



WAYZATA HERITAGE PRESERVATION BOARD

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

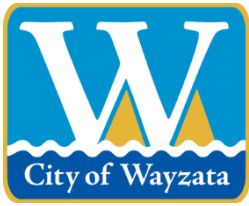
Wednesday, December 17, 2025

2:00 PM

Heritage Preservation Board

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approve November 20, 2025 Meeting Minutes
4. **Old Business**
 - a. Review of 2025 Work Plan and Generate 2026 Work Plan
 - b. Replacement of First Cemetery Plaque
 - c. Discussion of Possible HPB Trolley Event
 - d. Update on Blue Water Theatre Company - 605 Rice St.
5. **New Business**
 - a. New Business from Members
6. **Other Items**
 - a. Board Recruitment and Retention Updates
 - b. City Calendar and Minutes Rotation Schedule
7. **Adjournment**

Members of the Heritage Preservation Board and some staff may gather at the Wayzata Bar and Grill immediately after the meeting or a purely social event. All members of the public are welcome.



**City of Wayzata
Heritage Preservation Board
Agenda Report**

MEETING DATE: December 17, 2025	AGENDA ITEM: 3.a
TITLE: Approve November 20, 2025 Meeting Minutes	
PROPOSED MOTION: To approve the Draft Meeting Minutes from November 20, 2025.	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Haily Hedblom, Planner	

ACTION REQUESTED:

Staff recommends approval of the attached minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

N/A

BACKGROUND:

See the attached draft meeting minutes for the HPB's review and approval.

ATTACHMENTS:

1. HPB Minutes Minutes Draft November 20, 2025

DRAFT HPB Meeting 11-20-25 Meeting Minutes

Heritage Preservation Board Meeting Minutes of November 20, 2025

11:30am-1pm, Wayzata City Hall Conference Room

Minutes taken by Alex Sharpe

Call to Order

The meeting began at 11:53 a.m.

Roll Call

Board members Sonya Travanty, Judy Starkey, Kim Gharrity, and Sue Ankeny were present. Staff present was Community Development Director, Alex Sharpe.

Approval of Minutes

Board member Ankeny motioned to approve the minutes of September 25, 2025. Board member Gharrity seconded the motion. Approved 4-0.

Old Business:

Review 2025 Work Plan Updates

Staff presented the current work plan and the status for the remainder of the year. Several items on the agenda are new work items for the Board that have additional details to follow. One of the primary items for the Board to consider in the coming months is attraction and retention of members. The Board will have three terms expire on 12/31/2025 and another member has expressed their intent to step down. Staff presented that the City had received limited applications and that the City Council was scheduled to interview candidates on December 2, 2025. Staff would note the results of these interviews and any appointees at the next meeting.

History of Trolley Service in Wayzata and Potential Trolley Event

Significant discussion on the scope and scale of the event. Board members were assigned the task of providing staff with an event outline, scope of event, targeted audience, potential dates and times, etc. These ideas were to then be sent to staff for inclusion in the next HPB packet.

Replacement of City Plaques

The Board was informed that the plaque for first cemetery was ordered and that staff would provide the Board with updates as the plaque is fabricated, shipped, and installed.

Request for Local Designation as Heritage Preservation Site – Blue Water Theatre Company

Director Sharpe presented the Blue Water Raise the Roof campaign materials and the notice that Blue Water had informed the City that they needed to raise \$500 thousand dollars prior to December 31, 2025. The Board emphasized their support for retaining this historic structure via a 4-0 vote. Staff informed the Board that the Council would be notified of their continued support.

New Business:

New Business from Members

The Board discussed changing the date and time of the December 2025, and January – March meetings. The Board formally approved to amend their schedule to the outline below:

Heritage Preservation Board Revised Meeting Date & Time			
<u>Month/Year</u>	<u>Original Date/Time</u>	<u>Revised Date/Time</u>	<u>Meeting Room</u>
December 2025	December 18: 11:30 AM	December 17: 2:00 PM	Conference Room
January 2026	January 22: 11:30 AM	January 21: 2:00 PM	Community Room
February 2026	February 26: 11:30 AM	February 25: 2:00 PM	Community Room
March 2026	March 26: 11:30 AM	March 25: 2:00 PM	Community Room

Motion: Ankeny, Second: Travanty

Adjournment

The meeting ended at 1:12 pm.



City of Wayzata Heritage Preservation Board Agenda Report

MEETING DATE: December 17, 2025	AGENDA ITEM: 4.a
TITLE: Review of 2025 Work Plan and Generate 2026 Work Plan	
PROPOSED MOTION: N/A	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	

ACTION REQUESTED:

Review and discuss the updated Draft 2025 Work Plan.

FINANCIAL OR BUDGET CONSIDERATION:

Certain items in the Work Plan will carry costs.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

N/A

BACKGROUND:

Upcoming Activities/Focus for Remainder of 2025:

- Replacement of First Cemetery Plaque - Order placed, item under fabrication.
- Possible HPB Trolley Event - Event discussion to follow
- Continued support for local/national heritage site designation for 605 Rice St (Blue Water Theatre Company)
- Agenda item to follow
- Update HPB Mission Statement - 2026 work plan
- Recruitment and Retention of HPB Members - One open vacancy for 2026
- Draft 2026 Work Plan - Board to direct staff which items to continue into 2026 and plan to be finalized at January 2026 meeting.

