

Architectural Review Board of the Julian Historic District

MINUTES

Meeting Date: Tuesday June 1, 2021

Time: 7:00 PM

Location: Julian Town Hall lower level

I. Roll Call: 7:17pm – Present: Juli Zerbe, Joseph Fares, Sherry Horton, Pat Brown; Absent: Tony Romano, Brian Steutel, Bobbi Zane

II. Approval of the Agenda

III. Approval of Minutes for May 4, 2021 meeting

IV. Public Comment.

1. Adam Dailey & Adam Dalton (International Dark Sky Association - here to experience Julian) Dailey update: restored the windows and all originals are back in and modified the fence. He is currently working on the front piece of the fence that still has a cap. Per Brad the fence boards fit code as long as the top cap is removed. The direction that the boards are facing are determined by who pays to install the fence. He will be rebuilding the nonfunctioning chimney; metal will be added to cover the A/C unit and metal sheeting will be added to match the house. Dailey needs additional info regarding the roofline and roof. Builders are telling him that the modifications were done prior to his purchase. He needs more time to investigate when the roofline was changed. The roof was replaced from metal to rolled roofing at some point since it was rotting.
2. Greg Creswell provided proposed artwork for the Stonewall building directory signage. He will talk to the owner regarding the proof but wanted to bring the artwork before the group. The group suggested pulling the site plan for the building so that the tenants are aware as to the placement of their signage. Group is not sure if signage for the tenant listing was on the site plan.

V. ARB Business and Committee Reports.

A. Sherry Horton. Update on County Code enforcement with regards to: Signage, Lighting, and properties making changes without ARB approval. Brad and Michael reached out to Sherry and Juli to set up a dark sky review meeting to go over the policy and what it means to Julian. Sherry will contact them and the group regarding meeting dates/times options. Issues the group has brought up will be addressed by the dark sky policies. Sherry shared that she is consulting with JCHF in regards to the design for the Julian Town Park and has asked the nonprofit to provide the group with design ideas once they are available. Sherry noted that she will mention to Brad that holiday lighting is still being used. Properties currently of ARB concern:

1. The Julian Pie Company - Juli is concerned about the alternations that they keep changing to the property on the corner without permits or consultation with the group (Sherry is excluded due to business conflict).
2. Ranchita Del Reo buildings and trailer (Sherry is excluded due to business conflict). Owner Stacy Peyakov attended. The group does not approve of the shed design. Owner stated that the trailer is there for emergency use and is currently being used for storage. The group would like the sheds to look historical. Owner has not painted them yet and asked the group for color suggestions. The group requires a board & batten look on the shed. The owner noted that the sheds were paid for by a County COVID grant and are County approved. The owner is working on getting them to look historical. The group suggested reviewing the ARB manual for ideas. Owner is not moving the trailer even though the County states that the property requires a residential building for ADU. The owner stated that it is a working farm stand and is currently cleaning up the area. The group asked the owner to bring proposed design changes to the group for approval. The group will add the issue to the agenda for the next month.

B. Guidelines upgrade: update, Brian Steutel. - no update

C. The chair is looking for an ARB volunteer or community member who will act as secretary.

D. ARB website development update: Juli Zerbe - Nick and Renee are working together towards a website.

E. Board member terms. Seats 1 needs reappointment by the Board of Supervisors. We are waiting on notice from the Chamber to reappoint Bobbi or appoint another member.

Seat 1: Bobbi Zane.

VI. Action Items:

A. New Business

1. Laura Hernandez. Roxy's Furry Friends. Sign located at the Stonewall stores. Greg Creswell provided the group the proposed artwork for the signage. The group decided to look at the signs and their locations separately along with the design. Bubblegum pink border with black background and white lettering. Motion: Pat, Second: Joseph - To approve the sign (above the door) shown in the location as proposed with colors shown. Passed unanimously. Motion: Pat Second: Joseph - The sign proposed for the railing is approved as shown subject to review of the site plan. Passed unanimously.
2. Site Plan Waiver for a Pool House at 3021 Pine Hills Rd. APN 291-030-38 Site plan modification - without the applicant present the group has decided to discuss at the next meeting; the group has determined that the location is not visible to anyone. Stones will need to be addressed and the type of windows to be used.

B. Old Business:

1. 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
 - a. Garage/Pop up structure on the brewery - the sign will be removed, dog ear on the fence, remove the barrels; the garage is not actually the historic part of the building and would never have been approved by the group anyway. The proposed changes also include a change to the roof pitch to connect better with the existing Bailey House. Owner is hoping to provide the group with a design idea before providing a site plan with measurements and details. Needs to have a more barn door look; possibly cross members could be added. The owner does not intend on replacing the doors. The group suggested the installation of an eave (8"-1') on all sides to help with water displacement. The garage as proposed has a traditional look. The roof of the Bailey House is not an issue at the moment and the sheds do not have to have a matching roof material. The trim should match those shown in the guidelines. With the trim changes, eave addition and cross members on the door, the design should be accepted.
 - b. Taller structure - Proposed structure changes: windows have been removed, the siding will be the same as the Bailey House and the trim will be as shown in the guidelines. Zerbe has an issue with the scale in regards to the height of the structure in relation to the house.
 - c. Deck - Zerbe: The deck being so far off the ground is not historical. Fares: there is still an ADA issue with the deck.
 - d. Trash enclosure - the owner is proposing a solid board fence to hide the dumpsters.
 - e. Sign to hide the appliances - owner provided the group with artwork for the proposed sign. The group suggested painting the appliances or the sign - no consensus.

Owner wants a detailed list of issues that he needs to address prior to providing the group with a site plan: Light fixtures, landscaping, paint colors, pipe railing on the deck, deck seating, railing on the Bailey House, trash enclosure, etc.

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

VIII. Adjourn: 9:15pm

To contact the Julian Historic District Architectural Review Board please contact

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

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