

## CHASKA FLOUR MILL (1897)

500 North Pine Street

The brick portion on the right was built by John Frank, merchant miller, in 1897 as a steam-operated mill, as contrasted to mills a few blocks away which had been powered by the flow in Chaska Creek. An addition on the left was built in 1903. In 1907, William H. Scott from a Rice county milling family purchased the mill for \$4,000 and continued to operate it until the 1930s, when big mills were taking over the market. It was next a feed grinding mill operated by two generations of the Teske family until the 1970s. The City's Economic Development Authority acquired the building in 1988 and aided private owners in converting it to space for offices, shops and a restaurant.



## Preservation Success Story

### CHASKA FLOUR MILL (1897)

500 North Pine Street

- This property is one of several previously rehabilitated buildings in the downtown district. Prior renovation work has been done that is remarkably sensitive to the architectural character of the historic context of a building that would have been regarded as “utilitarian” in its day. It is an excellent example in all respects.
- More reliable, prefinished, standing seam metal roofs have been used in lieu of the corrugated sheet metal that once existed on this building.
- Brick and mortar have been cleaned and repointed, and are in good, sound condition.
- Wrought metal, masonry rod tie caps have been placed and accentuated in a decorative way.
- In the previous renovation of this building, design judgment was to re-build the full-width, side “loading dock” (balcony/deck) in an industrial vocabulary consistent with historic use of the building.
- Cap flashing is loose and unsecured at facing brick that appears to have been added in the lower 8-feet of the west wall. Repair brick and mortar at one, open vertical masonry joint in this area (northwest corner).
- Door openings in the three-story mill part of the building appear to have been permanently secured and made inoperable. An exterior, metal pipe guard rail might also be added at these two fixed openings.
- This wonderfully-restored, important “anchor” building contributes enormously to the vitality of downtown Chaska.



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O. GOODRICH ROW HOUSES (1888)  
(Brickyard Laborers' Houses)  
414-422 North Walnut Street

While row houses accommodated dense population in large cities, this property in Chaska (early version of the town house) was unique in Chaska when Orville Goodrich built them in 1888. For a couple generations they were occupied by laborers who worked in the nearby brick yards.

## Preservation Success Story

In the course of recent renovation, the exterior of this otherwise sound brick building has been unfortunately coated with sand-textured, pigmented masonry sealer (*Thoroseal*<sup>™</sup>-type product). Though the applied coating produces a cosmetically “uniform” appearance, this type of exterior coating treatment is not removeable and should not be applied on other buildings.



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# Preservation Success Story

O. GOODRICH ROW HOUSES (1888)  
(Brickyard Laborers' Houses)  
*414-422 North Walnut Street*

## Renovation Potential

- Recent renovation work has been accomplished with an eye toward minimizing the amount of ongoing maintenance that would be required for this rental property. However, the neutral color scheme produces a kind of “flatness” in the building’s detail that could easily be highlighted by applying an accent color paint scheme to the factory pre-finished storm windows and storm doors.





## Preservation Success Story

**CHASKA HERALD BUILDING (1871)**  
*123 West Second Street*

This is the second home of the newspaper, the original being a few doors east. This 1871 building originally housed the mechanical part on the first floor and editorial space and some law offices on the upper floor. A two-story mechanical equipment addition was built alongside the *Herald* building to the east in 1903. The *Chaska Herald* is the longest existing business in town.



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# Preservation Success Story

CHASKA HERALD BUILDING (1871)  
*123 West Second Street*

- Building is in generally excellent, sound repair, and well-maintained.
- Inspect roofing and flashings. No cap flashing is visible atop the front façade.
- Limestone sills, arch impost blocks, and building name block are extensively weathered, but good preservation practice does not call for any modification of them.
- Repair parging just below front-façade bulkheads where foundation is becoming exposed.
- Touch-up paint on cast iron columns with rust-inhibitor.
- Condition of all wood-framed elements added to the back of the building is generally quite good. These porch and egress stair additions provide an excellent example for other property owners of how modern elements can be added to an historic Chaska commercial building without detracting from its historic qualities.
- Questionable foundation drainage along west wall sidewalk could be improved with installation of sloped paver materials in place of the plant materials that currently grow on this side.
- Upper story round-top windows on west half of main building and window treatment on east annex building are historically appropriate and sensitively handled, providing a good example for other historic properties.



# Preservation Success Story

## SIMONS BUILDING (1886) *123 West Third Street*

Located across the street from the Court House for many years, it was known as the Court House Saloon and by several owners' names. At one point the frame saloon building faced west. The building was turned to face north. After Anton Simons, a farmer, bought that business, he built this brick building. An ell addition on the left was built as a hotel in 1903. The old front was replicated by a new owner in 1979-80. The east portion has been a saloon, millinery, beauty shop and post office.

