



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, April 2, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the February 6, 2024 HPC Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for the Eitel House at 2532 Eitel Road/Peter Isabell/HPC #2024-03
 - 7.B. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for 210 Chestnut Street/Devin Creurer/HPC #2024-02
8. Discussion Items
9. Other Business
10. Adjourn



Minutes
CHASKA HERITAGE PRESERVATION
COMMISSION
Tuesday, February 06, 2024
7:00 PM

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

HPC members present: Chairman Kohman, Anne Bohnen, Steve Mueller, James Pleis, Tom Racijs, and Scott Welvaert

HPC members absent: Gregg Davies

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 Pleis to adopt the agenda. Motion carried.
4. Visitor Presentation
There was no one under visitor presentation.
5. Approve Previous Meeting Minutes
5A. Approve the December 5, 2023 HPC Meeting Minutes

A motion by Commissioner Welvaert, second by Commissioner Mueller, to approve the December 5, 2023 HPC meeting minutes. Motion carried.
6. Consent Items
There were no consent agenda items.
7. Action Items
7A. PUBLIC HEARING: Approve Site Alteration Permit (SAP) for 121 Hickory Street North/Kenny Schultz/HPC #2024-01
City Planner Hanson presented the project and location of the site to the Commission. She shared the historic significance and details about the house and reported the house has been vacant for several years. She reviewed the repairs that are planned on being made. The request has been made for noticeable changes to the exterior of the building. She also listed small maintenance fixes that aren't tied with the site alteration request. She shared several footprints of

the work that is being done. City Planner Hanson highlighted 3 out of the 13 standards that go along with the site alteration.

Chair Kohman opened the public hearing at 7:23 p.m.

Commissioner Mueller asked about the other two buildings on the site. The property owner shared that the garage would stay as is but he is looking into putting a roof and door on it. The second building is a chicken coop that is now gone.

Jim Fink on 205 Elm Street shared how excited he is for the house to be restored and repaired.

Chair Kohman closed the public hearing at 7:24 p.m.

Motion by Commissioner Welvaert, second by Commissioner Mueller, to approve the Site Alteration Permit (SAP) for 121 Hickory Street North/Kenny Schultz/HPC #2024-01. Motion carried.

8. Discussion Items

8A. Adopt 2024 HPC Goals

City Planner Hanson presented the 2024 goals to the commission. These goals were discussed at the December meeting. She discussed that plans should be made to start working on these goals.

Motion by Commissioner Welvaert, second by Commissioner Racijs to adopt the 2024 goals.

9. Other Business

There is no other business.

10. Adjourn

Motion by Commissioner Bohnen, second by Commissioner Mueller to adjourn the meeting at 7:41 p.m. Motion carried.

REQUEST FOR ACTION CHASKA HERITAGE PRESERVATION COMMISSION APRIL 2, 2024

Subject: PUBLIC HEARING: Site Alteration Permit (SAP) request for 2532 Eitel Road (Eitel House)

Applicant: Peter Isabell, property owner

Location: 2532 Eitel Road (Eitel House)

Case No.: HPC No. 2024-03

Prepared By: Elizabeth Hanson

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

HISTORIC SIGNIFICANCE OF THE SITE AND BACKGROUND

The Eitel House was designated a historic property by the City of Chaska in 2006. This Chaska brick farmhouse was built in 1876 and was used as a single-family residence and farmstead approximately 90 years. The House embodies the vernacular style for which historic Chaska brick construction is known and is associated with the life of the Eitel Family, early pioneers to Carver County, and also the Lano Family, a well-known family contributing to Chaska's history over the years and who still live in Chaska today. The house was purchased by The Jonathan Association in 1967 related to the development of Neighborhood 8. Since that time, the house has not been used as a single-family residence. The Jonathan Association has used the house for civic/Association purposes until the early 2000s, including a day care facility and a co-op store. The house has been vacant for some time.



(Left Image: front of home looking north ; Right Image: rear of home looking south)

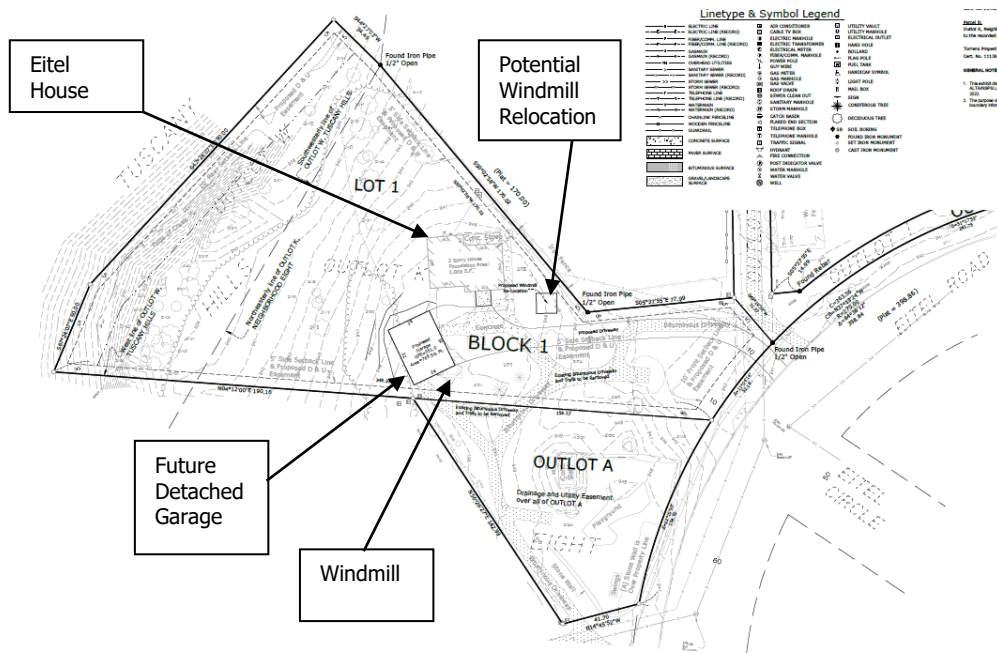
Previous Approvals

In 2022, the Jonathan Association (previous owners of the Eitel House) requested consideration of a preliminary plat and final plat for the Eitel House to split the home off the property of the

Jonathan playground and initiate its selling. The final plat was approved in October 2022. The plat included the following:

- Lot 1, Block 1 (Eitel House)
- Outlot A (Jonathan Playground)
- Outlot B (existing Jonathan trail)

Also, at the time of plat approval, the Jonathan Association put together a concept plan to illustrate the potential placement and size of a future detached garage and driveway since the existing home site does not contain either.



(2022 Concept Plan overlay on Final Plat)

This concept plan was a discussion item on the HPC's May 3, 2022 meeting agenda. The purpose of the discussion was to give the HPC the opportunity to provide input related to the potential addition of a garage on the Eitel House property in the future, which would require submittal of a Site Alteration Permit to the HPC. The HPC reviewed and discussed and provided the following input:

- Future property owner will need to work on a design/plan for the detached garage that takes into account the size, scale, materials, and overall design of the garage so that it fits in appropriately with the historic Eitel House.
- The windmill will have to be discussed in more detail at the time a plan is pursued for a garage/driveway and the relocation of the windmill.
- Some concerns with the overall structural integrity of the windmill and if it is more of a hazard to the property than a beacon.

Conditions of approval from the Final Plat of the Eitel House included:

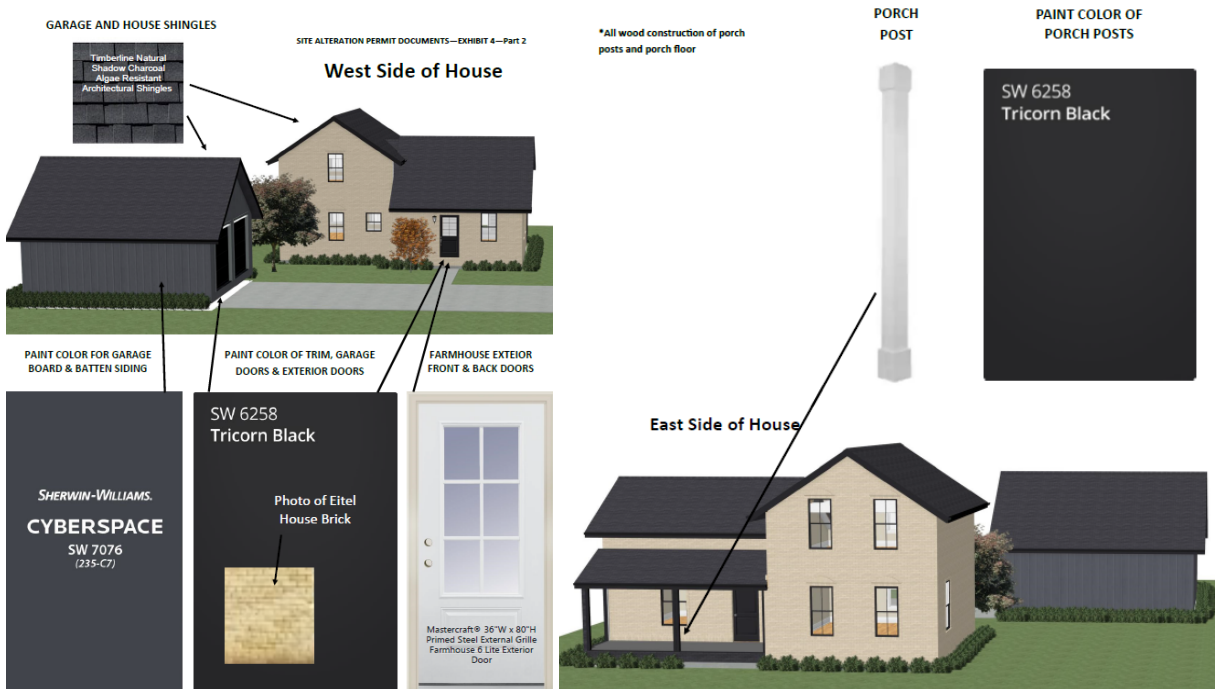
1. Approvals shall be based on the following exhibits:

- a. ALTA/NSPS Land Title Survey, prepared by Civil Site Group, dated March 21, 2022;
 - b. Aerial Site Exhibit (V1.2), prepared by Civil Site Group, undated but based on the March 21, 2022 ALTA/NSPS Land Title Survey;
 - c. Conceptual Site Plan/Site Plan Exhibit (V1.1), prepared by Civil Site Group, dated April 26, 2022;
 - d. Final Plat (V2.0), prepared by Civil Site Group.
2. Future construction of a garage and driveway, which is likely to involve relocation of the windmill structure, shall require future property owner to submit applications for a Site Alteration Permit and Building Permit.
 3. Future construction of a garage will require that the size, scale, materials, and overall design fits in appropriately with the Eitel House.
 4. Driveway shall be set back a minimum of five (5) feet from interior side lot lines.
 5. Since the existing windmill is identified as elements of the property's historic designation, future alterations will require a Site Alteration Permit.
 6. Prior to a future relocation of the windmill, the structural integrity of the windmill shall be evaluated.

TONIGHT'S REQUEST

The owner of the Eitel House is requesting approval of a Site Alteration Permit. In summary the site alteration permit includes the following:

- Construct and restore rear unenclosed porch with all wood construction; painted black
- Construction of a new detached garage totaling 768 square feet, 16 feet in height (to peak) and application of board & batten siding; painted Sherwin Williams Cyberspace (dark gray)
- Replace windows on home with single-hung composite windows with black trim
- Replace roof with new asphalt shingles charcoal color
- Removal of the 50' tall windmill to make way for the driveway and detached garage



As noted in the 2022 approvals and commentary it was necessary to evaluate the structural integrity of the windmill on site. The applicant enlisted the help of a structural engineer (Oswell Engineering and Consulting LLC) to evaluate the condition of the windmill. In a memo dated March 29, 2024 the following statements were made:

- The tower is currently stable, but most likely not sound, meaning it does not appear to be in eminent danger of collapse, but several members are noted to be in a damaged or partial state of failure.
- Without performing a full structural review and analysis of the tower it cannot be determined if it is structurally adequate, meaning and stating whether it meets the requirements for loading and material safety of the current applicable design standard.
- The process to determine the above is most likely costly and difficult to perform given the size and complexity of this structure, its current damaged condition, and that it was built at least 60 years before there were any modern Code standards established, much less the more stringent standards of today.
- It is most likely that the tower does not meet current Code standards.

The applicant has reached out to the Jonathan Association and Chaska Historical Society to see if there is interest in taking this structure. Both of these agencies were not interested. The applicant and City also reached out to the Carver County Historical Society and they have stated interest in taking the windmill and placing it on a historic farmstead in Waconia. They will have more information to share after their board meeting on April 4th.

EITEL HOUSE & DETACHED GARAGE - 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. Six of these standards are clearly relevant to the applicant's proposal:

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

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

Standard 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.

Regarding Standard a, this site has been designated as a local historic resource as part of the history and development of the City of Chaska. 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 structure is Chaska brick which is a major architectural significance in Chaska. Two well-known families, the Eitel's and Lano's, have also occupied this structure.

Regarding Standard b,

Home Alterations

The applicant is proposing to construct and restore the rear unenclosed porch. The proposed porch will be constructed of wood (painted black) and an asphalt shingle roof. The architectural style of the proposed porch appears to be similar to what was constructed before. There are markings on the rear elevation, and there is a concrete stoop, that indicate the presence of a previous porch. The new porch will be within this previous profile. The slight change is the roof profile will be a shed roof versus a hip-style roof. Either of these styles are appropriate from a historic standpoint. The home will also be replacing the windows and doors. The windows are proposed to be double-hung vinyl windows with black trim. The doors will be painted black and have windows.



(Rear elevation of home showing previous porch markings)

The proposal to incorporate black accents on the home will be a sharp contrast to the Chaska brick. There have been other Chaska brick historic structures that have used black accents and have been favorably received. Those other examples include the Simons Livery (218 Pine Street), and the Simons Building (123 3rd Street West). In sum, the proposed alterations on the home complement the existing structure in architectural style, texture, massing and arrangement of color.

New Detached Garage

The new detached garage is proposed to be 768 square feet and 16 feet in height at its tallest point. The applicant is proposing to construct the detached garage to meet zoning allowances for accessory buildings in terms of height and size. The new construction of it will include board and batten siding painted dark gray, a gable-style roof, a window on the south façade, and new black garage doors. The board and batten siding painted dark gray will complement the historic Chaska brick home well. The materials and colors will contrast with the Chaska brick to allow for the old to be differentiated from the new. In other words, the historic home will stand out and not be shadowed by the new construction.

Regarding Standard d1, the use proposed is consistent with the original use of the building as a home. The home has been vacant for a number of years and has provided space for a number of different uses. Bringing it back to its original use will be beneficial to the integrity and longevity of this historic resource.

Regarding Standard d2, the historic character of the property will be retained and preserved with the proposed changes. The main historic element of Chaska brick will remain.

Regarding Standard d5, The distinctive materials, features, and finishes that characterize this property will be preserved to the best ability possible. Staff would iterate the importance of using a matte paint finish versus glossy as that is considered more historically appropriate. It is unclear what the applicant proposes to do with the frieze board on the home. Staff would iterate the importance of maintaining these pieces.

Regarding Standard d9, The applicant's proposed changes would not destroy the historic

materials, features, and spatial relationships that characterize this property. The proposed changes will enhance and be compatible with the existing home in materials, features, size and scale. The detached garage will be setback further from the road than the Eitel House, which allows the view of the Eitel House to be maintained. Additionally, the detached garage is being pushed as far west as it can before the grade of the site becomes a challenge. This was evaluated during the platting process of the Eitel House. The design of the detached garage was intentional to be differentiated from the Eitel House to provide necessary distinguishment between new and old.

REMOVAL OF WINDMILL – STAFF EVALUATION AND RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 33 requires that the HPC consider certain primary and secondary matters when reviewing demolition or relocation of historic resources. Six of these standards are clearly relevant to the applicant's proposal:

Primary matters considered. The Commission shall use the following primary criteria for review of a Site Alteration Permit for relocating or demolition. At least one of the following requirements must be met in order for the Commission to approve relocating or demolition of a historic resource.

- a) Retention of the resource constitutes a hazard to public safety that cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
- b) Preservation of the resource is a deterrent to a major improvement program that will be of substantial benefit to the community.
- c) Retaining the resource will cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the building.
- d) Retaining the resource is not in the interest of the majority of the community.

