

## HERITAGE PRESERVATION BOARD MEETING AGENDA

August 16, 2021 4:30 p.m. – 5:30 p.m.

Wayzata City Hall  
600 Rice Street East  
Wayzata, MN 55391

*Please note face masks are required inside the Community Room  
per recommended CDC guidelines.*

1. Roll Call
2. Approve Agenda
3. Approve January 21, 2021, March 18, 2021 Minutes, and June 17, 2021 Minutes
4. Section Foreman House Update
  - a. Summary of Request for Proposal attached
5. James J. Hill Days Booth
6. Wayzata Signage
7. Future Planning
8. Adjournment

Wayzata Heritage Preservation Board  
Draft minutes for January 21, 2021

1. Roll Call - Present: Gustafson, Starkey, Drotning, Prince
2. Approve agenda - motion by Starkey, 2nd by Drotning all in favor
3. Approve October 15 minutes - motion by Drotning, 2nd by Starkey all in favor
4. Introduce new HPB Member James Prince (student member) Mr. Prince gave a bit of background on his interest in serving on the HPB, his schooling and the fact that he lives in the Harrington area of Wayzata.
5. Planner Kieser gave an update on the application for the Heritage Preservation Site designation application for the Trapper's Cabin. The Board also reviewed an article in the Sun Sailor about the effort.
6. Section Foreman House Update - Planner Kieser gave an update on the application by the City and New His-tory to have the Section Foreman House be listed on the National Register of Historic Places.
7. Planner Kieser gave an update on the inclusion of the Indian Burial Plaque within the Panoway Plaza.
8. 2020 Annual Report Information - Planner Kieser gave an overview of the annual report to be submitted to the Council on behalf of the HPB.
9. The board reflected on the Mayor's Award given to Lowell Zitzloff for preserving the Wayzata State Bank facade at a December 5th Council Meeting.
10. Adjournment - First Starkey, 2nd Drotning all in favor.

Wayzata Heritage Preservation Board  
Draft minutes for March 18, 2021

1. Roll Call - Present: Gustafson, Starkey, Drotning, Prince
2. Approve agenda - motion by Starkey, 2nd by Drotning all in favor
3. Approve January 21 minutes - tabled as they still needed to be drafted
4. City Manager Dahl and Director Gellner gave an update on Panoway to the Board and provided a presentation.
5. Planner Kieser gave an update on the application for the Heritage Preservation Site designation application for the Trapper's Cabin. The Board also reviewed an article in the Sun Sailor about the effort.
6. Section Foreman House Update - Planner Kieser gave an update on the application by the City and New History to have the Section Foreman House be listed on the National Register of Historic Places.
7. Planner Kieser gave an update on the inclusion of the Indian Burial Plaque within the Panoway Plaza.
8. Planner Kieser and special guest Rebecca Hawthorne discussed a project entitled Just Deeds that seeks to remove racial covenants from property records at no charge to property owners.
9. Member Starkey gave an update on 120 Benton Ave N.
10. Adjournment - First Starkey, 2nd Drotning all in favor.



## HERITAGE PRESERVATION BOARD MEETING MINUTES

June 17, 2020 5:00 p.m. – 6:00 p.m.

1. **Roll Call**

Members Present: Dan Gustafson, Judy Starkey, Daniel Drotning, and James Prince  
Staff Present: Nick Kieser

2. **Approve Agenda**

The agenda was approved unanimously.

3. **Approve January 21, 2021 and March 18, 2021 Minutes**

The draft meeting minutes were not circulated to the Board prior to the meeting, so the minutes will be provided at the next meeting for review.

4. **Section Foreman House Update – Week of July 12<sup>th</sup> Community Meeting**

Staff noted that the Section Foreman House work has been moving forward and more funding has been received to support the rehabilitation of the House. A community survey will be sent out to gain more input on the future reuse of the SFH. A community meeting will also be held on July 28 to gain additional input and discuss the rehabilitation project with any stakeholders that attend.

5. **Bushaway Road – Heritage Preservation Site Designation Discussion**

Chair Gustafson noted that Bushaway Road was recently updated and there was a historic evaluation done for the Road in 2009 in coordination with that project. Gustafson noted that this report could be revisited and Bushaway Road could be a new potential Heritage Preservation Site to be designated by the City.

The Board discussed this idea and would like more information on this item in the future.

6. **Just Deeds Update**

Staff noted that the next Just Deeds even is June 17<sup>th</sup> from 6:00 – 7:00pm. Staff provided the link for anyone that would like to register for the event and the previous session is available to be viewed by anyone. Staff will continue to update the Board on the events and information for this program.

7. **Volunteer Roles – Secretary and Photographer**



The Board voted unanimously that Board Member Prince will be the Board Secretary and Board Member Drotning will be the Board Photographer.

8. **Adjournment**

The meeting was adjourned at 6:00pm.