ATTACHMENTS:

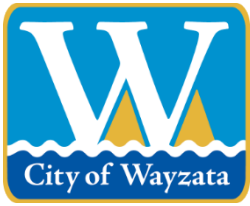
1. HPB Work Plan_November



Work Plan Progress & Updates – October 2025

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025 Work Plan - COMPLETE	X											
City Plaques	X	X						X	X	X	X	X
General Programming Partnership Opportunities							X	X	X	X		
NEW: HPB Trolley Event										X	X	X
Mayor’s Award (annual) - COMPLETE		X	X	X	X							
Centennial Homes (annual) - COMPLETE		X	X	X	X	X						
Heritage Site Designation									X	X	X	X
Update HPB Mission Statement												X
Recruitment and Retention (3 terms end)									X	X	X	
2026 Work Plan												X

Current/Preparation
City Plaques – review list of desired city plaques for updating, consider budget
LMHS Programming – converted to general partnership programming
NEW: Designation of Heritage Site – Congregational Church (Blue Water Theatre) seeking local and national designation
Slot In
Racial covenants banned at home sale (tracking Mounds View ordinance)
Bicycle tour (LMHS)
Outdoor media at the Depot (LMHS)
NEW: Historic Sites in Wayzata Walking Tour, QR codes at historic sites
https://pocketsights.com/tours/tour/Wayzata-Historic-Downtown-Wayzata-Walking-Tour-3951
NEW: Rehabilitation Info Session for older homes (homeowners share rehab projects, stories, advice, successes)
Ongoing Efforts/As Needed
Proactive engagement with historic property owners (as needed)
Support Section Foreman House funding (as needed)
Grant seeking for project capacity (ongoing)
Specific building celebrations on-site (look for upcoming anniversaries)
Unfunded
QR codes (Ely, Saint Paul)
Historic markers along Luce Line and/or Dakota rail trails (former Three Rivers Park District project with LMHS)
Grants Tracker
N/A



City of Wayzata Heritage Preservation Board Agenda Report

MEETING DATE: December 17, 2025	AGENDA ITEM: 4.b
TITLE: Replacement of First Cemetery Plaque	
PROPOSED MOTION: N/A	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

The total cost for fabrication, shipping and handling, along with a fence mounting plate set for the plaque was purchased for \$730.00.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

BACKGROUND:

At the November 20, 2025 meeting, the Board discussed that the order for the new plaque at First Cemetery had been ordered. Staff has received the update that the plaque is in production and is scheduled for shipping in late 2025.

City staff will install the plaque once it arrives and the Board will be notified.

ATTACHMENTS:

1. Revised Quote from Franklin Bronze Plaques 10-02-25
2. 37395 - 16x12 - Wayzata First Cemetery Plaque



Franklin Bronze Plaques

4201 US 322 West
Franklin PA 16323

Quote/Order Acknowledgement

Date	Job No.
8/27/2025	37395

Vendor No.

Billing Address

City of Wayzata
600 Rice Street
Wayzata, MN 55391

Ship To

City of Wayzata
Wayzata Heritage Preservation Board
600 Rice Street
Wayzata MN 55391

Contact Person Haily Hedblom	E-mail Address hhedblom@wayzata.org	Phone No. 952-404-5323
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P.O. No.	Prev. Job # 14893 / 17052	Terms Pre-Pay	Must Have	Ship Date
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Description	Qty	Background	Mount	Amount	Total
REVISED 10-02-25 (quantity; mounting; adjusted pricing structure):					
16" x 12" Bronze Plaque including 288 Letters	1	Black	Fence Mount	505.00	505.00
Fence Mounting Plate Set	2			90.00	180.00
Subtotal					685.00
Shipping and Handling				45.00	45.00
*First Cemetery					
Standard production is approximately 7 - 9 weeks after final layout approval and receipt of payment, plus time in transit for UPS, depending on the size and complexity of the plaque; larger pieces require longer lead times					

Please review details carefully and advise of any necessary corrections. Full text will be shown in the layout file when sent for review / revision / approval. Customer is responsible for any errors that are approved.

Due to the volatility of the copper market and continuously changing tariffs put in place, estimates are subject to change without notice. We apologize for any inconvenience this may cause.

Subtotal \$730.00

Sales Tax (0.0%) \$0.00

Total \$730.00

Phone # 814-346-7205	Fax # 814-346-7047	E-mail audrey@franklinbronzeplaques.com	Web Site www.franklinbronzeplaques.com
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FIRST CEMETERY

1855

OLDEST CEMETERY IN WAYZATA.

BURIAL SITE OF MANY EARLY
SETTLERS. FIRST BURIAL WAS
HANNAH GARRISON, MOTHER OF
WAYZATA'S FOUNDER, WHO WAS
SAID TO HAVE "DIED OF FRIGHT"
WHEN A STRANGER WITH CHOLERA
CAME TO HER DOOR.

A WAYZATA HISTORIC LANDMARK

37395 16x12 Bronze Single Line Color: Black
Mounting: Fence Mount 9/2/25



City of Wayzata Heritage Preservation Board Agenda Report

MEETING DATE: December 17, 2025	AGENDA ITEM: 4.c
TITLE: Discussion of Possible HPB Trolley Event	
PROPOSED MOTION: N/A	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	

ACTION REQUESTED:

Discuss the possibility of a trolley related event in 2025 or 2026.

FINANCIAL OR BUDGET CONSIDERATION:

Specific costs and budget implication can be determined once a more solidified plan is in place.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

BACKGROUND:

At the November 20, 2025 meeting, the Board discussed that the event was likely no longer viable for 2025 and that to ensure success, the event should be planned for 2026. The Board was assigned the task of collecting their thoughts/proposals/research on the event and preparing a narrative/subject matter for inclusion in the packet for December 17th. Staff has compiled these items, some of which include URLs to other events for the Board's review.

