



FORMER L.W. WELLER BUILDING (1904)
(currently Chaska Family Chiropractic);
103 West Second Street

- Reconstruction of this building façade to its historic appearance has not been recommended by this study, since so little of the fabric survives and because suitably-matching replacement materials would not be readily available. An image of the building’s historic character is included here for background information only.
- Original pressed metal cladding material (which appears in historic photos) has been replaced with stucco, and the original projecting balcony has been replaced with canvas awnings. This results in a clean and neat front façade that is not historic, but is somewhat sympathetic to the historic context in scale, texture, and proportions.
- Consider reinstalling the historic building name block “cresting piece” above the cornice line, which could be re-fabricated from galvanized sheet metal.
- Cornice has been painted a contrasting dark color. Paint the inside of one projecting vent so it is less visible.
- Signage is subtle and not too unsympathetic to an historic context, although it might be better coordinated with the overall storefront concept.
- In the long-range, consider reinstalling the projecting, bracketed balcony that clearly shows on historic photos of the building.

Historic Photo of L.W. Weller Building

Below: Three successfully renovated West Second Street properties in context



Renovation Potential

DIACON BUILDING (1897)
(currently “Pizza to Taste”)
105 West Second Street

- This building front is identified in walking tour literature as a replication of the original façade.
- Reconstructed features are accurately based on the historic character of a building in this location. It is one of several recently renovated buildings in downtown Chaska that is sensitive to the architectural character of the historic district.
- No restoration work noted as needing to be done. General maintenance, paint touch-up, and repair of one, missing balcony spindle was observed to be ongoing.

Preservation Success Stories

DEUHS-BAXTER BUILDINGS (1870s & 1899)
(and American Express in-fill building);
107-109 West Second Street

- This building front is identified in walking tour literature as a replication of the original façade.
- Reconstructed features are accurately based on the historic character of a building in this location. It is one of several recently renovated buildings in downtown Chaska that is sensitive to the architectural character of the historic district (including the shallow, projecting bracketed balcony).
- Neutral treatment of the stucco in-fill building allows the strong, historic character of adjacent buildings to “show through”.
- Cornice brickwork has been painted at 109 West Second address. Chemically strip paint from brick cornice to expose natural brick. Re-paint the brick a more toned-down color if brick is found to be in seriously deteriorated condition.
- Paint cap flashings to match cornice materials at 109 West Second address.
- Upper story openings have had storm windows installed, compromising the historic character in color and surface “depth”. Repair and re-paint window trim. Repaint to tone down color of natural aluminum storm sash.
- Stone window sills exist in generally good condition.
- Non-historic first floor brick and storefront are a good substitute, consistent with historic photos of this block. Transom area is available for “new business” name signs.

GLATZEL SHOE STORE BUILDING (undated)
(now Larry Atneosen & Co. Accounting)
113 West Second Street

Edward Glatzel operated a harness shop and later diversified into the shoe business in a building at this location.



Existing Condition

- Repair of eave trim boards was in progress at the time this building was surveyed. Chaska brick on the east side wall appears to have been recently stripped.
- Condition of all exterior materials is sound and well-maintained.
- Existing signage, applied flat to the upper façade, is appropriate, though not historic.

GLATZEL SHOE STORE BUILDING (UNDATED)
(now Larry Atneosen & Co. Accounting);
113 West Second Street

Renovation Potential



- Historically, the street front elevation would have been a storefront enframed by brick side pilasters and stepped parapet. Red brick façade material is obviously new, but the architectural organization of the front façade is consistent with proportions of historic storefront.
- Paint and reconfigure storefront to unify it according to the proposed renovation concept.

COMMERCIAL STORE BUILDING (undated)
(Currently “Imagemakers” Salon)
117 West Second Street



Existing Condition

- Existing wood windows on upper story appear in good repair, and storms have been painted to match.
- Face brick is clean, and most mortar is in good repair. Selectively tuckpoint mortar in cornice area to prevent moisture penetration.
- Original storefront display window and transom arrangement have been infilled with modern materials. First floor storefront trim and decorative pilasters are surface applied.

Renovation Potential



UNIDENTIFIED STORE BUILDING (undated)
Currently “Imagemakers” salon
117 West Second Street

- Inspect roof and back side of parapet. Recently-installed parapet cap flashing is an excellent example of how this work should be done on other historic buildings.
- Original storefront display window and transom arrangement have been infilled with modern materials. First floor storefront trim and decorative pilasters are surface applied.
- Paint or replace glass and aluminum storefront. Replace glass-and-aluminum entrance door with more historically appropriate materials, slightly recessed as shown on the proposed renovation concept.
- Paint trim board where pent roof awning has been flashed into original brickwork.

