

ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Kenneth Luersen, http://www.townofhaymarket.org/ 15000 Washington Street, Suite 100 Haymarket, VA 20169

Wednesday, March 20, 2013

7:00 PM

Council Chambers

- 1. Call to Order
- 2. Citizens Time
- 3. Minutes Approval
 - a. Architectural Review Board Regular Meeting Feb 20, 2013 7:00 PM
- 4. Town Council Update
- 5. Planning Commission Update
- 6. New Business
- 7. Old Business
 - a. Sheetz Discussion
 - b. VDOT Proposals on Bridges
 - c. Historic District CLG
 - d. ARB Monthly Task List
- 8. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Kenneth Luersen, http://www.townofhaymarket.org/ 15000 Washington Street, Suite 100 Haymarket, VA 20169

Wednesday, February 20, 2013

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

called the meeting to order.

1. Call to Order

Sheila Jarboe: Absent, Chair Kenneth Luersen: Present, AlA John Parham: Present, Councilwoman Katherine Harnest: Present, Commissioner Ralph Ring: Present.

2. Citizens Time

No citizens spoke.

3. Minutes Approval

a. Architectural Review Board - Regular Meeting - Jan 16, 2013 7:00 PM Ring abstains

RESULT: ACCEPTED [3 TO 0]

MOVER: Katherine Harnest, Councilwoman

SECONDER: Ralph Ring, Commissioner

AYES: Kenneth Luersen, John Parham, Katherine Harnest

ABSTAIN: Ralph Ring **ABSENT:** Sheila Jarboe

4. Certificate of Appropriateness

a. 15009 Gossom Manor Place - Deck

RESULT: ADOPTED [UNANIMOUS]

MOVER: Katherine Harnest, Councilwoman

SECONDER: John Parham, AIA

AYES: Kenneth Luersen, John Parham, Katherine Harnest, Ralph Ring

ABSENT: Sheila Jarboe

b. 14711 Alexandras Keep Lane - Deck

Harnest questions spiral stairs. Do we allow spiral stairs? Luersen believes there is no problem with it.

Ring motions to approve with the amendment that the applicant can use either a wood structure or a black metal spiral staircase.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ralph Ring, Commissioner

SECONDER: Katherine Harnest, Councilwoman

AYES: Kenneth Luersen, John Parham, Katherine Harnest, Ralph Ring

ABSENT: Sheila Jarboe

5. Town Council Update

Harnest: Villages of Haymarket Phase II still in process Town Center Master Plan still in it's Planning phase.

Capital Improvement still in process.

Looking for RFP's on Old Post Office. Put out to bid

Will get to CLG in Old Business.

Luersen asks: ARB is an approval board for any type modification, not an enforcement board. Did make note of an email from Harnest with concerns about El Vaquero's awning, as it is torn and shredded. Will kick back to Clerk and staff for enforcement. Clerk will get in touch with the Business owner.

6. Planning Commission Update

Ring discusses the CLG that the Town Council tasked the Planning Commission to reduce the Historic overlay of the Town.

Ring refers to the last page in the packet, showing a revised map of the overlay, and explains how the PC got to it. The Statute says we need a reason for declaring something historic. They took all the town assets. Some communities border historic buildings.

They will create a zoning overlay district for those not in it. Town can still maintain control. But will just be a separate zoning district.

Those zones may not be something the ARB has control over, but the town still has control.

The main concern of the ARB is how it's implemented. The Town Council already has a lot on their plate, and this is what the Town has tasked the ARB to do. It's why it exists. Planning Commission will still review things, but that's not their function. Will they hire an architect? Very concerned about how this is implemented. What form will the Town maintain control? The Council or Planning Commission shouldn't have to worry about minute things such as colors. Would like to see ARB still have some sort of authority, or at least recommendations to take to PC and Council.