Staff recommends that the Board review the subject matter and discuss the following for additional refinement:

- Goals/scope of the event,
- Audience - who is this targeting?
- Duration
- Date and time
- who should be involved - Historical Society?
 - Who will contact, what are they asking?
- Potential stops/areas of interest
 - Where does it start/end
- Subject matter refinement
 - Historic theme?
 - What thread/historic theme could tie the stops/places of interest together?
 - Railroad
 - Lake
 - Others?
 - Holiday based?
- How will the event be advertised?
- Will there be a charge to attend?

ATTACHMENTS:

1. Sue Ankeny Christmas in Excelsior + Day Trolley
2. Sue Ankeny Christmas in Excelsior Graphic
3. Christmas in Excelsior website
4. Kim Gharrity - Trolley Ideas
5. SonyaTravany - Trolley Event

Alex Sharpe

From: Sue Ankeny <sueankeny@gmail.com>
Sent: Wednesday, December 3, 2025 3:56 PM
To: Alex Sharpe
Subject: Re: Heritage Preservation Board - Meeting Update

Hi Alex,

For the trolley idea, I looked online and saw what Christmas in Excelsior did last weekend with the day trolley and also what Lake Minnetonka Historical Society did last summer.

Lake Minnetonka Historical Society:

<https://www.eventbrite.com/e/history-cruise-and-walking-tour-big-island-tickets-1319580965189>
https://www.hometownsource.com/laker_pioneer/community/historical-society-slates-big-island-history-cruise/article_ad41311a-5e3e-4cb2-912a-eb4a5ffb604d.html

I think we need to find out what Joanie will charge us for her time and then work backwards from there for a price. I know their event last summer sold out so there is an appetite for paying for this. Maybe work with a local restaurant (muni, Rustica?) and offer a box lunch and work with the Wayzata design group to see if they can be involved in some way. Have people meet at the parking lot of the Wayzata offices, board there and go for one hour. Solves the parking issue meeting there. Have it be a one hour tour with several stops in the Wayzata area (I would defer to Joanie on which stops she would want to chat about). We can also start smaller and work our way to a bigger event.

Once we have one successful event under our belts, I would love to be able to offer something around Halloween with kids. I think the Christmas trolley may be too cold for kids.

Thanks,
Sue

On Tue, Nov 25, 2025 at 11:53 AM Alex Sharpe <ASharpe@wayzata.org> wrote:

Good morning HPB,

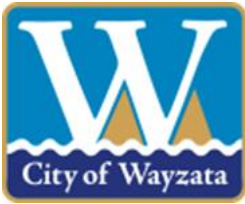
I wanted to let you all know that your action to alter the meeting calendar for Heritage Preservation Board meetings does not have any conflicts with City meeting spaces and will be officially changed to the following dates/times. Please see the table below for the original and revised schedule. If these dates and times present any concerns please notify me and we can discuss at the December meeting.

Heritage Preservation Board Revised Meeting Date & Time			
Month/Year	Original Date/Time	Revised Date/Time	Meeting Room
December 2025	December 18: 11:30 AM	December 17: 2:00 PM	Conference Room
January 2026	January 22: 11:30 AM	January 21: 2:00 PM	Community Room
February 2026	February 26: 11:30 AM	February 25: 2:00 PM	Community Room

As a reminder, please send me your trolley event ideas with Date, time, audience, stops, and any other event details by December 9th so that I can include these with the agenda for your review.

Alex

Alex Sharpe



Community Development Director
asharpe@wayzata.org | 952-404-5312
600 Rice St E | Wayzata, MN 55391
www.wayzata.org



Alex Sharpe

From: Sue A <sueankeny@gmail.com>
Sent: Thursday, December 4, 2025 7:31 AM
To: Alex Sharpe
Subject: FYI I meant to attach to my email



THANK YOU



Christmas
IN EXCELSIOR



Alex Sharpe

From: Kim Gharrity <kcgharrity@gmail.com>
Sent: Friday, December 5, 2025 12:41 AM
To: Alex Sharpe
Subject: Thoughts from Kim Gharrity about the trolley

Hiya,

So I've been thinkin' about potential trolley routes and themes, and I'm just gonna throw out some scattershots to get us brainstorming. Here're three potential themes:

1. Recreation

Historically until now, there's been so many things to do in Wayzata and a trolley tour could highlight these with its historical context.

- a. Tourism
- b. Hiking the remaining hardwood forest
- c. Summer cottages that used to be sprinkled around
- d. Water sports... sailing, boating, Wayzata Beach, paddle board rentals, fishing, splash pad
- e. Parks... Wayzata Beach, Klappich Park, Margaret Circle park, Bell Courts,, including all the activities available at/in the parks
- f. Biking trails including the Dakota Regional Trail
- g. Train display at the Depot

I'm sure there's more, and many details to fill in the history with all of these. This would be a tour in the warmer weather... maybe in conjunction with the Art Experience in June and depending on the script, could be fun for all ages!

2. Transportation

Throughout our history there have been many and varied forms of transportation, why they came into existence and their utility now. These include the initial canoes of the Native Americans, steamboats, streetcars, streetcar boats, the fact that we had 10 gas stations at one time, automobiles, boats of all kinds, sailing, even the history of the trolley itself, etc.

I'd say the same timing for this one as well and again, could be interesting for all ages

3. Neighborhoods

There's just a myriad of neighborhoods in Wayzata... how they came to be would be interesting, their builders, etc.. Examples are Crosby Road/Holdridge, Pigtail Alley, Eastman Lane, Bushaway, how the downtown evolved, South Ferndale, that area around Park Street where the current controversy around house vs. lot size is brewing, the Highlands, Highcroft, Margaret Circle, etc. This tour might be more interesting for local adults?

These suggestions might be a place to springboard from or segue into other's suggestions... TBD!

