

## Appendix A – Chaska Designated Properties

Address	Property Name	Local Site	NR Site	NR District	Notes
423 N. Walnut Street	Nord Residence			X	
414-422 N. Walnut Street	Rowhouses/Tenement Houses	X		X	
415 N. Walnut Street	Casper Schmidt House	X		X	
412 N. Walnut Street	Dienslake House			X	
4th and Walnut Street	Moravian Church	X		X	
205 E. 4th Street	C.P. Klein Mansion	X		X	
300 E. 4th Street	St. John's Lutheran	X			
403 E. 3rd Street	Taylor House	X			
319 E. 3rd Street	Greiner House	X	X		
301 E. 3rd Street	Nobel-Sell House	X			
320 N. Walnut Street	Steinberger Residence			X	
314 N. Walnut Street	C.H. Klein Mansion	X		X	
308 N. Walnut Street	Gibson Residence			X	
302 N. Walnut Street	Stege-Klammer House	X		X	
218 N. Walnut Street	Ess Foundry			X	
217 N. Walnut Street	Joseph Ess House	X		X	
212 N. Walnut Street	Ess House			X	
211 N. Walnut Street	Ess House			X	
207 N. Walnut Street		X			
206 N. Walnut Street	Miesseler /Schutz House			X	
200 N. Walnut Street	Linenfelser & Faber Building (2)	X		X	
202 N. Walnut Street	Faber Building	X			
123 N. Walnut Street	Linenfelser & Faber Building (1)			X	
123 E. 2nd Street	National Hotel Building	X		X	
122 E. 2nd Street	Phillip Henk Store			X	
115 E. 2nd Street	Chaska Auto Body			X	
112 E. 2nd Street	Carver County State Bank	X			
111 E. 2nd Street	Hammer & Beierstettel	X			
109 E. 2nd Street	Young Family Home	X		X	
107 E. 2nd Street	Hammer & Bierstettel House			X	
100 E. 2nd Street	Diedrick Building	X		X	tax credit nomination complete
E. 2nd Street	Werner Store			X	
E. 2nd Street	DuToit Bank			X	
210 N. Chestnut Street	Muyres Hardware	X			
214 N. Chestnut Street	First National Bank	X			
224 N. Chestnut Street	Ann Marne Decorating			X	
123 W. 3rd Street	Simons Building	X	X		
218 N. Pine Street	Simons Livery Stable	X			
322 W. 1st Street	Conrad Fink House	X	(X)		NR-eligible (2001)
105 N. Elm Street	Eder-Bauer House	X	X		
512 W. 1st Street	T.D. Smith Mansion	X			
121 W. Hickory Street	F.E. DuToit Sr. House	X	X		
125 N. Hickory Street	Caspar Teipel Building	X			
321 W. 2nd Street	Lewis-Faber House	X	X		
W. 2nd & Cedar Streets	Guardian Angels	X			
208 W. 2nd Street	George A. DuToit House	X			
123 W. 2nd Street	Chaska Herald Building	X	X		
107-109 W. 2nd Street	Deuhs-Baxter Buildings	X			
105 W. 2nd Street	Diacon Building	X			
103 W. 2nd Street	Oesterreich Hardware	X			
112 W. 2nd Street	Gehl's Meat Market	X			
112 W. 4th Street	Brinkhaus Livery Stable	X	X		
500 N. Pine Street	Chaska Flour Mill	X			
500 N. Chestnut Street	Chaska Bakery	X			
140 E. 6th Street	Sugar City Cooperative Creamery	X			
County Road 140	Guardian Angels Catholic Cemetery	X			
122 W. 6th Street	Riedele House	X			
Highways 212 & 41	Fireman's Park	X			
N. Chestnut Street	Mount Pleasant Cemetery	X			
1092 Cardinal Street	Henry Hammers House/Saloon	X			
Victoria Drive	Moravian Cemetery	X			
111000 Bavaria Road	Koehnen House	X			
1700 N. Chestnut Street	District 12 School	X			
1201 Valley Street	Jaspers-Heller House	X			
Stoughton Avenue	St. John's Lutheran Cemetery	X			
1060 Stoughton Avenue	Sugar Factory	X			
Stoughton Ave. & 5th Street	Iltis Brewery		(X)		demolished 1989, de-listed 1991
	Miesler Farmstead		(X)		NR-eligible but demolished 2004
	Ortlieb Farmstead		(X)		NR-eligible but demolished 2005
516 Pine	William Scott House		(X)		NR-eligible, nomination in process