Ring says the motivating factor is CLG. If the Historic Overlay is not reduced, we cannot have the CLG period. In the Town we have 2 governing bodies. Most developments have their own HOA. We could potentially or eventually open ourselves up to a lawsuit. May not happen. But we're creating a conflict and a liability.

Harnest agrees having the CLG will open us up for potential grant funding for historically registered buildings. But we only have, 2 or 3 deemed historical? Is that worth having the CLG for and reducing the Historic Overlay?

ARB would like to still see most of the Historic overlay stay the same as it is now. Agrees that there are HOA's to govern the developments. But worried about the gateways to the Town, that they will be able to do what they want.

7. New Business

a. I-66 Widening Project - Bridges

Holly Montague, the Town's Engineer speaks on this project. VDOT is working on the 66 projects, and sent her an email asking for suggestions/concerns regarding the aesthetics of the bridges, and the pedestrian crossing. Look at color of the fencing and walkway.

ARB's interest is to keep it in line with the Town's colors, the dark green color. Would like it to stay unified. But will accept black if they need to go that way. On the color chart presented, 595-16492 would match well. For the concrete bridge and sound wall, black or green would fit well.

Would like surfaces to have the facade treatment.

The Public Hearing for I66/Rt 15 interchange is March 20th at battlefield high school.

8. Old Business

Ken talk about another new item. Bond release request from Piedmont Tire & Auto. They've completed all the modifications they applied for. Verified it was done. ARB is fine with it.

Task list discussed.

By laws on hold. Caboose on hold.

Welcome signs. Clerk received information from VDOT, their feedback. What was doable and what not doable. Next step is to sit down with sign makers and do designing and rough costing. Then show to council. We do have to come up with a graphical design.

CLG has already been discussed. On hold waiting for Council to tell ARB how to act.

Harnest and Ring will follow up with PC on verbiage on Historic overlay district. If there is verbiage.

- a. Task List
- b. VDOT Response on Signage
- c. CLG Historic Overlay Mp

9. Adjournment

Harnest motions to adjourn. Ring seconds.

Ayes: 4

Meeting adjourned



TO: Architectural Review Board

SUBJECT: Sheetz - Discussion

DATE: 03/20/13

Sheetz is back with changes from the last meeting with the ARB. Color changes as requested.

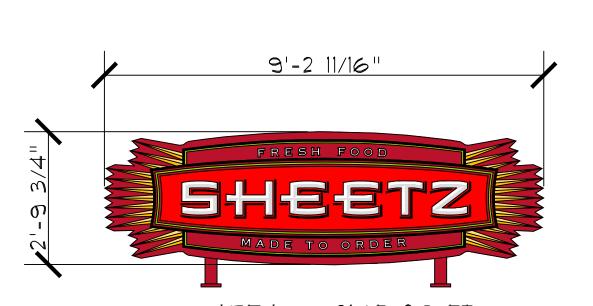
ATTACHMENTS:

- Sheetz Elevation A-9A (PDF)
- Sheetz Elevation A-9B (PDF)
- Sheetz Heritage AWNG (PDF)
- Sheetz example canopy (PDF)

FRONT ELEVATION SCALE: 1/4"=1'-0"



SIDE ELEVATION SCALE: 1/4"=1'-0"

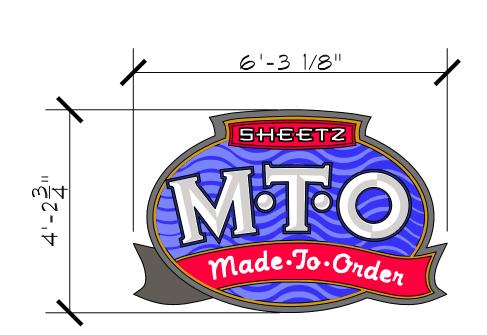


AREA = 21.65 SQ. FT. TYPICAL OF THREE

BY SIGN MANUFACTURER

BROS. Coffeez

> AREA = 16.78 SQ. FT. TYPICAL OF ONE



AREA = 21.47 SQ.FT TYPICAL OF ONE

LIGHTED BOLLARD SPECIFICATIONS

XBVRD-ID-LED-24-400-CW-UE-BRZ

- WEATHER TIGHT ALUMINUM CONSTRUCTION
- IMPACT RESISTANT ACRYLIC DIFFUSER
- 120 VOLT - FINISH: DARK BRONZE

MANUFACTURER:

