

# 13. Appendices

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# Appendix 1 Newspaper Articles

## LANCOCK DEMOCRAT

"THE UNION—THE CONSTITUTION—THE RIGHTS OF THE PEOPLE."

GREENFIELD, IND., THURSDAY MORNING, MAY 23, 1895. NUMBER 2

**OUT.**



Ladies want  
**OUT.**  
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nt of Hats in  
**THAYER.**

**ER & CO.**

**NG?**

Our goods are  
second to none,  
and our  
Prices  
are the  
Lowest  
of any.

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to our  
one great  
goods to  
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**Nothing!**

CHEAPEST  
**CLOTHING.**

**ER & CO.**

**ction!**

to buy a IV.

**Enumeration of School Children.**  
The following is the enumeration of school children of Hancock county for 1895. This year we have a gain of 91 and a loss of 16, and a net loss of 49:

Locality	1894	1895	Change
Blue River	201	210	+9
Brandywine	200	200	0
Brown	200	200	0
Cedar	200	200	0
Clear Creek	200	200	0
Greenfield	200	200	0
Verdon	200	200	0
<b>Total</b>	<b>1400</b>	<b>1351</b>	<b>-49</b>

**Deaths.**  
Saturday, May 18, infant son of Mr. and Mrs. Eugene Jacobs, two miles south of Greenfield. Interment at Hitchman graveyard Sunday forenoon.  
Saturday, May 18, of cholera infantum, Glen, two-year-old daughter of Mr. and Mrs. Samuel Campbell, of near Mohawk. Funeral at Mt. Gilead graveyard Sunday at 2 P. M.  
C. W. Morrison & Son, Undertakers.

**A Family Reunion.**  
On Sunday last the family and dependents of our old friend, John H. White, of Brandywine township, met at his home to enjoy a good, old-fashioned family reunion. This family is a large one, but the hospitable home of Mr. White was equal to the occasion. A feast and a general good time was had, and it did the members of the family good to be present.

William Reiser, who has been running the quart shop at Carriage for Edward Gasbo, was arrested last Friday and placed in jail in this city. He is charged with allowing intoxicating drink to be drunk on the premises, with only a government license. His trial will take place to-day before Mayor Armstrong.—*Evansville Republican.*

At the market of the ladies of the Christian church may be had salt-rising yeast and brown bread, rolls, pies and cakes of all kinds, roasted chicken, cottage cheese, cookies, doughnuts, baked beans and pickles on Saturday, May 25, from 9:30 A. M. to 4 P. M.

Sabbath-school at the Friends church May 20 at 9:15 a. m.; Christian Endeavor or prayer meeting at 9:30 P. M.; preaching at 10:30 A. M. and 7:30 P. M. Morning subject, "An Open Door," evening, "Sacrifice Means Cost."

A committee of insurance men (State agents) was in the city yesterday for the purpose of making new insurance rates on property in various parts of Greenfield. A good thing; push it along.

It all lies now in the power (?) of our noble Board of Health as to whether we will have pure water or not from the city water-works. What a bad condition we are in.

The social that was to have been given by the social department of the E. L. at Charlottesville on June 1st has been changed to Thursday, May 30th.



**THE NEW MASONIC TEMPLE FOR GREENFIELD, MAIN STREET FRONT.**  
From plans adopted by the Building Committee and submitted by Louis H. Gibson, Architect, of Indianapolis.



**ONE OF THE PROPOSED PLANS FOR THE NEW HIGH SCHOOL BUILDING FOR GREENFIELD, INDIANA.**  
From plans submitted by Wing & Mahurin, Architects, Fort Wayne, Ind. This view of the building is a south front.

Photo courtesy of Greenfield Historic Landmarks

**Spot Cash**

**2**

**Big Special Sales!**



Ladies' Lace Shoes  
\$2.25 for \$1.69

The Latest Styles  
The Newest Things  
The Swellest Effects

Beginning Friday morning, and running on Wednesday, we will have on sale sixty pairs of the latest style shoes for ladies being laced, with Blucher effect, having the latest style point toes, and laced up to date in every respect. The price of these shoes has been \$2.25, but in this sale will sell for the remarkably low price of \$1.69. See our west show window.

**More Cheap Shoes**

Baby shoes, 16c.  
Children's fancy shoes, 50c.

**Musical Instruments**

AT THE  
**Department Store!**

If you need a violin, we have them at \$1.30, \$2, \$3.25, \$4 and \$5. We can guarantee them just as good as those you pay from \$5 to \$10 for at regular prices.

**GEORGE A. DIVORCE**

From your old set of Dishes. Hammel has them in all grades from common to the finest.  
Good value in \$8 to \$10.00 sorts. Don't fail to go and investigate at

**THE CASE OF THE STATE versus Mrs. Nettie Clegg, colored, charged with murdering her infant child and sent here from Marion county on a charge of venue, is now on trial in the Hancock Circuit Court, and will probably be sent to the jury on to-morrow evening.**

Arthur Walker, of the firm of J. Ward Walker & Co., is spoken of as the next school trustee to succeed John

Greenfield Revitalization Plan — 133

## 4 groups focus on downtown dilemmas

- [By Jim Mayfield](#)  
Staff Writer
- First Posted: February 08, 2013 - 10:48 pm  
Last Updated: February 08, 2013 - 10:58 pm

GREENFIELD — Nearly 100 property owners, merchants, government officials and other downtown stakeholders this week began outlining concerns, desires and dreams for the future of the city's downtown historic district.

Four focus groups representing various categories of stakeholders huddled Wednesday with city planners and consultants in the first public step of an effort to draft a formal downtown revitalization plan.

"We don't always get this kind of turnout," said Scott Burgins of Bloomington-based Strategic Development Group Inc., the city's economic development consultant on the project. "All four (focus) groups were excellent."

Wednesday's four 45-minute sessions solidified a variety of issues, including a perception of insufficient parking in the district, a lack of visibility and underutilization of the courthouse plaza on South State Street.

"That was a big step to cut out one side of your square, and I think it's being underutilized," Burgins said of the plaza.

Planners also indicated that downtown parking problems are probably less real than perceived.

"People don't seem to mind walking 20 minutes in the mall, but they don't want to walk six blocks downtown," said Walter Kosovich of downtown's SoupHerb.

Planners suggested future plans should include filling the gaps in the district to address the issue.

"If we fill in the missing teeth with more buildings to change the density, people won't mind walking if they don't pass a bunch of open spaces," Burgins said.

Merchants also urged the planners to consider how to bring shoppers south from the Interstate 70 commercial corridor to Main Street.

"Something has to be done to bring people's attention to what's on Main Street," said Pat Posey, owner of Orphan Annie's Mercantile and the Posey Shack. "Nobody knows to go around the corner to see if something's there."

The meetings mark the beginning of a year-long effort officials hope will culminate in a formal revitalization plan. That would be followed by an application for the state's Main Street Revitalization Program, which funnels significant federal grant monies for downtown preservation and development.

In December, the city received a \$40,000 Downtown Revitalization Plan grant from the Indiana Office of Community and Rural Affairs to explore historic preservation and economic development initiatives downtown. That was matched by city funds and contributions from the Hancock County Tourism Commission and Greenfield Main Street Inc., bringing a total of \$58,000 to fund the effort.

"We've got a four-month total time frame," Burgins said. "In about six weeks we'll come back with some ideas and priorities."

Burgins said the proposals will include short-, medium- and long-range initiatives, with an emphasis on what can be done in the near term, "so people can see what can actually be done," he said.

Building momentum will be crucial to the getting to a formal plan that yields tangible results for the future.

"We had such a good group today," he said. "It's critical to keep that going."

PROGRESS 2013



**Bullish on downtown:** Donald and Frances Hull, owners of Hometown Comics & Games, like downtown Greenfield so much they are moving into a bigger building down the block from their current Main Street storefront.

# BACK ON THE MAP

Discussion once again is focusing on revitalizing downtown, this time backed by new strategies to leverage big changes

By JIM MAYFIELD  
jmayfield@greenfieldreporter.com

**G**REENFIELD — Though some might see the latest efforts to revitalize downtown Greenfield as just another in a long series of attempts to bring back the good old days, the larger — and perhaps more accurate — view is that the new discussion is the next step in an ongoing process to define a community.

"Our downtown doesn't look like it did five years ago or 10 years ago," said Reta Livengood, president of the Greenfield Area Chamber of Commerce. "It's a constant evolution of people coming in, feelings coming in and change."

Whether in the face of the change, because of it or even in spite of it, Livengood said the process is moving in the right direction and building on previous efforts.

The birth of Greenfield Main Street and last year's streetscape beautification project, which brought new sidewalks and other amenities, are helping drive the new discussion, one that downtown advocates acknowledge is in its infancy.

"I tell people this is not a sprint, it's a marathon," Livengood said.

"I'm very excited to see this happening," she said. "There are some downtowns that would kill to look like we do now."

The latest impetus is a grant-funded community brainstorming initiative that will result, its supporters say, in a concrete plan that will help grant applications for funds that can be used for preservation and other uses.

Earlier this month, approximately 100 merchants, property owners, government officials and other stakeholders convened in four focus sessions to move the downtown revitalization plan to the next level.

The groups highlighted downtown's strengths and weaknesses and gave residents a voice in what the future of downtown might look like.

Allowing stakeholders to give input and take ownership of a revitalization plan will be critical to its success, said Greenfield Main Street President David Dellaccia.

"The key part of any revitalization plan is that it allows multiple people having their say," Dellaccia said. "Unless it captures a person's dreams and energy, it's just that: a plan on a piece of paper that just collects dust."

City planners, with the assistance of three development consulting firms, hope to finalize the plan by the end of the year for submission to the state's Main Street Revitalization Program.

Through that program, the Indiana Office of Community and Rural Affairs awards significant grants funded by Community Development Block Grants from the U.S. Department of Housing and Urban Development for downtown preservation and development.



**User friendly:** The downtown streetscape project, years in the making, was finally completed in 2012. The decorative amenities are more than just window dressing, officials say. From strategically placed benches to bicycle racks, the fixtures are designed to create an inviting feeling for downtown visitors. The streetscape also includes new curbs, planters and decorative sidewalk surfaces. The goal is to make downtown more of a destination and to link it to other attractions such as the nearby Penny Trail and Riley Park.

Tom Russo / Daily Reporter

That money, Dellaccia said, somewhat separates past efforts from the current one to bring the historic district alive.

"What's challenging to people is that sometimes they don't know what they don't know," he said.

Recent efforts by the city, various civic groups and quasi-government agencies are beginning to seek matching grants and other means of leveraged funding to pay for the process, Dellaccia said.

"We have the ability to get grants and funds we didn't have before," he said. "I think we have a bright future ahead."

Dellaccia said the current political climate is having a positive effect.

Greenfield Mayor Dick Pasco said he simply sees change moving more people to get involved.

"I think more people are coming to the plate that are interested in doing something," Pasco said.

"We are in different times with different circumstances," Pasco said. At one time Hancock Bank (& Trust) and Greenfield Banking Co. were both downtown. Now there is no Hancock Bank and Greenfield Banking (headquarters) is up on the north side.

"It's just my opinion, but I think there was a time when not a lot of people cared about downtown,"

Pasco said. "Now, people are realizing how important a vital downtown is and how important it is to support it. This is probably a good time to get something done."

Pasco sees the city's role primarily as providing the underlying expertise across its various departments to help plan and build the dream.

On the street, the discussions are already beginning to crystallize.

Stakeholders and planners have identified underutilization of the Courthouse Plaza, filling vacant lots and downtown parking as needs to be addressed.

Scott Burgins of Bloomington-based Strategic Development Group, a consultant on the project, suggested the plaza is a vital piece of real estate.

"That was a big step to cut out one side of your square," he said, "and I think it's being underutilized."

Making downtown a family destination, capitalizing on the nearby Penny Trail and exploring mixed-use zoning, which would allow various forms of retail, business and residential uses to coexist within the downtown area, are also on the board.

Though resembling more a puzzle piece than a

unified block of property, the revitalization area is generally bounded by Osage Street to the south, Grant Street to the north, Meek and Spring streets to the east, and Riley Avenue and Pennsylvania Street on the west.

But thinking about revitalization and economic development in the core area alone misses the bigger picture, said Greenfield planning director Joann Fitzwater.

"Downtown is the heart and soul of Greenfield, and what happens here really affects the whole community," Fitzwater said.

Planners anticipate holding another round of public meetings in mid-April at a larger venue than city hall and in the evening to accommodate residents' requests to attend, Fitzwater said.

Though Interstate 70 has dramatically changed commerce in Greenfield, downtown's supporters say the historic area is still the city's heart.

The question — as has been asked in many other forums, master plans and reports — is how that heart is going to be energized so it can thrive.

"Greenfield is not going to keep its historical heritage vital and move forward unless we move forward and sustain it," Fitzwater said. "If we lose that heart and soul, we lose who we are."

## With moves, stores show they're sold on downtown

By JIM MAYFIELD  
jmayfield@greenfieldreporter.com

**G**REENFIELD — With downtown revitalization heating up, some local businesses have already opted to strike a fire and get started.

In June, Hometown Comics & Games anticipates leaving its home of four years and moving six doors west to the old Brandywine Steakhouse building at 20 W. Main St.

Owners Donald and Frances Hull have signed a letter of intent for an ambitious 10-year lease for 3,300 square feet in the building that will triple their current floor space.

"We don't want to leave downtown," Frances Hull said. "We worked very hard to get ourselves here, and we love downtown."

The move was primarily motivated by the business' success.

"We grew a lot faster than we anticipated," Hull said. "We opened in June (2009), and by October we realized we needed to expand."

Currently, the business operates on two levels out of its storefront along Main Street, but the retail store and game room will be combined on one

level at the new location, Hull said. "The new store is about a big as we want to get," Hull said. "We don't want it to be a mega-store; we want it to be Hometown Comics."

"We're hoping that will be our permanent home as long as the community continues to support us," she said.

Around the corner, a new bakery hopes to open its doors at 19 W. North St. next month.

All Things Sweet, a family-owned and operated bakery specializing in cakes, cookies and cupcakes, will join the ranks of downtown specialty shops, selling retail and custom-order.

Elizabeth Lawson, who has been a home baker for the past three years, said she is excited about taking the plunge full time and the opportunities that will bring for expansion.

Though making and baking the goods are her bread and butter, Lawson said decorating the sweets is what she loves to do most.

"It's my passion," Lawson said.

All Things Sweet will utilize the commercial kitchen already in place at the property. A retail area will be built to serve customers.

**Picture perfect:** A postcard of downtown Greenfield from sometime around the 1920s shows the neat, stately row of shops along West Main Street. The Masonic Building dominates the corner of State and Main, as it does today.



Photos from Daily Reporter archives, Hancock County Historical Society, courtesy of Greenfield

**DOWNTOWN THROUGH THE GENERATIONS**

**1900:** The Jeffries and Son Livery Stable at State and North streets was one of the most active businesses in downtown Greenfield at the dawn of the 20th century.



**Early 1900s:** A crowd gathers on the courthouse square in front of the recently completed Hancock County Courthouse.



**1910:** The dome would disappear in decades to come, but the familiar turret of the Randall Building overlooked State and Main streets.



**1950s-60s:** Spectators take in a parade along Main Street, where storefronts were plentiful.



**1960s-70s:** Downtown was still a vibrant district, but the opening of Interstate 70 would change that.

**Photos:**

**GET INVOLVED**

**What:** Greenfield Downtown Revitalization Plan focus groups

**Where:** City hall council chambers, 10 S. State St., Greenfield

**When:** Feb. 6 at four times: 9 a.m. – building owners; 10:15 a.m. – merchants; 12:45 p.m. – service groups; 2 p.m. – government officials

**Who:** All downtown business and property owners as well as any interested stakeholders.

The city’s revitalization plan land planning, economic development and historic preservation consultants will be in attendance, Fitzwater said.

The groups will meet at their appointed times in council chambers at City Hall, 10 S. State St.

Those interested in attending the focus groups are asked to RSVP with Summer Grinstead at the planning department by calling (317) 477-4320 or by email at [sgrinstead@greenfieldin.org](mailto:sgrinstead@greenfieldin.org).

GREENFIELD — A move to write a comprehensive downtown revitalization plan will take its first steps next week as city planners and consultants reach out to business owners and other stakeholders for their visions of the future of Greenfield’s historic business district.

In December, the city received a Downtown Revitalization Plan grant from the Indiana Office of Community and Rural Affairs to explore historic preservation and economic development initiatives downtown.

The \$40,000 grant was met with a 10 percent match from the city, with contributions from the Hancock County Tourism Commission and Greenfield Main Street Inc. bringing the total to \$58,000 to fund the effort.

On Feb. 6, the city will play host to four focus groups to garner input on how best to maximize the core district’s assets and revitalize business there.

“These will be 45-minute sessions for people to express what their visions are of downtown; what they would like to see; what’s good; and what should be expanded on,” planning director Joanie Fitzwater said.

Individual focus groups are scheduled for building owners, merchants, service groups and government officials, Fitzwater said.

