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### National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

New Submission  Amended Submission

#### A. Name of Multiple Property Listing

Chaska Brick Resources in the Vicinity of Carver County, 1857-1961

#### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

"Early Agriculture and River Settlement, 1840-1870," "Railroads and Agricultural Development, 1870-1940," "Euro-American Farms in Minnesota, 1820-1960"

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#### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Bawana Howard  
Signature of certifying official

Deputy SHPO, MHS  
Title

October 23, 2013  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for [Signature]  
Signature of the Keeper

12/18/13  
Date of Action

United States Department of the Interior  
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Chaska Brick Resources in the Vicinity of Carver  
County, 1857-1961

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State

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Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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**E. Statement of Historic Contexts**

**Chaska Brick Resources in the Vicinity of Carver County, 1857-1961**

***Introduction***

This Multiple Property Documentation Form (MPDF) encompasses resources built of Chaska brick that are located in Carver County and the nearby vicinity. This document establishes an historic context called "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961."

Chaska brick is a cream-colored, common brick that was produced for 100 years, from 1857 to 1961, in Carver County, which is located on the Minnesota River about 20 miles southwest of Minneapolis. The brick was made commercially in the towns of Chaska and Carver and, early in the period, on a few farms for on-farm use. The brickyards in Carver closed in the 1890s after which all brick was made in Chaska. No matter where it was produced in Carver County, the brick was generally known as "Chaska" brick. Chaska brick production was a mainstay of the local economy, employing hundreds of workers and supporting many ancillary businesses.

Taken together, Carver County's brickyards were the most productive in the state from at least 1880 to 1920. In 1907 brickyards in Chaska were making an estimated 40 to 60 million bricks per year, or 30% of the entire state's output. Around 1918 Carver County brickyards were producing nearly 60% of the state's bricks (*Walking* 2011; Grout 1919). Carver County's brick industry was particularly successful due to excellent clay deposits, economical barge shipping on the Minnesota River, and the county's proximity to Minneapolis and St. Paul. The brickyards flourished between the mid-19th and mid-20th centuries, a time when the Twin Cities was experiencing exponential population growth. In the 1930s the yards' profitability declined. Production remained fairly low and the yards eventually closed in 1961.

While most Chaska brick was exported to the Twin Cities, a significant amount was used by area residents to build houses, schools, churches, and commercial buildings. These local Chaska brick resources helped shape the physical and cultural identity of Carver County and vicinity, and today they continue to comprise a locally distinct set of historical resources. The local use of Chaska brick is the subject of this MPDF. Chaska brick resources located outside of Carver County and the near vicinity are not included within its scope.

Chaska brick resources were built by all early settlers to Carver County including Anglo-Americans, Scandinavian-Americans, and German-Americans. Section E of this document provides information about German immigrants because they were the county's largest ethnic group and are believed to have built the greatest number of Chaska brick resources. Resources built by non-Germans are included within the scope of this MPDF, and the document may be amended in the future to provide more details about these groups and their use of Chaska brick.

A wide range of Chaska brick buildings and structures are associated with this historic context. Detailed information about one property type, farmhouses, is provided in Section F. It is expected that the MPDF will be amended in the future to address other types of properties.

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In addition to being associated with the historic context "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961," the early history of Carver County, and the rise and fall of the Chaska brick industry, resources built of Chaska brick are also associated with three statewide historic contexts. The first, "Early Agriculture and River Settlement, 1840-1870," encompasses the initial settlement of the area by Euro-Americans and the establishment and early history of the Chaska brick industry, including the shipment of bricks by river barge. The second context, "Railroads and Agricultural Development, 1870-1940," is marked by the construction of railroads across the region – one of the factors that enabled the so-called "golden age" of agriculture in Minnesota. The context encompasses local agricultural development and population growth as well as the maturation of the Chaska brick industry, including the shipment of bricks by rail. Farmhouses constructed of Chaska brick are also associated with the statewide historic context "Euro-American Farms in Minnesota, 1860-1960," which is developed and described in a 2005 cultural resources study (Granger and Kelly 2005).

***The Brick***

Chaska brick is cream-colored, common brick. Most of the bricks were solid, but a significant amount of hollow brick was also produced by the brickyards, as well as a few other products such as fire brick. "Common" brick was generally used for structural purposes because it was comparatively soft and less expensive than "face" or "front" brick, which was made from a different grade of clay, was fired at a higher temperature, and was harder and had sharper corners.

Chaska brick is usually described as yellow, buff, tan, or cream-colored. Some bricks have a faint salmon tint, while others tend toward gray or blue. In a 1988 study of Chaska brick farmhouses, then-architecture student Steven Martens wrote, "'buff' or 'tan' does this material a grave injustice. Ochre approximates it, but the rich, luminous qualities which the brick exhibits, and the narrow range of its rose-to-yellow blend, honestly invite comparison to some natural substance." Martens describes a glint in the brick from silica in the sand, and notes changes in the brick's appearance as natural light plays on the walls. He observes that some brick walls have a "warmer cast" due to reddish mortar; brown-gray is another typical mortar color. Martens writes that imperfections in the brick – including "nubby" colors, odd shapes, mixed colors and immature 'hearts', rounded corners, and irregular powdery surfaces" – add to its unique appearance. He reports that a 1986 attempt to duplicate the brick using local clays and a modern tunnel kiln was not able to replicate the historic bricks' unique qualities (Martens 1988: 55-56; also Zahn 2006: 19).

Chaska brick is a product of the gray laminated river clays that underlie southeastern Carver County. According to a 1919 U.S. Geological Survey (USGS) publication on Minnesota clay resources, bricks from the state's gray laminated clays tend to be salmon-colored when fired at low temperatures, and buff- or cream-colored when heated further. The USGS explains, "The section at the clay pit [at Chaska] consists of 20' to 40' of partly stratified sand and gravel, underlain by 100' to 200' of dark-gray clay. These beds extend under the river valley for hundreds of acres" (Grout 1919: 140). According to local historian Paul Maravelas, "The clay was found to contain pockets of sand, but few rocks. At most of the Chaska yards, a layer of yellow clay rested upon a layer of blue clay; both were used for brickmaking, and both produced Chaska's characteristic, cream-colored brick, but the blue clay seems to have been preferred." According to Maravelas, bricks made in yards in Chaska and Carver were essentially identical (Maravelas 2000: 8.3).

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Throughout the period 1857-1961, builders in the vicinity of Carver County used Chaska brick for both structural purposes and for building exteriors, leaving a large collection of cream-colored brick buildings. Outside of the local area, Chaska brick was usually only left exposed in the years before about 1890 when light-colored masonry was architecturally fashionable, and in industrial applications (e.g., railroad shops and flour mills) where building owners presumably chose function and economy over style (Maravales 2000; Landscape Research 1983: 39; "Medieval" 1907).

***Early Development of Carver County***

Carver County is located in southeastern Minnesota on the northern bank of the Minnesota River – one of the state's largest rivers. The Minnesota flows through the southern part of the state from the South Dakota border eastward to the Twin Cities where it joins the Mississippi. Fort Snelling, founded at the confluence of the two rivers, was the nucleus from which the Twin Cities developed. The brickmaking communities of Chaska and Carver are located on the Minnesota River at the eastern end of Carver County (Figure 16).

Carver County is dominated by rolling hills, lakes, and streams. The land is largely flat in the western townships, but along the Minnesota in the southeast there are fairly steep bluffs. At the time of early Euro-American settlement, most of the county was covered with deciduous hardwood forests – part of southeastern Minnesota's 5,000-square-mile Big Woods.

Euro-Americans first settled in Carver County around 1853-1854. The settlement was enabled by an 1851 land cession treaty between the U.S. Government and Dakota Indians who had been living in the area for at least a century. Pioneers were drawn to the area by low-cost federal land, good soil, and the relative ease of river transport. These early settlers painstakingly felled oak, elm, maple, and basswood trees and cleared away the stumps to create fields and pastures. Most land in the county was occupied by individual family farms, and Carver County's economy was largely based on agriculture.

Most pioneers who settled in Carver County between 1850 and 1910 were of European descent, although there was a sizable number of Anglo- or Old Stock Americans. While many immigrants came from Sweden, Norway, Ireland, and Switzerland, the majority were first- and second-generation Germans. (See Carver County's German Immigrants below.)

The villages of Chaska and Carver, located about four miles apart, were officially platted in 1856 and 1857. Chaska became the county seat in 1856 and for a time was one of the state's leading river cities. Until about 1870 and the arrival of railroads, however, population remained low as agricultural and economic development was hampered by a transportation system limited to barges, ferries, and primitive roads.

Most farms in Carver County, and elsewhere in Minnesota, operated first at a subsistence level. Farmers raised a few livestock and small amounts of corn, potatoes, oats, wheat, rye, and barley, all for home use. As soon as sufficient land was cleared, most Carver County farms began growing wheat to sell. Wheat remained the principal crop through about 1880, with most grain shipped from the towns of Chaska and Carver on barges to the Twin Cities. In the 19th century some farmers

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supplemented their income by cutting wood in the winter and selling it to homes and businesses, including the brickyards, for fuel (Barac 1976).

Carver County's first railroads arrived in the early 1870s and an extensive network was built over a 15-year period. The first tracks were those of an important north-south line, the Minneapolis and St. Louis Railway, which had been built southward from Minneapolis and entered northeastern Carver County in 1871. The tracks followed the northern bank of the Minnesota River through Chaska and Carver to serve their small but growing industries. At Carver, the line crossed to the southern bank of the river and continued southward. The Minneapolis and St. Louis later became the Chicago and North Western Railroad.

The county's second railroad, the Hastings and Dakota, also approached Carver County from the east. The tracks crossed the Minnesota River and entered Carver County at Chaska in late 1871. In 1872 the line was extended west across the center of the county through the present-day towns of Cologne, Bongards, and Norwood. The Hastings and Dakota was one of southern Minnesota's first east-west railroads. In 1872 the line was sold to the Chicago, Milwaukee and St. Paul Railway, although the tracks through Carver County continued to be called the Hastings and Dakota Division.

Three more sets of tracks were built in Carver County during the next several years. In 1879, the Minneapolis and St. Louis built another line diagonally through the central townships and the present-day towns of Victoria, Waconia, Young America, Norwood, and Hamburg. In 1882, the Chicago, Milwaukee and St. Paul Railway built the "Benton Cutoff" from Cologne, in the center of the county, northeast through Augusta and Chanhassen to Minneapolis. Finally, in 1886, the Great Northern built an east-west line in northern Carver County across the top of Lake Waconia and through present-day Mayer and New Germany (Schmidt et al 2007).

Railroads brought new people, supplies, and manufactured goods into Carver County and facilitated the export of products such as grain, butter, and bricks. The population rose as new farms and villages were established. By the turn of the century Carver County had about 12 small towns or villages, all functioning as agricultural service centers.

During this period farmers in southeastern Minnesota shifted from growing largely wheat to a more diversified mix of feed crops and livestock including dairy cows, hogs, and poultry. While most farms had traditionally kept two or three milk cows for home use, in the 1880s farmers began to build specialized milking herds of 15 to 20 cows, and to sell butter, cream, or milk. The development of a winter-hardy strain of alfalfa by Carver County German immigrant farmer Wendelin Grimm (see Figure 4) was among the technological breakthroughs that enabled the rise of Minnesota's very successful dairy industry. By the turn of the 20th century Carver County was part of one of the most productive dairying regions in the state and nearly all farmers in the county were milking cows. In 1908 Carver County's well-known Bongards cheese factory (still in operation) was established as a farmers' cooperative in the village of Bongards. By 1918 Carver County had 19 creameries or butter-making plants (CCHS 150 *Interesting* 2005).

Agriculture thrived in Carver County, thanks in large part to railroad shipping, the rise of dairying, high demand for food, and increased farm mechanization. Farm profits soared, land values increased, and indebtedness fell as Midwestern agriculture experienced its so-called "Golden Age," a time from 1900-

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1919 when high yields were matched with high commodity prices. In the summer of 1920, however, the bubble burst. U.S. food exports and commodity prices fell sharply, and Minnesota agriculture entered a 20-year depression that did not resolve until the 1940s and the outbreak of World War II (Granger and Kelly 2005: v1:3.44-3.45).

After World War II, the Twin Cities metropolitan area continued a decades-long expansion that eventually reached Carver and other outlying counties. Between 1940 and 2010 Carver County's population has grown 500%. The county's northeastern townships, in particular, are now considered suburban.

***Carver County's German Immigrants***

The relationship between Carver County's heavy German immigrant population and its unusually large number of extant cream-colored brick buildings has not been fully explained nor documented. Not all outstate Minnesota brickmaking centers, for example, are surrounded by so many brick buildings – the existence of a German immigrant population is also evidently a necessary factor, but the question requires further exploration. Further, the ways in which some local Chaska brick resources reflect the ethnicity of their builders is introduced in this MPDF but awaits further research and documentation.

Carver County was heavily settled by German immigrants, and is located within the part of Minnesota where German settlement was most dense (Figure 2). While Chaska brick resources were built by Anglo-, Scandinavian-, and German-Americans, it is believed that first- and second-generation German immigrants built more Chaska brick buildings than did other ethnic groups (Maravelas 2000).

Germans were the nation's largest immigrant group. They particularly settled in a crescent around the Great Lakes, as well as in Iowa, Missouri, and Texas (Figure 1). German immigration to the U.S. peaked in 1850-1890 and ended soon after World War II. Minnesota attracted the nation's second-largest number of German immigrants, a total exceeded only by Wisconsin. (For German settlement, see the bibliography for works by Kathleen Neils Conzen, Hildegard Binder Johnson, Allen G. Noble, LaVern J. Rippley, Bryce O. Stenzel, and Don Heinrich Tolzmann.)

While German immigrants settled throughout Minnesota, they were especially concentrated in southeastern and south central parts of the state. The families who moved to the Carver County area were part of a large number of Germans who settled in the Minnesota River Valley. Geographer Hildegard Binder Johnson places Carver County in what she calls "the largest area in the state occupied 'predominantly' by a single ethnic group" (Figure 2). This German settlement region begins at Scott and Carver counties on the Minnesota River southwest of the Twin Cities, extends southwest along the Minnesota River to include Nicollet, Sibley, Brown, and Renville counties, and extends northwest of Carver County to include McLeod, Meeker, Wright, and Stearns counties (Johnson "Germans" 1981: 164). New Ulm, Minnesota's most well-known city established by German immigrants, is located along the Minnesota River near the western edge of this region.