## **SUMMARY OF THE REQUEST FOR PROPOSALS (RFP) FOR PROFESSIONAL SERVICES – SECTION FOREMAN HOUSE**

The City of Wayzata is seeking a qualified consultant to provide Architectural Design Services for the rehabilitation of the historic Section Foreman House. The Section Foreman House will be rehabilitated for reuse as a new vibrant lakefront learning center providing indoor and outdoor classroom and community space as part of the new Eco Park. The learning center will feature educational programming to learn about early 20th century railroad operations and the influence of the Great Northern Railroad on the geographic, economic, and social development of Wayzata. The purpose of the Eco Park is to restore shoreline marsh and improve water quality while providing STEM-based learning opportunities.

The Section Foreman House located at 738 Lake Street East is a small residential-style building of wood construction that was built as a home for the Section Foreman of the Great Northern Railroad in c. 1902. The building sits on a lakefront site of approximately 36,430 SF or 0.84 Acres. The total square footage of the Section Foreman House averages 2,430 SF. The site boundaries for this project are defined by the area immediately surrounding the building. The building is currently used as storage by the City. The building was designated by the City as a Heritage Preservation Site in 2019. In May 2021, the building was listed in the National Register of Historic Places (NRHP).

The scope of work will include traditional architectural and engineering design services including Schematic Design, Design Development, Construction Documents and Construction Administration. The building is owned by the City, who will hold the architect's contract. The design process will be jointly led by the City in partnership with the Wayzata Conservancy. The design and construction process will be a traditional design-bid-build process and construction services will be procured through a public bidding process led by the City. Design opportunities and challenges will include (1) maximizing or modifying the existing square footage of the building, (2) addressing water infiltration issues at the basement, and (3) coordinating minimal landscaping within the area around the perimeter of the building with the landscape architect of the Panoway on Wayzata Bay project.

The anticipated construction budget for the building and minimal site improvements around the building is estimated at between \$250,000 and \$300,000 for a design that would maintain the building in its current configuration to maximize useable square footage. The project will be funded by the Conservancy and funds will include private donations, and, potentially, grant funding. The City will administer the project, collect and distribute all projects funds, and pay consulting fees to the selected consultant.

The RFP will be distributed on August 11, 2021. RFP responses will be due on September 1, 2021 and interviews will take place on September 9, 2021. RFP responses will be evaluated by a selection committee with representatives of City Staff, City Council, the Conservancy, New History, Heritage Preservation Board, Wayzata Historical Society, BNSF, and others whose staff have expertise in architecture, historic preservation, city planning, and the implementation of public projects. The City Community Development Director will make a recommendation to the City Council for contract approval on September 21, 2021. The City expects design to begin in fall of 2021 and be completed in early 2022. Bidding and award typically takes 2-3 months, so construction start-up will be in 2022 with project completion by fall 2022.



