the work being done to the Ernst Home and the proposed buildings next to the Ernst Home and the Walnut Street Historic District are a compatible solution for complementing the historic character of the buildings and district. The installment of brick similar in color/blend and profile, lap siding and white colors help complement what is currently out there. The addition of these buildings and the renovation work being done to the Ernst Home will allow the Ernst Home to be usable once again and, in turn, will allow for continued investment into this historical property and the overall district.

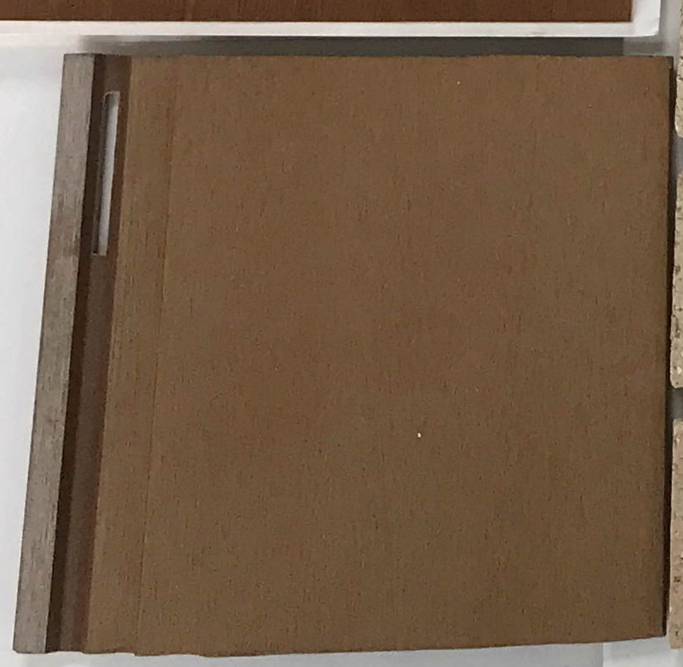
**HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:**
**Motion to approve a Site Alteration Permit for the addition of two new residential buildings and the renovation of the Ernst Home located at 211 & 217 Walnut Street, based on the findings listed in the staff report, and subject to the following conditions:**

1. **The proposed new residential buildings and renovation of the Ernst Home at 211 & 217 Walnut Street shall be substantially consistent with the aforementioned staff report and the following exhibits:**
    a. **Letter from Laura Russ, Talle & Associates, dated March 4, 2019**
    b. **Ernst House Redevelopment Plans (pgs 1-17), submitted by U + B architecture & design, inc., dated March 25, 2019**
    c. **Exterior materials picture**
2. **The applicant shall obtain a building permit and other necessary approvals prior to commencement of the proposed buildings.**
3. **Face brick, as opposed to a thin brick veneer, is required for the building material.**
4. **Brick blend to be reviewed and approved by the Planning Department prior to installation.**
5. **White exterior color for the Ernst House windows.**
6. **All exterior doors for Ernst House to be reviewed and approved by the Planning Department prior to installation.**
7. **Further evaluation of arched window profiles on the townhome building, specifically the east façade.**
8. **Adherence to applicable zoning and building regulations.**

WINDOWS

Ernst Housing

NATURAL WOOD



SYNTHETIC WOOD

SIDING PAINT

METALS

ROOFING

BRICK