Context Photo



STORE WITH PRESSED METAL CORNICE (undated)
(currently Rita Vanett Photography);
110 West Second Street

Barac's book *Chaska: A Minnesota River City* (vol. 1) highlights the history of businesses on this site, in relationship to several grocery and retail businesses on both sides of the 100-block of West Second Street. Several buildings along the north side of Second Street were destroyed by fire in about 1900. The Model Grocery was operated in this location by J.W. Joos in about 1913.

Existing Condition

- Metal cornice is an excellent, historic decorative feature of this building, which could serve as an example for other buildings in the historic downtown district, such as the Red Wing shoe store at 212 Chestnut.
- Overall, this building exterior is in very nearly original condition. Transom and storefront arrangements have been excellently maintained, providing an example for other buildings in the district.





Renovation Potential

STORE WITH PRESSED METAL CORNICE (undated);
(presently Rita Vanett Photography);
110 West Second Street

- Paint window trim that appears to have been recently installed on west sidewall openings.
- Touch-up, lightly patch, prime and paint the cornice metalwork to maintain it in good repair.
- Color scheme for building exterior is very subtle and neutral. If canvas retractable awning fabric is replaced, it would afford an opportunity for more accent color and more visible tenant signage.
- Lap siding (upper story front façade and bulkheads) appears to have been replaced with a substitute material that is less durable than original (seams and splices clearly visible).
- Replace lap siding with new redwood or cedar, with 4 1/4-inch exposure. Prime and paint. A slightly deeper and less reflective base color would conceal imperfections in the siding.
- Repair and repaint upper story window trim, especially at four front-window sills which are weathered significantly.

GEHL'S MEAT MARKET (c. 1900)
(currently Melchert, Hubert, Sjobin Law Offices)
112-114 West Second Street

Henry Gehl Sr. moved from the Lake Calhoun vicinity in what became Minneapolis and established a farm near Carver. He sold meat to Carver residents; and in 1881 built a frame butcher shop in Chaska, putting his son, "Charley", who had been delivering milk door-to-door, in charge. That structure was destroyed by a 1900 fire which ruined other business places along West Second Street. This brick structure replaced the old shop soon after the fire. The butcher shop was on the first floor and Gehl family rooms above. The meat business continued there until the 1970s.



Existing Condition

- Focus of the field survey was on historic exterior features that contribute to the public context, but a brief tour of the building interior showed that the building owners have done an excellent job of retaining historic elements (foundations, side service access doors, etc.) while accommodating new functions.
- Upper story stone sills are in good condition.
- Building exterior has been previously sandblasted, but somewhat more lightly than other buildings in the downtown district.
- Mortar joints are in generally good repair, but any spot repointing of brickwork should take into account the color match of historic reddish mortar.
- The current Law Office business use has done an excellent job of "showing pride" in preserving features of the building's interior historic fabric and capturing the building's heritage through historic photographs. Interior features include an attractively handled service door along the east wall and preservation of the granite fieldstone foundation wall. The building's owners have observed a tendency of soft mortar in the foundation wall to "chalk" or produce dust.



Renovation Potential

FORMER GEHL'S MEAT MARKET (c. 1900)
(currently Melchert, Hubert, Sjobin Law Offices)
112-114 West Second Street

- Upper story storm windows will harmonize better as part of the overall façade if they are painted rather than natural aluminum. Consider a two color, accent paint scheme, which would accentuate the decorative brick arches over upper-story front windows.
- Center egress opening on the upper story is shown by historic photos to have been bricked-in very early in this building's history, so the infill is now part of the building's historic fabric. The brick panel could be re-opened, a "false window" substituted for the brick, or the brick could be left in place to reflect changes in the building's use over time.
- Transom area has been reserved for large building sign. The south orientation of the building front seems an ideal opportunity for a canvas awning which could improve interior comfort and energy efficiency.

MUYRES HARDWARE (1892)
(currently Davis Business Machines, Inc.)
210 North Chestnut Street

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.



Historic Context Photo



Existing Condition

- Physical evidence suggests that side windows (south wall) originally had operable shutters.
- Retain the cast-iron masonry reinforcement brackets and highlight them as ornament under the renovation concept.
- Oversized, modern sign dominates the façade. Transom area above display windows has been covered with panels and signage. Coordinate with proposed renovation concept for a more unified storefront treatment.

