



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
ZOOM
Tuesday, December 01, 2020
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
- 5 Approve Previous Meeting Minutes
 - 5A Approve the March 3, 2020 HPC Meeting Minutes
- 6 Consent Agenda
- 7 Action Items
 - 7A PUBLIC HEARING: Approve the Site Alteration Permit at 205 4th Street East for C P Klein Mansion to Demolish Existing Garage and Construct New Garage/Sarah and Neil Amundsen/HPC #2020-03
- 8 Other Business
 - 8A Hammers Saloon - Update
- 9 Adjourn



City of Chaska

Memorandum

To: Heritage Preservation Commission
From: Elizabeth Hanson, City Planner
Subject: Minutes from March 3, 2020, HPC meeting

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

HPC members present: Gregg Davies, Kristine Kohman, Steve Mueller, James Pleis, Scott Welvaert, and Chairperson Russell St John

HPC members absent: None

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
There was no one under visitor presentation.
5. Approve HPC minutes
A motion by Commissioner Davies, second by Commissioner Kohman, to approve the January 7, 2020 HPC minutes.

Motion carried.
7. Consent Agenda
No Consent Agenda.
8. Action Items
Approve the Site Alteration Permit (SAP) for the Hammers Saloon at 1092 Cardinal Street/Kierstin Case/HPC #2020-01.

City Planner Hanson presented the project to the Commission.

Commissioner Mueller stated that a condition be added on the window trim, corner trim, and eave trim to be consistent with existing.

Kierstin Case approached the podium and stated that she is excited for this project.

Chairperson St. John asked what the timing of the work is.

Case responded in saying that exterior work will begin by or before June 1, 2020, and completed approximately September 1, 2020.

Commissioner Mueller asked if there are other building plans for the home that show the internal plans like the bathroom.

Case responded that they currently do not have internal plans, but they will be adding a new bathroom.

Commissioner Kohman asked what the use of the building will be after the work is complete.

Case responded saying it will remain residential and possibly used for short term rental.

Commissioner Mueller asked if there will be enough yard space.

Case responded saying it will be tight but will hopefully provide for enough garage space.

Chairperson St. John asked if there are any foreseen risks.

Case responded saying that if they see any surprises in the building it could be debilitating.

Chairperson St. John opened the Public Hearing at 7:37pm.

Bill Westby, 194 Highland Drive, asked if sewer and water were being connected to the home, how heavy equipment will access site, and structural soundness of home during construction activity.

Case responded saying that City sewer and water will serve the property. Pulte Homes will be providing grading work for this site.

Nick Nelson, Case's contractor, responded in saying that the home is structurally sound to withstand the work.

Bill Westby stated to make sure to get a timeline from Pulte on construction work to understand how it may affect the structure.

Case responded saying she is continuing to work with the developer on this.

Chairperson St. John closed the Public Hearing at 7:51pm.

Motion by Commissioner Mueller, second by Commissioner Welvaert, to approve the Site Alteration Permit for Hammers Saloon at 1092 Cardinal Street, with the added condition proposed by Commissioner Mueller.

9. Other Business

City Planner Hanson presented the 2020 HPC Goals.

Motion by Commissioner Davies, second by Commissioner Mueller, to accept the 2020 HPC Goals.

10. Adjourn

Motion by Commissioner Mueller, second by Commissioner Welvaert to adjourn the meeting at 8:02pm.

Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

DECEMBER 1, 2020

Subject: **C.P. Klein Mansion - Site Alteration Permit for Demolition of the Existing Detached Garage and Construction of a New Detached Garage**

Applicant: Sarah & Neil Amundsen, and U Plus B Architects

Location: 205 East Fourth Street

Case No.: HPC No. 2020-03

Synopsis: The applicant is proposing the demolition of the detached garage and construction of a new detached garage at the C.P. Klein Mansion, which is locally and nationally designated as a historic building

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of the Site Alteration Permit

BUILDING'S HISTORIC AND ARCHITECTURAL SIGNIFICANCE

The Christian P. Klein Mansion, located at 205 East Fourth Street, was originally built in 1911 as a residence for the Klein family to replace a frame house. The Klein family was involved with the brick and banking businesses in Chaska. The City of Chaska acquired the Klein Mansion in 1967. After the Klein family relocated, the house served as City Hall for 21 years (1967- 1988, until the City's offices moved to the current City Hall building. The house was then adapted for use as the Chaska History Center, offices of the Chaska Historical Society, and the Minnesota State Driver's License Office. In 1995, after the driver's license office relocated to its current Pine Street building, the first floor space then served as the office for Minnesota's Second District congressman. In 2003, the Chaska History Center and Chaska Historical Society relocated to its newly renovated historic building (Brinkhaus Livery Stable), leaving the Klein Mansion vacant. Since 2003 it has been mainly under private ownership. In 2007, the home was sold to the restaurant developers on a contract-for-deed basis, with the City co-signing the financing. Plans for major additions and renovations were approved (including a Site Alteration Permit) to turn the mansion into a restaurant, with a number of significant architectural modifications and variances allowed. A "Preservation Easement" was drafted between the City of Chaska and Christian P. Klein Mansion, Inc. (developers of the proposed restaurant) that outlined the preservation requirements that would be in place as the restaurant was designed and built (this



primarily covered the interior of the home). Unfortunately, after seven years of hard work, this project was abandoned in 2009 due to lack of funding precipitated by the economic recession. The City subsequently took back ownership and control of the property. Today it is owned by Sarah and Neil Amundsen, who purchased the home back in 2017. The Amundsen's also own the historic Simon's Livery at 218 Pine Street, which they successfully renovated back in 2016.

The architecture of this large three-story house with brick exterior walls is Neo-Classical/Georgian. Character-defining architectural features include the building's symmetrical arrangement of forms, pedimented centralizing elements, second-story balustrades, parapets, masonry materials of varied but relatively smooth textures, the red tile hipped roof, over-scaled red cedar shake dormers, the full front porch with Doric columns on the front and west side, and the relatively large window openings. This house is listed on both the National Register of Historic Places and designated as a Local Historic Building/Site. The house was placed on the National Register of Historic Places in 1980 as a 'Contributing' building in the Walnut Street Historic District.

SITE'S EXISTING CONDITIONS AND ONGOING WORK

Since 1988, the home and garage structures have received limited maintenance, largely due to the lack of funding necessary to care for this type of historic property. Original art glass windows and light fixtures were removed at unknown dates by unknown parties. Bats, birds and other animal life began to take up residence. By 2017, after 100+ years of weathering, many of the original exterior materials were failing. Wood ornament, such as the first and second story balusters were replaced at least once over the years. Dates are unknown, but some of this is documented in the MacDonald & Mack archives, who have had some involvement in repairs with previous owners. Two walls of the garage are showing signs of significant instability. Decades of frost heave are continuing to compromise the porte cochere foundations. Water infiltration on the porch is continuing to erode the decorative tile flooring.

Since the Amundsen's purchase of the property in 2017, they have been working to provide repairs where needed. The timing on this purchase was significant, because more years of deferred and/or minimal maintenance could have put this structure on an un-recoverable path of deterioration. Amundsen's immediately proceeded to make critical repair investments in things like installing new roofing on the lowslope roofs, replacing rotting second-floor balusters, hiring forensics consultants to evaluate water intrusion issues, hiring engineers to evaluate the structural stability of the house and garage, and hiring architects to help them master plan renovations that would allow them to fully occupy a revitalized 21st-Century home, one which will serve generations into the future, as its original builders intended.

EXISTING GARAGE

The existing garage on site is a two-stall detached garage located on the northeast portion of the property; a driveway accesses this structure on the northwest side of the property from Walnut Street. It is constructed of the same brick that the principal building is made out of; this brick is not Chaska brick rather it was a custom brick from origins that are unknown, however, we do know that it is no longer being manufactured. Nor, despite efforts by multiple brick supply resources, has a comparable brick been located. The original garage door opening on this building had been widened by a prior owner, which is evident in the photographs. The garage currently does not meet required setbacks for accessory structures (5 feet from north and east property lines required), and thus is considered non-conforming. With the garage

being non-conforming there a certain zoning implications that occur if the garage were to be altered in its current state. General maintenance is allowed (fixing roof, repairing brick, etc), however alterations pertaining to expansion, or exceeding its current value by 50% would result in compliance with zoning (ie. setbacks).

The condition of the garage is not good. A structural engineer assessed this building and noted rotted soffits, large cracks in walls, leaning walls, severe settlement and a twisted, out-of-plumb corner. Repairs to these conditions would require underpinning the foundation with helical piers, re-setting steel beams, and completely dismantling and re-building the north and west walls of the structure, while shoring up the remainder of the building to keep it from collapsing. It was estimated that this work could cost more than razing the garage and building a new one.

PROPOSED EXTERIOR RENOVATIONS

The applicants are proposing the following:

- ❑ Demolish the existing detached garage
- ❑ Construct a new detached garage (combined with storage), and install new fencing

The new detached garage will be a three-stall garage with attached storage (1,018 square feet in footprint; 1,024 square feet is allowed by zoning). It is one-level and will be accessed from the adjacent alleyway on the east side of the property (as opposed to the driveway coming from Walnut Street; this driveway will still be intact with this new proposal). The materials proposed are Stucco with a color matching the main structure brick and a red standing seam metal roof. The roof pitch will mimic the pitch of the main structure. Height of the detached structure will average at 15 feet, which meets zoning.

Additionally, the Amundsen's propose a courtyard-like private yard between the proposed detached garage and the home. They wish to install two types of fencing to help delineate this area; privacy and ornamental. The privacy fence will delineate the north edge of the property within the rear yard portion. The ornamental fence is proposed on the south and east sides of the property between the home and the detached garage. This incorporation is important so that the Amundsen's can have a true private yard setting. Over the years this building/site has been viewed more so as public due to its past public/civic uses. Because of that pedestrians have wandered into the property to get a closer look. The Amundsen's hope that by delineating a private area with fencing they will be able to provide a private outdoor space for themselves.

HERITAGE PRESERVATION STANDARDS TO BE CONSIDERED

Demolition

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. The demolition of the detached garage is a necessary separate review this evening because of the significance of the existing detached garage. The building is currently made out of the same brick material that is constructed on the principal home. The building was also, from what we know, constructed between 1911-1924 from what Sanborn Maps show. Because of these factors it is important that the HPC review the demolition request with the criteria above to ensure the validity in removing it, prior to a Site Alteration Permit is reviewed for the construction of a new detached garage.

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.**

STAFF FINDINGS and RECOMMENDATIONS

From the four primary matters considered for demolition, there is one that is truly applicable, which is matter b.

b) Preservation of the resource is a deterrent to a major improvement program that will be of substantial benefit to the community.