The meetings mark the beginning of a year-long effort officials hope will culminate in a formal revitalization plan followed by an application for the state’s Main Street Revitalization Program, where the state awards significant grants funded by Community Development Block Grants from the U.S. Department of Housing and Urban Development for downtown preservation and development.

“Ultimately, it’s about local initiatives and leveraging our assets for historic preservation and economic development,” Fitzwater said.

## Tourism group hopes to expand presence

- [Maribeth Vaughn](#)  
Staff Writer
- First Posted: January 30, 2013 - 8:55 pm  
Last Updated: January 30, 2013 - 9:08 pm

### Photos:



Loud and clear: A bundled-up Sara Rummel, 2, covers her ears at the start of the Greenfield Christmas Festival parade. The festival received funding from the tourism commission. Tom Russo / Daily Reporter photos

**HOW MUCH TOURISM DOLLARS WENT IN 2012**

Organization	Amount
Greenfield Christmas Festival	\$10,000
Riley Festival	\$5,000
Lords Acre Festival	\$5,000
Hancock County Arts Council	\$5,000
McCordsville Sports Park	\$5,000
Sugar Creek Pennsy Trail	\$5,000
Other organizations	\$11,511
<b>Total</b>	<b>\$56,511</b>

GREENFIELD — While more than \$56,000 went to various groups in 2012 to promote tourism, members of the Hancock County Tourism Commission say more should be done this year to attract visitors.

A report released earlier this month shows \$56,511 was spent on 12 organizations in 2012 for events designed to boost hotel visits and shopping at local stores and restaurants. That's shy of the commission's \$80,000 goal, and members of the commission hope they will have more of a presence in 2013.

After all, the first year-and-a-half of the new commission saw plenty of head-butting and changes in membership.

"We spent a lot of time on just kind of everybody understanding and feeling out the next steps of things, how money was going to operate and how things were going to flow," said David Dellacca, president of the commission. "From here moving forward, we have a real opportunity to start making some large and aggressive marketing campaigns."

The first full year the commission was in place was foundational, Dellacca said. He hopes the group will come up with more marketing online and brainstorm ways to let even more groups know money is available to bring guests into the county.

Grants awarded in 2012 were mostly to advertise events in the county, such as the Riley Festival, Greenfield Christmas Festival, Lords Acre Festival and the Hancock County Arts Council concert series.

The commission paid for a few bricks-and-mortar items, such as a parking lot for the new McCordsville Sports Park and a portion of floor repairs to the museum in the historic Shirley Depot.

The commission agreed to pay up to \$30,000 to the Sugar Creek Pennsy Trail committee for a local match for a grant that would connect Greenfield's Pennsy Trail to Cumberland. That money, however, does not show up in financial reports yet because the grant has not yet been secured.

Nearly every group that approached the commission got funding, and Dellacca said he hopes this year even more will know about the commission and what it has to offer.

The Hancock County Tourism Commission formed in August 2011 as a government oversight board on how the county's 4 percent innkeeper's tax money is to be distributed.

For a decade, hundreds of thousands of dollars had been going directly to the nonprofit Hancock County Visitors Bureau, which oversees the H.J. Ricks Centre for the Arts. But county officials said per state statute, a government board should handle the money as opposed to a nonprofit agency.

There were growing pains the first year and a half for the new tourism commission. Members tried to decide how much money should continue to go to the visitors bureau and Ricks, while at the same time flow money to other organizations.

The commission decided most of the innkeepers tax funds would still go to the visitors bureau. Of about \$250,000 in revenue for 2012, \$80,000 was set aside for grants to various organizations, and \$170,000 was earmarked for functions of the Hancock County Visitors Bureau. That includes operating the Ricks, advertising and promotions, support for the Hancock County Fairgrounds, and the salary and benefits of Dave Scott, who serves as director of both the bureau and commission.

But the tourism commission tried to spread the word to organizations that there was an \$80,000 pie to divide among groups that could bring visitors to the county. The group held monthly meetings and listened to pitches from several groups.

Earl Smith, vice president of the commission, said it should be up to members to seek out groups. He wants members to be more proactive, as opposed to just waiting for groups to fill out grant applications and approach the board. After all, there were many local events that did not approach the tourism commission last year at all.

“If we see something, maybe we need to go to them and say, ‘Could you use some money from us for advertising?’” Smith said.

Smith also said perhaps the group can work with the Hancock Economic Development Council to help bring in small stores or businesses that would attract people from out of the county. An auction house or a winery could attract visitors from afar, he said.

For the last decade, the Hancock County Visitors Bureau had been spending much of the innkeepers tax paying for the renovations at the Ricks while also providing matching grants to organizations. Greg Carwein, a member of both the tourism commission and the visitors bureau, said the major difference now is that the commission gives out more funding to other groups.

While Carwein acknowledged some groups that came before the commission in 2012 had never come before the visitors bureau, others had been getting at least some funding from the visitors bureau for years.

“It’s not spreading it any more, it’s just in bigger quantities and sums,” Carwein said. “(The visitors bureau) went through everything based on a matching basis, a 50 percent match for advertising and marketing. (The tourism commission is) adding a little bit more support and stuff, and there’s nothing wrong with that.”

The first full year of the tourism commission went slowly, Carwein said, because everybody was trying to feel their way through the new process.

The commission also didn’t know if they would have to fund a \$46,000 request to heat the sheep barn at the Hancock County Fairgrounds. Plans for the barn are still under way, and while the money hasn’t been formally approved yet, members acknowledge the improvement could bring events and shows to the county during cold months.

One main point of contention over the last year was whether the commission should pay for a new visitors center. While some say the building would provide a place for groups to hold meetings and events, others worry about the cost and staffing. Carwein and Scott say racks for brochures can simply be put in the lobby of the Ricks.

Ellen Fischer and Joni Romeril-Cox, two of the most vocal advocates for a new welcome center, were removed from the tourism commission.

Romeril-Cox said the first full year of the tourism commission was a learning experience for all members, but she would still like to see a physical location in the community to promote tourism.

“We wanted it to be not only a visitors center, but possibly a meeting site for groups that have upcoming events that they need a space to meet and prepare,” she said.

Brigette Jones, secretary of the tourism commission, said the first full year was a good start even though there were rough patches along the way.

“There’s a lot of stuff that can be done down the road that can promote visitors coming to Hancock County,” Jones said. “I’d like to see some kind of welcome center in whatever form it’s going to be, whether it’s a kiosk or whatever. I think that’s needed. There needs to be more done to support tourism in Hancock County... but it’s going to be a baby-step process.”

## Proposal gives city virtual Main Street

- [By Jim Mayfield](#)
- First Posted: January 30, 2013 - 8:54 pm  
Last Updated: January 30, 2013 - 9:08 pm

GREENFIELD — Greenfield Main Street wants downtown merchants to consider going virtual.

At its Feb. 6 meeting, the group plans to pitch a marketing proposal that would allow downtown business and building owners to feature virtual tours of their properties and ventures over the Internet.

David Dellacca, Greenfield Main Street board president, said the idea came about in the course of brainstorming new ways to bring businesses to the city and downtown in particular.

“One of the things we’ve taken a firm step forward on is promoting downtown as a destination location,” Dellacca said.

ShopMainStreets.com, based in Nashville, Tenn., promotes historic districts in Indiana, Kentucky, North Carolina and Tennessee.

For a fee, the company provides a navigable street-view map of a downtown district along with exterior photos and 360-degree interior virtual tours of participating businesses along with web content. In Indiana, the company currently has virtual web tours in Seymour, Madison and Brownstown.

Dellacca said in addition to seeking downtown merchants’ input on whether sufficient interest exists to pursue the effort, the organization will need to garner enough support to make the program affordable.

“While we liked the concept, it’s a bit too pricey for us now,” Dellacca said.

Dellacca said his group is exploring a partnership with the Indiana Office of Community and Rural Affairs’ Indiana Main Street Program and negotiating support with other community groups in an effort to reduce the cost of program for local business.

The initiative would be limited to a one-year agreement, Dellacca said, in order to give the group an opportunity to evaluate the marketing plan’s performance.

“It would probably take six to eight months to examine the return and determine whether it works for us or not,” he said.

Greenfield Main Street’s Feb. 6 meeting begins at 6 p.m. at the Greenfield Area Chamber of Commerce, One Courthouse Plaza.



# Appendix 2 Public Meetings





## Greenfield Downtown Revitalization Plan

Project Number: 11017

## MEETING NOTES

Kick-Off Meeting Notes  
November 19, 2012  
Page 2

**Date:** November 8, 2012  
**Time:** 11:00 am  
**Participants:** City of Greenfield: Joan Fitzwater  
Steering Committee: Judy Swift, Dr. Dean Felker, Sarah Kesterson, Jennifer Farmer, Rob Young, Cheryl Jacques, Mike Dale, Skip Kuker, Donna Butler, Karla Vincent, Greg Roland, Ellen Kuker  
Ernstberger and Associates: Eric Ernstberger, Cecil Penland  
SDG: Scott Burgins  
ARCHtrio: Pat Jacobs, Sam Miller

1. Pat Jacobs introduced the team and gave an overview of the project. Greenfield has a good foundation to build upon; great downtown, economic activity, and successful businesses.
2. Joanie explained the project's background and funding; Mainstreet is the driving force behind the project. There is also synergy with "Healthy by Design". Our intent is to revitalize downtown Greenfield and the broader community. There is also the intention to seek additional funding opportunities in the future to allow more work.
3. Eric Ernstberger explained the basics of land architecture: Opportunity to create, reinforce, and enhance existing spaces and to seek agents that will knit the community together, particularly downtown. The challenge is understanding what to do to move the plan into physical action. There are relationships between architecture, streetscape/land and infrastructure that we will work to capitalize upon.
4. At the end of the process, local leadership carries the project forward after the design team completes its work.
5. Pat queried the group regarding the project boundaries. We can work on 6-10 buildings, so this is the first part of the work. There is also the opportunity to study a broader area and identify projects that can evolve in the future depending on funding and local emphasis. Eric Ernstberger noted we will study each space within the current boundary.
6. We worked on the project boundary next. Southern boundary? Response: Pennsy Trail. The downtown boundary graphic was marked up. Anything else shift or modify from the original boundary drawing?
7. Regarding the 2003 master plan, what should we be aware of? Response: it was explained that a proposed TIF district was presented to the local redevelopment

- commission, but never implemented as the belief was that with all the government buildings and churches, there would be little income.
8. There are positive signs of activity in the downtown on the second Friday of each month emphasizing the arts. Also, significant investments have been made in a number of downtown buildings. A good location, however, does not portend success. There must be a critical mass to launch a downtown into a vibrant, exciting place to be. Joanie noted the 2003 plan is on the city website. Things are improving even though there was pessimism in advance. Some features like bike racks are beginning to be used and there's an uptick in pedestrian activity. The Farmers Market is held on Wednesdays and Saturdays and was downtown, but has moved to the fairgrounds since the vendors can get out of the rain in poor weather. A Food Hub was mentioned, a large farmer's market, that may locate here.
9. Eric Ernstberger inquired is there was a local arts commission or arts director? An annual budget for the arts, for cultural activities? It was explained that no annual budget from tax dollars now allocated for public art.
10. What is the occupancy rate for downtown businesses? Square footage of second floor areas in the downtown being used?
11. Joanie noted we need more retail downtown; space is at a premium. There are more merchants that would like to be downtown.
12. We discussed the scrap yard on the southeast side of downtown. It may be wise to identify this for future redevelopment starting now. There's also a city parking lot immediately west of the square that is also a good infill development possibility. This is the old Harvest Market site (former grocery store).
13. A park in the downtown area for children would be a nice addition/draw.
14. The existing plaza south of the courthouse is woefully underutilized.
15. There are no bars or venues for live entertainment downtown: a good, upscale neighborhood pub might be an addition to consider.
16. A community center would be a good addition to downtown.
17. There would be value in creating a clear pedestrian connection from the Pennsy Trail to downtown.
18. There is the possibility of building on the local agricultural tradition.
19. The question was raised if there was a winery here? Response: a winery has been planted south of McCordsville.
20. Scott Burgins asked about the community's attitude toward tourism? Response: Supportive. Pancake house draws people in from out of town. Also, the theater could be used on a larger scale.
21. There appears to be a perception that parking can be a challenge downtown. Note that the huge parking area south of U.S. 40 is not visible from the highway, so there may be the impression that there's a parking issue. Design team needs access to current parking information.
22. It was explained that there was a streetscape project recently executed along U.S. 40. A question was raised about installation of bump outs to create more parking. None are allowed along the highway, but could be done everywhere else.
23. In summer the bank has a concert series and the downtown is busy.
24. It was offered that downtown would benefit from a big, kid friendly event.

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25. A place to watch a movie downtown would be a good addition, perhaps outside in good weather.
26. Who is the largest private employer? Locally the hospital. What about the downtown? Team Image, but no one here with a big footprint, over a hundred. Elanco has considered the idea, but has not made a commitment to a permanent location in the downtown.
27. Is there a community investment bank? Response: No.
28. Is there a facade program for improvements? Yes, small grants of \$3,000 are offered.
29. Are there issues with infrastructure? It was explained that Potts Ditch floods. Any chance, after Potts is cleaned up, that the water could be opened up and turned into a community amenity?
30. What buildings would be considered key? Muffler shop next to theater is empty. Brandywine building is falling down.
31. A discussion ensued regarding rental rates in the downtown area. Jennifer Farmer explained her tenants are paying \$16.75/s.f. but she's on the high end. \$12/s.f. was mentioned, then \$4-5/s.f. Jennifer offers that when she's showing potential tenants space, the competitive pricing appears to be \$10-12/s.f. Also, in some buildings it was confirmed that rates are lower.
32. The question was raised about whether a sound building now stands along the Pennsy trail? Response: There are a variety of structures to choose from.
33. It was offered by members of the steering committee that adding a convenience store would be good.
34. The question was raised about whether a grocery or hardware store now exists in downtown? Response: No.
35. A North/South pedestrian connector was suggested.
36. Local trails have expanded steadily. It was suggested that connections be created and improved.
37. The design team explained we are looking to find two or three areas of concentration, a logical place to start development and jump start the potential for critical mass.
38. Joanie offered that Andree's Florist is in need of work.
39. It was also observed that the downtown could be more bicycle friendly.
40. There is no hotel downtown at the moment.
41. There is some signage to assist in way finding, but more could be done to improve the visitor experience.
42. Joanie asked if everyone was on the signup sheet?
43. A project timeline will be emailed to everyone. The final plan draft is to be complete at the end June 2013.

Respectfully submitted,

Sam F. Miller, RA

Cc: Meeting Participants, Julie Zent, File



## MEETING NOTES

Meeting Notes  
March 6, 2013  
Page 2

## Greenfield Downtown Revitalization Plan

Project Number: 11017

**Date:** March 6, 2013

**Time:** 9:00 am

**Participants:** City of Greenfield: Joan Fitzwater  
Milhaus: David Leazenby (part time)  
Ernstberger and Associates: Eric Ernstberger, Cecil Penland  
SDG: Scott Burgins  
ARCHtrio: Pat Jacobs, Sam Miller

1. We discussed organization and product for the upcoming meeting with city and local leaders.
2. A diagram of possible housing sites was distributed to the group for discussion and review.
3. Joni shared information on historical permit information for different building types from 1990 to 2012. The effect of the recession in 2009 is clear.
4. We began to discuss where development effort might be focused in the downtown with a preliminary emphasis on North Street.
5. Given the time frame of the plan, 10 to 15 years, phasing of the work becomes an important part of our thinking.
6. Once again it was reiterated that buy-in from local leaders is essential for a "big vision" plan.
7. At approximately 11am David Leazenby joined us. We generally oriented David to our work and thinking reviewing potential development sites that have caught our attention. David gave us an overview of Milhaus' work emphasizing that their projects normally are executed in dense urban spaces.
8. David explained that the City must act as a leader economically and create conditions favorable to development. This includes working to get control of land consistent with the goals as agreed to in the revitalization plan. Also, creation of an economic engine such as a TIF district and/or bonding. The city actively incentivizes development. In short, the city has to "prime the pump."
9. In addition, the city can begin to actively reach out to existing businesses about their plans and discuss how Greenfield can facilitate mutual successes.
10. David stressed the idea of setting a quantifiable goal. The example used was 2,000 new residents in the downtown by 2020. We need to look at our demographic trends and decide what the downtown should seek to capture for new residents as Greenfield grows over the next 10 years or so.

11. We returned to the discussion of project development and David explained his experience with other central Indiana communities explaining that infrastructure is a good place to start. The example we focused on locally was possible improvements along South Street between highway 9 and Pennsylvania Street. The idea would be to make South St. much more attractive and pedestrian friendly, making a connection between the existing parking on the west and the plaza south of the court house. We then shifted our attention to Main and Pennsylvania Streets and began to talk about how to encourage pedestrian activity in town and make a connection back to the Pennsy Trail.
12. We also briefly discussed zoning and Scott made mention of how an old provision in Bloomington's zoning effectively strangled housing of any kind downtown. When this was changed, housing in the downtown took off.
13. We thanked David for his insights and broke for lunch.

