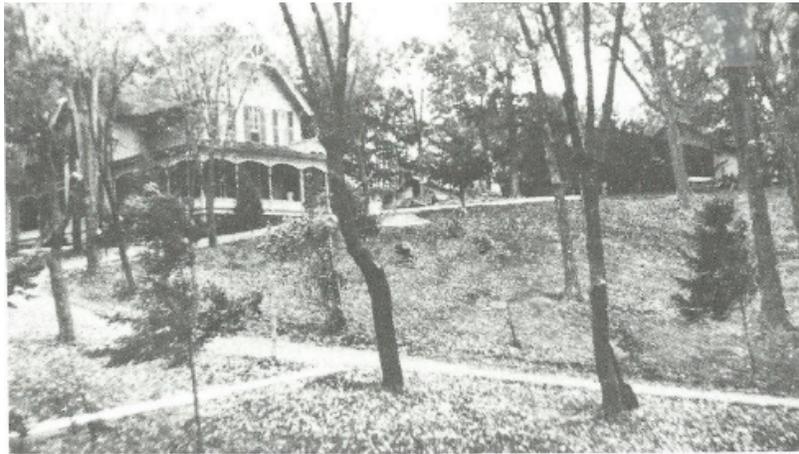


**Phase II Historic Evaluation
of the Coney Island of the West National Register of
Historic Places Listing, Waconia, Carver County,
Minnesota**

Minnesota State Evaluation/Phase II Survey
Archaeological License #17-043
MnHPO # 2017-0395



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August 29, 2017
DRAFT REPORT



Management Summary/Abstract

Blondo Consulting, LLC (Blondo Consulting) was retained by Carver County Parks to complete a Phase II Historic Evaluation of the Coney Island of the West (CR-WAT-001) *National Register of Historic Places* listing as part of the proposed Lake Waconia Regional Park, Coney Island of the West. A Phase I Cultural Resource Assessment was completed on October 10, 16 through 21, and November 1 through 4, 2016. Archaeological site 21CR0164 was recorded following that survey, which includes a previously unknown precontact component; and the condition of the existing *National Register* listed historic period site was evaluated. Coney Island of the West consists of an archaeological site within the larger boundaries of the island (21CR0164, a multi-component archaeological site), as well as the ruins of cabins and a hotel complex associated with the historic use of the island (CR-WAT-001, currently listed on the *National Register of Historic Places*). The island is located within Township 116 north, Range 25 west, Sections 12 and 13 of Carver County, Minnesota. Coney Island of the West has been previously recorded as a Historic Property and is listed in the *National Register of Historic Places*. The Phase II Historic Evaluation was completed on May 3-5, May 8-12, May 15, May 22-26, May 30-31, June 1-2, and June 6-9, 2017 with Kelly Wolf, MA, RPA, of Blondo Consulting, LLC and Jeremy Nienow, PhD., RPA, of Nienow Cultural Consultants, LLC as co-Principal Investigators for the historic archaeological aspects of the project.

The results of the 2016 Phase I Historic Survey identified approximately 40 building ruins, remnants, or features. These were mapped, photographed, and recorded, and given individual Field Number designations. At that time, Blondo Consulting recommended a Phase II Evaluation to further address the condition of the current *National Register* listing and to make recommendations for continued preservation and future interpretation of the island. Results of the Phase II Archaeological Survey for pre-contact remains can be found in the report, *Phase II Prehistoric Archaeological Evaluation of the Coney Island of the West (Site 21CR0164), Waconia, Carver County, Minnesota*, from July 2017.

Following is the methodology outlined in the proposed research design for Evaluation/Phase II Survey Archaeological License (17-043). Using the results of the Phase I Historic Survey, features and ruins were re-evaluated during the Phase II Evaluation for contributing or non-contributing status to the *National Register of Historic Places*. During this process the original *National Register* listing will be updated as well as the Coney Island of the West (CR-WAT-001) historic inventory form. Blondo Consulting is preparing recommendations for each historic feature in regards to the preservation, clean-up, and any safety issues that exist. The results of the Phase II Historic Survey can be found in Section 6.0 beginning on page 12 of this report. **Blondo Consulting recommends that Coney Island of the West maintains eligibility for the *National Register of Historic Places* under Criterion A and that updates to the listing include the addition of eligibility under Criterion D for subsurface historic and pre-contact features.**

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1.0 INTRODUCTION

In April 2017, Carver County, Minnesota retained Blondo Consulting, LLC (Blondo Consulting) to complete a Phase II Historic Evaluation of the Coney Island of the West (CR-WAT-001) *National Register of Historic Places* listing as part of the proposed Lake Waconia Regional Park, Coney Island of the West, Waconia, Carver County, Minnesota. This evaluation answers that request. Kelly Wolf, MA, RPA of Blondo Consulting, LLC and Dr. Jeremy Nienow RPA of Nienow Cultural Consultants, LLC were co-Principal Investigators for the historic archaeological aspects of the project. Additional Blondo Consulting Staff included Steven J. Blondo, MA (Principal Investigator for the Pre-contact Archaeology), Lindsey Reiners, MS, Laura Koski, Benjamin Schweer, and Melissa Mickelson.

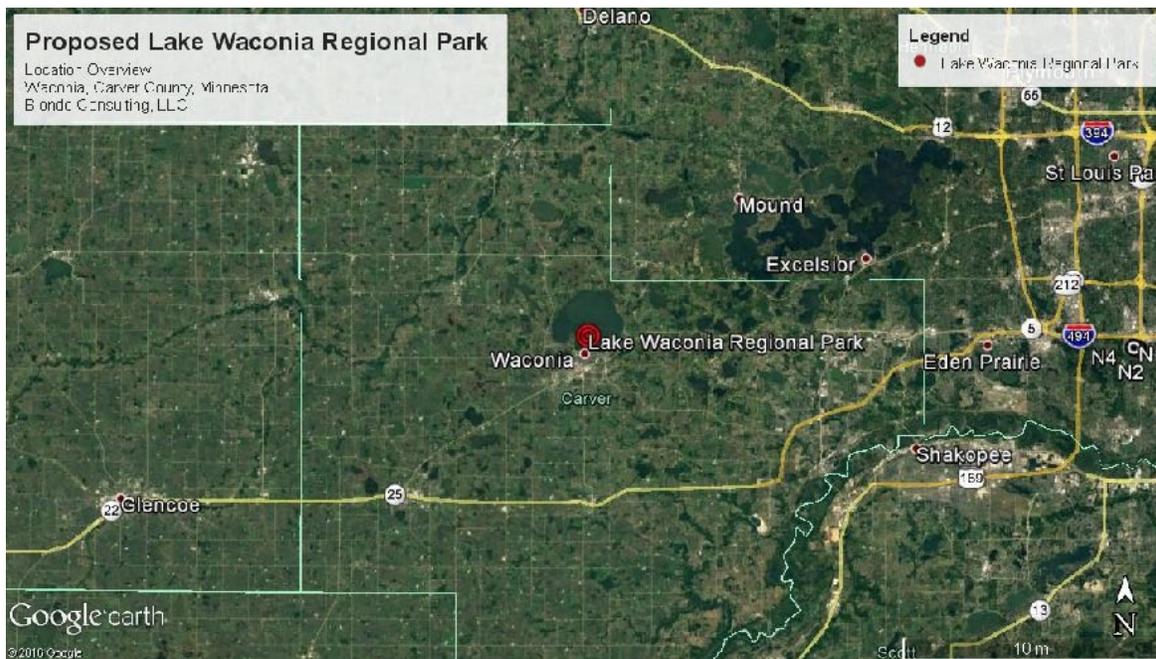


Figure 1. Project Location.

The initial Area of Potential Effect (APE) for the Phase I investigation was the entire 31.85 acre Coney Island. The island is listed on the *National Register of Historic Places* for its significance under historic recreational activities and tourism. The results of the Phase I survey can be found in the Blondo Consulting report *Phase I Cultural Resource Assessment of the Proposed Lake Waconia Park, Coney Island of the West, Waconia, Carver County, Minnesota* from January 2017. During this survey, a previously unknown archaeological site was identified and recorded with the Minnesota Office of the State Archaeologist (OSA) as the Coney Island of the West Site, 21CR0164. The Phase II pre-contact investigation focused on site 21CR0164 for the purpose of determining the site's contribution to the existing *National Register of Historic Places* listing. Additional details of the Phase II evaluation of the pre-contact component of site 21CR0164 can be found in the report, *Phase II Prehistoric Archaeological Evaluation of the Coney Island of the West (Site 21CR0164), Waconia, Carver County, Minnesota* from July 2017. The results of the historic investigation and recommendations are included in this report.



Figure 2. Coney Island Topographic Map

2.0 AREA OF POTENTIAL EFFECT

The APE encompasses proposed trails and improvements proposed as part of the park project. The focus of this Phase II historic investigation is on the *National Register of Historic Places* listing, which was first recorded in 1975 during the Minnesota Statewide Historic Sites Survey. The site is located in Township 116 North, Range 25 West, Sections 12 and 13, which lies within Waconia, Carver County, Minnesota (see Maps 1 and 2 for general APE location).

The goal of the historic evaluation of Coney Island of the West was to reevaluate and update the existing *National Register of Historic Places* listing from 1975 and determine what elements continue to be contributing to the listed site. This is a continuation of the Phase I inventory that was completed by Blondo Consulting in 2016.

3.0 METHODOLOGY

Prior to project commencement, Dr. Jeremy Nienow, RPA, of Nienow Cultural Consultants, LLC, and Kelly Wolf, MA, RPA, of Blondo Consulting, LLC applied for and received Evaluation/Phase II Survey Archaeological License #17-043 from the Office of the State Archaeologist. As a part of the application, Nienow and Wolf proposed a research design for the Phase II work. This research design is included as an appendix to this report. Research questions were developed to guide excavation and evaluation. Methodology followed guidance given by the Minnesota Historic Preservation Office (MnHPO) in their letter dated February 24, 2017 (MnHPO # 2017-0395). Their guidance included the following:

- “Conduct a Phase II intensive level survey and evaluation study of the island and determined contributing and non-contributing features, especially those features

that have the potential to be directly or indirectly affected by the park development plan as currently proposed;

- “Prepare an updated inventory form for Coney Island of the West (CR-WAT-001) that includes a legible map (11x17) identifying all contributing features, photos, and other relevant information;
- “With information from the Phase II survey and study, update the NRHP nomination documentation to reflect current understanding of the historic property’s significance based upon new information;
- “Incorporate archaeological and historical site information into the Master Plan for park development;
- “Redesign current park development plans to avoid and preserve archaeological and historical features;
- “Develop appropriate interpretation for selected locations; and
- “Develop and implement a park management plan for continued stewardship of this historic property once the park has been established.”

MnHPO also advised in the February 2017 letter that the “safety issues of the collapsed buildings be addressed. A consulting archaeologist can provide guidance on foundations/features that should be preserved once building debris is removed.”

To accomplish this, techniques that were utilized included:

- further historic research and evaluation;
- further map analysis to identify potential ownership and construction dates of existing building ruins;
- additional photography and mapping of historic features and foundations;
- additional recording and artifact sampling of historic features; and
- collaboration with Dean Smith, PE, a structural engineer at WSB & Associates, Inc to determine structural condition.

No additional archaeological testing was completed in association with historic features and foundations, however, Phase II testing of prehistoric areas did result in the recovery of some historic artifacts. All artifacts recovered during the Phase I and II testing were cleaned and cataloged in the lab following the guidelines established by the Carver County Historical Society, which will serve as the project repository.

4.0 THEMATIC RESEARCH AND BIBLIOGRAPHY

Coney Island of the West (CR-WAT-001) is currently listed on the *National Register of Historic Places*. It was considered significant for its strong connection to the rise of the tourism and recreation industry west of the Minneapolis/St. Paul area, as well as being one of the most prominent tourist sites in the state of Minnesota. Business on the island was also integral to the development of Waconia as one of Carver County’s largest cities. Coney Island of the West was originally evaluated for *National Register* eligibility in 1975 during the Statewide Historic Sites Survey. This survey focused on architectural elements and the historic period use of the island, specifically between the years 1880 and 1920. A second evaluation was completed in 1979 by Miller-Dunwiddie Architects, Inc. on behalf of the City of Waconia for the purposes of creating a

preservation plan and evaluating the potential of the island to be incorporated into the park system at a future date. No archaeological testing was completed until Blondo Consulting, LLC completed a Phase I Cultural Resources assessment of the island in 2016. The results of that survey can be found in the report, *A Phase I Cultural Resource Assessment of the Proposed Lake Waconia Regional Park, Coney Island of the West, Waconia, Carver County, Minnesota*.

