Thursday, November 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.

Associate Planner, Donna Butler, took Roll Call.

Members present:

Tom Strickland, President

Walter Kosovich

Angela Hoffa

Candy Hudziak

Nonmember staff present:

E. Beaty, Associate Planner

D. Butler, Associate Planner (Acting Secretary)

J. Fitzwater, Planning Director

Meeting minutes from the September 28, 2023 meeting were approved.

**OLD BUSINESS:  
  
Rules of Procedure Modifications: The City of Greenfield Planning Department** is proposing adoption of modifications to Rules of Procedure for the HBR regarding meeting and application timelines.

There was not a full 5-member board present, no vote could be taken, and it was thus delayed until next HBR meeting.

**COA23-03: 209 W Main St,** **G & D Investment Properties LLC (Ford’s Flooring)** requests elimination of condition of approval to paint vinyl window casings.

J. Fitzwater detailed previous HBR approvals over this property allowing vinyl-clad double-hung white windows on one façade. She stated her opinion that the current façade update with white-clad windows works well with the recently completed mural. She discussed the potential to review and update Design Guidelines and procedures within the Historic District.

T. Strickland discussed honoring and following precedents.

A discussion was had with Staff, Board Members, and the Petitioner regarding color, palette, and similar aspects of windows and their availability.

A. Hoffa stated that historically the windows would have a dark sash. A discussion was had on how to address things which are already installed which should have been reviewed for approval prior to installation, not following procedure.

G. Ford (Petitioner) came forward and spoke to his intentions with the updates. A discussion was had regarding the history of the property and the guidelines within the Historic District. A further discussion was had regarding informing the public of requirements to receive approval prior to making modifications within the Historic District. The discussion shifted to the topic of Guidelines vs Hard Requirements and the sources of and enforcement of those Guidelines.

A motion to eliminate the condition to paint vinyl window casings was made by W. Kosovich and was seconded by C. Hudziak. Motion carried 4-0.

**NEW BUSINESS:**

**Architectural Survey Update:** Conversation regarding a survey to provide an updated inventory of historic properties, their contribution status, and the potential for adjustments to the boundaries of the Greenfield Historic District. Greenfield Main Street and Greenfield Historic Landmarks invited to participate.

Discussions were had on particular examples of who has done similar surveys, how we could adopt those methods, and the goals of our survey. Discussion shifted to the logistics and technical means of conducting the survey.  
  
Discussions were had regarding what criteria and methodology are used to grade and rate properties.

**Active Engagement and Educational Opportunities:** Conversation regarding the active engagement of the community and various boards in an Educational Outreach Initiative to be ran in conjunction with the Comprehensive Plan Update in 2024. Greenfield Main Street and Greenfield Historic Landmarks invited to participate.

Discussions were had regarding incorporating the Survey Updates in conjunction with multiple other city-wide programs and initiatives to gain further public engagement.

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