- This property is one of several previously rehabilitated buildings in the downtown district and renovation work has been done that is remarkably sensitive to the architectural character of the historic context.
- Front façade has been nicely restored with projecting, bracketed balcony and with balustrade materials that match the detail of wrought metalwork below the porch of the annex.
- Upper story windows and paint scheme match historic character of the building very successfully.
- Underside of exterior balcony has accumulated soiling material that should be removed as part of normal, seasonal maintenance.
- Stone sills and lintels at front façade are in remarkably good condition.
- Brick and mortar are in excellent condition. Parapet cap flashing is a good example for other property owners of how to cap a masonry parapet with metal.
- Window surrounds and sash trim are painted a good, historically appropriate deep green color, with lighter color accents.
- Brick on the south elevation has been covered with stucco.
- Well-built, wood-frame additions at back of the building for egress stairs, porches, and screening. These porch and egress stair additions provide an excellent example for other property owners of how modern elements can be added to an historic Chaska commercial building without detracting from its historic qualities.



## SIMONS LIVERY STABLE (c. 1886)

218 North Pine Street

Although this structure has been identified with the Simons family, there have been several other owners. The location was convenient for stabling horses of those coming to the old Court House for court trials or other county business. At one time the Sargents, who had a hotel across the street to the west, owned the site. A more recent owner converted the building for multiple uses. In the early to mid-1980's a candy factory operated out of this facility. Currently the building is used for office spaces.

- This property is one of several previously rehabilitated buildings in the downtown district. Renovation work has been done that is remarkably sensitive to the architectural character of the historic context of a building that would have been regarded as “utilitarian” in its day. It is an excellent example in all respects. Even the small high windows on the north elevation are reflective of the pattern of livestock stalls associated with the building’s historic usage.



## Preservation Success Story

- Building signage and entrance are sensitive and appropriate. Brick arch over the entrance appears to have been rebuilt.
- Eaves, fascias, and trim are all in excellent condition. Soffit screen material is coming loose in southeast corner of south side elevation (near the front).
- Light repair of brickwork may be in order in the southeast corner and to the lower left of building entrance.
- Brick and mortar are in excellent repair. Brick is distinctive in that it shows numerous impurities contained in the clay body, comparable to the Brinkhaus Livery Stable (a.k.a. Minneapolis House Livery, near City Hall on West Fourth Street) and the Minneapolis & St. Louis train depot on Highway 212.
- Touch up paint on window trim of two small arched windows on front façade.
- Good, positive drainage toward street from the side yard on the north assure that moisture will be drained away before it can cause damage to historic materials.
- Remove weed trees that have begun to volunteer at back of building, to prevent damage to eaves and air conditioner condensers.
- Consider an alternate facing material on the bulkhead below secondary entrance sidelight. Current painted material shows signs of weathering.

## CHASKA BAKERY 500 North Chestnut Street

A one-story building was built in 1884 by Gottlieb Eder as a bakery with living quarters in the rear. Mr. Eder died in an early morning fire in 1896. The bakery has passed from owner to owner since then. A second story was added for office and residential space. Two generations of the John A. Linne family operated the bakery for nearly 50 years, beginning in the early 1920s. This successfully preserved property an excellent example of Chaska's continuing commitment to preserve architectural heritage while accommodating business developments that contribute to economic vitality in the community.