Respectfully submitted,

Sam F. Miller, RA

Cc: Meeting Participants, Julie Zent, File

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## MEETING NOTES

**Greenfield Downtown Revitalization Plan: Public Meeting**

Project Number: 11017

**Date:** April 17, 2013**Time:** 7:00 pm

**Participants:** Members of the Greenfield Community  
 City of Greenfield: Mayor Richard Pasco, Joan Fitzwater  
 Ernstberger and Associates: Eric Ernstberger, Cecil Penland  
 SDG: Scott Burgins  
 ARCHtrio: Pat Jacobs, Sam Miller

1. Joanie thanked everyone for attending and noted that support from the public is essential to the success of the plan. She then went on to explain the project's background and funding; Mainstreet is the driving force behind the project. There is also the intention to seek additional funding opportunities to allow more work.
2. Pat Jacobs introduced the team and gave an overview of the work so far. We had our first formal meeting with the Steering Committee in November, 2012. At that time we agreed to the proposed boundaries as required by the strictures of the grant. We also took input from the committee regarding the community's strengths, needs and opportunities. We learned that Greenfield has a good foundation to build upon; great downtown, economic activity, and successful businesses. As we continued through the end of 2012, we began to realize the potential of Greenfield was such that the plan should take up a "Big Vision," a way for Greenfield to reclaim its vibrancy as a community, a destination, and a proud place to call home.
3. Scott Burgins then gave an overview of Greenfield's demographics and economic picture. Overall the community is in good shape in comparison to surrounding areas. Greenfield has grown 76% in the last 10 years and has a strong base of good jobs and stable businesses. Since our charge is to focus on the downtown, the question needing attention is how to spark new investment. The experience of communities nationwide confirms that the process must be led by local government and economic prosperity can be reclaimed using tried and true financial instruments to create public/private partnerships.
4. Eric Ernstberger gave an overview the plan vision. He used illustrations to show how the existing downtown is comfortably walkable by overlaying the footprint of a large shopping mall and its attendant parking area then describing a "day at the mall" as the imaginary patrons walked from shop to shop and event to event. The diagram is telling. Eric noted that Greenfield is a *Sleeping Giant* with untapped potential in institutions like the Riley House and Museum, particularly the idea of an international literary festival to

celebrate great literature, poetry, and the art of the written word. He went on to explain the idea of a "Riley Literary Trail" that would loop around the downtown and be friendly to pedestrians, connect to local businesses, and to the existing Pennsy Trail. A general slide was shown illustrating how underutilized land could be redeveloped to bring housing, commercial, retail, and office space back downtown. During our conversations locally, we've learned of an interest in some kind of educational development, the need for a conference center, and, by extension, the need for a new hotel. The need exists to create of an amenity infrastructure plan to include the reconstruction of South Street as a pedestrian esplanade commencing at the existing Courthouse Plaza and extending west to an iconic landmark or Structure, the establishment of a new urban park adjacent to the street including a farmers market, gathering lawn with community stage, spray park, playgrounds, and cafe; all built as incentive for developers. Also mentioned was the Granary as a food hub and anchor of new "food related development" that could extend to the east along the trail. With regard to the education and hotel/conference place, partnering with Elanco and Covance can address their business needs and help downtown simultaneously. Over time, we want to create parking solutions and would look to improve on street parking, and see construction of a combination commercial/parking garage. This would be logical only when the demand for parking becomes much greater. Infilling the primary corner at State and Main with a new structure where the current City Hall sits is an immediate opportunity to provide new space and add visual excitement to downtown. Creation of a new road parallel with the Pennsy Trail would allow future street level commercial and retail to become viable when mixed use development occurs in that area. The heart of any development must be new downtown housing in a variety of types. Another opportunity is making North Street a hospitality district including the possibility of new infill, a hotel, and/or a transportation hub. To thoughtfully deal with traffic on U.S. 40 and State Road 9, the city should engage in an ongoing dialogue with INDOT to address the truck issues. The opportunities are many and with the support of the public and local government, the potential is exciting.

5. Sam Miller summarized two early architectural ideas including potential development along South Street and a temporary Farmer's Market structure that would be erected in the parking area on the east side of North and State Street. The hope is that the structure would be successful in reintroducing the Farmer's Market back to downtown, then when the time is right, relocate the structure down to South Street at the northern edge of the existing public parking area adjacent Pennsylvania Street. Our intention with these early ideas is to show what's possible and create excitement. Also, based on what we've learned so far, South Street appears to be a logical place to begin.
6. Pat Jacobs then explained preliminary work to be included in the plan to illustrate restoration of several existing historic facades in the downtown using a draft page analyzing and describing the rehabilitation of the L.A. Davis Building at 8 West Main Street. Greenfield is blessed with a large number of interesting and valuable 19<sup>th</sup> and 20<sup>th</sup> century buildings that remain generally in good shape. However, remodeling over the last several decades has damaged a number of buildings and restoration is now needed.

Public Meeting Notes  
 April 17, 2013  
 Page 3

7. Pat then closed the formal portion of the presentation noting that we are looking to create a foundation for the creation of appropriate new structures while preserving existing historic buildings. A fully realized, vibrant town or city has a mix of new and old, consistent edges/transitions between buildings, walks, and the street. There's a sense of space, organization and legibility. We hope to provide the tools in the revitalization plan to increase downtown density back to a level consistent with the community in the early 20<sup>th</sup> century.

The floor was opened for questions

Q. What about the jail? Is that a problem?

A. The jail is not a problem per se, only a loss of opportunity.

Q. What gets this started; gets things going?

A. Local government has to lead in concert with local support from established businesses and the public. A majority need to buy wholeheartedly into the vision.

Q. What about existing businesses along State Road 9 north of downtown? Will they be adversely affected by downtown development?

A. We don't believe so. The businesses on 9 are destinations for locals and folks beyond in the broader area. Our goal is to *add* energy – new businesses and residents to the downtown and kick start new opportunities in the downtown proper.

Q. What about the ordinance prohibiting residence above existing businesses downtown?

A. The ordinance is in the process of being changed. The updated ordinance will allow dwellings over existing shops, but take into account the need to ensure public safety.

Q. Parking? People want to park adjacent their destination.

A. The issue of parking, availability, and proximity is largely one of perception. Greenfield now has an excess of parking and over time parking can be added and reconfigured as new projects come on line.

Q. What about TIF financing? How does that work in a small community with limited means?

A. The projects will occur over as much as 20 years, so all of the work will be phased allowing TIF monies to be deployed as needed.

Q. Has the design team done any work on any costs associated with development?

A. Not at this time.

Public Meeting Notes  
 April 17, 2013  
 Page 4

At this time the meeting was adjourned. Several attendees expressed their thanks and complements for the work on the project so far. The design team blushed and said, "Aw, thanks."

Respectfully submitted,

Sam F. Miller, RA

Cc: Meeting Participants, Julie Zent, File

**Greenfield Downtown Revitalization Plan**

**Stakeholder Meeting Notes**

**Building Owners**

9:00 am

**What are the good things that are working in the City of Greenfield?**

- Have been able to save many buildings from the gas boom and many are still being used.
- Creative Arts Center.
  - Shows and events in creative arts center.
  - Provides opportunities to bring people downtown.
- Soupherb Restaurant
- Historic Theater and renovation.
- Pennsy Trail and expansion of bike paths.
  - Promotes healthy lifestyle.
- Riley Home and Museum next door.
- At least four churches downtown with meaningful contributions to downtown and city overall.
- Greenfield in Bloom Group – flower planting group.
- Million dollar streetscape improvement.
- Renovation of Village Theatre.
- Courthouse renovation and as a destination for people from all over the county.
- Entertainment on the plaza in the courthouse plaza.
  - 2<sup>nd</sup> Friday of the month, mostly local
- Christmas Festival
- Riley Festival – 3<sup>rd</sup> biggest in the state.
  - Regional festival
- Greenfield Historic Landmarks gives tours
- Hancock Arts Council – chalk festival
- Food Kitchen
- People involved in a variety of activities, service groups.
  - Commitment of business, participation, cooperation, effort.
- Great government to work with
- Local utilities have been instrumental in streetscapes, murals, decorating, etc.
  - Partner with the city.
  - Local power owned by the City.
- Strong Chamber of Commerce.
- Safety
  - Low crime rate (jail population has also decreased)

**What are the top three places to visit by a total stranger?**

- Courthouse

- Veteran’s Park
  - Beautiful natural environment and amenities including interpretive signage.
- Riley Home – closed October thru April
  - Natural beauty, history lesson, statues, interpretive information
- Carnegie’s restaurant – 10+ years
- Soupherb – 3 years
- Creative Arts and Event Center, 10+ years 3 way liquor license
- Lincoln Square – 1 ½ years
- Hometown Classic – 1 year
- Kenneth Butler Soup Kitchen
- Greenfield Chocolate Shop – 1 year
- Upcoming Bakery
- Churches
  - After church, go to Lincoln Square
- AD Bleu (restaurant)
- Salon – Posh
- For family fun
  - Comic Book Store
  - Pennsy Trail
  - Veteran’s Pak
  - Chocolate Shop
  - Riley Park
  - Riley Museum

**What is positive about Pennsy Trail – open 10 years**

- Seating spots
- Japanese Park
- Regular use on trail
- Center Street Shops will be opening and will be contingent on trail traffic

**What could be improved downtown?...things needing addressed, improved.**

- Need more historic markers
- Better, more accessible visitor center
  - Get regular traffic asking about where things are
  - Hard to find and access
  - Not open enough
- Wayfinding system
  - Poor signage
- More destinations along the trail
  - Connections to downtown
  - Food along trail (ice cream)
  - Artwork

- Workout Stations
  - Bike parking
- Truck traffic
  - Few visitors traveling through town actually stop.
  - No turn lane on SR9 (State Street).
  - Alternative routes for traffic when I-70 is closed.
- More night life.
  - Live entertainment
  - Pub
- Lack of light on North Street and Pennsy Trail.
- Lack of retail
- More customers
- Downtown living.
  - Accessibility to downtown living. Need accessible, modern apartments.
- Buildings needing attention
  - Brandywine Bldgs. – needs upkeep.
  - Old Gas Station/muffler station
- No parking downtown.
  - People want to park in front of the building they are going to.
- People have tunnel vision – need something to draw attention to what is in a location.
- A parking structure with lower level, street facing retail.
- Enforce parking limits
- Courthouse Plaza
  - Underutilized



**Greenfield Downtown Revitalization Plan**

**Stakeholder Meetings**

**Government**

**2:00 pm**

**Attendees:**

Bob Hunt, Creative Arts and Events Center

County Council

County Commissioner

County Plan Commission

County Attorney

Greenfield

Sewer

Police

Engineering

IT Department

Director of Utilities

City Engineer

City Attorney

Parks Department

Planning Department

City Council

Plan Commission

Board of Works

Clerk Treasurer

Historic Board of Review

**What projects do you have going on in the downtown area?**

- Parks Department maintains all trees and flowers downtown.
- Re-routing Pott’s Ditch, closure of pipe. Travelling down Grant, East, and North Street. (2013-2016)
  - Project starts at 4<sup>th</sup> St and terminates at US 40 and South Street.
  - Will entail much utility relocation.
  - Sidewalks and curbs on west side of East Street.
    - Junkyard would make a great park and might be able to be incorporated into Potts Ditch project.
- New site furnishings will be placed throughout downtown.
- Working on getting art along Pennsy Trail – Steve Dale.
  - Working with Rotary to plant cherry trees near Japanese Garden area
- Separation of combined sewers

- Community available Wi-Fi throughout some of target area. Services may be expanded in next several years.
- There is a downtown PA system.
  - Would like to extend to Depot.
- Tying city parks together with a trail system.
- Pennsy Trail – pocket parks, exercise areas, restroom, water fountain
  - Pedestrian crosswalks across SR9 is an issue.
  - Lighting improves visibility
- Courthouse Plaza
  - Doesn’t have daily use.
  - It’s a nice pedestrian walkway.
  - Mainly used for concert series.
  - Would like to get farmer’s market downtown.
    - The farmer’s like the covered shelter available at the fairgrounds but the farmer’s market has been less successful since being located at the fairgrounds.
- Need people living downtown. Residential density is low.
- People familiar with downtown know parking is not an issue.
  - People visiting need a line of sight from public parking to destination. This is one reason why people don’t like walking from the parking lots on the side streets.

The County will need to expand its facilities in the next several years.

- The County has considered development where Jacks Junkyard currently is.

**Where are the gateways to Greenfield?**

- East gateway at Riley Park

**Development should occur along?**

- The Pennsy Trail
- To the north to link to SR 9 development.
  - Isn’t much linkage between north of Greenfield and downtown.

**Greenfield Downtown Revitalization Plan****Stakeholder Meetings****Merchants**

10:15 am

**What is downtown Greenfield's identity?**

- James Whitcomb Riley
- Retail
- Arts Center
- Small Town Identity/Atmosphere
- Unknown
- Greenfield is 20 miles east and 20 years behind Indianapolis
- Old Hometown America
- Cute
- Charming
- Unique Offerings – one of a kind, specialty
- Need to connect downtown to retail area near interstate (the strip north of downtown along SR9). Downtown needs a presence on SR9 north of downtown.
- Signage to downtown
- Jaycie Phelps
- Need the “World’s Largest……?”
- Commuter town

**Where is the gateway from north?**

- SR9 and New Road
- Need exposure to I-70.

**There is not much for kids to do.****What kind of business complements your business?**

- High Smith Guns (children of parents) complements Comic Store.
- Nutty Mutt – need more boutiques or things geared towards women.
- Theater – need an evening of events – need restaurants, bar, a place to stay
  - Micro brewery coming to center street shops.
- Bus tours will be coming in March.
  - It would be nice to have gift bags (Hometown Comics are already doing this)
  - Need to work more together.
- Downtown sales days.
- Need to tap into Main Street.
- Hometown Comics has a free comic day (first Saturday in May) and puts advertisements for other local businesses in bag

**How is Main Street helping you now and how could they help more?**

- Is there a committee?
  - Yes, there’s been a group for 3 years
  - Membership has ebbed and flowed
  - Need more business participation
- How could Main Street talk to you?
  - Emails and text.
- Main Street Group wants to create Greenfield as a destination.
  - Virtual Downtown Tour is a Main Street initiative through Shopmainstreet.com
  - Interactive map and highlights shop interiors
  - Allows shops to collaborate with marketing dollars
- Main Street Group is located in Chamber of Commerce.
  - Website: greenfieldmainstreet.org
- Create a private facebook page for Greenfield Downtown.
- Utilize local TV station.
- Downtown app for I-Phone
- Local paper would work with Main Street
  - Online and print ads

**Three critical aspects to retaining and attracting more business according to owner of Nutty Mutt.**

- How to start a business. Where are local business spaces available?
- Semi truck traffic on state roads.

- Seminars will be starting on how to run small businesses beginning in the Spring.

- A lot of good things are in place to help make successful business. Small business tools available on the Hancock County Economic Development Website (<http://www.hancockedc.com/>)

**What types of businesses or amenities would you like to see come downtown?**

- Monon and Ratskeller type
- Dog Park
- Playground – accessible playground equipment
  - Possibly along trail
- Ice Cream Shop
- Mountain biking along trail
- Jewelry Store
- Young women’s clothing
- Bike shop and repair
- Hand Made Boutiques
- Fabric and sewing shops

- Marketing
- Night Life
  - Café
- Need to tie all things together.
- There is a dis-connect between people and food.
  - Root Beginnings was a good example but no longer in business.
- Need a connection to the hospital.
- Central Indiana Food Hub is coming. – online farmer’s market.
- Farm to Table community.

**Greenfield Downtown Revitalization Plan****Stakeholder Meetings****Service Groups**

12:45 pm

**Attendees/Groups:**

Susie Ripley – OCRA

Tom Butler – Kenneth Butler Memorial Soup Kitchen

Jean Howell – Hancock County Arts Council

Lucille Woodrow – Greenfield Banking Company

Rena Ripley – Greenfield Banking Company

Tom Billings – Greenfield City Attorney/Riley Festival/Christmas Festival

Skip Kuker – Economic Development

Grant Ford – Episcopal Church

Connie Schmidt – Hancock County Arts Council/Economic Development

Ben Carr – Deputy at the Courthouse

Linda Hart – Hancock County Senior Services/Transportation Services

Alis Vail – Hancock County Community Foundation

Joe Frost – National Road Heritage Foundation

Greg Carwein – City Council/Tourism Commission/Riley Festival

Dave Scott – Hancock County Visitor's Bureau

DD – Greenfield Banking/Greenfield in Bloom/Harvest Market

Judy Laird – Greenfield in Bloom

Gwen Betor – Riley Old Home Society

Greg Roland – Hancock County Historical Society

Joanie Fitzwater – Main Street

Other Groups not represented:

Pennsy Trail

Rotary Club

Kiwanis

Library

Humane Society

PAWS

Mental Health Association

Boys &amp; Girls Club

Hope House

**What are the gaps in services?**

- Transit
  - Bus system
- Children's events
- Memorial Building is under utilized
- Courthouse is not very accessible.
- Inaccessibility of visitor's center
- Communication – people don't know what is going on or what the community has to offer. Should be a regional destination, minimally to the local county communities.