Since purchasing, the current owners of the property, Sarah & Neil Amundsen, have been diligently working on maintenance of the Klein Mansion. The narrative provides a list of work that has been done and ongoing for the structure, like installing new roofing on the low slope roofs, replacing rotting second-floor balusters, hiring forensics consultants to evaluate water intrusion issues, hiring engineers to evaluate the structural stability of the house and garage, and hiring architects to help them master plan renovations that would allow them to fully occupy a revitalized 21st-Century home. The Amundsen's have stepped in substantially in trying to mitigate some of the deterioration that is occurring in this historic home. More years of deferred and/or minimal maintenance could have put this structure on an un-recoverable path of deterioration.

At a number of locations on the main house bricks need to be replaced, and the brick that was used to build this house is no longer manufactured, nor – despite efforts by multiple brick supply resources - has a comparable brick been located. In order to properly repair the house in a manner that is consistent with the desire to maintain its overall historic character, the most logical source of material is to salvage brick from the dilapidated garage.

In this case, the major improvement program is the Klein Mansion itself. The demolition of the garage is to allow for continued and appropriate maintenance on the primary building by salvaging and stockpiling the original brick. Additionally, the detached garage is non-conforming due to it not meeting setbacks. The request to demolish the garage would thus remove the non-conforming status on the garage. The new construction would then correct this issue, which would be an improvement to the property.

From the Secondary Criteria there is one that is truly applicable, which is Secondary Criteria a.

a) The merit of the structure to be demolished.

As presented in the Structural Engineers memo, the condition of the detached garage is not in good shape. A lot of repairs would need to occur in order for it to get back to a structurally sound shape. The repairs that need to be done would create quite a disruption to the current building, such as raising the building to fix the foundation, and could thus compromise the building and brick in the process. Also as noted before, the structure is currently non-conforming due to it not meeting required setbacks (5 feet is required from the north and east property lines for accessory buildings). Repairing the building in its current footprint would not eliminate the non-conforming status of the structure. The act to demolish and rebuild would allow the accessory building to meet required setbacks, and thus eliminate the non-conforming status.

New Construction

The Heritage Preservation Ordinance, Section 32(4) requires that the Commission consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans for new construction. These standards apply to the new detached garage proposed, and they are as follows:

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 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.

STAFF FINDINGS and RECOMMENDATIONS

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

The site is designated as a local historic resource, and a 'contributing' resource in the Walnut Street Historic District. The Klein Mansion has significant character, interest and value as a part of the heritage and cultural characteristics of Chaska. It is also associated with a prominent family known to Chaska, the Klein's. The existing detached garage is significant due to the fact that the building is currently made out of the same material as the home. This brick is unique as it is one of the only homes that has this type of brick in the City. The garage was constructed shortly after the Klein Mansion between the years of 1911 and 1924.

Regarding 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.

The existing Klein Mansion is of grand stature and is notable for its symmetry, unique brick and red-tile roof. The proposed detached garage appears to compliment the main structure in architectural style, color and massing. The garage proposes to use stucco, as opposed to brick, in a color that will closely match the Klein Mansion brick. A cornice detail will also be implemented to tie in with the main structure. The cornice detail on the garage will match the existing garage but will also be differentiated enough from the main structure. A red roof is also proposed matching the red tile roof of the Klein Mansion. The proposed garage roof will be standing seam metal. This type of roof is not necessarily considered historic, however, it has been integrated on other historic sites, such as the Simons Livery (218 Pine Street) and the Chaska Mill (500 Pine Street). The goal was to create a complementary design that did not attempt to overpower the historic nature of the site or try to mimic the historic materials/qualities present on the site. The design was meant to differentiate from the old while still being cohesive.

Regarding Standard c) Any applicable design guidelines adopted by the Commission.

There are no applicable design guidelines that apply to this project.

Regarding 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.

The proposal to rebuild a detached garage on the property is maintaining the use(s) that are currently existent on the property. A detached garage is a normal accessory use to residential properties.

Regarding 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.

The historic character of the property will be retained. The proposal to demolish the detached garage will allow the main structure to repair its existing original brick where needed. As noted before the brick is no longer being manufactured so the brick salvaged from the garage will allow current and future maintenance on the main structure, which is the most prominent and significant portion of the historic property. The new detached garage will be larger than what is existing, however it will be rebuilt to meet setback and height requirements. Meeting setbacks and the enlarged size will mean that the structure will be located closer to the street than it was before. However, the detached garage will still be farther from the street than the main structure. It will not protrude out from the front/side of the home, which is the goal of zoning requirements for accessory structures. In addition, the main structure is currently setback significantly from the street (optimizing a large front lawn feature for the site), which limits the location of a detached structure to the northeast portion of the property. The garage is setback as far as it can to meet setbacks while also being designed to show separation from the home. The separation from the home is being maintained similarly to what is existing (ie. it is not changing the spatial relationship with home significantly). The shortest length of wall is oriented towards 4th Street, so that again, the Klein Mansion is the most significant view from the street. The scale of the new garage will also show more scale compatibility with the home compared to how it is today; the existing garage is very small in comparison. The space between the home and garage uses similarly formal elements to create outdoor living spaces that are both intimate and private, and yet pleasant for passers-by to view from the sidewalk along East 4th Street. The garage, fences (both privacy and ornamental), and plant materials will be used to present a more private border along the east and north edges of the property, and a softer, more visually open face of the garden looking to the south.

It should also be noted that zoning allows for up to two accessory buildings on a residential property (one detached garage and one storage shed). These two structures total 1,024 square feet of buildable footprint. The Amundsen's opted to combine these square footages for their accessory structures to provide for a more seamless/complementary set up of buildings on the site (1,018 square feet of accessory footprint is proposed). Staff has allowed this on other properties if they wish to only have one accessory building. The two-building accessory structure option was also explored (see design narrative), however it posed concerns with what

is seen from the street. The two-building option meant pushing the storage shed building closer to the street. It also read more 'busy' compared to a one-building option. The one-building option created a larger setback from the street and provided a more seamless design with the home. The Amundsen's felt that a one-building option was more complementary for the site and staff would agree this is the best, most appropriate, option in comparison.

Regarding 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.

The proposed detached garage will not compete with the Klein Mansion, or exude a false replication of historical development. The design was meant to differentiate from the old with the incorporation of Stucco and a standing seam metal roof.

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

Changes to the property will be done to help retain the main structure's brick.

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

The existing detached garage is composed of a unique brick that is not traditional Chaska brick. Its origins are unknown unfortunately. Because of this, the original brick on the detached structure, and most importantly, the main structure will be challenging to replicate. The option to demolish the detached garage will allow the main structure to repair the original brick in kind with what is being salvaged.

The proposed garage will also implement a couple distinct features that are found on the Klein Mansion. The Klein Mansion has a distinct and ornate cornice feature. The proposed garage will provide a similar application however will be slightly different and less ornate; it will actually pull in the same element found on the existing detached garage. The garage will also have a red roof (standing seam) and matching light fixtures to provide cohesiveness with the Klein Mansion. White trim will also be used to match the existing home. A white trellis will also adorn the south side of the garage to help tie in with the white accents of the home.

Regarding 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.

The demolition of the garage will allow the Klein Mansion to replace damaged brick using the brick that is salvaged from the garage. One area in particular that was recently damaged was one of the corner brick columns on the front porch. A tree fell onto this column and damaged a

majority of the brick. The salvaged brick from the garage will allow the Amundsen's to repair this column with the correct and original brick.

Regarding 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.

This is not applicable in this project/request.

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

This is not applicable in this project/request.

Regarding 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.

The new addition of the detached garage was designed to be differentiated from the old. The color, massing and spatial relationship will be compatible with the Klein Mansion. The color of the detached garage will match, or be very similar, to the Klein Mansion. The material proposed will be stucco. Masonry was not the first choice as replicating, or trying to be complimentary, to the original brick would be challenging. The original brick on site is no longer made and mimicking it could show a false sense of history. Adding a different, more contemporary, brick could adversely distract/contrast with/overpower the original brick and thus what the applicant is trying to avoid.

The roof color proposed will closely match the red tile. The materials will be different; detached garage constructed of standing seam metal; Klein Mansion constructed of red clay tile. The differentiation was done to also avoid replicating the old. Trim will be white to match the trim and accent on the Klein Mansion. A white cornice element will be added to replicate what was found on the existing garage, and also tie in with the architecture found on the Klein Mansion. The cornice will not be as ornate as what is seen on the main building, which is how it is today with the garage.

Fencing is also proposed to delineate a true private yard space for the site. The use of the Klein Mansion has never had this application before since it has primarily been used as a civic building. Now that it has changed to pure residential it is reasonable for the site to delineate proper yard space. The front and side yard fence is a three-foot high decorative iron fence. A spec has been provided to show the design. The design and material appear decorative and historically compatible for this site. The location and opacity of the fence also meet the City's zoning requirements for front/side yard fences. An additional fence is proposed on the northern property line that will be a privacy fence separating this lot from the adjacent northerly lots. The location and material of this would be okay for a privacy fence given it is in the true rear yard of the property, and won't be seen from street view.

Lastly, the spatial relationship between the home and detached garage are generally the same. The buildings will generally show the same spatial relationship as exists today. The one exception is that the detached garage will now be located closer to the street, however it will still be setback more than the home so as to not dominate the street frontage. A white wood trellis will adorn the south side of the garage to provide more of a decorative break between the garage and street. It will also tie in with the white accents of the home (trim, balustrades, cornice).

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.

The new construction will be located away from the Klein Mansion so that if it were removed it would not impair the integrity of the historic property. It will also be designed to be more contemporary in terms of materials so that if it were removed people would not assume it was a part of the original historic significance of the site.

In sum, staff concludes that this proposed new construction garage on a historic property is a very compatible and elegant solution for complementing the historic character of the existing residence. The existing garage is in a deteriorating state and has obvious structural issues. From a structural perspective, it makes sense to replace the garage with a building that is properly secured as well as one that will conform to zoning requirements (setbacks, height and size). The new garage will complement the architecture of the existing house well. A new garage will also add functionality to this historic property. Currently, the existing garage is viewed as less than functional due to its size and poor condition. The new garage would achieve the goal of adding value to the property and the community by adding high quality materials and a design that complements the historic structure onsite.

Additionally, residential real estate has changed significantly since the construction of the original CP Klein Mansion and its associated garage. For potential home-buyers of property at this price-point, a three-car garage and adequate support/storage space is more functional. Backyard outdoor living spaces that are private and secure are assumed to be a given. This house was designed and built as a single-family residence. Its original intention was never to be a city hall, an office building or a restaurant, and it has been proven over time that those uses were not the most appropriate here. It remains most viable into the future as a single-family residence, and that is the long-range goal of the improvements being proposed.

HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the demolition of the detached garage and construction of a new detached garage at the C P Klein Mansion, which is locally and nationally designated as an historic building, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative (pgs 1-17), submitted by U + B Architecture & Design, Inc., dated November 3, 2020**
 - b. Appendix 1 – Design Process (pgs 1-5), submitted by U + B Architecture & Design, Inc., dated November 3, 2020**

- c. **Garage and House Foundation Assessment (pgs 1-2), submitted by Bunkers & Associates LLC, dated April 21, 2017**
 - d. **Photographs of the Existing Garage Structure (pgs 1-12), submitted by U + B Architecture & Design, Inc., dated November 3, 2020**
 - e. **Certificate of Survey, submitted by Bogart, Pederson & Associates, Inc., dated September 8, 2017**
 - f. **Site Plan (A001), submitted by U + B Architecture & Design, Inc., undated**
 - g. **Floor Plan (A100), submitted by U + B Architecture & Design, Inc., undated**
 - h. **Elevations (A200 & A201, submitted by U + B Architecture & Design, Inc., undated**
 - i. **Perspective Renderings (pgs 1-6), submitted by U + B Architecture & Design, Inc., dated November 3, 2020**
 - j. **Proposed Materials (pgs 1-4), submitted by U + B Architecture & Design, Inc., dated November 3, 2020**
 - k. **Ornamental Fence Spec - Montage Plus**
2. **Review and approval by the State Historic Preservation Office (SHPO) of the new construction prior to a demolition permit being applied for.**
 3. **Both a demolition and building permit are obtained prior to any work being done.**
 4. **A fence permit is obtained prior to installation of both fences with review and approval by the Building Department and City Planner.**
 5. **Review and approval of new garage's material specs in the field by the City Planner prior to application.**

CP Klein Mansion
Sarah and Neil Amundsen
205 East 4th Street
Chaska, MN

NARRATIVE – PROPOSED SITE ALTERATIONS

November 3, 2020

The owners of the CP Klein Mansion are requesting permission from the HPC to make changes to the site which include replacement of the existing garage and the construction of a secondary accessory structure. This request is driven by the need to salvage obsolete original brick from the dilapidated garage to expedite repairs to several areas of the home, create a greater sense of privacy in the limited back yard area, and improve the long-term residential viability of the property.

The CP Klein Mansion, a “contributing” building within the National Walnut Street Historic District, is one of the most prominent homes in the area. Constructed in 1910 & 1911 as a private residence, the property served for many years supporting both City and Historical Society functions before returning to residential use today. The CP Klein Mansion’s Italian Renaissance exterior, ornate painted pictorial and Art Nouveau interior murals, grand staircase, and intricate interior woodwork have endured as excellent examples of craftsmanship rarely seen today.

The owners have already invested in significant improvements to the house, and have two primary goals they are hoping to achieve with the anticipated total investment:

CP Klein Mansion Restoration & Remodel Goals

1. Maintain overall historic character of the house and property
2. Focus on creating a viable, livable home for the current occupants, and for future generations of occupants

Maintaining historic character requires planning and commitment, including:

- a. Assessment of existing conditions
- b. Prioritization of repairs and restoration work
- c. Execution of repairs by qualified crafts-people
- d. On-going maintenance

Future viability as a single-family home (\$2M +/-price range) - expectations and amenities to include:

- a. Modern gourmet kitchen
- b. Private Owner’s suite
- c. Room to accommodate a larger family
- d. Space for family entertainment (e.g. home theater or game room)
- e. Meticulously maintained architectural features
- f. Private outdoor areas and professionally landscaped yard
- g. Energy-efficient mechanical and electrical systems
- h. Expectation of maintenance, not repair

Background Information – Historic and Physical Context

General Information from Historic Maps

1891 Sanborn Map: Shows a single-family structure on Lot 7 only, two-story wood-framed central structure, flanked by a two-story and one-story wings, a stable, and 2 additional accessory structures (additional accessory structures look like they could be a detached kitchen and an outhouse) Adjacent lots 4, 5 and 8 show similar development – a central home structure with multiple associated out-buildings. No building on the corner (Lot 6). This is likely the Thomas Craven residence, purchased by CP Klein in 1905.

1898 Carver County Plat Map: Show distinctly different building footprint on Lots 6 & 7 than Sanborn, with single family homes indicated on surrounding Lots 4, 5 and 8 that reasonably match Sanborn. The building on Lots 6 & 7 very clearly straddles the two property lines.

1899 Sanborn Map: Accessory structure shown on 1891 map (assumed detached kitchen) is gone from Lot 7. A new accessory structure is shown at the back of the lot, straddling lots 6 & 7. Possibly first kitchen burned down, and new kitchen was built farther from the main structure. Miscellaneous accessory structures on surrounding lots have disappeared. Main house on Lot 7 exactly matches that shown in 1891, in contradiction to the 1898 county plat map.

1910 & 1911 Sanborn Maps: Shows CP Klein Mansion in its current configuration. No accessory structures shown, including no garage. Surrounding lots are largely unchanged from 1899 document.

1924 Sanborn Map: Shows current lot configuration with house and garage. Property on Lot 5 to the east added an accessory structure along the alley, presumably a garage.

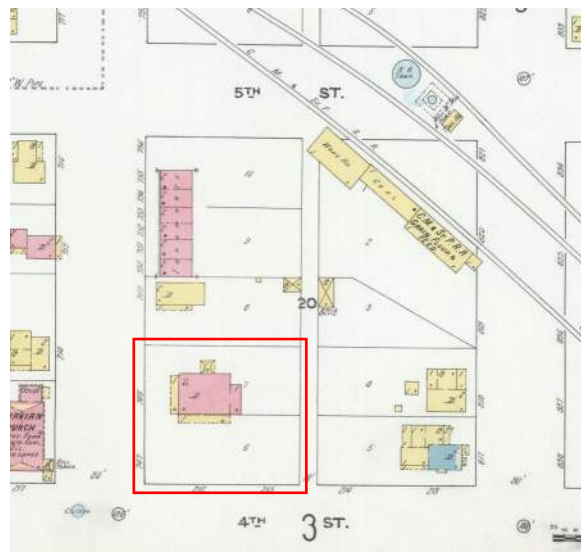
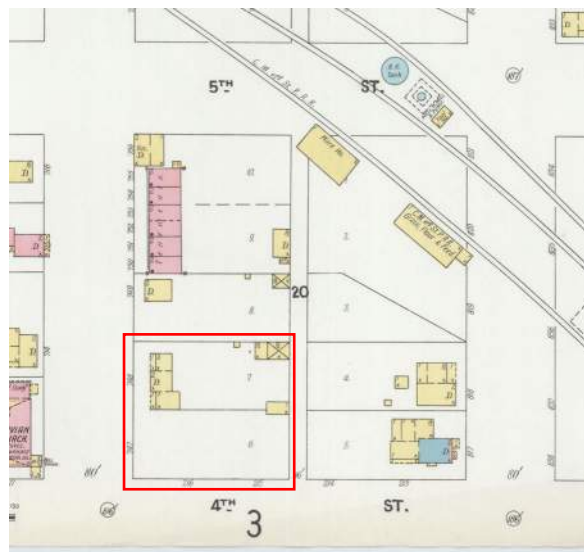
Historic Context – Pre-1967

Per an article from the Weekly Valley Herald, Christian Klein purchased the property at the corner of Walnut and East 4th Street from Thomas Craven in May of 1905 for \$2,500. Craven had a large wood-framed house on the site at the time.

As inferred by the Sanborn Maps, it appears that construction on the Christian P. Klein mansion was originally begun in 1910, and the structure was likely completed in 1911. Both 1910 and 1911 maps indicate the complete house footprint. The next available Sanborn map is from 1924, and this map shows the existence of the garage. The exact date for the construction of the garage is not known, however automobile ownership was uncommon prior to production-line assembly beginning in 1913. Correspondence between architect Arthur C. Clausen of Minneapolis and the Kleins suggest the garage plans were being drawn up in 1912, so it can be assumed the garages date to 1912 or shortly after. Prior to this, cars were mostly owned by the very wealthiest members of society, and clearly the Klein brothers were making a statement as to their position in Chaska society with the construction of their nearly side-by-side stately homes just off of Chaska's public square. (Both of these structures make their first appearance on the Sanborn Maps in 1910. The CH Klein home does indicate the existence of a horse stable off the alley at that time – the CP Klein home does not.) The 1924 Sanborn maps show that a number of new garages were built in the neighborhood between 1911 and 1924, including at the Klein residences.

There does not appear to be extensive documentation about the CP Klein family life during their residency in the mansion. Both Klein families sold their homes to the City of Chaska in 1967.

Sanborn maps, below (1899 Craven residence, left, and 1911 Klein residence, right).



Historic Context – Post-1967

City Hall

According to the City of Chaska, the CP Klein Mansion functioned as Chaska City Hall, Chaska Police Department, and City Council Chambers beginning in 1967, after the property was purchased from the Klein family for \$30,000. It remained in this role until 1988, when the City moved its governmental departments to the current City Hall & Library building. The City's occupancy of the home for City Hall, Police Department and City Council Chambers, etc. required the addition of an emergency egress fire escape from the third floor, as well as a wheelchair ramp to the porch in order to allow for code-required access and egress. A number of other – mostly cosmetic - renovations were required to facilitate the house's new use as a public building.

In 1980, while the home was occupied by City Hall, the national Walnut Street Historic District was established, and the CP Klein Mansion was listed as a contributing building to the district. It is also listed on the local Chaska Historic Preservation Register. It is not individually listed on the National Register of Historic Places.

Interim Tenants

For the three decades after departing the mansion in 1988, the City struggled to figure out what to do with the property, as, according to contemporary newspaper articles, its upkeep was costing tax payers much more money annually than it was generating in income. In this time period, the Chaska History Center and the Chaska Historical Society operated out of the mansion as a rent-free tenant, leaving when their current facility opened in 2003. A 1991 newspaper article notes that the State of Minnesota was a paying tenant at that time (MN Department of Public Safety, DVS – driver's license office, which moved out in 1995).

Incidentally, the current owner applied for and received his first MN driver's license here – in what is now his own living room!

Another short-term tenant included office space for the Second District Congressman at the time, David Minge. A residential rehabilitation facility had also been proposed, but needed repairs were deemed too costly to make the use feasible. Similarly, an arts center was proposed and unrealized.

Since the departure of the Chaska Historical Society, the house basically sat vacant, waiting for a potential new owner to take over and re-vitalize the property. Published articles in the Chaska Herald that reference the CP Klein Mansion during this time period clearly articulate the City's passionate desire to save this important piece of the City's history, as well as the struggle and financial hardship that it was causing to maintain it as an unused building.

Significant Repairs Needed

A 1992 Chaska Herald newspaper article notes that tile roof repairs were underway at the mansion as part of a 5-year renovation plan. Permits and inspection reports from this time period indicate a number of repairs were made to the house, directed by a 1991 building assessment conducted by MacDonald and Mack Architects of Minneapolis. It is unknown whether the 5-year renovation program was fully executed, but based on the available documentation, it appears that this was unlikely. There is some evidence suggesting that only the first two years of recommended repairs were made.

