

# ***Architectural Review Board of the Julian Historic District***

## **MINUTES**

***Meeting Time:*** Tuesday, February 4, 2020 7:15 P.M

***Meeting Location:*** Julian Town Hall, downstairs

- I. Roll Call: Dackerman absent, excused.
  
- II. Approval of the Agenda: Motion: Steutel, Second: Arter – To approve the agenda. Passed unanimous.
  
- III. Approval of Minutes for January 2020 meeting: Motion: Zane, Second: Steutel – To approve the minutes with corrections. Passed unanimous.
  
- IV. Public Comment:
  1. Greg Creslow provided suggestions/corrections to signs for the former Sage Realty location (the new The Bad Apple Tattoo). Signs will be the same dimensions and font as the previous signs. The group commented that the aspect ratio is slightly stretched. It was suggested to make the text a bit taller and reduce letter spacing. Issue will be put on the agenda for the next month.
  2. Joseph Fares Lot A Road house is filing for a variance. A public notification will be sent out regarding the front yard setback. Fares is trying to correct the variance on the plans by creating a smaller front yard. Issue will go on the next month agenda along with fencing issues on Lot A Road.
  
- V. Action Items:
  - A. New Business
    1. Sherry Horton, Oakwood Creek, Signs: This item will be tabled until next month.
    2. Marta Sauter: Letters from County Codes Department
      - A) Stonewall Stores, 2000 Main St APN: 291-085-22, windows and signs: County states that the current windows are not in compliance with the ARB guidelines. County suggests a site plan waiver. Owner provided group with samples for new lighting. Motion: Steutel, Second: Zane – To approve of the gooseneck light fixtures. Passed unanimous. Motion: Brown, Second: Arter – To accept the new

light fixtures in black or white. Passed unanimous. Owner is still working on the issue regarding the windows.

B) Rongbranch, 2722 Washington St APN: 291-072-13 Signs and lighting: Letter from the County calls out the 3 signs attached to the building that do not have the required sign permits. Lighting permits for the signs are also not on record. County is asking the owner to get ARB approval and ask for a site plan waiver if needed. The group is unsure what the County's concerns are and asked the owner to get clarification.

3. Jesse Cruz: Julian Mountain Spa: Roof color: charcoal Hildreth House: re-roof shed to match house. Motion: Steutel, Second: Arter – To approve the charcoal color composition shingles. Passed unanimous.
4. Pat Brown: Site plan waiver for new residential construction on 2nd St. and Cape Horn. Cara Hopkins residence. Owners provided plans for the group to review. Motion: Steutel, Second: Arter – To approve the site plan waiver. Abstained: Brown. Passed unanimous.
5. Keith Usry: Shed repair at Porter House on Porter Lane. Front door appearance. No discussion
6. Kevin Hubble, Witch Creek School retaining wall appearance: Motion: Steutel, Second: Arter – To have Hubble come to the group with a compliant appearance solution for the retaining wall and provide samples of the compliant appearance that would be within the ARB guidelines. Passed unanimous.

#### B. Old Business:

1. Code enforcement: Group to choose 4 issues that are the most important ones for Code Enforcement to address.

Progress report on 1st item turned in last month: Julian Beer Company. The Codes Department wants specific details regarding JBC's noncompliance issues. Sherry Horton will create a more specific list; all buildings are currently not in compliance. Bailey House: additional railing for seating, cinderblock retaining wall; all exterior lighting are mercury vapor or LED lights; Barn: extended deck with Trex, steps have diamond plates; exterior "brewery" signs were not approved, trash cans are exposed, large picture window on side of restaurant; abandoned vehicle in front; rope lights on railings. Zerbe will email the list of JBC violations to Codes (with a note re: more violations to follow).

C. ARB Business and Committee Reports.

1. Public Relations Update: letterhead, email address, website, letters. Text from ARB manual was typed into a Word file – needs to be proofread.

VI. Requests for items to be included on the next agenda

VII. Adjourn at 8:52 pm.

To contact the Julian Historic District Architectural Review Board please contact Chairman Juli Zerbe at 760-445-1642 or email: [JulifromJulian@gmail.com](mailto:JulifromJulian@gmail.com)

Board Members: Juli Zerbe, Pat Brown, Tony Romano, Bobbi Zane, Brian Steutel, Scott Arter,  
Herb Dackerman