

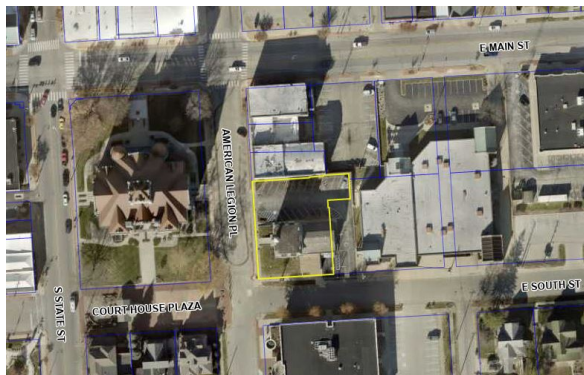
DEV25-04 **27 American Legion Pl**, Depot Street Investments LLC (Petitioner) requests permission for the demolition of a side addition portion of a structure within the “DT” Downtown and Historic Districts.

Exhibits:

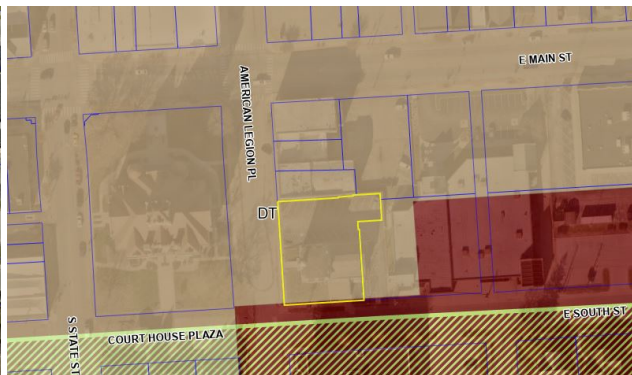
1. Site Plan

Location and Surrounding Uses:

North TN Traditional Neighborhood & Historic District – Commercial
 South TN Traditional Neighborhood & Historic District & RTO Recreational Trail Overlay – Municipal
 East TN Traditional Neighborhood & Historic District – Municipal / Commercial
 West TN Traditional Neighborhood & Historic District – Municipal



Aerial Site Location



Zoning Site Location

Site History & Current Conditions:

The property in question comprises primarily of a historic brick building iconic to the Greenfield Historic District, and known colloquially as “The Old Jail”, owing to the historic use of the property as a jail facility. Many years ago, a Guard House was added to the south façade of the primary building, extending south towards E South St. This addition was not done with any respect to the historic qualities of the primary structure and is completely incongruous with the architectural style of the surrounding and connected buildings.

Ignoring the problematic visual aspects of it, the Guard House has been in a state of disuse and disrepair for many years. There are extensive repairs and modifications needed to bring it into code compliance, an example of which is the “ADA ramp” on the southeast side which is far too steep to be used by anyone in a wheelchair. It has been an understood intention for some time that someday, somebody will remove the Guard House from the Historic District, and that is finally being proposed today.

Current Proposal:

The Petitioner is proposing to demolish the incongruous addition known as the Guard House while keeping the more historic brick and stone structure of the “Old Jail”. Discussions have been had with the Petitioner regarding the addition of an ADA-code compliant access ramp from this side of the remaining building, coupled with the installation of a small number of parking spaces and landscaping where the Guard House is to be removed. However, any future plans will need to be adjusted based on the findings on-site after the demolition of the

Guard House. As such, no formal plans showing precisely what is proposed to be installed have been provided for review.

An understanding has been reached between the Petitioner and the Planning Department which proposes a two-phase Development Plan. The first phase would be the demolition of Guard House portion of the site and an evaluation of the site post-demolition. Based on these findings, a second and more complete Development Plan will be proposed for the rehabilitation of the site post-demolition. This second phase would require a return to Plan Commission and approval through all of the normal bodies any Development Plan would require.

NOTE - As no Development Plans have been provided to Staff, all further comments should be taken in light of this being a general understanding of what is intended to happen, but with no confidence in the details of those actions. Staff is unable to provide findings or opinions on plans which do not meet minimum standards or which have not been formally submitted.