Building conditions in 1991, below (photos courtesy MacDonald & Mack Architects)



Proposed Fine Dining Restaurant

Discussions about using the home as a fine dining restaurant began in 2002, while the Chaska Historical Society was still occupying the building. Early budget projections for the proposed renovation prompted the city to subsidize the project in order to facilitate its execution, as the City was very interested in seeing this idea come to life. A "Preservation Easement" was drafted in 2005 between the City of Chaska and Christian P. Klein Mansion, Inc. (developers of the proposed restaurant) that outlined the preservation requirements that would be in place as the restaurant was designed and built. In 2007, the home was sold to the restaurant developers on a contract-for-deed basis, with the City co-signing the financing. Plans for major additions and renovations were approved to turn the mansion into a restaurant, with a number of significant architectural modifications and variances allowed. Unfortunately, after seven years of hard work, this project was abandoned in 2009 due to lack of funding precipitated by the economic recession. The City subsequently took back ownership and control of the property.

Photographic documentation of the mansion's existing conditions in 2004 – just prior to the writing of the Preservation Easement - show a highly-distressed property, with significant deterioration to both interior and exterior finishes. Even with all the maintenance work conducted in the 1990's, the condition of the building had continued to deteriorate, clearly demonstrating the commitment needed to maintain such an ornate and significant property.

Building conditions in 2004 (photos courtesy of the Kraus family)



Return to a Private Residence

In 2011, with the Historic Preservation Easement in place, and informed by the now-failed restaurant proposal, the City finally decided to put the vacant house on the market, for sale to private parties.

In 2012, the house was sold by the City to Ann and Nick Johnson for \$139,000, who began interior renovations. This owner also leased the garage out to a private auto mechanic, whose business began to accumulate derelict cars on the property. These owners invested in maintenance and minor improvements to the property, and after five years sold it to the current owners.

Since 1988, the home and garage structures have received limited maintenance, largely due to the lack of funding necessary to care for this type of historic property. Original art glass windows and light fixtures were removed at unknown dates by unknown parties. Bats, birds and other animal life began to take up residence. By 2017, after 100+ years of weathering, many of the original exterior materials were failing. Wood ornament, such as the first and second story balusters were replaced at least once over the years. Dates are unknown, but some of this is documented in the MacDonald & Mack archives. Two walls of the garage are showing signs of significant instability. Decades of frost heave are continuing to compromise the porte cochere foundations. Water infiltration on the porch is continuing to erode the decorative tile flooring.

Current Ownership

The mansion had been on the market for approximately a year when Sarah and Neil Amundsen expressed interest in purchasing it in 2017. During their discussions about the building with representatives from the City, the clear message to the Amundsen's was that the City was hopeful that someone would see the value in saving this historic home and in re-vitalizing this stately and prominent corner across from City Square Park.

Having recently restored the Historic Simon's Livery just across town, the Amundsen's decided to fully commit to residing in Chaska, and they purchased the house. The timing on this purchase was significant, because more years of deferred and/or minimal maintenance could have put this structure on an un-recoverable path of deterioration. Amundsen's immediately proceeded to make critical repair investments in things like installing new roofing on the low-slope roofs, replacing rotting second-floor balusters, hiring forensics consultants to evaluate water intrusion issues, hiring engineers to evaluate the structural stability of the house and garage, and hiring architects to help them master plan renovations that would allow them to fully occupy a revitalized 21st-Century home, one which will serve generations into the future, as its original builders intended.

Existing Physical Context

The CP Klein Mansion sits kitty-corner across the intersection of E 4th St and N Walnut St. from City Square Park. Immediately to the north of the mansion are the historic row houses at 414-422 N Walnut Street. Immediately west across N Walnut Street is the historic Chaska Moravian Church. To the south is a newer commercial building that has been converted to a congregational living facility, and to the east is the 5-story Auburn Manor senior living complex, as well as a multi-tenant rental property fronting N. Oak Street.

Upon visiting the site, the predominant context created by these adjacent buildings is dominated by the 5-story apartment complex immediately across the alley to the east and northeast of the mansion. The secondary context is created by the non-conforming multi-car garage and utility sheds that closely abut the north property line, serving the row houses on the property to the north.

With the exception of the apartment complex, all of these properties lie in the R2 Zoning District. The apartments lie in a "Planned Residence Development District" (PRD 08), which is largely surrounded by R2 Zoning.

If you look at the pattern of the R2 Zoning in the area, for the most part it consists of single-family homes, each with a detached garage off the alley. This pattern conforms to the stated "small lot, medium density" intent of the R2 Zoning. This pattern falls apart somewhat around the CP Klein property, particularly with the multi-family row houses to the north and their associated 6-car garage, and – especially – with the looming nature of the 5-story apartment complex off the north and east corner. The Moravian Church across Walnut, and the commercial congregational living facility across 4th Street, are obviously not residential in scale, either, but they feel less encroaching than the other adjacent structures, due to the intervening roadway that lies between.

The CP Klein Mansion sits on a double lot, which is also atypical for the R2 Zoning district.



Immediate Physical Context: Adjacent / Surrounding Conditions

Properties immediately surrounding the CP Klein mansion include:

1. Non-conforming, multi-car garage tight to north property line (associated with historic row housing)
2. Miscellaneous sheds close to north property line (non-confirming due to location and/or quantity of accessory structures?)
3. Above-grade natural gas infrastructure adjacent to north property line
4. Five-story apartment complex immediately east across alley
5. Multi-tenant rental property east across the alley facing Oak Street, including 3-car garage and 4-5 surface parking stalls.
6. Congregate housing south across East 4th Street
7. Historic Moravian Church west across North Walnut Street

Existing Garage

Prior to purchase of the home, the Amundsens hired a structural engineer to assess the condition of the house and garage. The house was deemed generally sound, with the exception that the main roof needed significant reinforcing to hold up the heavy terra cotta tiles that cover it (this work has been completed).

At the garage, the engineer noted rotted soffits, large cracks in walls, leaning walls, severe settlement and a twisted, out-of-plumb corner. Repairs to these conditions would require underpinning the foundation with helical piers, re-setting steel beams, and completely dismantling and re-building the north and west walls of the structure, while shoring up the remainder of the building to keep it from collapsing. It was estimated that this work could cost more than razing the garage and building a new one.

Current views of the garage, below, and following page. Note that the original garage door opening has been widened by a prior owner.





The Preservation Easement & Allowed Interventions

As noted earlier, the CP Klein Mansion is listed as a “contributing” building to the Chaska Walnut Street National Historic District. The house is not individually listed on the National Register. By some accounts, the first floor “public” rooms, including the living room, dining room and stair hall, are considered to be included in the listing as a contributing building, although the specifics on these spaces is unclear. In other accounts, only the exterior is listed as being contributing. The 2005 Preservation Easement lists an attachment (Exhibit A: “Final Plans for the Reconstruction and Restoration of the Christian P. Klein Mansion”), which have apparently been lost to time. As of this date, it is unclear as to exactly what parameters – either interior or exterior - are included in the Preservation Easement document.

The Preservation Easement attached to this property was written by the Chaska Economic Development Authority and the City of Chaska expressly for the proposed fine dining development as was being proposed by the Christian P. Klein Mansion, Inc. While the document did clearly intend to preserve “exterior and interior surfaces, features or areas... of significance and importance,” it allowed for some rather significant and visible intrusions to the architecture of the home. Enclosing the west wing of the wrap-around porch provided additional restaurant patron seating, and adding a somewhat awkward-looking elevator shaft to the east side of the house allowed public access to all levels of the building. Both of these rather major proposed changes were approved by the City, and would have changed the architectural (and historic) aesthetic of the home.

Proposed Site Alterations

Requested HPC Approvals

1. HPC approval needed to raze the existing garage
2. HPC approval needed for the design of the new garage (combined with storage) and fences

Project Goals Align with City Goals:

It is the goal of the Master Plan for the development of this property to positively support and align with the City's goals for the zoning district.

Per the written intent of the Zoning Ordinance, the R2 Medium-Density Residential zone is designed to:

1. Recognize the small lot, medium density level of residential development in Lower Chaska,
 - a. *The property sits in an area where small lot, medium density is not the norm. In fact, the most visually prominent physical context is the multi-story housing project northeast of the property – the “backdrop” of the house as it is viewed from City Square Park. The proposed garage, in this context, is in keeping with immediate physical context.*
2. Protect the relatively low intensity living environment from encroachment of potential conflicting uses
 - a. *Surrounded by multi-tenant housing, a church and a congregate living facility, the CP Klein property, as a single-family residence, is the only property in this immediate area that is continuing to maintain and support the idea of a “low-intensity living environment.”*
3. Preserve a predominantly single-family residential character.
 - a. *The proposal supports and reinforces the future of this property as a single-family residence.*

Project Goals Align with Heritage Preservation Goals:

The City of Chaska's Heritage Preservation Commission is charged with being the steward of Chaska's architectural and community heritage. Per the declared purpose of the Heritage Preservation ordinance, the proposed projects related to the CP Klein Mansion, including all phases of the Master Plan:

1. Help to preserve this historic property *through a careful, rigorous program of restoration, repair and maintenance;*
2. Protect and enhance the City's appeal to residents, visitors and tourists *through a revitalized, well-maintained home;*
3. Enhance the visual and aesthetic character, diversity and interest of the City *through a design approach that preserves where appropriate, and improves and modernizes where necessary and feasible;*
4. Foster civic pride *through significant investment in this well-loved Chaska landmark;*
5. Help to strengthen the local economy *through utilization of local and regional crafts people and materials, where appropriate;* and
6. Stabilize and improve property values in the historic district *through creation of a vital, viable home for generations to come.*

Permit Application Support Documents

See accompanying permit application support documents for photographic documentation of existing conditions, as well as drawings of the proposed design for the new garage.

Also see the Design Narrative in Appendix 1, showing some of the thought processes that led us to the proposed solution.

Future Property Viability Relative to the Real Estate Market

Residential real estate has changed significantly since the construction of the original CP Klein Mansion and its associated garage. For potential home-buyers of property at this price-point, a three-car garage and adequate support/storage space is an absolute must. Backyard outdoor living spaces that are private and secure are assumed to be a given.

This house was designed and built as a single-family residence. It was never intended to be a city hall, an office building or a restaurant, and it has been proven over time that those uses were not viable here. It remains most viable into the future as a single-family residence, and that is the long-range goal of the improvements being proposed.

The fact that this property is also a designated contributing property to a national historic district means that is even more important to allow for careful integration of the features and amenities that will be necessary for subsequent generations of owners to occupy this vital property in the City of Chaska. The proposed plans for the restoration, repair, remodeling of the CP Klein Mansion seek to ensure that future generations find the additions to this property supportive, attractive and commensurate with alternative housing choices in the area.

Why the Chaska HPC should approve this request

The City is certainly well aware of the challenges of repairing, restoring, remodeling and maintaining a “high maintenance” property such as this. It takes a somewhat extraordinary commitment in terms of time, money and attention to detail. As you can see from the list of completed and anticipated projects outlined later in this document, the Amundsen’s are committed to making every effort to do the right thing by this property. With the primary focus of their efforts on the taking proper care of the main house – the most impressive and challenging historic resource - the dilapidated garage becomes an issue that they would like to address with a broader view toward the restoration of the main house, as well as toward the property’s viability as a single-family home into the future.