LSI INDUSTRIES 10000 ALLIANCE ROAD CINCINNATI, OH 45242 513-793-3200 WWW.LSI-INDUSTRIES.COM

(SUPPLIED BY OWNER)

CANVAS AWNING SPECIFICATION: CANVAS NON-ILLUMINATED SHED STYLE AWNINGS FABRIC: WEATHERTYTE AS MANUFACTURED BY COOLEY COLOR: DARK RED

PAINT FRAME BRONZE ALL FABRIC AWNINGS ARE FURNISHED AND INSTALLED BY THE OWNER

ARCHITECTURAL CANOPY SPECIFICATION:

THE ARCHITECTURAL CANOPY IS MANUFACTURED BY MAPES, INC.. THE CANOPY IS FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING FLASHING AND COUNTER FLASHING WHERE THE CANOPY ATTACHES TO THE BUILDING MASONRY.

METAL COPING SPECIFICATION:

MANUFACTURER: PETERSON ALUMINUM CORP., (PAC-CLAD) COPING - TITE-LOC .050 ALUMINUM SIMILAR TO PAC PART NO. 1275 WITH A CUSTOM DIMENSION (A) OF 6". CORNERS TO BE QUICK-LOCKED COLOR: CARDINAL RED

EXTERIOR SEALANTS SPECIFICATION: MANUFACTURER : DOW CORNING * 790 SILCONE BUILDING SEALANT BUILDING CONTROL JOINTS - COLOR: RUSTIC BRICK

H.M. FRAMES - BRONZE

ARCHITECTURAL METAL SPECIFICATION:

ALL ARCHITECTURAL METALS ARE MANUFACTURED BY CITADEL ARCHITECTURAL PRODUCTS: 1-800-446-0828. ALL ARCHITECTURAL METALS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF THE METAL. MANSARD BROWN - .032 WITH PREMIUM SMOOTH KYNAR 500 FINISH :

GUTTERS AND DOWNSPOUTS REGAL RED - .032 WITH PREMIUM SMOOTH KYNAR 500 FINISH : COPING (IF CUSTOM FABRICATED) AWNINGS (TRIM & FLASHINGS)

MASONRY SPECIFICATION:

<u>BRICK :</u> ST. WINSOR ENGINEER BRICK AS MANUFACTURED BY GLEN GERY CORPORATION. GRADE SW DIMENSIONS: 3 5/8" x 2 3/4" x 7 5/8" -BRICK TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

MORTAR : BULK MORTAR PORTLAND CEMENT / LIME / EASY SPREAD TYPE N MEETING ASTM C270 STANDARD SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY. 1,800 PSI MINIMUM. COLOR - GRAY

RAW MATERIALS : LIME: HYDRATED LIME, ASTM C270, TYPE S FREE FROM CALCIUM SULFATE. SAND: ASTM C144, WASHED, NATURAL. WATER: CLEAN & POTABLE, FREE FROM HARMFUL AMOUNTS OF ACIDS, ALKALINE, ORGANIC MATERIALS, AND SALTS.

<u>JOINTS :</u> 3/8" JOINTS: TOOLED WITH GRAPEVINE STYLE JOINT.