Regarding Primary Matter a) and c). Retention of the windmill has been determined to be unsound by a structural engineer. They specifically stated that, "it is likely unsound and determining its structural adequacy would most likely be a difficult and expensive operation that would likely result in finding the tower is not structurally adequate or in compliance with current applicable Code standards." There are several members of the structure that are buckling which means the structure is compromised. Bringing the windmill up to code requires additional engineering evaluation and structural implementations that are costly. Because there is indication that the structure is unsound and potentially unsafe it would be appropriate to remove the structure from the site. There are properties that are in close proximity and a Jonathan playground/park that the windmill could pose a risk to. Additionally, it has risk on the property owner of the Eitel House.

Secondary matters considered. If the primary criteria have been met for a historic resource or if the Commission is reviewing the relocation or demolition of a resource, then the Commission may consider any or all of the following secondary criteria in deciding whether to approve or deny the application:

- a) The merit of the structure to be demolished.
- b) The effect of the demolition on the surrounding buildings.

- c) The effect of the demolition on the historic district as a whole.
- d) The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district.
- e) If the lot is to be left open, the impact of open space in that location and on the district as a whole.
- f) The effect of the demolition on the local economy.
- g) Whether the demolition will foster civic beauty.
- h) Whether the demolition will stabilize and improve property values in the district.
- i) The effect of the demolition on safeguarding the heritage of the City, State, or Nation.
- j) The effect of the demolition on promotion of the district for the education, pleasure, and welfare of the citizens of the City.

Regarding Standard a). The merit of the structure is questionable per the structural engineer’s report. Relocating the windmill could compromise the structure further. The overall property was officially put on the local nomination list in 2006. The nomination form mentioned the windmill, but did not provide substantial information regarding this feature. The Eitel House was at the forefront of the nomination. In that regard, it is unclear whether the windmill had substantial weight in the nomination. Being able to relocate this structure to a more conducive location that is exemplary of a farmstead would be more appropriate. Completely removing the structure is appropriate to help protect the welfare of people using the property or are near to the property. Additionally, the HPC provided feedback in the 2022 approvals that indicated that there was concern in keeping the structure on site.

In sum, staff concludes that the proposed changes to the Eitel House, located at 2532 Eitel Road, would help enhance the historic character of the home. The construction of the new detached garage will be complementary to the home and provide more functionality to the site. The removal of the windmill is appropriate and can be potentially relocated to a more suitable historic farmstead site with more space. Staff would not recommend relocation on this site given the tight spacing between this site, adjoining properties, and the Jonathan playground. Keeping the windmill on site could be a life-safety hazard.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the Site Alteration Permit (SAP) for 2532 Eitel Road to allow alterations to the Eitel House, to construct a new detached garage and to remove the windmill, based on the findings listed in the staff report, and subject to the following conditions:

- 1. The proposed alterations at 2532 Eitel Road (Eitel House) shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Site Alteration Permit Documents (pgs 1-10), submitted by Peter & Kathleen Isabell, dated March 4, 2024**
 - b. Windmill Tower Review (pgs 1-4), submitted by Oswell Engineering and Consulting LLC, dated March 29, 2024**
 - c. Concept Site Plan, submitted by Civil Site Group, dated April 26, 2022**
 - d. Floor Plans (pgs 1-4), submitted by Matterport, undated**
- 2. The applicant shall obtain a building permit prior to commencement of the proposed alterations and construction of the detached garage.**
- 3. The applicant shall comply with all applicable zoning requirements.**

- 4. Provision to maintain the existing frieze board on the Eitel House and to be shown on the building plans prior to issuance of a building permit.**
- 5. Provision to use a matte finish paint on all painted areas.**
- 6. Provision to use aluminum clad or wood windows, and not vinyl.**
- 7. Provision to use double-hung with 2 over 2 sashes to match the original windows of the home and to be shown on the plans at building permit.**
- 8. Provision to continue to explore donating the windmill prior to its official removal and issuing a building permit.**

Eitel House

Peter & Kathleen Isabell, Owners
2532 Eitel Rd
Chaska , MN 55318

SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 1

Photographs of existing exterior structure
March 4, 2024







Eitel House

Peter & Kathleen Isabell, Owners
2532 Eitel Rd
Chaska , MN 55318

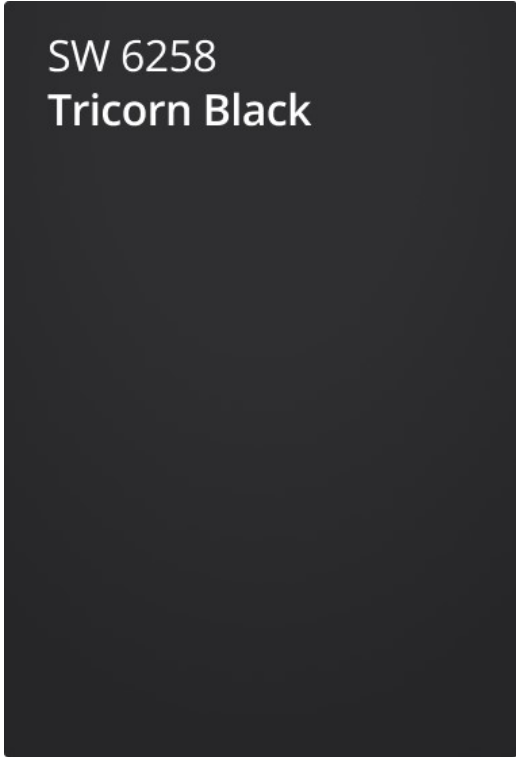
SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 2

Proposed building elevation changes, with all exterior building materials and colors clearly called out
March 4, 2024

***All wood construction of porch posts and porch floor**

PORCH POST

PAINT COLOR OF PORCH POSTS



East Side of House



Eitel House

Peter & Kathleen Isabell, Owners
2532 Eitel Rd
Chaska , MN 55318

South Side of House

SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 3

For new construction/additions, a colored perspective or colored elevations of the proposed structure
March 4, 2024

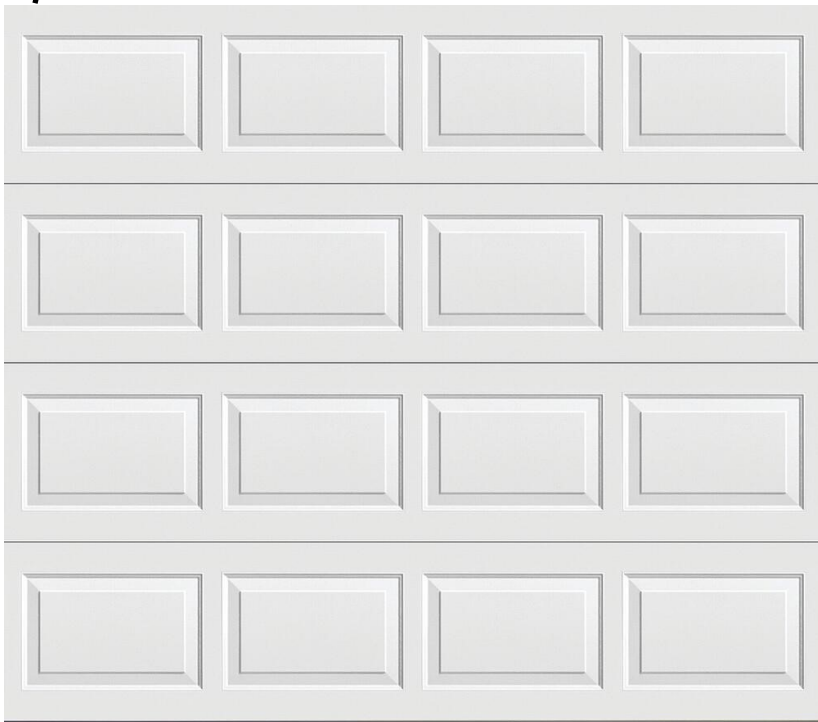
NEW GARAGE DESIGN JUSTIFICATION

16FT



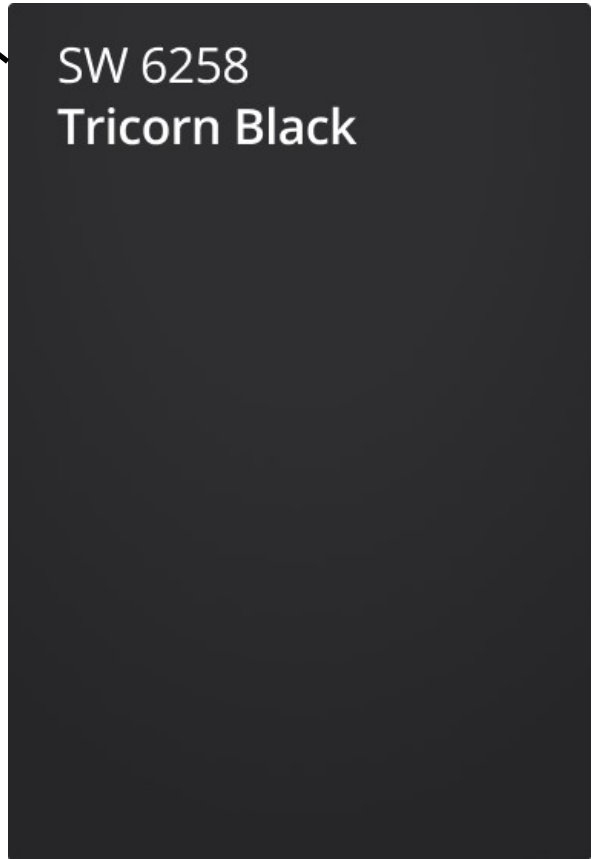
GARAGE DOORS

Ideal Door® Traditional 8' x 7' White Insulated Garage Door



PAINT COLOR FOR TRIM, GARAGE DOORS & EXTERIOR DOORS

SW 6258
Tricorn Black



North Side of House



Timberline Natural
Shadow Charcoal
Algae Resistant
Architectural Shingles

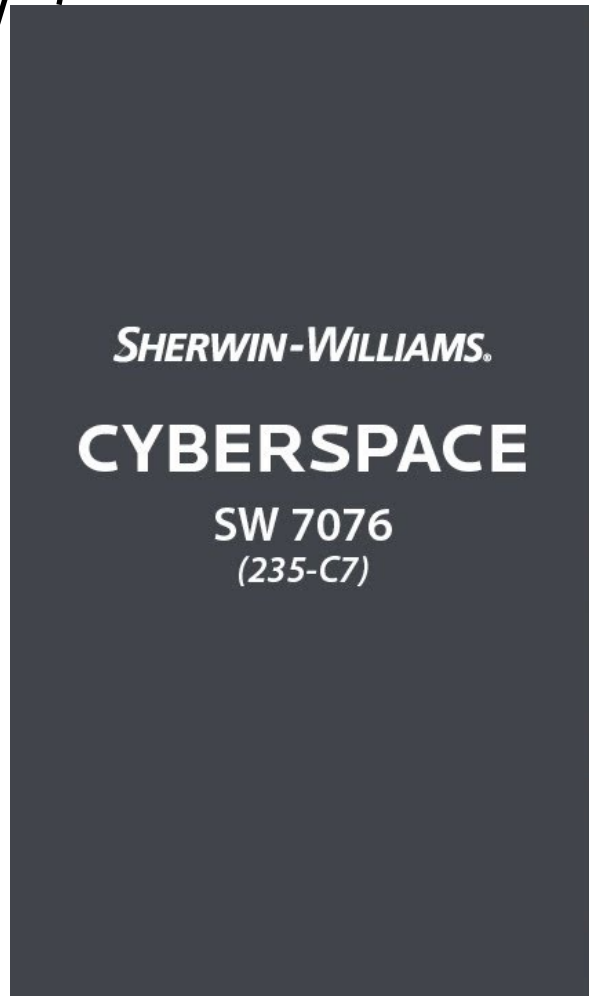
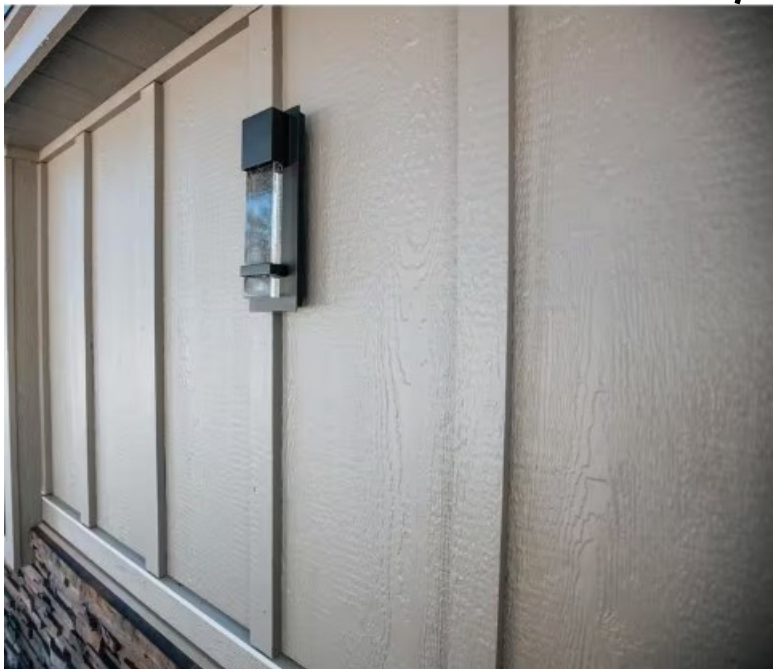
**GARAGE
SHINGLES**



**PAINT COLOR FOR GARAGE
BOARD & BATTEN
SIDING**

BOARD & BATTEN SIDING FOR GARAGE

SmartSide 38 Series 4 ft. x 10 ft. Cedar Texture 8 in. Wood
Siding OC Panel Engineered Treated Application



Eitel House

Peter & Kathleen Isabell, Owners
2532 Eitel Rd
Chaska , MN 55318

SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 4

Description, photographs, and samples of proposed building materials
March 4, 2024

VINYL WINDOWS

Anderson 100 Series
Black exterior with white interior



**TRIM & DOOR
PAINT COLOR**

SW 6258
Tricorn Black

**HOUSE
SHINGLES**

Timberline Natural
Shadow Charcoal
Algae Resistant
Architectural Shingles



GARAGE AND HOUSE SHINGLES

West Side of House



**PAIN T COLOR FOR GARAGE
BOARD & BATTEN SIDING**

**PAIN T COLOR OF TRIM, GARAGE
DOORS & EXTERIOR DOORS**

**FARMHOUSE EXTEIOR
FRONT & BACK DOORS**

SHERWIN-WILLIAMS.
CYBERSPACE
SW 7076
(235-C7)

SW 6258
Tricorn Black

Photo of Eitel
House Brick

Close-up photo of Eitel House Brick, showing a textured, light-colored brick surface.

Mastercraft® 36"W x 80"H
Primed Steel External Grille
Farmhouse 6 Lite Exterior
Door

Eitel House

Peter & Kathleen Isabell, Owners
2532 Eitel Rd
Chaska , MN 55318

SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 8

Written statement fully describing the proposed alterations and purpose for the alterations
March 4, 2024

PORCH DESIGN JUSTIFICATION

Since the original design of the porch is unknown, we would, in the spirit of maintaining the historic integrity of the home, like to attempt to provide a solution in keeping with the 1876 style of a Chaska Brick Farmhouse; something rather simple and conservative.

I've included porch images of Chaska homes that were also built in 1876 to show how these homes represent a simple porch design.



**Casper Schmidt
House, 1876**



**Grimm House,
1876**

Eitel House

Peter & Kathleen Isabell, Owners

2532 Eitel Rd

Chaska , MN 55318

SITE ALTERATION PERMIT DOCUMENTS—EXHIBIT 8

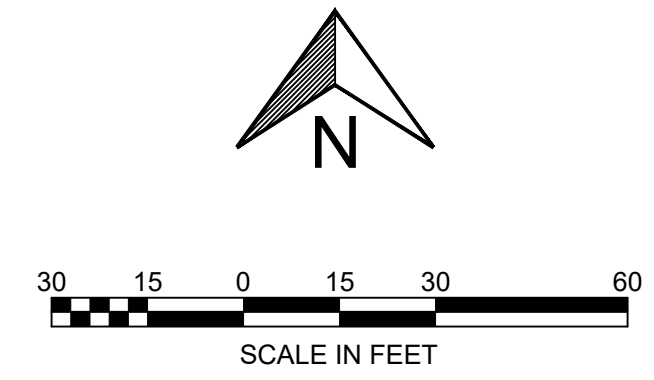
Written statement fully describing the proposed alterations and purpose for the alterations

March 4, 2024

NEW GARAGE DESIGN JUSTIFICATION

We feel that using board and batten siding for the proposed garage would be in keeping with the historical integrity of the Eitel House. Board and batten was popularized during the Victorian Era (**1837-1901**) when lumber was plentiful and was used to showcase the exterior carpentry and decoration.