**What is the central information repository? – County doesn't have it.**

- Hello Hancock County and community calendar are online.
  - Information comes from newspaper.
  - Word of mouth.
  - Use electronic signs. – big sign at I-70, smaller pedestrian signage at City hall proposed downtown.
- Much real estate is taken up by non-revenue generating entities.
- Main Street is loud, dirty. No outdoor dining. A quieter place may begin to take shape along Pennsy Trail. Would like quieter areas in the southwest quadrant of the city. Another area occurs along North Street near Carnegies.

**If you could have anything, what would it be?**

- More local dining choices and locally grown food.
  - Memorial Building become an art center.
  - More intimate spaces.
  - More green space.
    - People currently use plaza.
    - The area along Depot District could be a great green space.
    - Have seen covered parking work for events.
- \*Need to start with a clear vision of who you want to be.
- National Road is more than a "Main Street." It is a part of the identity and should be embraced.

# Appendix 3 Public Meeting Sign-in Sheets

NAME	COMPANY
Rev. Brian Nelson	Greenfield Christian Church
Bob Bullion	Greenfield Christian Church
Rosalie Richardson	Greenfield High <sup>Landmarks</sup> Township Comm
Rebecca Smith	in Lindmark
Chris Katru	Cincoh Square
Patty Livergood	Bld Chamber
David Dellacola	First Wave Technology / Greenfield Main St
Sarah Wolf	WOLF LAW FIRM, LLC
Jim Martucci	Book Reporter
Costa Stylian	Lincoln Square



**Project Name: Greenfield Downtown Revitalization Plan/Merchants**

Project Number: 11017

Date: February 6, 2013

NAME	COMPANY
Pat Posy	Posy Shack
Cindy Hargrove	4-Track of Home Decor Gift Shop
Jayne Hoodley	J. Evelyn Confections / Greenfield
SUZANNE LATTEAC	LATTEAC / GREENFIELD CHURCH
JUDY SWIFT	St. Pauls Anglican RE Church
Philip Grant Foxcl	St. Pauls Anglican RE Church
Elizabeth Lawson	All Things Sweet
KRISPER SPIKE	Pro Shopper of Center Street
Paul Hill	Education Center of Greenfield

NAME	COMPANY
KEVIN BRIAN NELSON	Greenfield Christian Church
Bob Bullion	Greenfield Christian Church
Rosalie Richardson	Greenfield High School / Greenfield
Roxie Smith	in Lincoln
Chris Katin	Lincoln Square
Patty Livingston	Gold Chamber
David Dellacca	First West Technology / Greenfield Main St
Sarah Wolf	WOLF LAW FIRM, LLC
Jim Marshall	2016 Reporter
Costa Skyles	LINCOLN SQUARE
GEORGE KATRIS	LINCOLN SQUARE
Dee Dellacca	2nd Seasons, LLC
Don Johnson	HomeTown Classic Pizza
Shae Kmicewicz	Indiana Main Street
Rob Matt	Hancock Regional Hospital
Wendy Holt	Posh Salon & Spa
Dana Hart	Dance East Baller Academy
John Singer	Greenfield Daily Reporter
Don & Frances Hull	HomeTown Comics
Billy Teague	Nutty Mutt

Merchants



**Project Name: Greenfield Downtown Revitalization Plan/Building Owners**  
 Project Number: 11017  
 Date: February 6, 2013

NAME	COMPANY
STEVE MCCLEREY	MCCLEREY'S SPORTING GOODS
ELLIOTT HULL	CREATIVE ARTS & EVENT
BOB HUNT	CREATIVE ARTS + DANCE CENTER
PAT POSEY	DELICIOUS ANNIE PASTRY SHOP
LINDA GELLERT	GREENFIELD CENTRAL SCHOOLS
PHILIP "GRANT" FORD	ST. PAUL'S ANGLICAN RE CHURCH BREAD FOLKS CATERING LLC
JUDY SWIFT	GREENFIELD BANKING CO
JENNIFER FARMER	LEEJEN COMMERCIAL LLC (Randa Building)
WALTER KOSMICH	SOUP HERE
SEANIE KOSMICH	SOUP HERE / DOWNTOWN RESTAURANT
JILL ERAERT	KENNETH BUTLER MEAT, SAUSAGES, KITCHEN
TOM HARPER	" " "
ASHLEY ROOT	Root Beginnings



**Project Name: Greenfield Downtown Revitalization Plan/Service Groups**  
 Project Number: 11017  
 Date: February 6, 2013

NAME	COMPANY
Renee Kopley	Greenfield Banking Company
ANGEEA WOODBROW	GREENFIELD BANKING COMPANY
JANIS WOODBROW	ARTS COUNCIL
JANIS WOODBROW	ALUM. CO. SENIOR SERVICES
TOM BILLINGS	Attorney
YKIP KUKOR	HEDC
CONNIE SCHMIDT	HEDC/HANCOCK CO. ARTS COUNCIL
PHILIP "GRANT" FORD	ST. PAUL'S ANGLICAN RE CHURCH
GARY SIMONSON	CO. CLERK, HCUID, Kiley Fed.
JANE SWIFT	HCUB
JUDY SWIFT	GBC
GUYON BENTZ	VOLUNTEER <sup>mailman at</sup> AIB RUTHS DATA
JUDY LAIRD	AIB

NAME	COMPANY
Alyse Yail	Hancock County Community Foundation
Joe Frost	Indiana National Road Association
Ben Carr	Courthouse Security
GREG ROLAND	HAN. CO. HISTORICAL SOCIETY







**Public Meeting - Greenfield Downtown Revitalization Plan**

Project Number: 11017  
Date: April 17, 2013

NAME	COMPANY
<sup>1</sup> DON BARNES	
<sup>2</sup> Gary Ritz	Paragos Group LLC
<sup>3</sup> James Cordell	Hartland Design LLC
<sup>4</sup> Mike MARE	Paragos Group LLC
<sup>5</sup> Perce - Smith	IN Landmarks
<sup>6</sup> Pat - Richard Posey	Stephen Annin Music / Posey Street
<sup>7</sup> Anne Deane	Hancock County Public Library
<sup>8</sup> DEAN FELKIC	HANCOCK REVITALIZATION PARTNER

NAME	COMPANY
<sup>9</sup> VALERIE KOSOVICH	SOUTHERN GMSI
<sup>10</sup> SUZANNE KOSOVICH	SOUP & CO
<sup>11</sup> KORI BARNES	Modern Woodmen
<sup>12</sup> J. Scott WOODBRIDGE	WOLF LAW FIRM, LLC
<sup>13</sup> M. Ke & Deby Low	Forty Financial
<sup>14</sup> MARJORIE HEMMIS	Willows Basketry Farm Hous
<sup>15</sup> Stacey Poe	Rhythms by Stacey
<sup>16</sup> PUCK ROBERTS	RA
<sup>17</sup> Mike Terry	
<sup>18</sup> Roberts Beverly Hunt	Creative Arts & Event Cont
<sup>19</sup>	

NAME	COMPANY
<sup>20</sup> Elizabeth Lawson	All Things Sweet
<sup>21</sup> Brad Armstrong	Hancock County
<sup>22</sup> Daniel Liggett	REA
<sup>23</sup> Gary McDaniel	
<sup>24</sup> Richard & Alison	City of Greenfield
<sup>25</sup> Susan Reed	IN Municipal Power Agency
<sup>26</sup> Dana Hart	Dance East Ballet Academy
<sup>27</sup> JEFF CONGDON	TWENTY MAN LLC
<sup>28</sup> DAVID MILLS	RANDALL Building
<sup>29</sup> Gwen Bizer	Riley Old Home Society hand marks
<sup>30</sup> Kamille Richardson	Dr. Noel Landman
<sup>31</sup>	

NAME	COMPANY
J Tompkins	resident
Cystal Bredlow	resident
Brigitte Jones	Hancock Co Hist Soc + Rite Jones White



**Steering Committee – Greenfield Downtown Revitalization Plan**  
 Project Number: 11017  
 Date: April 3, 2013

NAME	COMPANY
1 Shae Knickewycz	Indiana main Street Office of Comm. & Rural Affs
2 Connie Schmidt	Hancock Co Arts Council
3 Reta Livengood	main Street Greenfield Chamber of
4 Sarah E. Kestersaw	11 Main Street Riley Festival
5 JUDY SWIFT	City Council
6 "SKIP" KUKOR	HEAL
7 Mike Dal	Hancock Co. Plan Commission
8 Ellen Kuker	Greenfield Parks & Recreation

NAME	COMPANY
9	
10 Donna Butler	City Planning
10 GREG ROLAND	ENGINEERING DEPT.
11 Joanne Fitzwater	Planning
12 KENNEDY/KING	PEA
13 CECIL PERLAND	PEA
14 David Dellara	Greenfield Main Street/Tourism
15 Scott Sturgen	strategic Dev. Group
16 Sam Miller / Pat Jacobs	Architecture trio
17	
18	
19	



**Visionary Group Meeting - Greenfield Downtown Revitalization**  
 Project Number: 11017  
 Date: April 3, 2013

NAME	COMPANY
1. Mary White	Hancock County Community Foundation, Inc.
2. John Kennedy	Greenfield Parking Company
3. Walter Kosovich	Scuppernon/Main Street
4. Sarah Wolf	WOLF LAW FIRM, LLC MAIN STREET
5. Sarah E. Kestersow	Greenfield Main St. Downtown Revitalization Comm.
6. JAKE SCOTT	HCUB
7. Mike Dale	Hancock Co. Plan Comm.
8. DAVID STAN	Euhart Co / <del>GREENFIELD</del>

NAME	COMPANY
9. Ron Fritzsche	FRITZKE & DAVIS
10. Chris Baggot	TYLER Pond Farm
11. JIM SHELBY	COUNTY COUNCIL
12. JOHN PATTON	city council
13. Brandy Hendrickson	INDOT
14. Rob Matt	Hancock Regional Hospital
15. Linda Gellerst	Greenfield Central Schools
16. Jill Carr	Hancock Regional Hospital Parks Board, Planning Commission
17. David French	Hancock Regional Hospital Wellness Center
18. Robert Hunt	Creative Arts & Event Center
19. Greg Cross	Cross Creative Marketing gr.

NAME	COMPANY
20. CONNIE SCHMIDT	Hancock Co Arts & Cultural Council
21. Ellen Kuker	Greenfield Parks & Recreation
22. "SIRIP" KUKER	HANCOCK CITY ECON DEV.
23. Kathy Locke	Board of Works
24. Becky Riley	Greenfield Plan Comm.
25. Dan Riley	Riley Old Home Society/LEI
26. Ann Noack	City of Greenfield
27. Kathy Shuler	City of Greenfield
28. Jill Runkle	City of Greenfield
29. JUDY SWIFT	CITY COUNCIL GREENFIELD PARKING Co
30. Tim Hills	Ninestar Connect

<u>NAME</u>	<u>Company</u>
DAVIN SPENCER	NINE STAR CONSULTING
GREG ROLAND	ENGINEERING DEPT.
Mike Fleetwood	Keihin
Reeta Livengood	Greenfield Chamber
Brigitte S Cook Jones	JW Riley Home/HCHS
Jennifer Farmer	Leejen Commercial
Shae Kmickiewicz	Indiana Main Street/ D.C.R.A.
Tom Bellings	Attorney
Richard Pasco	Mayor
Nick Dearing	Vectren
Donna Butler	City of Gfield
JASON HERNING	CITY COUNCIL
Larry Breese	Clerk-Treasurer



# Appendix 4 Architectural Terms



## ARCHITECTURAL STYLES

**19th CENTURY FUNCTIONAL (1880-1910)**  
Characterized by a functional façade with limited exterior ornament often limited to brickwork. Character often derived from the grid fenestration pattern featuring large windows allowing for natural light and air to penetrate the building.

**FEDERAL (1790-1830)**  
Characterized by the use of Classical detailing such as pedimented door and window hoods.



Above: Federal style door hood

**ITALIANATE (1840-1885)**  
Characterized by two or three stories, low-pitched roof with wide projecting eaves supported by large brackets and elaborate cornices. Balanced facades often feature decorative bracketed window and door hoods. Large storefront windows with cast iron columns. Towers or turrets often incorporated into the design.



Above: Italianate example

**NEOCLASSICAL (1895-1950)**  
Characterized by meticulous detail with causally interpreted classical ornamentation and modest scale. Door often centrally located with symmetrical window placement. Use of elements such as colossal columns, porticos, pilasters, keystones, pedimented openings and dentils along the cornice.



Above: NeoClassical example

**ROMANESQUE REVIVAL (1880-1900)**  
Characterized by round arch door and window openings, a heaviness of appearance created by rock-faced stonework. Use of deep window reveals, asymmetrical facades, towers or turrets with conical roofs and porches with broad round arches supported by squat piers.



Above: Romanesque Revival example

**ACROTERION**

An architectural ornament placed on a flat base and mounted to the apex of a building. May take a variety of forms including a statue, tripod, disc, urn, palmette, triangle, etc.

**ANCHOR**

A metal clamp that prevents masonry from bulging, often decorative in appearance such as stars.

**ARCH**

A curved and sometimes pointed structural member used to span an opening. Types include: flat, Tudor, pointed, segmental, etc.

**BAND**

Any flat horizontal member that projects slightly from the surface of which it is a part; often used to mark a division in a wall.

**BEAM**

Principal horizontal structural member, primary function to carry loads such as floor joists or rafters.

**BRACKETS**

Projecting support members found under eaves or other overhangs; may be plain or decorated.



Above: Acroterion

**BRICK**

A usually rectangular building or paving unit made of fired clay.

**HEADER**

Bricks laid with their short end toward the face of a wall in a horizontal position.

**ROWLOCK**

Bricks laid with their short end toward the face of a wall in a vertical position.

**SOLDIER**

Bricks laid with their long end toward the face of a wall in a vertical position.

**CAPITAL**

The upper decorated portion of a column or pilaster on which the entablature rests.

**CLADDING**

Exterior wall coverings. Synonym: Siding

**COPING**

The protective uppermost course of a wall or parapet; projects beyond the wall surface to direct rain away from the building. Materials include: clay tile, stone, concrete or metal.



Above: Brackets and Cornice

**CORBEL**

A series of projecting masonry units, each stepped out further than one below it; most often found on walls and chimney stacks.

**CORNICE**

The projection at the top of a wall; the top course or molding of a wall when it serves a crowning member. Also refers to the upper projection of the entablature in classical architecture.

**COURSE**

A horizontal row of brick, stones or other masonry units.

**DENTIL**

Small square blocks found in a series on many cornices, moldings, etc.

**EAVE**

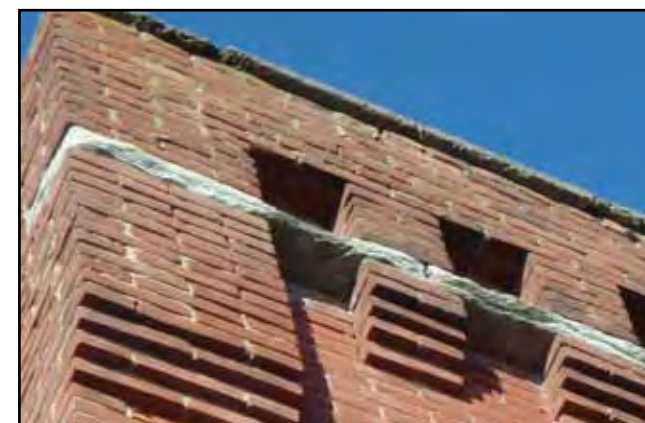
The portion of the roof which projects beyond the walls.

**EGG AND DART**

An egg-shaped ornament alternating with a dart-like ornament used on a decorative band.

**FAÇADE**

The principal face or front elevation of a building.



Above: Corbel

**FENESTRATION**

The arrangement of windows and other exterior openings on a building.

**HOOD**

A protective and sometimes decorative cover found over doors, windows, etc.

**KEystone**

A wedge shape stone found at the center of an arch.

**KICKPLATE**

Material at the bottom of a storefront or door. Used as a decorative element and/or to protect glass from being "kicked".

**LINTEL**

A horizontal structural member that supports a load over an opening; usually made of wood, stone or steel; may be exposed or obscured by wall covering.

**MORTAR**

A mixture of plaster, cement or lime with a fine aggregate and water; used for pointing and bonding bricks or stones.

**PARAPET**

A low wall or protective railing; often used around a balcony, or along the edge of a roof.



Above: Dentil



PILASTER

A rectangular column or shallow pier attached to a wall; quite frequently decorated to represent a classical column.