Carver County's rural Germans tended to settle on neighboring farms clustered around a rural church (Lofstrom and VanBroklyn Spaeth 1981: 47-48). Federal census records reveal the density of the settlement patterns. In 1860, for example, 78.85% of the population of Carver County's Chaska Township had either been born in Germany or had at least one German-born parent. In Benton

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Township in 1860, 83.1% of the population was of similar German stock. In 1880, Young America Township was more than 75% German, and Benton, Camden, Laketown, and Waconia townships were 50% to 75% German. Twenty-five years later, in 1905, 9 of Carver County's 11 townships still had German populations of 25% or more (Johnson "Germans" 1981: 156-158, 173). The imprint of German immigrants on Carver County is readily seen in place names such as Cologne, Gotha, Hamburg, and New Germany.

Carver County's German immigrants were born in provinces that are today parts of Germany, Austria, Poland, Czechoslovakia, and northeastern France. Many came to the area directly from Europe while others stopped briefly in states such as Ohio and Wisconsin. After moving to Carver County they became farmers, merchants, tradesmen, industrialists, and laborers. Statewide, most German immigrants became farmers. In 1880, for example, 60% of Minnesota Germans who were employed worked on farms. (The number who *lived* on farms was greater; housewives and children were not typically counted as employed.) According to historian Kathleen Neils Conzen, most German-Americans in Minnesota who were not farmers worked as tradesmen or in manufacturing, "thanks to the high proportion of skilled craftsmen" among the immigrant population (Conzen 2003: 25, 29).

Most Germans in the Minnesota River Valley settled in a pattern of "chain migration" whereby newcomers joined family and friends already established in a given area (Conzen 2003). Tolzmann and others write that the persistence of European cultural practices, including language use, is often strong in immigrant communities that developed in this way. These communities were usually comprised of mixed age groups and contained roughly equal numbers of men and women because entire families or groups of families often traveled together. Chain migrants also tended to marry within their ethnic group (Tolzmann 2000; Rippley and Paulson 1995; Rippley 1981). While German immigrants retained their traditions, the practices were usually mixed with, and influenced by, local conditions to create new cultural blends and ways of life (Noble "Immigrant" 1992; Noble "Migration" 1992; Tolzmann 2000: 235-237; Conzen 1990).

In describing the lifestyle of German immigrants in the U.S. after the Civil War, Tolzmann writes, "German-American families tended to be larger than non-German families. Often families in rural areas would have four or more children, all of whom would work together as they grew up. . . . It was common for several generations of a family to live together, or in close proximity" (Tolzmann 2000: 232). Families often jointly operated a farm or business. Tolzmann writes that German-Americans tended to see economic support for the family as principal motivation for work, as opposed to seeing work "as a means to obtain individual financial wealth." The immigrants tended to take pride in workmanship, to be frugal, to have high rates of savings and of home ownership, and to pay in cash rather than buying on credit (Tolzmann 2000: 233).

***German-American Architecture***

Despite the large number of Germans who settled in Minnesota, the state has relatively few buildings that display overt German influence in design and construction. Johnson notes that while Minnesota's German immigrants maintained some ethnic traditions "more tenaciously than most," they generally adopted architectural forms already in use (Johnson "Most Diverse" 1981: 32-33; see also Harvey 1981: 72-73; Hess and Larson 2006: 23, 87). The same phenomenon has been noted by scholars in other states. Geographer Hubert G. H. Wilhelm, for example, writes that most structures in Ohio built

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by German immigrants do not display strongly Germanic characteristics in part because standardized building materials and balloon-frame construction techniques were common by the time most immigrants arrived. He also writes that some immigrants did not wish to stand out from others in the community. The immigrants' imprint might be greater, he suggests, in areas where German immigrants were the first Euro-American occupants (Wilhelm 1992: 65-66).

German-American architecture in Minnesota includes a few high-style architect-designed buildings. Churches listed on the National Register of Historic Places (NRHP) that illustrate Germanic design influence, for example, include Church of the Assumption in St. Paul (1874), designed by an architect living in Germany named Joseph Riedel; Church of St. Boniface in Melrose (1899, George Bergmann); Church of St. Wenceslaus in New Prague (1908, Hermann Kretz); and Church of St. Mary in New Trier (1909, George Ries). The latter three were designed by German immigrants to Minnesota. A Carver County example is the Laketown Moravian Brethren's Church (1878, NRHP) whose designer has not been identified. Several of the churches just listed reflect the influence of the *Rundbogenstil* or German version of the Romanesque Revival style. Other high-style buildings with Germanic influence include the Schell Brewery and Residence in New Ulm (1880s, NRHP) and breweries in St. Paul and Minneapolis.

Vernacular buildings in Minnesota that reflect the influence of German traditions are less well known, and the European influences are sometimes subtle. In Cologne in Carver County, for example, there are a few brick houses that stand unusually close to the sidewalk, a clue to their German origins. In Chaska, the Brinkhaus Saloon Livery Barn (1875, NRHP) has stepped, corbel-like Germanic detailing in the gable end (Figure 3). A more elaborate version of the same detailing can be seen on the owners' residence (1880, NRHP) at New Ulm's Schell Brewery. According to historian Roger Kennedy, some houses in New Ulm which he terms "German Gothic Revival" have cream-colored brick quoins and other detailing that contrasts with their red brick walls (Kennedy 2006: 49-62). Some of the brick ornamentation resembles rows of dentils, a detail seen on at least one Chaska brick farmhouse in Carver County and in German immigrant communities in Meire Grove in Stearns County, and in Wisconsin, Missouri, and elsewhere (Peterson 1998; Perrin 1981: 70-71; Van Ravenswaay 1977; Beteem 2002).

A few farm buildings in Carver County and elsewhere in the Minnesota River Valley have revealed rare Old World construction techniques. An 1869 farmhouse in Carver County's Chaska Township, recently razed, had walls filled with wattle-and-daub (woven sticks, clay, and straw) that served as early insulation (Granger et al. 2003). One of Carver County's Chaska brick farmhouses, built circa 1865 and in ruins in 1988, had a very rare *fachwerk* timber frame with brick nogging (Martens 1988: 69-71). In Carver County and in Nicollet County near New Ulm there are German immigrant barns with unnogged *fachwerk* frames, diagonal sill-to-plate braces, and other evidence of transplanted Germanic practices (Granger and Kelly 2006; also 2007 and July 2008).

Scholars of German vernacular buildings in Ohio, Missouri, Texas, Wisconsin, and Pennsylvania have noted what Conzen calls the German immigrants' "predilections for solid stone or brick construction," if they could afford it (Conzen 1980: 424). Various explanations for the preference are offered including the theory that German immigrants sought the permanence and durability of masonry construction (e.g., Peterson 1998: 130). Many of the immigrants also came from parts of Europe with a rich heritage of masonry construction. Wilhelm, writing of "the German immigrant's preoccupation with

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brick construction” in Ohio, explains that “wherever Germans settled in Ohio, they quickly introduced or expanded an existing practice of brick construction of houses and other structures, especially churches.” He writes, “Particularly West Germans, who were strongly represented among the immigrants to Ohio, came with a well-established tradition of masonry construction techniques” (Wilhelm 1992: 66-67). Geographer Allen G. Noble attributes notable collections of brick farmhouses in Ohio to unusually good clay and lime deposits, comparative agricultural prosperity, and German ethnicity, citing “the basic inclination of Germans to build in brick wherever income permitted” (Noble 2000: 62-69). Charles Van Ravenswaay, a student of Missouri’s German immigrants, wrote that “buildings entirely built of brick were of higher status, and hence, prosperous settlers frequently opted for all-brick construction. Such was the prestige of brick that it became the predominant material of later German houses” in Missouri. He writes that many of Missouri’s German farmers replaced their settlement-era log houses “as soon as conditions permitted” with “stone, half-timbered, or brick houses similar to their homes in Europe” (Van Ravenswaay 1977: 105, 141-142; see also Noble 1984: 119).

Minnesota has a few houses – all very early – that were built by German immigrants of limestone or granite. They stand in Carver County, in St. Paul, in rural townships in southeastern Minnesota, and near St. John’s Abbey in Stearns County (Hess and Larson 2006: 20-23; Rippley 1981: 60; Conzen 2003: 56-57; Kennedy 2006: 45). German-built stone houses in Carver County include the very early August Vogel Farmhouse (ca. 1857) in Chanhassen Township which has trim of Chaska brick, and the St. Nicholas Rectory in the town of Carver (1876, NRHP).

It is suspected that, outside of the Twin Cities and perhaps Duluth, most concentrations of pre-1920 brick houses in Minnesota are associated with German-American settlers, but this has not been documented. Towns such as Wabasha, Chaska, Carver, New Ulm, Mankato, and St. Cloud have notable clusters of German-built brick houses. Some of New Ulm’s red brick houses are contained within two NRHP districts, the South German Street Historic District and the South Broadway Historic District. St. Cloud historian William T. Morgan, citing a colleague’s research on the subject, has written, “Between the mid-1880s and 1930, 271 yellow-brick houses were built within a one-mile radius of the Stearns County Courthouse” in St. Cloud. In 2008, 169 of the 271 houses were still standing (Morgan 2008: x).

**German Brick Houses in Missouri.** Charles Van Ravenswaay’s well-illustrated 1977 work on the material culture of Missouri’s German immigrants has led to that state’s use of the term “Missouri-German Vernacular” to describe houses built by German-Americans in the 1840s through about 1920. According to historian Jane Rodes Beetem, such buildings are “highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency toward austere, planar surfaces. Frame and brick buildings [i.e., houses] share the same simple traditional plans (such as hall-parlor and central passage) and vernacular designs which are an amalgam of Anglo-American and Old World German sources.” Many of the structures are built of brick, “The most visible construction tradition that the German settlers brought to Jefferson City and other Missouri communities” (Beetem 2002: F1).

Beetem quotes Van Ravenswaay, who wrote that pre-Civil War houses built by German immigrants in Missouri did not have “a self-conscious or designed look about them but instead were built in what might be called a Missouri-German vernacular style. This local building tradition (related to what German builders constructed in other parts of the United States) had its origins in the various German

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states from which the builders and their clients had emigrated and which they adapted to the needs of their new situation in Missouri.” According to Beetham, the houses are usually 1½ to 2½ stories tall and rectangular or L-shaped. Most have gabled roofs – usually with the ridge parallel to the main facade – but some had hipped roofs. Many houses have three- to seven-bay, symmetrical facades with central entrances. The earliest examples have rectangular window openings with heavy lintels and little ornamentation with the exception of occasional dentil- or sawtooth-like brick detailing at the cornice or eaves. Open fireplaces were very rare, and instead interior metal stoves were vented to interior brick chimneys. Beetem quotes Van Ravenswaay, who wrote, “Nearly all brick walls were laid in variations of the common bond, as one might expect from masons with Dutch and northern German backgrounds where the bonding was ordinarily used” (Beetem 2002: E16-E17, F2-F3).

Examples built after the Civil War tended to display the influence of Victorian styles then popular in the U.S. More houses were built with the gable end facing the street, and more houses had detailing at the entrance or on a front porch. Detailing was generally more elaborate than on earlier houses. Window and door openings were no longer rectangular, but instead segmental-arched, but a few being rounded- or jack-arched. Beetem writes that the change from rectangular to arched window and door openings reflects a change in German design from the *Klassicismus* movement, which was the German variant of the Neoclassical or Federal style, to the *Rundbogenstil*, the German version of the Romanesque Revival (Beetem 2002: E27, F2, F5, F9).

### ***Carver County's Brick Industry***

Bricks were made commercially in Carver County from the late 1850s to 1961. The city of Chaska usually had four to six brickyards operating, but in the 1890s had approximately 11. Brickmaking was the city's leading industry from 1860-1940, and from 1870-1895 up to 20% of the town's population was employed at the brickyards (*Walking* 2011).

It is believed that several factors combined to make Carver County's brick industry the most successful in the state. The size and quality of the clay deposits is often cited, but this situation was not unique in Minnesota and, in fact, the USGS in 1919 identifies several locations statewide where untapped potential for successful commercial brickyards was believed to exist (Grout 1919; see also *Minnesota Bricks*). While the product was shipped across the state and in Iowa and Wisconsin, Chaska brick principally helped build the Twin Cities, whose population exploded by a factor of 32 between 1860 and 1910 and then grew by another 50% between 1910 and 1940. Carver County was ideally located upriver from the two cities, which allowed brick to be economically floated downriver. Even after railcars supplanted barges for transport, Carver County was well positioned a short distance by rail from the Twin Cities market.

Chaska brick's strongest competitors in Minnesota were other brickyards on the edges of the Twin Cities, particularly near the Minneapolis-Anoka County border and in Dakota County. Chaska brick also shared the market with the cream-colored common brick produced in Milwaukee. The brick's light color earned Milwaukee the moniker “Cream City,” and the brick itself was known as Cream City brick. Milwaukee brickyards produced huge quantities of the brick beginning in the 1850s, and it was widely used in Chicago, St. Louis, and other Midwestern cities.

In the Twin Cities, Chaska brick was used to build industrial facilities of all sizes, sprawling railroad

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shops, and soaring flour mills, including major Minneapolis mills that were rebuilt with Chaska brick after the massive mill district explosion and fires of 1878. Public schools, governmental buildings, and charitable institutions were built of Chaska brick, as were buildings at Fort Snelling, the basement walls of the State Capitol, and major portions of the Twin Cities' sewer system. The Northwestern National Bank in Minneapolis, built in 1929, required the delivery of more than 7 million Chaska bricks (Zahn 2006: 23). In Minneapolis alone, Chaska brick was used to build an impressive number of buildings that are listed in the NRHP including (but not limited) to Crown Roller Mill (1878), the Lumber Exchange (1885), the Masonic Temple (now Hennepin Center for the Arts, 1888), Grain Belt Brewery (1893), Butler Brothers (Butler Square, 1906), Northwestern Knitting Company (International Market Square, 1904-1915), and the Hennepin (now Orpheum) Theatre (1921) (Maravelas 2000; Barac 1976: v1; Zahn 2006: 23).