EITEL HOUSE ADDITION CONCEPT SITE PLAN



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

Torrens Property
Cert. No. 23452.0

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

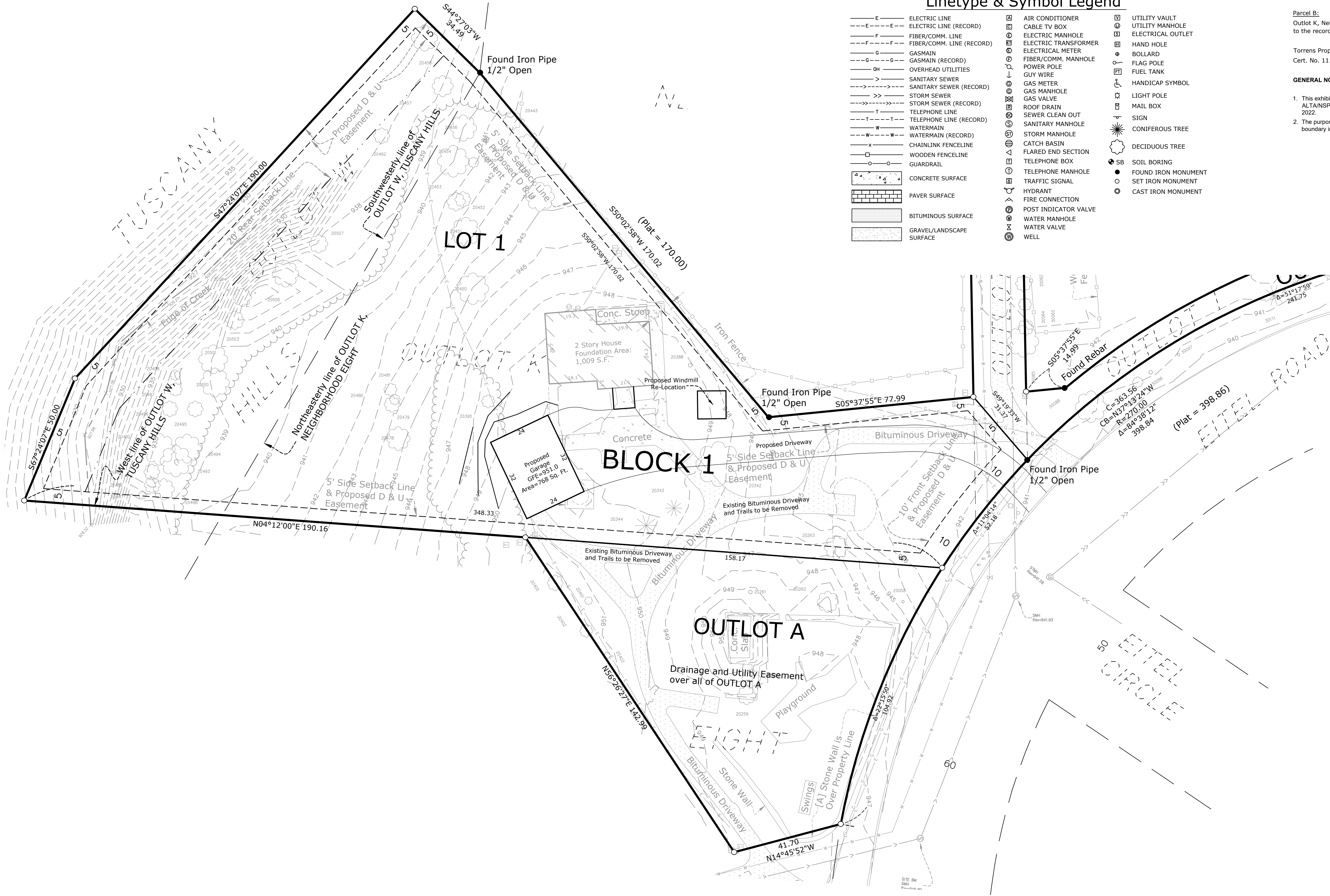
Torrens Property
Cert. No. 11136.0 (cover additional land)

GENERAL NOTES

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

Linetype & Symbol Legend

| | | | | | |
|-------------|---------------------------|---|----------------------|---|----------------------|
| —E—E— | ELECTRIC LINE | ⊠ | AIR CONDITIONER | ⊠ | UTILITY VAULT |
| - - - - -E | ELECTRIC LINE (RECORD) | ⊠ | CABLE TV BOX | ⊠ | UTILITY MANHOLE |
| - - - - -F | FIBER/COMM. LINE | ⊠ | ELECTRIC MANHOLE | ⊠ | ELECTRICAL OUTLET |
| - - - - -F | FIBER/COMM. LINE (RECORD) | ⊠ | ELECTRIC TRANSFORMER | ⊠ | HAND HOLE |
| - - - - -G | GASMAIN | ⊠ | ELECTRICAL METER | ⊠ | BOLLARD |
| - - - - -G | GASMAIN (RECORD) | ⊠ | FIBER/COMM. MANHOLE | ⊠ | FLAG POLE |
| —OH— | OVERHEAD UTILITIES | ⊠ | POWER POLE | ⊠ | FUEL TANK |
| —S—S— | SANITARY SEWER | ⊠ | GUY WIRE | ⊠ | HANDICAP SYMBOL |
| - - - - -S | SANITARY SEWER (RECORD) | ⊠ | GAS METER | ⊠ | GAS VALVE |
| —SS—SS— | STORM SEWER | ⊠ | GAS MANHOLE | ⊠ | ROOF DRAIN |
| - - - - -SS | STORM SEWER (RECORD) | ⊠ | SEWER CLEAN OUT | ⊠ | SANITARY MANHOLE |
| —T—T— | TELEPHONE LINE | ⊠ | STORM MANHOLE | ⊠ | CATCH BASIN |
| - - - - -T | TELEPHONE LINE (RECORD) | ⊠ | FLARED END SECTION | ⊠ | SEWER CLEAN OUT |
| —W—W— | WATERMAIN | ⊠ | TELEPHONE BOX | ⊠ | TELEPHONE MANHOLE |
| - - - - -W | WATERMAIN (RECORD) | ⊠ | ⊠ | ⊠ | TRAFFIC SIGNAL |
| —X—X— | CHAINLINK FENCELINE | ⊠ | ⊠ | ⊠ | FIRE CONNECTION |
| —W—W— | WOODEN FENCELINE | ⊠ | ⊠ | ⊠ | POST INDICATOR VALVE |
| —G—G— | GUARDRAIL | ⊠ | ⊠ | ⊠ | WATER MANHOLE |
| —C—C— | CONCRETE SURFACE | ⊠ | ⊠ | ⊠ | WATER VALVE |
| —P—P— | PAVER SURFACE | ⊠ | ⊠ | ⊠ | WELL |
| —B—B— | BITUMINOUS SURFACE | ⊠ | ⊠ | ⊠ | |
| —GL—GL— | GRAVEL/LANDSCAPE SURFACE | ⊠ | ⊠ | ⊠ | |



CONCEPT SITE PLAN

PROJECT
Chaska, Carver County, MN 55318

CLIENT
Hellmuth & Johnson
8050 West 78th Street, Edina, MN 55439

| | |
|-------------|----------|
| QA/QC | CF |
| FIELD CREW | CF |
| DRAWN BY | Craig J. |
| REVIEWED BY | RS |
| UPDATED BY | SW |

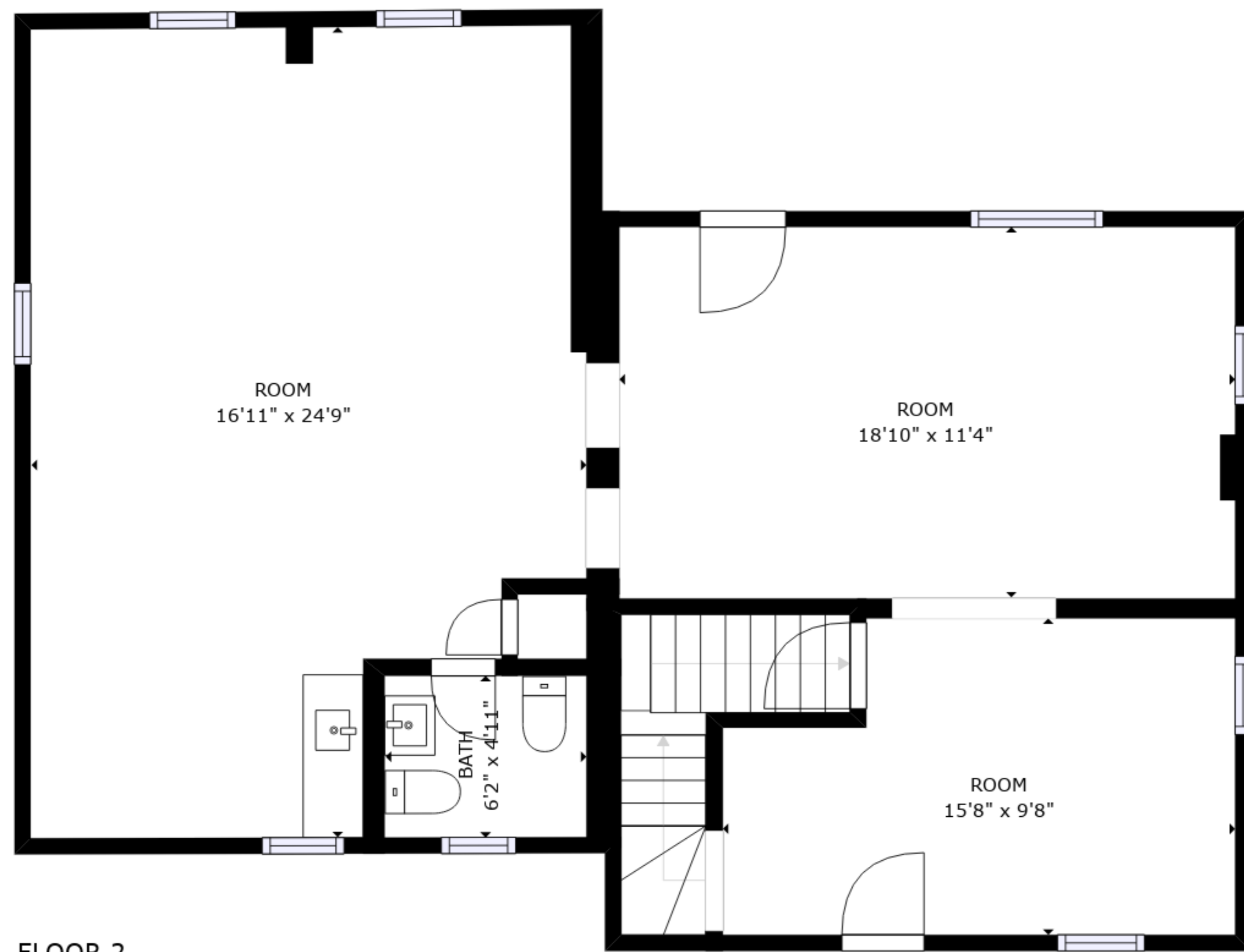


| REVISION SUMMARY | |
|------------------|-----------------|
| DATE | DESCRIPTION |
| 04-26-22 | Revise Driveway |