4.1 Regional History

4.1.1 Carver County

Carver County contains portions of the Minnesota and Crow Rivers, as well as one hundred and twenty-five lakes. Before European settlement, this area served as hunting grounds and was home to Dakota Tribes. Some of the first Euro-Americans to set foot in what is now Carver County were French fur traders sometime during the 1600s. A number of these fur traders, such as Jonathan Carver from Massachusetts, the county's namesake, created bonds with the Dakota and formed trade agreements. From the 1600s to the 1840s increasing numbers of Europeans travelled here to trade. Two trading posts were established just for this purpose in what would eventually be Carver County: one for the Northwest Fur Trading Company in 1779, and one for the American Fur Company in the early 1800s. Soon after, British and American companies took over the fur trade from the French, and business began to decline due to their poor inter-cultural relations. With the signing of the Treaty of Traverse de Sioux in 1851, and the Treaty of Mendota later that same year, the fur trade period came to a close, and the area was legally opened up for Euro-American settlement (Bingham et al 1915).

Carver County was founded in 1855, named after Jonathan Carver, one of the earliest and most prominent people to travel and live in the area. The county is divided into 10 townships. Five school districts were organized for these townships in 1857. Around that time the majority of Euro-American settlers in the county were German, Irish, and Swedish immigrants. These early settlers wished to farm the land, but found it difficult with the entirety of the area being heavily forested. In efforts to clear the forest for agriculture, the settlers instead realized the economic benefits of logging as opposed to agriculture, and began to lead a booming logging industry starting in the 1850s through the 1870s. Once enough of the land was cleared, regional industry turned from logging back to agriculture (Bingham et al 1915). Today Carver County has one of the quickest growing populations in the state of Minnesota, and is mainly home to commuters who work in the Twin Cities during the day, and travel back to the county at night (CCHS 2016a).

4.1.2 Waconia

As with the rest of Carver County, the area that would be Waconia was first home to the Dakota. The Dakota called the lake just north of Waconia "Meday Wa Ko Ni Ya" meaning "lake of the fountain" or "lake of the spring." Euro-American settlers adopted this as the name for the lake and town, later spelling it "Waconia" (Lahr 1964). The town of Waconia was surveyed and platted by a Minneapolis surveyor in 1857. Ludwig Sudheimer and Michael Scheidnagel built the first homes in the town, and were followed by large groups of German immigrants later that same year (Lahr 1964). Other immigrants to Waconia also included the Swiss, Swedish, and

Bohemians, and by 1858 most of the shore around Lake Waconia (Clearwater Lake) was settled (CCHS 2016b).

Early Waconia industry was established between the 1860s and 1940s and included the Waconia Sorghum Mill, Waconia Steam Saw and Flowering Mill, and the Waconia Brewery, as well as a thriving ice harvesting industry which lasted through the 1930s, by which time refrigerators became popular. Due to its ever growing population, Waconia was incorporated as a village in 1880. A few years later the railroad came to town, and with it a booming tourist center. The island in the southern portion of Lake Waconia became known as Coney Island of the West, and was a popular tourist destination (Waconia Heritage Association 1986). Due to this rise in popularity, Waconia's population had grown enough by 1920 to be incorporated as a city, and the first sanitary sewer system was installed in 1924. Today Waconia is the third most populated city in Carver County, though its tourism industry dramatically declined after the resort on Coney Island of the West closed in the 1960s (Waconia Heritage Association 1986).

4.2 Coney Island of the West

Coney Island of the West is an island located in the southern portion of Lake Waconia, just north of the City of Waconia, approximately half of a mile from the southern shore of the lake. There is very little known about habitation on the island prior to and during the early years of settlement around the lake, but by the late 1850s, tensions between Euro-American settlers and Native Americans began to grow, culminating in multiple skirmishes and battles across southern Minnesota over a six-week period, known as the U.S. - Dakota War of 1862 (MNHS n.d.). In Waconia in 1862, Euro-American settlers sought refuge on the island during this war, fearing battles may come to Carver County (Lahr 1964; Waconia Heritage Association 1986). The U.S. - Dakota War was resolved before ever reaching Carver County, however, widespread fear of the attack was prevalent. "For a few days, people took shelter or prepared to fight. Legend has it that a number of families took refuge on Coney Island, which offered a clear view of anyone coming to the island and would be difficult for the Indians to attach by surprise" (Waconia Heritage Association 1986:21). This was the first documented use of the island by Euro-Americans.

In 1868, 23.25 acres of the approximately 31.85 total acres on the island were purchased from the State of Minnesota by the St. Paul and Sioux City Railroad (Carver County n.d.). At the time, railroad companies were known to buy and develop properties near railroad corridors in an attempt to persuade people to utilize the trains to reach these destinations. The St. Paul and Sioux City Railroad never developed the island, and instead sold it to Josephine Hassenstab in 1874. Her father, Joseph (Catherine) Mueller, purchased the remaining 8.6 acres from the United States government in 1876. By 1881, Josephine Hassenstab owned the entirety of the island (Carver County n.d.). The Mueller family, including Joseph's sons-in-law, Francis (Josephine) Hassenstab, and Andrew (Mary) Schultz were very active in the early development of the island. Mr. Schultz came to Waconia in 1877 where he ran the Lake Shore Hotel (later called the Lake House). As the business expanded, he began to promote the island as a resort. "By 1882 Coney Island was an established center of activities for summer visitors. [Mueller] and Johnson operated a 60 foot steamboat on the lake. The M. & St. L. Railroad advertised an excursion train to Waconia every Sunday, leaving Minneapolis at 9:00, returning at 6:30. The round trip cost

\$1.25. Entertainment provided included fishing, dancing, picnicking and boating” (Lahr 1964:5-6). In 1884 Mrs. Hassenstab sold the entire island to Lambert Naegele, editor of the Minneapolis *Free Press*. On May 7, 1884 the island was platted as the Townsite of Coney Island of the West, surveyed by Captain Meuhlberg, the Carver County Surveyor, and organized into 103 lots with a large area in the center that was coined “Naegele’s Park.” Streets and avenues were platted as well, which Naegele named after German authors: Goethe, Uhland, Schiller, and Lessing (Carver County n.d.).

After the island was platted, Naegele set to work on developing a resort complex in Naegele’s Park. He began with the main Coney Island Hotel and followed with a number of related buildings, including four cottages, a dining hall, a pavilion, and a bath house. In 1885 the *Weekly Valley Herald* reported that,

The Coney Island Hotel at Waconia, is receiving weekly loads of furniture and equipments of all kinds selected by Mr & Madam Dark, specially for that purpose. The first shipment came from the establishment of Messrs. C Himmelsbach & Sons. They have also received an assortment of delicacies for luncheon and table use. Steward Peter Lindner is fixing things up on the island, and as soon as finished, and the ice has left the lake, the dance on Coney Island and Clear Water Lake will commence, and woe to the poor fish that will be caught on Sundays (WVH 1885:1).

The hotel was open for business by September 1884 with “six regular boarders from Minneapolis” (Waconia Heritage Association 1986:41). In April 1885, a lease agreement had been made between Frank and Emilie Dark, former owners of the Minneapolis Hotel, and Lambert Naegele. They agreed to reside on the island year-round as caretakers (Waconia Heritage Association 1986; Carver County n.d.). In 1886 Naegele built a second hotel building which became known as the boarding house, or dormitory, and the original hotel building was used primarily as a private residence for the Dark family, as well as a space for hosting guests. As Naegele’s final buildings were being erected in 1886, a contract was established for landscape improvements. The *Weekly Valley Herald* reported,

Coney Island will be beautiful with over \$300 worth of ornamental trees. The Lake City Nursery has the contract. The new Hotel is also beginning to loom up, Mr. Naegele certainly deserves great credit for his energy and interest in this respect. We understand that lots are selling better than ever and at an advance over last years prices (WVH 1886:1).

Naegele also sold lots throughout the island to other private owners, which led to a handful of privately

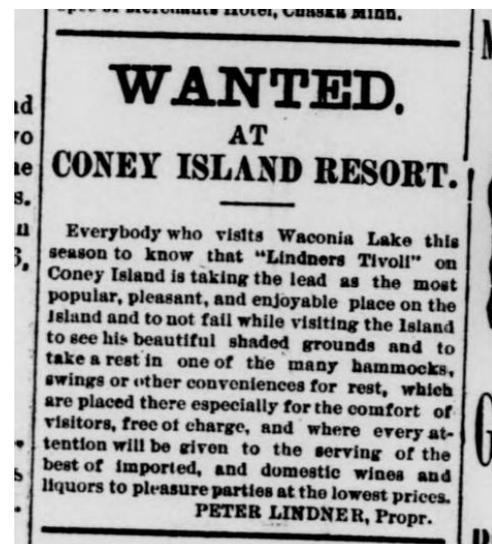


Figure 3. *Weekly Valley Herald* advertisement for Lindner's Tivoli. July 15, 1886. Minnesota Historical Society archives.

owned cabins, boathouses, and other related buildings scattered throughout the island. Peter Lindner bought property from Naegele on the southern portion of the island in 1884. He built a private cottage, but also established Lindner's Tivoli, an outdoor bar named after a famous resort in Copenhagen. Tivoli only stayed open for two seasons, but Lindner continued to live on the island year-round. He died at his residence on the island in 1889 and was buried in the town of Young America.

John Orth (of Orth Brewery fame) also bought property from Naegele on the north side of the island in 1884. He built a private cottage there, but passed away in 1887. Mary Orth, his wife, also owned property on the south side of the island beginning in 1890. His wife sold the property on the north side of the island to Emile Amblard in 1893 (Carver County n.d.). The Carver Free Press reported, "At the island several new buildings have been erected. Mr. John Orth lives there with his family in a beautiful cottage since his return from Mexico" (Carver Free Press 1885).

The property purchased by Emile Amblard from the Orths was the first of many lots he would purchase. Amblard's estate on Coney Island was developed over many years and included three villas, a boathouse, a bathhouse, several pavilions, and a gazebo. He also constructed a sea wall along the water's edge around his estate on the southwestern tip of the island. Amblard considered himself a naturalist, and landscaped an extensive park and trail system throughout his estate designed for public use. He also introduced a number of exotic plant species to the island in the interest of beautification. Amblard passed away in 1914, and was buried in the cemetery on the peninsula on the south side of Lake Waconia facing the island, as per his request (Bingham 1915). Following Amblard's death, Mary Amblard, his wife, sold all of the property on Coney Island to James Ferris. At that time he owned 25 lots on the island, mainly surrounding the western point. Ferris constructed several new cottages, but died soon after. The property was sold in 1920 to George Sherer who owned it until



Figure 4. Emile Amblard, no date. State Historic Preservation Office files CR-WAT-001.

1944. Walter Leistiko bought multiple lots on the island at that time, including the former Amblard Estate. "Leistiko shared some of his memories of the years he owned the point. He remodeled and rewired, put in double glass doors, and put in a telephone (the cable was laid under water). He bought the launch along with the place. He lived on the island for five or six years, usually up until November 1. There were many trees around the point when he bought

the land. He hired men to get rid of the trees, burning them” (Waconia Heritage Association 1986:103).

Other people attempted businesses on the island, catering to the continuing tourist trade. In 1948 Agnes Helena Forrest purchased 36 lots along the western, southwestern, and northern portions of the island. Forrest opened the Golden Apple Restaurant, however, she accrued too much debt during the construction and establishment of the restaurant that a year later it was sold. Eventually Rose Totino, founder of the Totino’s brand, purchased property in 1971 (Carver County n.d.).

Naegele sold lots to several others in 1884, including Joseph Brueck and Henry E. Latz, who built their own private cottages on the southern portion of the island. Amblard sold two of his lots to Frank Hirschfield of Minneapolis (founder of Hirschfield’s Paints, Wallcoverings, and Window Fashions) in 1907 (Carver County n.d.). Hirschfield built his own cottage, which he named “Gartenlaub,” and two boathouses topped with gazebos flanking his shore entrance. Hirschfield also built two other buildings, one of which likely served as a storage shed, and the other as a stable. The property exchanged hands several times until it was purchased by Frank McCormick in 1915. The McCormick family owned the property until 1941 (Carver County n.d.).



Figure 5. Coney Island Hotel Advertisement circa 1899. Minnesota Historical Society archives.

In the late 1880s Naegele's health turned poor, and he sold the majority of the island to Reinhold Zeglin in 1889. As the Freeport County Standard reported, "Reinhold Zeglin, of Waconia, has purchased Coney Island Hotel and park from Lambert Naegele, of Minneapolis *Freie Presse*, for \$10,000" (FCS 1888:6). Zeglin maintained the island's status as a tourist attraction, and began to shape the hotel complex in his own way. Zeglin added a laundry, bowling alley, a dining room that could seat one hundred people, and orchestrated concerts on the island (Waconia Heritage Association 1986). During Zeglin's time running the hotel, guests came from all over the world including Europe and South Africa. The main attraction to the island was its basic rustic feel, and the sense of closeness with nature that the isolated forest could provide. Rowboats could be rented from the hotel, or people were able to fish from the docks. Patrons also enjoyed the billiard room and a ballfield on the eastern tip of the island.