As has been noted, the house is a highly detailed, ornate building that needs careful routine maintenance. However, prior to getting to the “maintenance” aspect of the care of this building, repairs need to be undertaken. At a number of locations on the main house bricks need to be replaced, and the brick that was used to build this house is no longer manufactured, nor – despite efforts by multiple brick supply resources - has a comparable brick been located. In order to properly repair the house in a manner that is consistent with the desire to maintain its overall historic character, the most logical source of material is to salvage brick from the dilapidated garage.

The effort that would be required to restore the garage to its original condition would not only be very costly, but it would also result in an end product that would likely compromise the property’s future viability. As such, the Amundsen’s are respectfully requesting permission to raze the existing garage and build a more functional and usable 3-car garage accessed from off of the alley. Razing the garage will provide the necessary salvaged brick for restoration of the main house brickwork, as well as a stockpile of brick for potential future repair work by subsequent generations of owners.

The existing garage is non-conforming in terms of setbacks from property lines, as well as height. The proposed garage is designed to meet zoning code in terms of setback and height, and assumes that it will be acceptable to combined the allowed areas of the primary and secondary accessory structures into a single garage/storage building.

Privacy – or lack thereof - is also an issue that the Amundsen’s have had to address. Not known at the time the Amundsen’s purchased the house was just how “public” the property still was in the eyes of Chaska residents. For two decades, this house is where residents went when they needed to do any business with the City of Chaska, and for many residents it appears to still be considered public property.

Amundsen's have endured numerous uninvited guests in their yard, and even in their home. This lack of privacy has on several occasions led to both physical and psychological distress and safety concerns.

Some of these concerns seem relatively innocuous – as pedestrians cut through the yard on regular occasion. Others are a little more concerning, like people simply walking through the front door wanting to know where to get their license tabs renewed – a full 20+ years after the DMV has moved out. There are also residents that seem to think the yard here is something of a public playground, with parents allowing their children to climb on and around the porch and walk on the baluster railing. In terms of liability these activities are cause for concern for the owners. On a number of occasions, strangers have simply walked up to the Amundsen's while they were enjoying their yard or porch, asking if they could "take a tour."

Amundsen's have installed "private residence" signs at both walkways that lead from the public sidewalk, and while they certainly appreciate and understand the interest in this lovely old home, they have at times felt the intrusions go a little bit too far. As one of the motivations for the proposed work, they hope to create a clearly "private" outdoor space on the property where they can relax without fear of intrusion or trespass. This outdoor space is designed to be sensitive to the historic architecture of the house, bound by fences, landscaping and the facades of the house and garage.

Similarly – for some unknown reason – residents feel that they can simply park in front of the driveway curb-cut, effectively blocking the Amundsen's from using their driveway. This is especially frequent during community events at City Square Park. The intent to rebuild the garage to have access off the alley will help to remedy this problem. While the driveway and porte cochere would remain intact and usable, most of the household traffic would be moved from the street to the alley.

Comments and Thoughts from Sarah and Neil Amundsen

"We are excited to be a partner with the City in the preservation of this truly unique property. Our on-going investment in both this property and others here in downtown Chaska illustrate our commitment to creating spaces that are uniquely vibrant, helping to ensure an environment that entices and nurtures families and the community."

Since the Klein's sold the property to the City of Chaska, the CP Klein Mansion has presented a challenge in sustaining ownership and care that is responsible, proactive and historically sensitive. Governmental entities, by design, are typically not equipped to provide the highly intensive care that is needed for a historic building such as this. This is not a criticism – it is simply a reality that is illuminated by the history of this home. In fact, no owner of a property such as this is exempt from an on-going – and often significant – financial investment.

This property's years of vacancy is significant in that it implies a lack of functionality and financial feasibility for use as anything other than a private residence. Our goal is to rehabilitate what is historically significant, make improvements wherever possible, and otherwise preserve the CP Klein Mansion while balancing the needs of its current and future occupants.

With these goals in mind, we respectfully request approval to raze the garage and develop the site as shown in the attached documents."

Simons Livery

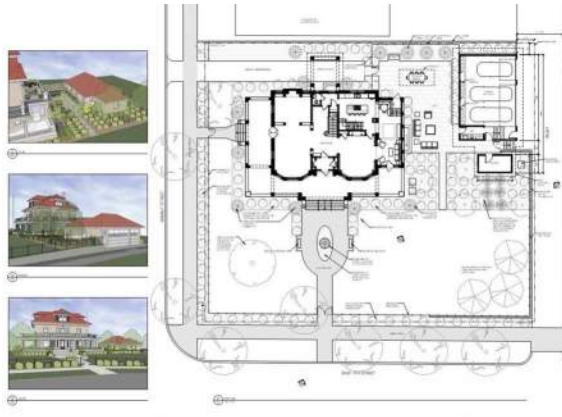
Sarah and Neil Amundsen may already be familiar to many Chaska residents who are passionate about the vitality and history of the city. Their 2016 restoration and repurposing of the historic Simon's Livery on North Pine Street into a vibrant small-event venue is a fully-executed demonstration of the Amundsen's approach to the CP Klein Mansion: preserve and restore the features that make the building special, while providing carefully-crafted, new and modern design elements that don't distract from the importance of the building's history, yet ensure the home's viability into the future.

The Simon's Livery, before and after renovation, below.



CP Klein Mansion - Completed and Anticipated Projects

Assessment and Planning (completed 2017): Structural and forensic assessments; mechanical and electrical systems assessment; master planning and architectural design services.



Phase 1 (completed 2018): Removal of steel fire escape. Re-roofing of flat roofs and replacement of associated second floor balusters.



Phase 2* (completed 2018): Turned second floor bathroom and former staff room into a laundry room. Structural and mechanical system upgrades.



Phase 3* (completed 2019): Remodeled attic/ballroom space into owner's bedroom suite. Structural, mechanical and plumbing upgrades.



Phase 4 (under design): Wrap-around porch restoration.



Phase 5 (under design): Garage replacement.



Phase 6 (under design and phased execution): Site and landscaping renovation and upgrades.

Phase 7* (under design): Second floor renovation and remodel



Phase 8* (under design): Restoration of first floor “public” spaces and complete remodel of the kitchen area.



*Denotes areas where window replacement and other exterior improvements will occur at the same time that the associated interior improvements are made.

CP Klein Mansion
Sarah and Neil Amundsen
205 East 4th Street
Chaska, MN

APPENDIX 1 – DESIGN PROCESS

November 3, 2020

Minneapolis Architect Arthur C. Clausen had a reputation for designing fine homes for well-to-do local business owners. His two homes in Chaska for the Klein brothers are clearly designed to make a statement as to the Klein's standing as business and political leaders in the community. In the Italian Renaissance style, these grand homes would likely both have been surrounded by lovely gardens, designed to be viewed from the ornate, sunlit interiors, as well as from the public sidewalk. In the CP Klein house, we know that the small room in the southeast corner of the first floor was used by Christian Klein as his office; likely located here so he could look out to the garden. Both this room and the adjoining dining room were adorned with wall murals depicting natural landscape scenery, and in the office, twining morning glories were painted to appear as though growing up the walls. Although we have no specific photographic records showing how the east yard was landscaped, former owners have stated that they believe that the Klein's maintained a rose garden in this area, bordered by a low hedge. Clearly, a house of this stature would have had an appropriately-ornamented grounds.

We can infer some of the architect's intent by the placement of design elements in and around the main house. The house itself was set far from the street along East 4th, creating an area for a luxuriously large front yard and garden. The non-public side of the property is more congested, and includes the kitchen, driveway and porte-cochère on the north and north-east sides of the house. These areas would have been commonly occupied by support staff. While these supporting elements were relegated to the back corner of the property, they were certainly not ignored, design-wise. The fact that the existing garage has a door and large, well-proportioned windows facing south across the yard, supports the notion that the garage was seen as more than vehicle storage - it was also an architectural backdrop for the garden.

South face of existing garage, right.



In the design of the proposed garage, the Amundsen's intent is to apply similar design principles in creating a courtyard and garden to the east of the main house. The space between the home and garage uses similarly formal elements to create outdoor living spaces that are both intimate and private, and yet pleasant for passers-by to view from the sidewalk along East 4th Street. The garage, fences (both privacy and ornamental), and plant materials will be used to present a more private border along the east and north edges of the property, and a softer, more visually open face of the garden looking to the south. The doorway under the arbor on the south façade once again provides an architectural "face" onto the south gardens.

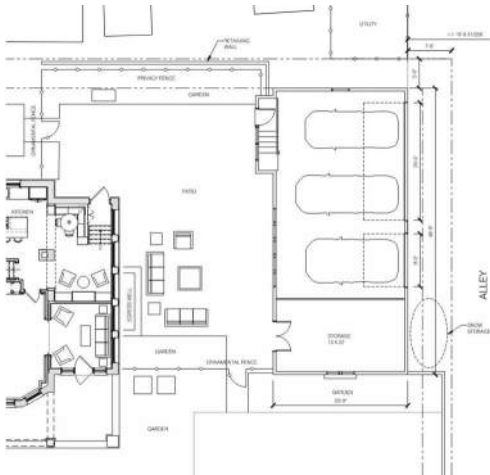
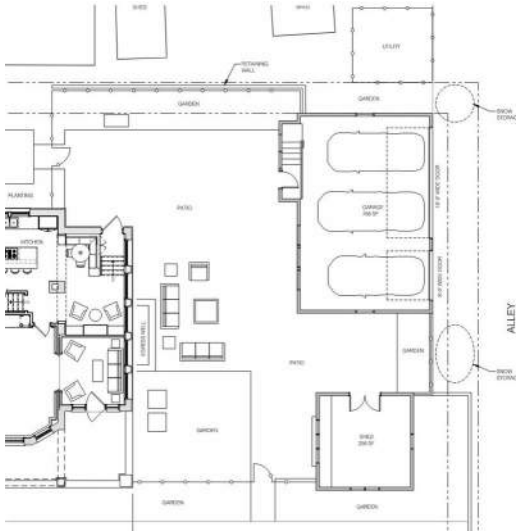
Some of the basic issues being addressed by the design of these spaces include:

1. Replacement of the existing, non-complaint, structurally-unsound garage
2. Stopping the frequent pedestrian foot traffic trespassing across the property
3. Tempering the impact of daily service traffic to the adjacent senior living facility – delivery trucks, trash removal, and employee parking make this a well-traveled, and often noisy, alleyway
4. Blocking views of unsightly dumpsters, poorly-maintained accessory structures on adjacent property and an adjacent above-grade natural gas utility service structure
5. Creation of a clear, architecturally-defined edge to a new courtyard - a more private outdoor space on this very “public” property
6. Addition of expected amenities for homes of this prominence and at this price point
7. Providing a new garage that is a “compliment” to the house, one that doesn’t try to replicate

Below and on the following pages, you will find a number of design options that were explored during the process of arriving at the proposed garage design. The images represent various points in design thought processes, everything from early concepts that were not pursued, to more fleshed-out possibilities that were eventually deemed too costly, did not meet program needs or aesthetic desires.