STONE SPECIFICATION:

<u>STONE :</u> CULTURED STONE AS MANUFACTURED BY QUALITY STONE VENEER COLOR: POWDER RIDGE STYLE: OHIO DRYSTACK

MORTAR COLOR: GRAY STONE TO BE FURNISHED AND INSTALLED BY SHEETZ

STONE SILL: HEWN STANDARD SILL COLOR: SIENNA <u>SUPPLIER:</u> QUALITY STONE VENEER

50 REFTON ROAD REFTON, PA. 17568 PHONE: 717-786-3229 FAX: 717-786-4038 CONTACT: DUSTIN MARTIN CELL PHONE: 302-363-6379 E-MAIL: dustin.martin@quakitystoneveneer.com

3-14-13 DRAWN BY: KJW,NMI FILENAME: A-9A-9B

1/4"=1'-0"

 $\frac{Q}{T} = \begin{bmatrix} \frac{Q}{T} & \frac{Z}{T} \\ \frac{Z}{T} & \frac{Z}{T} \end{bmatrix}$

 $\triangle = 9 \triangle$

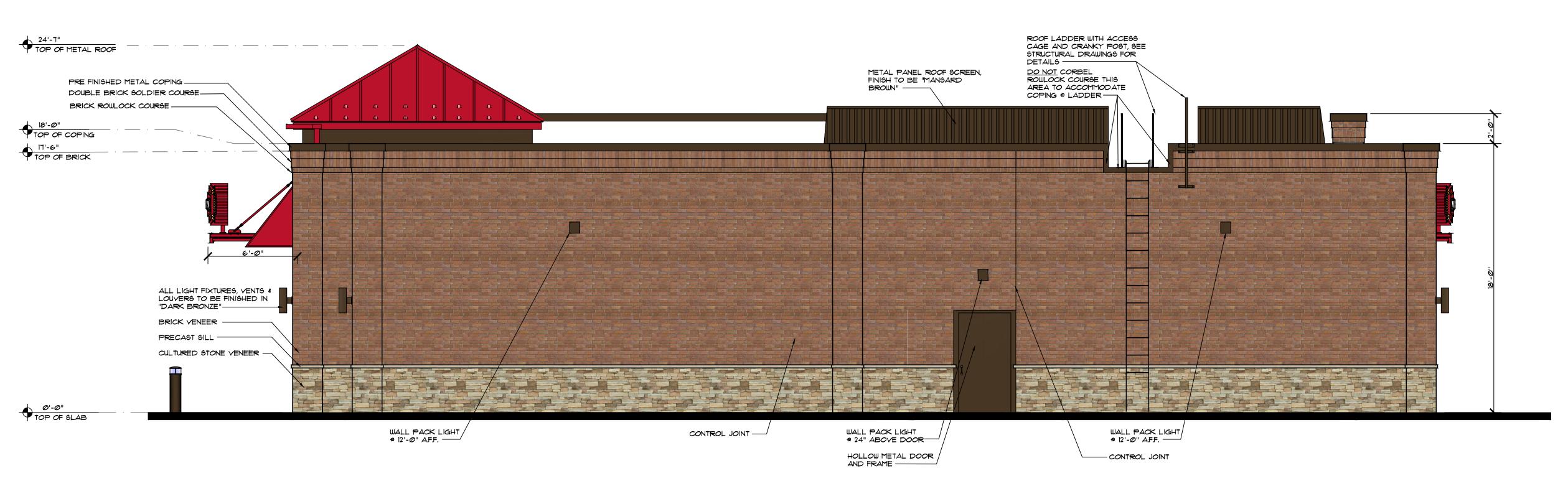
SCALE:

DATE:

SHEETZ INCORPORATED 5700 SIXTH AVENUE ALTOONA PENNSYLVANIA 16602 (814) 946-3611

 \coprod

REAR ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0" DATE BY DESCRIPTION

Store Design

SHEETZ INCORPORATED 5700 SIXTH AVENUE ALTOONA PENNSYLVANIA 16602 (814) 946-3611

SCALE: 1/4"=1'-∅"

DATE: 2-21-13

DRAWN BY: KJW

FILENAME: A-9A-B

G:\Sites\Proposed-Rebuilds\205-rebuild\original-building\A-9A-9B.dwg, 3/14/2013 4:19:27 PM





TO: Architectural Review Board SUBJECT: VDOT Proposals on Bridges

DATE: 03/20/13

Holly Montague will update the ARB on VDOT's proposal for the bridges. ARB had some input last month on these aesthetical features.