Carver County brickmaking began in Chaska in 1857. The first brick building was evidently the circa 1857 house of the first brickmaker, Vermont native Lucius Howe. (The house is extant but enlarged.) Interestingly, the first brick house in Minneapolis was built the same year. Howe's house in Chaska was built with the help of Lyman W. Noble, one of Carver County's first masons. Chaska's first brick commercial building was built in 1858 (Maravelas 2000: 8.2-8.3).

The brickyards in Chaska and Carver operated seasonally from about April to November. The number of men on the payroll fluctuated with demand. During a prosperous time in the early 1890s, for example, there were 250 to 300 men employed. The brick plants supported numerous ancillary businesses including wagon shops, harness makers, blacksmiths, foundries, liveries, hardware stores, saloons, and barge lines (Maravelas 2000; Barac 1976: v1; *Minnesota Bricks*).

The Chaska and Carver brickyards were located at clay pits on the outskirts of the towns. The clay was first dug with pick axes and hauled by wheel barrow and wagon. Eventually steam shovels were employed. The kilns were at first fueled with cord wood hauled to the yards by wagon or sled, floated on barges, or shipped by rail. Coal began to supplement wood in the early 1880s. By the turn of the 20th century the industry had converted almost entirely to coal, which was used to fuel steam-powered machinery and oblong updraft kilns.

The fired bricks were heavy and bulky. They were hauled by wagon to the levees in Chaska and Carver, loaded onto barges, and floated downriver. After railroads were built in the 1870s, the bricks were distributed more widely. By 1873 about half of Chaska's bricks were shipped by rail, but river barges continued to be used through the 1880s because of their competitive rates.

**Chaska Brickyards.** Early brickmakers in Chaska included J. W. Gregg and Company, which was the largest yard in 1863 with an annual output of 500,000 bricks. By the summer of 1873, Chaska had three yards with 75 men collectively making 90,000 to 100,000 bricks per day. In 1878 brickyards in Chaska employed about 90 men, half of whom worked at Gregg and Griswold. In the 1890s Chaska's several yards each employed 25 to 40 men. During this period most yards had a daily capacity of 25,000 to 40,000 bricks. In 1902 Chaska had six yards which employed 250 people making a reported 3.5 million bricks per year (Maravelas 2000; Barac 1976: v1; *Minnesota Bricks*).

**Carver Brickyards.** Brick was made commercially in the nearby town of Carver from the late 1850s to the 1890s. The first yard in Carver was evidently established by J. W. Hartwell. An early reference to

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the yard comes from an August 1859 issue of the *Carver County Democrat* which announced that J. W. Hartwell had burned a kiln of 80,000 bricks which would be “offered for sale as soon as they ‘cool off’” (“Carver Brick” 1859). One of Carver’s oldest surviving brick houses was built in 1867 of brick from the Reynolds and Miller brickyard. The house was built by German-born mason Edward Goetze as his own home, and still stands in the NRHP-listed Carver Historic District (Von Walter 2010: 28, 68, 72 166).

In 1874 the village of Carver (then population 700) used 2 million bricks locally and exported more than 500,000 (Lofstrom and VanBroklyn Spaeth 1981: 27). In the late 1870s and early 1880s, the largest of Carver’s brickyards was the J. M. Nye Company, organized circa 1870 by Ohio-born John M. Nye. Nye reportedly employed 16 men and made 1 million bricks in 1880, and made 1.25 million bricks in 1881. Carver’s other brickmaker at the time was Ahlin and Son, owned from circa 1876-1900 by Swedish immigrant Andrew Ahlin. Ahlin owned two local yards which made a combined 1 to 1.5 million bricks per year. Other brickyards in Carver were owned by men such as Swedish immigrant Andrew G. Anderson and German immigrant Anton Knoblach (“Chaska” 1882; Neill 1882: 369; Von Walter 2010; *Minnesota Bricks*). The Carver brickyards evidently closed in the mid-1890s after which brick was made only in Chaska.

**Consolidation.** While brickyards in Chaska and Carver were started by Anglo-Americans, Germans, and Swedes, the industry was eventually dominated by German-Americans (Maravelas 2000). German-Americans also led the industry in St. Cloud where leading brickmakers included Henry Hess and his son John Hess, William Kruegel, John Moog, Joseph Volz, and Nicholas Weber. Interestingly, Henry Hess was born in and learned brickmaking in Carver County (*Minnesota Bricks*; Mitchell 1915: v2:793-794). German-Americans frequently manufactured bricks in other states as well. According to Van Ravenswaay, brickyards in Missouri were often established before German immigrants arrived in a given town, but it was common for German-Americans to soon dominate the industry (Van Ravenswaay 1977: 21, 24).

By 1910 ownership of the yards in Chaska was consolidated in the hands of brothers Charles and Christian Klein. The Kleins were born and raised on a farm in Carver County, the sons of German immigrants. They entered the brick business when their father began acquiring local brickyards that had become insolvent in the 1893 crash. In 1910 Charles and Christian Klein owned two of Chaska’s brickyards outright and held majority ownership in the other two. By 1915 the brothers were employing 350 men in their four brickyards and other businesses. In the mid-1910s the capacity of the four Chaska yards ranged from 45,000 to 140,000 bricks per day. In addition to solid bricks, three of the four plants also made hollow bricks. By 1919 the Klein brothers also controlled the brickyards in Anoka, just north of Minneapolis. The Kleins owned the First National Bank of Chaska, and Charles Klein served in the state legislature. The homes of the Klein brothers, both built in 1900, stand within Chaska’s NRHP-listed Walnut Street Historic District (Grout 1919: 141; Holcombe and Bingham 1915: 301).

In the 1930s, after many successful decades, the Kleins’ Chaska brickyards became less profitable. The Great Depression had slowed the economy and building construction slowed to a standstill. Brick was also losing market share to materials that were less labor-intensive to install such as poured concrete, concrete blocks, and hollow clay tiles. After World War II, the Chaska industry never regained its vigor and the yards were closed in 1961.

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The brick plants in both Chaska and Carver have been demolished and redeveloped. Chaska retains three water-filled clay pits, and there may be extant pits in Carver. Some homes of former brickyard owners and brick masons still stand. The area’s most important vestige of this once-prominent industry, however, are the local buildings and structures built of Chaska brick (Marvelas 2000: 16).

***Minnesota’s Brick Industry***

Carver County’s brickyards were the most productive in Minnesota from at least 1880 to 1920, but they operated within the context of a broadly-dispersed industry. Many towns in Minnesota had a brickyard early in their history, and in many communities the first brick downtown commercial buildings were made from local clay. Most yards were short-lived, however. In order to sustain profits, a brick plant needed good quality clay, low-cost nearby transportation (e.g., a river or rail line), and access to a growing population center which created demand for building products (Grout 1919).

The state’s first bricks were evidently made in 1844 in Dodge Center. By the 1850s and 1860s, bricks were being made in a handful of locations including Carver County, St. Cloud, Shakopee, LeSueur, and Mankato – all located in southeastern and central Minnesota where the state’s population was centered. As railroads and Euro-American settlement extended west and north in the 1870s, brickyards were established at places like Moorhead, Alexandria, Litchfield, and Brainerd, as well as just north of the Minneapolis city limits in Anoka County. In the 1880s significant brickyards were opened in towns such as Detroit Lakes and Farmington; in Hennepin and Dakota counties near the Twin Cities; and in Wabasha County southeast of Red Wing (Grout 1919).

Minnesota’s local brick tended to be buff-colored in western, southwestern, and central Minnesota, and red-brown in the northeastern and southeastern parts of the state because of the nature of the clay deposits (Grout 1919).

Most plants in Minnesota made common brick, or a lighter-weight form of common brick called hollow brick. In 1908 common brick comprised more than one-third of all clay products sold in the U.S. by dollar amount (“1908 Clay Statistics” in *Minnesota Bricks*). Fewer Minnesota yards made face or front brick, paving brick, fireproof brick, sewer-lining brick, or other specialized bricks. These types of very hard, less-porous brick were fired at a higher temperature than common brick and required clays that would respond properly to the extra heat. Face brick usually had a smoother surface and sharper corners than common brick. Color was important to the marketability of face brick, while it was much less important in other brick types. Red face brick was made in a few Minnesota cities including Red Wing and Stillwater, and in 1919 the USGS was reporting good potential for more face brick to be made in the state (Grout 1919).

In the mid-1910s brickyards were operating in about 50 Minnesota locations. Common brick led production, with field drain tile being the second-most common Minnesota clay product. At the time, the nation’s largest source of drain tile, sewer pipe, stoneware, and other clay products was the city of Red Wing where several companies were located (Grout 1919).

In 1919 Minnesota’s top brick-producing counties were Carver, Carlton, and Hennepin, in that order. Eight cities comprised the state’s largest brickmaking centers. The largest production occurred at

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Chaska's four plants (all owned by the Klein brothers), which had capacities ranging from 40,000 to 140,000 bricks per day. The state's second-largest brick center was Wrenshall near Duluth where there were about five plants, and the third center was on the Hennepin County-Anoka County border north of Minneapolis where there were several plants, all operated by the Klein brothers of Chaska. The fourth center was south of St. Paul near the towns of West St. Paul and Mendota in Dakota County, and the fifth-largest center was at Brickton (north of the Twin Cities and east of St. Cloud). Crookston, Mankato, and Springfield also had large plants (Grout 1919).

In 1919 about 20 cities in Minnesota were characterized by the USGS as medium-sized brick centers with daily capacities of around 30,000 to 60,000 bricks. They included Austin, Belle Plaine, Blakely, Dayton, East Grand Forks, Heron Lake, Hutchinson, Little Falls, Luverne, Morton, Paynesville, St. Cloud, Shakopee, Staples, Willmar, Winona, and others. In 1919 about 23 Minnesota towns had small brickyards with daily capacities of about 6,000 to 10,000 bricks. They included Albert Lea, Alexandria, Annandale, Brainerd, Breckenridge, Faribault, Forest Lake, Henderson, LeSueur, Meier Grove, New Ulm, and others (Grout 1919).

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**F. Associated Property Types**

Properties associated with the historic context "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961" are built of cream-colored locally-made brick. The resources include, but are not limited to, farmhouses and farm outbuildings; urban residences and outbuildings; commercial, industrial, and warehouse buildings; institutions such as churches and schools; and urban infrastructure such as sewers. Resources encompassed by this MPDF were built from 1857-1961 in Carver County and adjacent townships in Hennepin, Wright, McLeod, Sibley, and Scott counties. Chaska brick resources located outside of this area are not included within the scope of this MPDF, which concentrates on local use of Chaska brick. It is not intended that buildings or structures in which Chaska brick is not the primary building material be included within the scope of this MPDF, but it is conceivable that a resource that mixes Chaska brick with another material could be included if use of the brick is especially distinctive or locally unique or otherwise appears to be historically or architecturally significant.

Many Chaska brick resources are believed to have been originally owned and/or built by German-Americans – the county's most numerous cultural group – but they were owned and built by members of other groups as well. Little research has been conducted on owners. It is not known, for example, how many Chaska brick buildings or structures were originally owned by workers employed in the local brickyards.

Local Chaska brick buildings that were large or complex were often designed by professional architects, many from the Twin Cities. Vernacular houses, farmhouses, and commercial buildings were generally designed by local carpenters and masons, presumably working with the owners (Henning 2004; Henning *Phase III* 2005). Local historians have gathered information on a number of brick masons and builders, and federal census schedules for Carver County list the names of dozens of carpenters and bricklayers who likely worked on the buildings (see sources such as the section on Chaska brick in the website *Minnesota Bricks*; Zahn 2006; Barac 1976: v1; and others).

Not all brick buildings in Carver County were constructed of Chaska brick. Most of the county's townsites have some red or brown brick buildings, particularly built after 1890 when architectural taste nationwide shifted from light to dark-colored masonry. Examples in rural Carver County include the 1914 red-brown brick parsonage of Zoar German Evangelical Reformed Church in Dahlgren Township (Granger and Kelly July 2008). In Hollywood Township, the Karels Farmhouse was built in 1914 of red brick from the nearby Lake Mary brickyard (1882-1917) in rural Wright County. A mile west of the Karels Farmhouse in McLeod County, the Westrup Farmhouse (ca. 1900) was made of the same brick (Granger et al. 2004; see Waldron 2001 in *Minnesota Bricks* for the Lake Mary brickyard; see also Martens 1988: 53-59).

Several Chaska brick resources in Carver County have been listed in the National Register of Historic Places (NRHP). Their Chaska brick construction was not always the reason they were listed; some are significantly associated with prominent individuals or important events or broad patterns of history. Chaska brick resources in Carver County that are listed in the NRHP include the following, grouped by location:

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Chaska

Frederick E. DuToit House (1870)

Frederick Greiner House (1870)

E. H. Lewis House (1870)

Herald Block (1871)

Brinkhaus Saloon Livery Barn (1875) (Figure 3)

Simons Building and Livery Barn (1888)

Eder-Baer House (1900)

Walnut Street Historic District (1860-1900; includes commercial buildings, a church, a rowhouse built to house brickyard workers, and several houses including those of brickmakers Christian and Charles Klein, both built in 1900)

Carver

Carver Historic District (1852-1908; houses, commercial buildings, schools, and churches)

Cologne

Philip Guettler House (1902)

Waconia

West Main Street House (1886)

Rural Carver County

Laketown Moravian Brethren's Church (1878, Laketown Twp.)

Wendelin Grimm Farmhouse (1876, Laketown Twp.) (Figure 4)

Albertine and Fred Heck Farmhouse (ca. 1895; Chanhassen Twp., now Chanhassen)

King Oscar's Settlement (1860s-1870s; Dahlgren Twp., includes brick houses and a church)  
(Figure 15)

**Property Type: Farmhouses, 1857-1930**

One property type, farmhouses, is addressed herein. It is expected that the MPDF will be amended in the future to include other property types.

**Description: Physical Attributes**

**Number and Location.** There are believed to be 60 to 70 extant Chaska brick farmhouses in Carver County (see Section H). They are known to stand in 11 of Carver County's 12 townships (Figure 16). No examples have been identified in Hollywood Township in the northwestern corner of the county.