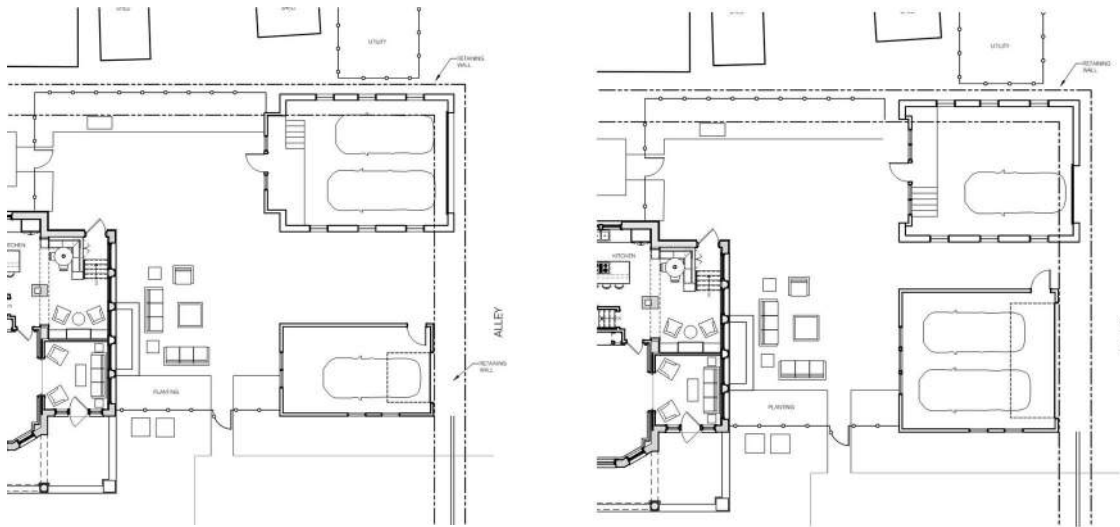
The first of the following two options represent designs that are based on attempting to meet zoning requirements without needing to have variances approved. The scheme splits the program into two structures - as required by zoning - and each structure meets requirements in terms of setback, height, area, material, etc. The second of the schemes below combines the accessory structures and goes beyond the allowable combined area in order to align the south wall of the garage with the south wall of the main house sun room. The scheme meets zoning requirements in all other matters. The scheme proposed in this application stays within the presumed allowable combined area of the two program elements, and uses an arbor to achieve the alignment with the south face of the sunroom, creating a lighter, more open edge to the new courtyard, and friendlier face to the public sidewalk to the south.



The Existing Garage

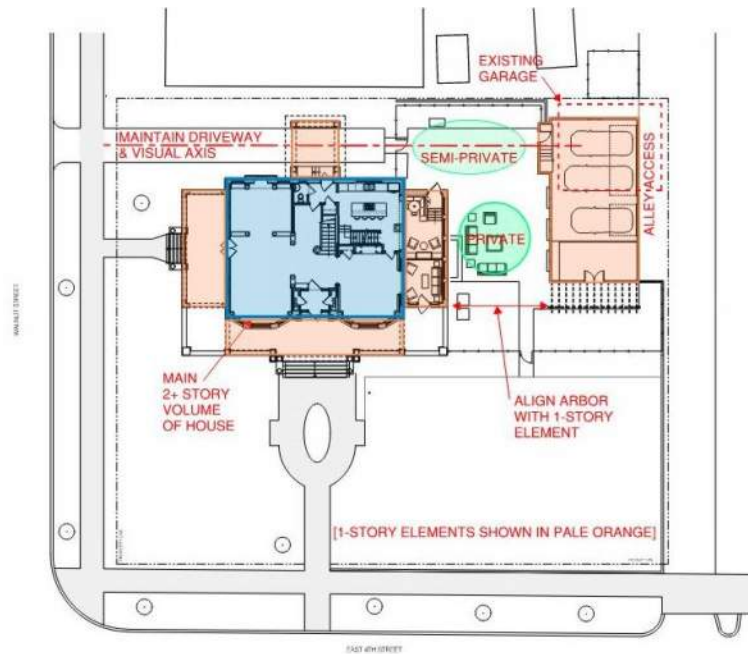
The cost to completely dismantle and re-build the existing garage would be far beyond the value of the end result. Just as critically, the importance of salvaging brick off the garage to use for repair work on the main house cannot be overlooked. The Amundsen's dedication to care for the mansion has been demonstrated repeatedly since they took over ownership of the mansion, and it will continue to be evident as subsequent phases of work restore the critically-failing wrap-around porch and protect the large art-glass window at the main stair landing. Restoration work at the porch, and other areas of the house, will require the harvesting of brick from the garage in order to be properly executed.

A handful of schemes were explored to try to find a feasible re-use for the existing structure. All of these schemes entailed great cost to re-build the garage, and all of them added a significantly larger adjacent – or attached – accessory structure that were well beyond the allowable areas.



The Proposed Garage

The proposed garage design is the best solution for a reasonable cost. Providing a single structure that combines both garage and storage functions creates a building that compliments the main house, while not trying to create a “Disneyland” ¾ scale replica. Proposed materials are durable and complimentary in color, again, while not replicating exactly. Roof forms and slopes match the house exactly. “Combined area” zoning requirements are met. Setbacks and height restrictions are met. The axial view through the porte-cochere is maintained and reinforced by the projecting, hip-roofed garage entry.





Date: April 21, 2017

To: Neil and Sarah Amundsen
4917 5th Ave. S.
Minneapolis, MN 55419

From: Eric Bunkers

Project: Residence
205 N. Walnut St.
Chaska, MN 55318

Proj. No: 17056

Subject: Garage and House Foundation Assessment

Dear Neil and Sarah:

As requested, we met you at the above referenced residence to visually assess the existing garage and house foundations. We did not remove any finishes during our site visit and our observations were visual only. Our intent is to give you opinions on the existing garage and house foundation structural conditions, and help direct you for possible repairs.

GARAGE FOUNDATION OBSERVATIONS

1. House constructed approximately 1910.
2. Soffit rotted in many locations.
3. Sill stone cracked in many locations.
4. Roof rafters appear straight.
5. Garage walls appear to be constructed with brick veneer and clay tile wall backup.
6. Large vertical crack at SE corner near the bottom.
7. East retaining wall near the garage is severely cracked. Partial lean toward the east.
8. North retaining wall is severely cracked and the slab behind it has settled.
9. North wall has severe settlement.
10. NW garage corner has twisted, is out of plumb, and has severe settlement.
11. Steel overhead garage door has rust jacking at the bearing locations, and has deflected down at the NW garage corner.
12. Driveway slab drains toward the NW garage corner.

GARAGE FOUNDATION OPINIONS/RECOMMENDATIONS

1. Re-grade driveway slab to drain away from garage.
2. Replace east and north concrete retaining walls.
3. Re-build garage since the north and northwest walls have drastically settled. Digging down and underpinning foundations with concrete and helical piers, resetting the garage door steel beam, and rebuilding the clay tile and brick walls along the north, northwest and west sides are likely more expensive than re-building the garage with similar materials. Also, since the retaining walls appear to be an integral part of the garage foundation construction, temporarily supporting the garage while foundation work is completed is also likely to be more expensive than re-building the garage. We

recommend verifying this with a contractor since we are not pricing experts. The garage slab would most likely have to be replaced for the foundation excavation.

HOUSE FOUNDATION WALL OBSERVATIONS

1. As viewed from inside the basement, the house foundations are constructed using clay tile and brick.
2. Most foundations appear to be in adequate condition.
3. Portions of the north foundation wall have spawled and crumbled.
4. Foundation walls appear plumb and straight.

HOUSE FOUNDATION WALL OPINIONS/RECOMMENDATIONS

1. Patch and repaired damage north foundation wall areas with solid masonry or brick from the inside, using mortar that matches the existing mortar properties. This is likely a lime based mortar based on the age of the house. A contractor should verify the mortar type.
2. Repair existing gutters and install long downspout extensions.
3. Replace the existing north driveway slab as required to slope away from the house. It is possible that sand or foam jacking of the slab could be used to achieve adequate pitch away from the house.

If you have any questions or concerns, please feel free to contact us.

Sincerely,

Bunkers and Associates, LLC



Eric M. Bunkers, P.E.
MN Reg. Num. 26490

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 Professional Engineer under the laws of the state of Minnesota.