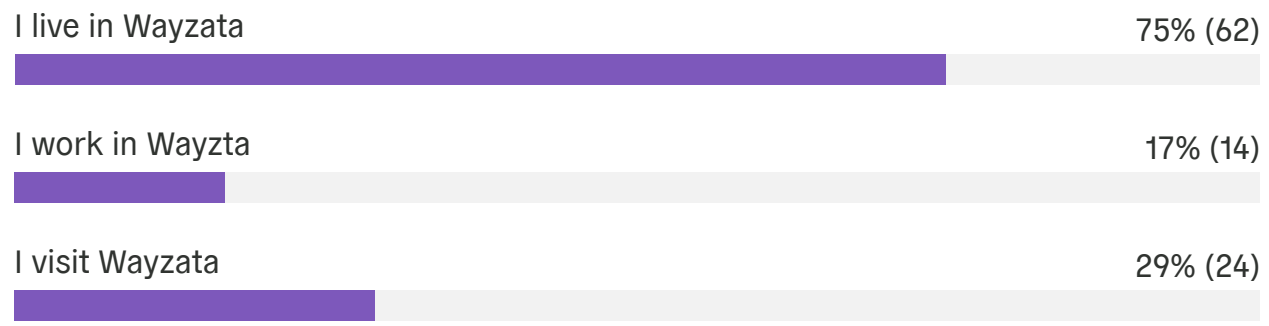
# Section Foreman House Survey

Survey Results  
FINAL

08/03/2021

## Do you work in, live in or visit Wayzata?

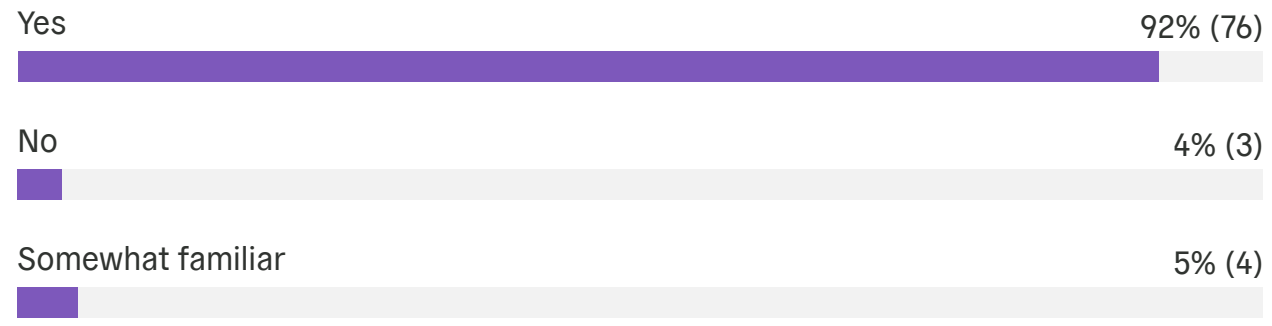
### Overview





### Are you familiar with the Section Foreman House and where it is located?

#### Overview



### What is your zip code?

#### Responses

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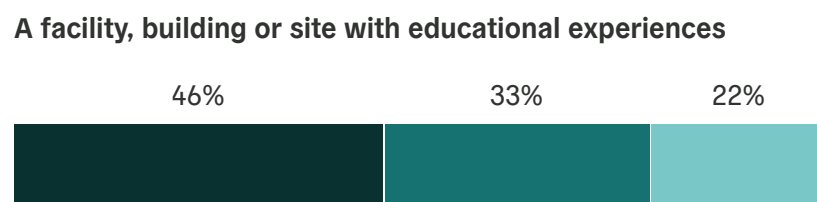
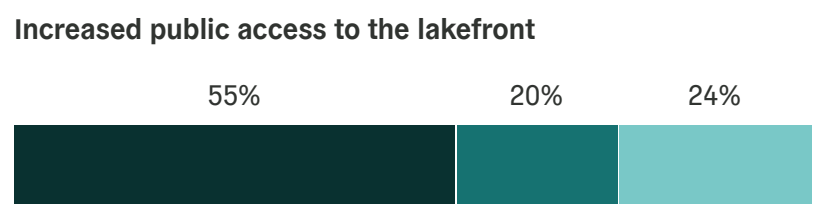
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## In your opinion, what will add the most value to the community as a part of the renovation design?

### Overview

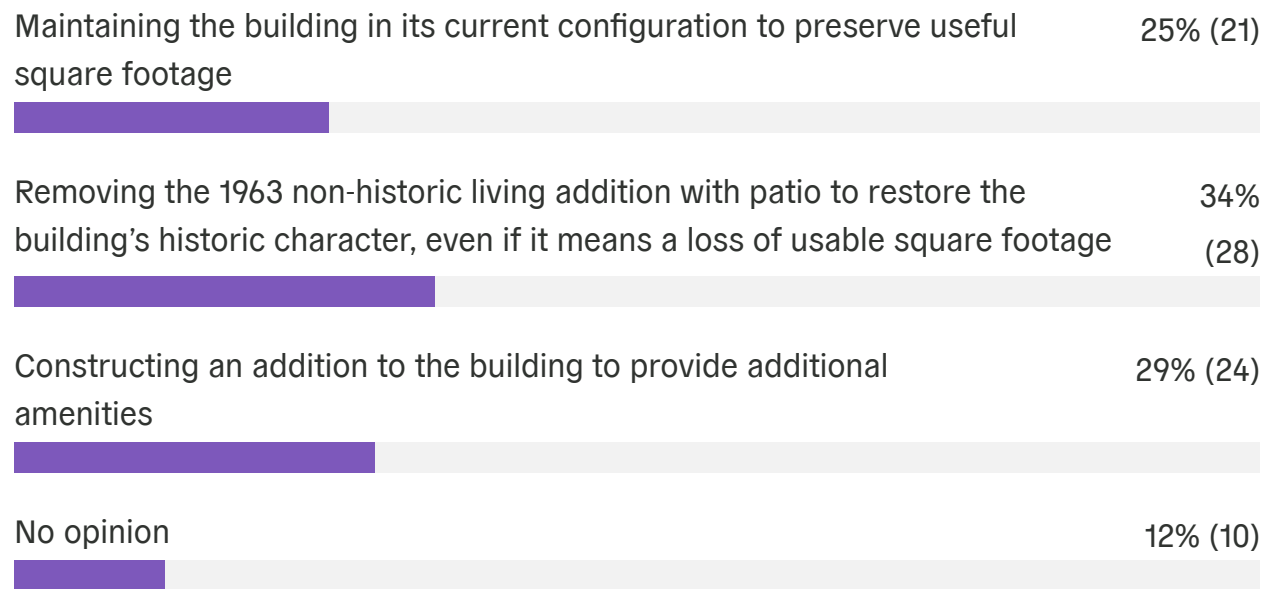
Question	Most Value	Some Value	Less Value
Preserving the historic integrity of the building	42%	41%	17%
Increased public access to the lakefront	55%	20%	24%
A facility, building or site with educational experiences	46%	33%	22%

