Thursday, February 2, 2023, 4:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Tom Strickland called the Historic Board of Review (HBR) meeting to order at 4:00 p.m.

Planning Director, Joan Fitzwater, took Roll Call.

Members present:

Tom Strickland, President

Walter Kosovich

Angela Hoffa

Steve McCleery

Nonmember staff present:

J. Fitzwater, Planning Director

E. Beaty, Senior Planner

Meeting minutes from the December 2022 meeting were continued till the next meeting.

**NEW BUSINESS:**

**COA23-01: 120-122 American Legion Place, David Huffman** requests a Certificate of Appropriateness for Demolition.

T. Strickland read a letter from C. Hudziak into the record as she is not able to attend the meeting. She is concerned that the building will be demolished and not refurbished based on the hardship to repair. She is also concerned as to who completed the appraisal and why it is so low.

E. Beaty gave staff report. He explained that the inspection was exterior only and was not safe for an internal inspection. That is the reasoning for the property value being what is was on the appraisal. Estimates were submitted by the owner to show that the cost of repairs would exceed the appraised amount of the home.

Interior pictures were taken by the Building Commissioner when the owner first inquired about tearing down the home. There are many structural components missing or in disrepair. The surrounding properties in the area are mostly parking lots as well.

The petitioner is proposing to remove the home and to reseed the area to create a green space in the downtown area. This will also be taken to the Plan Commission to be approved for demolition, once the Historic Board approves the COA.

David Huffman, Petitioner came forward and advised he is looking for a contractor, but no one has contacted him back. He stated they he isn’t sure what the siding material consists of and will be tested. He stated the house has got to the point that there is nothing he can do with it.

He stated that he has no problem putting the lot in grass, as he is probably going to sell the lot in the future.

A motion was made to approve the COA for demolition by S. McCleerey and was seconded by A. Hoffa. Motion carried 4-0.

A motion was made to adjourn by W. Kosovich and seconded by S. McCleerey. Motion carried 4-0.