Beginning in 1907, Reinhold's son, John Zeglin, began managing the hotel complex along with Reinhold's son-in-law, Albert H. LeDoux. In 1909 John Zeglin and his brother Grover Zeglin purchased the hotel from their father. Soon after, in 1912, Grover was killed in a hunting accident on the peninsula of Lake Waconia. Multiple newspapers reported on the accident:

Grover Zeglin, twenty-three years old, son of the proprietor of Coney Island hotel at Waconia, was accidentally shot and killed. With five friends from Minneapolis he crossed the neck of water about a half mile from the hotel to shoot ducks from behind a blind. The shooting occurred when the young man suddenly raised up in front of another member of the party, who was firing from behind (New Ulm Review 1912:13; Little Falls Herald 1912:6; The Kenyon News 1912:5).

At only 26 years old, this left John Zeglin in sole charge of the complex. He maintained the majority of the complex as it was, and only added a tennis court during the first several years of his ownership. Business remained strong, and by 1920 it was called the "finest summer resort in Minnesota" by the *Patriot*, Waconia's local newspaper (Waconia Heritage Association 1986). In the 1920s Zeglin was able to hook up a motor to draw lake water into a tank on a hill behind the kitchen as a way to bring running water to the island. It was then piped to the original hotel building (at this time called the "big house" or "main house"), the dormitory, the kitchen, and a few cottages. Zeglin also began installing indoor toilets on the island beginning in 1925 (Waconia Heritage Association 1986). During this time Zeglin was renting somewhere between fifteen and twenty cottages to tourists:

Coney Island, the original, never had the advantages to give its summer guests that Coney Isle, the namesake at Waconia, Minn., can offer the tourists and vacationists during the 1922 summer season. John W. Zeglin, proprietor of the Coney Isle hotel, located on the island in Clearwater lake [Lake Waconia] that bears the name of the famous New York amusement place, is already playing host to the first of his summer guests and has reservations for many more during the early summer months. The island is located one mile from the mainland on Clearwater Lake, passenger launches connecting with the trains at the Waconia station. The hotel is built on a bluff 74 feet above the lake level and is the

rendezvous for the colony of vacationists who live at the hotel and in the score of cottages operated in connection with it (Minneapolis Morning Tribune 1922:8).

In the mid to late 1920s, business began to wane. The two major factors included the post-World War I depression-era economy, and the rise of automobiles allowing tourists to travel further outstate and not rely on the train system. In 1927 Zeglin changed the name of the hotel complex to “Paradise Isle Resort” in an attempt to draw in more patrons. The name change had little to no effect, and the business continued to decline. In 1937 John Zeglin passed away at the age of fifty-five due to pneumonia. The rest of the family could not manage the hotel, and the resort was left unused during the rest of the 1930s. In 1943 Frank Dvorak purchased the property (Carver County n.d.).

Dvorak had a similar vision for the hotel complex as that of his predecessors. Dvorak added a dance hall and restaurant. His wife, Gertrude, was the chef, and her cooking became famed as one of the main attractions to the resort. Around 1945, Dvorak tore down the dormitory building that Naegele had built in 1886 and used the wood to construct and/or update approximately twenty-one cabins around the island. The resort facilities were used for various events such as proms, banquets, dances, and fundraisers. Boats, motors, and fishing equipment were still available for rent. Dvorak’s resort saw a sharp decline in popularity in the 1950s, and in the 1960s he sold it to Day Camp Company. The day camp never used the island, and instead let it fall into disrepair. Due to negligent care, the deed was defaulted back to Dvorak. The restaurant and dancing pavilion continued to see business into the 1960s, but overall the resort business on Coney Island never regained its prestige. Dvorak closed down the resort in the 1960s, and eventually lots on the island were exclusively privately owned (Waconia Heritage Association 1986, Carver County n.d.).

Consistent with regional, county, and local planning documents for park trails and open space, on January 27, 2015 Carver County entered into a Charitable Pledge and Donation Agreement with the Ann and Norman Hoffman Foundation. People today still sometimes picnic and fish off the island’s shores, but it serves no official use and has fallen into complete disrepair. Snowmobilers, vandals, and day use visitors who dock watercraft and picnic on the shores now comprise the majority of the island’s visitors. With the Charitable Pledge and Donation Agreement, Carver County is tasked with converting the island into public use as part of the Waconia Regional Park.

5.0 PREVIOUSLY IDENTIFIED HISTORIC PROPERTIES

A records search was completed at the Minnesota State Historic Preservation Office (SHPO) and Office of the State Archaeologist (OSA) to identify previously recorded and reported archaeological and architectural sites within the vicinity of the project area. For a historic property (including archaeological sites) to be considered important within a cultural resource

SHPO #	Site Name and Address	Site Description	NRHP Status
CR-WAT-001	Coney Island of the West, Waconia	Historic: Euro-American Resort and Cabin Remains	Listed

management context they must meet a level of significance and retain historic integrity for *National Register of Historic Places* listing. The National Historic Landmark Database was also consulted. No previously recorded cultural resources were identified in the National Historic Landmark Database. The background search concluded in the finding of one previously recorded archaeological site within the APE, and eight additional archaeological sites within a three-mile radius. These are detailed in the Phase I Report. Due to the nature of the project, the APE was the only area searched for historic structures. The island itself is listed on the *National Register of Historic Places*, recorded with the SHPO as CR-WAT-001.

5.1 Coney Island of the West Historic Property CR-WAT-001

Coney Island of the West (CR-WAT-001) was originally listed as a site in 1976 as part of the Statewide Historic Sites Survey. At the time of the Statewide Survey many lots were still privately owned. Forty structures remained at the time of the 1975 survey “in a severe state of deterioration” (Nelson 1975). At that time it was observed that, “Of the well-manicured parks, paths, and grounds all but infrequent remnants have been engulfed under dense and uncontrolled undergrowth” (Nelson 1975). The 1975 survey identified thirteen major structures including “the Island Hotel, Pavilion, Dining Hall, Boarding House, Emile Amblard’s three villas (Villa Emile, Villa Marie, and Villa Topsy), and six large cottages” (Nelson 1975). The remaining minor structures were described as including buildings “primarily associated with the resort/hotel operation and were simple one or two room sleeping cottages. Remnants of several other structures including boathouse/pavilions, necessaries, barn, baggage house, laundry, and storage exist although the majority of these are in an advanced state of decay” (Nelson 1975).

The 1975 *National Register* listing described the overall condition of the island as a ghost town. It describes, “the majority of the buildings remain in original locations and represent a period of resort/cottage architecture from 1880 through 1920. Although in an advanced state of deterioration, architectural elements as well as landscaping treatment are recognizable although with difficulty to the untrained eye” (Nelson 1975). Coney Island of the West was considered significant under commerce and recreation between 1880 and 1920. Between 1920 and when the survey was completed in 1975, the island resort began to decline, the grounds became neglected, and the buildings fell victim to vandalism.

5.2 Previously Completed Surveys

Two surveys have been previously completed on the island and the surrounding Lake Waconia (Table 2). This report will utilize the *Research and Planning Study of Coney Island of the West* by Miller-Dunwiddie Architects, Inc. as assessments and recommendations are made in regards to the historic-period significance.

Table 2. Previous Surveys		
Date	Author(s)	Title
1979	Miller-Dunwiddie Architects, Inc.	Research and Planning Study of Coney Island of the West, Waconia Lake, Carver County, Minnesota
2012	Ann Merriman, Christopher Olson	Lake Waconia Survey Report

Miller - Dunwiddie Architects, Inc. Research and Planning Study

Miller-Dunwiddie Architects, Inc. (Miller-Dunwiddie) was commissioned by the City of Waconia to conduct a research and planning study on Coney Island with the intent of proposing a plan for the historic preservation of the island. This study was completed in 1979 with the purpose of recommending “a master plan for the historic preservation of Coney Island” (Miller-Dunwiddie 1979:1). The study included a review of the island for history and architecture which included historical research, an analysis of the condition of the remaining buildings, and recommendations on future preservation. During the survey, 42 buildings were identified and reviewed.

Following the review, Miller-Dunwiddie observed that “much of the original fabric of the Coney Island Hotel complex (1884-1886) remains intact. Although subjected to severe vandalism, most of the early Hotel buildings are structurally sound... Similarly, the Peter Lindner Residence (1885) and Bruek-Bryant Cottage (1887) are structurally sound and could be restored” (Miller-Dunwiddie 1979:36). They recommended that preservation activities be focused on the Coney Island Hotel, six of the hotel related cottages, the laundry building, the well house, the Peter Lindner Cottage, the Bruek-Bryant Cottage, and Amblard’s gazebos. They also recommended the preservation of the Playing Field, and removal of any other buildings that had been more recently added, or buildings that were in poor condition with the goal of restoring the island to the 1884 through 1900 appearance. Modern conveniences were also recommended as part of a recreational facility with year-round occupation to dissuade vandalism. Due to a number of factors, no action was taken to begin restoration or development on Coney Island as a result of this study.

6.0 RESULTS

Following the Phase I Cultural Resources Survey completed in 2016, all remaining building ruins were given a field number designation. Each historic feature or foundation(s) was mapped, photographed, and a physical description was given. It was determined that although the buildings are in a severe state of decay and many are no longer standing, the island still retains sufficient integrity for continued *National Register of Historic Places* eligibility. Historic features on the island can be divided into three categories:

- main hotel related structures;
- hotel related cabins or features; and
- private recreational cabins.

Each of the historic features will be addressed by their field designation based on the following:

- historic significance, including whether or not it is contributing to the Coney Island of the West *National Register* listing update;
- current and past condition based on the 1979 Miller-Dunwiddie survey and the 2016/2017 Blondo Consulting surveys;
- the recommendations of Blondo Consulting for the preservation of each feature or foundation;
- recommendations from Dean Smith, PE, a structural engineer with WSB & Associates, Inc. (WSB).

More in depth recommendations from Blondo Consulting on potential Phase III mitigation needs and additional suggestions for future interpretation will be provided in a separate report.

Most of the structural ruins observed consist of architectural debris, mainly wood, with limited subsurface elements such as foundations. Dean Smith, PE, structural engineer with WSB & Associates, focused his structural assessment on the approximately fourteen buildings that have concrete or masonry foundations. He recorded and photographed each foundation and outlined four potential methods for stabilization. Those four methods include:

0. "Do nothing.
1. Minimal repair and fill, minimal portion of wall exposed to view.
2. Partial repair and fill, portion of wall exposed to view.
3. Extensive repair, majority of wall exposed to view" (Smith 2017:2)

Smith's report in its entirety can be found attached to this report (Attachment 2: Structural Assessment, Dean Smith, PE).

Blondo Consulting has included an evaluation for potential interpretive value and historic significance. The following ranking was used for evaluating potential interpretive value:

1. Has strong interpretive potential and strongly relates to the history of the island.
2. Has some interpretive potential and relates to the history of the island.
3. Has minimal interpretive potential and minimally relates to the history of the island.

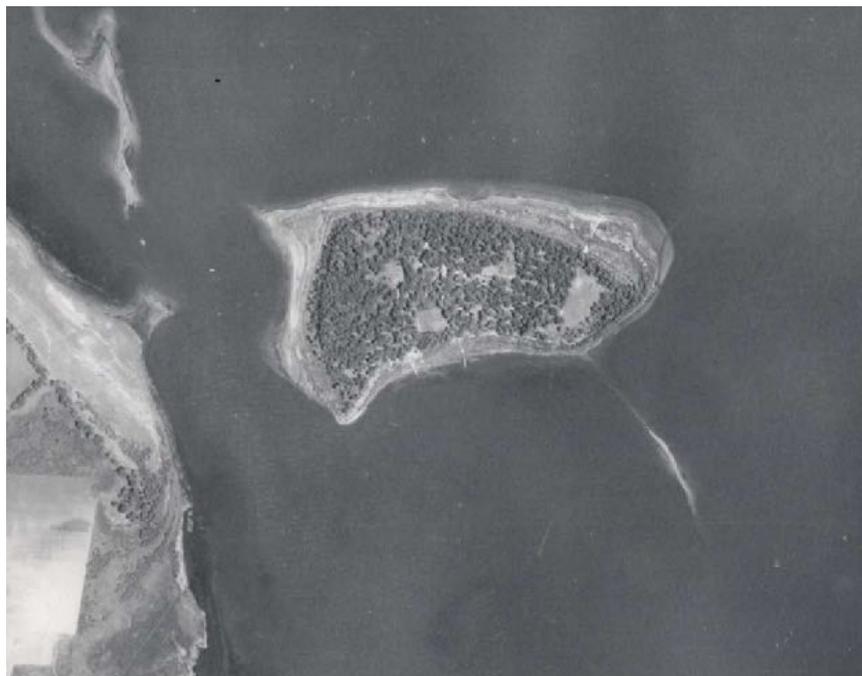


Figure 6. Coney Island 1940 aerial photo.



