

A "special" meeting was held by the Historic District Board of Review on 7/07/97 at 5:30 p.m. in the City Hall Building, 101 W. Main Street. Dana Riddle, Chairperson, presided over the meeting with the following board members present: F. Gunter, K. Washer, R. Snodgrass, & D. Adams. Darryl Steinert & Elaine Patton were absent. Also present were: Steve Williams, Attorney; Jim Storm, Building Inspector; & Marlene Joslin, Secretary.

Dana stated the meeting is to discuss the Old Cotton Mill rehabilitation, to view the exterior plans for the North, South, East & West Elevations. I believe everyone received copies of the plans, if not, there are some in the hall for viewing. Will open this up to the audience first. Geo. Freeman, 102 E. Main Street, the elevators described as 150 FPM Hydraulic type what does that mean? Mr. Nichols said that is in reference to the speed and that is the number of feet per minute, a good rate of speed. There will be (5) elevators in the structure, explains what the elevators will accommodate. John Stacier, 523 E. 3rd Street, wondering about the condo's., be resident condo's. or time-share condo's. Mr. Nichols said they will all be for sale, no time sharing. All (22) condo's. will be for sale. Mary Clashman, 801 Fillmore Alley, concerned about the traffic pattern. Service entrance & a place where garbage will be picked up. Mr. Nichols said still the right of way of Baltimore Street. We plan for all our traffic to stay up on Baltimore. Don't intend to change Fillmore Alley. We own property on both sides of Baltimore. Mary wants to be sure that Fillmore is not blocked by unloading trucks. Mr. Nichols said they tried to search the title to see if any easements were granted to people on Fillmore or Baltimore at the time the streets were vacated. Baltimore was vacated in 1884 but another vacation on Fillmore as recent as 12 years ago. Couldn't find any easements pertaining to Baltimore or Fillmore residents. We would have 4, 5, or 6 deliveries daily. Will be quite a few deliveries but not semi-loads. Points out where deliveries will take place, where the loading dock is will be moved south and slightly to the east. Dana told Ms. Clashman & Mr. Nichols that this needs to be addressed in another arena, we are here to discuss only things that have to do with the Historic Board. John Galvin, area resident & HMI President, is Board of Review satisfied with the drawings that have been submitted, I think structure is inconsistent. Mr. Call, Architect, was present to answer Mr. Galvin's comments and any questions the board might have. Drawings were brought in the Council Chambers so everyone could see them as comments were made. Not a high gable roof, small pitch - will duplicate the character. John Galvin said when the drawings show one thing and the support material says something else. The garages were discussed, the salvage brick being used. Inconsistencies concern me very much John said. Need solid evidence of what will occur at the site since you will be making a decision tonight. Mr. Call said Mr. Galvin discussed inconsistencies last week and he is doing it again this week, I don't think there are very many of them, I will get specific about any of them. Explains changes requested and their intentions to do what was requested. All faces on lower level will be brick, upper level will be New England style. Salvaged brick will be used where possible. A lot of brick there. John Stacier ask about the garages, will there be 46 garages. Mr. Nichols said he thinks there will be 47, explains where the garages will be located, there will be 3 maintenance garages. All the garages are in the rear. There are two tiers of garages, a two-story elevator. There are (22) two-car garages belonging to the condo. owners. Will be about 2' higher than the old cotton storage building, I have been ask that question. J. Galvin mentioned the severe slope from 1st Street, Baltimore to St. Michaels, about 15'. How are cars going to get into 2nd floor levels? Mr. Nichols explained the entering and stopping of the garages. Be accomplished by entering off St. Michaels, no entrance off 1st Street. Both entries are on St. Michaels. Paul Davis, 716 Fillmore, was concerned about music, bar, etc. Mr. Nichols said the location that Mr. Davis is speaking of will be used as a sun deck when the pool is open. Closed in winter. There were several other comments but since there was another meeting scheduled for 6:30 p.m. Dana Riddle said she would read Mr. Steinerts letter to the board and then have a roll call vote. Dana read the letter and it was made a part of the record for filing. No further discussion - Roll call - All Approval votes with the exception of Dana Riddle who voted to Disapprove. Application granted as applied for (4) to (1).

BY ORDER OF THE HISTORIC BOARD OF REVIEW *Marlene Joslin* Marlene Joslin, Secy.