Renovation Potential

MUYRES HARDWARE (1892)
(currently Davis Business Machines, Inc.)
210 North Chestnut Street



- Repair and tuckpoint brick masonry at parapet. Repair or replace cornice cap for weathertightness.
- Original brickwork has been covered with stucco. In the near term, stucco could be painted a more neutral color, but longer-term, removal of stucco would allow the historic character of this building to be recaptured.
- Ornamental arched window hoods on upper story have been obscured. Repair brickwork over openings.
- Upper windows have been replaced with smaller windows that do not match historic character of the building. Three “bow-top” windows on west façade should be highest priority for replacement.
- Replace windows on upper story, front and side walls with replacement sash to completely fill the masonry openings.
- Replace canvas awnings consistent with historic character of the building, using the awning treatment at 214 Chestnut as an example. Existing retractable awning framework can be reused. Add a new layer of counterflashing over the cap flashing that exists just above the awning.

An alternative, bracketed balcony treatment is shown at left. Early historic photos demonstrate that this would be an acceptable alternative to restoring the canvas awning that was continued through later historical periods.

- Existing storefront materials could be retained if another layer of wood trim is added to the storefront framing and if the color scheme of storefront trim is “punched up” with accent color.



Context Photo



Historic Photos



HOLTZ'S SALOON &
ILTIS JEWELRY STORE (c. 1900)
(currently Dunn-Rite RedWing Shoe Store)
212 North Chestnut Street

Little is known about the early history of the wood-framed building that exists on this site, except for historic photos of the building in relationship to other, neighboring properties. (See historic context photo c. 1910, associated with Muyres Hardware property.) Upper-story window openings were modified when the building was converted from a saloon to a jewelry store sometime after 1910.

Renovation Potential



HOLTZ'S SALOON (undated, c.1900) and
C.H. ILTIS JEWELRY STORE
(currently Dunn-Rite RedWing Shoe Store)
212 North Chestnut Street

- Fabricate and install new galvanized sheet metal to replicate historic photos.
- Upper story original materials are in generally good condition.
- Remove projecting pent roof canopy which is not appropriate to the historic period of this building. Replace with siding materials to continue upper story treatment down to transom line. Brackets remain visible providing evidence that an historic awning once existed on this building.
- Uncover and restore transoms above display windows. Existing brickwork in bulkhead area could be painted to more closely match the color palette of Chaska brick.
- In a mid-term, medium priority, consider new storefront display window configuration to more closely replicate the historic three-bay storefront arrangement.
- Numerous and varied signage, much of it backlit plastic, results in visually disruptive entrance treatment. The projecting "Red Wing" sign is effective and borderline historic. Reuse it, and organize other signs in a more unified storefront concept.

SCOTT HOUSE (1907)

516 North Pine Street

- Research into the history of this house was still in progress at the time the Preservation Design Manual was being completed. The owner of the Flour Mill (located just to the south of the house) lived here.
- Within the historic context, this historic residential property seems to have good potential for continued use for a business or public use, such as the gallery presently situated in the building.



Existing Condition

- This property exhibits an unusual, eclectic combination of Arts & Crafts/Craftsman style architectural features, combined with Classical Revival columns and ornament on the deep wrap-around porch.
- Deep roof overhangs and fish-scale shingles are decorative highlights for the dark reddish-brown blend of brick, which is unusual in comparison to the cream-color most associated with brick production in Chaska.

Renovation Potential

SCOTT HOUSE (1907)
516 North Pine Street



- Accent paint colors would brighten up the exterior and call attention to architectural details like the fish-scale shingles and window trim.
- Remove existing lightweight awnings which obscure roof form and window openings, especially over the west-facing entry stair.
- A new porch rail is proposed, consistent with horizontal character of the wrap-around porch. This feature could be confirmed by historic photos of the house, but in any case seems more architecturally consistent with the porch than does the slender wrought iron railing that exists there.
- Inspect and repair flashings and shingle roof, particularly in the areas of many roof and porch intersections.

(PHILIP) RIEDELE HOUSE (1884)
(currently Gene Ernst Associates)
122 West Sixth Street (US Highway 212)

Andreas Riedele farmed, ran a Chaska grist mill, and operated the Railroad Hotel near the M & St. L Depot. His interests spread to a partnership in a brick yard west of his hotel. In 1884 he built this home adjacent to his brick yard. Two generations lived here. When the Klein brothers bought Riedele's brick business, they acquired the house. A couple of generations of the Klein family also lived here.