The Ordinance states that the Plan Commission shall approve the partial or complete demolition of a primary structure on a lot if it finds (any) one (or more) of the following to be true:

a. The structure poses an immediate and substantial threat to public safety.

Findings:

Though this addition is in poor condition and in need of repairs, it is not in any danger of falling down or becoming a threat to public safety.

b. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the traditional character of the structure and context of the district.

Findings:

Staff finds that the primary structure on the property is exceptionally historically and architecturally significant. The addition, known as the Guard House, which is proposed to be demolished has no true historic or architectural significance. It is Staff's professional opinion that the removal of the Guard House portion proposed to be demolished would enhance the architectural attractiveness and appropriateness of the surrounding buildings.

c. The demolition is necessary to allow new development that, in the Commission's opinion, is of greater significance to the conservation of the district than is the retention of the structure, or portion thereof, for which demolition is sought.

Findings:

There are no significant or new developments currently proposed which would make use of the site where the proposed demolition is to take place.

d. The structure or property cannot be put to any reasonable economically beneficial use for which it is, or may be, reasonably adapted to, without the approval of the demolition.

Findings:

Staff has received no estimates for remodeling the existing structure nor appraisals for the value of the structure to use in making this assessment.

Landscaping:

No Development Plans or their associated Landscaping Plans have been provided to Staff for review.

Findings:

A formal Development Proposal showing what is to be built on the site of the demolished structure is required to be submitted. Included in that proposal is required to be a Landscape Plan created by a licensed Landscape Architect. Staff can not provide a review or opinion until those plans are provided. It is understood that such plans will be provided as part of the second phase of this petition's demolition & redevelopment proposals.

Historic District:

As this property is located within the Historic District, a Certificate of Appropriateness will be required based on the proposal in addition to approval of the Development Plan, as provided by this Plan Commission. The Historic Board of Review provides "CoA"s after careful review to ensure a proposal is appropriate for and keeps harmony with the surrounding properties within the Historic District. The HBR approved the CoA for Demolition of the "Guard House" structure at the June 5, 2025 Historic Board meeting with the condition that a second application will need to be filed with the HBR for the redevelopment of the site after the demolition, and with the condition that the Plan Commission will also need to approve both the demolition and future development plans.

Findings:

A formal Development Proposal showing what is to be built on the site of the demolished structure will be required. Included in that proposal there is required to be a Landscape Plan created by a licensed Landscape Architect. The HBR will need to follow the same two-phase review process as designated for this Plan Commission Petition, and HBR approval will be required at each phase prior to permits being issued or work being begun.