## Preservation Success Story

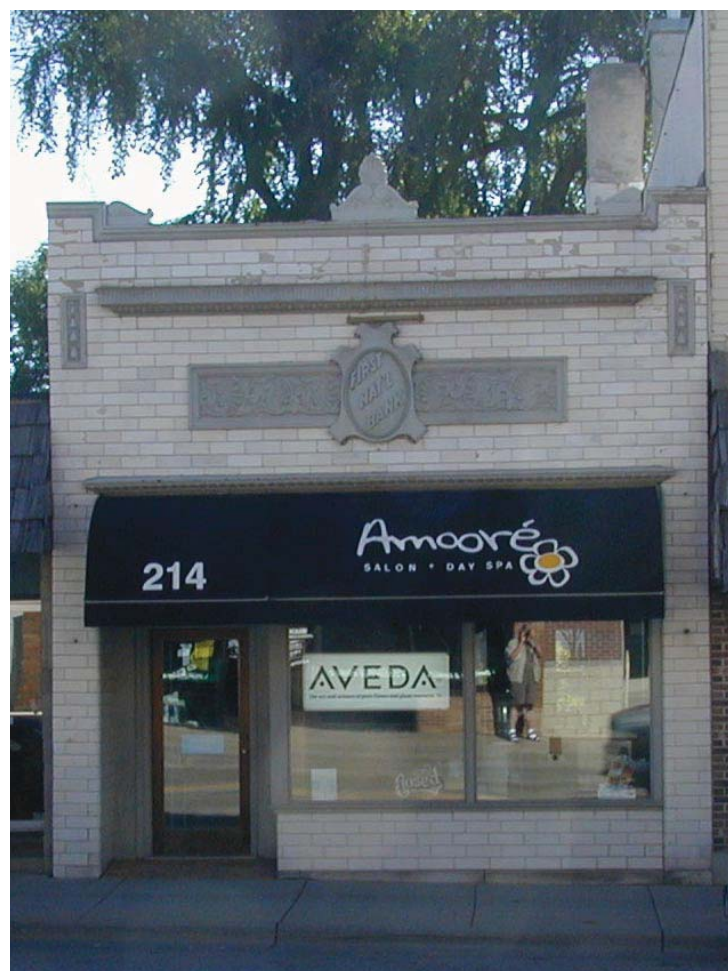
- This building is one of several previously rehabilitated buildings in the downtown district that has been renovated in a manner sensitive to the architectural character of the historic context.
- Photos showing this building before the most recent renovation stress the point of how much the property has been improved by responding architecturally to the historic character of its original period.
- West-facing storefront is sympathetic to the historic character of the building, but in somewhat more contemporary treatment, responding to traffic noise of busy TH 41.
- Given traffic density on TH 41, it is probably unrealistic to consider restoring the front of this building to its original, historic period based on photographic records.
- Repair sealant (caulking) between wood storefront trim and brick façade.
- Window air conditioners have been relocated to secondary façade of building. Enclosure of a through-wall unit air conditioner behind canvas awning at side entry provides a good example for other property-owners.
- Paint trim of upper story windows at rear of building.
- Replace or reinstall missing cap flashing at top of wall in back of building (along Fifth Street elevation).
- Projecting sign at front of building is historically appropriate and consistent with other projecting signs in this historic district.
- Brickwork has been repointed (tuckpointed) with mortar that is well color-matched to the original appearance.

## FIRST NATIONAL BANK (1907)

(currently Amooré Salon)

214 North Chestnut Street

A bank was organized in this location by C. H. Klein and other business leaders, and a building for the business was constructed in 1907. Volume for the bank and growth of affiliated Carver County banks necessitated more space. In 1929 the Klein Block, housing the relocated bank, drug store, post office and offices on the second floor was erected on the west side of Chestnut Street. In 1967 a third bank was constructed on the north side of Third Street to accommodate the space needs of the bank. The building was expanded in 1985. The original bank at 214 North Chestnut Street has housed a tavern, restaurant, offices and currently, a beauty salon.



## Preservation Success Story

- This wonderful building has been sensitively and appropriately preserved in a manner consistent with historic character of the property.
- Preservation maintenance of the historic pressed metalwork is especially impressive.
- Touch up glazed masonry units (clay tile) in a few locations where glazed surface has spalled slightly.
- Lightly scrape or spot strip pressed metal ornament and repaint with rust inhibitor, continuing the present restrained color scheme.
- Touch up the heavy body stain on wood storefront trim.
- The existing canvas awning is nicely handled, integrating signage and street address and emphasizing the entrance. Transom windows have been nicely maintained.
- Inspect roofing material and flashings to be watertight at the parapet.
- Interior pressed metal ceiling is attractive decorative feature that has been well-maintained.
- Glazed clay tile bulkhead material is an excellent match for the historic exterior materials.

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# Preservation Success Story

C. H. KLEIN MANSION (1910)  
(currently Peacock Inn Bed & Breakfast)  
*314 North Walnut Street*

Charles H. Klein, one of Chaska's most widely known citizens, bought a frame house on this site in 1903. After becoming well established in the brick and banking businesses and as a legislator from 1903-1912, he replaced that house in 1910 with this mansion. He also was chairman of the school board for 20 years. After his death, the Klein family deeded the mansion to the City with the provision that it be used for public purposes. In 1967 it became the public library until that moved to the new City Hall in 1988 and later served as part of the Carver-Scott Co-op Learning Center. In 2000 the property was extensively renovated, sensitively integrating modern building systems, and converted to a new use as wonderful bed and breakfast facility operated by Joyce Bohn.



# Preservation Success Story

## MINNEAPOLIS HOUSE (BRINKHAUS) LIVERY STABLE (1890s) *112 West Fourth Street*

Minneapolis House and Saloon customers of Herman Brinkhaus were provided a barn and shed for their horses. That frame building burned and was replaced by this brick building in the early 1890's. (Being also in the brick business, Brinkhaus wanted to demonstrate the permanence and attractiveness which brick could provide.) During the Chaska race track era, local owners stabled their steeds here. It also housed a livery business and later was the origin of a schoolbus service.