PRISM GLASS

Small glass blocks with one smooth side with ridges on the opposite side that reflect the light into the interior. Often used at storefront transom windows to project light deep into the space.

STOREFRONT

The side of a store facing a street, usually containing display windows.

TUCKPOINTING

The treatment of masonry joints by removing deteriorated mortar and filling in with a new mortar.

TURRET

A small tower; often located at the corner of a building.



Above: Egg and Dart



Above: Keystone

## WINDOW TERMS

AWNING

A window that is hinged at the top and swings outward.

BAY

A projecting window with an angular plan.

CASEMENT

A window sash that opens on hinges fixed to its vertical edge.

COUPLED

Two closely spaced windows that function independently but visually form a pair.

DOUBLE-HUNG

A window with two sashes, each movable.

FIXED

A fixed frame window that does not open.

MULLION

The vertical bar between coupled window of multiple windows.



Above: Double-hung windows

MUNTIN

One of the thin strips of wood used for holding panes of glass within a window.

ORIEL

A projecting bay window in an upper story of a building.

PANE

A single piece of window glass. Synonym: Light

SASH

The glass and framework of a window. May be moveable or fixed.

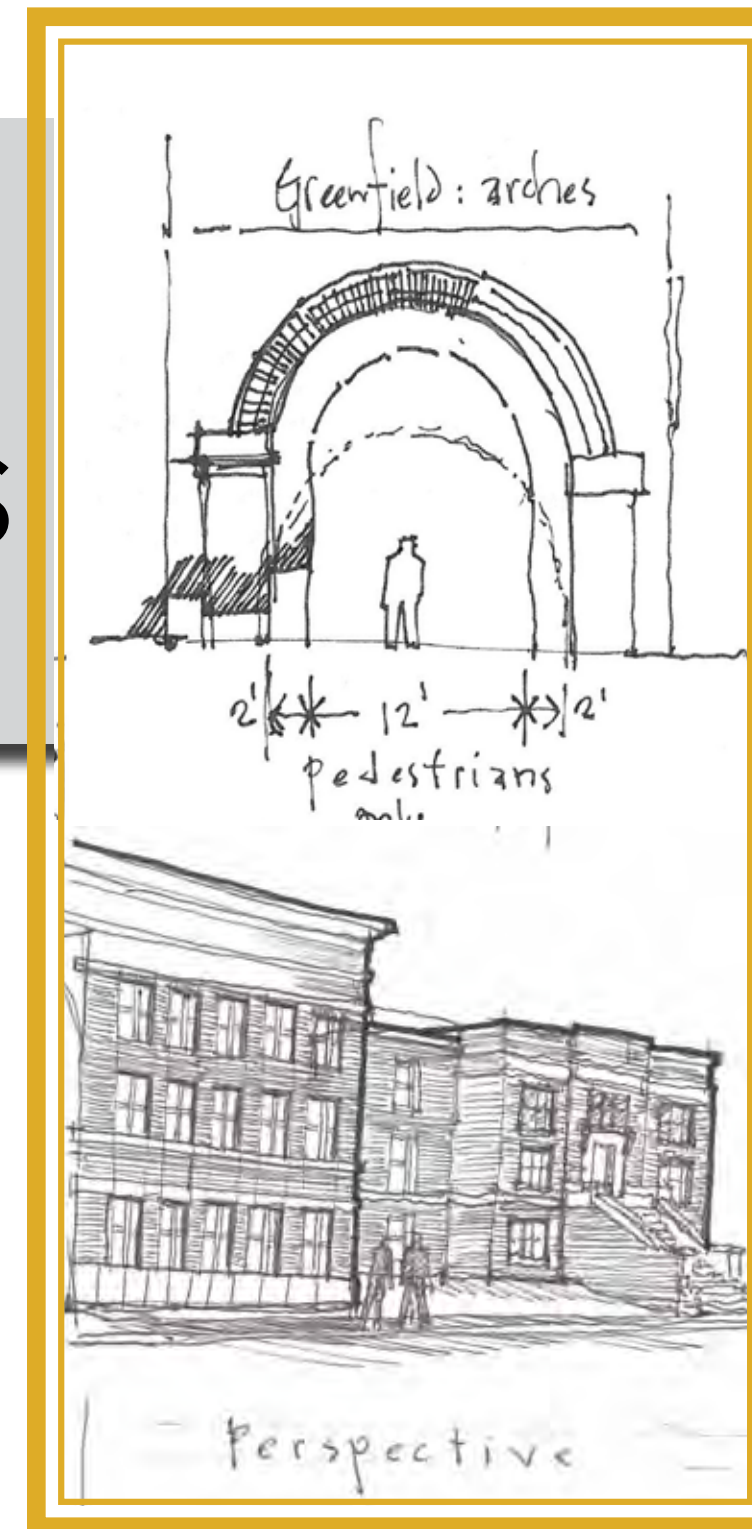
SIDELIGHT

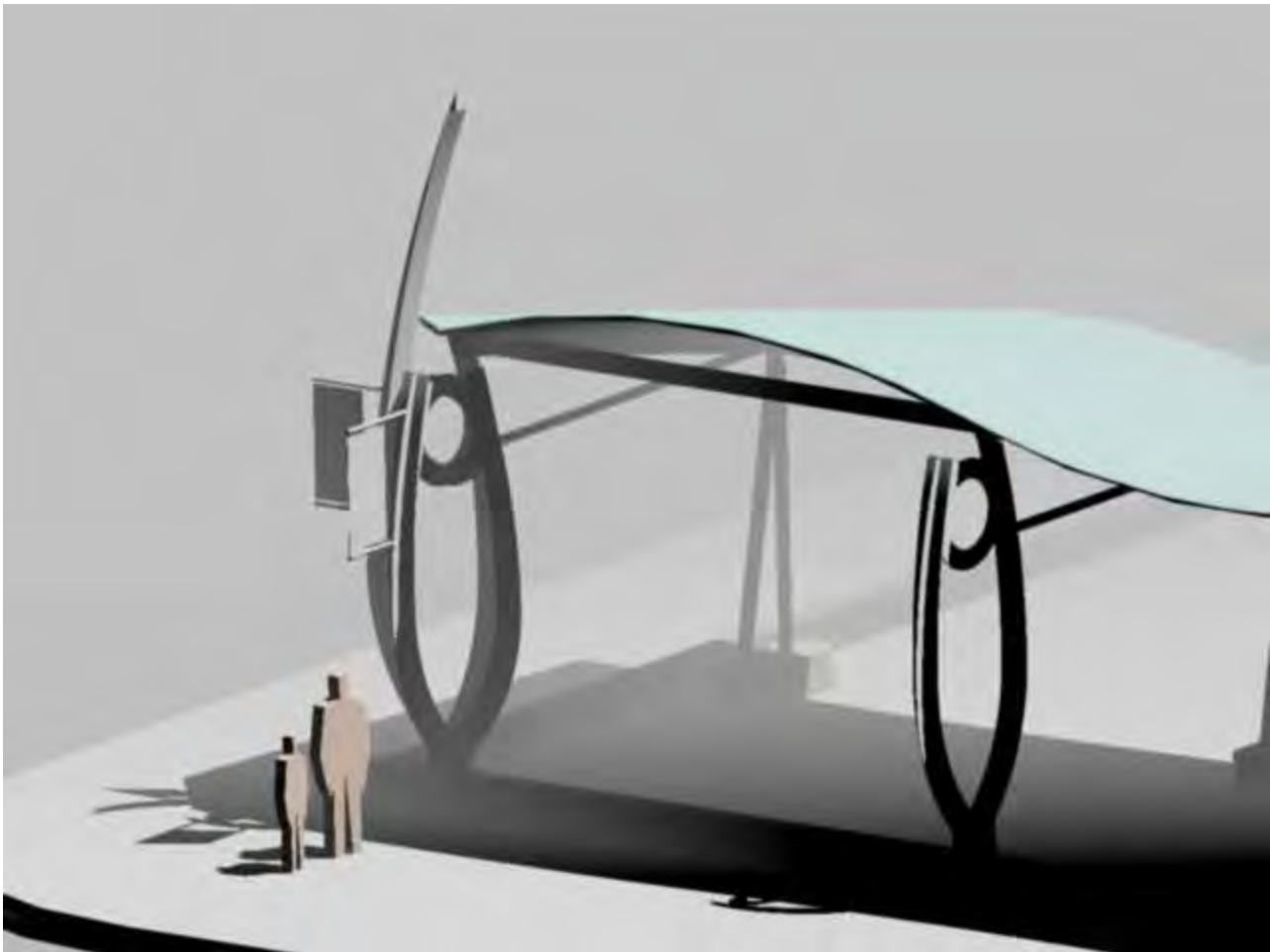
A long fixed sash located beside a door.

TRANSOM

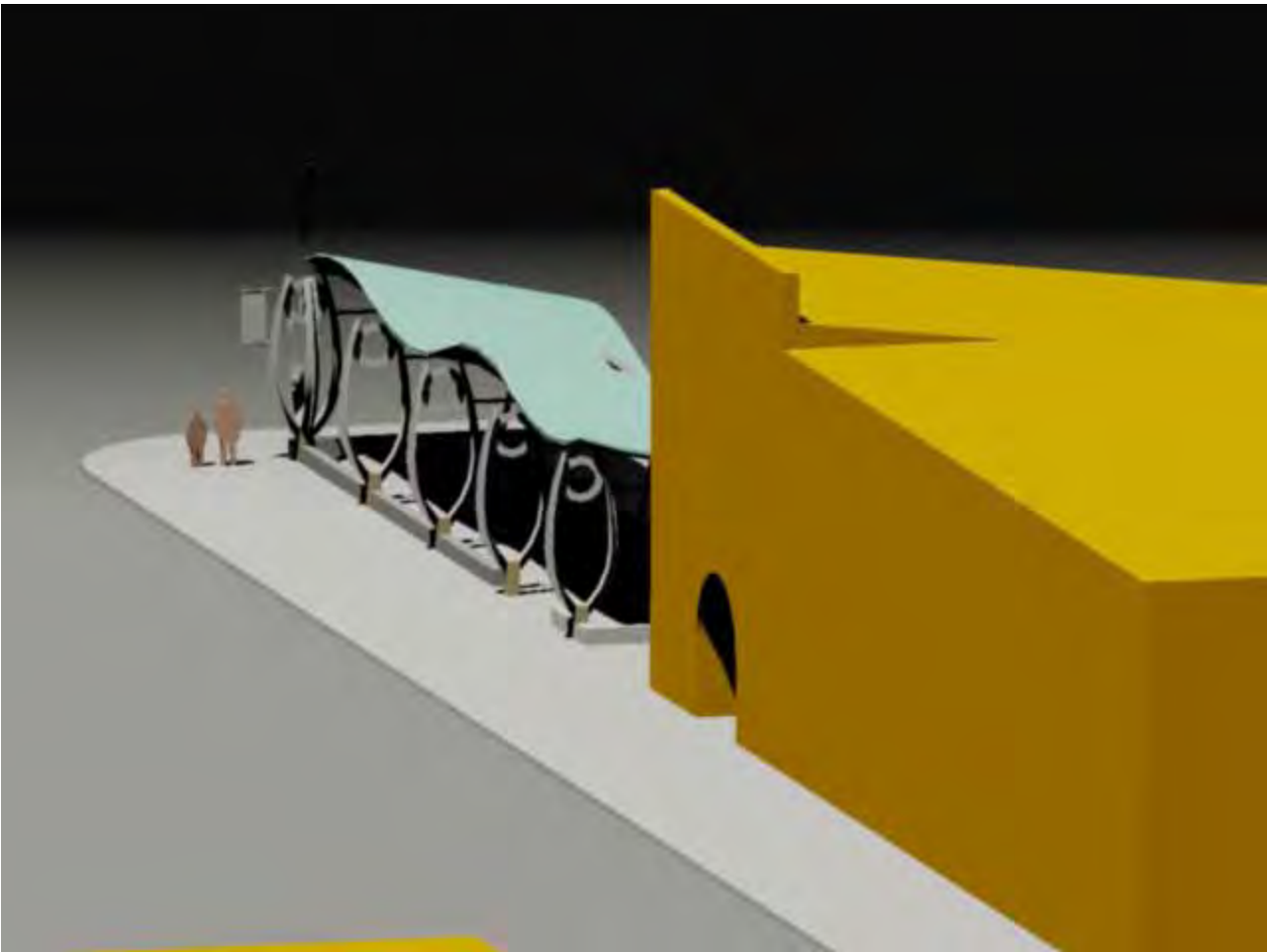
A small window above a door or other window.