[Expand all / Collapse all](#)



## Which of the following options do you think will best enhance the Section Foreman House? (See Key below for additional details)

### Overview



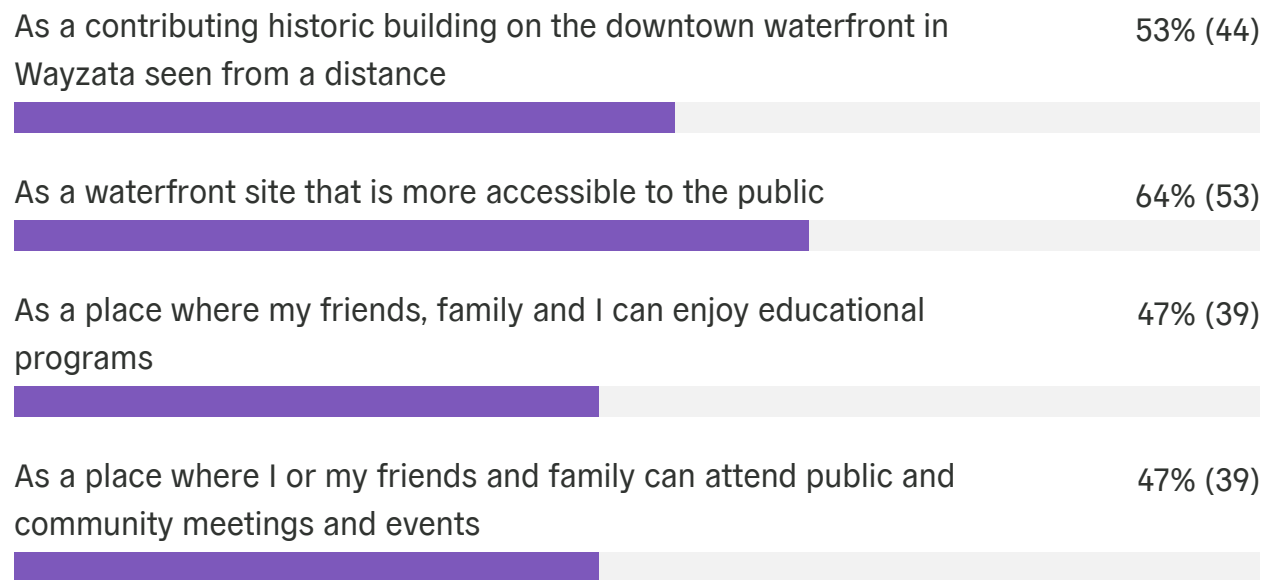
## How do you think visitors would like to experience the renovated Section Foreman House?

### Overview



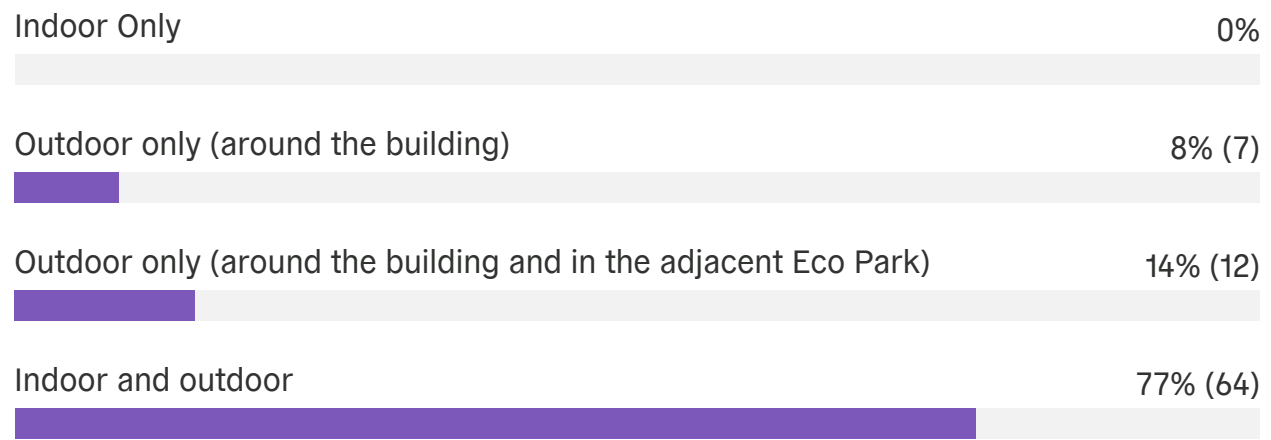
## In what ways do you think you will use or experience the Section Foreman House once it has been renovated?