ATTACHMENTS:

• ARB Update bridge aesthetics - Holly (PDF)

Old Carolina Bridge Aesthetics Update

As a follow up to last month's meeting, the pedestrian bridge wire mesh that VDOT is proposing is like the photo below on the left. The cross bracing shown on the photo to the right is part of the bridge structure and is not what VDOT is proposing. VDOT is proposing the open top like the photo on the right.

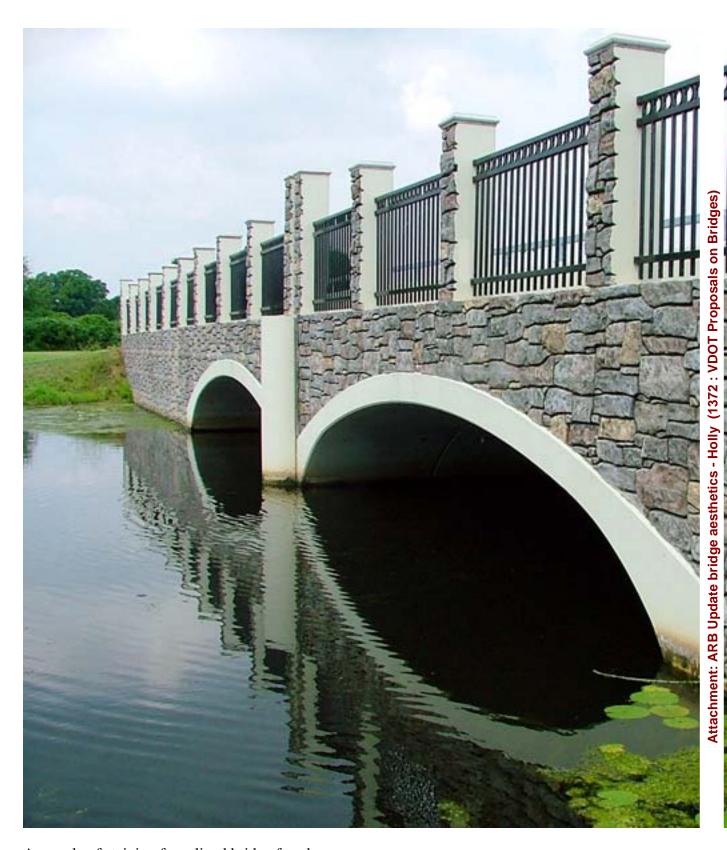




The bridge façade will have a base color and then have hand painted/sponged additional stain to replicate a natural stone pattern. Attached is a sample of what this treatment looks like (colors will not necessarily be what is shown in photo).

VDOT is still evaluating the request for the dark green paint for the light poles, rails, and wire mesh fence.

VDOT is also proposing to do similar aesthetics on the I-66/Rte 15 bridge.



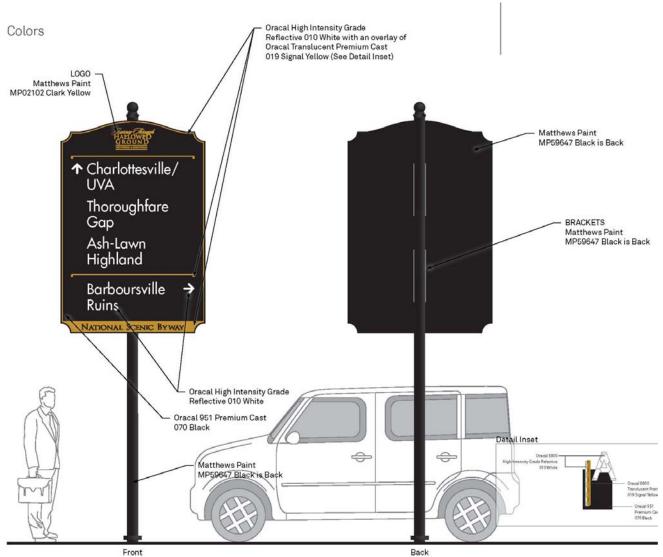
A sample of staining form lined bridge facade.