# Appendix 5 Architectural Studies

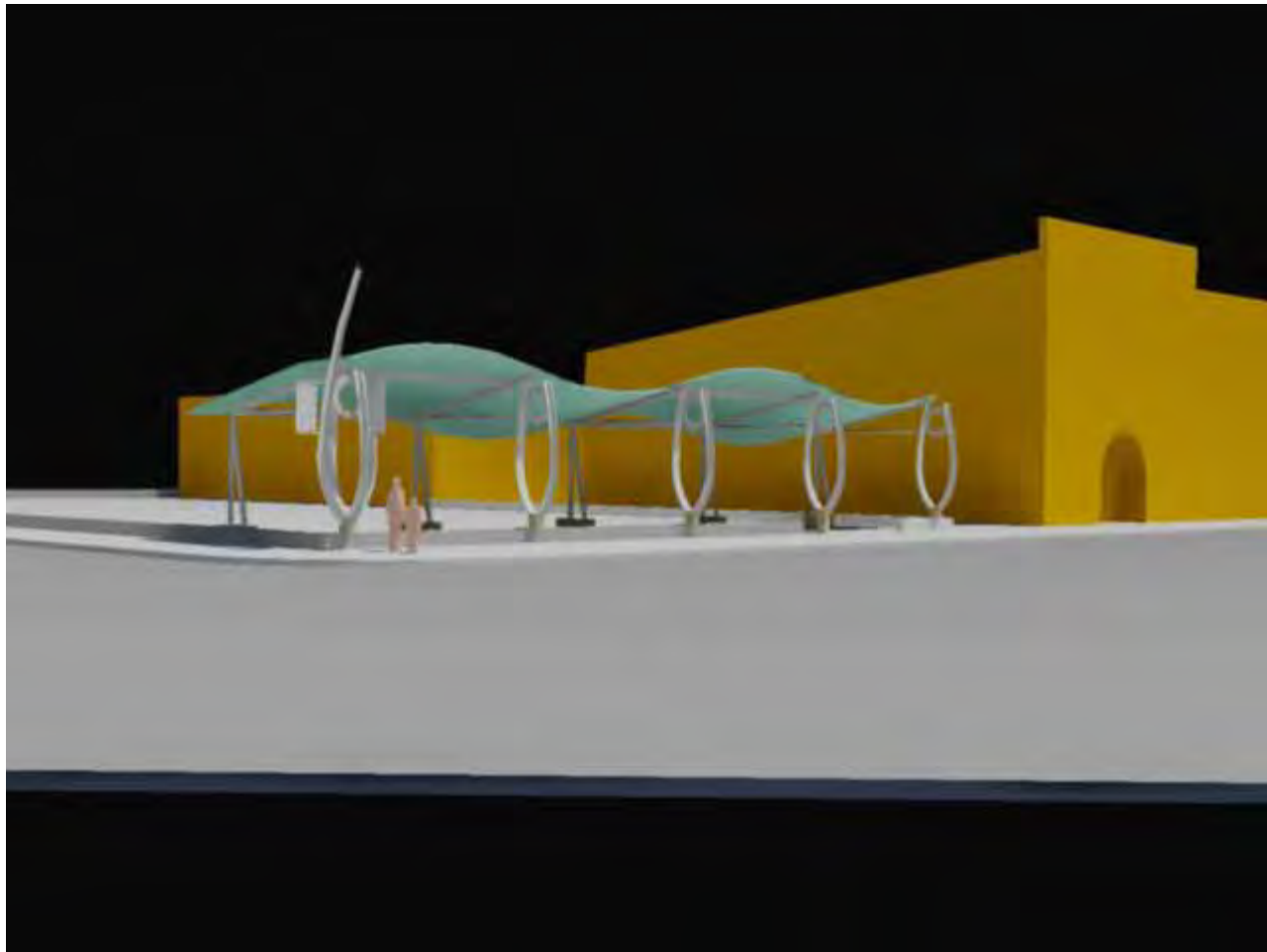




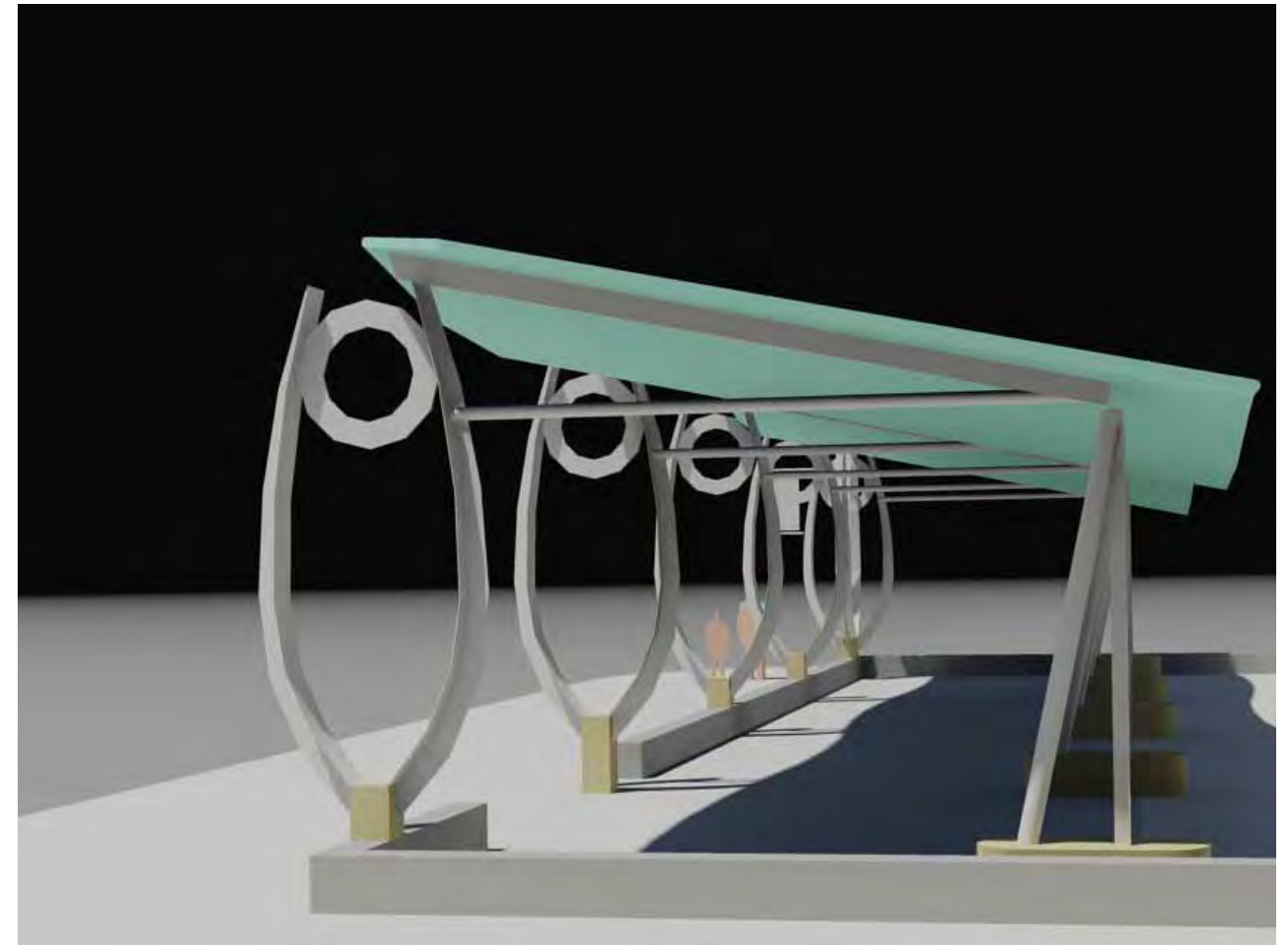
Above: Early North Street Market Shelter study detail.



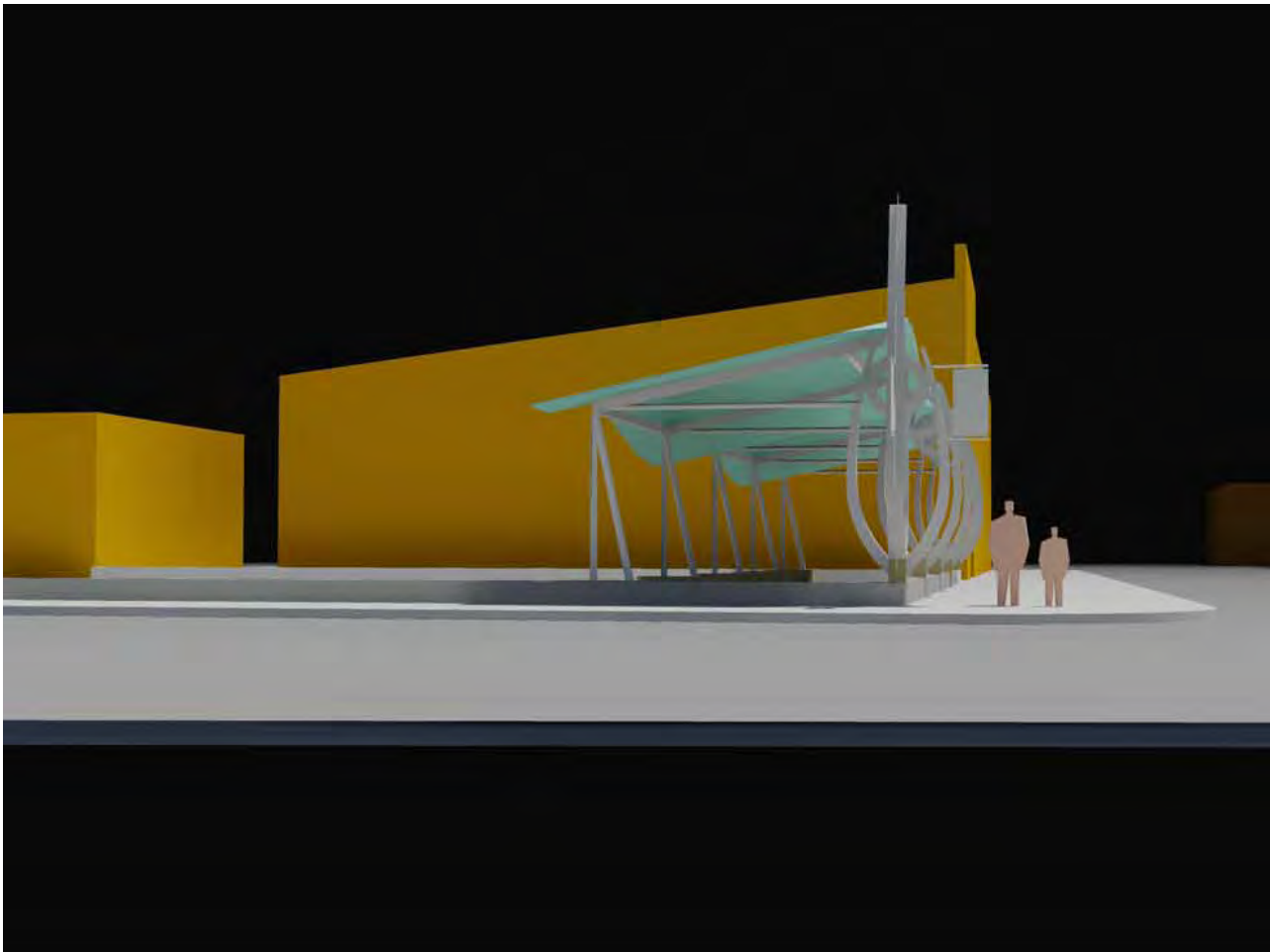
Above: North Street Market Shelter aerial looking north.



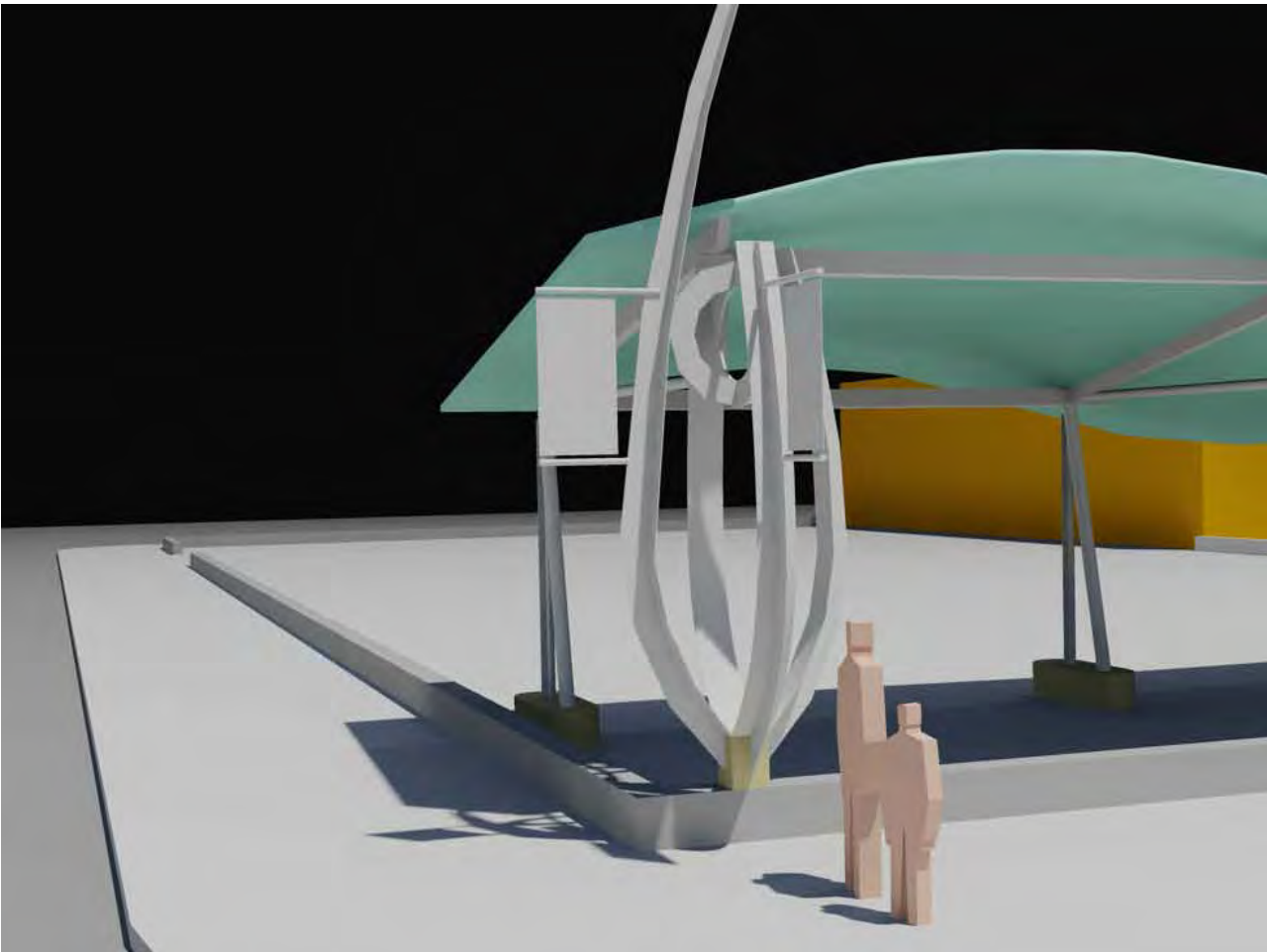
*Above: North Street Market Shelter street view looking east southeast.*



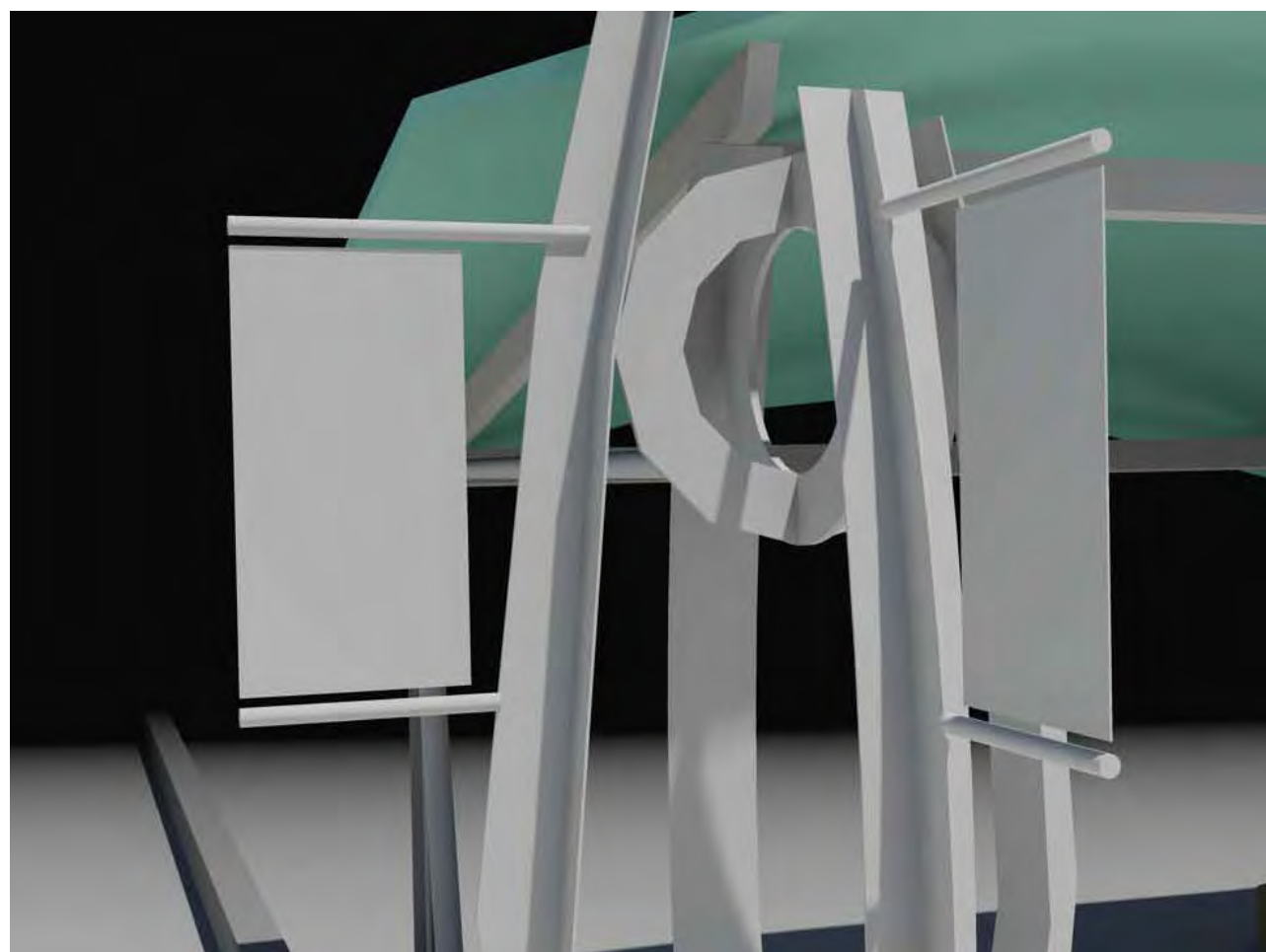
*Above: Early North Street Market Shelter study looking north on axis.*



Above: Early North Street Market Shelter study looking south.



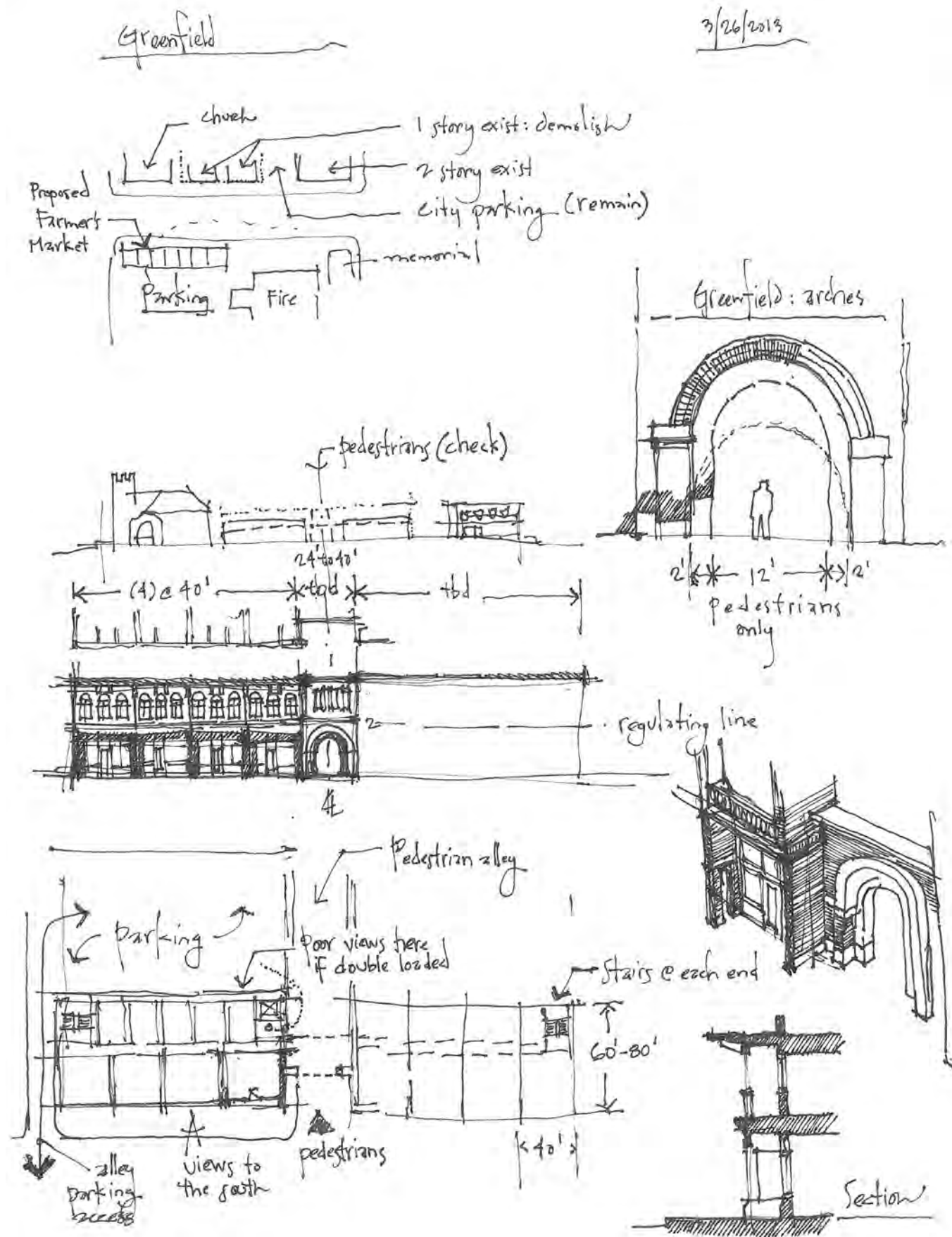
Above: Early North Street Market Shelter detail at corner.