On another topic Alex, Sue Sorrentino called me yesterday to ask if HBP was familiar with the struggles Blue Water is having? I told her we talked at length about it at our last meeting... the earlier suggestion that they pursue the historic designations, the fact that they're coming up against a hard deadline, etc. Sue said that she was talking to their board chair... they need \$500,000 by the end of the year or they'll need to close their doors. Evidently a structural contractor has walked through, the roof is OK for now, but they critically need to fix the foundation. I guess they really have never made much, if any profit and definitely not in the last few years. They have one more play showing this month... Water for Elephants, their last performance is December 21st. After the matinee performance, at 5:00pm, they are having a fundraiser at the theater and Sue would love it if we could come? She said she was gonna send me some info and I will forward it to you when she does so you can share it with the board.

That's all for now buddy... keep up the great work, I'm sure your mama's proud of you 😊!

See you on the 17th,

Kim

Alex Sharpe

To: Sonya Travanty
Subject: RE: Heritage Preservation Board - Meeting Update

From: Sonya Travanty <stravanty@gmail.com>
Sent: Monday, December 8, 2025 11:08 AM
To: Alex Sharpe <ASharpe@wayzata.org>
Subject: Re: Heritage Preservation Board - Meeting Update

Hi Alex,

My vision for the trolley event!

Looking at a Spring / Early Summer date in 2026. Prefer a Saturday or Sunday. I believe we have the trolley for 4 hours? Thinking 4, 30-45 minute tours.

Can we provide links to register on the website? We will not charge a fee, but this allows us to plan on numbers and to have organization around the event.

I feel the event should focus on late 1800s lake tourism and Wayzata explicitly. We could start with a small segment on the Dakota travelling to the area every spring/late summer for maple syrup and wild rice. We can then drive around town and look at where the early hotels stood like the Arlington and Harrington. We could see where the streetcars stopped and picked up the boats to travel to other locations on the lake. I am sure there is a ton of history along these lines.

Thanks for adding to the minutes!
Sonya



**City of Wayzata
Heritage Preservation Board
Agenda Report**

MEETING DATE: December 17, 2025	AGENDA ITEM: 4.d
TITLE: Update on Blue Water Theatre Company - 605 Rice St.	
PROPOSED MOTION: N/A	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

At this time, the preservation of the Theater does not have financial implications to the City.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Preservation of Historic Structure

BACKGROUND:

The Board has been discussing the preservation of Blue Water Theater since July 2025, when the City was made aware of the damage to the structure. Since that time numerous discussions with the Blue Water Board have occurred and the Heritage Preservation Board has formally supported their application for a Federal designation as a historic location.

Staff has put together a detailed timeline of events and shared this with Blue Water, City Council, and a Board member upon request. To ensure that all Board members have these materials readily available, staff is attaching all correspondence for the Board's review.

ATTACHMENTS:

1. Blue Water Correspondence
2. Blue Water Theatre Company - Raise the Roof Campaign
3. Blue Water Raise the Roof Campaign

Alex Sharpe

From: Alex Sharpe
Sent: Wednesday, December 10, 2025 6:15 PM
To: Judy Starkey
Subject: Re: The Old Church
Attachments: Re: Saving Our Historic Building

Judy,

Tea with the Mayor will be a great time. Let me break apart your questions individually.

Question: Is there anything you should know?

Response: You have the latest updates that the City has been provided, they were included in your latest HPB packet.

Signage about saving the building has been steadily increasing, but I do not know the status of their funding drive.

Question: Are they going to offer it for sale after December 31, 2025?

Response: Unknown, I have not had significant contact with them since my last lengthy email detailing the history of the City's involvement with the preservation of the building, which I am attaching for reference. I hoped to hear from them after their board meeting on November 20th, but at this time they have not asked the City for any additional information or support.

Question: How much will Blue Water be asking?

Response: Unknown, they have not made this information publically available but I have also not asked them for this information as it tends to be private until shared more publically.

Question: What is the property zoned?

Response: the property is zoned INS - Institutional. This use would not allow a residential use unless the property were rezoned.

If you have additional questions feel free to reach out,
Alex



Alex Sharpe

Community Development Director

asharpe@wayzata.org | 952-404-5312

600 Rice St E | Wayzata, MN 55391

www.wayzata.org



From: Judy Starkey <corydavis1934@gmail.com>
Sent: Wednesday, December 10, 2025 1:27 PM
To: Alex Sharpe <ASharpe@wayzata.org>
Subject: The Old Church

Hi Alex, Judy here, Andrew is coming up for tea on Monday, the 15th. Is there anything new that I should know about regarding the church/Blue Water Theater? I drove by there yesterday and saw many signs asking for money to save the building. That's new - to me anyway.

Are they still going to offer it for sale as of Dec. 31? How much will they be asking? Is it zoned institutional?

I should know all that, but I've been working on other stuff - Christmas coming, you know.

Just want to be as up-to-date as possible.

Thanks, Judy

Alex Sharpe

From: Janessa Praver <janessa.praver@bluewatertheatre.com>
Sent: Tuesday, November 18, 2025 11:13 AM
To: Alex Sharpe
Cc: Nick Kieser; Eli Aronson; Ann Johnson Stewart; trevor.helmers@gmail.com; Aurora Yager
Subject: Re: Saving Our Historic Building

Alex,

Mic drop! Thank you for this summary, as it's a lot for us to learn and manage.

Our board meets on the 20th and we will review and circle back.

With appreciation,

Janessa Praver, MBA
Board of Directors President
612-208-6764



Elevating youth through theatre arts education.