Haymarket Welcome Signs

As the ARB is planning Welcome Signs at the gateways to Haymarket, I want to make sure you are aware of the signs that Journey Through Hallowed Ground is proposing along Route 15. Attached is a sample of the signs that Journey Through Hallowed Ground is in the process of developing.

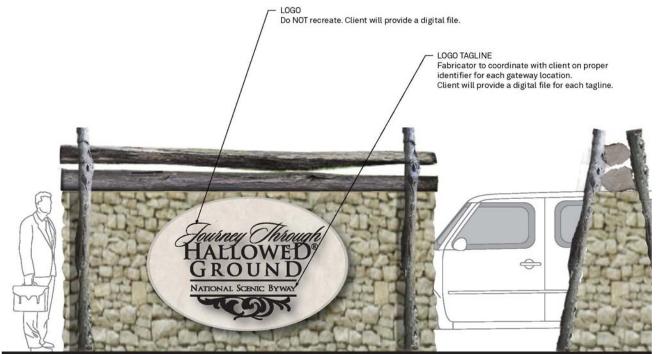
Representatives of Journey Through Hallowed Ground would like to speak to the ARB regarding their vision of the treatment along Route 15 and how adjacent communities could possibly incorporate the same branding. The representatives from Journey Through Hallowed Ground is evaluating her schedule to determine when she can come speak to the ARB.

Directional Signs:



Gateway Signs:

Graphics



Front Sic



TO: Architectural Review Board

SUBJECT: Historic District - CLG

DATE: 03/20/13

Ralph Ring will update the ARB on this item.

ATTACHMENTS:

• Historic District - Enabling Statute CLG (PDF)

The Virginia statute that enables the creation of the historic distract is § 15.2-2306 and can be found at the Virginia General Assembly Legislative Information System website.

http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-2306

§ 15.2-2306. Preservation of historical sites and architectural areas.

- A. 1. Any locality may adopt an ordinance setting forth the historic landmarks within the locality as established by the Virginia Board of Historic Resources, and any other buildings or structures within the locality having an important historic, architectural, archaeological or cultural interest, any historic areas within the locality as defined by § 15.2-2201, and areas of unique architectural value located within designated conservation, rehabilitation or redevelopment districts, amending the existing zoning ordinance and delineating one or more historic districts, adjacent to such landmarks, buildings and structures, or encompassing such areas, or encompassing parcels of land contiguous to arterial streets or highways (as designated pursuant to Title 33.1, including § 33.1-41.1 of that title) found by the governing body to be significant routes of tourist access to the locality or to designated historic landmarks, buildings, structures or districts therein or in a contiguous locality. A governing body may provide in the ordinance that the applicant must submit documentation that any development in an area of the locality of known historical or archaeological significance will preserve or accommodate the historical or archaeological resources. An amendment of the zoning ordinance and the establishment of a district or districts shall be in accordance with the provisions of Article 7 (§ 15.2-2280 et seq.) of this chapter. The governing body may provide for a review board to administer the ordinance and may provide compensation to the board. The ordinance may include a provision that no building or structure, including signs, shall be erected, reconstructed, altered or restored within any such district unless approved by the review board or, on appeal, by the governing body of the locality as being architecturally compatible with the historic landmarks, buildings or structures therein.
- 2. Subject to the provisions of subdivision 3 of this subsection the governing body may provide in the ordinance that no historic landmark, building or structure within any district shall be razed, demolished or moved until the razing, demolition or moving thereof is approved by the review board, or, on appeal, by the governing body after consultation with the review board.
- 3. The governing body shall provide by ordinance for appeals to the circuit court for such locality from any final decision of the governing body pursuant to subdivisions 1 and 2 of this subsection and shall specify therein the parties entitled to appeal the decisions, which parties shall have the right to appeal to the circuit court for review by filing a petition at law, setting forth the alleged illegality of the action of the governing body, provided the petition is filed within thirty days after the final decision is rendered by the governing body. The filing of the petition shall stay the decision of the governing body pending the outcome of the appeal to the court, except that the filing of the petition shall not stay the decision of the governing body if the decision denies the right to raze or demolish a historic landmark, building or structure. The court may reverse or modify the decision of the governing body, in whole or in part, if it finds upon review that the decision of the governing body is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the governing body.