Figure 7. GIS locations of historic building remains and Phase I shovel test results, positive for historic material.

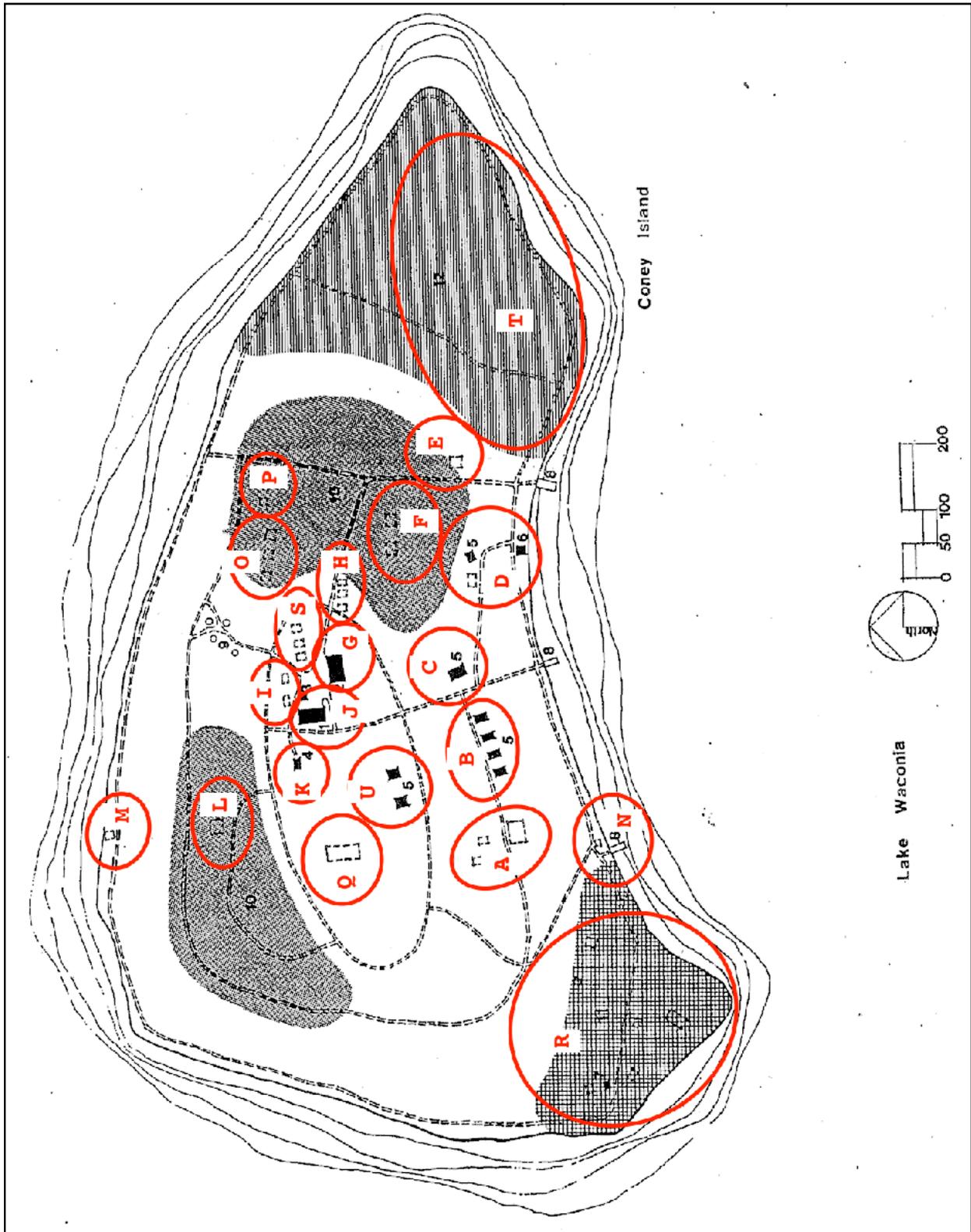


Figure 9. 1979 Miller-Dunwiddie map of remaining structures with Blondo Consulting field designations.

Additional map and property record analysis is currently underway. Blondo Consulting did not complete additional mapping and artifact sampling of the historic features and foundations during the Phase II Evaluation due to heavy vegetation obstructing many of the areas. Blondo Consulting recommends vegetation removal within each historic feature area before additional mapping and documentation can take place. This is recommended to take place prior to any construction or removal activities. Please refer to Figure 9 for individual field number locations. A summary of results can be found in Table 3:Waconia Historic Features.

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
A1-A3	Hirschfield Cabin: main house (A1), Privy/Storage building (A2), barn/garage (A3). Located on Lots 6 and 7	Built in 1907, heavily modified from original. Main house is the most intact on entire island: mostly standing with basement and central chimney, outbuildings are wooden and only partially standing	preserve masonry, concrete, fencing, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization options 1 or 2
BI-B4	Cabins. Located on Lots 1 through 4	BI is no longer extant, wooden structures partially standing	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	2: Some interpretive value	—
C	Lindner Cabin. Located on Lots 87, 88, 91 and 92	Built in 1884, walls no longer standing, brick foundation and concrete footings as well as other subsurface features	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization option 1

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
D1	Breuck Cabin. Located on Lot 88	Built in 1887, concrete block foundation and some architectural debris	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization option 2 or 3
D2-D3	Latz Cabin (D2) and Boathouse (D3). Located on Lots 89 and 90	Built in 1887, fieldstone foundations and retaining walls are present as well as architectural debris	preserve masonry, concrete, fieldstone, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization option 2 or 3
E	Cabin. Located on Lot 82	Fieldstone and concrete foundations, a sidewalk, and subsurface utilities. No discernible walls, or other architectural features	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements are recommended to be documented and removed.	3: Minimal interpretive value	—
F1-F2	Cabins. Located on Lots 83, 84, and 85.	Wooden buildings partially standing	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—
G1-G2	Hotel Pavilion (G2) and Dining Hall (G1). Located in Naegele's Park	Built in 1884, wooden buildings with concrete foundations mostly collapsed	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	2: Some interpretive value	—

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
HI-H2	Cabins. Located on Lots 83, 84, and 85.	H2 (central cabin) is non extant, H1 (west) and H3 (east) are partially collapsed wooden buildings	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—
I	Hotel Service Buildings. Located in Naegele's Park	Building remnants including architectural debris and subsurface utilities, no discernible buildings	preserve masonry, concrete, fieldstone, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	2: Some interpretive value	—
J	Main Hotel. Located in Naegele's Park	Built in 1884, only fieldstone and concrete foundations present as well as other subsurface features	preserve masonry, concrete, fieldstone, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization option I
K	Hotel Laundry. Located in Naegele's Park	Concrete foundations and depressions	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	2: Some interpretive value	—

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
L-M	Orth Cabin (L) and Boathouse (M) Located on Lots 38 and 39, or 34 and 35	Possibly built 1885. Concrete foundation and collapsed chimney as well as a hand pump and associated subsurface features	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	2: Some interpretive value	Stabilization option 1
N	Hirschfield Boathouse. Located on Lots 6 and 7	Built in 1907. Concrete and wood boathouse (N1), that connects to A by a wooden staircase. Additional fieldstone foundation (N2) is located to the east.	preserve masonry, concrete, fieldstone, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization options 1 or 2 (N1) and Stabilization option 3 (N2)
O	Cabins. Located on Lots 53 and 54	Originally three buildings, only one still partially standing. Architectural debris and subsurface features present	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—
P	Cabins. Located on Lots 53 and 54	No discernible building, some architectural debris and subsurface utilities present	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
Q	Hotel Boarding House. Located in Naegele's Park	Built in 1886. No discernible building, some foundation remnants and a depression	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—
R	Amblard Estate. Located on Lots 93-100 and A	Multiple building foundations, sea wall, landscaping features, and other historic features. R1-R3 are foundations, R4 is a concrete pad, R5 is Villa Emile foundations, R6 other concrete foundation remnants	preserve masonry, concrete, landscaping features, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	1: Strong interpretive value	Stabilization options 1 or 2
S	Cabins. Located on Lots 83, 84, and 85.	Non extant, some architectural debris, subsurface utilities, and limited concrete foundations and sidewalks	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—
T	Park and Ballfield. Located on Lots 57 through 82, B and C	Heavily overgrown with invasive plants. Man-made burm located around portions of the perimeter.	preserve landscape subsurface features; all deteriorating above ground elements are recommended to be documented and removed.	2: Some interpretive value	—

Table 3. Waconia Historic Features					
Field Number	Description and Location	Current Condition	Blondo Consulting Recommendation	Potential Interpretive Value	Smith Stabilization Recommendation
U	Cabins. Located in Naegele's Park	Two partially collapsed buildings with concrete sidewalk, and partial foundations as well as subsurface utilities present	preserve masonry, concrete, and subsurface features; all deteriorating above ground elements including wooden structural elements are recommended to be documented and removed.	3: Minimal interpretive value	—

6.1 Field Number A and N: Hirschfield Cabin and Boathouse

Current Conditions

Field Number A consists of A1, the main cottage building, and A2 and A3, smaller ancillary buildings. Currently the main house (A1) appears to have been heavily modified from the original cabin built by Hirschfield in 1907. It is the most intact building observed on the island during the Phase I and Phase II surveys completed by Blondo Consulting. The majority of the walls are still standing and the house has a central brick chimney and full basement under a portion of the house. The two ancillary buildings, the privy or storage building (A2) and the barn or garage (A3) have somewhat collapsed. Other features are present including sidewalks, a well pit, fencing, a cinder block barbecue, and concrete rests possibly for a fuel tank.



Figure 10. Current condition of A1. Blondo Consulting 2016.



Figure 11. Current condition of N1. Blondo Consulting 2016.

Currently Field Number N, the boathouse, consists of concrete block foundation and wooden front and side walls that are partially collapsed (N1). An additional fieldstone foundation (N2) was observed a few hundred feet to the east of this boathouse, which was possibly an additional boathouse.

Conditions During Miller-Dunwiddie 1979 Survey

The Miller-Dunwiddie 1979 survey described the Hirschfield cabin as “a one-story wood frame structure with hip roof. The house has been considerably enlarged by later owners who built a large addition with a basement on the east end... The house has been severely vandalized but appears to be structurally sound” (Miller-Dunwiddie 1979:28). The Miller-Dunwiddie survey in 1979 described

A2 and A3 as small one-story frame buildings, one serving as a privy and storage building and one serving as a stable or garage. At the time of the 1979 review, these buildings were all in good condition, but somewhat vandalized. The boathouse was also described at this time as “two gazebos on the lake shore flanking the entrance... One of the two gazebos (14 feet by 20 feet) built by Hirshfield at the lake shore remains. The open-air pavilion on its second floor has been removed and a concave metal hip roof installed in its place. The lower portion of the structure, which was a boathouse, remains in its original configuration. The easterly gazebo has disappeared” (Miller-Dinwiddie 1979:27-8).

History of the Property

In 1907, lots 6 and 7 were bought by Frank Hirshfield from Emile Amblard on the south side of Coney Island. Hirshfield built a cabin and flanking the lake shore he build two gazebos that served as boathouses. He named his summer residence “Gartenlaube,” referring to a “summer house” in German. In 1910 the property was sold to Louis Schiek, but it may have been used by the H. C. Wagner family (Waconia Heritage Association 1986; Carver County n.d.). In 1914 the property was purchased by Thomas Wallace and then the following year it was sold again to Frank McCormick, who owned it until 1941. McCormick also purchased lots 8 through 11 in 1921, expanding the original property. By the 1960s all six lots were purchased by the Melchert family, who used the cabin as a summer retreat into the 1980s. The house was enlarged and remodeled from the original Hirschfield cabin by later owners, a basement and large addition was added to the east end. The Miller-Dunwiddie survey in 1979 described the property as being, “approximately 38 feet wide and 46 feet long. The original clapboard siding has been covered by modern materials. The house has been severely vandalized but appears to be structurally sound” (Miller-Dinwiddie 1979:28).