On Tue, Nov 18, 2025 at 10:58 AM Alex Sharpe <ASharpe@wayzata.org> wrote:

Good morning,

I want to follow up because Nick is filling in for Haily while she is out on leave and has not been included in all the communication we have had. I have attached the latest correspondence with Eli for reference. I know there are a lot of “cooks in the kitchen” on this one, so I am providing a detailed summary of events to make reporting back to the full Blue Water board easier. I am also including a brief “cliff notes” version below.

“Cliff Notes” Summary

The City supports a local historic designation, but financial grant resources available through the State, or Federal government are not contingent on the local designation. The City does not currently have local funds or grants allocated for private (or public) historic sites.

The City Council authorized the Heritage Preservation Board (HPB) to assist with a National Register of Historic Places designation application. The HPB has met and discussed its role as a resource for historical research, the site or architect's history, and general guidance on a National Register application.

The Wayzata local designation requires one of three steps to obtain. Staff and the HPB have recommended that the easiest and most expedient path for Blue Water is to pursue the documentation required for a National Register application. The materials for the National application are more stringent than what is required for a local designation and will meet local criteria. Once Blue Water has a tentative historical report that meets National Register requirements, they may submit it to the HPB and in turn, to the City Council for local designation, which may enhance the National Register application. I also included an email with a link to the City's local designation requirements, which Nick also included in his reply.

Detailed Summary of Events

- July 2025 – The City became aware of damage to Blue Water Theater's historic building via communications with the Chamber of Commerce.
 - City staff met with members of the Board on site and noted the potential for pursuing local historic designation.
 - Staff noted that local designation is voluntary and does not provide access to state or federal historic preservation grants and that the City of Wayzata currently does not have grants or financial resources designated for private sites. Staff also shared that the Wayzata HPB would strongly support efforts to retain the building and could assist with a National Register of Historic Places application, pending City Council authorization. HPB requires such authorization before working with a property owner on a National Register application.

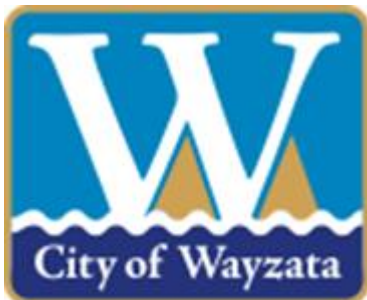
- August 28, 2025 – Eli attended the HPB meeting to formalize Blue Water's request, and staff noted the need for a formal letter from Blue Water before seeking City Council action.
- At this meeting, staff and HPB discussed the local designation process.
- The recommendation was that Blue Water pursue documentation required for a National Register designation, as this documentation would exceed what is needed for local designation, and preparing only a local-level report would not provide the historical detail required for a National Register application.

- September 23, 2025 – The City Council authorized the HPB to assist Blue Water with an official National Register designation effort.

- September 25, 2025 – The HPB met and clarified its role in assisting Blue Water.
 - HPB directed staff to compile a list of resources and FAQs to support the application process.
 - HPB voted to provide full assistance in compiling the site history, architect history, and other relevant materials. They also encouraged Blue Water to contact the Wayzata Historical Society, with HPB members offering to reach out in advance to facilitate communication.
- September – Present – Staff has been compiling a list of potential grants for Blue Water and was preparing to send these over for Board review. Many of the grants require National Register designation, and several are also being pursued by the City for historic sites it owns, which may increase local competition for funding.
- November 9, 2025 – The City received the “Blue Water Raise the Roof Campaign” outreach. I owe Eli a call but planned to follow the HPB meeting on November 20, 2025. The HPB is scheduled to discuss this email and potential recommendations.

If you have any questions, please feel free to reach out to me directly.

Alex



Alex Sharpe

Community Development Director

asharpe@wayzata.org | 952-404-5312

[600 Rice St E | Wayzata, MN 55391](https://www.wayzata.org)

www.wayzata.org



From: Nick Kieser <nkieser@wayzata.org>
Sent: Tuesday, November 18, 2025 8:46 AM
To: Janessa Prawer <janessa.prawer@bluewatertheatre.com>
Cc: Eli Aronson <eli.aronson@bluewatertheatre.com>; Ann Johnson Stewart <johns421@umn.edu>; trevor.helmerts@gmail.com; Alex Sharpe <ASharpe@wayzata.org>
Subject: RE: Saving Our Historic Building

Good Morning,

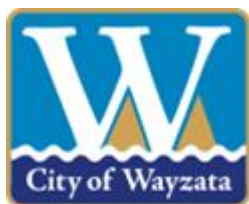
I do not believe we have met, but I am a City Planner for Wayzata and since Haily is out, I can help with these questions.

This code information looks to be from Minneapolis. If the goal is to designate this site as a local Heritage Preservation Site the code information that is applicable is [911.04](#) of the Wayzata code. Technically, the Heritage Preservation Board (HPB) needs to start this process by recommending this site to be designated to the Planning Commission and City Council. The HPB would need to base this recommendation off a preservation easement or historical planning report.

I also heard some discussion about potentially adding this site to the National Register of Historic Places. If you would like more information on that we can certainly discuss that too, but you can find more information on that process [here](#).

I would be happy to meet to discuss this process in more detail if you would like. Sections 911.04, 911.05, and 911.06 of our code would provide the most accurate information regarding a Heritage Preservation Site designation.

Thanks,



Nick Kieser, AICP, CPRP

Parks and Environment Planner

nkieser@wayzata.org | 952-404-5313

[600 Rice St E | Wayzata, MN 55391](https://www.wayzata.org)

www.wayzata.org



From: Janessa Prawer <janessa.prawer@bluewatertheatre.com>
Sent: Monday, November 17, 2025 10:13 PM
To: Haily Hedblom <hhedblom@wayzata.org>
Cc: Eli Aronson <eli.aronson@bluewatertheatre.com>; Ann Johnson Stewart <johns421@umn.edu>; trevor.helmerts@gmail.com
Subject: Re: Saving Our Historic Building

Dear Alex & Haily,

It's been awhile! I owe you a check in. Since we last met I've had many conversations with a variety of stakeholders, who've provided a wealth of information, guidance, and more suggested meetings with additional subject matter experts. It's been a whirlwind, but also very informative.