## BRINKHAUS SALOON LIVERY BARN (1890s) (recently renovated Chaska History Center) *112 West Fourth Street*

In the course of its 2003 conversion to a public facility for the Chaska Historical Society and Chamber of Commerce, this building has undergone extensive modifications under the direction of an architectural firm experienced in the requirements of an historic property. The building reopened in late 2003 as a research center and repository for historical collections of the Chaska Historical Society, an exhibit space, and offices for the Chamber of Commerce.



photo credit  
courtesy of the *Chaska Herald*

## FABER BUILDING (1872)

202 North Walnut Street

The Linenfelters and Fabers were so prolific that residential space in their original building to the southwest became crowded. In 1872, George Faber built the two-story building that stands on this site today, with the Faber family living on the second floor and the Joseph Franken pharmacy located on the first floor. It later also shared space with a bank and still later the post office. In later years it became a grocery store, candy factory, chicken hatchery, mortuary and beauty shop. The Masons purchased the building in 1892 and converted the first floor space to their Lodge. A private party purchased the building in 1997. The current owner, sensitive to the building's historic value, has attempted to restore the exterior of the structure to its original appearance.



## Existing Condition

- Some corbelled masonry projections above the parapet line have been removed. A historic photo of this building's original appearance, showing upper story awnings, first floor arched openings, and corbelled brick parapet details is available in the collections of the Chaska Historical Society.
- Upper portion of front façade is intact and in good condition.
- Existing vinyl replacement windows do not completely fill the masonry openings as they would have historically. Replace with sash inserts to replicate the historic profile.
- Some window openings have been partially in-filled with substitute materials to reduce opening size.
- Parging material at top of foundation is installed in a way that does a good, effective job of shedding water away from exterior wall along the south-facing sidewalk. Repair parging in one small area of foundation.
- Limestone sills are extensively weathered and most have been covered with metal panning. This appears to be a satisfactory solution that meets the Secretary of the Interior's Standards for "reverseability". In two locations where limestone remains exposed, there is no critical need for repairs.

# Renovation Potential

## FABER BUILDING (1872)

202 Walnut Street

- Repair and tuckpoint brick at step-gabled parapets.
- Repair brickwork over one window opening where brick arch has been displaced.
- Replace existing windows with sash inserts to replicate the historic profile.
- Rebuild the decorative parapet cap according to historic photos that show extensive corbelling of the brickwork.



- Spot-clean brick with mild detergent solution, but avoid any form of abrasive cleaning (such as sand- or water-blasting).
- Photographic evidence at the Chaska Historical Society shows that upper story windows originally had arched-topped shutters to match the width of openings on the west (front) facade. Consider reinstalling or reconstructing these features based on the photographic record.
- Consider a strategy of relocating unit air conditioners to the upper part of window openings, and then concealing them on the exterior by using canvas awnings, similar to the way this has been done on the Chaska Bakery.
- Uncover and restore arched-top transoms above first-floor display windows in historically accurate three-bay configuration. Remove encapsulating storefront materials and projecting canopy/awnings, and restore storefront to historic configuration.
- Replace vinyl cladding/siding materials on framed structure along north side of building with historically appropriate materials to match the historically accurate details of the side porch.
- Repoint open mortar joints at brick pilaster on north edge of first floor.
- Re-grade to improve drainage away from north side wall.
- Retain and preserve the historic lightning rod and glass ball that exist on the roof.

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NATIONAL HOTEL BUILDING (1891)  
(former F. Hammer Building)  
*123 East Second Street*

Paul Faber, operator of a rooming house in the hamlet of St. Paul, became interested in prospects of the Chaska settlement and had a two-story frame hotel constructed on this site in 1855. His brother-in-law, Frederick Greiner Sr., and wife, the former Katrina Faber, operated the hotel. It was named the Chaska House which it remained through a series of owners and managers. One of them was Ferdinand Hammer, who replaced the frame structure with this brick building in 1891. After the original National Hotel on Chestnut Street ceased business, the name was transferred to this building.



## Existing Condition

- South-facing wall has been substantially modified over time on the first floor. Photographic evidence is inadequate to justify rebuilding it, so the changes should be accepted consistent with the Secretary of the Interior's Standards that allows for changes over time to become part of the historic fabric of a building.
- Kasota limestone sills and thresholds exist in very good condition on this building.
- This building has recently undergone window replacement and offers an excellent example for other property owners of how new, replacement windows can accurately match the historic character and dimension of historic window openings.

# Renovation Potential

**NATIONAL HOTEL BUILDING (1891)**  
(former F. Hammer Building)  
*123 East Second Street*

- Inspect roof and flashings. Repair parapet or replace cornice cap materials.
- Scrape and clean the contrasting, accent red brick trim that currently shows flaking paint.
- Modify overhanging porch and transom above corner entrance door. Substitute other materials for the vertical textured vinyl facing materials that has been installed. Install spandrel glass in transom panel above door. Paint the entrance door a deeper color, consistent with the way a wood door would have been painted historically.
- Railing at upper balcony is much too “slender” for the historical period of this building. Reconstruct projecting balcony and railing to be more consistent with historical examples of bracketed balconies that exist on many other commercial buildings in the downtown district.
- Install new, more subtle building address sign, possibly consistent with other buildings in the historic district.
- As a third-level priority, consider replacing brick window sills on south wall with cast stone or limestone to match historic stone sills that exist on this building.