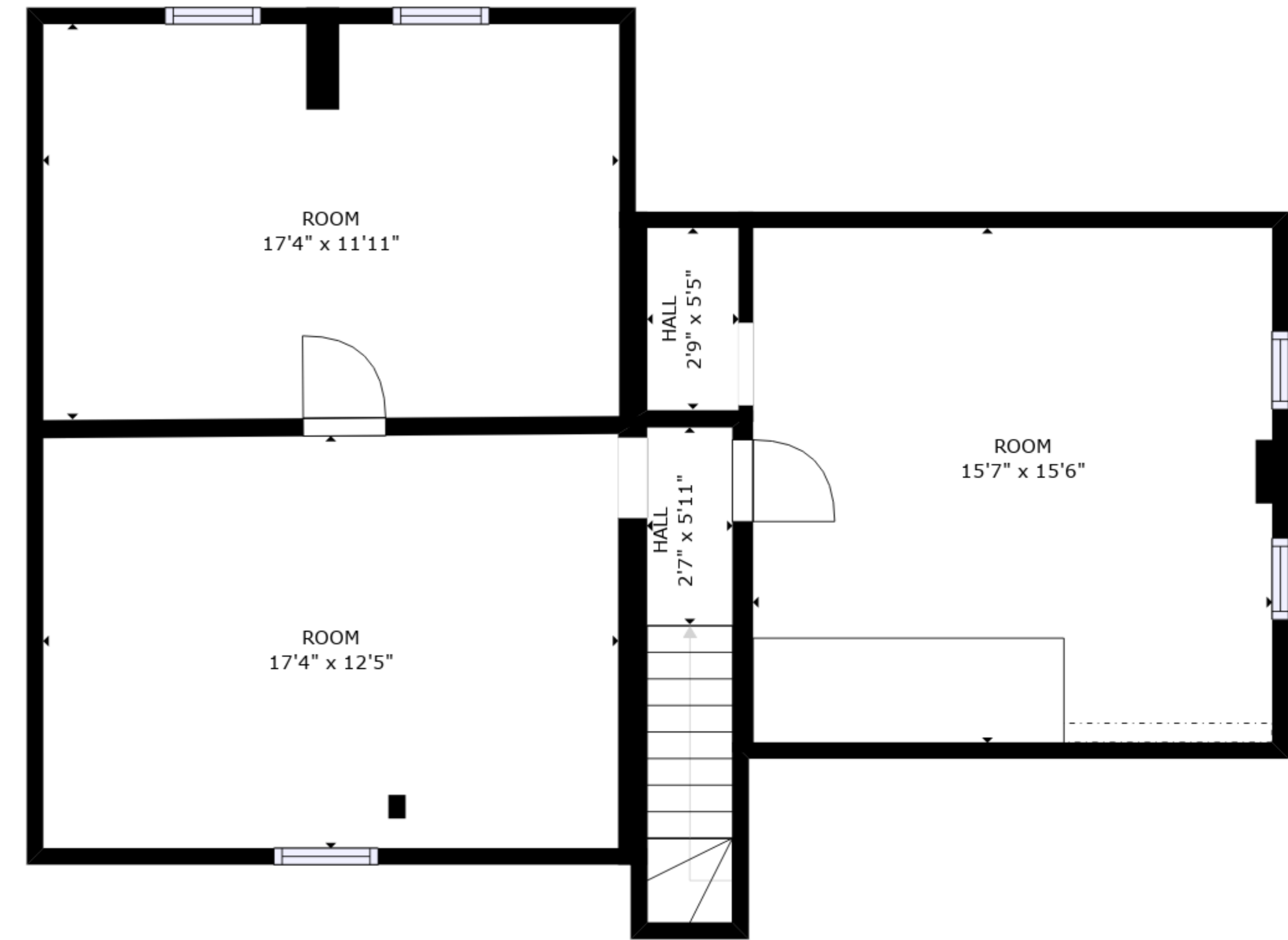
PROJECT NO.: 21474

SITE PLAN EXHIBIT

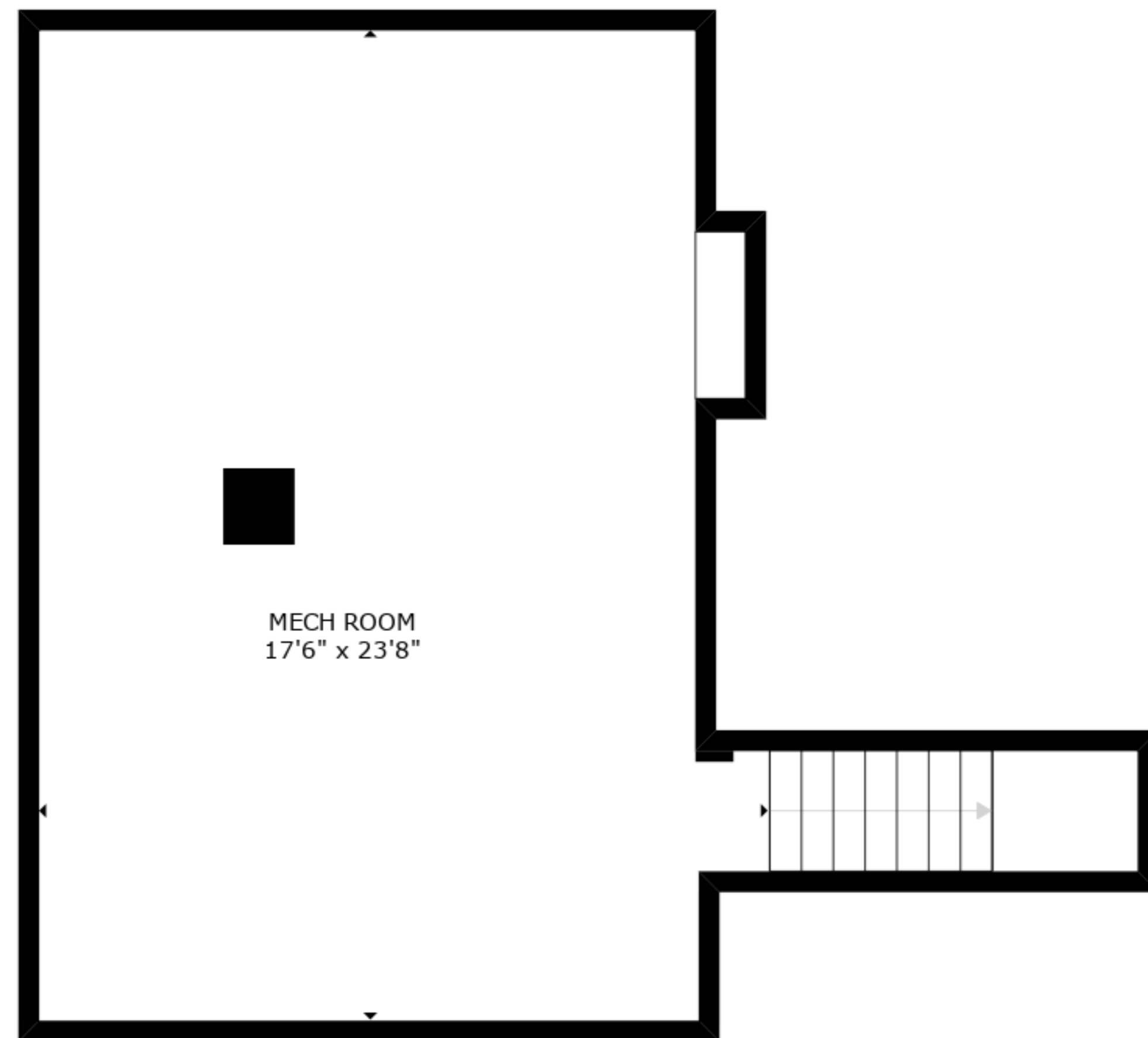
V1.1



FLOOR 2



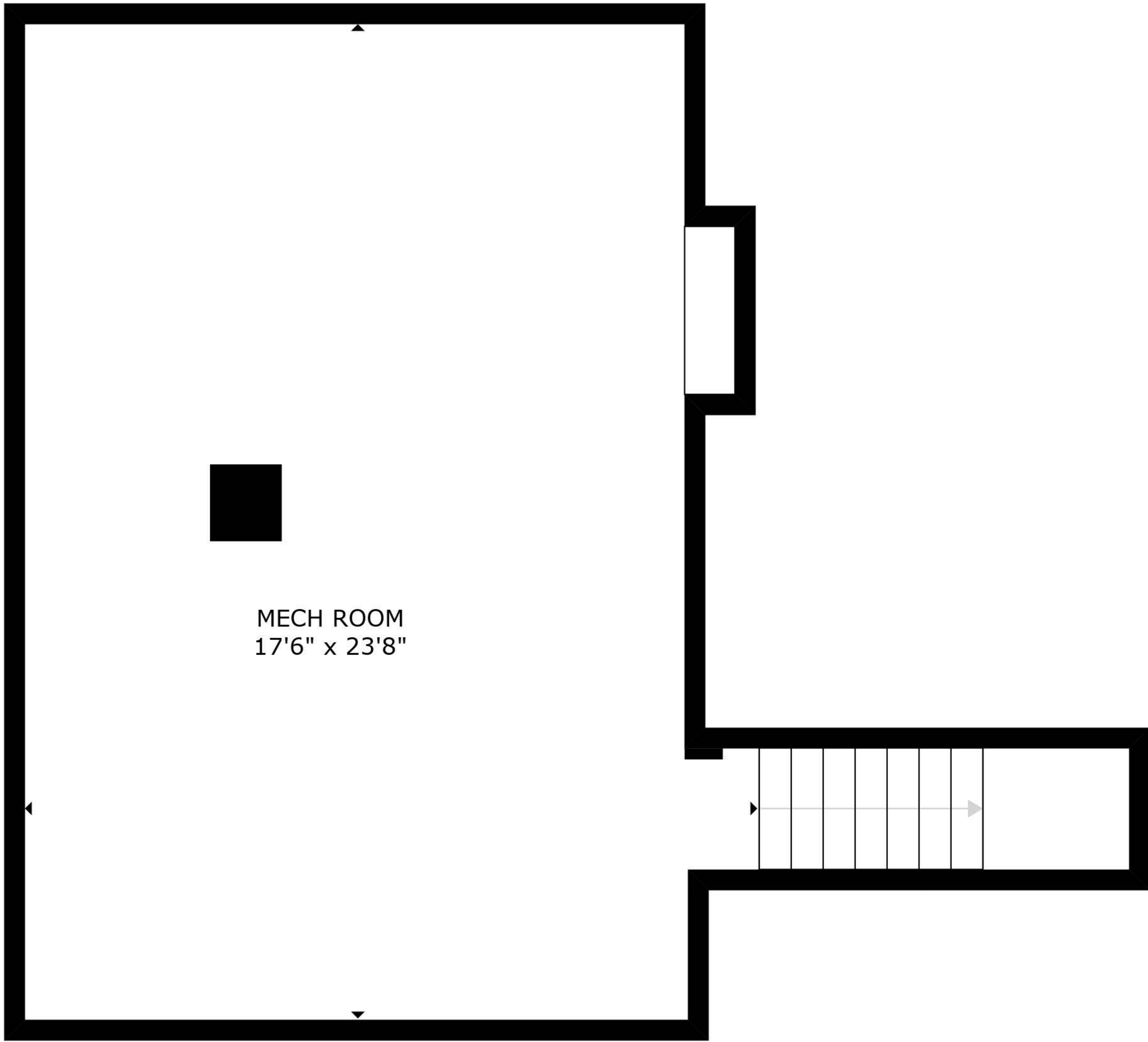
FLOOR 3



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 461 sq. ft, FLOOR 2: 910 sq. ft
 FLOOR 3: 805 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
 TOTAL: 2176 sq. ft

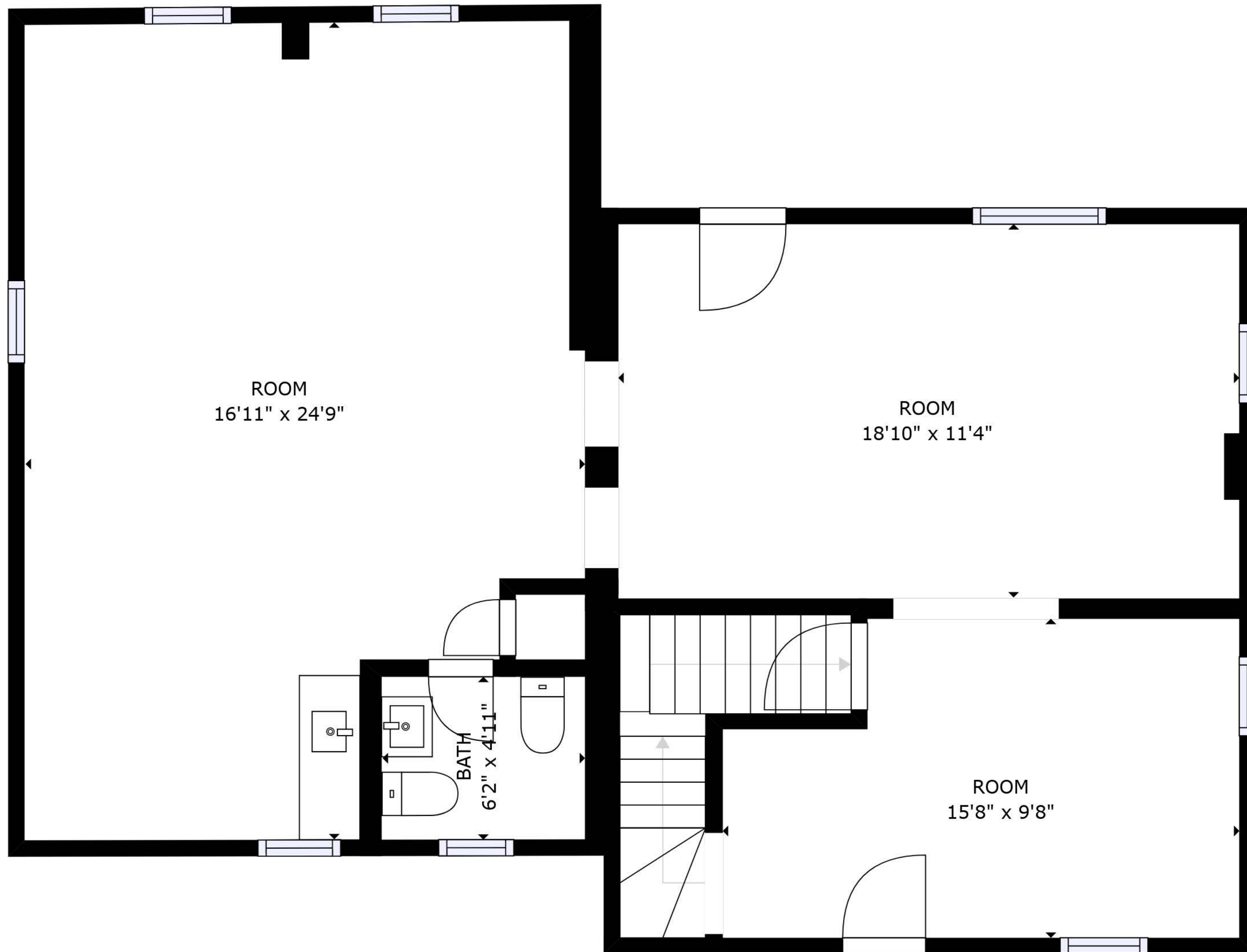
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MECH ROOM
17'6" x 23'8"

GROSS INTERNAL AREA
FLOOR 1: 461 sq. ft, FLOOR 2: 910 sq. ft
FLOOR 3: 805 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
TOTAL: 2176 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ROOM
16'11" x 24'9"

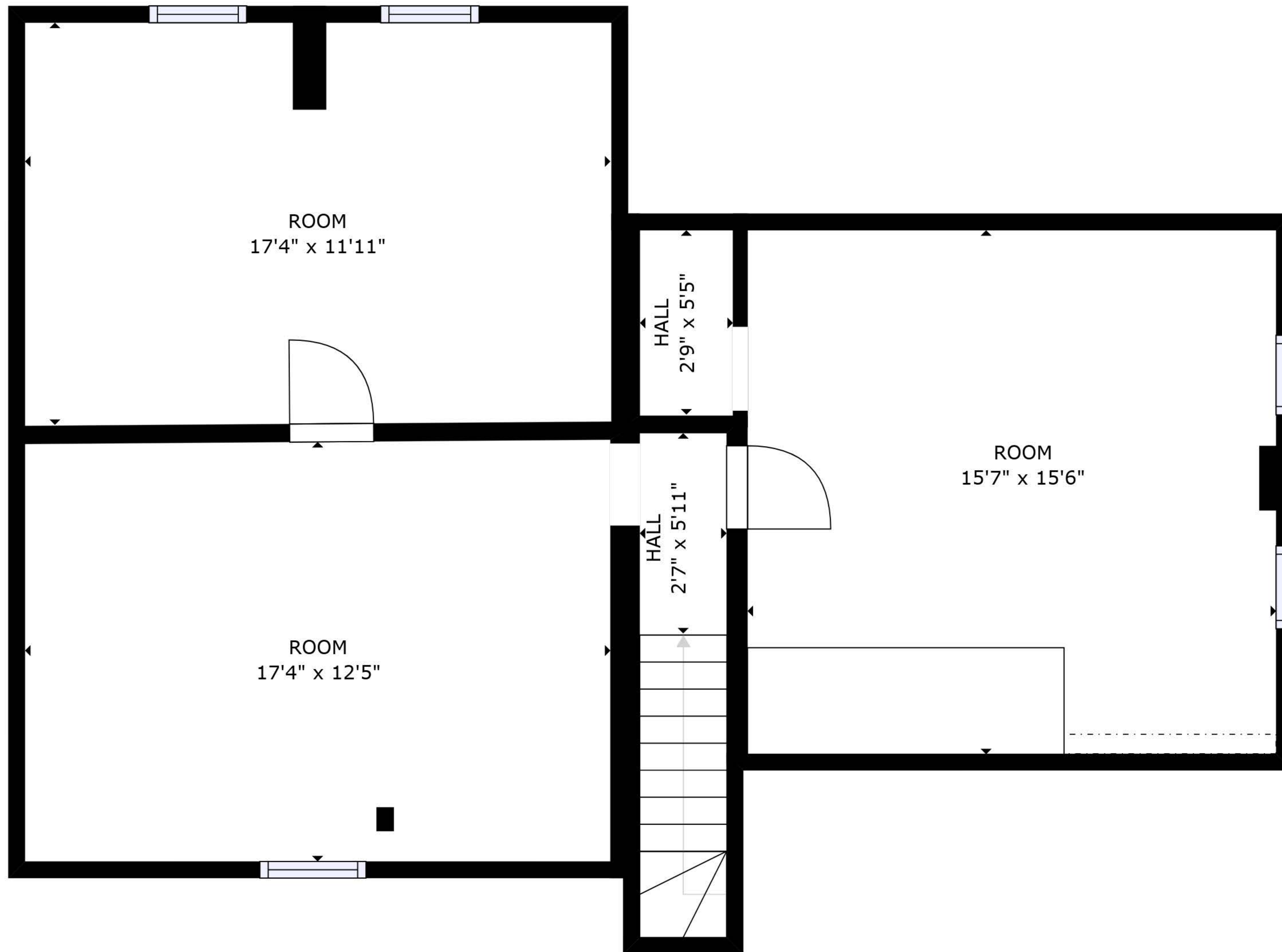
ROOM
18'10" x 11'4"

BATH
6'2" x 4'11"

ROOM
15'8" x 9'8"

GROSS INTERNAL AREA
 FLOOR 1: 461 sq. ft, FLOOR 2: 910 sq. ft
 FLOOR 3: 805 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
 TOTAL: 2176 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 461 sq. ft, FLOOR 2: 910 sq. ft
 FLOOR 3: 805 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
 TOTAL: 2176 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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

October 2006

INTRODUCTION

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

ADMINISTRATIVE DATA

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

Property Owner(s): The Jonathan Association

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

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

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

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

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

DESCRIPTION

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

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

Narrative Description:

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

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

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

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

EVALUATION

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

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

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

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

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

Narrative Statement of Significance:

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

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

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

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

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

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

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

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

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

BIBLIOGRAPHY

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

Martens, Steve. Historic Chaska, Minnesota "Minnesota's Brick City" Downtown Preservation Design Manual. City of Chaska Historic Preservation Commission, Winter 2003.