Eric M. Bunkers

Date: April 21, 2017 Reg. No. 26490

CP Klein Mansion

Sarah & Neil Amundsen Residence
205 East 4th Street, Chaska

SITE ALTERATION PERMIT DOCUMENTS
PHOTOGRAPHS OF THE EXISTING GARAGE STRUCTURE
November 3, 2020



Aerial view of site



General view from 4th & Walnut



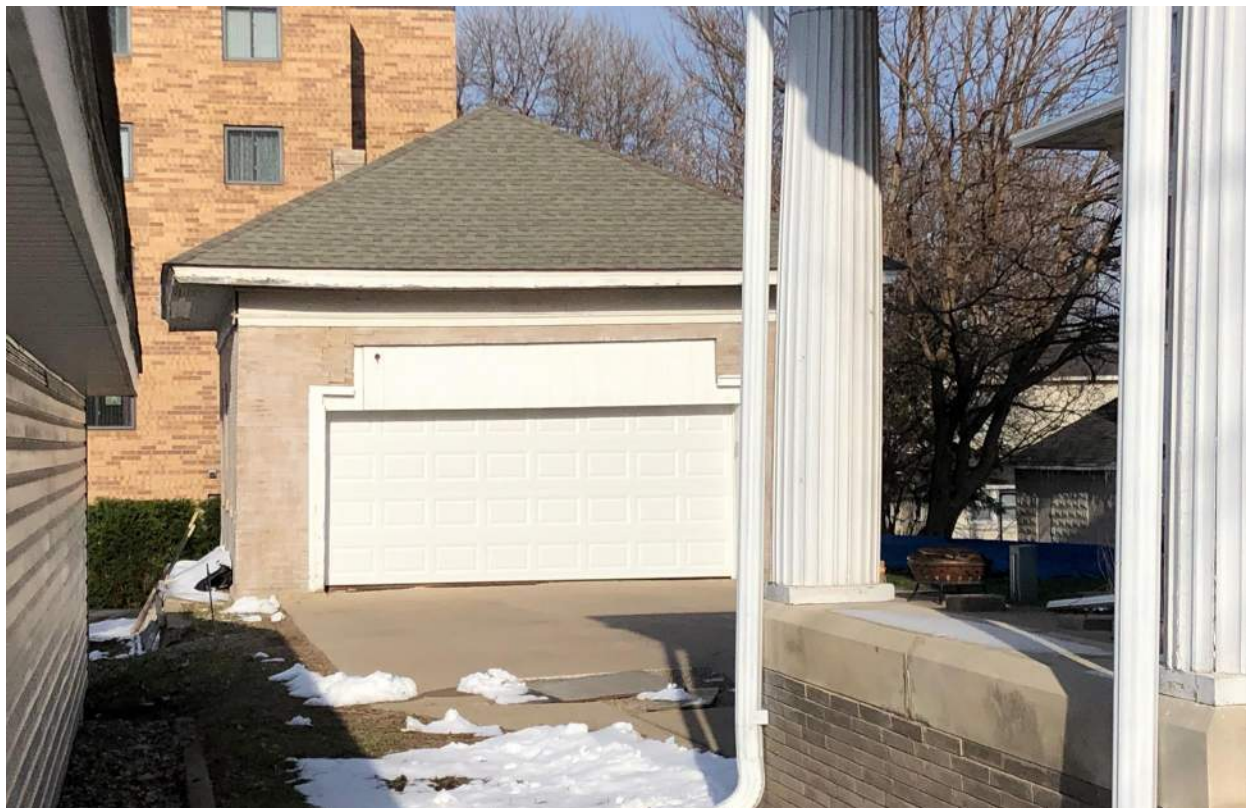
View from East 4th Street



View from 4th at alley



View from Walnut



View from west



View from southwest



View from northeast



View of northwest corner



View of southeast corner



Close-up of north side



Close-up of north side



Close-up of northwest corner



Close-up of northwest corner



View east to adjacent property

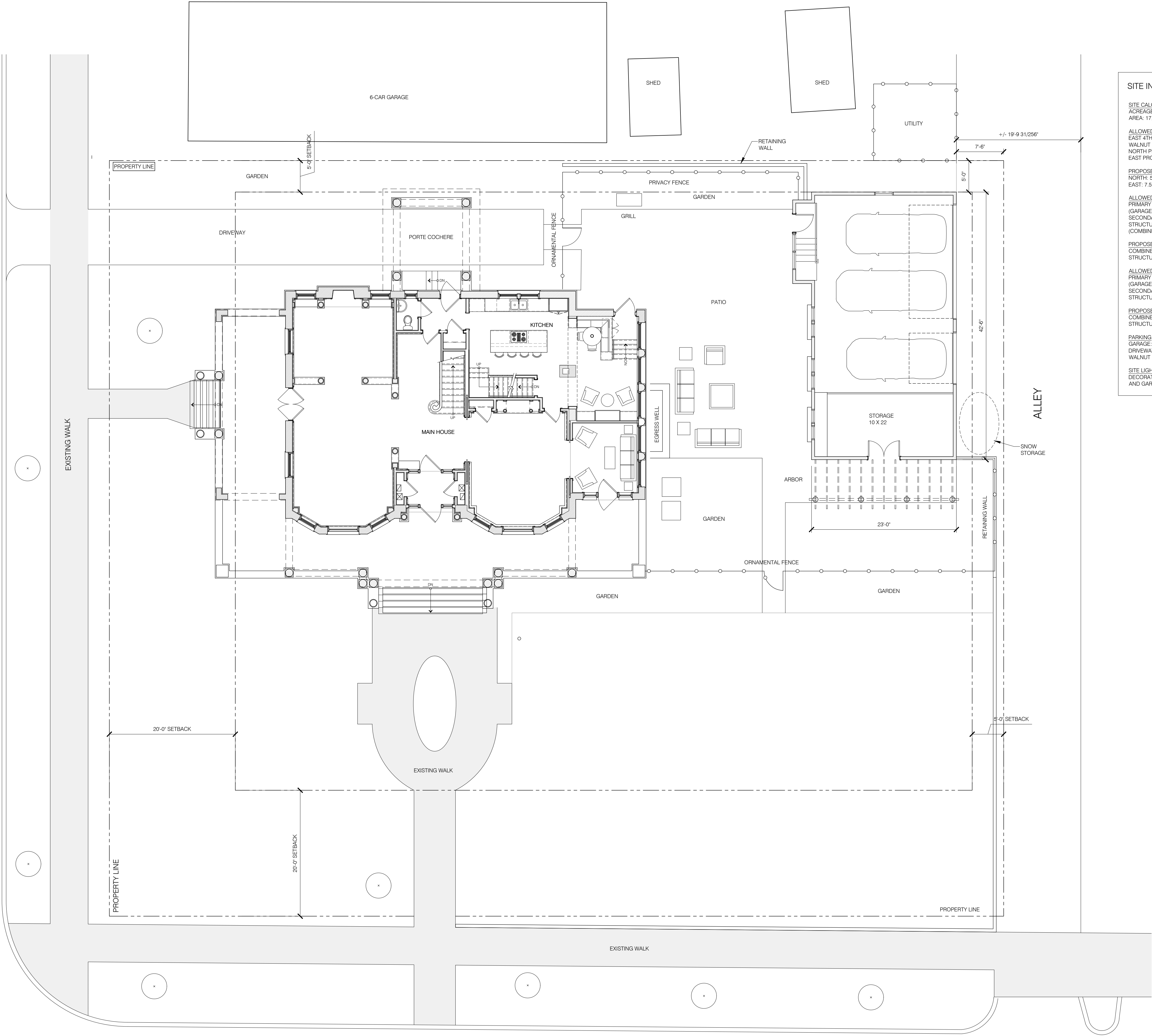


View north to adjacent property



View north to adjacent property

WALNUT STREET



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

EAST 4TH STREET



SITE INFORMATION

SITE CALCULATIONS
ACREAGE: 0.39
AREA: 17,040 SQ. FT.

ALLOWED SETBACKS
EAST 4TH STREET: 20 FT.
WALNUT STREET: 20 FT.
NORTH PROPERTY LINE: 5 FT.
EAST PROPERTY LINE: 5 FT.

PROPOSED SETBACKS
NORTH: 5 FT.
EAST: 7.5 FT.

ALLOWED AREAS
PRIMARY ACCESSORY STRUCTURE (GARAGE): 768 SQ. FT.
SECONDARY ACCESSORY STRUCTURE: 254 SQ. FT.
(COMBINED AREA: 1022 SQ. FT.)

PROPOSED AREA
COMBINED ACCESSORY STRUCTURES: 1017 SQ. FT.

ALLOWED HEIGHTS
PRIMARY ACCESSORY STRUCTURE (GARAGE): 15 FT.
SECONDARY ACCESSORY STRUCTURE: 12 FT.

PROPOSED HEIGHT
COMBINED ACCESSORY STRUCTURE: 15 FT.

PARKING
GARAGE: 3 CARS, ALLEY ACCESS
DRIVEWAY: 1 SURFACE SPACE, WALNUT STREET ACCESS

SITE LIGHTING
DECORATIVE FIXTURES ON HOUSE AND GARAGE ONLY

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

Project Contacts

Mark Burgess, AIA
C | 612-616-3136
mark.burgess@uplusb.com

Dan Peterson, Assoc. AIA
C | 651-399-3736
paul.udris@uplusb.com

Garage Replacement
11/3/2020

Site Alteration
Permit Documents

Not for Construction

C.P Klein Mansion

205 E 4th Street
Chaska, MN 55318
Project: 2017011AMU4

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

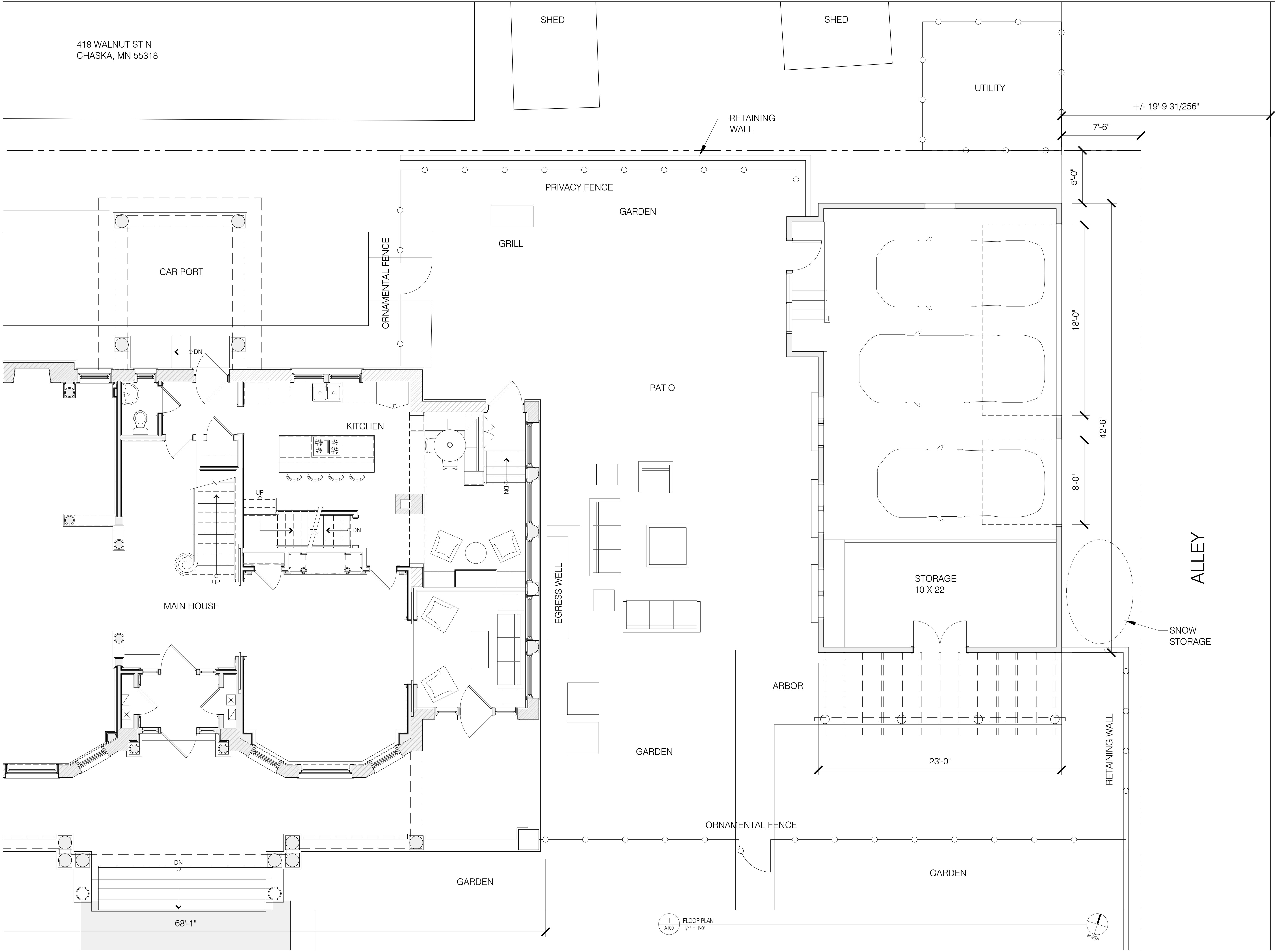
Signature

Printed Name

Registration Number

SITE PLAN

A001



U+B architecture & design, inc.

