

## NEW BUSINESS

### 2024-0080

Public Hearing - Adopted Preliminary Historic District Study Committee Report for the Eureka Fruit Farm, 1021 Harding Rd. (Parcel No. 15-15-327-016) and Parcel No. 15-15-327-019 (no address assigned)

*(McLeod memos to the HDSC dated 4/4/24 and 1/31/24, Staff Reports prepared by Kristine Kidorf dated 4/3/24 and 1/30/24, Draft Ordinance Amendment, Draft Historic Districts and Sites Map, Public Hearing Notice, Draft HDSC Minutes of 2/8/24, Planning Commission Minutes of 2/20/24, Roediger Memorandum to the Planning Commission dated 2/16/24, HDSC Minutes of 1/11/24, Draft Preliminary Report dated February 2024, City Council Resolution and Agenda Summary for 12/4/23, HDC Minutes of 11/9/23 and 12/9/21, McLeod Memo to HDC dated 11/9/23, and City Council Minutes 10/25/21 had been placed on file and by reference became a part of the record thereof.)*

*In attendance was Kristine Kidorf, Kidorf Preservation Consulting.*

*Chairperson Granthen introduced this item and noted that it is a Public Hearing to potentially adopt the Preliminary Historic Districts Study Report for the Eureka Fruit Farm, 1021 Harding Road, encompassing two parcels.*

*Mr. McLeod stated that this is the Public Hearing. He noted that the Study Committee has previously discussed the merits of delisting of the property that was formerly 1021 Harding, the Eureka Fruit Farm property. He stated that with the house being removed and all of the farm buildings being removed, at this point all have come to a general agreement that the property should be delisted and returned back to a non-historic property since the features that once made it historic have been removed. Subsequent to the Public Hearing, once the Committee feels satisfied, it would move forward to City Council for Council to make the final determination. He explained that it would be a very minor Ordinance Amendment which would then remove the property itself from the Non-Contiguous Historic Districts Ordinance.*

*Ms. Kidorf noted for the record that they have provided notice of Public Hearing to all of the property owners in the district and are holding this Hearing in accordance with the local Ordinance and State-enabling legislation. She also pointed out that the Draft Final Study Committee Report did not make it onto the web site for the agenda, and there were a few changes there. She asked Ms. MacDonald if there had been any comments received from the State Historic Preservation Office.*

*Ms. MacDonald responded that there were none received.*

*Chairperson Granthen asked if any of the Committee members had any additional comments. Seeing none from the members, she Opened the Public Hearing.*

*Fred Killeen, purchaser of Parcel 19 encompassing two combined lots, stated*

*that he fully supported the delisting.*

*Seeing no further members of the public wishing to speak, the Public Hearing was closed.*

*Ms. Kidorf stated that the motion to be made would be to adopt the Final Historic District Study Committee report, noting that she had to make a few verbiage changes to it following the Study Committee Members' comments. She added that minor typographical errors were fixed. She asked if the members wanted to see the final report displayed on the screen.*

*Mr. Tischer stated that they do not need to see the final report displayed on the screen.*

*Ms. Lassner stated that she would abstain as she has not been a participant in the process and she does not think that it is appropriate for her to vote.*

*Mr. Thompson stated that he is satisfied and trusts staff with the minor revisions made and is comfortable moving forward.*

*Mr. McGunn concurred.*

*Chairperson Granthen noted that more members of the public had just entered, and asked if they wished to speak.*

*No one responded that they wished to speak.*

*Mr. Tischer stated that from the Historic Districts Commission perspective, this was a tough one. He commented that the home had caught fire, and the Commission went back and forth on what could be done and if the structure could be saved. Unfortunately, it could not, so the Commission did authorize the demolition of the home.*

*Chairperson Granthen stated that she is sure that everyone remembers going and visiting the home and looking at the location. She commented that everyone is very devastated that they lost that treasure; however, things happen and they would hope that they could save other places in Rochester Hills before they get to that state.*

*Mr. Tischer moved the motion in the packet to adopt the Proposed Final Historic District Study Committee Report as written. The motion was seconded by Vice Chairperson Thompson.*

*After calling for a roll call vote, Chairperson Granthen noted that the motion passed unanimously, with one abstention by Ms. Lassner.*

*Vice Chairperson Thompson asked when the item would go before City Council.*

*Mr. McLeod responded that there was still a chance that this item might make it to the meeting on April 22; however, those packets are technically due tomorrow morning. Otherwise it would go before Council at their May 6 meeting.*

*Chairperson Granthen asked if it would be recommended that the HDSC members attend the Council meeting.*

*Mr. McLeod responded that members are always welcome to attend the City Council meetings; and if there are any questions, the Board members are always the best ones to answer those questions in addition to staff.*

*Chairperson Granthen asked that Ms. MacDonald let the members know when it would be going before Council.*

**A motion was made by Tischer, seconded by Thompson, that this matter be Approved. The motion carried by the following vote:**

**Aye** 5 - Granthen, McGunn, Tischer, Thompson and Lemanski

**Abstain** 1 - Lassner

**Excused** 1 - Ferry

**Resolved**, that the Historic Districts Study Committee hereby ADOPTS THE PROPOSED FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT FOR THE EUREKA FRUIT FARM - 1021 HARDING AVE. (PARCEL 15-15-327-016) and PARCEL 15-15-327-019 (NO ADDRESS ASSIGNED), HISTORIC DISTRICT AS WRITTEN, and requests that City staff prepare and City Council adopt language to amend Chapter 118, Historical Preservation, of the City Ordinances in accordance with the findings and proposed boundary adjustments within the Report.