Existing Condition

- Exterior brickwork is in original condition and in excellent repair.
- Asphalt shingle roof, gutters and fascia trim are all in good repair.
- Projecting arched window hoods are an ornamental feature of this vernacular building.
- Front porch posts and upper porch railings are in good repair and painted an appropriate "cream" accent color.
- Upper porch, porch railing, doors, and windows all in good condition.



Renovation Potential



(PHILIP) RIEDELE HOUSE (1884)
(currently Gene Ernst Associates)
122 West Sixth Street (U.S. 212)

- Existing windows and storm sash afford good sound control from busy US Highway 212 traffic noise.
- Original windows in some openings show the profile of historic windows to have been “2 over 2” glazing pattern. This could be highlighted with an accent color paint scheme.
- Interesting opportunity exists for landscape development to the east, possibly with a trellis connecting to the former garage, to “showcase” the design expertise of the landscape architecture firm currently situated in this property. Current property owner is mindful of potential to use old garage as an accessory conference room.
- Inspect roofing and flashings for former garage outbuilding.

MINNEAPOLIS & ST. LOUIS DEPOT (1911)
Chestnut and East Sixth Streets
101 U.S. Highway 212 East

With the 1871 coming of the Minneapolis and St. Louis Railroad from Minneapolis heading into southern Minnesota, freight, passenger and telegraph service became necessary. The company built a simple frame building in 1871. That became so inadequate that citizens put pressure on the company, resulting in this more spacious brick building in 1911. Tracks of that railroad and the Hastings & Dakota (later Milwaukee) Railroad crossed at the depot. After being vacated, the building has been altered to accommodate various businesses, but the basic building remains the same.

Existing Conditions

- North-facing public entrance is clearly non-historic (anodized aluminum entrance system), but its configuration external to the historic brick fabric of the building deals with the requirements of a weatherproof vestibule in a generally successful way. This arrangement could be emulated in other, more sympathetic materials.
- Nice sandstone lintels exist over openings, protected by the roof overhangs.
- Site work: Signal semaphore is an important interpretive feature that has been preserved.
- Brick on this building shows distinctive manufacturing impurities in original clay body, comparable to two livery stable buildings in the downtown district.
- If this property is to be used for a public, City-owned function, issues of ADA-accessible entry would need to be addressed.
- Bowed roof sheathing appears to have failed in several locations.
- Current parking and site access are difficult, given proximity to US 212 and TH 41.



Renovation Potential

MINNEAPOLIS & ST. LOUIS DEPOT (1911)
101 U.S. Highway 212 East



- Inspect and repair soffits, fascias, and gutters. Replace diverter gutters over entrances. Edge flashings appear to be relatively intact.
- Replace rough-sawn soffit material with beaded board more consistent with historical period of the building.
- Replace aluminum doors and surrounds with glass-panel (painted) wood doors. Coordinate style of all entrance doors on this building.
- Property is a candidate for overall window replacement. Window treatment that was used to fill in freight doors toward east end does not satisfactorily match historic character of this building.
- Recess new windows back from the face of brick.
- Re-build chimney cap to discretely accommodate mechanical vent.
- Masonry below the watertable course has been covered with rough-finish stucco and painted a dark brown color. Repair and repaint stucco a lighter, sandstone color to coordinate with stone cap.
- Caulk or repoint joints in sandstone watertable.
- Coordinate with railroad company to install grade-level pedestrian access from south. Consider installing a short section of rail for potential interpretive railcar (brick car?) on diagonal orientation parallel to the southwest entrance.

Existing Condition

CASPER SCHMIDT HOUSE (1876) *415 North Walnut Street*

Casper Schmidt, German immigrant, tried his hand at farming, but in 1876 built this brick house occupied by four generations of that family. Casper's son, J. August Schmidt, was one of Chaska's most aggressive merchants for about 50 years, his last location being at the Glass Block at Chestnut and Second Streets. His son, Irwin, followed in the business.



CASPER SCHMIDT HOUSE (1876) *415 North Walnut Street*

- This residential property is in excellent, nearly original condition, thanks to remarkable ongoing effort to maintain the property.
- Flashings on the porch are especially well-executed.