Figure 12. The boathouses at Hirschfield's Gartenlaube, n.d. Carver County Historical Society

Recommendations

The Hirschfield Cabin (A1), boathouse (N), and ancillary buildings (A2-A3) fall under private recreational use of the island. Field Numbers A and N are considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, fencing, and subsurface features associated with the Hirschfield Cabin and Boathouse. All deteriorating above ground elements including the wooden structural elements are recommended to be documented and removed. This property has strong potential for interpretation for the public, as it is the most intact building on the island and the history has been strongly documented.

Smith recommended stabilization options 1 or 2 for A1, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the low side of the foundation wall to bring it up to grade. Smith recommended stabilization options 1 or 2 for N1 and stabilization level 3 for N2, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the foundation wall and bracing to stabilize the building (Smith 2017).

6.2 Field Number B: Cabins

Current Conditions

Currently, field Number B consists of four cabins on an east-west alignment facing the lake on the south shore of the island. Along the north side there is a concrete sidewalk that connects each cabin with the landing road (Uhland Ave). A playground was once located just to the north of these cabins, with the metal frame of a swing set still present. Each cabin is in various states of decay, with the above ground elements of the eastern-most having been removed. These cabins exist on lots 1 through 4. In 1885 Louisa Oeder purchased these lots from Lambert Naegele. She owned the property until 1908 when they were sold to Henry Horan. That same year the property transferred over to Charles and Lambert Oeder, who then owned it until 1915. In that year lots 1 through 4 transferred ownership to Herbert Park, who then sold them to John W. Zeglin when they became part of the Coney Island



Figure 13. Current condition of B3. Blondo Consulting 2016.

Hotel complex (Carver County n.d.).

Conditions During Miller-Dunwiddie 1979 Survey

According to the 1979 Miller-Dunwiddie survey, three cabins were built in 1886 by Naegele. One of these cabins is thought to be located in a set of four located on the south side of the island to the west of the landing road (Uhland Ave). Miller-Dunwiddie described this cabin as being the eastern most “cottage in a group of four west of the landing road. The cottage is a one-story wood frame structure measuring 14 feet by 20 feet. Like the two larger cottages to the north this simple cottage has interior wood trim typical of the period and steeple tip hinges on the doors. The cottage has been severely vandalized but appears structurally sound” (Miller-Dunwiddie 1979:21). The other three cabins in this group of four are described as dating to a later period, possibly circa 1910. “Each is 14 feet wide by 20 feet long, stands one story, and is a wood frame construction. A fire has severely damaged the floor of one of the cottages. The other two are in marginal condition and have been severely vandalized” (Miller-Dunwiddie 1979:22).

History of the Property

Many cabins were built on the island as part of the Coney Island Hotel and Resort. These cabins were rented out by visitors. The earliest cabins were built in 1886 by Lambert Naegele. Reinhold

Zeglin expanded the hotel building and added several more around 1898. Improvements continued to be made as the property switched over to John W. Zeglin's ownership. When Frank Dvorak took ownership in the 1940s he continued to make improvements and build and improve additional cabins. An advertisement for the "Paradise Island Resort" from 1942 boasts, "A wide choice in modern housekeeping cabins for those who prefer to prepare their own meals. Each cabin is well equipped with furniture... Cabins are designed for your comfort, completely modern with inside rest room facilities and bath. Twenty clean cabins properly spaced to give you privacy. Various size cabins from two to five rooms will accommodate from two to six guests... A boat is furnished with each cabin (Dvorak 1942).

According to the Carver County Property Records, it is more likely that the earliest building (B1) was more likely built by the Oeder family, while the other three (B2, B3, and B4) were added after 1915 when John W. Zeglin took ownership and the land became part of the Coney Island Hotel complex. At the time of the Phase I and Phase II surveys completed by Blondo Consulting, B1 is no longer extant, except for some architectural debris on the surface and subsurface utility pipes. B2 through B4 are all approximately 14 feet by 20 feet, one-story cabins, all partially fallen down and deteriorated. The fire damage observed during the 1979 survey on B2 is still plainly visible. There is very little masonry or concrete present with these cabins aside from potential concrete footings, and an existing concrete sidewalk. Subsurface features may include utility pipes for plumbing and gas.

Recommendations

Field Number B falls under hotel related cabins and are considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these four cabins. All deteriorating above ground elements including the wooden structural elements are recommended to be documented and removed. This property has some potential for interpretation for the public, because of its location on the south side of the island near the main landing road.

6.3 Field Number C: Lindner Cabin

Current Conditions

Currently the house is no longer standing. Many architectural features are still present, but the walls have all fallen in. The foundation is made of yellow clay brick, there is a brick chimney, and concrete steps on the eastern facade. A cistern is also present near the east side of the foundation and a well pit is located further to the east. Additional shovel testing completed during the Phase II archaeological testing showed a possible brick walkway present on the eastern side of this lot.



Figure 14. Current condition of C. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes the Lindner Cabin as still standing on the east side of Uhland Ave, or the landing road. “It is a two-story wood frame structure measuring 16 feet wide and 22 feet long, with a 16 by 24 foot one-story wing extending to the south. The house is of simple design with some Eastlake characteristics: wood clapboard exterior siding and decorative roundels on the second floor window trim. Similar roundels appear at the corners of the interior window and door trim. Steeple tip cast iron hinges were used on the doors. The interior of the house was plastered. Later owners have rebuilt the front porch and a small addition has been built on the south end of the one-story wing. Although the house has been severely vandalized, the basic structure appears to be sound and in good condition” (Miller-Dunwiddie 1979:24).

History of the Property

Peter Lindner purchased lots 87, 88, 91, and 92 from Lambert Naegele in 1884, hoping to capitalize on the tourist trade. “By the following April Lindner had already built ‘a fine residence on Coney Island’” (Waconia Heritage Association 1986:103). Lindner also opened an outdoor drinking establishment called Tivoli. “Lindner had gone to considerable effort to make his place attractive, with a wall around the grounds and travelled walks, and it was frequently called his ‘little paradise’ in the newspaper” (Waconia Heritage Association 1986:104). Tivoli was only open for a couple of years. It was reported that in 1889, Lindner improved his island cabin and added a small addition. That same year Peter Lindner died on Coney Island and was buried in Young America. In 1904 the property was inherited by Frank Wacks. He named the property “Wacksonia” and made additional improvements. Frank died and the property was again inherited by Henry Wacks in 1917. Henry did not spend summers in the cabin like Frank and Peter Lindner before him. Instead, he rented the cabin until it was sold to Frank Dvorak in 1940 (Waconia Heritage Association 1986; Carver County n.d.).



Figure 15. Lindner Cabin facing the lake, no date. Carver County Historical Society.

Recommendations

The Lindner Cabin and well/cistern features fall under private recreational use of the island. Field Number C is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with the Lindner Cabin. All deteriorating above ground elements including the wooden structural elements are recommended to be documented and removed. This property has strong potential for interpretation for the public, due to the extensive historic documentation of the property.

Smith recommended stabilization option 1, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the low side of the foundation wall to bring it up to grade (Smith 2017).

6.4 Field Number D: Breuck/Latz Cabins

Current Conditions

During the Blondo Consulting survey, the Breuck cabin was designated as Field Number D1, while the Latz Cabin was designated as Field Number D2, and the boathouse as Field Number D3. The Breuck cabin (D1) is the eastern most building and currently consists of a concrete block foundation and collapsed architectural features. The Latz cabin (D2) is no longer extant aside from some architectural debris on the surface, a fieldstone wall or foundation, and other ancillary subsurface features. A stairway leads down to the boathouse (D3) from the Latz cabin. The boathouse consists of a fieldstone foundation and partially collapsed architectural features. A fieldstone retaining wall extends to the west following the shoreline.



Figure 16. Current condition of D1. Blondo Consulting 2016.



Figure 17. Current condition of D3. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

1979 Miller-Dunwiddie survey describes the Breuck cabin as “a one-story wood frame structure built on a foundation of rock-faced concrete block. It measures 12 feet wide and 18 feet long. A photograph of the cottage, published as a postcard shortly after Dr. Bryant bought it, shows that it was originally designed in the Gothic Revival Style with vertical siding, decorative scrollwork at the gable ends, carved bargeboards and roof cresting. Unfortunately nothing remains of the decorative woodwork to suggest any architectural style. The screen porch facing the lake has collapsed. The original two-over-two light sash are all broken or missing. Although the basic structure appears sound, the cottage has been severely vandalized” (Miller-Dunwiddie 1979:28).

The 1979 Miller-Dunwiddie survey describes the Latz property as a “16 foot by 22 foot one-story wood frame cottage... It has clapboard siding with exterior blinds at the windows. Unfortunately, the entire structure has deteriorated to the point of near total collapse. The boat house at the lake shore is a two-story structure of wood frame construction (12 feet by 24 feet) with a rubble fieldstone foundation and drop siding. A wood deck along the east side of the building has collapsed. However, the boathouse itself, although vandalized, appears to be structurally sound” (Miller-Dunwiddie 1979:29).

History of the Property

In 1885, Margaretha Breuck purchased lot 88 from Lambert Naegele. It is thought that a cottage was built on this lot by 1887 by Joseph Breuck. With the death of Joseph Breuck, the property was given to Joseph A. Buckendorf, who sold it to Henry Bryant in 1906 (Carver County n.d.). Dr. Bryant was a dentist and was “fondly remembered as the caller for the island square dances” (Waconia Heritage Association 1986:109). By the 1980s the property was owned by George and Therese Mayo.



Figure 18. Latz cabin, no date. Carver County Historical Society

In 1885, Henry Latz purchased lots 89 and 90, building a cabin and boathouse (Waconia Heritage Association 1986). After Dr. Latz died, his relatives sold the property to Lillian Zeglin in 1921. The Zeglin family owned it until the island resort transferred ownership to Frank Dvorak.

Recommendations

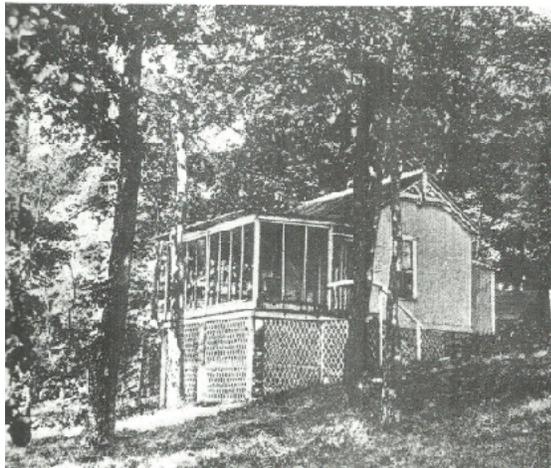


Figure 19. Breuck cabin, no date. Carver County Historical Society

The Breuck and Latz cabins and Latz boathouse fall under private recreational use of the island. Field Number D is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements including the wooden structural elements are recommended to be documented and removed. This property has strong potential for interpretation for the public, due to the extensive history of the property.

Smith recommended stabilization options 2 or 3 for all three buildings. This would include vegetation removal in and around the foundations, some repair to the masonry and fieldstone, and

infilling of the low side of the foundation wall to bring it up to grade. Some bracing would be required for the boathouse (D3) walls due to height and position on the slope (Smith 2017).

6.5 Field Number E: Cabin

Current Conditions

Currently this building consists of a fieldstone and concrete foundation, a concrete sidewalk, subsurface utilities, and architectural debris on the surface.



Figure 20. Current condition of E. Blondo Consulting 2016. 28

Discernible walls or other architectural features are no longer present.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes a building located southeast of the main hotel on Schiller Street. It was described as a one-store frame cabin “facing the south shore...probably built in 1928. It is of similar design to one of the cottages on the north shore and a photograph of it appears in an advertisement for the Hotel from that year. The cottage measures 14 feet by 20 feet and is in poor condition. The front porch roof has collapsed and the building has been severely vandalized” (Miller Dunwiddie 1979:22).

History of the Property

Very little is known about the history of this historical feature. It sits within lot 82, which was purchased from Lambert Naegele by Eugene W. Naegele in 1894. The following year it was sold to Magdalena Naegele. By 1903 the lot had been sold to Otto E. Naegele along with lots 80 and 81. In 1908 these three lots were sold to Reinhold Zeglin (Carver County n.d.).

Recommendations

It is likely that Field Number E falls under hotel related cabins based on the land ownership. Field Number E is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.6 Field Number F: Cabins

Current Conditions

Currently these cabins are only partially standing and have limited foundations. They are of a similar design with a small vestibule located on the eastern facade. Field Number F1 is the western most cabin and Field Number F2 is the eastern most cabin.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes two larger cottages located to the southeast of the main hotel, facing Goethe Street. They estimate these cottages as being circa 1910 and describe, “both are of one-story wood frame construction with enclosed porches on the south side facing the lake. The cottages are of simple vernacular design and measure 16 feet by 20 feet in plan. Both are in marginal structural condition and have been severely vandalized” (Miller- Dunwiddie 1979:22).