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# Existing Condition

## LINENFELSER & FABER BUILDING (1858) *116-122 East Second (Second & Walnuts Sts.)*

Florian Linenfelser, from Baden-Baden, Germany; and George Faber, who immigrated from Luxembourg in 1850, became acquainted in Galena, Illinois. In 1852 they traveled overland to California to prospect for gold. They were successful. Continuing his interest in Chaska's future, Paul Faber convinced his younger brother George and Florian Linenfelser to consider starting a business. They came in 1857 and the next year built this brick general store across from the Chaska House. The families of the partners lived on the second floor. This is now the oldest business building in Chaska.

- Exterior of this building has previously been damaged by abrasive sandblasting.
- Eave and soffit venting are in satisfactory condition for attic ventilation.
- Bottom four courses of brickwork show evidence of deleterious "rising damp" from capillary absorption of ground water. Consider adding a watertable "wash" (similar to the nearby Faber Building) to cover the bottom four brick courses and seal the joint between building wall and sidewalk.



- One window opening on the upper floor facing east has been bricked in. Restore this opening by either reinstalling the window in its original location or by recessing brick to form a shallow window recess with lintel and sill to restore the symmetry that was original to this facade.
- Historic building entrance on the east has been filled in with brick. Cast iron columns and lintel beam remain visible. Reopen this façade by installing storefront materials that are consistent with historic character of building as it appears in photos. Prime and paint all ornamental ironwork with rust inhibitor.
- Stone sill at the bottom of the north wall appears to be in sound condition.
- All brick window sills are seriously weathered and in need of repair so that they shed water.
- One canvas awning that exists at the Second Street entrance is consistent with historic fabric of the building. Add similar canvas awnings to identify other building entrances.
- Original storefront with large display windows and transom has been replaced with modern infill materials and smaller, less inviting windows. Replace storefront with larger glass display windows, and replace doors with transom above.
- Though an effort was made to match some historic materials, the existing building element constructed along south side of the building is an addition that substantially alters the character of what was originally a framed porch.
- Current building signs are visually disruptive and compete with each other graphically. Develop new, more unified building signage system, installed flat against exterior wall in the transom area.

**LINENFELSER & FABER BUILDING (1858)**  
*116-122 East Second (Second & Walnuts Sts.)*

- Repair or replace parapet and cornice cap at gable-ends.
- Selectively repoint mortar joints with soft, lime-rich mortar.
- Replace all double-hung windows with new replacement windows or sash inserts to completely fill the historic masonry openings.
- Restore windows on (secondary) side and rear elevations to match historic photos.

## Renovation Potential

- Repair or replace deteriorated window sills.
- Prime and paint wood transom beams that have been installed in rebuilding window lintels. Install flexible sealant (caulking) to seal all joints between wood and brickwork.
- Re-point (tuckpoint) mortar joints with lime-rich mortar.

- Replace badly eroded brick (plainly visible at eye level on the north wall). Brick in this area has deteriorated noticeably as a result of unfortunate sandblasting. Matching replacement brick may be salvaged from areas where window openings were previously filled in with brick.
- Consider restoring historic painted brick advertising sign on west gable end based on historic “Thom Insurance” photo of 1965 flood.
- Proposed renovation concept is based on building configuration that lends itself to subdividing for three commercial tenants on the first floor. Add new storefronts on east and north elevations to subdivide for additional business tenants. Promote commercial usages of the ground floor, especially along the east street frontage.
- Re-size windows that exist on first floor of the Second Street facade to completely fill masonry openings with display windows.
- One canvas awning that exists at the Second Street entrance is consistent with historic fabric of the building. Add similar canvas awnings to identify other building entrances.
- Original storefront with large display windows and transom has been replaced with modern infill materials and smaller, less inviting windows. Replace storefront with larger glass display windows, and replace doors with transom above.
- Re-build interior egress stair inside west frame enclosure for structural stability and to meet code. Replace siding material on the infill enclosure between Linenfelser-Faber building and David Lloyd Gallery using narrower profile, 4-inch exposure lap siding. Install new door and window to better match character of historic openings.
- Current building signs are visually disruptive and compete with each other graphically. Develop new, more unified building signage system, installed flat against exterior wall in the transom area.



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## CARVER COUNTY STATE BANK (1884)

112 East Second Street

Getting into the simple banking business while operating a pharmacy in Carver, George A. DuToit rented space at the rear of the Franken Pharmacy in the Faber Building in 1874. By 1884 DuToit's bank was so well established that he built this building in 1884. In 1904 the bank moved to a new building at 206 N. Chestnut Street, a building later remodeled and enlarged. The next site was 400 N. Chestnut Street. Four generations of the DuToit family have continued in banking in Chaska.



