

ANY OTHER BUSINESS

2024-0080

Presentation of the Adopted Preliminary Historic District Study Committee Report for the Eureka Fruit Farm, formerly known as 1021 Harding Rd., Parcel Nos. 15-15-327-016, 15-15-327-017 and 15-15-327-018

(Roediger memo to the Planning Commission dated 2-16-24, McLeod memo to the HDSC dated 1-31-24, Staff Report prepared by Kristine Kidorf dated 1-30-24, Draft Preliminary Report February 2024, City Council Resolution 12-4-23, Agenda Summary for 12-4-23, HDC minutes from 11-9-23 and 12-09-21, McLeod memo to the HDC dated 11-9-23, and City Council Minutes excerpt from 10-25-21 had been placed on file and by reference became a part of the record hereof.)

Chairperson Brnabic introduced this item and noted that it was a presentation of the adopted Preliminary Historic Districts Study Committee Report for the Eureka Fruit Farm, formerly known as 1021 Harding Road, and called for the Staff Report.

Mr. McLeod noted that this request pertains to a report developed by the Historic Districts Study Committee and the potential removal of the historic designation of the property. He explained that the former Eureka Fruit Farm is a historic site located on the south side of Harding just west of Rochester's city limits. He noted that there had been a fire there and it had gone through a number of potential delisting requests over time. Ultimately, the house was removed from the site as well as the farm buildings that were all historic and made the property historic in nature. He stated that the Historic Districts Commission recommended to City Council that they have the Historic Districts Study Committee look to delist the property. The Committee has prepared the report, and as a part of the process it is required to go before the Planning Commission as well as the State Historic Preservation Office (SHPO). He stated that assuming that the Planning Commission has no objection to the potential delisting of the property, there would be a public hearing at the Historic Districts Study Committee at their April meeting after a 60-day wait period. The Study Committee would then make a recommendation to City Council for the potential delisting. He pointed out that as there are no longer historic elements on the property, the Study Committee feels that it should no longer be within the city's non-contiguous historic districts.

Chairperson Brnabic asked if anyone from the Study Committee was in attendance this evening.

Mr. McLeod noted that there may be a property owner in attendance; however, he was not certain that they wished to speak.

Chairperson Brnabic stated that from reading everything in the packet, she can understand why the property is being considered for delisting.

Ms. Neubauer asked if this was the property where a young couple came to address City Council.

Mr. McLeod confirmed that it was. He explained that delisting was attempted twice before; however, this is the first time that it has gotten to the point where all the structures are now gone, and that was the element of what was historic about the property. He added that the property was split into three parcels, and is now combined back to two. One of the property owners questioned what they would be held to in terms of historic review as a non-contiguous district that has no historic elements remaining. That question prompted the idea that the property should possibly be delisted.

Ms. Neubauer stated that she had received a fairly thorough explanation from the materials given to them, and she has no problem moving forward with this. She noted that there is nothing surrounding it and the historic structure has been destroyed and taken down, and it would just be a burden to the property owners to keep the designation. She commented that the city has plenty of historic land that is well-preserved that they are trying to keep and the owners are very effective in maintaining the standards; however, this is now just a place where a home used to be and is now just vacant land. She made the motion to accept the report as written. The motion was seconded Mr. Struzik.

Mr. Struzik stated that he wanted to compliment and thank the Historic Districts Study Committee on the details, thoroughness and the context provided in the report.

Mr. Dettloff stated that he would support the delisting. He asked if there were any objections to this from anyone.

Mr. McLeod responded that in the previous iterations of the potential delisting, there was some objection because it ultimately failed; however, there was no objection in this version.

Mr. Hetrick questioned the underlying zoning for these two or three properties. He mentioned that the properties surrounding had become green space. He asked how many homes this zoning would allow.

Mr. McLeod noted that three properties are still shown on the map as the final combination has not been completed. Once completed, it would yield two homes.

Chairperson Brnabic restated Ms. Neubauer's motion and called for a voice vote. After the vote, she announced that the motion passed unanimously.

A motion was made by Neubauer, seconded by Struzik, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, the Planning Commission has received and reviewed the adopted Preliminary Historic District Study Committee report for the Eureka Fruit Farm, formerly known as 1021 Harding Rd., Parcel Nos. 15-15-327-016, 15-15-327-017 and 15-15-327-018 and **ACCEPTS** the Preliminary Report **AS WRITTEN**.