Nearby counties have many fewer Chaska brick farmhouses, principally because those areas were too far from Chaska and Carver to make hauling bricks to a farm with horse-drawn wagon or sleigh practical (Martens 1988; Maravelas 2000; Henning *Phase III* 2005). It is believed the distribution of Chaska brick farmhouses outside of Carver County was also limited by geographical barriers such as Lake Minnetonka (located just north of Carver County in Hennepin County), the Minnesota River Valley's marshy lowlands and steep bluffs (northeast of Chaska in Hennepin County), and the

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Minnesota River itself (which forms Carver County's southeastern boundary). Judging by topography and proximity to the brickyards, the most likely locations for Chaska brick farmhouses outside of Carver County are Washington Lake and Faxon townships in Sibley County and Minnetrista, Excelsior, and Eden Prairie townships in Hennepin County (Figure 16).

**Setting.** Chaska brick farmhouses were built on the farmsteads of individual family farms. The farmsteads' size, content, and arrangement appears to be typical for family farms of the period in Minnesota. (For a description of the layout and contents of Minnesota farmsteads in Minnesota, see Granger and Kelly 2005: 6.175-6.186.) Many farmsteads with a Chaska brick farmhouse still retain agricultural outbuildings of various types and ages. Neither the Martens survey of 1988 or the Henning survey of 2004 examined the outbuildings accompanying Chaska brick farmhouses. Henning noted a few small Chaska brick outbuildings including a smokehouse, well house, privy, and summer kitchen (Henning 2004; Henning *Phase III* 2005).

A few Chaska brick farmhouses stand on farmsteads that have been engulfed by residential development and subdivided into urban or suburban lots. Some now stand within fairly small yards surrounded by modern structures.

**Age.** Carver County's Chaska brick farmhouses were built between 1857 and 1930. There are no known examples outside of this period. The peak of construction was about 1870-1900. Among the earliest examples are two documented by Steven Martens in 1988 in Chanhassen Township: the Joseph Vogel Farmhouse, built in 1864 (on Bluff Creek Drive) and the Henry Teich Farmhouse, built circa 1865 (razed). Part of the Teich house was framed with *fachwerk*. Martens notes that the Vogel Farmhouse "was clearly erected by builders without a strong background in masonry construction" (Martens 1988: 54, 64, 68-71).

One of the latest known examples is a hip-roofed, woodframe, brick-veneered house built in 1920 on Dahlgren Road in Dahlgren Township (Henning 2004; Henning *Phase III* 2005).

**Size.** Many of Carver County's Chaska brick farmhouses appear to be moderate to large in size compared with other Minnesota farmhouses of the same period, but few have been closely examined or measured. Three farmhouses for which dimensions are known have intersecting wings that measure approximately:

- 16' x 26' and 17' x 28' (Figures 5-6)
- 26' x 28' and 26' x 40'
- 20' x 40' and 28' x 40'

Fieldwork and research are needed to determine the ways in which Carver County's Chaska brick farmhouses differ from in-town Chaska brick houses. It is suspected, for example, that the farmhouses may be, on average, larger than the brick houses in towns.

**Structural Framework.** Henning found that about 60% of the houses she surveyed in 2004 have load-bearing exterior walls (Henning *Phase III* 2005). One farmhouse that has been closely examined, the Gehl-Mittelstedt Farmhouse in Carver County's San Francisco Township (ca. 1875-1888), has exterior walls 2½' thick on the kitchen wing and 3' thick on the more formal Georgian wing (Pearson

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2004). About 40% of the Chaska brick farmhouses surveyed by Henning were built with a brick veneer over a milled lumber frame (Henning *Phase III* 2005). Henning found one farmhouse in Benton Township (ca. 1900) with a brick veneer over load-bearing brick walls (Figure 12) (Henning 2004). Martens encountered one farmhouse (ca. 1865, in ruins in 1988) with *fachwerk* framing and brick nogging beneath its Chaska brick veneer. He also encountered one brick farmhouse with a square-hewn log house at its core (Martens 1988: 21-22, 62, 69).

According to Martens, many Chaska brick farmhouses have roofs and walls framed with full-dimensional, circular-sawn lumber. It is not known whether any exhibit diagonal sill-to-plate bracing, which is characteristic of Germanic construction and is found in barns near New Ulm and in German-immigrant houses in other states (Granger and Kelly 2006; Perrin 1981; Touart 1986). Art historian Fred W. Peterson found that some German brick farmhouses near Meire Grove in Stearns County have load-bearing brick walls on the interior as well as exterior (Peterson 1998). Martens' work suggests this is not common in Carver County (Martens 1988: 62).

It was intended that Chaska brick on the farmhouses remain exposed rather than being painted or covered with stucco or another material. Except for those that are brick-veneered, most Chaska brick farmhouses exhibit common (or American) bond. (See Section E for common bond used by German immigrants to Missouri.) Most of the farmhouses have a header course every seventh or eighth course (Henning *Phase III* 2005). The brick-veneered houses are generally faced with stretcher-bonded brick. In most cases the mortar is light brown, gray-brown, or red-brown and is intended to blend with, rather than contrast with, the brick.

Martens observed in 1988 that, because Carver County's Chaska brick farmhouses have been isolated from sources of pollution such as coal fumes, many of the exterior brick walls tend to retain a light, creamy tone that has not been grayed or discolored through time (Martens 1988).

He also notes that the very early Joseph Vogel Farmhouse (1864) and the Henry Teich Farmhouse (ca. 1865, razed) were built with bricks that were smaller (2" x 3 $\frac{3}{4}$ " x 7 $\frac{3}{4}$ ") and more variable in size than the bricks produced in Chaska and Carver in the late 19th century (typically 2 $\frac{1}{4}$ " x 3 $\frac{3}{8}$ " x 8 $\frac{1}{4}$ "). He adds that the bricks in these two houses were softer than later bricks and "somewhat underfired" (Martens 1988: 54, 64, 68-71).

Most of Carver County's Chaska brick farmhouses have thick foundations of split or rough-cut stone that was quarried on the farm or gathered from fields. A few of have foundations made of more expensive dressed ashlar. Most houses have a brick water table above the foundation to protect it from moisture. Most of the houses have basements, although in many cases the basement is under only one wing. Many of the houses originally had exterior stairs to the basement, with interior stairs added later.

**Form.** Chaska brick farmhouses exhibit a variety of forms and design details. Few, if any, of the houses are identical. A few of the oldest have a Georgian-influenced design with 1 $\frac{1}{2}$  or 2 stories, a side-gable roof, and a simple rectangular footprint (Figure 15). On some, the Georgian-inspired form is accompanied by a rear kitchen wing, creating an L- or T-shaped plan (Figure 7). These houses were sometimes built in stages. The Georgian facade often faces away from the working farmyard and toward a public road or an outer edge of the farmstead, while a door leading into the side wall of the

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kitchen wing – closest to the farmyard – is the most-used entrance (Figure 11). (Both building in stages and having a more often-used secondary facade were common among Minnesota farmhouses; see Granger and Kelly 2005.) The Georgian facades generally have three or five bays with a symmetrical arrangement of central front entrance, evenly spaced windows, and interior endwall chimneys (Figure 7). Some stone farmhouses built by German immigrants in Minnesota have similar designs. (Examples include the Spangenberg Farmhouse in St. Paul (1864-1867), the Spangenberg Farmhouse in Washington County (1875), and the Stoppel Farmhouse in Olmsted County (ca. 1861), all listed in the NRHP.)

Many Chaska brick farmhouses have forms typically called upright-and-wing (Figures 4-6, 9-10). These houses have an intersecting- or cross-gable roof and usually an L- or T-shaped plan. They are usually 1½ or 2 stories tall, although one wing is sometimes one-half story shorter than the other. The house's main entrance is usually located on the long side of one of the wings (usually the kitchen wing), sheltered by a porch. The houses were sometimes built in stages (see Henning 2004 and Henning *Phase III* 2005 for more information on typical footprints).

About 10% of the farmhouses Henning surveyed in 2004 had box- or cube-like massing and a hipped or truncated-hipped roof (Figure 12). Most were two stories tall and were built after 1895.

Most Chaska brick farmhouses have moderately pitched roofs. (See Figure 11 for an exception.) In most cases, eaves extend about 2' out from the exterior walls to shed water. Roofs were originally covered with wood shingles but most shingles are now asphalt. Most houses originally had at least two or three brick chimneys to vent interior stoves.

**Interior Room Arrangement.** Unfortunately, the interior of Chaska brick farmhouses has not been broadly studied. Steven Martens examined nine interiors and suggests that the earliest houses show evidence of a traditional German three-room arrangement comprised of a dominant kitchen, a living room (parlor), and a bedroom, all surrounding a central chimney (Martens 1988). Peterson describes similar three-room plans among German-built brick farmhouses near Meire Grove in Stearns County, and the form is documented elsewhere in the U.S. (Peterson 1998; Conzen 2003: 57; Pillsbury 1977; Weaver 1986; Falk 2008; McMurry 2011).

The formal Georgian wing of five-bay Chaska brick farmhouses generally resembles what Richard Pillsbury calls a "standard, Pennsylvania four-over-four plan." On each floor is a central stairway flanked by two rooms for a total of four evenly-spaced rooms per floor. The first floor spaces often consisted of a formal parlor (usually left or right of the front door), an informal or family parlor (usually in one of the two rear corners), a library or study, and a dining room. One of the first-floor spaces might be used as a bedroom. Often two of the rooms (either left or right of the central stair) were divided by a movable partition or sliding doors (Pillsbury 1977: 19-20, 23-27, 30; see Pearson 2004 for a detailed description of the Gehl-Mittelsted Farmhouse (ca. 1875-1888)).

The kitchen wing of many Chaska brick farmhouses was the center of daily activity and one of the most-used spaces. The wing is often dominated by a large kitchen that is cross-ventilated with opposing windows on the long side walls. Sometimes there is a door (and porch) on each of the long walls (Henning 2004; Henning *Phase III* 2005). Kitchen wings often had simple attic-level sleeping quarters that were sometimes used by the hired men. The attic space was sometimes later "finished"

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to create a more well-decorated bedroom, and a second dedicated stairway was sometimes added to the house to access the attic bedroom(s) (Henning *Phase III* 2005; Henning "Harms" 2005).

**Exterior Detailing.** Regardless of form, Chaska brick farmhouses have exterior wall surfaces comprised of exposed brick, smooth planar surfaces, and a general lack of belt courses, quoins, pilasters, or other brick detailing. The houses' moderate to large size and lack of brick detailing result in broad expanses of brick between the window and door openings, giving them what Henning calls "solid, even severe, presentation of basic geometrical forms" (Henning 2011). German brick houses in Missouri are sometimes described in similar terms.

The detailing of Chaska brick farmhouses is usually confined to brick arches at window and door openings (see Windows and Doors below), simple frieze boards at the top of the walls (Figure 4), and wooden porch detailing. The Olsen Farmhouse (1868) in Dahlgren Township is unusual because it has a small row of brick dentils beneath the eaves (a common Germanic trait, see Section E). A few of the Carver County houses have wooden brackets, fishscale shingles, and other Queen Anne-inspired detailing at the eaves or gable ends (Figure 14).

A few of the farmhouses have a date stone set high in a gable end, a traditional German feature. At least one house, the Gehl-Mittelsted Farmhouse (ca. 1875-1888), has a date painted on a wooden board in one gable end and painted on the brickwork in the other (Pearson 2008). Peterson discusses date stones on brick farmhouses near Meire Grove in Stearns County and Van Ravenswaay discusses their use in Missouri (Peterson 1998; Van Ravenswaay 1977).

**Windows and Doors.** Nearly all Chaska brick farmhouses have segmental-arched window and door openings. (See Section E for this feature in Missouri.) Some of the window openings were originally fitted with exterior wooden shutters affixed to the walls with iron hinges. The Gehl-Mittelsted Farmhouse retains interior shutters in some openings (Pearson 2004). Martens noted second-story window openings that were a few inches shorter than those on the first story (Martens 1988: 23). Most of the farmhouses have 1/1, 4/4, or 6/6 double-hung sash. A few have a projecting three-sided bay window lighting a parlor. Many have small rounded-arched attic windows or vents in the gable ends. Sometimes these openings are semi-circular or circular.

At the top of most window and door openings are one, two, or three rows of brick headers that form the arch. While some of the arches are flush with the exterior walls, on about 40% of the farmhouses Henning surveyed the upper header course projects slightly to shed water (Figures 11, 13-14). Some of the houses have more elaborate window hoods, and some display a mix of window treatments suggesting the houses were built in phases (Figures 9-10) (Henning 2004; Henning *Phase III* 2005).

Window sills are made of brick, wood, or, more rarely, limestone (Figure 13). Brick or wood sills are sometimes covered with concrete. (It is unclear whether the concrete is original.)

Most entrances have a single-leaf door and no sidelights. Some have a transom light. Limestone thresholds are common. At least one farmhouse, located in Benton Township, has two entrances on the main facade, a traditional German feature (Figure 12).

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**Porches.** Almost all Chaska brick farmhouses were built with at least one open porch. While houses with Georgian-inspired designs often lacked a porch on the main facade (Figure 7), a porch was sometimes added to this elevation in the early 20th century. Some of the farmhouses had up to three porches. Open porches were almost universal on Minnesota farmhouses before 1930 because they served as work spaces, shelters from inclement weather, and cool places to sit or sleep during hot summer months (Granger and Kelly 2005).

Most porches have either a hipped or shed roof. Some retain turned columns and balusters and jigsaw-cut brackets and other detailing. At least three Chaska brick farmhouses have an unusual arrangement with a shed-roofed porch at the intersection of wings that is inset so that the porch has brick walls on three sides (Figure 8). (The origin of the feature is not known, but such porches may have been warm and usable for a long season because brick walls tend to retain heat.) Some of the porches now have a concrete floor, likely built in the early 20th century to replace an original wood floor. (Concrete porch floors are not common in Minnesota, yet they appear on many Chaska brick farmhouses suggesting this may be a characteristic of the property type.)

**Interior Detailing.** Most of the farmhouses had wood floors and plaster walls. Martens wrote in 1988 that "Interior trim work reveals considerable attention to detail. Banisters and stair newells vary widely among the houses but tend to be decorative . . . . Stair trim was hardwood and was usually stained a dark color, as were the interior panel doors and wainscot [which was often beadboard]. In most instances, these features have been painted or stripped and refinished over the years, but where the items may still be observed (inside closets or elsewhere where they remain in their original condition) a woodgraining has been applied over pine or fir." Martens generally believed the windows, doors, and millwork were typical of what was commercially available in the late 19th and early 20th centuries. He photographed examples of door casings with vertical and horizontal molding and bullseye corner blocks, as well as staircases with turned newel posts and balusters. Interior doors often had recessed panels, and he notes some had "very decorative" original hardware. Martens indicates that clothes closets, built-in china closets, and built-in cupboards were fairly common. He notes a variety of "kitchen-support facilities" including pantries, utility rooms, work rooms, and attached summer kitchens built of brick or wood (Martens 1988: 24-25; figs. 4.8 to 4.13).

