

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

## **Minutes**

***Meeting Time:*** Tuesday, February 2, 2021 7:00 P.M

***Meeting Location:*** Virtual Meeting Using Zoom

**I. Roll Call: 7:05 pm** All board members in attendance.

**II. Approval of the Agenda:** Motion: Steutel, Second Romano – To approve the agenda. Passed unanimous.

**III. Approval of Minutes for October 6, 2020 Meeting:** Motion: Romano, Second: Zane – To approve the minutes. Passed unanimous.

**IV. Public Comment.**

**IV. Action Items:**

**A. New Business**

1. Board Member terms

- a. Sherry Horton has been approved as the Chamber appointee to replace Herb Dackerman for Seat 6. The group is awaiting approval by the Board of Supervisors so that Horton will be officially able to vote and participate in the meetings.
- b. Seat 1 Bobbi Zane, Seat 3 Brian Steutel, Seat 4 Tony Romano, Seat 7 Patrick Brown all expire on January 4, 2021. All can continue to serve until reappointed. Please email Juli Zerbe if you wish to remain on the Board.
- c. Scott Arter is resigning Seat 5. Joseph Fares has volunteered to take over that seat. Once the Group receives his application, they will contact the Julian Planning Group for their approval. Fares will also talk to Planning Group to get their approval.

2. The Julian Beer Company has submitted their site plan to the group for review. Jessica Engelman and Jeremy Marsaglia attended the meeting. The group discussed their issues with the site plan to include the following:

- The railing on the Bailey House porch is not historically correct and the top portion needs to be addressed.
- The metal on the south side needs to be improved. The beer room walls would need to be a different material possibly stone (Julian schist).
- The railing in front of the middle building needs to be closed in with a standard railing like the others. Needs to have a historical appearance.
- The material for the shed roof (corrugated metal) on the south building is not compliant. The shed roof is higher than the existing building and is visible from Farmer Road.
- Lighting needs to be down cast and shielded. The light fixtures shown on the plan are not compliant with the guidelines. The plans show additional lighting being added to the Bailey House. Due to its historical significance, additional lighting cannot be added to that building. The current mercury lighting will need to be replaced.
- The sign on page A4 is not historically correct.
- The machinery on the roof is not shown in the drawings. The group would like the machinery to be hidden from view.
- The roofline was raised on the brewing room - this needs to be returned back to the original roofline. That roofline change was unpermitted.

Engelman will provide new site plans will be provided to the group to better represent the proposed changes. Dimensions and elevations will be added to show the comparison of rooflines, proposed corrugated fencing and the possible façade used to disguise the machinery. The revisions will be sent to the group prior to the next meeting to make sure they are acceptable. The enlargement of the parking lot as shown in the current set of plans will not be done. The signs not currently meeting the guidelines will be removed and replacement signage will be brought to the group for approval. Engelman and the Marsaglia explained that since the buildings are being used as commercial property, the railings are required. The owner, Engelman and the group discussed options for the railings. Engelman will measure the area again and provide the applicable County codes that require the railing.

Since the garage addition was not originally approved, the group will look into when it was built. Any additional changes to this building will need to be brought to the group for approval.

3. Julian Pie Company: 2229 Main St. Residence. Reroofing and changes to exterior of building. APN 291-072-01 Zerbe would like permission from the group to put the issue on the list to discuss with the County. The group had already agreed at a past meeting. Horton is trying to get a hold of Brad Hernandez or someone with the County to discuss the issue. Horton and Brown will try to track down someone. The group is supposed to receive a monthly report of the property issues that the County is pursuing. However, the group has not received the report for months.

4. Mark Towne: 2008 2<sup>nd</sup> St. APN 291-083-14 - Addition of 67 square feet of balcony and stairs. Brown and Zerbe reviewed the minor changes. The County chose to allow the Townes to proceed.

5. Stonewall Stores Signs not in compliance. Complaints for the sandwich sign owned by the antique store, the Mountain Beadworks store sign, Yogi Picnic Basket signs, Blanca's Hair Salon, Absolute Fitness signs. The owner of the antique store owner does not think that the group is being fair when it comes to his signs and those around him. The group discussed reviewing all of the signs there and sending a letter to the tenants and/or owner so that they are all being treated evenly. Due to the possibility of setting a precedence of checking all signs and since the meeting has gone late into the night, the group decided to table the issue until the next meeting.

#### **B. Old Business:**

1. Solar. Review letter composed by Romano to the County.

#### **C. ARB Business and Committee Reports.**

1. Sherry Horton. Update on County Code enforcement with regards to: Julian Beer Company, Sandwich Signs, Lighting, and other issues related to community compliance.

2. Manuals. The county has mailed us 20 copies of the manual and will send another 80 soon. The Chair is looking for ideas and an ARB volunteer to help distribute.

3. Brian Steutel. Progress on Manual Update. Awaiting grammatical and spelling corrections from Zane. Also waiting on the photos that need to be rescanned or repurchased. Steutel can arrange to pick up the manuals from Zerbe's office.

4. The chair is looking for ARB volunteers to: administer the virtual meetings, to develop an ARB website, to act as the secretary of the group.

**V. Correspondence review.** Letter from Jeremia Landis

#### **VII. Requests for items to be included on the next agenda**

**VIII. Adjourn:** Motion: Brown, Second: Zerbe – To adjourn the meeting at 9:06 pm. Passed unanimous.

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, Sherry Horton