Figure 21. Current condition of F.
Blondo Consulting 2016.

History of the Property

Very little is known about the history of these cabins. They sit within lots 83, 84, and 85, which were purchased by the Krach family in 1886. The property was owned by that family until 1916 when it was sold to John W. Zeglin (Carver County n.d.).

Recommendations

It is likely that Field Number F falls under hotel related cabins based on the land ownership. Field Number F is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.7 Field Number G: Hotel Pavilion

Current Conditions

Currently, Field Number G consists of two building remains. G1 was possibly a dining hall, while G2 was the pavilion. Both buildings consist of concrete foundations and no walls left standing. Architectural debris surrounds both buildings.



Figure 22. Current conditions of G2. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey described the Pavilion as “the first building to be erected in the Hotel complex. A one-story frame structure, approximately 30 feet wide and 60 feet long, the Pavilion was originally an example of the Stick Style. None of the details characteristic of the Stick Style are now in evidence, however. Later owners have enclosed the Pavilion, rebuilt the roof using modern prefabricated trusses and built an addition on the north end. The enclosure of what was once an open-air pavilion leaves the viewer with little

indication of its earlier appearance. However, the original bracketed columns along the outside wall have been retained and may still be seen in the interior. The wood dance floor has buckled in several places” (Miller-Dunwiddie 1979:20).

History of the Property

The Hotel Pavilion is part of the original hotel complex. The main building of the hotel complex was built in 1884. “The 1885 season must have been successful, because that winter plans were made to expand the hotel, which so far consisted of the pavilion and the house. In 1886 the Coney Island Hotel complex took shape” (Waconia Heritage Association 1986:41). The hotel was originally established by Lambert Naegele. Frank and Emilie Dark were contracted to live year-round at the hotel to operate and manage the resort. In 1888 the hotel transferred ownership to Reinhold Zeglin who operated and improved the Coney Island Hotel. “In October 1889 the *Carver County News* printed a rumor that



Figure 23. Coney Island Hotel Pavilion (left) and dining hall, no date. Carver County Historical Society

'Reinhold Zeglin is receiving a large quantity of building material...' Some of this probably went to a laundry, located about fifty feet northwest of the hotel, which dates to about 1890" (Waconia Heritage Association 1986:49). A dining hall was also added around this time. Ownership transferred to his son, John W. Zeglin beginning in 1907. The hotel thrived through the 1920s. Business began to decline into the Depression and John changed the name in 1927 to Paradise Isle Hotel in an attempt to bring business back to the island. John died in 1937 and his son Ralph, who was assisting in the daily operations of the hotel, died that same year. The Zeglin family was unable to continue the Coney Island hotel and it became abandoned. In 1943, Frank Dvorak purchased the hotel. Dvorak was able to resurrect the resort and it operated through the 1960s (Waconia Heritage Association 1986). In 1994 a fire burned down what remained of the Coney Island hotel (CCHS).

Recommendations

Field Number G falls under main hotel buildings. Field Number G is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has some potential for interpretation for the public due to the significance of the hotel to the history of Coney Island.

6.8 Field Number H: Cabins

Current Conditions

Currently these cabins are only partially standing and have limited foundations. Two of these cabins are partially standing and the third cabin is no longer extant. Architectural debris and subsurface utility pipes are present. Field Number H1 is the western most cabin, Field Number H2 (non-extant) is the central cabin, and Field Number H3 is the eastern most cabin.



Figure 24. Current conditions of H1.
Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes two groups of three cabins to the east of the main hotel, arranged on an east-west axis. They are described as one room cabins "of wood frame construction on a concrete slab and measures 10 feet by 14 feet in plan. These six cabins probably date from about 1930. They have been severely vandalized but appear structurally sound" (Miller-Dunwiddie 1979:21).

History of the Property

Very little is known about the history of these cabins. They sit within lots 83, 84, and 85, which were purchased by the Krach family in 1886. The property was owned by that family until 1916 when it was sold to John W. Zeglin (Carver County n.d.).

Recommendations

It is likely that Field Number H falls under hotel related cabins based on the land ownership. Field Number H is considered contributing to the Coney Island of the West *National Register of*

Historic Places Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.9 Field Number I: Hotel Service Buildings

Current Conditions

Currently, Field Number I consists of only a portion of a building. Subsurface utilities and architectural debris was present, however there were no discernible buildings.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey described several ancillary buildings related to the main hotel complex. At the time of the survey only the well house, laundry, and two service buildings remained. They described the service buildings as being located northeast of the main hotel, “one appears to have been a storage building, possibly a baggage house. The roof and walls of this building have collapsed and the structure cannot be salvaged. The other building appears to have housed a workshop and its roof has collapsed” (Miller-Dunwiddie 1979:23).



Figure 25. Current conditions of I. Blondo Consulting 2016.

History of the Property

The main building of the hotel complex was built in 1884. “The 1885 season must have been successful, because that winter plans were made to expand the hotel, which so far consisted of the pavilion and the house. In 1886 the Coney Island Hotel complex took shape” (Waconia Heritage Association 1986:41). The hotel was originally established by Lambert Naegele. Frank and Emilie Dark were contracted to live year-round at the hotel to operate and manage the resort. In 1888 the hotel transferred ownership to Reinhold Zeglin who operated and improved the Coney Island Hotel. “In October 1889 the *Carver County News* printed a rumor that ‘Reinhold Zeglin is receiving a large quantity of building material...’ Some of this probably went to a laundry, located about fifty feet northwest of the hotel, which dates to about 1890” (Waconia Heritage Association 1986:49). A dining hall was also added around this time. Ownership transferred to his son, John W. Zeglin beginning in 1907. The hotel thrived through the 1920s. Business began to decline and John changed the name in 1927 to Paradise Isle Hotel in an attempt to bring business back to the island. John died in 1937 and his son Ralph, who was assisting in the daily operations of the hotel, died that same year. The Zeglin family was unable to continue the Coney Island hotel and it became abandoned. In 1943, Frank Dvorak purchased the hotel. Dvorak was able to resurrect the hotel and it operated through the 1960s (Waconia Heritage Association 1986). In 1994 a fire burned down what remained of the Coney Island hotel (CCHS).

Recommendations

Field Number I falls under main hotel buildings. Field Number I is considered contributing to the Coney Island of the West *National Register of Historic Places Listing*. For purposes of safety,

Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has some potential for interpretation for the public due to the significance of the hotel to the history of Coney Island.

6.10 Field Number J: Main Hotel

Current Conditions

Currently not much is left of Field Number J due to the destruction of the main hotel building by fire in the 1990s. The foundation consists of fieldstone and concrete, and water pipes and other utilities are still present. Approximately twenty feet east of the hotel building is the well house. Currently it is mostly collapsed. Miller-Dunwiddie described the well house in 1979 as a “one-story wood frame structure [that] has a hip roof and drop siding covering the exterior walls. The building measures 8 feet by 10 feet and is in good structural condition” (Miller-Dunwiddie 1979:23). Other features present include a large cistern, a masonry kiln or oven feature, and a large concrete pad. A large historic artifact midden is also present to the north of the hotel complex.



Figure 26. Current condition of J1. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey described the hotel as a two story frame building with a partial basement. “The building is approximately 30 feet wide by 64 feet long and contains some 2,600 square feet on two floors. The Hotel is a fine example of the Stick Style, popular in the United States between 1860 and 1890... Many of the Stick Style details remain on the Hotel, including the ‘stick work’ at the gable ends and decorative vertical and horizontal boards. The original veranda, with its turned posts and scrollwork, has been replaced by a larger screen porch that wraps around the front of the Hotel. Two side porches on the first floor have been enclosed to provide additional interior space. The exterior window blinds have been removed” (Miller-Dunwiddie 1979:19). At the time of the 1979 survey the first floor contained a lounge area, kitchen, bathrooms and a serving pantry and the second floor contained four bedrooms. “The entire structure has been severely vandalized; however, the building appears to be structurally sound and the roof intact” (Miller-Dunwiddie 1979:19).

History of the Property

The main building of the hotel complex was built in 1884. “The 1885 season must have been successful, because that winter plans were made to expand the hotel, which so far consisted of the pavilion and the house. In 1886 the Coney Island Hotel complex took shape” (Waconia Heritage Association 1986:41). The hotel was originally established by Lambert Naegele. Frank and Emilie Dark were contracted to live year-round at the hotel to operate and manage the resort. In 1888 the hotel transferred ownership to Reinhold Zeglin who operated and improved the Coney Island Hotel. “In October 1889 the *Carver County News* printed a rumor that ‘Reinhold Zeglin is receiving a large quantity of building material...’ Some of this probably went

to a laundry, located about fifty feet northwest of the hotel, which dates to about 1890” (Waconia Heritage Association 1986:49). A dining hall was also added around this time. Ownership transferred to his son, John W. Zeglin beginning in 1907. The hotel thrived through the 1920s. Business began to decline and John changed the name in 1927 to Paradise Isle Hotel in an attempt to bring business back to the island. John died in 1937 and his son Ralph, who was assisting in the daily operations of the hotel, died that same year. The Zeglin family was unable to continue the Coney Island hotel and it became abandoned. In 1943, Frank Dvorak purchased the hotel. Dvorak was able to resurrect the hotel and it operated through the 1960s (Waconia Heritage Association 1986). In 1994 a fire burned down what remained of the Coney Island hotel (CCHS).



Figure 27. Coney Island Hotel, no date. Carver County Historical Society

Recommendations

Field Number J falls under main hotel buildings. Field Number J is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has strong potential for interpretation for the public due to the significance of the hotel to the history of Coney Island.

Smith recommended stabilization option I, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the low side of the foundation wall to bring it up to grade (Smith 2017).

6.11 Field Number K: Hotel Laundry

Current Conditions

Currently Field Number K consists of concrete building foundations and three additional depressions. Architectural debris is present on the surface, but the buildings are no longer standing. It is possible this feature once served as the laundry or other hotel service building. It may have also been an additional cabin.



Figure 28. Current condition of K. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey
The 1979 Miller-Dunwiddie survey described the

Laundry building as “a one-story wood frame structure that probably is original to the complex. It is located about 50 feet northwest of the Hotel. The building measures 14 feet by 20 feet and is of simple vernacular design. The presence of steeple tip cast iron hinges and porcelain door knob on a four panel door would tend to indicate it was built about 1890. It is in good structural condition” (Miller-Dunwiddie 1979:22-3).

History of the Property

The hotel laundry was likely built by Reinhold Zeglin after he bought the hotel from Lambert Naegele in 1888. “In October 1889 the *Carver County News* printed a rumor that ‘Reinhold Zeglin is receiving a large quantity of building material...’ Some of this probably went to a laundry, located about fifty feet northwest of the hotel, which dates to about 1890” (Waconia Heritage Association 1986:49). A dining hall was also added around this time. Ownership transferred to his son, John W. Zeglin beginning in 1907. The hotel thrived through the 1920s. Business began to decline and John changed the name in 1927 to Paradise Isle Hotel in an attempt to bring business back to the island. John died in 1937 and his son Ralph, who was assisting in the daily operations of the hotel, died that same year. The Zeglin family was unable to continue the Coney Island hotel and it became abandoned. In 1943, Frank Dvorak purchased the hotel. Dvorak was able to resurrect the hotel and it operated through the 1960s (Waconia Heritage Association 1986).

Recommendations

Field Number K falls under main hotel buildings. Field Number K is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has some potential for interpretation for the public due to the significance of the hotel to the history of Coney Island.

6.12 Field Number L-M: Orth Cabin and Boathouse

Current Conditions

Currently, the foundation remains on the northwestern portion of the island remain very similar to how they were in 1979. Mainly the concrete foundation and brick chimney remain with some architectural debris and subsurface utilities present. A hand pump and possible privy are located just off of the southeastern corner of the foundation. Currently, the boathouse is made up of poured concrete. A portion of the roof has collapsed. It is also possible that this cabin and boathouse was owned by George Morrissey, who owned lots 34 and 35 just to the west of Orth. Morrissey purchased these lots in 1921 after they had traded hands multiple times (Carver County n.d.). Further map analysis and ownership identification is ongoing.



Figure 29. Current conditions of L. Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes the Orth cabin as only a foundation and chimney. “The cottage was located on the north shore, west of Coney Island Hotel. It burned to the ground in 1933. Orth’s boathouse has survived at the lake shore but is in poor condition” (Miller-Dunwiddie 1979:29).