2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

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mark.burgess@uplusb.com

Dan Peterson, Assoc. AIA
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paul.udris@uplusb.com

Garage
Replacement

11/3/2020

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Permit Documents

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Chaska, MN 55318
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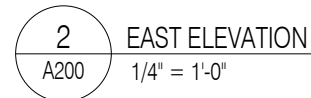
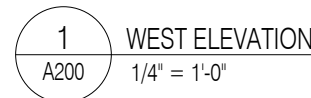
Signature

Printed Name

Registration Number

FLOOR PLAN

A100



A200

Project Contacts

Mark Burgess, AIA
C | 612-616-3136
mark.burgess@uplusb.com

Dan Peterson, Assoc. AIA
C | 651-399-3736
paul.udris@uplusb.com

Garage
Replacement

11/3/2020

Site Alteration
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C.P Klein Mansion

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Chaska, MN 55318
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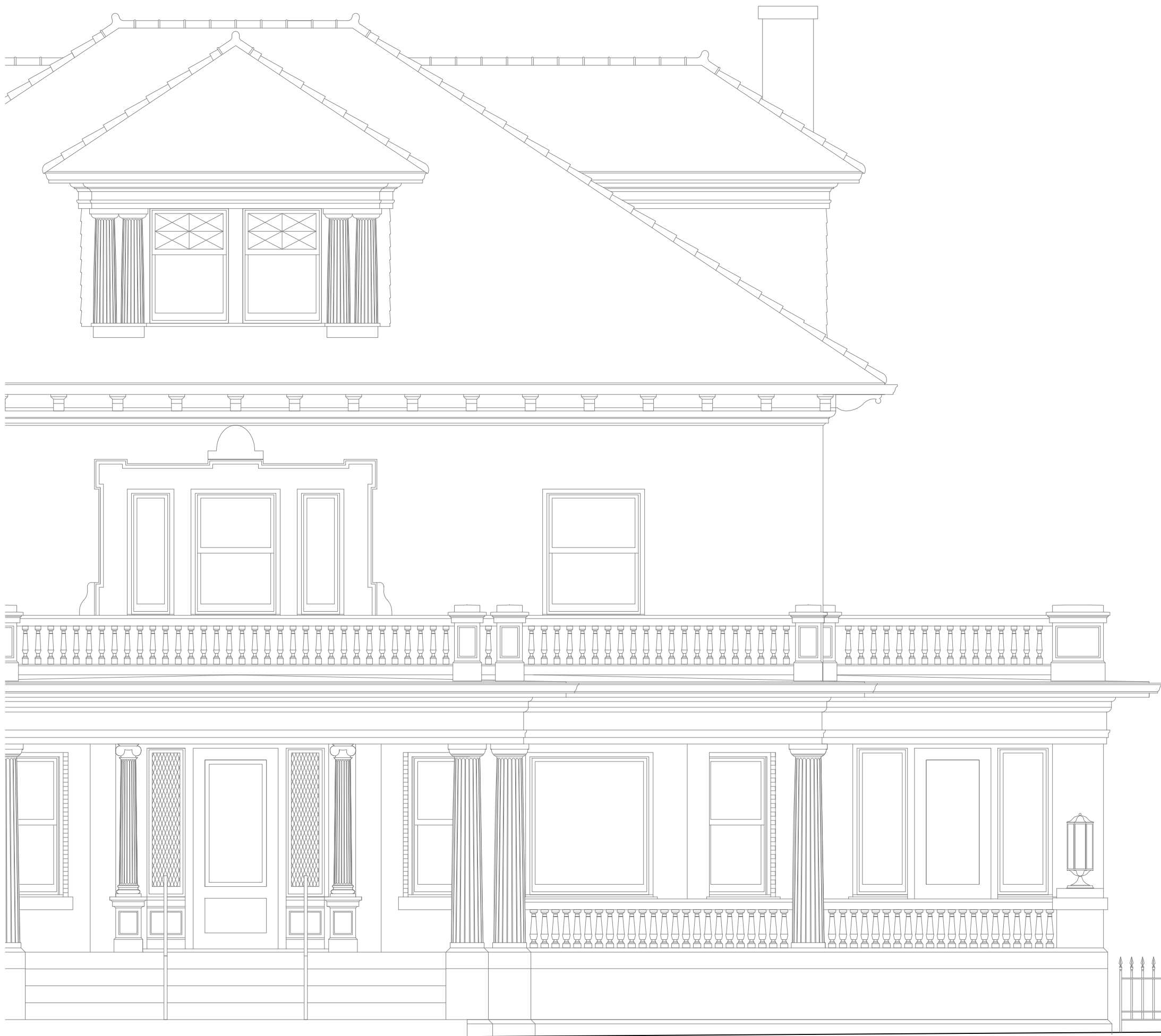
Signature

Printed Name

Registration Number

ELEVATIONS

A201



BLACK-PAINTED ORNAMENTAL FENCE & GATE
FINAL DESIGN TBD



1 NORTH ELEVATION
A201 1/4" = 1'-0"



2 SOUTH ELEVATION
A201 1/4" = 1'-0"

CP Klein Mansion

Sarah & Neil Amundsen Residence
205 East 4th Street, Chaska

SITE ALTERATION PERMIT DOCUMENTS
PERSPECTIVE RENDERINGS
November 3, 2020



Aerial view from the southwest



General view from 4th & Walnut



View from East 4th Street



View from 4th at alley



View from Walnut Street



View from porte cochere



View from northwest



View from southwest



View from southeast



View from northeast

CP Klein Mansion

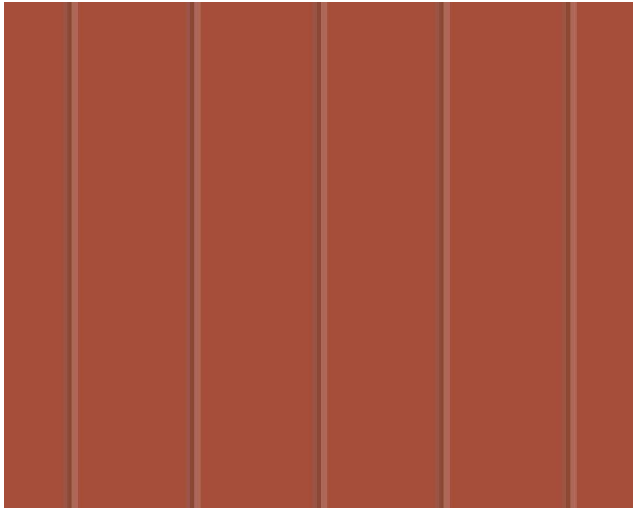
Sarah & Neil Amundsen Residence
205 East 4th Street, Chaska

SITE ALTERATION PERMIT DOCUMENTS

PROPOSED MATERIALS

November 3, 2020

Roof: Firestone “UC-3” pre-finished standing seam metal, color: “Terra Cotta”



Walls: Stucco with a “lace” texture, color to match clay body color of brick on main house. Image below for texture only. (See next photo for brick color)



Trim: White-painted wood and/or composite lumber to match main house

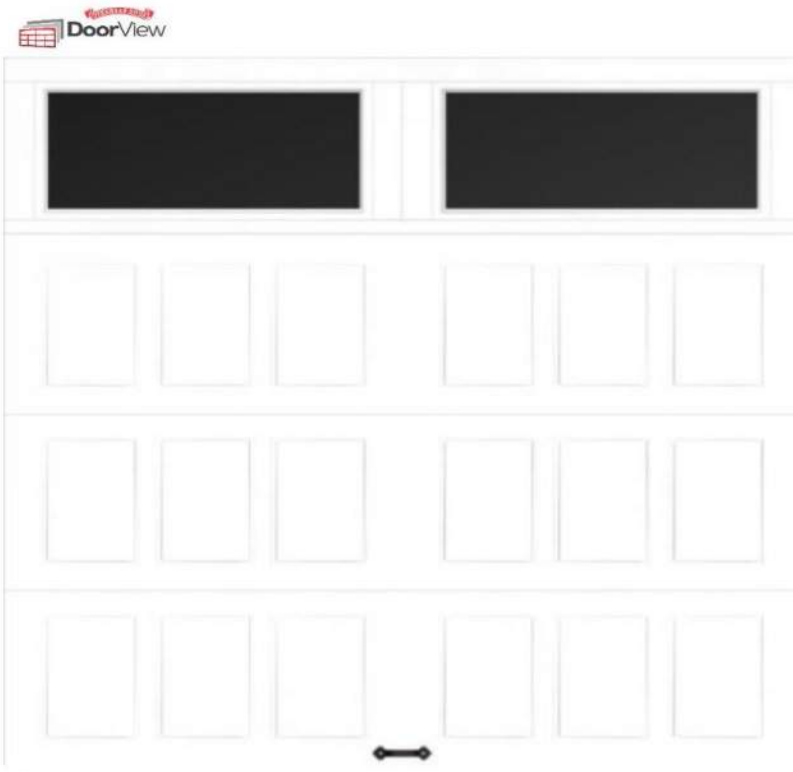


Doors:

Insulated extruded aluminum entry door: Marvin Signature Ultimate French Door, color: "Stone White" to match main house (color shown on window image)



Insulated steel sectional garage doors: Overhead Door Company "Impression Steel" with 501 panel, color: Terra Bronze



Windows: Marvin Clad Ultimate fixed and operable windows, color: "Stone White" to match main house



Lighting: Herwig Lighting No. P-164 historic replica fixtures, as used on the main house, color: "Dark Bronze" metal finish with milk glass panels



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PRIMARY APPLICATIONS

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- **Apartments (Multi-Family)**
- **Parks & Recreation**
- **Schools & Universities**



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Page 64 of 64

36" high fence panels

Packet Page 68 of 69

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ASSA ABLOY

Elizabeth Hanson

From: Kierstin <kierstin.m.case@gmail.com>
Sent: Wednesday, October 7, 2020 1:24 PM
To: Elizabeth Hanson
Cc: Paul Heuer
Subject: Hammers' House

Hello Liz,

I'm sorry to report that I'll be unable to proceed with the renovation of the Hammer's Saloon homestead. I was unable to secure financing after my original loan came under extra scrutiny by underwriting post-Covid. The City's structural and historical assessment of the property was particularly damning, and the 20+ banks I contacted in the last 90 days were unable to calculate a desirable final assessed value in light of the changed tourism outlook and increased construction prices and timelines.

I am grateful for the support you've provided me these last two years and I regret any inconvenience I've caused the City. It is a true sadness I'll carry that I was unable to make my vision a reality for the city.

Kierstin