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

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

ADDITIONAL DOCUMENTATION

Included as attachments:

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

PHOTOGRAPHS OF THE HISTORIC EITEL HOUSE



Rear Elevation of the Eitel House



Side Elevation of the Eitel House



Side Elevation of the Eitel House



Side Elevation of the Eitel House



Front Elevation of the Eitel House



Windmill in front of the house

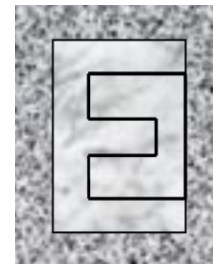


Rear Elevation of the Eitel House



Front Elevation of the Eitel House

1901 E Hennepin Avenue #201
Minneapolis, MN 55413
Phone: 612-720-4639
Fax: 612-886-2966
Email: Craig.Oswell@oswellec.com
www.OSWELLEC.com



March 29, 2024

FOR REVIEW

Peter Isabell
8600 Krey Lake Court
Victoria, MN 55386

Subject: Windmill Tower Review – 2532 Eitel Rd, Chaska, MN
Project# 2024-018

To whom it may concern:

On the above property is a single-family residence and a metal framed windmill tower, both of which are on the City of Chaska historical registry. The new owner of the property has requested a structural engineering review of the adequacy of the windmill tower. This is to assist in determining the available options with the historical society in regard to saving, moving, or otherwise addressing the future of the tower.

TOWER DESCRIPTION:

Craig Oswell, PE of Oswell Engineering visited the above site on 2-27-24 to visually observe the exposed tower conditions. The following was noted during that visual site visit:

The tower is a metal angle and cable lattice type constructed of at least seven sections for an approximate height of 50'. The base is approximately 12' x 12'. The tower was reportedly placed in the 1880's and is typical of packaged site-built tower assemblies that were first available for purchase around that time. Refer to the pictures below.

The angles for the legs, cross arms, and diagonal braces are different for each type of member, but they appear to be consistent in size for each type over the height, however this could not be verified from the ground. The observable connections were bolt type and appear to be 0.375" in diameter. Several buckled, damaged, missing, and cut members and bolts were noted throughout the tower, especially in the lower sections.

At the ground line, the leg members are bolted to similar angles embedded in the ground an unknown depth.



View looking east noting buckled cross members.



View looking NE noting buckled cross members.



View looking NE noting missing & buckled members, as well as proximity to house.



View of base looking NE noting buckled leg member.



View of upper portion looking SW noting buckled members.

COMMENTS & OBSERVATIONS:

Based on the number of buckled and missing members noted, as well as the age of the structure, it is my professional engineering opinion that the tower is currently stable, but most likely not sound, meaning it does not appear to be in eminent danger of collapse, but several members are noted to be in a damaged or partial state of failure.

In my structural engineering opinion, without performing a full structural review and analysis of the tower it cannot be determined if it is structurally adequate, meaning stating whether it meets the requirements for loading and material safety of the current applicable design standard. The process to determine this is most likely costly and difficult to perform given the size and complexity of this structure, its current damaged condition, and that it was built at least 60 years before there were any modern Code standards established, much less the more stringent standards of today. It is also my engineering opinion that any review and analysis performed would most likely find the tower does not meet current Code standards.

REVIEW CONSIDERATIONS:

There are many issues associated with performing a structural review of a tower of this age and type:

1. In order to determine if the tower is structurally adequate, a full computer model analysis would be required, accounting for the as-built member sizes, their current condition, and their connections.
2. In order to determine the as-built conditions, an extensive field observation and measuring operation would be required, likely using “cherry picker” or crane basket type equipment to avoid physically climbing on the potentially unsafe and structure and to be in compliance with current standards for aboveground work safety. This review would also require a determination of the embedded angle depth at the ground and any other foundation structure that may be hidden or buried.

3. Once the members are field measured and sizing determined, their material strength would need to be verified, most likely by taking samples and sending them to a testing laboratory for analysis to determine their material (iron, steel, aluminum, etc) and material strength (modulus of elasticity, yield strength, etc). Note that removing members from the structure would only place it in further danger of collapse or otherwise being further damaged.
4. In order to perform the engineering review, it would also be necessary to determine the appropriate design standard it should be held to, such as the International Building Code, the TIA-EIA tower design standards, or other applicable Code. This would most likely have to be decided by the City Building Department.

OTHER CONCERNS:

The following are additional concerns regarding the review and the potential moving and/or saving of the tower:

1. It may be difficult and/or expensive to find an engineering firm capable of performing the as-built review and the structural analysis.
2. It may be difficult and/or expensive to find a contractor capable of and willing to assist in the as-built review if needed and the potential repair and/or moving of the tower if deemed needed.
3. It may be difficult and/or expensive to find an insurance company willing to insure the overall as-built review, potential moving operation, and the final tower placement, including the property it may finally be located on.

It is my professional engineering opinion that the above noted windmill tower is currently stable, however it is most likely unsound and determining its structural adequacy would most likely be a difficult and expensive operation that would likely result in finding the tower is not structurally adequate or in compliance with current applicable Code standards.

The observations and opinions made in this report are based on my professional engineering experience and judgment, as well as the visual site visit. The review is limited to the specific structural items noted only.

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. If you have any questions or require further assistance, please contact me.



Craig Oswell, PE
MN Registration #42341
2-29-24

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

APRIL 2, 2024

Subject: **PUBLIC HEARING: Site Alteration Permit (SAP) request to demolish a portion of the rear addition and construct a patio space at 210 Chestnut Street North**

Applicant: Devin Creurer, property owner

Location: 210 Chestnut Street North (Muyres Hardware Building)

Case No.: HPC No. 2024-02

Prepared By: Elizabeth Hanson

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

HISTORIC SIGNIFICANCE OF THE SITE AND BACKGROUND

The Muyres Hardware building is a locally designated resource and is a two-story Chaska brick building that was built in 1892. In 1881 Matt H. Muyres bought property and established a lumber yard and hardware store on this site. In 1892 he razed the old store and replaced it with this building, with the hardware business in the front and tin shop in the rear. After two generations in that family it was known for many years as Stege Hardware. Matt Muyres had a second business - selling trans- Atlantic steamship tickets for early settlers to travel to their European homelands and selling passage to bring relatives from Europe to Chaska. Below is a photo showing the look of the building from 1918.



(210 Chestnut St building located to the left with 2nd story open porch)

On the next page it shows how the building used to look in the 20's (left image), and how it used to look in the 90's after stucco was applied to the building (right image). It is believed that stucco was added to the west façade sometime in the 70's/80's.



(Left Image: 210 Chestnut St is building on the right ; Right Image: 210 Chestnut St is building in the middle)

Previous Approvals

In June 2023, a Site Alteration Permit (SAP) was approved for alterations made on the front (west façade) of the building. This included removal of the stucco, replacement of the windows, and restoration of the 1st level storefront.

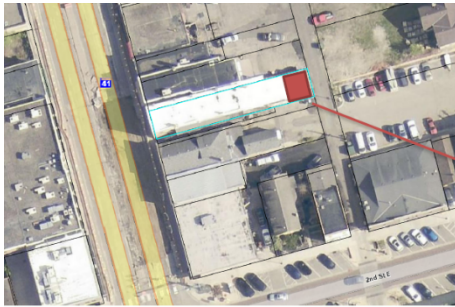


(Image taken January 2024; storefront improvements)

TONIGHT'S REQUEST

The owner of 210 Chestnut Street North is requesting the approval of a Site Alteration Permit (SAP) that would include the following:

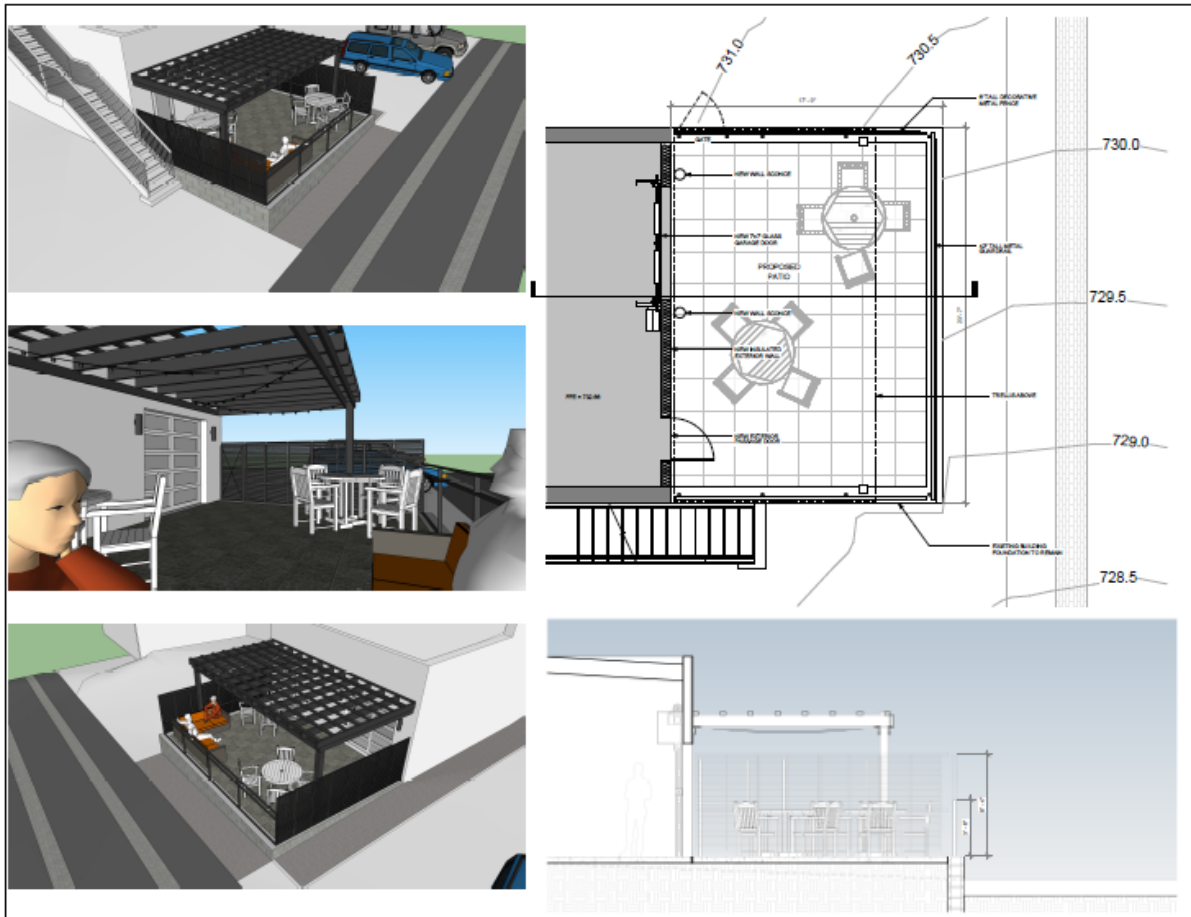
- Demolition of approximately 400 square feet of rear addition
- Convert demolished area into new patio with black ornamental fencing, pergola, and string lights that will be used by the 1st floor tenant
- Install overhead glass garage door to east facade



Approximate patio area shown in red box = 391 sq.ft.



New Patio facing the Paseo:



STAFF EVALUATION and RECOMMENDATION

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

- Standard a:** The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
- Standard b:** The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.
- Standard 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 d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding Standard a, this site has been designated as a local historic resource as part of the history and development of the City of Chaska. The building has significant character interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. This building also backs up to the future paseo between 3rd Street East and 2nd Street East, so there is significance in how the rear of the building is designed and seen from this new public area. The paseo will be constructed this summer.

Regarding Standard b, the architectural style of the proposed alterations will be done to complement the existing building. The portion of the building that is being removed is composed of concrete block, which can be argued is not a part of the original building. The rear part of the building goes up to the east property line and up to the edge of the alleyway. Removing up to 400 square feet of building will open this area up significantly and provide an

activated edge to the future paseo. The glass overhead door and transparent fencing on the east side of the building/patio will open this area up to the paseo. The north and south side of the patio will use opaque fencing panels to help provide a level of privacy to the area.

Regarding Standard c, the City and HPC adopted the Downtown Chaska Rear Entrance Design Guidelines in February 2023. These guidelines were created in response to the improvements that were done in 2023 along Highway 41. To replace the loss of on-street parking, the City of Chaska is creating new parking lots and pedestrian-oriented alleys/paseos behind the existing commercial buildings on the east side of Highway 41. As a result, it will become more convenient for customers and visitors parking behind the buildings or walking along the paseos to use the rear entrances of businesses. These design guidelines are intended to help property and business owners with designing and implementing improvements to their rear entrances. The guidelines speak to doors, windows, exterior wall materials, awnings, lighting, signage/wayfinding, landscaping and private outdoor spaces.

The proposed patio design will incorporate a glass overhead door that faces out towards the patio and paseo. This installment is consistent with the guidelines which promote “eyes on the alley/paseo”, doors with full or half windows, and decorative styles. The guidelines also promote finding room at the rear of buildings to provide a seating or gathering area, provide furnishings, and use durable materials such as wood, stone or metal. The proposal is also consistent with these guidelines.

Regarding Standard d1, the use proposed is consistent with the original use of the building as a commercial storefront and apartments on the upper level. The proposal for the outdoor patio space will provide an added amenity to the building.

Regarding Standard d2, the historic character of the property will be retained and preserved with the proposed changes. The demolition of a portion of the rear addition is appropriate given that this space is not original to the building.

Regarding Standard d3, the proposed changes will be done so that they will not create a false sense of historical development. The changes will be differentiated from the old by using more contemporary and complementary installments.

Regarding Standard d9, the proposal will create enhancements to the property in a variety of ways. The removal of a portion of the rear addition will allow the building to create an activated edge to the future paseo. There is an access gate proposed on the north side of the patio that will allow pedestrians to exit the patio onto the neighboring property and ultimately access the paseo area. This option will require that the property owner obtain an access