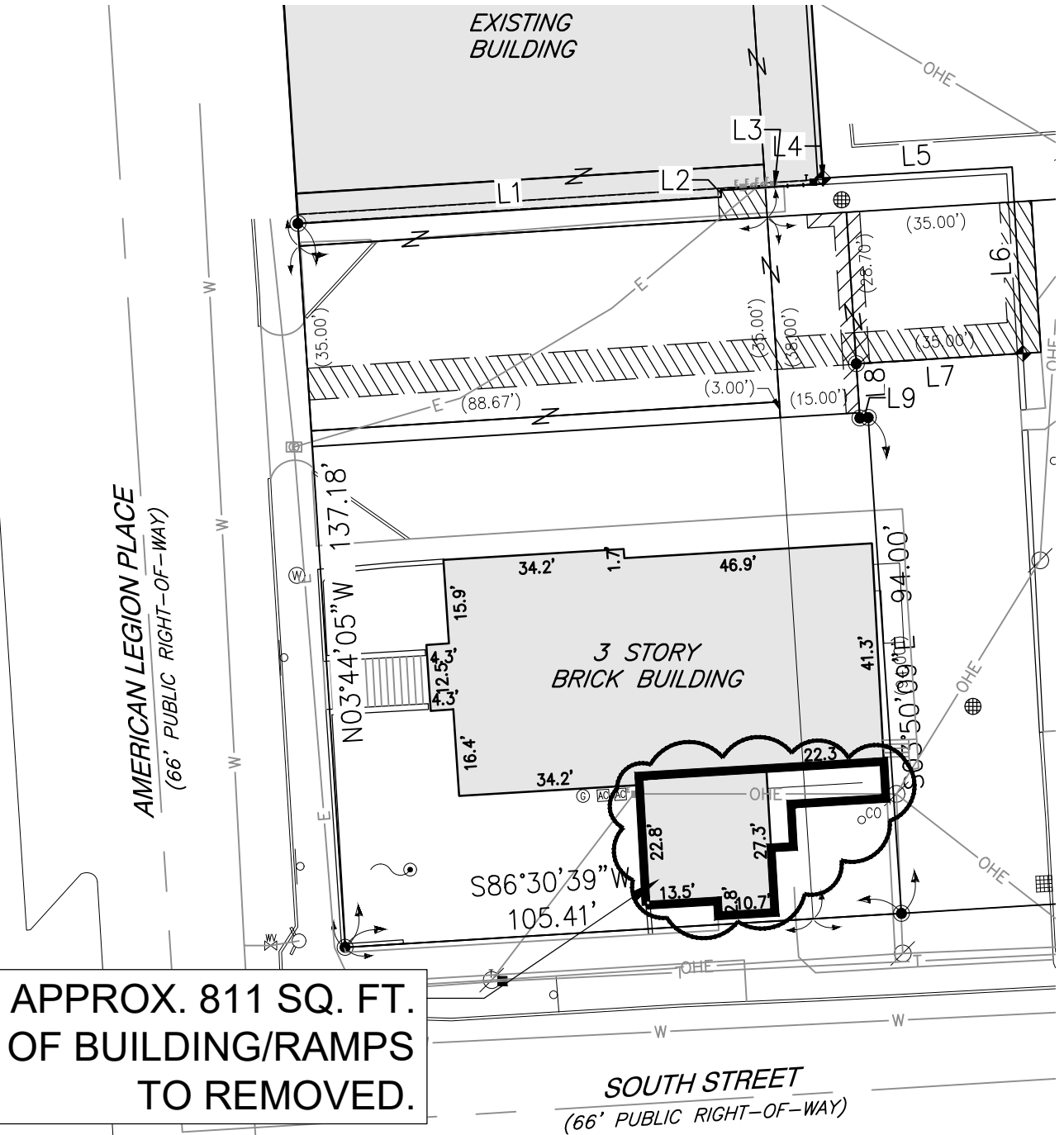
Staff Recommendation: Approve the demolition request, subject to the findings in the staff report and the following conditions:

1. A demolition permit must be obtained prior to demolition and subject to the following:
 - a. Contractor is responsible to see that all water and sewer utilities are abandoned to the satisfaction of the City of Greenfield Utilities. All other utilities must be capped / removed according to the requirements of the utility.
 - b. All debris must be removed from site and disposed of properly.
 - c. Remove foundation, concrete slab, underground/under slab plumbing lines.
 - d. Backfill with dirt, topped with 6 inches of top soil, and properly grade the lot and seed and straw for effective erosion control.
 - e. Contractor is liable for any damage to surrounding properties. Surrounding properties are to be restored / cleaned to the condition they were in when the project started, including the public sidewalk and rights of way.
2. Full Development Plans and Landscape Plans showing what is to be installed after the Demolition must be provided to and receive approval from all relevant City Departments, the Historic Board of Review, and the Plan Commission prior to any permit being issued beyond those necessary for the demolition of the Guard House as described in this Staff Report.
3. Petitioner shall be required submit a Development Plan for the redevelopment of the site within 2 months of the completion of the demolition.
4. Petitioner shall be required to obtain approval of the above mentioned post-demolition Development Plan from this Plan Commission, the Historic Board of Review, and all relevant City Departments within 6 months of the approval of this petition.



Assumed North
0 15 30

EXHIBIT "A"



APPROX. 811 SQ. FT.
OF BUILDING/RAMPS
TO REMOVED.

SOUTH STREET
(66' PUBLIC RIGHT-OF-WAY)



PREPARED BY

coor.
consulting & land services
corporation

303 West Main Street
Knightstown, Indiana 46148
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DEMOLITION EXHIBIT

27 AMERICAN LEGION PLACE
HANCOCK COUNTY
GREENFIELD, INDIANA

PG 1 OF 1

DRAWN BY
CMC

CHECKED BY
CMC

DATE
05/21/2025

SCALE
1" = 30'

JOB NUMBER
2023-124

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