*Above: Early North Street Market Shelter banner connection detail.*



Above: Early conceptual view of infill development proposed for South Street.



These sketches were early efforts to study potential architectural designs along South Street. Goals were to create a strong edge along the street, establish appropriate scale and take inspiration from Greenfield's existing architectural features like the beautiful arches employed in the design of the Courthouse.

Above: Sketch study of South Street infill.



# Appendix 6 Local Work Plans



*Above: Courthouse interior detail*

**Greenfield Main Street**

**Work Plans**

**Organization Committee:**

**Ongoing Project #1:** Telling Greenfield Main Street’s story

Who are we telling story to?

1. Public
2. Members and funders
3. Business/Building Owners
4. Other organizations
5. City

How are we going to tell our story better?

When?

Who would be responsible for?

Cost?

**Project 2:** Create Board, Committee, and Volunteer Recruitment packet

What is it? Create recruitment materials for Board members, Committee members, and volunteers.

What should it include?

1. Roles and Responsibilities
2. Hours of service
3. Event volunteer hours
4. Clear expectations

Tasks:

1. Development of materials
  - A. Volunteers
  - B. Board
  - C. Committee
2. Develop a strategy to get information out (develop an actual plan/approach to do this)

**Project 3:** 501 c 3 follow up

**Project 4:** Build partnerships with other entities within Greenfield and Hancock County

**Project 5:** Membership Drive

**Project 6:** Review bylaws

**Project 7:** Creation of Employee handbook and duties and responsibilities list

**Project 8:** Fundraising for organization

**Project 9:** Set up Committee and determine Chair(s) and Secretary

**Economic Restructuring Committee**

**Project 1:** Set up Committee, determine Chair(s), Secretary, and recruit members

**Project 2:** Continue Shop Local Campaign

**Project 3:** Work with Realtors on establishing a building inventory

**Project 4:** Determine incentives to bring in new business

**Project 5:** Set up Merchant meetings to determine needs of merchants and to develop a partnership with merchants

**Project 6:** Work with Small Business Development Center, Economic Development, Chamber, City to host workshops for small businesses: writing a business plan, etc.

**Project 7:** Work with others to develop a downtown living “plan”

**Project 8:** Work with Design Committee, City, and others to determine if there are any zoning issues, etc. that keep folks from opening a business downtown

**Promotion Committee**

**Project 1:** Determine Chair(s), Secretary, and recruit members

**Project 2:** Work with CVB to determine top visited list in Greenfield/downtown

**Project 3:** Plan a Children’s event on the courthouse plaza – perhaps a story time once a month in the summer?

**Project 4:** Quarterly Downtown Sale Days type of event

**Project 5:** Work on the promotion of a downtown living plan – maybe do a tour of ones that already have this?

**Project 6:** Work with ER Committee on merchant meetings

**Project 7:** National Road Garage Sale

**Project 8:** Work with Organization Committee on telling our story better

**Project 9:** Promote shopping downtown and the businesses

**Project 10:** Updated shopping map of downtown Greenfield and visitor destinations

**Design Committee**

**Project 1:** Continuation of façade program

**Project 2:** Work with City on projects that come from the Downtown

**Project 3:** Art plan for the downtown

**Project 4:** Historic markers

**Project 5:** Parking plan and project

**Project 6:** Work with City and others on zoning, etc.

**Project 7:** Signage Plan – gateways, pedestrian kiosks, parking lots, etc.

**Local Market Committee**

**Project 1:** Work with those responsible for Farmer’s Market to enhance what they are doing

**Project 2:** Promote Farmer’s Market

**Project 3:** Connecting healthy food with healthy living and creating a brand for Greenfield

**Key items of Focus for GMSI from Downtown Stakeholder meetings**

- Need more historic markers
- Better, more accessible visitor center
- No parking downtown. Need a parking management program
  - People want to park in front of the building they are going to.
  - Enforce parking limits
  - People familiar with downtown know parking is not an issue.
  - People visiting need a line of sight from public parking to destination. This is one reason why people don't like walking from the parking lots on the side streets.
- Courthouse Plaza is underutilized
- There is a dis-connect between people and food.
  - Root Beginnings was a good example but no longer in business.
  - Central Indiana Food Hub is coming. – online farmer's market.
  - Farm to Table community.
  - New farmers market downtown
- Need a connection to the hospital.
- How could Main Street talk to you?
  - Emails and text.
- Communication – people don't know what is going on or what the community has to offer. Should be a regional destination, minimally to the local county communities.

# Appendix 7 Sanborn Maps

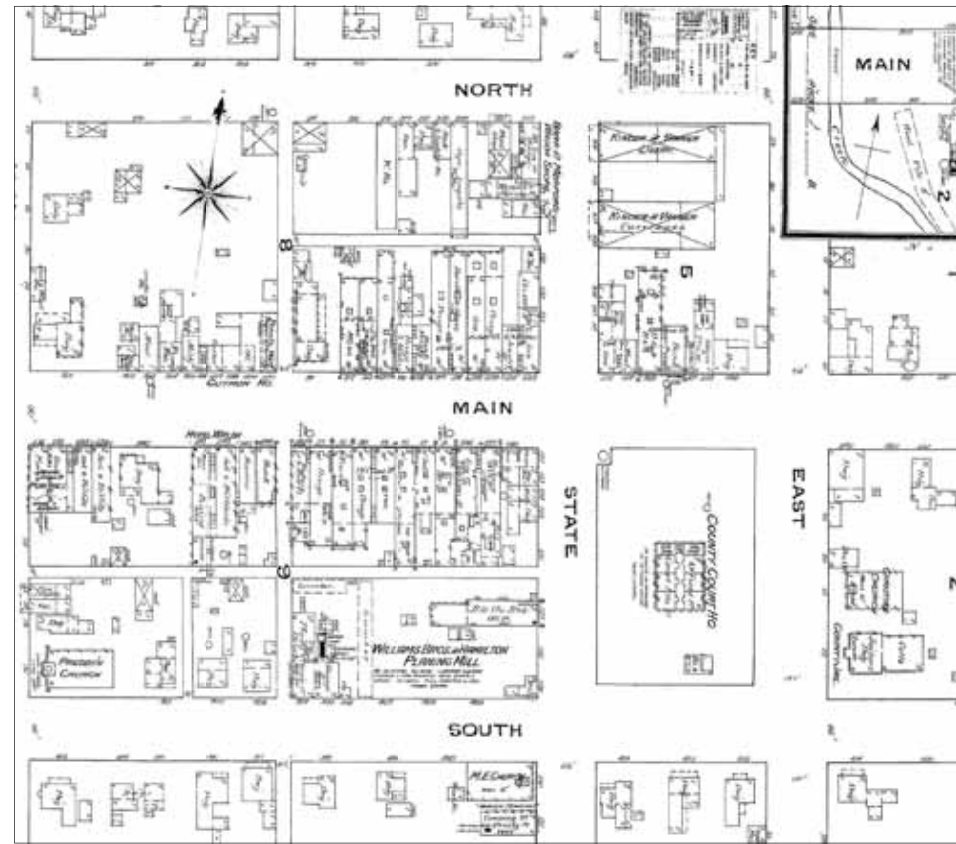


*Above: Courthouse stair detail*

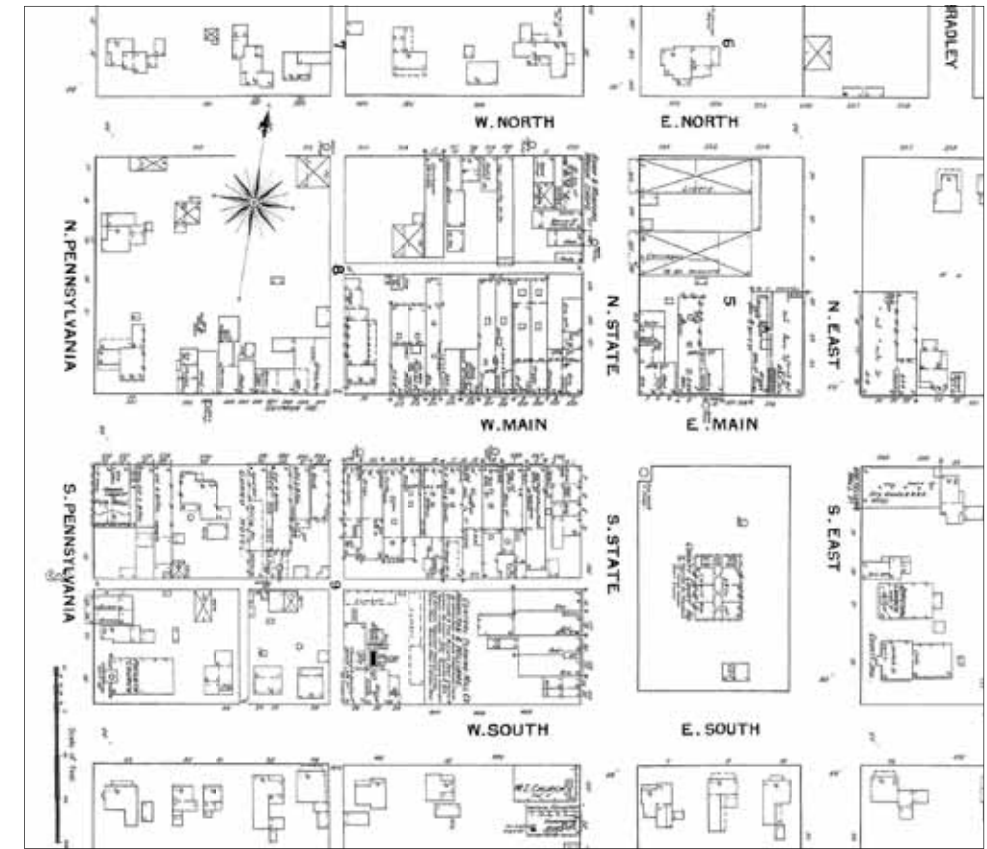
# Sanborn Maps

Sanborn Fire Insurance Maps were originally used for assessing fire insurance liability in urbanized areas of the United States. Today, these maps can be used to trace the development of Indiana municipalities from the 1880's through the middle of the 1950's. Each of these maps contains valuable historical tools because they include important information for each property. Sanborn Maps include building outlines, sizes, shapes, construction materials, heights, function and use, property boundaries, street width, and house numbers.

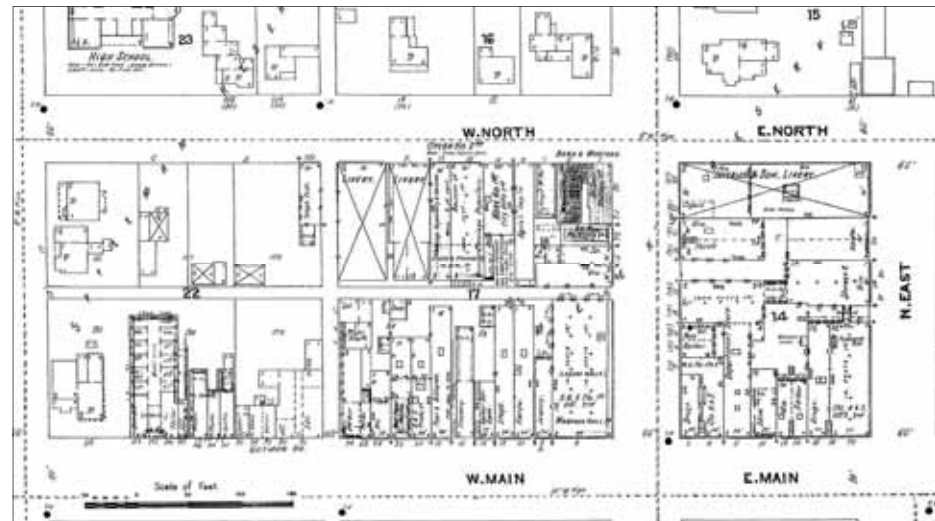
The Indiana State Library holds many of the state's Sanborn maps. The Indiana Collection inside the library holds many of the digitized maps.