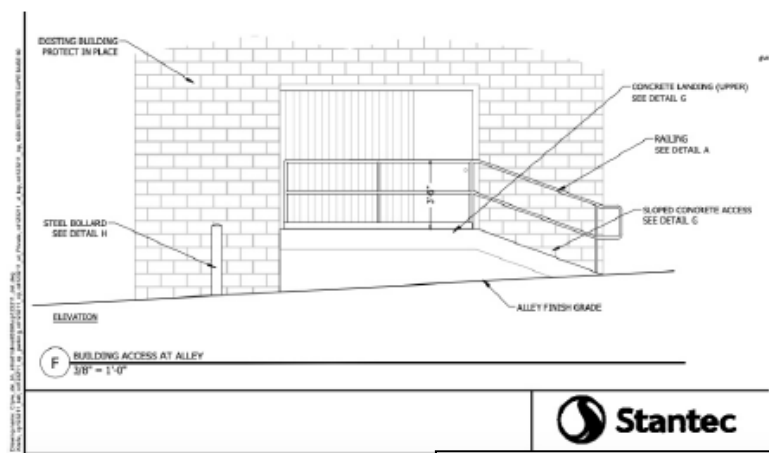


Figure 1: east ramp option

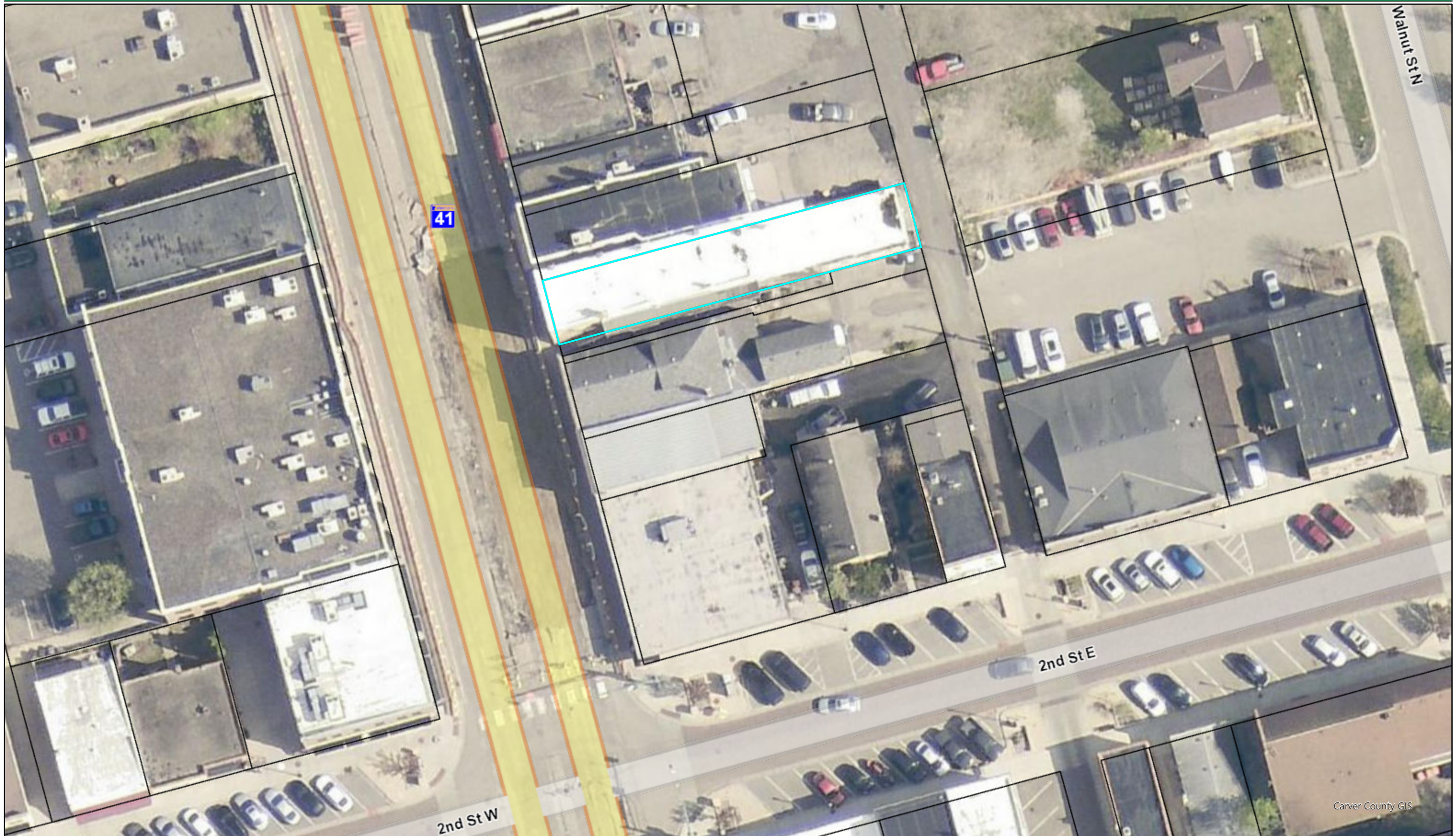
easement from the neighboring property to do so. The property owner is actively exploring the potential of adding the access to the east side of the patio, which would require a ramp (see image in Figure 1). There have been some preliminary plans developed that show how this can be connected to the existing rear addition. If the property owner wishes to incorporate the ramp into their patio design then they would have to supply those plans to staff for review and approval. If this is the direction the property owner wishes to go then staff would request that the ramp railing used is the same or similar color and style to the east edge's decorative fencing so the overall design is cohesive.

In sum, staff concludes that the proposed changes to the historic property, located at 210 Chestnut Street North, are appropriate and consistent with adopted design guidelines for the downtown rear entrances.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the Site Alteration Permit (SAP) for the demolition of up to 400 square feet of the rear addition and replacement with an outdoor patio at 210 Chestnut Street North (Muyres Hardware Building), based on the findings listed in the staff report, and subject to the following conditions:

- 1. The proposed alterations at 210 Chestnut Street North (Muyres Hardware Building) shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - a. Narrative, Photos and Plans (pgs 1-5), submitted by Chaska Commons, LLC, dated March 5, 2024****
- 2. The applicant shall obtain a demolition permit and building permit prior to commencement of the proposed alterations.**
- 3. The applicant shall comply with all applicable zoning requirements.**
- 4. Provision to obtain an access easement from 212 Chestnut Street if a north gate access on the patio is pursued, and to be obtained prior to building permit issuance.**
- 5. If the ramp and access on the east edge of the site is pursued, the property owner must provide civil plans to the City showing this concept connecting into the patio design and must include a railing detail that is similar or the same as the east edge fence design, and to be approved by the City prior to installation.**

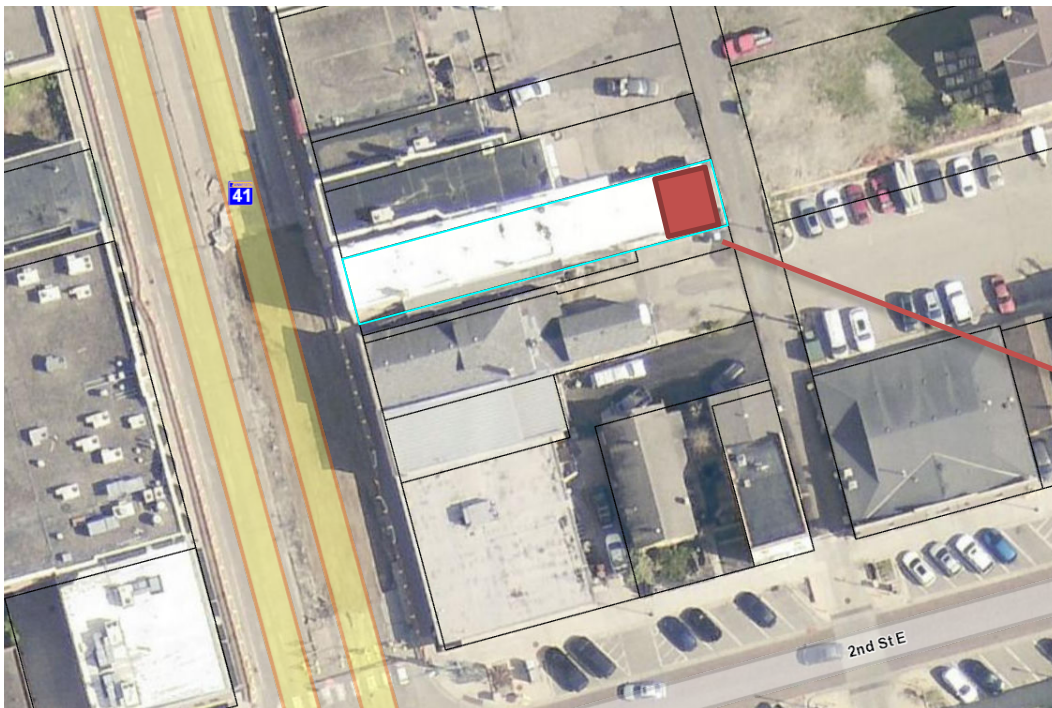


Chaska Commons, LLC
210 N. Chestnut Street
Chaska, MN

March 5, 2024

The property located at 210 N. Chestnut St. has undergone extensive renovations on the front of the building facing Highway 41/Chestnut St. All new high-quality windows and new metal cladding have been added after extensive stucco removal exposing all of the original brick, reframing, and masonry restoration repairs.

The second phase of exterior renovations proposed in this Site Alteration Plan relates to the rear side of the building. This area sits along the future Paseo that the city will complete in 2024. The proposed alterations include the demolition and removal of a portion of the back of the property - highlighted in red below. This is outlined in the attached architectural drawing and also shown in the 2 photographs below. The area depicted in red measures 17 feet long x 23.7 feet wide, or approximately 391 square feet. This design would convert unattractive, windowless masonry construction into a new patio with black ornamental fencing on the sides with an open-facing railing along the Paseo. The patio would serve the 1st floor commercial tenant, which may be a co-working space or other retail/restaurant user.



Approximate
patio area
shown in
red box =
391 sq.ft.

Aerial view showing proposed new patio facing Paseo



Rear view showing the portion of the building being converted to an outdoor patio

The Pergola will be made of high-quality galvanized steel, matching the stairs/deck approved and built by the City, as well as the new window cladding on the front of the building facing Highway 41 that was approved at the HPC meeting in 2023.

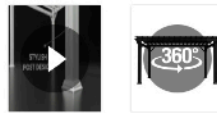
<https://www.homedepot.com/p/Backyard-Discovery-Stratford-16-ft-x-12-ft-Black-Steel-Traditional-Pergola-with-Sail-Shade-Soft-Canopy-2105027COM/316844486>



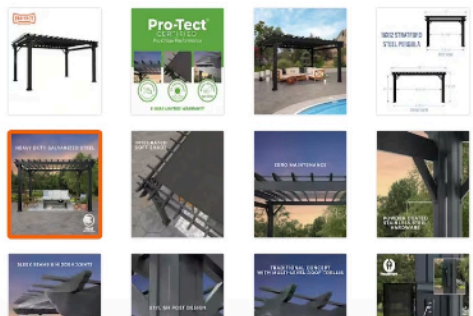
Hover Image to Zoom

Stratford 16 ft. x 12 ft. Black Steel Traditional Pergola with Sail Shade Soft Canopy by **Backyard Discovery**

Related Videos & 360° View



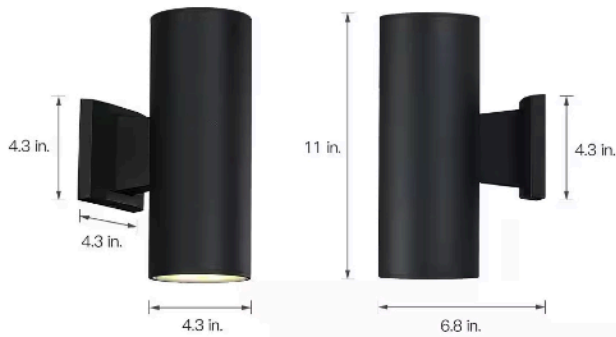
Product Images



Lighting:

There will be 2 new wall mounted sconce lights of matching black color - picture below + link here:

<https://www.homedepot.com/p/TRUE-FINE-Wolfgang-11-in-Black-LED-18-Watt-Outdoor-Wall-Lantern-Sconce-with-Up-Down-Light-TD60005W/322086557>



Sting lights will also be added to the pergola to create a European bistro feel, as depicted in the city renderings of the future Paseo:

<https://www.costco.com/feit-electric-48'-led-filament-string-light-set.product.100405061.html>

Home / Home Improvement / Lighting & Ceiling Light Fixtures / Outdoor Lighting / Outdoor String Lights



Feit Electric 48' LED Filament String Light Set

Item 710090

★★★★★ 4.7 (9630) [Write a review](#)

Your Price **\$49.99**

Shipping & Handling Included*

May be available In-Warehouse at a lower non-delivered price



Features:

- Indoor or Outdoor Use, Suitable for Wet Locations
- Includes 24 Screw Base LED Bulbs Plus 2 Spares (Per Pack)
- Decorative Filament LED Bulbs 2200K, Shatter Resistant Bulbs
- Heavy-Duty 16/3 Cord, 24 Sockets 2 ft. Apart (Per Pack), Connect Up to 45 Sets 2160ft

Color: Black

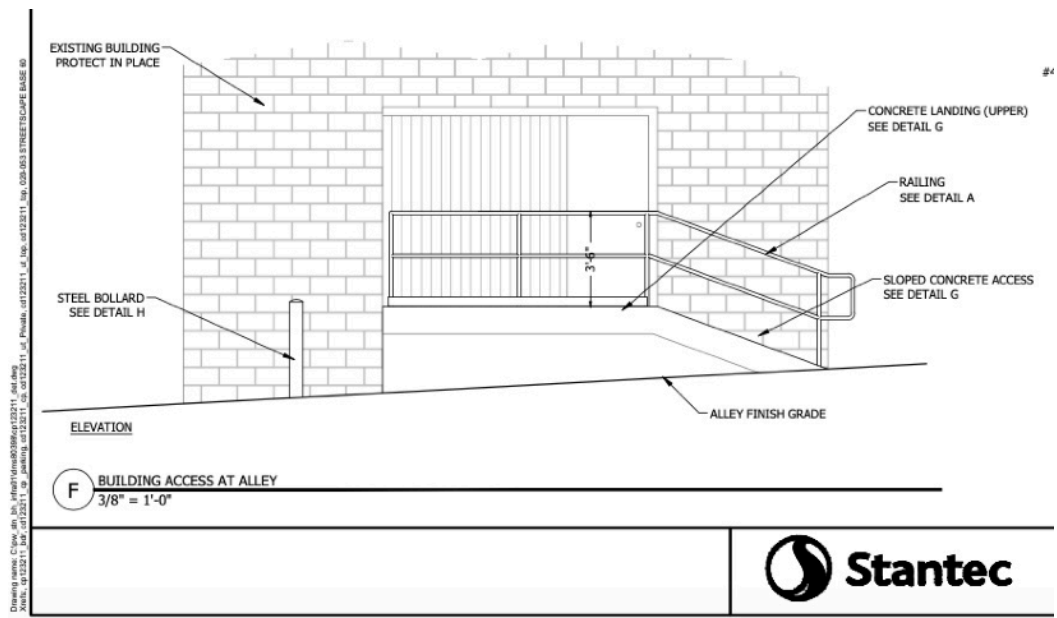
Patio floor:

The new patio will feature a poured concrete floor that improves accessibility for anyone accessing from the rear side.

Reasons to Approve:

The City of Chaska is proposing the construction of a new loading dock as part of the future Paseo project pictured below. A loading dock does not align with any of the city’s goals and objectives related to rear building enhancements along the Paseo.

Here’s the City’s proposed new loading dock. Note the lack of windows, and inability to activate the Paseo in anyway. The nondescript door is not welcoming to people walking by:



The new patio would instead activate the Paseo, putting eyes on the Paseo, and significantly increase the sense of walkability the city is aiming to achieve with the new paseo.

The new patio will strengthen the economy of downtown Chaska by promoting other property owners to invest in their own properties.

Lastly, the new patio will also increase the accessibility and design of this rear entrance that is otherwise not used and very unattractive. The new design will create a welcoming and attractive entrance to the building that will greet all of the future users of the public parking lot being built in 2024.





DOWNTOWN CHASKA BUSINESS REAR ENTRANCES DESIGN GUIDELINES

DRAFT FEBRUARY 1, 2023



CITY OF
Chaska
MINNESOTA



ACKNOWLEDGEMENTS

CITY STAFF

Elise Durbin, AICP, Assistant City Administrator

Elizabeth Hanson, AICP, City Planner

PROPERTY OWNERS & BUSINESS TENANTS

The following property and business owners were interviewed by city staff/consultant to gain an understanding of issues, opportunities, and ideas for improvements to their building rear facades and entrances:

Nate Arnold

Katie Barton

Tari Clay

Randy Clay

Roz Peterson

Bhante Sathi

John Siegfried

Becky Trong

Ameilia Westerholm

CONSULTANT

HKGi

Approved by the City of Chaska _____, 2023



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01. INTRODUCTION

CONTEXT

WHY ARE THESE DESIGN GUIDELINES NEEDED?

State Highway 41/ Chestnut Street through downtown Chaska has been redesigned and will be reconstructed in 2023. The current 4-lane highway will become a two-lane highway with dedicated turn lanes to better balance the needs of vehicle movements with pedestrian movements and spaces. The addition of wider sidewalks, pedestrian/bicyclist crossings, street trees and planters, and gathering spaces will create a safer, more comfortable, and inviting environment for all users. These roadway improvements will also preserve and enrich the downtown environment to attract more businesses and people to the downtown.

As part of the roadway project, on-street parking on Highway 41 is being removed. To replace the loss of on-street parking, the City of Chaska is creating new public parking lots and pedestrian-oriented alleys/paseos behind the existing commercial buildings on the east side of Highway 41—in particular between 2nd and 3rd, 4th and 5th, and 5th and Highway 61. The new parking

areas have been designed to complement the new paseo connections that are also planned for the downtown. The paseo concept strives to activate the public alleys for pedestrians and provide outdoor gathering and seating areas for business patrons. The paseos are planned to include decorative paving, bollards, pedestrian-scaled lighting, heritage columns/walls, plazas, benches, and wayfinding signage that align with the historic character of Downtown Chaska.

As a result, it will become more convenient for customers and visitors parking behind the buildings or walking along the paseos to use the rear entrances of businesses. It is important for businesses to re-think how they welcome and interact with arriving customers and visitors. These design guidelines are intended to help property and business owners with designing and implementing improvements to their rear entrances.