Renovation Potential

CASPER SCHMIDT HOUSE (1876)
415 North Walnut Street

- Window shutters should probably be modified to more closely match the original appearance, by adding radius tops to the existing wood shutters.
- In the long-run, consider re-framing the roof of the rear (north) framed addition to be a gable perpendicular to the main part of the house. This could be done without intruding on existing north window openings and would eliminate drainage problems toward garage of property to the north..



JOSEPH ESS HOUSE (1886)

217 North Walnut Street

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

Existing Condition



- Historic porch structure exists intact at rear of house.
- Building has been covered with thin layer of stucco that could be stripped, with masonry underneath repaired.
- Existing window shutters are historically inaccurate. Replace them with shutters to match the width and radius-top window openings.

Renovation Potential

JOSEPH ESS HOUSE (1886)
217 North Walnut Street



- Repaint all trim a lighter color, with paint accent scheme to emphasize the nice roof edge brackets. Retain the historic half-round drainage gutter wherever possible.
- Remove stucco. Repair and repoint masonry and mortar underneath.
- Reconstruct front porch to more accurately match historic details of 1880 period. Although photographic evidence has not been located, existing wrought ironwork appears to be lighter and more slender than would be expected on an historic building.
- Replace windows with insulating double-hung sash inserts to match historic configuration.
- Replace shutters to match the width and radius-top window openings.

Existing Condition

WOLFF HOUSE (1880)

207 North Walnut Street

Limited historical information is available for this property, based on the 1978 Walnut Street Historic District survey and nomination. The building is not a “pure” example of a particular architectural style, but is a sensitive, well-proportioned three-bay design influenced by Classical revival stylistic tastes, with pedimented window hoods and narrow lap siding. The house reflects the unusual pattern of side porches found on many Chaska buildings of this period (both residences and commercial buildings). At the time the National Register District was established, the house had been owned by the Wolff family for more than 100-years. An unattributed historical photo on Page 251 of Barac’s *Chaska: A Minnesota River City* shows three surviving residences on this block in their early historical context.



EARLY ESS RESIDENCE (undated, c. 1865)

(Shown above; speculatively identified as original Ess House)

211 Walnut Street

- Building has been entirely clad with prefinished metal siding that is historically inaccurate in terms of material and overlap dimension. Insufficient historic evidence of the building’s original appearance has been found in the form of historical photographs from the Chaska Historical Society, but the width of openings suggest that this was originally a frame building rather than brick masonry.
- Because this property has been so drastically altered, a “reconstructed” view has not been proposed as part of this study. However, the house is a contributing part of the Walnut Street District and may well qualify for major reconstruction at some future time. Replace exterior siding with new, narrower-profile material to more accurately match the texture of a building from this historical period.
- “6 over one” window sash profile and window trim are consistent with the historical period, although original openings may have been taller and narrower. Repaint window trim in historical color scheme, with accent colors at openings and trim.
- Building is situated on a raised “podium” elevated from the sidewalk by a concrete retaining wall.

Renovation Potential

WOLFF HOUSE (1880)

207 North Walnut Street



- Remove two existing arborvitae trees that are growing too close to the building façade, and remove one dead boulevard tree.
- Repair or reconstruct framed porch on north side. (Visually, the upper porch remains intact in very nearly original condition. Its details can provide a good “model” for framed porch structures on other buildings in the historic district.) Level the porch and support posts.
- Roof is vented but shingles need repair or replacement.
- Rehabilitate wood windows or retrofit with “2 over 2” replacement sash.
- Protect, inspect, and repair the very nice stained glass transom window.
- Repair and repaint wood window hoods.
- Scrape, prime and repaint existing wood siding. Spot repair bowed siding. Replace deteriorated corner boards and wood trim with moisture-resistant wood to match profile and dimensions.
- Front porch has been modified from original condition, but the modifications are consistent with historical change in the building.

FRANK MIESELER HOUSE (1865)

206 North Walnut Street

Again, only limited historical information is available for this property, based on the 1978 Walnut Street Historic District survey and nomination. The property is identified as a straightforward “Chaska brick rectangular plan house” situated to the south of the former Ess Foundry buildings. Arched window hoods and simplified decorative brickwork are distinctive features that make this handsome residence very typical of Chaska brick residences from the 1865 to 1870 period. Frank Mieseler worked as a blacksmith, and it is possible that the small, surviving outbuilding on the back of the lot (which appears on the 1911 Sanborn fire insurance maps) may have been either a smokehouse or a forge for his trade.