### Overview



## Where would you most like to enjoy activities and events at the Section Foreman House?

### Overview





## Which groups should be priority when creating activities and events in this space?

### Overview

Question	Top Priority	Some Priority	Less Priority
Children	55%	34%	11%
Adults (18-65)	36%	46%	18%
Seniors (65+)	34%	47%	19%

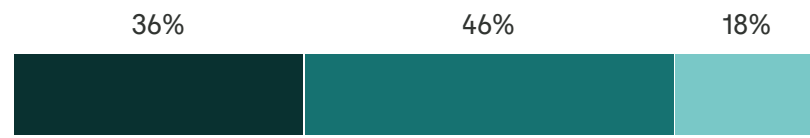
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#### Children



#### Adults (18-65)

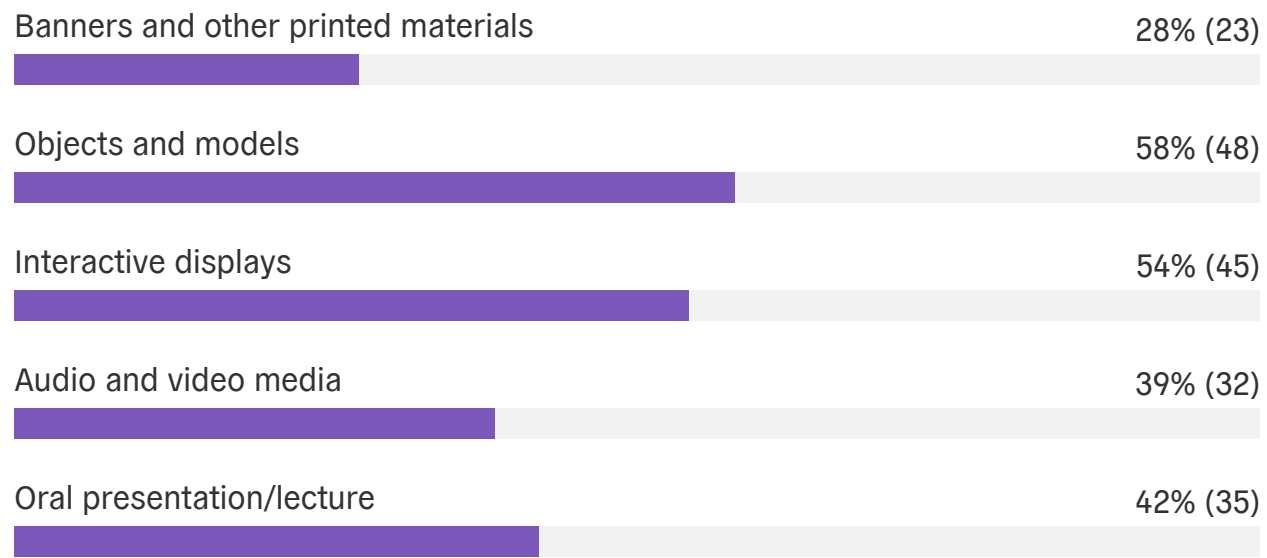


#### Seniors (65+)



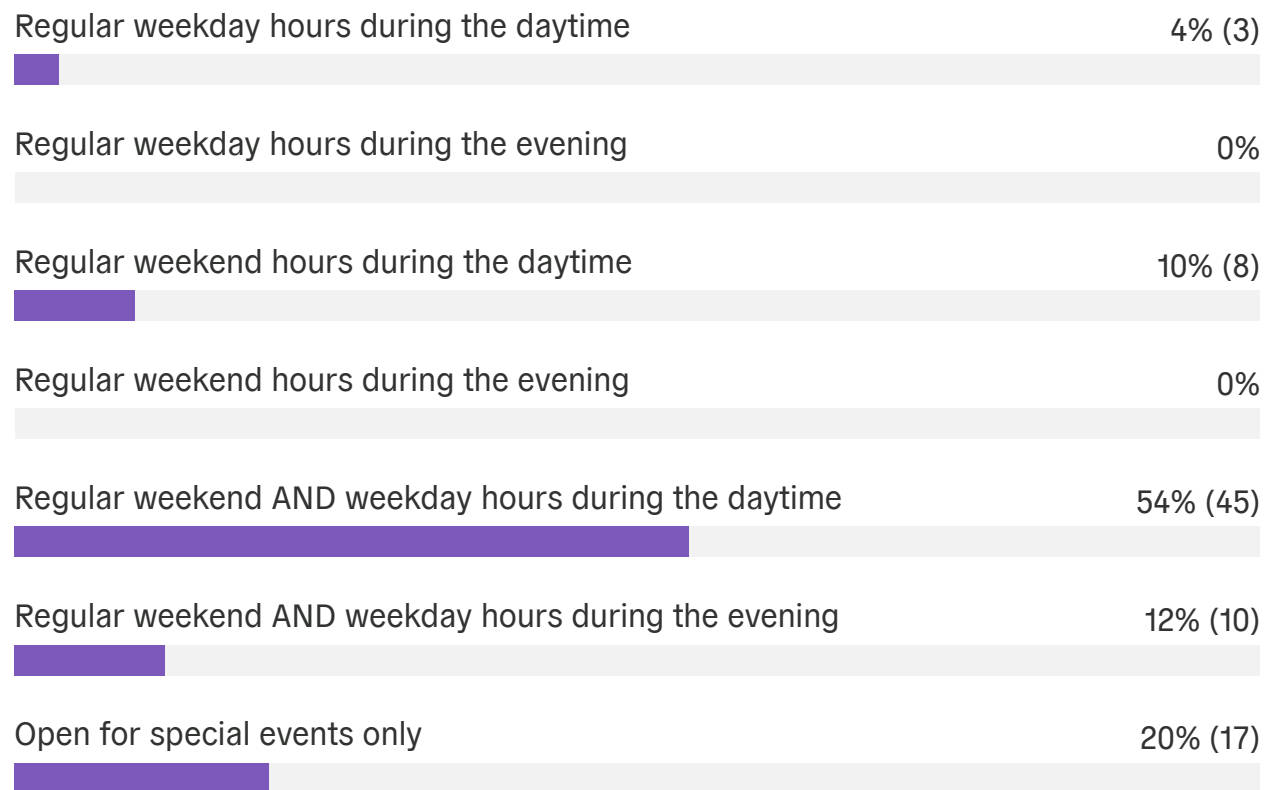
## What three types of learning experiences/displays would you most like to see in and around the Section Foreman House?