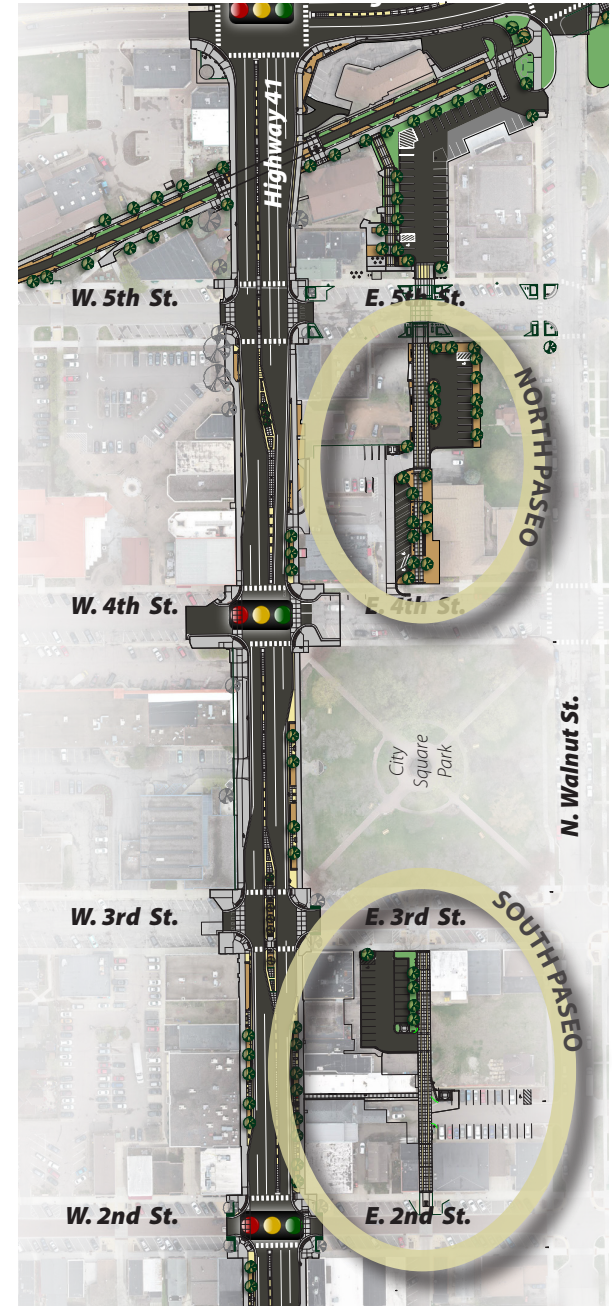


Diagram of future Hwy 41 and Paseo Improvements in Downtown Chaska.

OBJECTIVES

These design guidelines have been created to achieve the following objectives:

1. Strengthen the economy of downtown Chaska by promoting the development of existing and new businesses.
2. Encourage businesses to invest in improvements to the accessibility and design of their rear entrance areas.
3. Create welcoming, attractive, and safe rear entrances to businesses for customers arriving from the improved public alley/paseo and parking areas.
4. Enhance the visibility, legibility, and security of businesses' rear entrances.
5. Delineate and create unique identities for individual rear business façades and entrances.
6. Encourage signs and other rear building features that contribute to visually interesting alleys/paseos, enhance downtown's historic character, and reinforce the pedestrian environment, while also avoiding visual clutter.



(Above left) Existing rear entrances to businesses along the northwest quadrant of the 200 block of Chestnut Street (Highway 41) and site of future parking lot improvement. (Above right) Existing southeast parking lot accessed from the alley of the 200 block of Chestnut Street.

APPLICABILITY

- » These guidelines were written with the properties and businesses on the Chestnut Street block, east side, between 2nd and 3rd Street in mind, in conjunction with the planned paseo and parking lot upgrades on this block. However, the design guidelines are intended to serve as a resource for all property owners and business tenants located throughout downtown Chaska.
- » All property/building improvements are regulated by the City's Code of Ordinances, particularly the Zoning Ordinance (chapter 15) and the Building Ordinance (chapter 11).
- » Within the Zoning Ordinance, property/building improvements will be required to meet regulations for signs, awnings/canopies, lighting, outdoor storage, fences, screening, landscaping.
- » The Heritage Preservation Commission (HPC) has the authority to further regulate the architecture, signage, and modifications to designated historic buildings and any buildings within the designated Walnut Street Historic District to ensure that they are appropriate and in compliance with the City's Heritage Preservation Ordinance. Only a portion of the Chestnut Street Block between 2nd and 3rd Streets is designated as a National Historic District (NHD); a few of the buildings on the block are NHD Contributing properties or have Local Historic Designation.
- » These design guidelines build upon and complement previous downtown guiding documents, including:
 - *Downtown Master Plan*
 - *Downtown Preservation Design Manual*
 - *Downtown Signage Design Guidelines*

02. DESIGN GUIDELINES

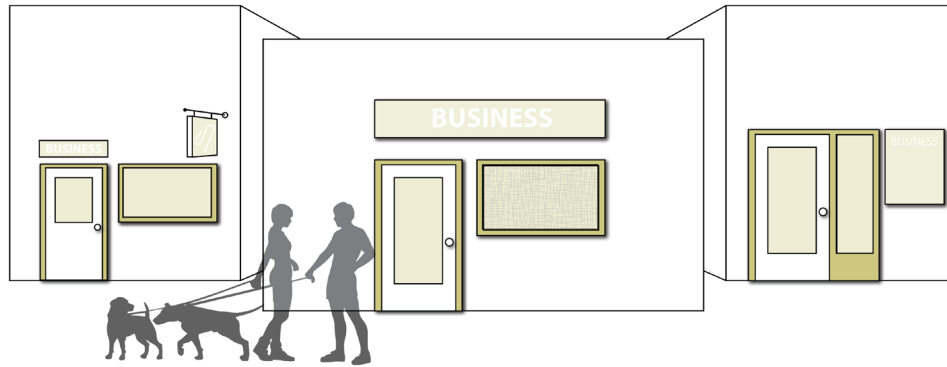
ELEMENTS

The design guidelines on the following pages are organized by the following architectural and site elements:

- » Doors and Windows
- » Exterior Wall Materials, Awnings and Canopies
- » Lighting
- » Signage + Wayfinding
- » Landscaping
- » Private Outdoor Spaces



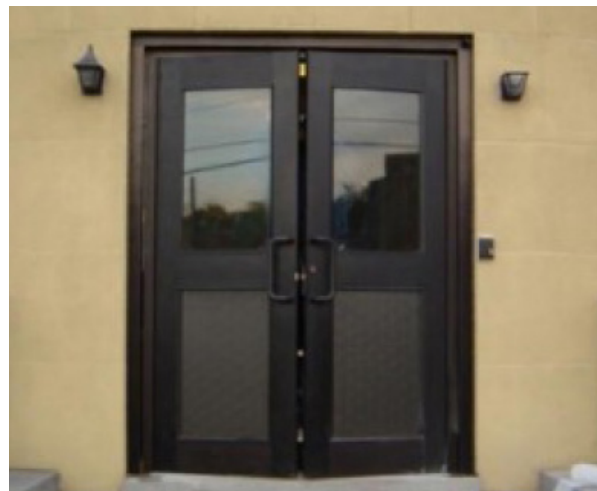
Birds-eye view rendering of design for new parking area and paseo with access to rear entrances of Chestnut Street businesses, located between 2nd and 3rd Streets in Downtown Chaska



Commercial-grade windows and doors at business entrances in Rock Springs, WY. Windows and doors were retrofitted to complement the architecture of the historic building.

DOORS AND WINDOWS

1. Rear doors and windows are encouraged in order to provide “eyes on the alley/paseo”, with the intention of heightening security for businesses and visitors.
2. Install commercial-style doors that have full or half-lights (full or half windows within the doors) to provide transparency and light to and from the building.
3. Rear door and window frame colors should contrast with and complement the exterior wall color. Consider using a brighter, more visible color for door and window frames.
4. Add commercial-grade windows to the rear of the building façade where appropriate to create more welcoming or transparent outward appearance. Consider how the window style maintains the architectural character of the building (avoid residential-style double or single-hung windows).
5. Consider energy efficiency (lower U-value for glazing, insulation in wall cavity surrounding door jamb, etc.) in window and door selection and assembly.
6. Rear garage/loading area doors should be decorative, complement other rear doors and windows, and provide some transparency where possible.

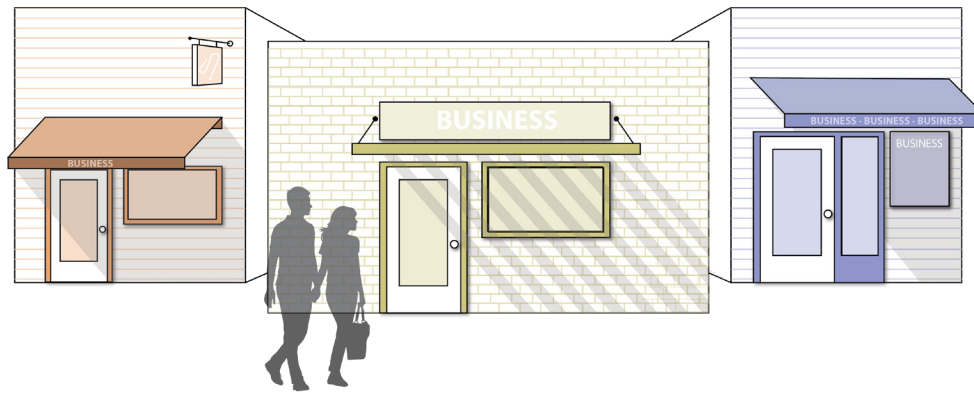


Example of half-light commercial doors. (Photo: Secur Door)



Windows and doors in this example demonstrate how contrasting colors and architectural elements can make the entrance visible and inviting. (Photo: John Lum Architecture)

7. Often the interior spaces accessed from the rear of the building are used for storage, utility, or restrooms. These areas require privacy or security. Windows into these spaces could be installed higher (clerestory) with a header height aligned with adjacent door heights. Alternatively, existing windows with lower sill heights could have a frosted or etched texture applied to provide privacy into the interior spaces. Avoid storage of materials or equipment directly in front of windows.



EXTERIOR WALL MATERIALS, AWNINGS & CANOPIES

1. Consider how materials and texture delineate the character of the building and reinforce the architectural style and era of the building. Brick or wood (or wood composite) siding wall materials are preferable for exterior walls, as they are tied to the historic era of Downtown Chaska and are typically found in 1-2 story commercial buildings from this era. Vinyl siding, EIFS (Exterior Insulation and Finish System) or synthetic stucco are less desirable as they are more typically used in residential or large-scale commercial settings.
2. Work with an architect or contractor who has experience working on similar building types (commercial, historic) to develop a design for the rear façade that is structurally sound and maintains the architectural integrity of the building.
3. Many of the rear building facades are one-story. Some architectural elements such as canopies and projecting signs are not appropriate for one-story facades, as there is not enough room to properly install and maintain a scale appropriate to the architecture.
4. Canopies, trellises, or awnings over doorways can signal a welcoming public entrance. These structures should be engineered and/or installed by professionals and be built using commercial-grade materials (avoid vinyl or residential-scaled items).
5. Consider how to contrast exterior colors with adjacent buildings to delineate different businesses.
6. Consider working with local artists to create colorful murals on larger exposed exterior walls to add vibrancy and character.



Recommended example of an awning with integrated business sign from the Downtown Chaska Signage Design Guidelines.



Facades in downtown Fargo, ND are painted in contrasting colors within a coordinating color palette. The contrasting colors help to clearly delineate each business and entrance. (Photo: Kevin Giunta)



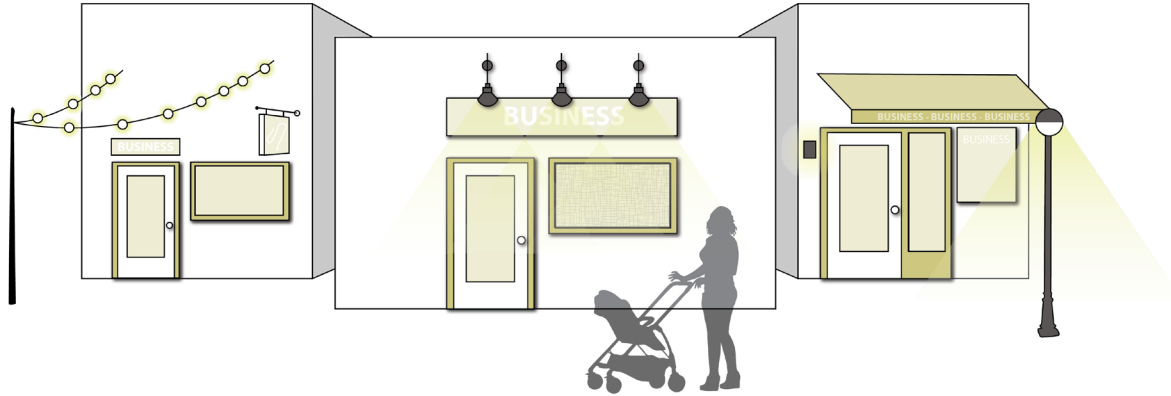
Canopies over storefront entrances (Rue Cler, Paris)



The side facade of this commercial building was retrofitted with an attractive trellis structure to call attention to the business entrance. An outdoor patio and landscaping was also integrated into the design. (Photos: Arcollab)



Modern example of a canopy structure over back office entrance. (Photo: Chantal Fourie)



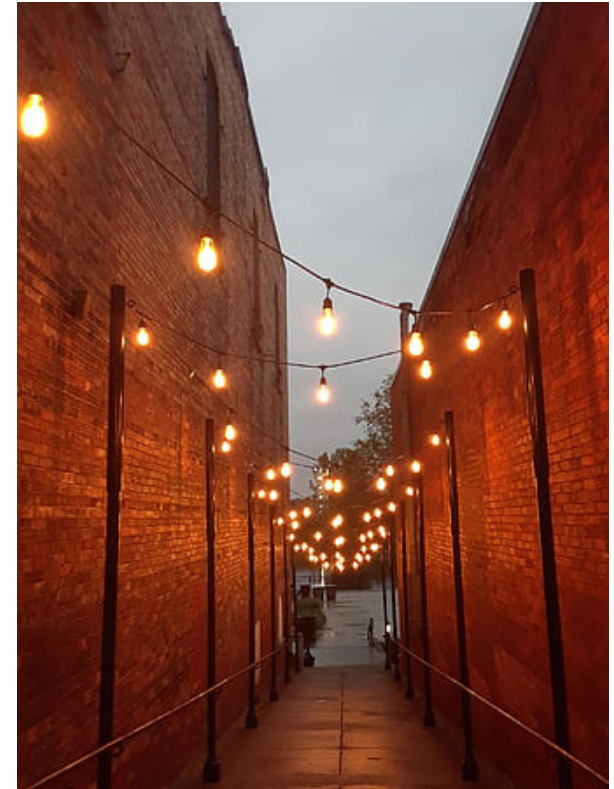
A variety of lighting types (free-standing pedestrian light and string lights) are employed in the Art Alley of East Lansing

LIGHTING

- Lighting is regulated by Section 15.28.250 of the City's Zoning Ordinance
- Wall-mounted lights at entrances can provide light without taking up space within drives or walkways.
 - Wall-mounted down lights projecting onto a building sign are preferable.
 - Wall-mounted sconces alongside entrance doors are also preferable.
 - Fixtures should be designed so that the light source is not directly visible by pedestrians.
- Pedestrian-scaled pole fixtures can also be employed if there is enough room, or as part of a small seating/gathering area.
- Sign lighting should be provided by an external light source that is directed at the sign. The light source should be shielded from pedestrian view. Reverse illuminated or halo effect channel letters are also appropriate for sign lighting. See pages 13-14 of the Downtown Chaska Signage Design Guidelines for sign lighting guidelines.
- Dark sky fixtures are preferable to avoid light pollution.
- Overhead string lights convey a welcoming or gathering atmosphere. Consider how they are installed (require two vertical surfaces) and always use exterior-rated lights for all fixtures.
- Materials that correspond to the paseo design (wrought iron, dark-bronze metal finishes) are preferred for light fixtures.
- Avoid flood lighting or lights that project upward. Focus on lighting walls, doors, or vertical surfaces. For visibility and security, pedestrian-scaled area lights are generally provided near public parking lots and along the paseo areas.