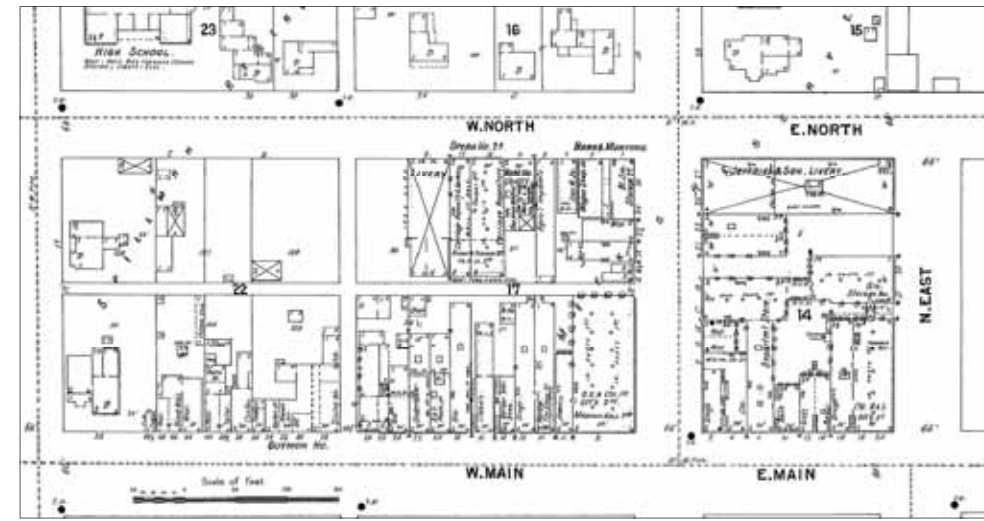
Sanborn Map— January 1886, Sheet 1



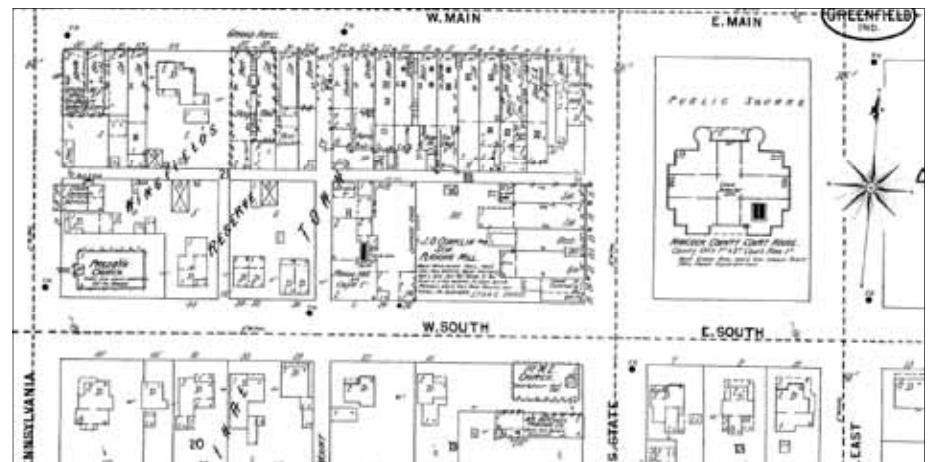
Sanborn Map— November 1892, Sheet 2



Sheet 3



Sheet 3



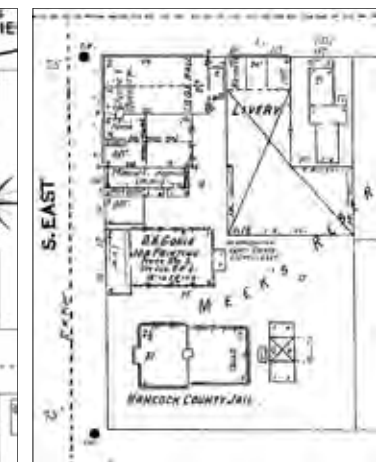
Sanborn Map- November 1900, Sheet 6



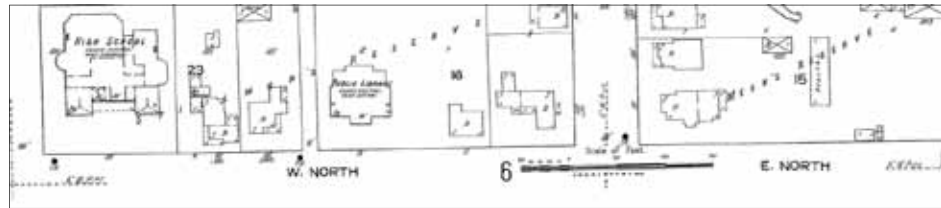
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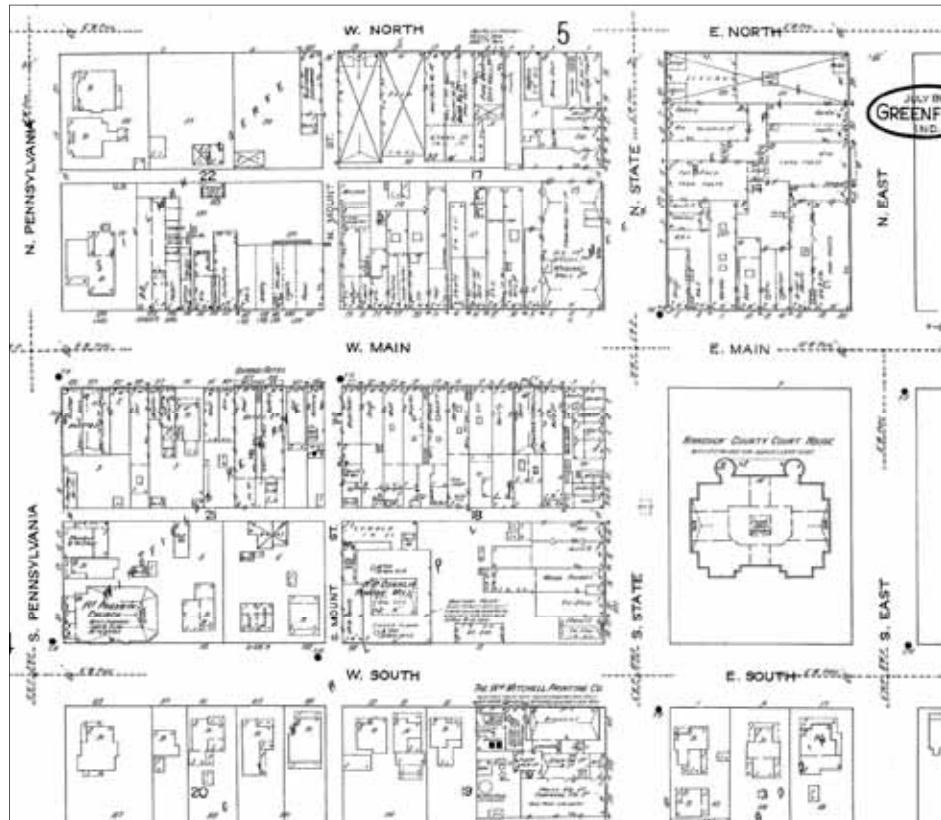
Sanborn Map- June 1906, Sheet 6



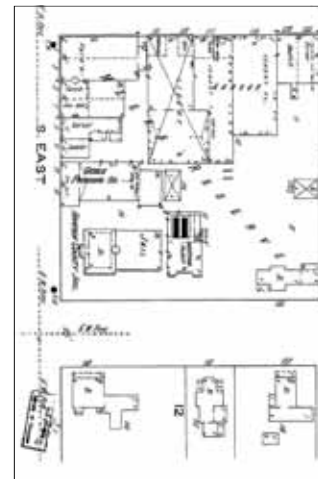
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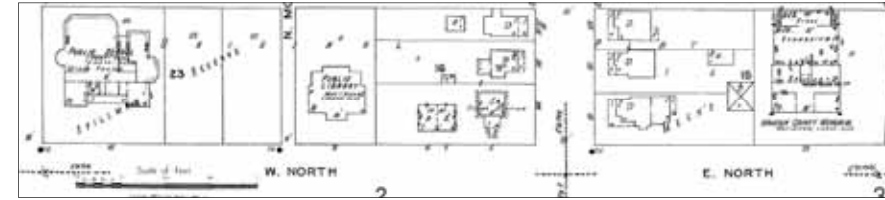
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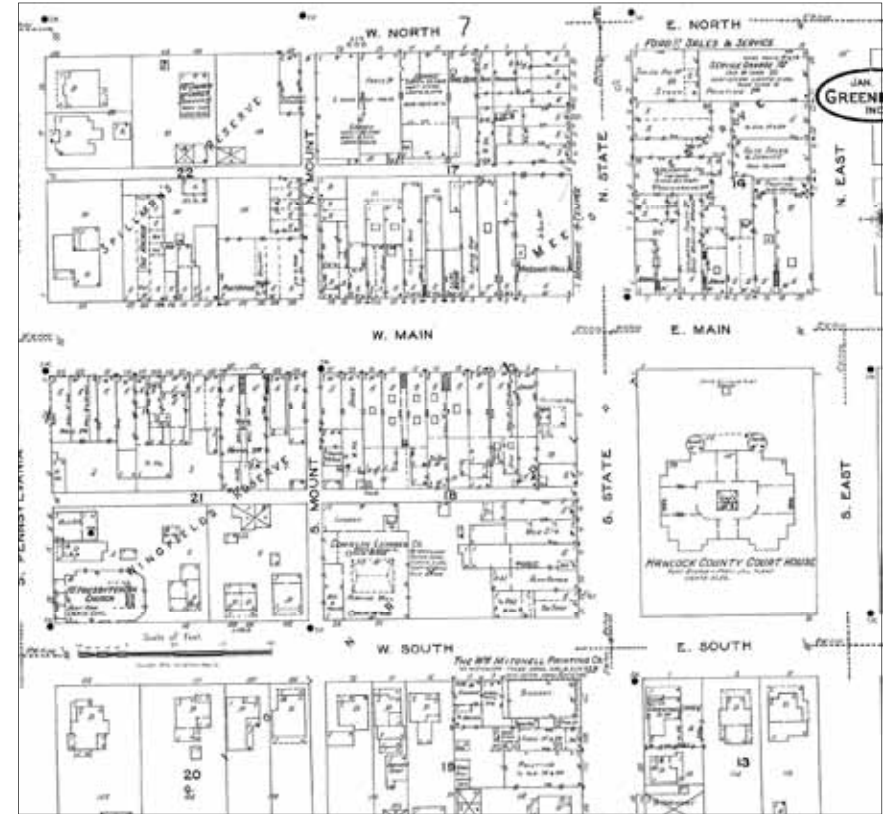
Sanborn Map— July 1914, Sheet 6



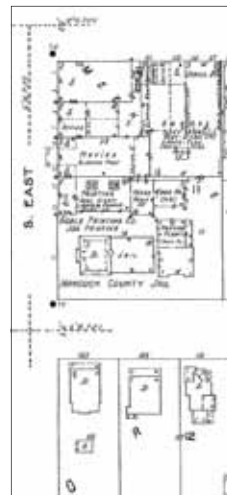
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Sheet 7

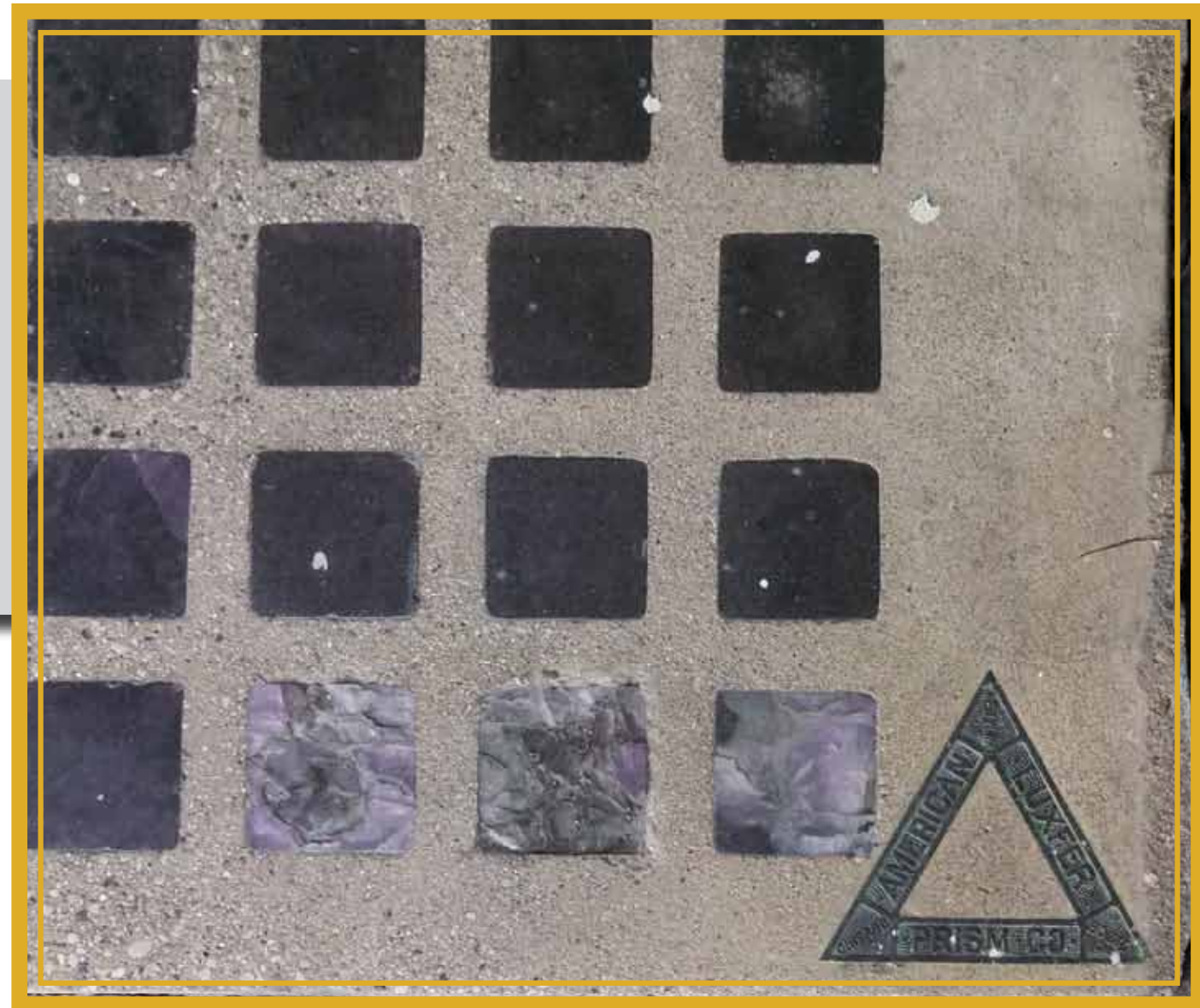


Sanborn Map— January 1927, Sheet 2



Sheet 3

# Appendix 8 FACADE COST PROJECTIONS



Above: Luxfer glass



# Façade Cost Projections

The following cost projections are based on prior façade restoration work in central Indiana. The pricing reflects a range of cost, high and low. Costs can vary widely depending on the economy, inflation, contractor work load, availability of materials, available trades, and similar projects in progress or occurring simultaneously.

In short, there are too many variables to ensure accuracy. Sometimes pricing is surprisingly low, other times costs are shockingly high. One strategy we recommend is to reserve an owner's contingency of 20%. This is good practice, particularly in historical restoration work where something unexpected always crops up.

The following spread sheets are presented in the same sequence as the facades in the Architectural Overview and Recommendations chapter. The scope of work is taken from the "Recommendations" notes provided for each façade and follows the same order.

<b>1 22 West Main Street</b>			
Scope of Work		Cost Ranges	
		Low	High
1	Move mural to side wall	\$800.00	\$1,200.00
2	Restore metal coping at cornice	\$2,400.00	\$2,800.00
3	Restore metal brackets at 2nd floor	\$600.00	\$750.00
4	New flashing at storefront cornice	\$800.00	\$1,000.00
5	Replace second floor windows	\$8,400.00	\$10,000.00
6	Remove metal masonry anchors	\$200.00	\$240.00
7	Masonry tuckpointing; 25% of wall	\$1,800.00	\$2,200.00
8	Restore storefront	\$20,000.00	\$24,000.00
9	Clean/remove loose paint; repaint	\$4,000.00	\$5,000.00
<b>TOTALS:</b>		<b>\$39,000.00</b>	<b>\$47,190.00</b>

<b>2 8 West Main Street</b>			
Scope of Work		Cost Ranges	
		Low	High
1	Remove/replace canopy	\$5,200.00	\$6,400.00
2	Repoint brick and stone	\$6,800.00	\$8,200.00
3	Remove metal anchors	\$200.00	\$240.00
4	Replace 2nd floor windows	\$4,200.00	\$5,000.00
5	Restore metal cornice	\$1,800.00	\$2,200.00
6	Restore existing storefront	\$6,000.00	\$7,200.00
<b>TOTALS:</b>		<b>\$24,200.00</b>	<b>\$29,240.00</b>

<b>3 21 West Main Street</b>			
Scope of Work		Cost Ranges	
		Low	High
1	Remove plywood panel	\$200.00	\$300.00
2	Restore 2nd floor windows	\$4,000.00	\$4,800.00
3	Paint storefront	\$600.00	\$750.00
4	Modify storefront	\$8,000.00	\$10,000.00
5	Restore and repair door	\$800.00	\$1,000.00
6	New decorative lighting	\$600.00	\$800.00
<b>TOTALS:</b>		<b>\$14,200.00</b>	<b>\$17,650.00</b>

<b>4 113 West Main Street</b>			
Scope of Work		Cost Ranges	
		Low	High
1	Remove metal anchors	\$200.00	\$240.00
2	Repoint masonry	\$1,600.00	\$2,000.00
3	Expose/restore storefront transom	\$10,000.00	\$12,000.00
4	Restore storefront kickplate	\$1,000.00	\$1,200.00
5	Restore Luxfer glass at entry	\$800.00	\$1,000.00
6	Reuse existing front door	\$200.00	\$240.00
7	Restore 2nd floor windows	\$5,000.00	\$6,000.00
8	Restore cornice and paint	\$2,000.00	\$2,400.00
9	Restore stair door	\$1,200.00	\$1,500.00
10	Provide new signs	\$600.00	\$800.00
<b>TOTALS:</b>		<b>\$22,600.00</b>	<b>\$27,380.00</b>

<b>5 2 East Main Street</b>			
	Scope of Work	Cost Ranges	
		Low	High
1	Add awnings at 1st floor	\$5,400.00	\$6,500.00
2	Restore 2nd floor windows	\$27,600.00	\$33,100.00
3	Open up masonry/add windows	\$18,000.00	\$21,600.00
4	Paint cornice	\$3,600.00	\$4,300.00
	<b>TOTALS:</b>	<b>\$54,600.00</b>	<b>\$65,500.00</b>

<b>6 3 American Legion Place</b>			
	Scope of Work	Cost Ranges	
		Low	High
1	New 2nd floor windows	\$15,400.00	\$18,500.00
2	Remove paint from cornice/repaint	\$2,000.00	\$2,400.00
3	Restore 1st floor transom	\$8,000.00	\$9,600.00
4	Restore storefront	\$24,000.00	\$29,000.00
5	Provide new window signage	\$1,200.00	\$1,500.00
6	Repair existing fire stair	\$2,400.00	\$2,900.00
7	Remove paint from brick/repaint	\$36,000.00	\$43,200.00
	<b>TOTALS:</b>	<b>\$89,000.00</b>	<b>\$107,100.00</b>

<b>7 9-11 American Legion Place</b>			
	Scope of Work	Cost Ranges	
		Low	High
1	Repoint brick	\$6,600.00	\$8,000.00
2	Rework upper façade masonry	\$24,000.00	\$29,000.00
3	Restore 2nd floor windows	\$8,400.00	\$10,000.00
4	Install new fabric awnings	\$1,800.00	\$2,200.00
5	New entry doors	\$3,600.00	\$4,400.00
6	New storefront	\$5,000.00	\$6,000.00
	<b>TOTALS:</b>	<b>\$49,400.00</b>	<b>\$59,600.00</b>