**Condition.** In general, Carver County's Chaska brick farmhouses were well-built. Many remain in good condition today.

**Alterations.** Henning found that two-thirds of the 66 Chaska brick houses she inventoried in 2004 had significant alterations. She found that at least one dozen of the farmhouses have been covered with stucco or another material (Henning 2004; Henning *Phase III* 2005).

Typical exterior alterations include porch changes such as porch enclosure, porch removal, and the removal or replacement of detailing. Many Chaska brick farmhouses have been expanded with an addition – usually woodframe – built onto a rear or side wall. The replacement of original window sash and the replacement of wooden storm windows with aluminum combination windows has also been common. Typical interior alterations include wiring the house for electricity, adding bathrooms, remodeling kitchens, and covering walls and floors with modern materials. It is suspected that original interior woodwork may be intact in many of the houses.

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**Description: Associative Attributes**

The locational pattern of Chaska brick farmhouses largely represents the distance farmers could practically and economically travel to obtain brick from the yards in Chaska and Carver (Figure 16). Most of the farmhouses are located within a day's wagon ride of one of the two towns. The farmhouses are not located in places where the Minnesota River, marshy lowlands, or other features would have created barriers to the practical transport of brick. It was typical for farmers to haul bricks in horse-drawn sleds during the winter when the roads were frozen and the farmers had more time. At the Wolter Farmhouse, built in 1875 in Young America Township (Figures 7-8), Martens was shown a farm diary which records that it took about 40 trips in an eight-week period from December 1873 through January 1874 for the farmer to haul sufficient bricks from Chaska to build the house (Martens 1988: 77, 59). A few early Chaska brick farmhouses were built of bricks hand-made on the farm.

It appears that Chaska brick farmhouses were a significant investment for local farmers and not built easily. It was common statewide for farmers during the period to be strapped for cash and to defray costs by contributing their own labor and using their own materials such as felled trees cut into construction lumber and field stones gathered for foundations (Granger and Kelly 2005: v1:5.1-5.2, 5.17). At the Wolter Farmhouse described above, the farm diary reports that the farmer hauled home-cut logs to a sawmill in Chaska so the wood could be cut into construction lumber for the house (Martens 1988: 77, 59).

Some farmers reduced their cash outlay by exchanging cordwood for bricks during the period the Carver County brickyards burned wood for fuel. Martens provides an account of a farmer making almost daily trips to Chaska through the month of January hauling cordwood into town and exchanging it for bricks for the house. After delivering the firewood, the farmers stacked the wagon with up to 1,200 bricks, slept overnight in town, and then returned to the farm, only to repeat the process the next day (Martens 1988: 77, 59; see also Maravelas 2000 and Henning *Phase III* 2005).

Most Chaska brick farmhouses were built after a farm had been well established. A brick house usually represented a farm's second or third house, often replacing a smaller woodframe house, which was sometimes preceded in turn by a small log house.

Most Chaska brick farmhouses were not designed by formally trained architects but are vernacular structures designed by local builders or masons working in collaboration with the owners (Martens 1988; Henning 2004; Henning *Phase III* 2005).

Many Chaska brick farmhouses were evidently built by hired brick masons who built the house with the assistance of the owners. Historian John Von Walter writes that German-born mason Edward Goetze "built several fine brick farmhouses in Benton and Young America townships in Carver County" in the years before 1881 (Von Walter 2010: 28; see also Martens 1988 and Henning *Phase III* 2005). Before World War II most Minnesota farmers built their own buildings if they were small. For complex or large projects, however, they often hired skilled carpenters or contractors, as well as soliciting help from relatives and neighbors (Granger and Kelly 2005). Further research is needed to determine the ways in which local farmhouses built of Chaska brick differ from in-town houses built of Chaska brick.

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***Significance***

Chaska brick farmhouses are a significant resource within the historic context “Chaska Brick Resources in the Vicinity of Carver County, 1857-1961.” They will likely be eligible for the National Register under Criterion A, associations with important events, and/or Criterion C, architecture. Farmhouses may be significant under Criterion A, for example, for their associations with the agricultural development of Carver County (and vicinity) and the local use of Chaska brick for agricultural buildings, and/or for their associations with the settlement of the area by German immigrants. They may be significant under Criterion C because they embody the distinctive characteristics of a type, period, or method of construction. This may include characteristics that represent the influence of European building or cultural practices, or that represent a blending of traditional elements with cultural practices of the so-called New World. Likely areas of significance include Architecture, Agriculture, Exploration/Settlement, and Ethnic Heritage: European. The level of significance will likely be Local or State.

In addition to being significant under the context “Chaska Brick Resources in the Vicinity of Carver County, 1857-1961,” Chaska brick farmhouses may also be significant under the statewide historic context “Euro-American Farms in Minnesota, 1860-1960.” Under the Euro-American Farms context, for example, a farmhouse may meet the guidelines for National Register Criterion C if it displays “distinctive or unusually well-developed ethnic-influenced design or construction or an important cultural tradition” or “distinctive or unusually well-developed use of significant materials,” as well as meeting that context’s integrity guidelines (Granger and Kelly 2005: 7.20-7.21).

One of the most important local uses for Chaska brick – the building material for which Carver County was renowned in the 19th and early 20th centuries – was for the construction of farmhouses. The farmhouses were built over a 70-year period from 1857-1930, the same time that the production of cream-colored common brick in Carver County was at its highest.

The farmhouses represent the local use of Chaska brick for agricultural purposes during the time when agriculture dominated the local economy, most land was occupied by individual family farms, and most of the population lived on farms. Chaska brick farmhouses built before 1872 are associated with the initial settlement of the area by Euro-Americans and with the early development of agriculture. During this period, agricultural products – and the county’s other major export, Chaska bricks – were shipped down the Minnesota River by barge. This period is associated with the statewide historic context “Early Agriculture and River Settlement, 1840-1870.” Farmhouses built after 1872 are associated with the maturation of region’s agricultural economy – an era when farms shifted from a wheat monoculture to a diversified mix of dairy and feed crops, and when agriculture flourished, in large part due of technological improvements. This period is associated with the statewide historic context “Railroads and Agricultural Development, 1870-1940.”

Chaska brick farmhouses served as the headquarters for farm operations, housing the extended families and hired help necessary to operate the farms given technology at the time, and serving as essential farm work centers with large kitchens, open porches, summer kitchens, libraries that served as farm offices, and other elements. The farmhouses also served as centers for domestic, social, and cultural life on the farm. (See Granger and Kelly 2005 for the role of farmhouses on Minnesota family farms.)

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Brick farmhouses are comparatively rare in Minnesota. The vast majority of the state's farmers opted to build their houses with woodframe construction and wood siding. "Balloon" frame houses were generally economical to construct once railroad shipping made pre-cut lumber and manufactured hardware available. Most Minnesota farmers and carpenters were more familiar with building with wood than with brick. In addition, woodframe houses were fairly easy to enlarge and therefore could be built in two or more phases as income permitted (Peterson 1992; farmhouses built in two or more are common on Minnesota farms, see Granger and Kelly 2005). Even Minnesota farmers who could afford to build with brick and had access to a local brickyard did not tend to do so in large numbers.

Collectively, Chaska brick farmhouses form a unique collection of statewide significance. While a definitive statewide farmhouse survey has not been conducted, it is generally believed that the Chaska brick farmhouses in Carver County comprise Minnesota's densest concentration of brick farmhouses. It is believed that only Stearns County in central Minnesota (and possibly some adjacent parts of Todd, Sherburne, and Wright counties) has a comparably large collection, and Carver County probably has more brick farmhouses per square area than Stearns County. Identifying ways in which Carver County's brick farmhouses differ from those in the Stearns County area awaits further research.

Chaska brick farmhouses represent the local use of Chaska brick in a way that bears the rare, distinct imprint of the design preferences, construction methods, and cultural practices of a specific ethnic group. Most, but not all, Chaska brick farmhouses were built by first- and second- generation German immigrants. (The Swedish immigrant East Union Lutheran Church Parsonage (1874, NRHP) is an exception (Figure 15).) The ways in which Chaska brick farmhouses reflect the ethnic heritage of the region and their owners and builders is introduced herein but merits further study. German immigrants' preference for masonry construction, if they could afford it, has been documented by scholars. Why Carver County has such a large concentration of German-built brick farmhouses compared to other parts of rural Minnesota which also had both German immigrants and a successful brickyard has not been fully explained. Beyond the fact that they are built of brick, there are other ways in which some farmhouses reflect German influence in design and construction, but further fieldwork, research, and documentation are needed. How the Chaska brick farmhouses built by German immigrants differ from those built by other cultural groups also merits further study.

Chaska brick farmhouses embody the distinctive characteristics of a type, period, or method of construction. The physical character-defining features of the farmhouses include, but are not limited to, the following:

- The locational pattern of Chaska brick farmhouses is a distinctive characteristic. They are located within a few miles of the brickmaking towns of Chaska and Carver. Chaska brick farmhouses comprise what is believed to be the densest concentration of brick farmhouses in Minnesota. In some cases, one Chaska brick farmhouse can be seen from the farmstead of another.
- Chaska brick farmhouses are generally located on individual farmsteads (or former farmsteads) with agricultural outbuildings and farmstead landscape features. The farmsteads are usually surrounded by open farmland. There is usually a generous amount of space around the house and around the farmstead. The brick facades of the house are often visible from some distance and sometimes from several directions.

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- Chaska brick farmhouses take several forms including side-gable forms with rectangular footprints, hip-roofed boxlike forms with square footprints, and, most commonly, intersecting gable-roofed forms with L-, T-, U-, or +-shaped footprints. Complexity in footprint or roofline is not common. Most roofs are moderately-pitched and most chimneys are on the interior or on interior endwalls.
- Chaska brick farmhouses are generally not high-style buildings but are vernacular structures that sometimes reflect the influence of the Georgian, Queen Anne, or another architectural style.
- Some Chaska brick farmhouses display characteristics that represent the influence of European building or cultural practices on Carver County, or represent a blending of traditional elements with cultural practices already dominant in southeastern Minnesota at the time.
- Chaska brick farmhouses often have a formal main facade that faces away from the farmyard and has a little-used main entrance, and then a more informal facade that faces the farmyard and has a frequently used entrance that is near the kitchen.
- The exterior brickwork of the farmhouses was designed to be left uncovered. The visual qualities of the brick and the masons' workmanship are clearly displayed.
- Smooth broad brick surfaces, a spare use of brick detailing, and a lack of applied wood or other ornamentation serves to emphasize the farmhouses' solid geometric forms.
- Ornamentation is generally confined to brick arches or hoods above windows and doors, and wooden ornamentation on porches. A few of the houses have subtle patterns of decorative brickwork. A few have wooden detailing at the eaves or gable ends.
- Window and door openings are almost always segmental-arched except at the attic level. Doors are generally single-leaf and sometimes topped by transoms.
- Most Chaska brick farmhouses have at least one open porch. Many originally had two open porches, and some had three.
- Most Chaska brick farmhouses had large kitchens used for preparing meals, dining, processing garden produce and meat, and other farm chores. Some have evidence of other architectural features that reflect the building's role in the operation of a working farm.
- Interior spaces were generally finished with wood floors, plaster walls, and dark-stained woodwork. Built-in cupboards and closets were common.

**Current National Register Listings.** Three Chaska brick farmhouses in Carver County are currently listed in the National Register. Two were built by German immigrant families, the Wendelin Grimm Farmhouse (1876) in Laketown Township (Figure 4) and the Albertine and Fred Heck Farmhouse (ca. 1895) in Chanhassen. The third was originally owned by Swedish immigrants. It is East Union Lutheran Church Parsonage (1874) in the so-called King Oscar's Settlement in Dahlgren Township (Figure 15). Of the three, only the Heck farmhouse was listed in the NRHP specifically because of its

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Chaska brick construction; it was listed under Criterion A in the area of Industry. The Grimm Farmhouse was listed under Criteria A and B in the areas of Agriculture and Exploration/Settlement. The King Oscar's Settlement was listed under Criteria A and B in the areas of Education, Exploration/Settlement, and Religion. Several other Chaska brick farmhouses have been determined eligible for the NRHP but have not been officially listed. One of the most well documented is the Gehl-Mittelsted Farmhouse (ca. 1875-1888) in San Francisco Township (Pearson 2004).

***Registration Requirements***

To be eligible for the National Register under the historic context "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961," a farmhouse must be built of cream-colored brick manufactured in Carver County.

An eligible farmhouse must be located in or near Carver County. In areas near Carver County, the most likely locations for Chaska brick farmhouses are believed to be Washington Lake and Faxon townships in Sibley County and Minnetrista, Excelsior, and Eden Prairie townships in Hennepin County (Figure 16).

The farmhouse must have been built during the period 1857-1961. It will probably have been built between 1857 and 1930.

A Chaska brick farmhouse must retain sufficient historic integrity to be able to convey its historic appearance, associations, and significance. (See Historic Integrity Discussion below.)

Most Chaska brick farmhouses will be eligible for the National Register under Criteria A and/or C. The properties may be eligible in the areas of Architecture, Agriculture, Exploration/Settlement, and/or Ethnic Heritage: European. The level of significance will likely be Local or State.

**Euro-American Farms in Minnesota, 1860-1960.** In addition to being evaluated under the context "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961" using these Registration Requirements, Chaska brick farmhouses should also be evaluated under the statewide historic context "Euro-American Farms in Minnesota, 1860-1960," whose explanatory document contains National Register eligibility guidelines. A farmhouse may meet the guidelines for National Register Criterion C, for example, if it displays "distinctive or unusually well-developed ethnic-influenced design or construction or an important cultural tradition" or "distinctive or unusually well-developed use of significant materials," as well as meeting that context's integrity guidelines (Granger and Kelly 2005: 7.20-7.21).