I looked into the [preservation "roadmap"](#) and wondered if I am looking at the right information? Are we in the Nomination of Property phase?

599.220. - Nomination of property.

Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

(1)

A member of the heritage preservation commission.

(2)

A member of the city council.

(3)

The mayor.

(4)

The planning director.

(5)

Any person with a legal or equitable interest in the subject property.

Second, when I read the Interim protection phase (assuming I am even in the right place), I felt like we had better ask some specific questions about what it might mean for us if we get to this point. We just kicked off a campaign to raise \$500k by the end of the year and we are neck deep. Curious in what ways we are "locked in" per below?

599.240. - Interim protection.

(a) *Purpose.* Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b)

Effective date. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for one (1) year, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section [599.170](#).

(c)

Scope of restrictions. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change.

Again, apologies for my delay. Also, Haily...you had a baby! Congrats!

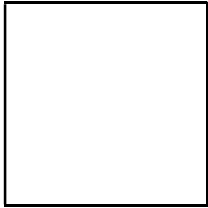
I look forward to hearing from you.

Thanks for your patience,

Janessa Prawer, MBA

Board of Directors President

612-208-6764



Elevating youth through theatre arts education.

On Tue, Sep 16, 2025 at 12:01 PM Janessa Prawer <janessa.prawer@bluewatertheatre.com> wrote:

Hello Haily & all,

Attached is a letter to the city council.

If anyone wants edits, please respond by EOD, as Haily needs this by tomorrow.

Kindly,

Janessa Prawer, MBA

Board of Directors & Marketing Chair

612-208-6764

From: [Trevor Helmers](#)
To: trevor.helmers@bluewatertheatre.com
Subject: Blue Water Theatre Company - Raise the Roof Campaign
Date: Sunday, November 9, 2025 8:05:36 PM
Attachments: [Blue Water Raise the Roof Campaign.pdf](#)

Dear Wayzata Community Supporter:

I am reaching out on behalf of our Blue Water Theatre Company Board of Directors to share an important update. As you may know, the historic Blue Water Theatre building in downtown Wayzata suffered storm damage over the summer. The Board of Directors had been in contact with City officials and local historic society staff about the possibility of pursuing a historical designation to help preserve our building. We appreciate the support and feedback we have received.

While this designation may have offered some long-term benefits, we ultimately determined that we do not currently have the financial stability to take on such a complex process—especially when the grant funding associated with it was not guaranteed and would potentially not arrive until years in the future.

In light of the current financial situation facing Blue Water, the Board of Directors is reaching out with an urgent request for your help. We need to raise **\$500,000 by the end of this year** in order to maintain our historic home. These funds will allow us to help make critical improvements to the building, pay down existing loans, and invest in a sustainable future for the building and our organization. Without this support, the Board may have no other choice than to begin the process of selling the building on **January 1, 2026**.

Please view the information regarding the campaign and details on how to donate here:

<https://bluewatertheatre.com/donate/>

We would ask you to please forward this information regarding Blue Water's urgent need with your constituents, other historical societies, companies or corporations interested in charitable giving, and any other people that you may know who want to see this building preserved for future generations in Wayzata to enjoy.

Over the last year, our leadership team has worked tirelessly to make responsible and forward-thinking changes. Together, we have streamlined operations, reduced expenses, and invested strategically in grant writing. We have also begun adjusting tuition and ticket pricing to more closely align with market rates. These steps are essential to our sustainability, but their financial impact will take at least a year or more to fully materialize.

The non-budgeted expenses related to the recent storm damage have significantly strained our resources. We also continue to feel the weight of debt accumulated during the pandemic. Compounding this challenge, we are navigating an economic landscape where even our most loyal donors are having to stretch their giving further than ever before.

We deeply want to preserve our historic home as it is an integral part of our community and important to the children that we serve. We are calling on our community to stand with us in this defining moment. Together, we can ensure that Blue Water continues to be a place where young people discover not only the stage, but also themselves.

Thank you for your partnership, and please feel free to reach out if you would like more information or a tour of the building.

Trevor Helmers

On Behalf of the Blue Water Theatre Board of Directors

Blue Water THEATRE COMPANY

RAISE THE ROOF:

A capital campaign to preserve history, community & sanctuary.

Our building is over 100 years old and represents not only important Wayzata history, but also thrives as a creative haven for young people from across school districts – a place where they discover belonging, courage, and leadership through the transformative power of performing arts.

Now, we face a defining moment in our history.

To preserve the theatre – the heart of our community, and a key part of Wayzata history, we must raise a significant amount by the end of 2025:

GOAL: \$500,000

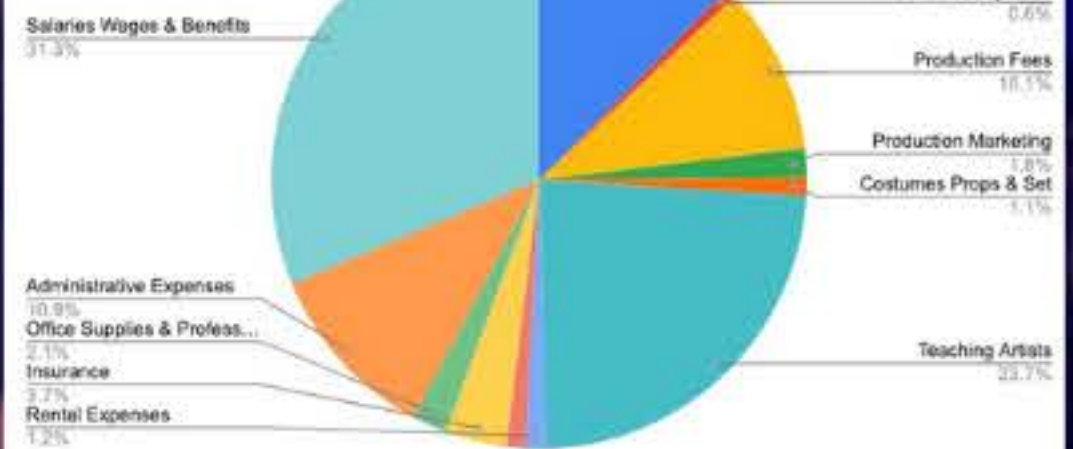
THE BUILDING

This campaign is about protecting history from destruction and saving a sanctuary for creativity and connection for youth in an increasingly complex world.

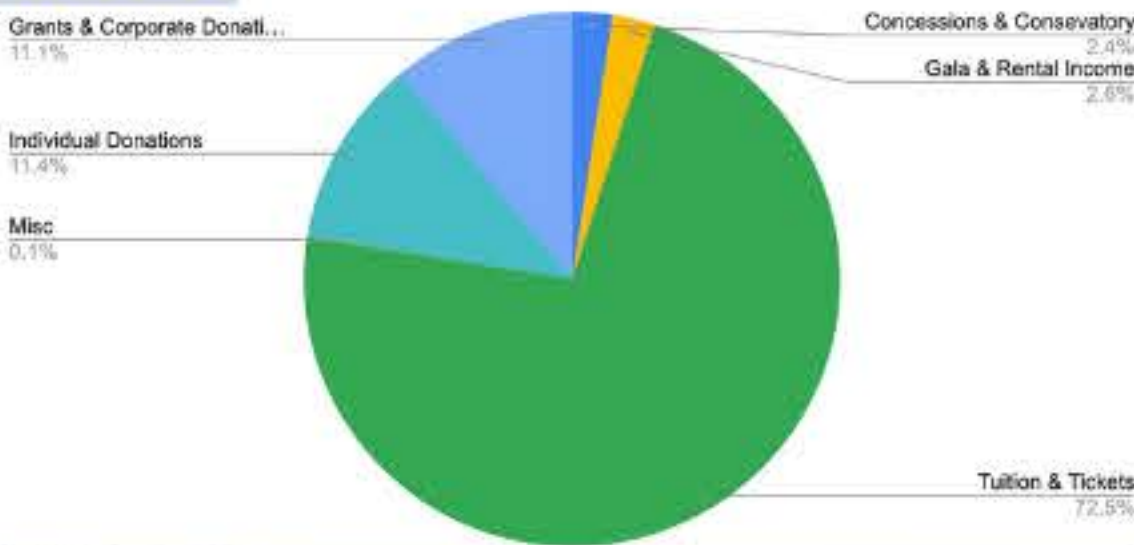


\$6K
Monthly Building Expense

EXPENSES



INCOME



THE SITUATION

Like many nonprofits we have experienced operational deficiency, and accrued debt, **however, we have a solid path forward with your support.**

OUR PLAN

Reduced expenses and increased income **are already having an impact** on our budget with more sustainability efforts planned for the coming year.

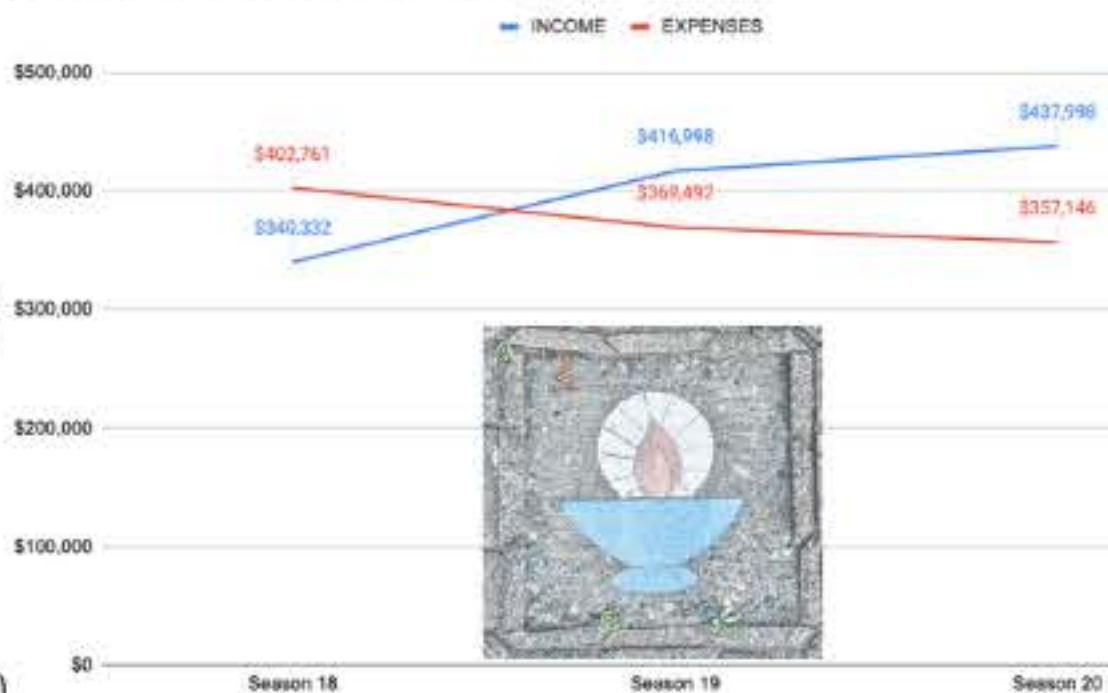
INCOME INCREASE

- Ticket & Tuition Increases (+\$19.5k)
- Camp Increase (+\$2.6k)
- Cast Minimums (+\$18k)
- Mentorship & Tech Program(+\$5k)
- Concession Donation Increase (\$4.7k)
- Institute & Masterclass Series (+\$41k)