### Overview



## When do you think activities and events should take place at the building and site?

### Overview



## What else do you want to tell us? What would you tell the architect who is selected to design the renovation?

### Responses

no tour busses

Pave over panoway and bring back decency to Wayzata. You created a mess.

It may be that the Foreman Section House is used only in the summer.

Make use of a rare public access to the Lake in Wayzata

I think it would best to have this restored to the most authentic look and feel of the time it was created. And having it open to the public, without tours and sign ups, would be best. We walk near this often, and always wish we could go in, and learn more about it.

Please consider how to improve ADA access to the property.

...

get going

A place where multiple different people can enjoy the beautiful lakefront while also being able to learn what the foreman house was about and history

Emphasis on comfortable outdoor but covered seating options, benches, adirondack chairs etc.

Open viewing to the lake, spacious outdoor lake front walking deck or patio or lawn with landscaping.

Totally against the renovation. It should have been torn down and used as the restroom facilities instead of the huge concrete block in the middle of lake view. No one cares about the Forman's house, a waste of money. There should be flowers and more attractive seating! The landscaping and abundance of concrete is embarrassing. Why add more expense when can't manage what Wayzata has? The parks are so much more important and used by all and Klapprich could be beautiful for far less money! Think about it! I answered four questions only because there wasn't an option for ideas or other.

Na

Keep its historic significance. As it was when it was in use.

-

Survey seems limited. Space relies on a partner to manage - as do all city venues. If we're turning this over to Minnetonka parks and rec like everything else, Wayzata should have more say in the partnership. They remain exclusive and block wayzata buisnesses in favor of deephaven based services in wayzata parks. Gross!

Science and local biology/lake and local flora/fauna classes are desperately needed

n/a

Keep work authentic to the time periods.

Space for multi gen activities. Wcs is awesome but mostly for parents of young children.

I love that you are asking for feedback. Determine use and if need to add on or build another structure alongside; maintain historically accurate architecture for all. For use, I like week and weekend days and evenings being available for events which didn't appear as an option. (But maybe not til 1 am for neighbors). Thank you

Protect the heritage of the 1902 structure. Use a outdoor covered patio for groups and programs. Like the Depot building. Keep parking away.

For a great example of how the building can be restored with both retaining old historic parts of the building and still having some areas for history and ecological

education please look into the Russian Bishop's House in Sitka, Alaska. It is a National Park. <https://www.nps.gov/places/russian-bishops-house.htm>

Make it open to public.

Tear it down, save the money and forget the whole silly thing.

Had no idea this was here until recently

that is all

Could be used as a reservable meeting space for groups and organizations such as (but not including to): Chamber of Commerce, Historical Society, City Council and other city commissions and staff.

Great attraction

Follow NPS standards. This is one of the few pieces of Wayzata's history still standing.

n/a

Preserve the integrity of the building, including renovations as those are becoming historic. Make it structurally safe to use and inviting.

Direction should be based on access and usability of lake front

Keep as historically correct as possible.

make it an attraction for everyday use and fun!

Thanks for all you are doing to make this a reality.

I can't support this project unless the structure is renovated to its original 1902 version. Anything else is a lie.

Historic preservation is key, but as is creating a useful space for the people of Wayzata to enjoy.