## Existing Condition

- Exterior of this building has previously been damaged by abrasive sandblasting.
- Original location of recessed entrance doors has been modified, and historic storefront with display and transom windows has been replaced with modern infill materials.
- Transom windows have been covered with panelized material and signage.

# Renovation Potential

## CARVER COUNTY STATE BANK (1884) 112 East Second Street

- Inspect roofing materials, cornice line and flashings.
- Repoint (tuckpoint) and repair sidewall brickwork as necessary. Engaged chimney, in particular, appears that it may need attention.
- Replace existing storefront with large glass display windows, and replace door with transom above.
- Reinstall exposed-flange transom beam (structurally sized for the width of opening).
- Reinstall three-bay column-and-beam storefront configuration, with transom panels and bulkheads. Configuration of storefront glazing system should allow columns and beams to remain exposed on the exterior.
- Ceramic tile bulkhead facing may be better replaced with a glazed material having horizontal texture, or with a panel-and-frame type of bulkhead. Reconstruct bulkheads using enframed wood, stone, or metal panels.
- Highlight the cast-iron masonry “star bracket” as a decorative feature of the façade.



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**HAMMER & BEIERSTETTEL  
BUILDING (1877)**  
*107 East Second Street*

Mike Hammer and John Beierstettel, both of pioneer families, built this structure in 1877 as a saddle and harness shop with residence rooms on the second floor. In the following years it operated as a saloon, tavern and restaurant, and from the mid-1990's was a jewelry store.

## Existing Condition

- West and front façades have been painted, but the upper story is otherwise intact and in good condition.
- Middle window (door) opening on upper story of front façade was infilled with brick from very early photographic records, and could remain in its current condition.
- Replacement windows that have been installed in upper story openings are an excellent match for historic character of the building.
- Wood covering over transom beam is twisted and rotating outward at the top, suggesting that original beam and columns may remain in place behind interior and exterior covering. Stone impost blocks remain visible at spring line of arches, similar to the *Chaska Herald Building*.



Historic Photos



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# Renovation Potential

**HAMMER & BEIERSTETTEL BLDG. (1877)**  
*107 East Second Street*



- Patch, repair, reattach and repaint galvanized metal cornice.
- Chemically stripping paint from front wall would be a medium priority, to restore the building to original appearance.
- Patch holes in brick on north wall.
- Remove coverings that obscure the cast iron columns which appear on historic photos. The original ornamental columns are believed to remain in place. Wood trim that has been added in the course of recessing the entrance is compatible with historic features of the building.
- Uncover and restore transom windows above storefront display windows.
- Reinstall historically accurate shutters that appear on upper story of historic photos.
- 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 reopened, 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.

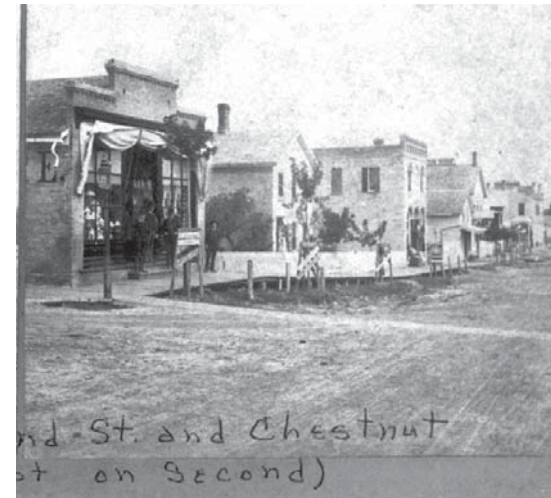
## HENRY YOUNG HOUSE (1870s)

109 East Second Street

Henry Young, an immigrant from Germany, was one of Chaska's earliest settlers and merchants. He built this home for his family in the 1870s and four generations of Young's lived there subsequently. It continued as a residence and in more recent years also housed an antique shop.



## Historic Photo



## Existing Condition

- Major repair of fascia and soffit is called for on the west side.
- Spot repointing of brick joints is called for below first floor window in southeast corner, where water damage has occurred.
- Storm windows and sash are in generally good and repairable condition.
- Brick chimney shows signs of pulling away from wall, and top of chimney needs to be rebuilt.

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# Renovation Potential

## HENRY YOUNG HOUSE (1870s)

*109 East Second Street*

- Inspect fascia and soffits. Repair and repaint as needed.
- Spot re-point (tuckpoint) mortar joints as needed with lime-rich mortar. Spot repointing of brick joints is called for below first floor window in southeast corner.
- Restore operable window shutters based on physical evidence of shutter bracket hardware on window jambs.
- Replacement windows should be regarded as a medium priority.
- Repair and brace support posts under rear/side porch.
- Work with neighboring property owners to maintain or screen trash and storage area at rear of Chestnut Street properties.