In addition to the right of appeal hereinabove set forth, the owner of a historic landmark, building or structure, the razing or demolition of which is subject to the provisions of subdivision 2 of this subsection, shall, as a matter of right, be entitled to raze or demolish such landmark, building or structure provided that: (i) he has applied to the governing body for such right, (ii) the owner has for the period of time set forth in the same schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell the landmark, building or structure, and the land pertaining thereto, to the locality or to any person, firm, corporation, government or agency thereof, or political subdivision or agency thereof, which gives reasonable

assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining thereto, and (iii) no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to the court from the decision of the governing body. whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows: three months when the offering price is less than \$25,000; four months when the offering price is \$25,000 or more but less than \$40,000; five months when the offering price is \$40,000 or more but less than \$55,000; six months when the offering price is \$55,000 or more but less than \$75,000; seven months when the offering price is \$75,000 or more but less than \$90,000; and twelve months when the offering price is \$90,000 or more.

4. The governing body is authorized to acquire in any legal manner any historic area, landmark, building or structure, land pertaining thereto, or any estate or interest therein which, in the opinion of the governing body should be acquired, preserved and maintained for the use, observation, education, pleasure and welfare of the people; provide for their renovation, preservation, maintenance, management and control as places of historic interest by a department of the locality or by a board, commission or agency specially established by ordinance for the purpose; charge or authorize the charging of compensation for the use thereof or admission thereto; lease, subject to such regulations as may be established by ordinance, any such area, property, lands or estate or interest therein so acquired upon the condition that the historic character of the area, landmark, building, structure or land shall be preserved and maintained; or to enter into contracts with any person, firm or corporation for the management, preservation, maintenance or operation of any such area, landmark, building, structure, land pertaining thereto or interest therein so acquired as a place of historic interest; however, the locality shall not use the right of condemnation under this subsection unless the historic value of such area, landmark, building, structure, land pertaining thereto, or estate or interest therein is about to be destroyed.

The authority to enter into contracts with any person, firm or corporation as stated above may include the creation, by ordinance, of a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands, or estate owned or leased by the locality. Any leases or contracts entered into under this provision shall require that all maintenance and improvement be conducted in accordance with established treatment standards for historic landmarks, areas, buildings, and structures. For purposes of this section, leases or contracts that preserve historic landmarks, buildings, structures, or areas are deemed to be consistent with the purposes of use, observation, education, pleasure, and welfare of the people as stated above so long as the lease or contract provides for reasonable public access consistent with the property's nature and use. The Department of Historic Resources shall provide technical assistance to local governments, at their request, to assist in developing resident curator programs.