It is important that the entire farmstead and surrounding farmland be surveyed and evaluated as part of the National Register evaluation of any Chaska brick farmhouse. Farmhouses were sited and designed to be part of, and function within, an interrelated set of buildings and structures vital to the successful operation of a farm. The historic integrity of a Chaska brick farmhouse is strengthened considerably when it stands on a farmstead that retains preserved outbuildings, a windbreak, farmyard, and other essential elements, or on an entire farm that retains integrity (see Granger and Kelly 2005). A Chaska brick farmhouse standing within a National Register-eligible farmstead or farm district

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(Granger and Kelly 2005) is much better able to convey its historic character, associations, and significance.

**Criterion A.** Chaska brick farmhouses may be significant under Criterion A for their associations with the agricultural development of Carver County (and vicinity) and the local use of Chaska brick for agricultural buildings. It is unlikely but possible that a Chaska brick farmhouse played a role in the proliferation, design, or construction of the property type (e.g., as a prototype) or is associated in some other significant way with the development of the Chaska brick industry.

Chaska brick farmhouses will likely be significant under Criterion A for their associations with the settlement of the area by German immigrants. A Chaska brick farmhouse may reflect the design influences, construction techniques, or cultural practices of this ethnic group, or be in another way associated with the contributions of German immigrants to the development of Carver County and nearby areas.

For properties eligible under Criterion A, the period of significance will usually be the period during which the property's association with the significant events occurred. Alterations and additions made during the period of significance generally do not diminish the property's historic integrity even though the changes may postdate original construction of the farmhouse.

**Criterion B.** A Chaska brick farmhouse may be associated with an individual who played an important role in the development of the Chaska brick industry, or with the proliferation, design, or construction of Chaska brick farmhouses. The farmhouse may have been the home of a leading designer or builder of Chaska brick farmhouses, for example. The significant person may have made some other important contribution to the agricultural development of the area, or to some other significant aspect of history. The farmhouse must be associated in a substantive way with the person's activities during the period in which the person's significant contributions were made.

For properties eligible under Criterion B, the period of significance will usually be the period during which the property's associations with the person's significant contributions occurred. Alterations and additions made during the period of significance generally do not diminish the property's historic integrity even though the changes may postdate original construction of the farmhouse.

**Criterion C.** A Chaska brick farmhouse may be eligible for the National Register under Criterion C if it clearly illustrates or displays the pattern of features common to the distinctive property type Chaska brick farmhouses built in the vicinity of Carver County in 1857-1930. It may also be eligible if it illustrates notable individuality or variation within the property type or the evolution or development of a particular element or feature of the property type. The house may contain evidence of a significant construction technique, or display fine workmanship or special aesthetic qualities, or be the work of an important designer or builder. It may be eligible if it has characteristics that represent the influence of European building or cultural practices, or characteristics that represent a blending of traditional elements with cultural practices already in place and dominant in southeastern Minnesota at the time.

For properties eligible under Criterion C, the period of significance will usually be defined as the year the farmhouse was built, or the span of years during which the house was built if it was built in stages. Alterations and additions made during the period will not diminish the property's historic integrity.

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**Criterion D.** A Chaska brick farmhouse, or a set of farmhouse ruins, could be eligible under Criterion D if the property has the potential to yield information answering research questions important to the historic context. The building may, for example, represent the rare, direct transmission of European building or cultural practices to Minnesota by early immigrants. The assistance of a historical archaeologist should be sought when evaluating the significance, historic integrity, and eligibility of a Chaska brick farmhouse under Criterion D.

**Criteria Consideration B – Moved Properties.** A Chaska brick farmhouse that has been moved from its original site may, under certain conditions, be eligible for the National Register. The new location should be within Carver County or near vicinity (for example, in Washington Lake or Faxon township in Sibley County or in Minnetrista, Excelsior, or Eden Prairie township in Hennepin County) (Figure 16). The setting of the building should feel rural. For example, the farmhouse should not be located on a typically sized urban lot surrounded by other buildings.

**Criteria Consideration C – Birthplace of a Significant Individual.** A Chaska brick farmhouse that is the birthplace of a historically significant person may be eligible if there are no other surviving properties directly associated with the person's productive life or period of significance.

**Historic Integrity Discussion.** Chaska brick farmhouses have been increasingly altered in the last 25 years, particularly as Carver County and vicinity are becoming middle- and upper-middle-class commuter suburbs of the Twin Cities. The footprints of many of the houses have been expanded with room additions, attached garages, and new decks and three-season porches as the properties serve new owners with non-farm lifestyles. Unaltered examples of Chaska brick farmhouses are becoming increasingly scarce. While many have sustained some alteration, however, the essential qualities that characterize this distinctive property type often remain dominant and understandable, and the properties continue to convey their historic character, associations, and significance.

The integrity of each property should be carefully evaluated by assessing how much it retains the seven aspects of integrity established in the National Register criteria for evaluation: location, design, setting, materials, workmanship, feeling, and association. *Design* is the combination of elements that create the form, plan, structure, and/or style of a property and includes such elements as spatial organization, proportion, scale, materials, texture, and ornamentation. *Feeling* and *Association* refer to the property's ability to convey its historic character or sense of a particular period of time (the period of significance) (National Park Service 1997: 44-45).

Historic physical integrity is somewhat less important for farmhouses eligible under Criteria A or B than for those eligible under Criterion C because under Criteria A or B the significance of the property is based on substantive, demonstrated associations with an important historical event or person, rather than primarily on the physical characteristics of the resource.

When assessing integrity, the ease with which each alteration could be reversed and the amount of historic fabric still present are important to consider. Covering a Chaska brick house with stucco would not be easily reversible, while building a woodframe addition that does not alter the exterior wall against which is built could reasonably be reversed.

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The cumulative effect of alterations should be considered. Sometimes a property's historic integrity is diminished by an accumulation of small changes. On the other hand, a farmhouse with more than one alteration may still be eligible for the National Register if enough elements that comprise the property's design, setting, materials, workmanship, feeling, and association are preserved.

Because Chaska brick farmhouses were designed to have their exterior brick exposed, a National Register-eligible farmhouse should not be painted unless the building contains unusually distinctive or rare elements or characteristics of such importance that the property retains significance even with the diminishing effect of the painting.

Original window and door openings should generally be intact on at least three facades including the principal facade or facades, allowing the property to convey its original design intent. Allowable changes to window and door openings on side or rear facades may include, for example, the enclosure of a window opening, or the addition of a window opening. A farmhouse with replacement window sash may still be eligible if the majority of the sash is double-hung or designed to resemble double-hung sash.

Most Chaska brick farmhouses originally had at least one open porch. Porch changes should be unobtrusive and compatible with the original design intent. A farmhouse with porches entirely missing can still be eligible for the National Register because the building's original design, massing, materials, and workmanship will remain readily visible. A farmhouse with a porch that has been enclosed or expanded may be eligible for the National Register if the change does not detract from the property's overall historic integrity. For example, replacement porches should be appropriately scaled. Porch enclosures should preserve the role and appearance of a porch as a transitional indoor/outdoor space that lets in substantial amounts of light and air; the interior of the enclosed porch should still feel like a porch, rather than a finished, heated interior room. Within the porch, it is desirable that the exterior brick wall's window and door openings be intact and the brick uncovered although it may have been painted.

The original massing of a Chaska brick farmhouse should be readily apparent. Additions should be compatible in size, scale, and proportion so they do not visually overwhelm the historic elements. Additions should also be clearly differentiated and physically separated from the historic construction so that an observer can understand and experience the historic design while at the same time readily perceiving, and able to visually isolate, the alteration. Additions should generally be on rear or secondary facades. Unless very small, additions should not be built of brick, which would make it more difficult to readily understand the house's historic massing and design. A two-story addition to a Chaska brick farmhouse would diminish historic integrity more than a one-story addition because it would visually compete with the original massing and roofline more strongly than a one-story addition.

Changes to roofline should be modest but may include the addition of small dormers. Roofing material may be modern and brick chimneys altered or removed. It is possible that the original foundation of the house (which was probably stone) could be replaced with another material such as poured concrete or concrete block without significant loss of historic integrity.

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The setting of a Chaska brick farmhouse should feel rural. A farmhouse that has been engulfed by suburban development and surrounded by modern buildings may have lost its essential integrity of setting.

The historic integrity of a Chaska brick farmhouse is strengthened considerably when it stands on a farmstead that retains preserved outbuildings, a windbreak, farmyard, and other essential elements, or on an entire farm that retains integrity (see Granger and Kelly 2005). A Chaska brick farmhouse standing within a National Register-eligible farmstead or farm district (Granger and Kelly 2005) is much better able to convey its historic character, associations, and significance. For these reasons, when the boundary of a National Register-eligible Chaska brick farmhouse is determined, consideration should be given to including as much of the farmstead that retains integrity as possible.

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**G. Geographical Data**

The geographical area covered by this MPDF includes Minnesota's Carver County and the townships adjacent to Carver County in Hennepin, Wright, McLeod, Sibley, and Scott counties. Chaska brick resources located outside of this area are not included within the scope of this MPDF, which concentrates on local use of Chaska brick.

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**H. Summary of Identification and Evaluation Methods**

This Multiple Property Documentation Form (MPDF) for Chaska brick resources in the vicinity of Carver County was prepared by the Minnesota Department of Transportation (MnDOT) as one of the stipulations of a 1993 Memorandum of Agreement (MOA) prepared in compliance with Section 106 of the National Historic Preservation Act. The MOA was developed to help mitigate adverse effect to historic properties caused by the reconstruction of U.S. Highway 212 in Carver County, and in recognition that there were many Chaska brick farmhouses in Carver County that might be impacted by future transportation projects. MnDOT also prepared one individual National Register nomination form for a Chaska brick farmhouse in Carver County in association with this MPDF.

Information on Chaska's brick industry can be found at the Chaska Historical Society in Chaska and the Carver County Historical Society in Waconia. Good secondary sources include LaVonne Barac's 1976 history of Chaska, Paul Maravelas's 2000 National Register nomination form for the Albertine and Fred Heck House in Carver County, and the *City of Chaska Historic Context Study* (2006) prepared by Thomas R. Zahn Associates (with Bethany Gladhill) for the City of Chaska's Heritage Preservation Commission. Since 2009 brick aficionados in Minnesota have been developing a website called *Minnesota Bricks* ([www.mnbricks.com](http://www.mnbricks.com)) which has a growing amount of useful information about historic brick and brickyards in the state.

This MPDF's property type information on Chaska brick farmhouses in Carver County is primarily based on two studies:

The first was a survey conducted in 1987-1988 by University of Minnesota architecture graduate student Steven C. Martens as part of his 1988 M.A. Thesis on brick farmhouses in Carver County (Martens 1988). Martens is now Associate Professor of Architecture at North Dakota State University in Fargo. In the fall of 1987 Martens canvassed much of Carver County, mapping and photographing all early (i.e. pre-1930) brick farmhouses he encountered – a total of 77. He conducted intensive fieldwork on 9 of the properties (e.g., interior inspections, measured plans, and interviews). Martens used historic plat maps, census records, newspaper articles, published local histories, and other sources to try to identify years of construction, original or early owners, and masons or builders. The thrust of Martens' research was to look for patterns in architectural form, construction details, and ethnicity of the original owners. Martens' final products were his thesis (1988), a set of color slides archived at the Minnesota Historical Society (1987), and a journal article (1990).

The second study was conducted in 2004-2005 by architectural historian Barbara J. Henning, working under contract with MnDOT. Henning prepared Minnesota Historic Properties Inventory forms for 57 of the 77 farmhouses identified by Martens, and added 9 other newly discovered sites (Figure 16). (Henning found that 20 of the 77 farmhouse identified by Martens had either been razed, were not farmhouses but rural schools, were not cream-colored brick, or could not be located. She did not systematically look for additional properties, but encountered some new farmhouses during research and fieldwork.) Henning conducted more intensive architecture-history survey work on 7 of the 66 farmhouses she inventoried. She tried to identify construction dates and the names of original or historic owners using *Chaska Weekly Valley Herald* newspaper articles, plat maps, and other resources at the Carver County Historical Society, as well as owner interviews, land ownership records,

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and state and federal census records. The Chaska newspaper, for example, often reported the construction of brick farmhouses in notes such as: "Theodore Quast, of Dahlgren [Township] . . . is erecting a fine story and a half farm dwelling house, 22' x 28'" ("Brick" 1878). Henning's final products were a set of 66 inventory forms which are on file at the Minnesota State Historic Preservation Office in St. Paul (2004), a report to MnDOT (*Phase III* 2005), a first draft of this MPDF (2004), a first draft of an individual National Register nomination form for the Harms Farmhouse in Carver County (2004), and an educational brochure funded by MnDOT and the Federal Highway Administration and recently revised by MnDOT and the Carver County Historical Society (Henning 2011).

There are several other Chaska brick farmhouses standing in Carver County that were not identified by Martens or inventoried by Henning. They have not been inventoried to date.

The historic context "Chaska Brick Resources in the Vicinity of Carver County, 1857-1961" was developed to organize information about the significant number of brick resources built of Chaska brick in Carver County and the nearby vicinity. Contextual information on a subset of these resources, farmhouses, was developed to help understand physical characteristics of the property type, identify the broad patterns (and significant individuals) that influenced the farmhouses' construction and use, understand the resources' significance, and help evaluate the National Register eligibility of specific properties. The registration requirements for farmhouses were developed in part by analyzing the physical characteristics of existing examples, primarily using Henning's inventory information.

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**THE PROCESS OF MAKING CHASKA BRICK**

A historic context study prepared for the City of Chaska in 2006 by Thomas R. Zahn (with Bethany Gladhill) provides an interesting description of the local brickmaking process. The authors write:

The first and crudest method of brickmaking in Chaska was clamp brick, a homemade process. In this process, the raw clay was shoveled directly out of the ground, then weathered for six months and kneaded by foot or by hoof. It was then mixed with water and sand, tamped into rough forms, and left to dry in the sun. Once formed, [the bricks] were stacked to produce the 'clamp kiln' [the kiln was created by the stacked bricks themselves] and fired from the middle with a basic wood fire. This method was both inefficient and inexact, but did produce a distinctive brick that was generally smaller than commercial efforts. Due to its lack of durability, few examples of this hand-crafted brick remain today.