**PHILIP HENK HARDWARE BUILDING (1876)**  
SUBSEQUENTLY THE (CHASKA)  
MOTOR SERVICE COMPANY GARAGE  
(currently McGusta Market)  
*108-110 East Second Street*

Historically, several important Chaska businesses operated from buildings in this location. Related to his other, later enterprises on the west end of the block, Philip Henk began business in this location selling hardware and tinware. A building shows up in this location on Sanborn fire insurance maps as far back as 1885, when it was identified as a “hardware & tinware” store with dwellings on the second floor. Most long-time Chaska residents know the building as the site of Motor Service Company, a long-time Chrysler-Plymouth dealership with Al Mittelstet its proprietor. Photos of the building through history show that it has been substantially modified several times, with window openings rebuilt and brickwork altered significantly.



Historic Photo



## Existing Condition

- Exterior of this building has previously been damaged by abrasive sandblasting. Otherwise, the brick and mortar appear to be in generally good condition, needing only spot repointing.
- Limestone window sills are extensively weathered, but there is probably insufficient need to cover them with substitute materials.
- Concrete sills on the upper windows at the 108 East Second Street address appear to be weathering well and are a good substitute for original material that was removed.
- The manner in which original “garage doors” have been infilled with glass, panel, and transom materials (toward the west end of the 108 East Second Street address) is an excellent design model for how historic character can be reflected in a new storefront configuration.
- Recessed brick infill treatment that exists in the center opening of the 110 East Second Street address maintains the rhythm of historic opening and is a satisfactory treatment in the near term.

# Renovation Potential

PHILIP HENK HARDWARE BUILDING (1876)  
SUBSEQUENTLY THE  
CHASKA MOTOR SERVICE GARAGE  
(currently McGusta Market)  
*108-110 East Second Street*



- Inspect roofing and repair or replace parapet capping (counterflashing) materials for weathertightness.
- Relocate unit air conditioners away from main façade, where they appear to be causing significant moisture problems on the historic brickwork.
- Upper windows have been replaced with windows and infill panel materials that do not match historic character.
- Replace small windows with full-sized, insulated double-hung window sash in historic “radius top” configuration, similar to the Hammer & Beierstettel building across the street.
- Re-opening windows that have been bricked-in would be the optimal treatment for this historic storefront (potentially qualifying the property for preservation tax incentives).
- Upper story of 108 East Second Street address has been substantially modified over time. Photographic evidence of a significantly different window pattern is insufficient to justify rebuilding it to the date of original construction, so the changes should be accepted consistent with the Secretary of the Interior’s Standards that allow for changes over time to become part of the historic fabric of a building.
- Based on archival research, recessed panel brickwork that shows on historic photos between the springline of upper story brick arches and the corbelled parapet appear to have been removed more than 60-years ago. As a third-level, future priority, restoration of this feature should qualify for preservation incentives.

PHILIP HENK CIGAR FACTORY  
IN-FILL BUILDING (c. 1872)  
(now Butch's Restaurant & HavTek Consulting)  
102-104 East Second Street

As with other business buildings on this block, the Philip Henk Cigar Factory was one in a series of changing commercial enterprises in this location. The cigar-making business, together with confectionary businesses appealed to the tastes of new immigrants to the community. The Cigar Factory was connected with a significant corner building constructed by Mr. Henk, which served as the I.O.O.F. Oddfellows Lodge Hall and as a tavern, operated by Henk. Barac's history of *Chaska: A Minnesota River City* (v.1) discusses construction of these businesses along what was then considered to be Chaska's main street (Second Street). Chaska's Motor Service Company, also occupied this building as shown in historic photos that capture decorative brickwork on the building's cornice.



Historic Photo



## Existing Condition

- Exterior of this building has previously been damaged by abrasive sandblasting and more recently by a fire that occurred in the adjacent Butch's Bar building to the west.
- Streetfront façade has been substantially reconstructed, but is consistent with the scale and historic fabric of this commercial block, particularly in terms of the corbelled brick cornice work.

# Renovation Potential

PHILIP HENK CIGAR FACTORY  
IN-FILL BUILDING (c. 1872)  
(now Butch's Restaurant & HavTek Consulting)  
102-104 East Second Street



- Inspect and repair roof and flashings.
- Repoint mortar joints at parapet.
- Install new, painted wood panel door in connective “pass-through” between restaurant and tavern building.
- Canvas awning material is well-worn. Replace it with new canvas fabric to unify the elevation. Consider integrating a canopy over the center bay with signage to improve visibility of the customer entrance.