History of the Property

In 1884 the Orth family purchased lots 38 and 39 from Lambert Naegele. John Orth was a wealthy brewer from Minneapolis. By 1885 he had build a cabin on the island, as reported by the *Weekly Valley Herald* “Mr. John Orth is occupying his island cottage with his family” (WVH 1885b: 1). John died in 1887 leaving his estate to his wife Mary. Mary also acquired lots 9, 10, and 11 through a Sheriff’s Certificate in 1890 after providing a mortgage to the Dark family for those lots. In 1893, Mary Orth sold lots 38 and 39 to Emile Amblard. Mrs. Orth continued to own lots 9 through 11 until her death in 1915. It is believed that the cottage built on lots 38 and 39 became Villa Marie, a cabin for Emile Amblard’s mother-in-law. That cabin reportedly burned down in 1933.



Figure 30. Orth cabin, no date. Carver County Historical Society.

Recommendations

Field Numbers L and M falls under private recreational use of the island. Field Numbers L and M are considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements including the wooden structural elements are recommended to be documented and removed. This property has limited potential for interpretation for the public.

Smith recommended stabilization option 1 for the cabin, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the low side of the foundation wall to bring it up to grade. Smith recommended stabilization options 1 and 2, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the foundation wall to stabilize the building (Smith 2017).

6.13 Field Number O: Cabins

Current Conditions

Currently Field Number O consists of the remnants of three cabins. The center most cabin is partially standing and the other two have completely collapsed. Concrete porch footings are visible in some areas.



Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes a group of

Figure 31. Current conditions of O.
Blondo Consulting 2016.

four cabins that were built circa 1900. They describe two of these cabins as being “of simple vernacular design...They are one-story wood frame structures measuring 16 feet by 24 feet and 16 feet by 20 feet, respectively. The cottages were built on wood posts and are in marginal condition. Immediately to the east are two more cottages of somewhat later construction. These measure 12 feet by 20 feet and 12 feet by 12 feet. Both are in poor structural condition. Their porches have collapsed and they have been severely vandalized. They probably date from about 1930” (Miller-Dunwiddie 1979:21).

History of the Property

Very little is known about the history of these cabins. They sit within lots 53 and 54. Lot 53 was purchased by Ida Naegele in 1886. Lot 54 was purchased by Michael Schmitz in 1886 and then sold to Magdalena Naegele that same year. In 1908 Reinhold Zeglin purchased both properties (Carver County n.d.).

Recommendations

It is likely that Field Number O falls under hotel related cabins based on the land ownership. Field Number O is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.14 Field Number P: Cabins

Current Conditions

Currently Field Number P is no longer extant. Some architectural debris is present along with subsurface utilities indicating one possible cabin was located here.



Figure 32. Current conditions of P.
Blondo Consulting 2016.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes a group of four cabins that were built circa 1900. They describe two of these cabins as being “of simple vernacular design...They are one-story wood frame structures measuring 16 feet by 24 feet and 16 feet by 20 feet, respectively. The cottages were built on wood posts and are in marginal condition. Immediately to the east are two more cottages of somewhat later construction. These measure 12 feet by 20 feet and 12 feet by 12 feet. Both are in poor structural condition. Their porches have collapsed and they have been severely vandalized. They probably date from about 1930” (Miller-Dunwiddie 1979:21).

History of the Property

Very little is known about the history of these cabins. They sit within lots 53 and 54. Lot 53 was purchased by Ida Naegele in 1886. Lot 54 was purchased by Michael Schmitz in 1886 and then sold to Magdalena Naegele that same year. In 1908 Reinhold Zeglin purchased both properties (Carver County n.d.).

Recommendations

It is likely that Field Number P falls under hotel related cabins based on the land ownership. Field Number P is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.15 Field Number Q: Hotel Boarding House

Current Conditions

Currently Field Number Q mainly consists of a large depression with minimal architectural debris present.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes the Hotel Boarding House as a large two story wood frame building. "This building had drop siding and open one-story porches on the front and back. Its windows were two-over-two-light sash, equipped with exterior blinds. This building has disappeared. Its exact location is not known; however, the presence of a large depression about 200 feet west of the Hotel and indications on the 1898 plat map that a structure of some magnitude was located in this area, would suggest this as the probable site" (Miller-Dunwiddie 1979:23).



Figure 33. Current Condition of Q.
BLondo Consulting 2016.

History of the Property

The main building of the hotel complex was built in 1884. "The 1885 season must have been successful, because that winter plans were made to expand the hotel, which so far consisted of the pavilion and the house. In 1886 the Coney Island Hotel complex took shape" (Waconia Heritage Association 1986:41). The hotel was originally established by Lambert Naegele. Frank and Emilie Dark were contracted to live year-round at the hotel to operate and manage the resort. In 1888 the hotel transferred ownership to Reinhold Zeglin who operated and improved the Coney Island Hotel. "In October 1889 the *Carver County News* printed a rumor that 'Reinhold Zeglin is receiving a large quantity of building material...' Some of this probably went to a laundry, located about fifty feet



Figure 34. Coney Island Hotel Boarding House, no date. Carver County Historical Society

northwest of the hotel, which dates to about 1890” (Waconia Heritage Association 1986:49). A dining hall was also added around this time. Ownership transferred to his son, John W. Zeglin beginning in 1907. The hotel thrived through the 1920s. Business began to decline and John changed the name in 1927 to Paradise Isle Hotel in an attempt to bring business back to the island. John died in 1937 and his son Ralph, who was assisting in the daily operations of the hotel, died that same year. The Zeglin family was unable to continue the Coney Island hotel and it became abandoned. In 1943, Frank Dvorak purchased the hotel. It was reported that in 1945 Dvorak tore down the hotel boarding house and used the lumber to build and/or repair cabins on the island. Dvorak was able to resurrect the hotel and it operated through the 1960s (Waconia Heritage Association 1986). In 1994 a fire burned down what remained of the Coney Island hotel (CCHS).

Recommendations

Field Number Q likely falls under main hotel buildings. Field Number Q is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving any masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has limited potential for interpretation for the public.

6.16 Field Number R: Amblard Estate

Current Conditions

Currently the Amblard Estate consists of multiple concrete, concrete block, and masonry foundations and other features. No above ground portions of buildings remain. This area has seen major alterations by “illegal” visitors to the island including the use of building materials as fire rings and picnicking areas. A fieldstone sea wall exists around the shore line and is in various



Figure 35. Current condition of a portion of R. Blondo Consulting 2016.

stages of deterioration. This area was divided into six Field Numbers. R1, R2, and R3 consist of foundation remnants built into the hillside on the southwest portion of this property, R4 is a poured concrete foundation pad located in the west central portion of the property, R5 is immediately adjacent and likely is the remains of the Villa Emile foundations, and R6, which consists of various concrete foundation features on the western shore, likely remnants of various gazebos and other buildings. Evidence of the extensive landscaping is also still present in the form of cobbled edging and non-native plant species.

Conditions During Miller-Dunwiddie 1979 Survey

Emile Amblard constructed three cabins called Villa Emile, Villa Topsy, and Villa Marie. He constructed Villa Emile in a French Second Empire Style described as having a mansard roof and a large veranda (Miller-Dunwiddie 1979). During the 1979 Miller Dunwiddie survey Villa Emile, “built in 1894, was a one-story wood frame building measuring 26 by 36 feet and capped with a mansard roof. Unfortunately, the building has deteriorated to the point that rehabilitation is no longer

practical. The roof structure has collapsed, the veranda that once encircled the house is gone, and the two-story tower overlooking the lake is leaning at a precarious angle” (Miller Dunwiddie 1979:26). At the time of their survey, Miller-Dunwiddie could not locate the two other villas. Other buildings on the property were in poor condition including a pavilion on the hill that looked out at the lake, and “an ornate privy with a concave metal roof and fancy trim stood at the foot of the hill northeast of his Villa Emile. It is now in ruins” (Miller-Dunwiddie 1979:26). A small gazebo measuring about 12 feet by 12 feet was located to the northwest of Villa Emile and a small service building measuring 12 feet by 24 feet adjacent to Villa Emile, were still standing at the time of the survey. Additionally, “two small cottages (10 feet by 14 feet and 14 feet by 22 feet) are located on the west shore. Both of these one-story wood frame cottages were built by later owners of the property... A larger one-story wood frame cottage has been built into the hill about 150 feet northwest of Villa Emile... Nearby on the south shore is the concrete foundation of what may have been a boathouse” (Miller-Dunwiddie 1979:27).

History of the Property

Emile Amblard was known as “the Duke of Clearwater Lake.” He was known as “a charismatic Frenchman who lavished money and attention on the island and on Waconia. The twenty-one years during which he owned the western part of the island are regarded by many, even today, as the high point of the island’s development” (Waconia Heritage Association 1986:85). Amblard at one time owned twenty-seven lots on the west side of the island. He enjoyed improving his Coney Island property, constructing multiple cabins, gazebos and other buildings, as well as extensive gardens. In 1904 a tornado caused a lot of damage to the area, including Amblard’s Estate. Many of the buildings were rebuilt at that time. In 1906 he added a sea wall around the edge of the island to protect the property from high water. His grounds were opened for public use shortly before his death. “The *Patriot* editor, Charles A. Reil, described the park on June 20, 1913: ‘...The Editor visited the park Tuesday evening and was highly impressed with the artistic layout of the many avenues lined with cobble stones, magnificent flower beds, native and foreign shrubbery, gigantic trees under which can be found rest places, with chairs and tables and swings and at the higher points are large pavilions or ‘lookouts’ from which one can enjoy the beautiful surroundings at the best of advantage... A stair case leading from the west shore of the island will lead to the public park one hundred feet above the water. Here will be found tables, swings, plenty of shade—a most ideal place for a family picnic” (Waconia Heritage Association 1986:92). Following Amblard’s death, Mrs. Amblard sold the property to James Ferris in 1914. He owned it for a few years and then sold the property to George Sherer in 1920. Each additional owner made their own improvements to the property. In 1944 Walter Leistiko purchased the property. “He remodeled and rewired, put in double glass doors, and put in a telephone (the cable was laid underwater)... There were many trees around the point when he bought the land. He hired men to get rid of the trees, burning them” (Waconia Heritage Association 1986:103). In 1948 Agnes Helena

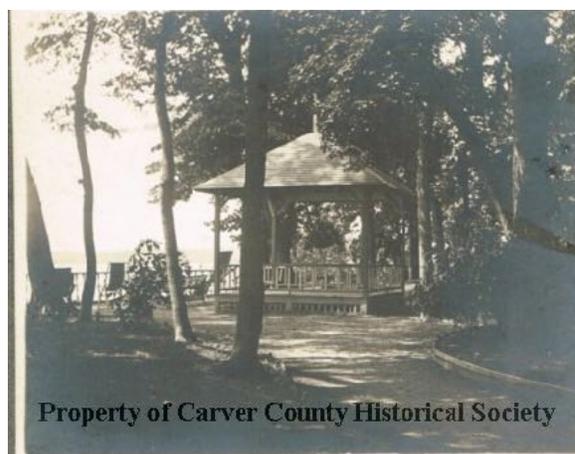


Figure 36. Amblard’s Estate- gazebo outlook, no date. Carver County Historical Society

Forrest bought the land and altered the property once again, opening a restaurant called the Golden Apple. This only lasted about a year and it was sold again, opening this time as Breezy Point. The Amblard Estate exchanged hands a few more times and was finally owned by Rose Totino in the 1970s (Waconia Heritage Association 1986; Carver County n.d.).



Figure 37. Villa Emile, no date. Carver County Historical Society

Recommendations

Field Number R falls under private recreational use of the island. Field Number R is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, fencing, landscaping, and subsurface features associated with the Amblard Estate. All deteriorating above ground elements including wooden structural elements are recommended to be documented and removed. This property has strong potential for interpretation for the public, as the history has been strongly documented. Preservation of the historic landscaping features is also recommended.

Smith recommended stabilization options 1 or 2, including vegetation removal in and around the foundation, some repair to the masonry, and infilling of the foundation walls to stabilize the building remains (Smith 2017).

6.17 Field Number S: Cabins

Current Conditions

Currently these cabins are no longer standing and have limited foundations. Architectural debris and subsurface utility pipes are present as well as a concrete sidewalk. Three cabin footprints are visible.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes two groups of three cabins to the east of the main hotel, arranged on an east-west axis. They are described as one room cabins “of wood frame construction on a concrete slab and measures 10 feet by 14 feet in plan. These six cabins probably date from about 1930. They have been severely vandalized but appear structurally sound” (Miller-Dunwiddie 1979:21).



Figure 38. Current conditions of S. Blondo Consulting 2016.