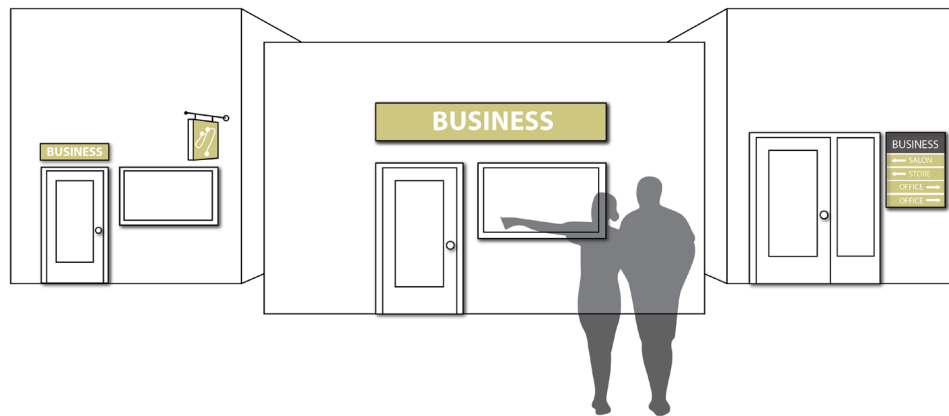
Wall-mounted fixtures are installed alongside doorways in the above example of a rear business entry.



Back-lit signs like the above example is an appropriate type of lighting if installed on a non-historic building in Downtown Chaska, per the Downtown Chaska Signage Design Guidelines.



Example of gooseneck fixtures illuminating an entrance sign at the rear of a building, along with string lights. (Collingswood, NJ)



SIGNAGE + WAYFINDING

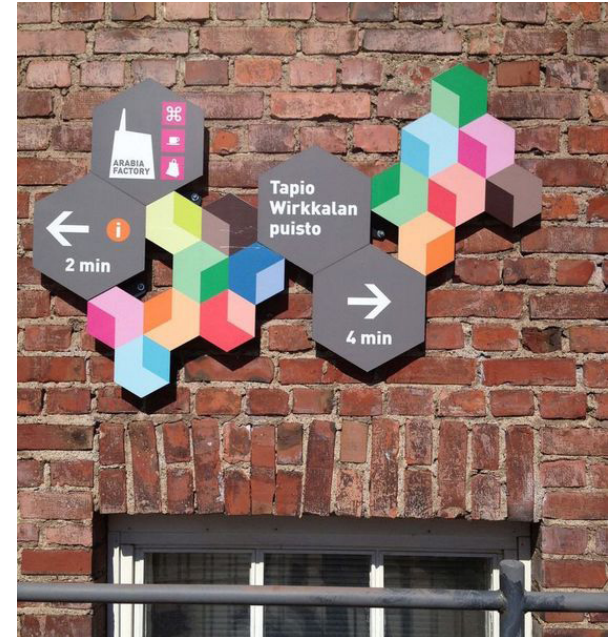
1. Signs are regulated by Section 15.32 of the City's Zoning Ordinance – Sign Regulations.
2. Wall-mounted signs are likely the most feasible and simple way to identify a business and rear entry to visitors from the alleys. See Downtown Chaska Signage Design Guidelines (pages 19-20) for wall sign design guidelines.
3. Professionally-installed lettering or arrows painted directly on to the exterior surface of the building can also work for rear signage. This should only be considered if the exterior surface is already painted. Avoid painting brick if it has not already been painted in the past.
4. The scale of signage should be appropriate for pedestrians.
5. Sign shapes should be relatively simple and compliment the architecture.
6. Preferable materials for signs include wood (stained or painted) or metal, and installed/assembled to be durable and easy to maintain.
7. Small projecting signs can be appropriate, if there is room to install them, and if they can be visible to visitors from the rear entrance. See Downtown Chaska Signage Design Guidelines (pages 17-18) for projecting sign design guidelines.
8. Where there is not enough room to install a visible wall-mounted or small projecting sign, consider how window signs could be utilized to communicate the entrance or business name.



Example of signage that fits within the architectural elements of the building and references an historic style.

See pages 23-24 of Downtown Chaska Signage Design Guidelines for window sign design guidelines.

9. Multi-tenant buildings or wayfinding signs with directional arrows for individual businesses may be a good way to direct visitors from shared parking areas to business rear entrances. See pages 26-28 of Downtown Chaska Signage Design Guidelines for multi-tenant directory and wayfinding sign design guidelines.
10. Clearly delineate garage or delivery doors, parking areas, with visible signage that is also friendly. Avoid off-the-shelf 'no trespassing' or 'no parking' signs and instead integrate the message as professional hand-lettered painted signage that blends into the architectural style of the building.



Example of signage that meets the Downtown Chaska Signage Design Guidelines



Example of raised planters that separate parking areas from a pedestrian walkway.

LANDSCAPING

1. Plants in exterior planters or integrated into the landscape can help to soften the hardscape of an alley or parking area. They can also provide shade, habitat for urban wildlife, and serve to filter or absorb stormwater.
2. Parking lots can be very harsh locations for plants. Choose native perennials or native-cultivars that are hardy to Minnesota's climate (zone 4), salt-tolerant, and can withstand high temperatures during the summer. Low shrubs and hardy native grasses are generally better if seeking a low-maintenance landscape.
3. When selecting plants, consider how much sun is available for the planted area throughout the year or the day. Rear entrances on the north side of a building will likely be in the shade most of the time.
4. Edible garden plants can double as ornamental plants or signal to visitors that the business is food-oriented. Consider hardy, cold-tolerant plants (like kale) that can provide winter interest too. Avoid placement of edible plants directly adjacent to parked vehicles.
5. Window box planters are an option if there is limited space available. Consider how the design of the window box is integrated into the architecture of the building. Avoid vinyl, plastic, or residential-style (off-the shelf) window boxes.
6. Consider using raised planters for annuals and seasonal arrangements that can be moved inside during the winter.
7. Consider long-term maintenance of installed plants in the alley or near rear entrances. Is there a designated steward who is committed to maintaining the plants (watering, weeding, pruning)? If this is not possible, avoid fixed or permanent planters and start with smaller, movable planters.
8. Consider installing raised planter beds, seat walls, or other vertical elements that can delineate the pedestrian pathway while also providing a physical barrier between vehicles and pedestrians. Appropriate materials for fixed raised planters are brick, ceramic, wood, wood-composite, stone, metal or concrete. Avoid plastic, vinyl or residential-styled planters.



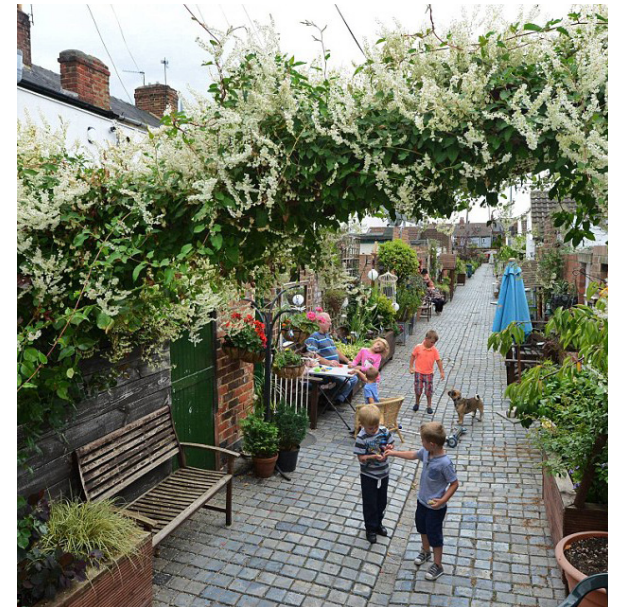
Perennial, native planting with permeable paving add color, texture, and delineate pedestrian walkways in this alley example.



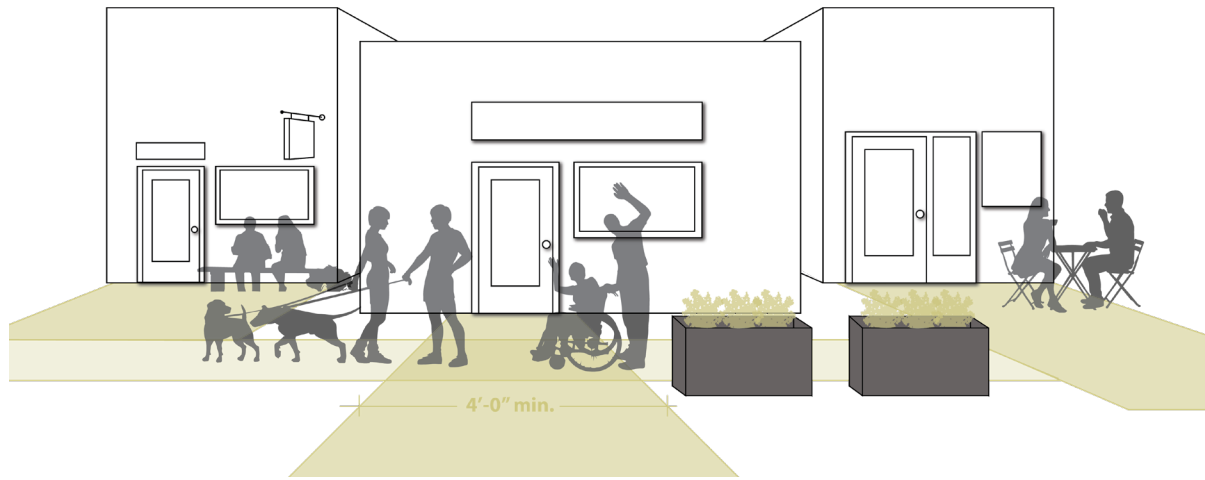
Parking strips turned into raised beds for growing vegetables and herbs. (Erin Lau Design)



Planter beds create a defined gathering space in this alleyway.



Vegetation is used to soften the edges of this hardscape.

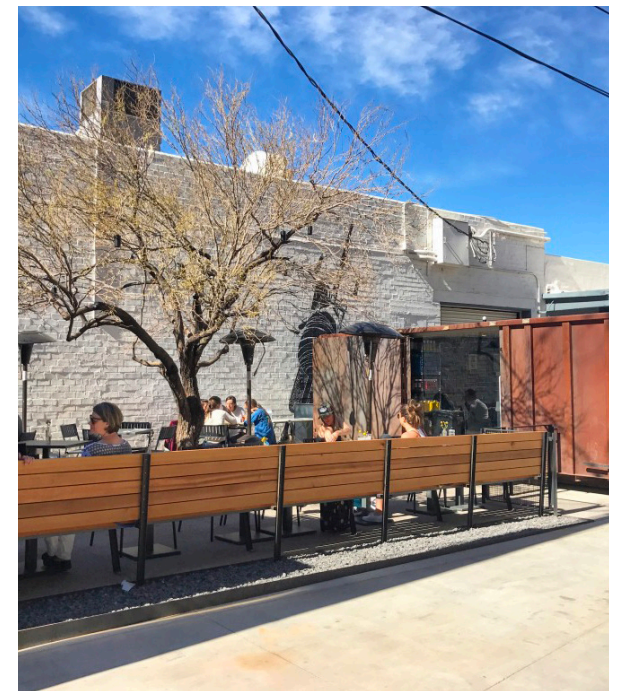


PRIVATE OUTDOOR SPACES

1. Maintain a clearly delineated 4'-0" wide pathway for pedestrians to reach the doorway from the rear of the building to the designated parking areas. If possible, provide a continuous concrete sidewalk connecting to other adjacent buildings, with consideration for ADA accessibility regarding slopes, clear areas, and surface finishes.
2. Pavers, imprinted concrete, or professionally applied paint on ground surfaces (concrete or asphalt) can also delineate a pedestrian entrance pathway.
3. If there is enough room at the rear of the building to provide a seating or gathering area, provide furnishings such as benches, tables and chairs, complement the building's architectural style, and do not encroach upon the pedestrian pathway. Site furniture should convey durability; materials such as wood, stone, and metal are good choices. Avoid plastic or residential-style outdoor furniture.
4. Outdoor trash/recycling receptacles should be stored behind screened areas. Stand alone or surface-mounted screening made of wood, wood-composite, stone, metal, or brick are appropriate materials for screening. Shared trash facilities are encouraged to reduce the amount of space and impact of trash/recycling receptacles on the private and public outdoor spaces.
5. Shade structures, such as canopies and umbrellas, cannot be affixed to public facilities, e.g. light poles.



Cafe and bench seating at the rear entrance to a bakery in downtown Neenah, WI.



Outdoor seating with screening element at the rear entrance to The Dressing Room, a restaurant in downtown Phoenix, AZ. (Photo: Lauren Potter)



Outdoor seating area at Crank Arm Brewing, in Raleigh, NC. (Photo: Bz3rk)



Outdoor seating, planting, lighting, and signage example in Sacramento, CA. (Old Soul Coffee, Dennis McCoy)



Metal screening with integrated vegetation and seating.

03. CITY PERMITS AND FUNDING

The following section is intended to provide guidance and resources for property and business owners to navigate various permit requirements within the City of Chaska, as well as to understand opportunities for funding assistance for improvements related to the design guidelines presented in this document.

BUILDING PERMITS (GENERAL)

Contact the City of Chaska Building Inspections for further information on fees, forms, and permitting for **General Building Permits**. Permits for projects that do not require plan review, such as residential permits for siding, roofing, window/door replacements, plumbing, mechanical and fireplace work, can be filed online. Commercial and residential permits that do require plan review do not have an online application at this time, but is forthcoming in the future. **All electrical work requires a separate request to be filed with the State Board of Electricity at or before commencement of any electrical wiring that is required by law to be inspected.**

For all information related to building permits, visit:
<https://www.chaskamn.gov/156/Permits-Fees>

SITE ALTERATION PERMITS

A Site Alteration Permit is only required for buildings that are designated as historic under either the local or national historic landmark designations, or are located within a historic district. A Site Alteration Permit shall be pulled for all proposed residential, commercial, industrial, and public buildings with historic designation. The Heritage Preservation Commission (HPC) shall hold a public hearing on each complete application for a Site Alteration Permit. The HPC may approve, approve with conditions, or deny an application. All findings and decisions of the HPC shall be final, subject to appeal to the City Council.

Site alteration work includes new construction, alterations or repair, including color and signage, or any other work that will affect the exterior appearance of a historic resource/building or a non-historic resource located in a historic district.

For more information related to a Site Alteration Permit, visit:
<https://www.chaskamn.gov/DocumentCenter/View/400/Site-Alteration-Permit?bidId>

SIGNAGE PERMITS

All new and altered signs require the business and property owner to submit a sign permit application to the City's Planning Department. Two types of sign applications are available: **Permanent Sign Permits and Temporary Sign Permits**. Permanent sign permits are for building signage, whereas, temporary sign permits are for signs that advertise special and temporary events.

For more information related to sign permits, visit:
<https://www.chaskamn.gov/165/Applications-Fees>

STOREFRONT IMPROVEMENT PROGRAM

The Storefront Improvement Program was created by the City of Chaska Economic Development Authority (EDA) to encourage restoration of downtown building facades and to strengthen the overall visible retail services within the downtown area. The EDA, with the assistance of SayHey5K, is offering two programs to assist with this goal:

MATCHING GRANT FOR SIGNS/ AWNINGS

The purpose of this grant is to support and encourage downtown businesses in the restoration of downtown building facades with signage and/or awnings that honor the historic nature of downtown while strengthening the visibility of retail services. The EDA, with funding support from the Downtown Chaska Special Services District, is offering matching grants of up to \$2,500 for new signs and awnings to assist with this goal.

Any business that is located within Chaska's Downtown Special Services District is eligible to apply. Projects shall include improvements to the general appearance of a downtown building's exterior through new or restored signage and/or awnings.

For more information about the Matching Grant for Signs and Awnings, visit:

<https://www.chaskamn.gov/DocumentCenter/View/2132/Matching-Grant-for-Signs-and-Awnings---Application?bidId>

LOW-INTEREST LOANS AND ARCHITECTURAL GRANTS

The Storefront Improvement Program offers low-interest loans of up to \$50,000 for larger storefront rehabilitation projects with a \$500 architectural grant to assist with the plan.

Assistance is intended to encourage investment in downtown buildings that may not normally occur. More specifically, the program's objectives are to:

1. Restore the historic atmosphere of the downtown area;
2. Enhance the City's sense of community by creating a strong and visible retail service center in the downtown area;
3. Increase the pace of downtown development that would not normally occur unless the market produced such development; and
4. Keep businesses from relocating who would otherwise find it economically difficult to continue providing service in the downtown area without improvements to the exterior appearance of the building.

For more information about the Storefront Improvement Program's Low-Interest Loans and Grants, visit:

<https://www.chaskamn.gov/DocumentCenter/View/413/Storefront-Loan-Program?bidId>