**PHILIP HENK BUILDING (1872)**  
operated for many years as Butch's Tavern  
*100 East Second Street*

Philip Henk was a member of a prominent early Chaska family that founded several businesses along this block. He came to the community as a tinsmith but engaged in other businesses, including his own hardware store at 110 East Second Street, built in 1872. In 1876 he erected this two-story building at the western corner of the block. The first floor was used for rental (dry goods) and the second floor was for meetings and social events of The Independent Order of Odd Fellows, of which he was a member. Through several decades it also was the quarters of the Modern Woodmen of America, Masons, Grand Army of the Republic, American Legion and V. F. W. Various businesses have occupied the first floor. Historic photos show the building operated for a time as Fred W. Eders Store. For more than seven decades it functioned as a saloon, confectionery, tavern, restaurant, and gathering place operated by three generations of the Diedrick family.



Historic Photo

## Existing Condition

- Exterior of this building was previously renovated and at some time its exterior fabric was damaged by abrasive sandblasting. More recently a major interior fire has displaced the business that operated in this location for many years.
- Because of its association with Chaska's business community for several generations and its prominent corner location, this building is a pivotal property in Chaska's historic downtown district.
- In the aftermath of a disastrous October 2003 fire, a significant opportunity exists for community development resources to contribute toward restoring this pivotal building with such great potential for anchoring the historic downtown.



# Renovation Potential



**PHILIP HENK BUILDING (1872)**  
(operated for many years as Butch's Bar)  
*100 East Second Street*

- Install period-appropriate replacement windows in all openings that have been affected by the fire. Historical photos show “6 over 6” windows on the upper story of this building.
- Reconstruct street-level storefront for more “lightness” and greater transparency.
- Repair parapet cap and selectively repoint brickwork around upper story windows.
- Reconstructing the shallow, decorative balcony in the middle of the upper story gives emphasis to the building entrance.
- Limestone sills are substantially weathered, but need not be modified. Covering them or replacing with other materials would compromise the historic fabric of the building’s original materials and the weathering is a natural part of the way this building has aged.
- A new business in this location might find it appropriate to capitalize on the building’s heritage and visibility by re-erecting a sign on the parapet, consistent with historical photos.

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## Existing Condition

### OESTERREICH HARDWARE STORE (1903)

*101 West Second Street*

Three Oesterreich brothers were brick masons. One of them, Ewald, decided to go into hardware. He constructed this building in 1903. Through successive owners it remained a hardware store for several decades. Noteworthy on the building is the mason's artistic adornment.



- Elaborate brick corbelling at the cornice line (front and side walls) is an especially distinctive ornamental feature of this building.
- Exterior of this building has previously been damaged by abrasive sandblasting.
- Existing upper story windows suit the historic character of the building almost perfectly. Stained glass in the upper story transom windows is an especially beautiful feature to be preserved.

# Renovation Potential

OESTERREICH HARDWARE STORE (1903)  
101 West Second Street



- Repair cornice cap and cap flashing. This is a serious hazard as it exists, requiring immediate attention. Building tenants were advised that there appear to be loose bricks behind the parapet flashing about to fall onto the sidewalk.
- Previous mortar repointing appears to have been done in a somewhat careless manner, resulting in mortar remaining on the face of bricks. Spot tuckpoint and repair brickwork with lighter-colored, appearance-matched lime mortar.
- Transom area above display windows has been covered with blank panels and visually disruptive, backlighted signage.
- Redesign signage graphics and coordinate with new, projecting awning above storefront display window.
- If existing signage is to be retained, coordinate with sign company to integrate it better as shown on the proposed renovation concept.
- Coordinate style of entrance doors to match, in a more historically sensitive, wood panel and frame style of door.
- Existing trees are quite close to the building façade and tend to obscure the storefront. Sidewalk trash receptacle might be better located toward the west side of the building's front (between the 101 and 103 West Second Street properties).
- 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.
- In the long-range, consider reinstalling the projecting, bracketed balcony that clearly shows on historic photos of the building, accessible from the collections of the Chaska Historical Society.

**DIACON BUILDING (1897)**  
(currently "Pizza and Pasta")  
*105 West Second Street*

In 1883 Nicholas Schoenborn started a saloon in this building. In succeeding years it accommodated a few various businesses. When the jewelry store of Lucian Diacon, Swiss watchmaker, was destroyed by the big fire on West Second Street in 1900, he bought this building to conduct his business and live in it with his two daughters. He trained one of them, Louise, in watchmaking and jewelry. She operated the store until the 1930's. This is another example of replication of the original front.



Historic Photo

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

This is a combination of two buildings with replicated old fronts. It is another example of the city's economic development program to rehabilitate significant old structures. The building on the left started as Errin's Bakery, Chaska's first, in 1878. It had a variety of tenants. In 1886 it was purchased by Gerhard Deuhs, immigrant from Holland, who started a confectionery store. When he added groceries, the business required erecting the brick building on the right in 1899, joining the two. Mr. Deuhs' health began to fail. He summoned a daughter, Elizabeth Baxter, teaching at Little Falls, to assist him. She and her daughter, Nellie, came and took over the business after his death, continuing it for several decades.

Existing Condition