## Appendix B – Proposed Designation Guidelines

### *National Register Designation*

The National Park Service criteria for listing a property on the National Register of Historic Places stipulates that the property must fall into one of the following four categories:

1. Associated with events that have made a significant contribution to the broad patterns of our history.

*Once these patterns are identified through the context study, these properties will be easier to identify. Examples would include the Mill and its relationship to Chaska's agricultural history, or the Herald Block and its journalistic importance.*

2. Associated with the lives of persons significant in our past.

*Chaska examples would appear to include the residences of significant leaders, such as the Greiner and Dutoit Houses.*

3. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

*Recent examples would have included the Miesler Farmstead (demolished 2004) and its Fachwerk method of construction.*

4. Have yielded, or may be likely to yield, information important in prehistory or history.

*Examples would potentially include the Native American mounds in the area, or other similar sites.*

Properties that are generally not eligible for National Register inclusion include:

Cemeteries

Properties that are primarily used solely for religious purposes and whose significance stems only from that use

Properties that have been moved

Reconstructed buildings

Birthplaces (if no other significance)

Properties that are mainly commemorative in nature

Properties less than 50 years old

However, if these properties are contributing properties to larger districts, or if they are particularly unusual or important in nature, they may still be eligible, and there are many examples of such situations on the Register.

Often, an entire area is nominated as a **National Historic District**. In these cases, the area must be contiguous, and the bulk of properties must demonstrate the evaluation criteria (generally outbuildings and accessory buildings are exempt.) In Chaska, the Walnut Street Historic District demonstrates a National Register Historic District.

Another method of nomination is the **Multiple Property Submission**. In this case, historic themes, trends, and patterns are identified and organized into contexts (as this study has done), and the property types that represent this context are identified, defined, and nominated.

For example, in *Chaska Agricultural Processing Buildings* might be construed as a theme, and the original sugar factory buildings that still remain, plus the Mill and its associated buildings, thus listed. Another potential context could be *Chaska Brick*, though in this case, the Associates would recommend limiting the associated properties to a representative sample of structures, rather than every Chaska brick building in the city. The HPC might try to identify particularly strong examples of Chaska brick houses, and/or varied styles (Queen Anne, Craftsman, etc.), and/or look into including scattered houses that remain in zones of otherwise newer construction, such as the Eitel and Karen Houses in Jonathan, and the house remaining on State Street.

Benefits of National Register inclusion include:

- Prominence
- Historic Tourism
- Eligibility for federal tax credits, as appropriate
- Qualification for federal preservation funds, when available

The Associates recommend that all properties listed on the National Register in the City of Chaska are, by default, also locally designated.

### *Local Designation*

In many cases, a property may be of local importance, but may not meet the criteria listed above for National Register inclusion. Or, in some cases, the property owner may not want a property to be listed on the National Register (their approval is required), but may be amenable to a lesser level of designation. For these reasons, the Associates recommend that the City of Chaska maintains a Local Designation process.

Suggested areas of local designation might include:

1. Properties associated with local community leaders, but which might not be of larger prominence. This might include birthplaces.
2. Properties that have been moved or reconstructed and are thus not National Register eligible, but which retain significance.
3. Properties that have been so greatly altered that they are not National Register eligible, but which, in the eyes of the community, are still important.
4. Religious properties and cemeteries.
5. Natural sites with no remaining associated properties, such as the clay holes.
6. Neighborhoods that might not maintain enough integrity to be meet the standards of a National Register Historic District. The vernacular housing on Stoughton Avenue, originally used by the sugar workers, might be a good example. The city may also want to consider designating these areas as Historic Conservation Districts, in which the focus is placed more upon the flavor of the neighborhood and infrastructure as a whole, rather than on individual structures.
7. Properties that demonstrate a significant method of construction. For example, the HPC might give

every Chaska brick home local designation, and then select a few for a national Multiple Property submission as discussed above.

8. Properties representative of the recent past. Obviously, significant Jonathan properties come to mind. These may later be converted into National Register properties once the 50-year marker is passed.

The Associates recommend that, given the number and variability of historic structures in Chaska, that the HPC adopt local designation as well as National Register criteria. This would allow the City of Chaska maximum flexibility in protecting and enhancing its historic resources. If the HPC does pursue local designation, they will need to ensure that the process is fair and complete, covering: what is eligible, how a property gets nominated, what nomination means, and what authority the HPC has over locally designated structures.