An improvement on the process was slop brick. For this type, water and clay were mixed into a thin, almost slurry-like consistency that was poured into a mold, whose rounded edges and corners were to become a characteristic feature of all Chaska brick. These bricks were dried on open-air racks before firing and had to be laboriously hand-turned. It was also risky – in a period of particularly bad weather all of the semi-dry bricks could easily be disintegrated by heavy rains. In two particularly bad years, over 100,000 bricks annually were ruined.

By the mid-1860s, with the advent of professional yards, brickmaking became more efficient. The clay was excavated from the vein by a pick-and-shovel team and then hauled to the factory, first with wheelbarrows but soon by horse and wagon. By 1870 brick-molding machines were prevalent, making both wire-cut and pressed brick. In particular, the pressed brick became synonymous with Chaska, as the machinery allowed the bricks to have the characteristic indentations (called 'frogs') that reduced the weight of the brick and provided a better key for the mortar, and also later allowed the word 'Chaska' to be pressed directly into the frog.

Brickyard owners were constantly looking for new ways to make the process better. One solution was Mike Bierlien's clay crusher and temperer – otherwise known as the 'nameless' machine – which pulverized the clay, added sand and water for the optimum mixture, and mechanically filled the molds, in one continuous step without human intervention. The result was a 'handsome, even, solid brick, of a delicate cream color . . . undoubtedly the most desirable bricks in the market' (*Herald*, May 26, 1887).

These bricks, with their thicker consistency, dried to form more quickly before kiln firing. Hot-air dryers were also introduced, cutting initial drying time from several weeks to under 72 hours.

Bricks were then fired in beehive kilns which, with the number of active brickyards, soon became a prevalent physical feature of Chaska. Kilns were either intermittent, meaning that bricks had to be cooled and unloaded between firings then reloaded and baked

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again, or continuous, which had a number of connecting chambers that the heated air coursed through. Despite the slightly longer firing time, continuous kilns soon became the standard due to their labor efficiency, lower heating costs, and ability to create a more consistent product. With internal temperatures running from 400-2000 degrees Fahrenheit, [accidental] fires at the kilns were a weekly occurrence.

Bricks were then hand-sorted, according to grade and color. [Yard owner] Charles Klein's papers report that one way to test the quality was to knock the bricks together; if they made a high-pitched sound they were good, but a low thud meant they were of a poorer quality.

As the 20th century progressed, particularly as the Kleins consolidated the yards, technology introduced a number of changes. Steam shovels and bulldozers took over from the pick crews and horse carts. Industrial tunnel kilns replaced the distinctive beehives. Firing times dropped dramatically – while wood fires took ten days to bake the bricks, coal took eight, fuel oil just three, and finally gas power just over two days (Zahn 2006: 17-18).

Source: Thomas R. Zahn and Associates, with Bethany Gladhill. *City of Chaska Historic Context Study*. Prepared for the Chaska Heritage Preservation Commission, Spring 2006.

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Figure 15. East Union Lutheran Church Parsonage, built 1874. Listed in the NRHP. Co. Rd. 40, Dahlgren Twp., Carver Co. (facing NE, photo by Scott Kelly, 2011).

Figure 16. Map of Chaska Brick Farmhouses in Carver County Inventoried by Henning in 2004 (Gemini Research from MnDOT base map, 2012).

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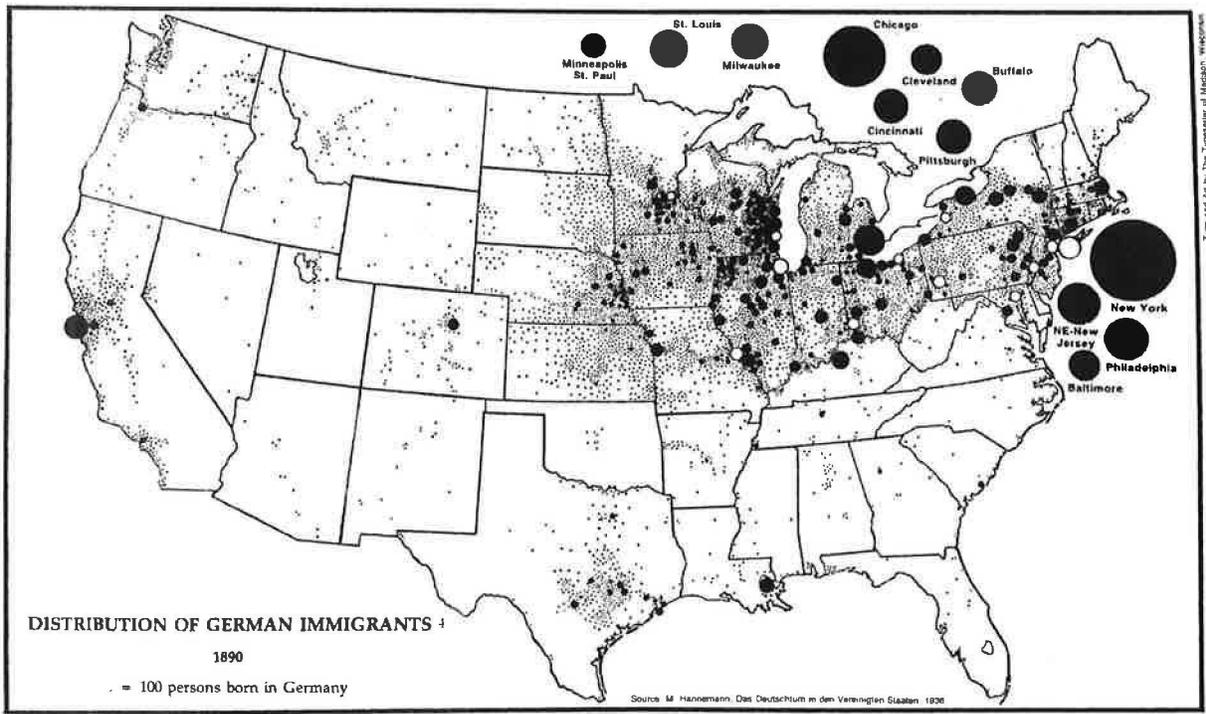


Chart sponsored by Eirella Kable Schultz of Columbus, OH, in memory of her grandparents, Hermann and Johanna Kable who immigrated from Germany to Sheboygan, WI in 1888 and 1890.

A Production of German House Research, Madison, Wisconsin  
© 1988 Juergen Eichhoff

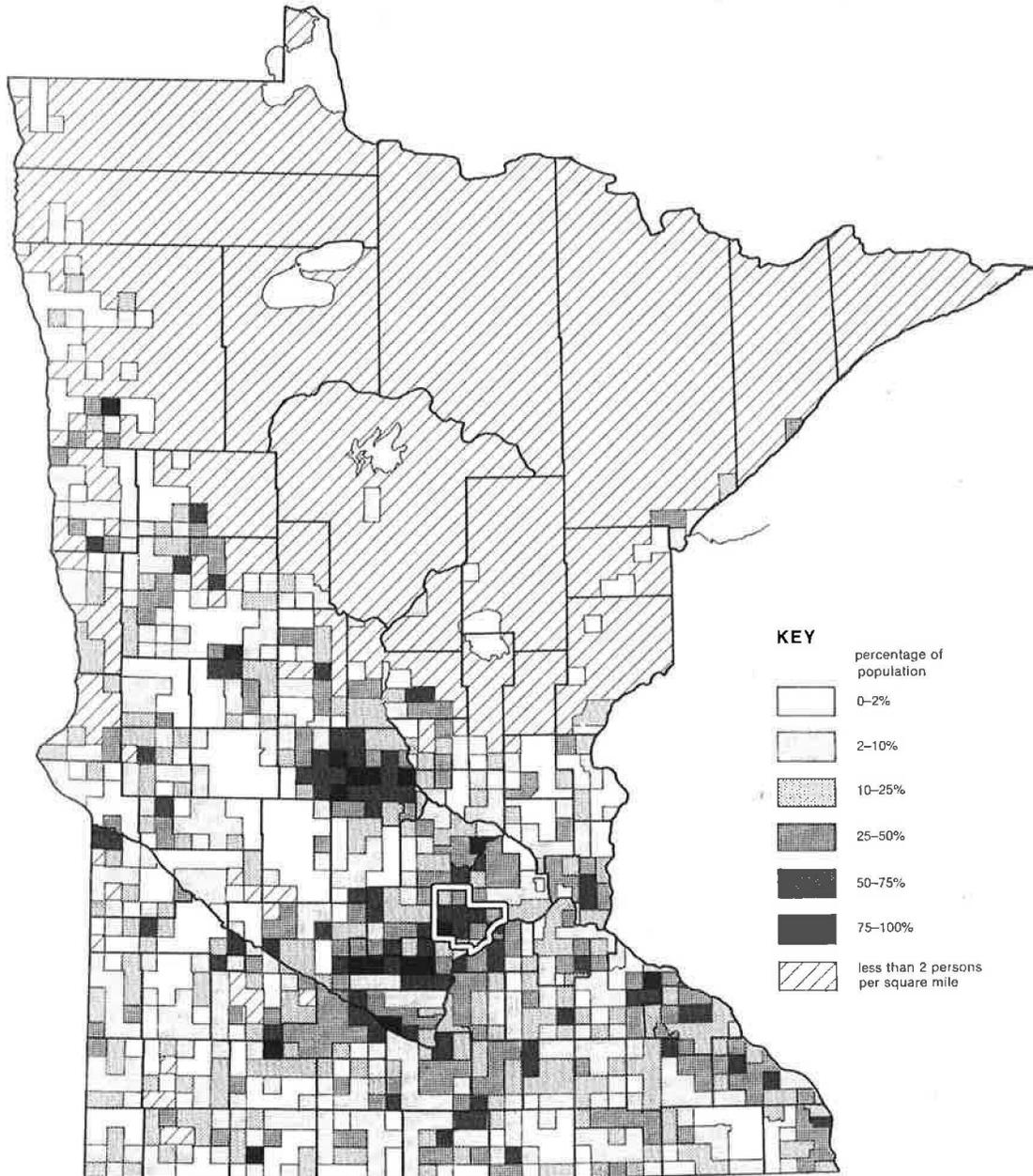
Figure 1. Distribution of German Immigrants in the U.S. in 1890. Map by Juergen Eichhoff (1988); reprinted in Don Heinrich Tolzmann's *The German-American Experience* (2000: 14).

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Map 8.3. Germans in Minnesota Rural Areas, 1880

Figure 2. In the rural townships shaded dark gray, more than 50% of the population was comprised of German immigrants and their children in 1880. In the townships shaded black, Germans comprised 75% of the population. The largest rural settlement areas were in Stearns County in the center of the state, and in the lower Minnesota River Valley, an area that includes Carver County, which is outlined in white (Gemini Research modification of map in Hildegard Binder Johnson's "The Germans" in *They Chose Minnesota* (1981).

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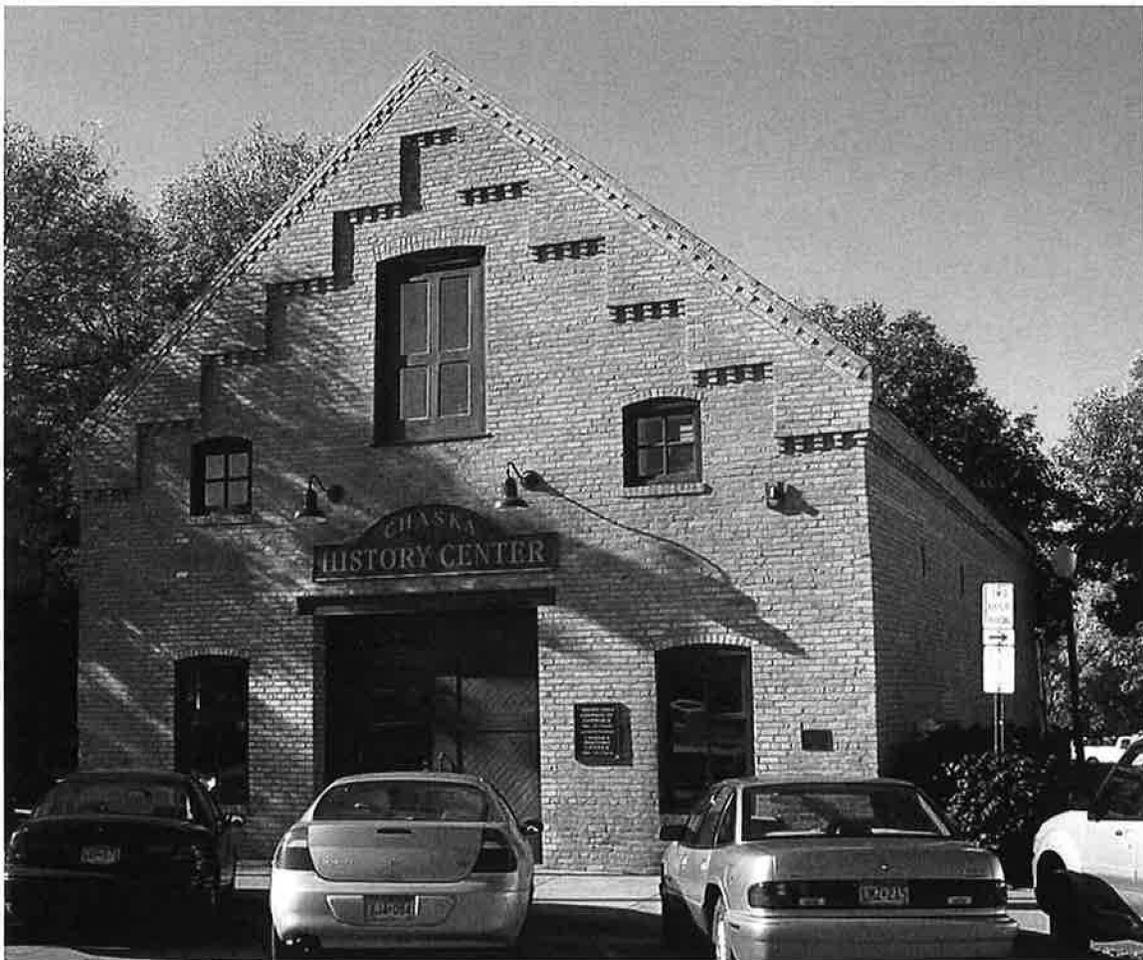


Figure 3. This former livery barn, built circa 1875 of Chaska brick, stands in the city of Chaska. The massing, smooth broad surfaces, segmental-arched openings, and brick corbelling and dentils display Germanic influence. The property was listed in the National Register in 1980. Brinkhaus Saloon Livery Barn, Chaska, Carver Co. (facing N, photo by Todd Murray, Sept. 2007).