Find an architect to restore the Section Foreman's House to its original 1905 condition, a simple two level, four room house. If on-site restroom facilities are needed for tour groups, why not build a restroom facility like the one that was built across from The Cove in Wayzata., and add a meeting room with printed materials, interactive displays, audio and video materials. We have visited Colonial Williamsburg on several occasions, and enjoy touring the historic homes just as they were during colonial times, decorated with historic/period furniture. It should be a "restoration" not a "renovation". If you renovate this historic home, you are destroying it. I think that activities and events should take place from May through October, and the building should be closed from November through April. Thank you for conducting this survey and getting the opinions of long time Wayzata residents.

Get the Community involved. Reach out to the local historical societies, schools and the Wayzata Chamber of Commerce to see how they may use a historical facility for educational and community needs. Find a local architectural and construction group that may take the project under their wing and ask them to donate some of their time and resources for this project. In return, allow them to use it as part of their company marketing Thanks for asking!!

The experience of Wayzata is more important than the historical significance

Find ways to preserve the historic integrity, along with interesting, historically accurate information on the house and it's place in history.

I think function is just as important as a historically accurate building

Keep it simple and historic. Don't over develop

Do it right !

Keep inside rooms true to their current size.

Make it an interesting public space to encourage people to come inside and look around and learn!

Education and Community gathering space should be the focal purposes for the building.

A functional building in this instance is more important than historical itegrity

Nothing

It would be a great place to have meetings or small events.

I've heard references to the Section Foreman house for several years, but knew nothing about it. Now I'm encouraged by the effort to include the community and visitors in offerings from the house.

Pedestrian access from Folkestone MOST important for our valued seniors

Keep the original use in mind when fixing up. It was a fairly austere little house, but lived in by families and extremely imp[ortant to the railroad. Visitors should experience the feeling of seeing something old and original.

Unlike the rest of Panoway, preserve the outdoor area environmentally. PLEASE, NO MORE HARDSCAPE AND HEAT ISLAND EFFECT!

It's great to see this project moving forward!

Don't overspend as the limited size will make it difficult to hold large groups or events. Restore it and allow people to reserve it and use it as a meeting space.

I think it is vital to connect with Native American leaders who could advise on the original site. I think the learning experiences/displays should include a description of how the original Americans used this land and water. This should include more than 1 cursory display, it should be prominently explained. The Eco Park should include a sacred/spiritual space that has Native American art or interpretation, so that all visitors can imagine the experience of being an original American on the land.

Focus on eco park and original native land practices that included regenerative land management and environmentally friendly prairie and shore lines. Use it as an opportunity to share the original inhabitant's philosophy of protecting the land for the next 7 generations. Staffing full time may be difficult so using cell phone QR codes around the site that linked to recordings would be a very efficient way to share the history of the site.

I have several thoughts here. As to be expected. Steve Erickson. Removing a portion of the home will impact its historical story. Otherwise why not take it down to the foundation or even further than that. Keeping this project simple would be key to its effectiveness. Think about stopping and having the effectiveness of the simplicity of this historic home to shine through. This is not an educational thing this is a visual structure that has a story. Quite simple. This will be not easy for you as public servants to grasp. Less is more here. The impact of this house being able to be strolled around and viewed from a far will be vital to a success in the long-haul. Making the structure safe and sound and never having it open necessarily. Do you want it to be an asset to the community not a drain on the coffers of personnel workforce upkeep maintenance educational programs and everything that will have an inherent cost associated with it. What does cost to produce a benefit to society that is meaningful. Doing the next right thing here and the first step is the key to it success. We cannot control the outcome here but just the process. Congratulations on step one which is securing this into a historic chapter. On another note which is totally relatable has to do with Lake Street. (Historic Home will have further impact) We are all experiencing the unintended consequences of what has been done there. Some of this should be looked at strategically and with a great critical point by us as to the impact this has had on the peoples. Not just the residence but the visitors. We have effectively developed a system of making downtown Wayzata not drivable and certainly not parkable. The safety issues to the public abound. You have felt this as I have even in the last few days. Attempt to go to CRISP and green at 11:45 on any morning. In a motorized vehicle that is. Oh... I know you feel the pain. If you can get through Lake Street to said restaurant attempting to park to even do some sort of quick delivery and pick up it's pretty much not doable. So I'm trying to understand what the next steps could be that are right for our citizens in the restructuring of Lake Street to take advantage of all of the wonderful things that have been done. And of course the expansion of the said historic home and the boardwalk. Here are two options to consider, actually three. Do nothing and live with what we've got that is bright and shiny. Take Lake Street and make it just a walking mall and somehow provide mass of additional parking away from downtown Lake street where people can easily access the walking systems or