Existing Condition

- Brickwork and masonry exist in generally sound condition. Selectively repoint and repair open mortar joints.
- Replacement window sash has been installed in historic frames. Visual effect is historically accurate.
- An interesting, early-period free-standing brick smokehouse outbuilding exists in back, covered with stucco.

Renovation Potential

FRANK MIESELER HOUSE (1865) *206 North Walnut Street*



- Repair and tuckpoint brick at chimney. Repair or replace chimney flashings for watertightness. Repoint and repair brick mortar joints where deteriorated from chimney leakage.
- Replace well-worn asphalt shingle roof.
- Doors and windows exist in relatively sound condition. Repoint sloping brick window sills for watertightness. Repaint brick window “returns” at jambs of masonry openings a neutral cream color.
- Install new storm windows painted in an accent-color scheme as shown to highlight the “2 over 2” window muntin pattern.
- Seal the joint between asphalt parking surface and base of north facing brick wall to prevent moisture penetration.
- Heavy wood eave and fascia boards at roof line are nicely consistent with historic character of the building.
- Reconstruct masonry opening and arched lintel to restore original width of entrance doors. Install new doors with glazed panels suited the the historical period of the house.
- Existing carport roof inadequately matches historic character of the building and should be removed.
- Visual evidence of black asphaltic coating on bottom three courses of brickwork and black poly sheeting along south wall suggests potential for moisture penetration at grade. Re-grade around bottom of building for more positive drainage away from building.

“WALDVOGEL” GEHL HOUSE (undated; c. 1890s)

212 North Pine Street

Though little information has been gathered to date about the intended meaning of the name “Waldvogel” (literally “woods bird”), preliminary conversations with Tracy Swanson of the Chaska Historical Society indicate that the house is associated with the Gehl family as a residence for Charley’s mother, Emma Gehl. Sanborn fire insurance maps indicate that this brick house, with its unusually tall proportions, was constructed sometime between 1891 and 1899.



Historic Photo

Existing Condition

- Within the historic context, this residential property seems to have good potential for redevelopment that would enhance the district.
- Building form and details retain almost all of the house’s historical character (including a projecting bay window on the south elevation), as shown in an early photo from the collections of the Chaska Historical Society.



Renovation Potential

“WALDVOGEL” GEHL HOUSE (c. 1890s)
212 North Pine Street

- Remove thin-coated stucco to reveal details of the brick underneath. Chemically strip paint from brickwork if necessary.
- Install replacement sash windows and storms in a more historic configuration. Use historically appropriate accent colors for storm sash and trim.
- Maintain the transom above the entrance door and install a new, historically-appropriate wood panel door.
- Inspect and replace shingle roof. Rebuild brick chimneys as required.
- Repair and repaint wood trimwork.
- Reconstruct picket fence that shows in the historic photo.

STEGE-KLAMMER HOUSE (1902)

302 North Walnut Street

The widow of Peter Iltis, long time operator of the National Hotel and community activist, married Iltis' employee, Julius Stege. After going out of the hotel business, the Stege's built this house in 1902. Mrs. Stege's daughter, Caroline Iltis, married Kalmer K. Klammer, long time officer of the Carver County State Bank. Five generations of that family lived in the house.



Renovation Potential

STEGE-KLAMMER HOUSE (1902)

302 North Walnut Street

- This prominent residence has been renovated over time in a manner that is generally consistent with historic character of the property.
- Historic character of the property could be enhanced in several ways. The paint color scheme, though “lively”, is effective in highlighting details of bracketed ornamentation.
- The house sits relatively low to Walnut Street. Its appearance could be highlighted by removing one or more of the large spruce trees at the front of the lot. (Authors of this study recommend removal of the Colorado Blue spruce, but the Black Hills spruce to the north of the sidewalk could remain.)
- Removing low planters at both sides of the entrance sidewalk could significantly improve site drainage.
- Re-fabricate and reinstall porch screens toward the inside of ornamental columns.
- Install window sash inserts or exterior storm windows that are consistent with historic character of the property and painted to match the paint color scheme of the house.

Historic Photos



Renovation Potential

GRACE GIBSON HOUSE (undated)
308 North Walnut Street

- This building is currently the subject of careful rehabilitation planning on the part of the property owner consistent with the historic character as the house.
- Structural cantilever beams that support the upper porch show signs of distress and settlement. In the course of renovation efforts, a careful structural analysis of the porch structure should be made by a qualified engineer.