COST REDUCTION

- Historical Designation (grant access)
- Staffing Redesign (\$30k savings)
- Energy Audit (\$494 savings)
- EIDL Loan Forgiveness (\$105k savings)

Today, Season 19 and Season 20



WHY HELP?

Without your donations to stabilize operations, we won't have the capacity to:



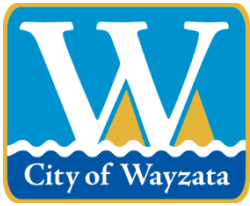
PREVENT DESTRUCTION & SAVE HISTORY

We must update our aging infrastructure. Without updates, we cannot maintain it and destruction and new development is inevitable.

EDUCATE & PROVIDE SANCTUARY

Youth increasingly rely on our safe and educative space as the world grows more chaotic.

If everyone receiving this email donated \$67 we would reach our goal. EVERY gift matters.



**City of Wayzata
Heritage Preservation Board
Agenda Report**

MEETING DATE: December 17, 2025	AGENDA ITEM: 5.a
TITLE: New Business from Members	
PROPOSED MOTION: N/A	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Haily Hedblom, Planner	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

N/A

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

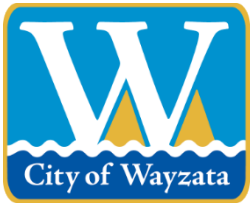
N/A

BACKGROUND:

This is a space for board members to discuss potential new business and current events.

ATTACHMENTS:

None



City of Wayzata Heritage Preservation Board Agenda Report

MEETING DATE: December 17, 2025	AGENDA ITEM: 6.a
TITLE: Board Recruitment and Retention Updates	
PROPOSED MOTION: N/A	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY:	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

BACKGROUND:

On December 2, 2025 the City Council appointed Stacy Dahl to the Heritage Preservation Board for a term duration of 1/1/2026 - 12/31/2027. Stacy resides in Oreno. The Heritage Board Charter allows for up to one non-resident member if they have connection to the City. Further introduction of Stacy will be done at the January meeting, or this meeting if Stacy is able to attend.

ATTACHMENTS:

None



**City of Wayzata
Heritage Preservation Board
Agenda Report**

MEETING DATE: December 17, 2025	AGENDA ITEM: 6.b
TITLE: City Calendar and Minutes Rotation Schedule	
PROPOSED MOTION: N/A	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY:	

ACTION REQUESTED:

Review the attached City Calendar and Minutes Schedule. Please let staff know if you have any anticipated conflicts with meeting dates/times or obligations to take minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

N/A

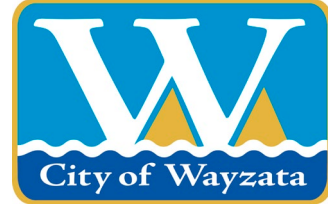
BACKGROUND:

The next HPB meeting is Thursday, December 18, 2025. Judy Starkey is scheduled to take the minutes.

ATTACHMENTS:

1. Wayzata Calendar 2025 Revised 05.27.2025
2. HPB Meeting Minutes Schedule and Attendance

City of Wayzata 2025 Meeting Calendar



January 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	Th	F	S
			1	2	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- Energy & Environment 5:30 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
Local Board of Appeal & Equalization - April 17th
- Charter Commission - 9:00 AM
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 11:30 AM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Night to Unite
- Holiday Observed
City Offices Closed
- Election
Precinct Caucuses - no statewide caucus in 2025

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Revised
5/27/2025

Wayzata Heritage Preservation Board

2025 Meeting Minutes Schedule

Updated October 2025

Month	Minutes Taker	Received?
January 23	Kelly Gratton	Yes
March 5 (rescheduled from Feb)	Kim Gharrity	Yes
March 26 (rescheduled)	Sue Ankeny	Yes
April 24	Alex Sharpe	Yes
May 22	Kim Gharrity	CANCELLED
June 26	Alex Sharpe	Yes
July 24	Alex Sharpe	Yes
August 28	Haily Hedblom	Yes
September 25	Alex Sharpe	Yes
October 23	Kim Gharrity	CANCELLED
November 20	Kelly Gratton	
December 18	Judy Starkey	

2025 Attendance

Meeting	Sue	Kim	Kelly	Judy	Sonya
January 23	Absent	Present	Present	Present	Absent
March 5	Absent	Present	Absent	Absent	Present
March 26	Absent	Absent	Absent	Present	Present
April 24	Absent	Present	Absent	Present	Present
May 22	CANCELLED				
June 26	Present	Absent	Present	Present	Present
July 24	Present	Present	Present	Present	Absent
August 28	Absent	Absent	Absent	Present	Present
September 25	Present	Present	Absent	Present	Present
October 23	CANCELLED				
November 20					
December 18					

2025 Term Tracker

Board Member	Term Ends
Sue Ankeny	December 31, 2026
Kim Gharrity	December 31, 2025 *reapplied
Kelly Gratton	December 31, 2025
Judy Starkey	December 31, 2026 *plans to resign 12/31/2025
Sonya Travanty (Chair)	December 31, 2025 *reapplied