

Architectural Review Board of the Julian Historic District

MINUTES

Meeting Date: Tuesday May 4, 2021

Time: 7:00 PM

Location: Julian Town Hall lower level

Protocol: Masks and social distancing required.

I. Roll Call 7pm; all members present

II. Approval of the Agenda - Motion: Steutel Second: Romano - To approve the agenda with revisions. Passed unanimously.

III. Approval of Minutes for April 6, 2021 meeting. 1 Change to Bodnar residence the pitch needs to be more not less. Solar panels that are not visible or resemble shingles. 2 Bank building: the addition can extend the current architecture – does not have to be historical. Motion: Zane, Second: Fares – To approve minutes with changes. Passed unanimously.

IV. Public Comment.

V. ARB Business and Committee Reports.

- A. Guidelines upgrade: update, Brian Steutel. Zane will proof the transcription of the guidelines and get it back to Steutel.
- B. The chair is looking for an ARB volunteer or community member who will act as secretary. County does not provide group with funding.
- C. ARB website development update: Juli Zerbe - Due to time and business constraints, Zerbe has been unable to coordinate with Rene Wischusen. Nicholas Califf has offered to help. The group is interested in setting up a website that will display protected photos. The photos are copyrighted and the group does not have the permission to distribute them.
- D. Board member terms. Seats 1, 3, 4, and 7 all need reappointment by the Board of Supervisors. All 4 seats have indicated that they would like to continue as members. We are waiting on Tony Romano to give me his application. We are waiting on notice from the Chamber to reappoint Bobbi or appoint another member.
 - Seat 1: Bobbi Zane,
 - Seat 3: Brian Steutel,
 - Seat 4: Tony Romano,
 - Seat 7: Pat Brown

The group is waiting for the approve minutes to show the reappointment by the Board of Supervisors.

VI. Action Items:

A. New Business

- 1. 2308 "C" Street. APN:250-090-41 Residence. Nicholas Califf. Paint colors and deck repair. Paint colors for the deck expansion are dark blue and dark grey for the trim. Owner is also interested in using the

Tesla solar tile and transforming the roof of the carport into a deck expansion. No plans for lighting. The building does not have any historical significance. Motion: Romano, Second: Sherry - To accept the proposed paint colors, deck expansion and solar tiles. Passed unanimously.

2. Julian Café awning rebuild. 2112 Main St APN: 291-085-05 Adjacent business owners concerned about awning supports in sidewalk. Lori Sorbo (The Olde Goat) is concerned about residents and visitors who could be injured by the awning that is in need of repair. Romano noted that the group is not responsible for structural concerns. The group can only speak to the building design. The group suggested that the concerned business owners contact the County.

B. Old Business:

1. Philippe Bodnar and Rene Wischusen 2748 Highway 79 APN: 291-410-08 Residence plans. The group reviewed the revised plans. Ponderosa Pine colored board and batten. The group suggested bringing the board and batten all the way down to the ground to satisfy the historical look.
2. Blanc House, 2603 "C" St. Adam Dailey APN 291-087-01 Seeking approval for fencing that has already been constructed. Also continued work on the structure without ARB review. Romano is working with Mr. Dailey. Fencing: The fence has been extended around the perimeter of the building and it does not follow the historical guidelines. The fence should be constructed of flat boards, with no cap and the structure of the fence should be facing the interior. Lean To/Shed Addition: The roof line was raised. Windows: The double hung windows replaced the historic windows in the front. The side windows have been removed as well. The metal roof was replaced. The group asked the owner to repair what he can and save with is available. The owner is under administrative review with the County. Motion: Brown, Second: Fares - The owner has to restore the building to the former historic state. The owner is required to appear before the group to show that changes were made. Passed unanimously.
3. 2033 Main St. Old Bank Building. Corner of Main and "B" St. APN: 291-077-10 Janet Tropea designer for project sent conceptual designs for each member of the ARB - Not present
4. Julian Beer Company, Jeremy Marsaglia, 2315 Main St. APN 291-040-67 Original Historic Bailey House and Silvers Store. Site Plan review progress. Tesla Solar Panels –
 - Silvers Store: Owner will use the existing chimney. The plan does not show the chimney to scale. When the owner brings the final plans, they need to show materials and colors. The group suggested installing the sign to extend down towards the roof to hide the appliances.
 - Bailey House: The group reviewed the plans of the additional structure/utility room. Suggestions included using board and batten siding or corrugated metal, needs to have a barn or shed style look similar to other structures in the historic period, remove the windows. The group discussed the history of the plans that had been brought to the board. A previous plan from 2016 showed a lean-to on the front of the barn building. The owner has provided a variety of site plans with changes and amendments.
 - Garage: Owner is offering to remove the pop-up structure, fix the building by making it look more like a shed by using new siding, fixing the roofline. Group asked for a site plan showing the changes for this structure as well.
 - Deck: The deck is not in keeping with the historic aspect. The building of the deck was never approved; discussion has been around the railing. Owner will not remove the deck however, he can make changes to the railing and other small details. The existing elevated deck will have to be addressed at some point.

5. Sherry Horton. Update on County Code enforcement with regards to: Signage, Lighting, and properties making changes without ARB approval. Properties currently of ARB concern: the Julian Pie Company, the Ranchita Del Reo buildings and trailer, Ramco Gas Station plastic back-lit sign.

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

VII. Adjourn

To contact the Julian Historic District Architectural Review Board please contact

Chairman Juli Zerbe at 760-445-1642 or email: arb@gmail.com

Board Members: Juli Zerbe, Pat Brown, Tony Romano, Bobbi Zane, Brian Steutel, Sherry Horton