- B. Notwithstanding any contrary provision of law, general or special, in the City of Portsmouth no approval of any governmental agency or review board shall be required for the construction of a ramp to serve the handicapped at any structure designated pursuant to the provisions of this section.
- C. Any locality that establishes or expands a local historic district pursuant to this section shall identify and inventory all landmarks, buildings, or structures in the areas being considered for inclusion within the proposed district. Prior to adoption of an ordinance establishing or expanding

a local historic district, the locality shall (i) provide for public input from the community and affected property owners in accordance with § 15.2-2204; (ii) establish written criteria to be used to determine which properties should be included within a local historic district; and (iii) review the inventory and the criteria to determine which properties in the areas being considered for inclusion within the proposed district meet the criteria to be included in a local historic district. Local historic district boundaries may be adjusted to exclude properties along the perimeter that do not meet the criteria. The locality shall include only the geographical areas in a local historic district where a majority of the properties meet the criteria established by the locality in accordance with this section. However, parcels of land contiguous to arterial streets or highways found by the governing body to be significant routes of tourist access to the locality or to designated historic landmarks, buildings, structures, or districts therein, or in a contiguous locality may be included in a local historic district notwithstanding the provisions of this subsection.



TO: Architectural Review Board

SUBJECT: ARB Monthly Task List

DATE: 03/20/13

Monthly Update.

ATTACHMENTS:

• Feb ARB Tasking List (PDF)

February ARB Tasking Status

Task Description	Owner	Date	Status	Chronologic Detail
By-Laws	Luersen/Schneider	Started Aug. 2012	On-Hold	???? – Task Created
By-Laws	Luersen/schilleluer	Aug. 2012	On-Hold	Aug. 2012 – Tabled 'til next meeting
				Sep. 2012 – Ken to meet with Marchant and lay out next steps to move forward
				Oct. 2012 – Ken to use Fairfax Co. And Roanoke by laws as base document. From ARB workshop recommendation, Ken to add CIOA to by-laws. Marchant to review and vet for board review in Dec. 2012
				Nov. 2012 – ARB By-Laws written and passed to Marchant to vet. Marchant said he should be able to complete by the December ARB meeting.
				Dec. 2012 – Task tabled for the holidays
				Jan. 2013 – Task tabled 'til April 2013 to allow for CLG decision.
Caboose Enhancement	Luersen/Preli	Aug. 2012	On-Hold	???? – Task Created
Project				Aug. 2012 – Tabled 'til next meeting
				Sep. 2012 – Ken to meet with Jennifer and lay out next steps to move forward
				Oct. 2012 – Ken and Jennifer met and concluded this task needed to be put on hold. Ken to reassess with Jennifer Apr. 2013
Welcome Signs at Town	Luersen	Aug. 2012	Open	???? – Task Created
entrance				Aug. 2012 – Tabled 'til next meeting
				Sep. 2012 – Board to review other towns signs via internet and prepare for Oct. 2012 concept discussion.
				Oct. 2012 – Concept Created. Ken to create formal ARB request package for town council. ARB review set for Nov. 2012. Packet submission to town council set for Dec. 2012 town meeting
				Nov. 2012 – ARB requested that town properties be included in

ARB Task List Page 1

February ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				package. ARB moved to submit document to Town council at the December TC meeting after changes are made. Dec. 2012 – Task tabled for the holidays Jan. 2013 – Town Council approved the concept and requested ARB to move forward with sign designs and costing. Next step. Get VDOT correspondence started and a list of road sign manufacturers. Feb. 2013 – Got feedback from VDOT to what concepts are possible and procedures to apply for right of way use. Also got POC's for Manassas' sign designer/builder. Asked Marchant to contact Leesburg to request cost for their stone sign structure on 15 at the south entrance.
Certified Local Government Communique	Harnest	Oct. 2012	On-Hold	 Oct. 2012 – Task Created. Kat to question TC if they are aware of CLG and what their stance is with regard to participating in the program. Nov. 2012 – CLG presented to Town Council at Nov. TC meeting. Town Council to review and make a decision. Table task and readdress Jan. 2013 to give TC time to review. Jan. 2013 – Town Council still waiting Planning Commission recommendation. PC addressed ARB stating that for CLG to occur, the Historic district will need to shrink and asked ARB for feedback. PC to make recommendations to TC at Feb. TC meeting Feb. 2013 – PC moving forward to recommend a reduced historic district with a gateway concept.