biking systems. Another first step might be to make Lake Street a one-way street. This seems to be a great start in a new solution to solve the problems that are at hand. You've had great traffic people work on this on this redevelopment project since the beginning. Certainly they are taking in a good view of what has happened and what this rotation has looked like in the life of Wayzata people. What's next? Not sure. I am really open to further in the conversation around this. A lot of restaurants in town were very much in favor of the new Lakefront project. They are enjoying the most robust business that they have ever seen. Even allowing Gianni's to build permanent structures on our new sidewalk has helped her thrive. One of my Wayzata friends the other day said "we need a reservation to even get into Wayzata to go to our dinner reservation." And another one this week was saying that their family have now eliminated the possibility of dropping into Wayzata on a spur of the moment dinner. We are all pivoting out to Spring Lake Waconia Long Lake, Navarre, and lovely Excelsior etc. to have a wonderful dining experience with ample parking and no traffic. Yes Excelsior. Always good parking. Even if it is a three block stroll on a very adequate sidewalk. The development of Wayzata and its downtown area in particular has change the culture. For the worse? No. The energy is palpable. But the reasons to go downtown Wayzata have been diminished. The plan of course to make the downtown area thrive. We have such a limited retail space or reasons to shop. Most of the food outlets are going gangbusters. Other retail stores certainly still struggle. Removing the parking lot and developing the new public open spaces is really cool. The natural resource of Lake Minnetonka has been much enhanced. But the tunnel of buildings that we have a loud to be built all the way along Lake Street is really shortsighted as you know. You have to move to one side of the street to even see the sunrise above the tunnel of buildings. An unintended consequence? Certainly. There is no blame here. Just great opportunity to look to the future. I look forward to hearing from you Steve Erickson 612-868-7080 Steve.erickson@vistagechair.com.

The house should be viewed from a distance. You shouldn't encourage people to cross a main line Railroad line. There's already been a pedestrian killed on the tracks rite by there. None of phase II should be done.

I've heard references to the Section Foreman house for several years, but knew nothing about it. Now I'm encouraged by the effort to include the community and visitors in offerings from the house.

Keep the integrity of the building. Have accessible to all.

N/A

Keep it as close to the original design

Nothing

Would like some outdoor benches.

Preserve the historical nature of the building.

Nada

Creative preservation like mill city museum.

None

Let's get it done. This is taking forever

I would appreciate ongoing open sharing about who will pay to maintain all the new additions to our community. For example, many gardens have been added. Most are full of weeds, and I have been told there is not enough staff to maintain. Who will pay for new staff? Similarly, how will Wayzata maintain all that is being added to the city? For the architect, restoration to an authentic old, small home fits with the historic recognition for which the city applied. Expansion? No. The survey is skewed by not including an option of not choosing any of the desired answers

Not open. Tell a great story. (Solid placards and signage) Keep it simple. Good quick and effective remodel. This will sustain house to future generations. No reoccurring costs. Dirt path. Tree cutting for better visibility. No Pano lake expansion. Go slow. Do the next right thing, just like deeming this house historic.



the more people are able to view the lake, the better - rather than covering it with more buildings.

Parking and off hours security must be part of the plan

Make sure children can exhibit

Keep the integrity of the original building design...for outdoor space, create pergolas or some sort of sun cover.

Please remember this represents OLD Wayzata- NOT what is seen today. That ugly new bathroom building is an abomination and I hope no more mistakes like that will be built. There is no historical charm there at all. It's very disheartening.

I'm unsure. if renovation is the correct term. Restoration with integrity and the opportunity to translate the importance of the Railroad to the development of our country. Not only the engines and cars, but the development happening alongside tracks, the employment given to groups, how our foodstuff began to vary, talk about the Brotherhood, the competition between Railway Companies to push into new areas, explore how our language was affected by RR talk.

Keep consulting and architectural costs reasonable. The 200k+ figure mentioned seems excessive for an existing building where the outdoor generally can not be changed.

I am grateful to see the site and building put into use for the city's citizens. I love educational programming, but fear that the concept of having that on the Panoway rather than a more easily accessible site within the city is a mistake. The historic character of the building and it's attractive use by the city citizens and visitors would be served just as well by creating a place where people would gather socially, using the only real lake-edge gathering spot, other than the beach, that the city has. I know it's too late to reconsider, but perhaps you could create some type of extension of the Muni, such as a wine-bar with limited food offerings, such that the City could capture some revenue from the site's use. I think it's critical we find ways to boost the income to the city while, at same time, create venues that encourage inspiring places for people to gather on the water's edge. Thanks for listening! David Whiting (952-818-4151)

Since this is one of the only Section Foreman's Houses to remain on the rail line I think displays should include foreman duties and railroad history, artifacts and 1902 period furniture on both floors and how people lived in the 1900s. I would also include education about the importance and what it takes to keep a lake healthy such as the reason for the storm water ponds, swamps and marshes, and tree diversity. This could be accomplished by classes through continuing education. When open to the public, volunteers will have to be available just as at the Depot. I would tell the architect to keep it simple and as authentic as possible and possibly remove the 1943 addition and go back to the shed roofed kitchen. Buildings were not that big in the early 1900s so size and scale adds to the experience of a visit. Landscaping around the building should also be authentic to the period. I would not bus in kids for programs. Disregard question 4 as mistakes could not be corrected.