History of the Property

Very little is known about the history of these cabins. They sit within lots 83, 84, and 85 which were purchased by the Krach family in 1886. The property was owned by that family until 1916 when it was sold to John W. Zeglin (Carver County n.d.).

Recommendations

It is likely that Field Number S falls under hotel related cabins based on the land ownership. Field Number S is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.18 Field Number T: Park and Ballfield

Current Conditions

Currently Field Number T is heavily overgrown with invasive plants such as buckthorn and prickly ash. A man-made burm extends around the majority of this side of the island, leaving a gap on the southeastern point, creating a beach area.

Conditions During Miller-Dunwiddie 1979 Survey

The 1979 Miller-Dunwiddie survey describes the area as “a large level area at the east end of Coney Island was used as a playing field for the Hotel complex. Located at the foot of Goethe Street, the Playing Field measured approximately 150 feet by 300 feet and was used for baseball and other active sports... The Playing Field is still really discernible. There has been some encroachment of sumac on the north end but otherwise the area appears much as it did during the Island’s heyday” (Miller-Dunwiddie 1979:23-4).



Figure 39. Current conditions of a portion of T. Blondo Consulting 2016.

History of the Property

The eastern portion of the island was mainly left open and used as a park and ballfield. From 1903 to 1905 the University of Minnesota Gopher football team used the area as a preseason practice field. As the Minneapolis Journal reported, “Whoever he was he picked well when he selected Coney Island, Clearwater Lake, as a summer training camp fro a football squad. Better spot could not be found if the world was raked with a fine-tooth comb. It is near enough to the city to get anything needed in a hurry, but a sufficient distance away so that the team is not hampered in their work by the frequent visits of well-meaning but interfering friends. There is rough country over which to walk, hills to climb, pure air and food of a nature to build muscle on a wire cable. The island is partly wooded, but down at the end is a little open spot, just large enough for a gridiron. It is sheltered on every side by towering trees, Nearby is a fine bathing beach. That’s about all that is needed for the conditioning of a football team” (Minneapolis Journal 1904:20). This area was always part of the Coney Island Hotel complex, first owned by the Naegele family and then by the Zeglin family (Carver County n.d.).



Figure 40. Coney Island ballpark, 1904. The Minneapolis Journal. Minnesota Historical Society archives.

Recommendations

Field Number T falls under main hotel complex based on the land ownership. Field Number T is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving any landscape and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

6.19 Field Number U: Cabins

Current Conditions

Currently Field Number U consists of two buildings, the northern most building (U1) is partially collapsed and the southern most building (U2) has completely collapsed. A concrete sidewalk, concrete block foundations, and subsurface utilities are present along with other architectural debris.

Conditions During Miller-Dunwiddie 1979 Survey

According to the 1979 Miller-Dunwiddie survey, three cabins were built in 1886 by Naegele. These three cabins are located west of the landing road (Umland Ave) on the south side of the island. The three original cabins included two larger and one smaller cabin. Miller-Dunwiddie



Figure 41. Current conditions of UI.
Blondo Consulting 2016.

described the two larger cabins as “examples of the Eastlake Style. They are one-story frame structures built on brick piers. Originally these cottages had open porches with bracketed columns. However, the porches have been rebuilt and enclosed by later owners. The Eastlake decorative scrollwork at the gable ends has been removed. The exterior walls are of drop siding; the windows two-over-two-light sash. The interior walls are of beaded wood car siding with trim typical of the period at the door and window openings...The two cottages have been severely vandalized but appear to be structurally sound. The roofing is in poor condition” (Miller-Dunwiddie 1979:20-1).

History of the Property

Very little is known about the history of these cabins. They sit within Naegle’s Park, which was always part of the Coney Island Hotel complex, first owned by Naegele, then the Zeglins, and finally Dvorak (Carver County n.d.).

Recommendations

Field Number U falls under hotel related cabins based on the land ownership. Field Number U is considered contributing to the Coney Island of the West *National Register of Historic Places* Listing. For purposes of safety, Blondo Consulting recommends preserving masonry, concrete, and subsurface features associated with these properties. All deteriorating above ground elements are recommended to be documented and removed. This property has minimal potential for interpretation for the public.

7.0 RECOMMENDATIONS

Using the results of the Phase I Historic Survey completed in 2016, historic features and ruins were re-evaluated during the Phase II Evaluation for contributing or non-contributing status to the *National Register of Historic Places* listing. Features were also evaluated for safety, structural solidity, and recommendations were made for future preservation. During this Phase II process the original *National Register* listing will be updated as well as the Coney Island of the West (CR-WAT-001) inventory form. Blondo Consulting has prepared recommendations for each historic feature in regards to the preservation, clean-up, and any safety issues that exist.

Evaluation of the Coney Island of the West (CR-WAT-001) historic property, is based on the *National Register Bulletin: Guidelines for Evaluating and Registering Archaeological Properties* by Barbara Little et al. This bulletin provides guidance on evaluating archaeological sites for inclusion in the *National Register of Historic Places*. The original *National Register* listing for Coney Island of the West classifies the historic property as a site that is eligible under Criterion A for its representation of a significant historic period in local and regional history. The period of significance included the time between 1880 and 1920. When CR-WAT-001 was originally surveyed during the 1975 Statewide Historic Sites Survey, it was evaluated based on history and architecture.

Little et al. defines an archaeological property as “the place or places where the remnants of a past culture survive in a physical context that allows for the interpretation of these remains... The physical evidence, or archaeological remains, usually takes the form of artifacts... features... and ecological evidence...Archaeological properties also may include standing or intact buildings or structures that have a direct historical association with below-ground archaeological remains” (Little et al. 2000:7-9). Due to the extreme deterioration of the remaining buildings, they no longer retain architectural significance. Historic Properties can be eligible under the following criteria:

- Criterion A: Historic Events and Broad Patterns of History

“Archaeological properties must have well-preserved features, artifacts, and intra-site patterning in order to illustrate a specific event or pattern of events in history” (Little et al. 2000:22).

- Criterion B: Important Persons

“Under Criterion B, a property must be illustrative rather than commemorative of a person’s life. An illustrative property is directly linked to the person and the reason why that person is considered to be important” (Little et al. 2000:24).

- Criterion C: Design, Construction, and Work of a Master

“To meet the integrity requirement of Criterion C, an archaeological property must have remains that are well-preserved and clearly illustrate the design and construction of the building or structure” (Little et al. 2000:27).

- Criterion D: Potential to Yield Information

“Most properties listed under Criterion D are archaeological sites and districts, although extant structures and buildings may be significant for their information potential under this criterion” (Little et al. 2000:28).

Coney Island of the West (CR-WAT-001) consists of above ground and subsurface features associated with the historic period use of the island. It is currently listed under Criterion A for its significance in tourism and recreation in Waconia and greater Minnesota during the period between 1880 and 1920. The 1975 nomination form concludes that “What remains of Coney Island today is a grave reminder of what was one of Minnesota’s most popular early resort areas, a representation of the desire of urban dwellers to seek recreation in Minnesota’s lakes and nature areas as early as the 1880s” (Nelson 1975).

A National Register of Historic Places Historic Property must meet most of the seven aspects of integrity. These include, Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Little describes, “Archaeologists use the word integrity to describe the level of preservation or quality of information contained within a district, site, or excavated assemblage. A property with good archaeological integrity has archaeological deposits that are relatively intact and complete. The archaeological record at a site with such integrity has not been severely impacted by later cultural activities or natural processes” (Little et al. 2000:36). As a historic archaeological site, CR-WAT-001 continues to retain most of the seven aspects of integrity. The Historic Property continues to be eligible under Criterion A for continuing to represent tourism and recreational history in Waconia and the greater Twin Cities and

Minnesota regions. Due to the presence of well preserved foundations, historic features, and subsurface features, Coney Island of the West is also recommended as eligible under Criterion D for the potential to yield additional information on the history of the area. It is also recommended that the period of significance be expanded to include a historic period between 1880-1970, which represents the operation of the Coney Island Resort through its entire history of public recreation. The pre-contact period of use described in the Blondo Consulting report, *Phase II Archaeological Evaluation of the Coney Island of the West (Site 21CR0164), Waconia, Carver County, Minnesota* has been recommended as eligible for inclusion in the *National Register*, and should be included in the update to the existing Coney Island of the West Historic Property listing.

As additional detailed analysis and evaluation is completed, inventory and nomination forms and reports will be updated. **Blondo Consulting recommends the historic component of Coney Island of the West retains eligibility for inclusion in the *National Register of Historic Places* under Criterion A and recommends that the existing listing be expanded to include a broader period of significance from 1880 to 1970. Blondo Consulting also recommends that Coney Island of the West is also eligible under Criterion D.**

8.0 CONCLUSION

In April 2017, Carver County, Minnesota retained Blondo Consulting, LLC (Blondo Consulting) to complete a Phase II Historic Evaluation of the Coney Island of the West (CR-WAT-001) as part of the proposed Lake Waconia Regional Park, Coney Island of the West, Waconia, Carver County, Minnesota. This evaluation answers that request. Kelly Wolf, MA, RPA of Blondo Consulting, LLC and Dr. Jeremy Nienow RPA of Nienow Cultural Consultants, LLC were co-Principal Investigators for the historic aspects of the project. Additional Blondo Consulting Staff included Steven J. Blondo, MA (Principal Investigator for the Pre-contact Archaeology), Lindsey Reiners, MS, Laura Koski, Benjamin Schweer, and Melissa Mickelson.

The Phase II Historic Evaluation has focused on CR-WAT-001 for the purpose of determining the site's continued eligibility for the *National Register of Historic Places*. This involved:

- further historic research and evaluation;
- further map analysis to identify potential ownership and construction dates of existing building ruins;
- additional photography and mapping of historic features and foundations;
- additional recording and artifact sampling of historic features; and
- collaboration with Dean Smith, PE, a structural engineer at WSB & Associates, Inc.

The results of the Phase II Evaluation can be found in Section 6.0, beginning on page 12 of this report. **Blondo Consulting recommends site CR-WAT-001, Coney Island of the West retains Eligibility for inclusion in the *National Register of Historic Places* under Criterion A and recommends that the existing period of significance be expanded to include a broader period of significance from 1880-1970. Blondo Consulting also recommends that Coney Island of the West is also eligible under Criterion D.**

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Attachment I: Archaeology License

APPLICATION FOR MINNESOTA
EVALUATION/PHASE II SURVEY ARCHAEOLOGICAL LICENSE

This license only applies to evaluation investigations/Phase II surveys conducted under the provisions of Minnesota Statutes 138.31 - .42 at the specific site or locality listed on the application during calendar year 2017. Separate licenses must be obtained for reconnaissance (Phase I) surveys, for major investigation (Phase III) work, for burial site work under Minnesota statutes 307.08, for fieldwork that will continue into another calendar year, for fieldwork conducted at locations other than those listed below, and for fieldwork that significantly exceeds the Phase II specifications of the *SHPO Manual for Archaeological Projects in Minnesota*. Only the listed individual is licensed as a Principal Investigator, not the institution/agency/company or others who work for that entity. The licensed individual and the sponsoring entity are required to comply with all the conditions attached to the license.

Name: Jeremy Niewer ; Kelly Wolf (Blended Consultants LLC)

Institution/Agency/Company Affiliation: Niewer Cultural Consultants LLC

Title/Position: Owner / Principal

Address: 574 Blair Ave, St. Paul MN 55103

Work Phone: 651-295-3744 E-Mail: Jeremy.Niewer@gnarst.com

Name of Advanced Degree Institution: U of Minnesota Year: 2007

Name of Department: Anthropology Degree: MA MS X PhD

Site Number: ZICR164 Project: Covey Island Clean-up and Park Development

Type of Land: (check all that may apply)

State Owned County Owned Township/City Owned Manager: Carver County
Other non-federal public List: _____

Purpose: (check all that may apply)

CRM Academic Research Institutional Field School

Expected Period Components/Contexts: Precontact Contact Post-Contact

MHS Repository Agreement # 771 Other Approved Curation Facility: Carver Co. In Progress

Signed (applicant): Jeremy Niewer Kelly Wolf Date: 3/21/17

Required Attachments: 1) Curriculum Vita 2) Documentation of Appropriate Experience
3) Research Design

Previous License: Year _____ Type _____ Number _____

Submit one copy of this form and attachments to:

Office of the State Archaeologist, Ft. Snelling History Center, St. Paul, MN 55111
612-725-2411 612-725-2729 FAX 612-725-2427 email: mn.osa@state.mn.us

Minnesota Historical Society Approval: [Signature] Date: 3-29-17

State Archaeologist Approval: [Signature] Date: 3-28-17

License Number: 17-043 Form Date: 2/15/11

Attachment 2: Structural Assessment, Dean Smith, PE