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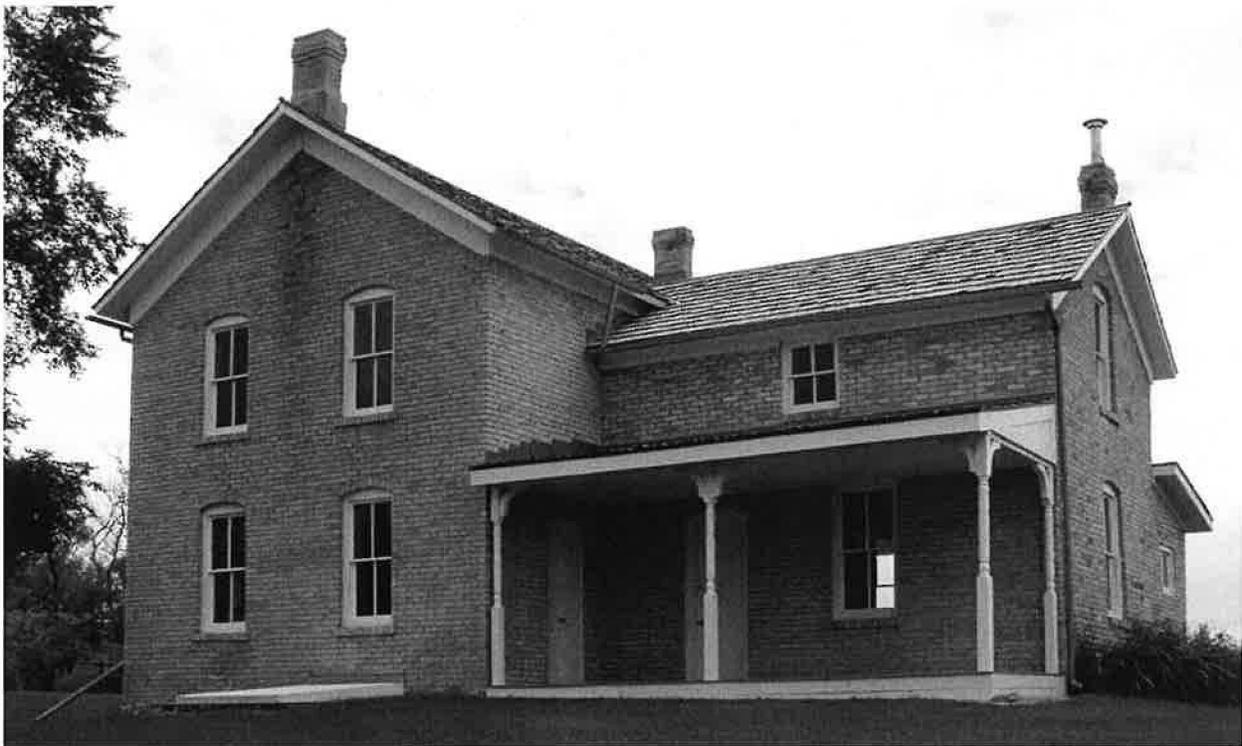


Figure 4. This Chaska brick farmhouse, built in 1876, is a T-shaped example of the cross-wing form with a shed-roofed porch at the intersection of the wings. The western facade (around the corner at the left end of the photo) has two widely-spaced windows on the first story, two windows directly above them on the upper story, and no entrance. The house is typical in its sparse ornamentation. Recently restored, the property was listed in the National Register for its associations with the original owner, German immigrant Wendelin Grimm, who settled in Carver County in 1857 and developed a hardy strain of alfalfa that helped transform Midwestern dairying. Wendelin Grimm Farmhouse, Grimm Road, Laketown Twp., Carver Co. (facing N, photo by Todd Murray, August 2009).

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Figure 5. An L-shaped Chaska brick farmhouse in southeastern Carver County. The house was built in two phases in 1873 and 1883 with wings measuring about 16' x 26' and 17' x 28'. The main facade, which faces the road, is on the left in the photo. The house has a typical alteration: enclosure of the front porch. Frank Farmhouse, Hwy. 212, Dahlgren Twp., Carver Co. (facing W, photo by Scott Kelly, 2008).

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Figure 6. Another view of the Frank Farmhouse. The main facade is on the right. The farm was established by Frederick and Alice Frank who immigrated from Germany to Carver County in the mid-1850s. The farm was 130 acres in 1880, about the time the house was built. Eighty years later, in the mid-1960s, fourth-generation family members still lived here and operated the farm. Frank farmhouse, Hwy. 212, Dahlgren Twp., Carver Co. (facing NE, photo by Scott Kelly, 2008).

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Figure 7. A number of cross-wing Chaska brick farmhouses have a dominant, two-story wing, shown above, flanked by a pair of matching interior endwall chimneys. The facades often have three or five bays and a central entrance that was often built without a sheltering entrance porch. This farmhouse in southwestern Carver County was built in 1875 for members of the Wolter family who immigrated from Germany to Carver County in 1859. Wolter Farmhouse, Co. Road 33, Young America Twp., Carver Co. (facing NW, photo by Scott Kelly, 2011).

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Figure 8. Another view of the Wolter Farmhouse with the formal two-story wing on the right. This house is one of about three Chaska brick farmhouses in Carver County that retain a shed-roofed porch tucked into the massing. Note the brick walls on three sides of the porch, and the single wooden column supporting the edge of the roof. Wolter Farmhouse, Co. Rd. 33, Young America Twp., Carver Co. (facing NE, photo by Barbara J. Henning, 2004).

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Figure 9. This ca. 1885 Chaska brick farmhouse has an L-shaped form with a brick room projecting from the southwestern corner. The main facade has two gables. The original owners were Prussian immigrants August and Albertina Hesse who immigrated to the U.S., and to Carver County, in the early 1870s. The couple had nine children. Members of the Hesse family still owned and operated the farm in the mid-1950s. Hesse Farmhouse, Co. Rd. 41, Dahlgren Twp., Carver Co. (facing SE, photo by Scott Kelly, 2008).

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Figure 10. Another view of the Hesse Farmhouse. Ornamentation on most Chaska brick farmhouses is confined to the brickwork above the segmental-arched windows and wooden detailing on porches. Windows on the eastern half of the Hess Farmhouse (at left in the photo) have projecting brick hoods. Those on the western half have a double row of flush brick headers forming the arch. Hesse Farmhouse, built ca. 1885, Co. Rd. 41, Dahlgren Twp., Carver Co. (facing SW, photo by Scott Kelly, 2008).

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Figure 11. This farmhouse, built in two phases in 1891 and 1894, has a cross-wing form and a roof pitch that is unusually steep. The small dormers are rare among Carver County's brick farmhouses. Each wing of the house is about 15' x 30'. The southern facade (at left) faces the road while the more formal eastern facade (at right) faces away from the farmyard and outbuildings. The original owners were Bavarian immigrants Mathias and Maria Jacobs who established the farm in the late 1850s. The farm was 136 acres in the 1890s when the house was built. Jacobs Farmhouse, Hwy. 212, Dahlgren Twp., Carver Co. (facing NW, photo by Scott Kelly, 2008).

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Figure 12. About 10% of Carver County's Chaska brick farmhouses have hipped roofs and boxlike massing. This example in south central Carver County was built ca. 1900. Note the flanking brick chimneys. Two entrances on the main facade is an unusual feature found in some German immigrant communities nationwide and rare in Carver County. Farmhouse, Co. Rd. 51, Benton Twp., Carver Co. (facing W, photo by Scott Kelly, 2011).

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Figure 13. Window openings on most Chaska brick farmhouses are topped by two or three rows of headers with the upper course projecting slightly to shed water. Most window sills are made of brick or wood but a few, like those shown here, are made of local limestone. This house was built in 1878. Harms Farmhouse, Co. Rd. 152, Benton Twp., Carver Co. (facing W, photo by Scott Kelly, 2011).

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Figure 14. While most of Carver County's brick farmhouses are somewhat austere, some have wooden detailing in the gable ends and at the eaves. This is the Buschkowsky Farmhouse, built in 1894 in northeastern Carver County. (The nearby Heck Farmhouse – listed in the National Register – is about the same age and has a similar form and detailing.) Buschkowsky Farmhouse, Audubon Road, Chanhassen Twp. (now City of Chanhassen), Carver Co. (facing NE, photo by Barbara J. Henning, 2004).

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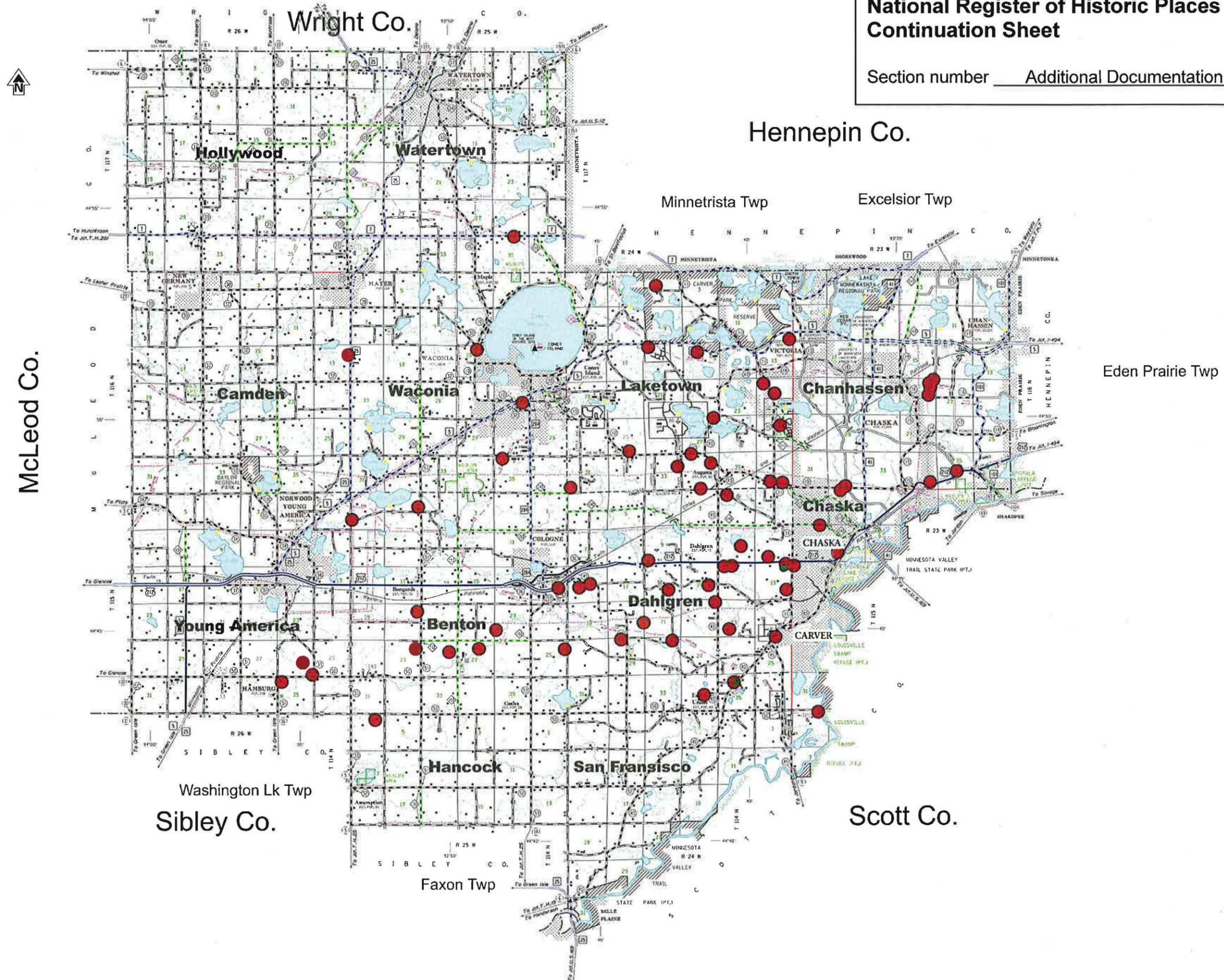
Figure 15. While most of Carver County's brick farmhouses are associated with German-Americans, this parsonage and farmhouse was built in 1874 for Scandinavian-Americans – Carver County's second-largest immigrant group. The house stands in Dahlgren Township's King Oscar's Settlement, established in 1853 by Swedish immigrants in southwestern Carver County. The house was built as the parsonage for East Union Lutheran Church – the nucleus of the tiny rural settlement – and resembles the county's German-built farmhouses. (Perhaps German-American builders were involved in the design and construction.) The property is listed in the National Register. East Union Lutheran Church Parsonage, Co. Rd. 40, Dahlgren Twp., Carver Co. (facing NE, photo by Scott Kelly, 2011).

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**Figure 16: Map of Chaska Brick Farmhouses in Carver County Inventoried by Henning in 2004**

Prepared by Gemini Research from Henning data.  
Base map: Minn. Dept. of Transportation

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE Chaska Brick Resources in the Vicinity of Carver Co, 1857-1961 MPS  
NAME:

STATE & COUNTY: MINNESOTA, Carver

DATE RECEIVED: 11/01/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/18/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 64501192

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N  
NEW MPS: Y

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER  DISCIPLINE History  
Phone \_\_\_\_\_ Date 12/18/12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.

Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651/259-3451



**TO:** Carol Shull, Keeper  
National Register of Historic Places

**FROM:** Denis P. Gardner

**DATE:** October 10, 2013

**NAME OF PROPERTY:** Chaska Brick Resources in the Vicinity of Carver County, 1857-1945

**COUNTY AND STATE:** Carver County, Minnesota

- SUBJECT:** National Register:
- Nomination
  - Multiple Property Documentation Form
  - Request for determination of eligibility
  - Request for removal (Reference No.        )
  - Nomination resubmission
  - Boundary increase/decrease (Reference No.        )
  - Additional documentation (Reference No.        )

**DOCUMENTATION:**

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Original USGS Map
- Sketch map(s)
- Correspondence
  - Owner Objection
    - The enclosed owner objections
    - Do  Do not  constitute a majority of property owners

**STAFF COMMENTS:**