

MINUTES OF THE REGULAR MEETING OF THE
JULIAN ARCHITECTURAL REVIEW BOARD

January 4, 2022

7:10 Meeting called to Order

All Members present

Approve Agenda: Move: Brian Steutel
 2nd: Sherry Horton
 Passed

Approve December 2021 Minutes.
 Move: Joseph Fares
 2nd: Sherry Horton
 Passed

Public Comment: None

New Business:

Item #A: Board Vacancy Merchant's Association Seat: Application from David Shorey who was present. Mr. Shorey addressed the Board as to his experience and qualifications to sit on the Board. He attended Sacramento State and majored in government. Lived in Julian for 2 years. Motion to Approve Application of David Shorey for a seat on the ARB Board.

 Move: Brian Steutel
 2nd: Joseph Fares
 Passed

Item #B: Julian Tea House. Board discussion as to noncompliance with Guidelines. Horton volunteered to talk to the owner. Horton will advise owner they are noncompliant and request they attend February meeting. In the event owner does not appear, County will be notified. No Action taken.

Item #C: Julian Beer Company. No appearance

Item #D: Hopkins Residence, 1836 Second Street; APN: 291-110-03. Windows installed in house are not the windows approved by the Board. Motion to authorize Board to acknowledge that the windows installed in the residence DO NOT comply with the Guidelines, and to pursue enforcement. Brown and Fares abstained.

 Move: Romano
 2nd: Brian Steutel
 Passed

Item #E: Hildreth House. 2020 Third Street, Julian. Owner Adam Roark appeared. Owners submitted work plan to replace siding with historic looking siding, and to make facade improvements including replacement of windows and doors. Owners stated that they intend to replicate historic mouldings on facade, and to consult Guidelines for style and type of windows and doors, and for fencing. Owners also informed that the Sherwin Williams historic palate colors are generally acceptable. No Action Taken

Item #F: Herd Cabin Recreation Room. 2605 Lot A Road, Julian. APN: 291-023-25. Request for Site Plan Exemption. Item was referred by County Code Enforcement after Owner was found to have installed illegal bathroom and other improvements without permits. Owner is intending to convert the former shed into living space. After extensive discussion, the Board determined that it is not obligated to relieve Owner from the negative consequences of his decision to install unpermitted and illegal improvements. In addition, an exemption would deprive the Board of future jurisdiction over the property. Motion to DENY request for Site Plan Exemption.

Move: Romano
2nd: Fares
Passed

Item #G: Julian Heritage Square.

Preliminary Plan of Julian Heritage Square submitted to the Board. Presenters request direction with reference to the plan's compliance with the Guidelines, and seek comments from the Board on the Preliminary design. Plan calls for a stage and stadium seating arrangement aligned in an east/west orientation with restroom buildings at the back of the lot.

Generally, the Board did not find the Preliminary Plan to be historic, and made many suggestions to the presenters as to how the Plan could comply with the Guidelines. Upon questioning, the presenters were unable to explain why the Plan called for the construction of a stage and seating. Specific comments:

Zerbe stated that because Julian did not have a town square, the Plan should at least try to resemble other squares in other historic towns. Such spaces had bandstands, gazebos, etc. The Plan submitted is too modern, and the rounded features in the Plan are not historic.

Brown stated that all of the historic buildings on Main Street and Washington Street are constructed at or near the sidewalk line. The historic look of the town site consists of buildings built at the sidewalk, especially at the main intersection. He suggested that the Plan include the construction of a historic building at the corner, which could house restrooms, or other purpose. The majority of the of Board agreed with the suggestion to construct a building on the corner of the intersection.

Fares stated that he agreed with Brown, and thinks it will maintain the historic aspects of the town with a building on the sidewalk line, and that the building should be moved to the front of the lot. He also stated that the alignment of the stage and seating is not conducive with the direction of the sun, and the construction of a corner building would help that problem.

Romano suggested that the Plan was an opportunity to reconstruct the historic Silver Store on its almost original site. The chance to reconstruct a lost historic building which would complete the historic look of Julian at the main intersection was a rare opportunity. The Planners should reconsider putting building on the corner, which could be used for bathrooms or an information area.

Steutel stated there was never a town square in Julian, and that the concept is not historic. He stated that there were historic buildings at the site, which should guide the Planners. Because there is nothing historic about the plan, a stage could exist behind a corner building.

Shorey stated that he thought that all the Board members (except himself) were “in over our heads” in terms of park planning, and wondered if any of the other members of the Board had done research on parks. Shorey informed the Board that he had served on the City of Sacramento Parks Commission and the Pines Conservation League, and he believes that the other members’ suggestions, which were intended to bring the Plan into compliance with the Guidelines, are inconsistent with the applicants intentions with the site. Board unanimously disagreed with Mr. Shorey, and explained that the Board is charged with applying the Guidelines to all structures and site furnishings, including parks, within the Historic District. The Board decided to take review copies of the Plan and to discuss the item at the February Meeting.

Also requested approval to replace the existing fence at the property with a new redwood and woven wire fence listed in the Guidelines. Motion to approve replacement fence proposal.

Move: Romano

2nd: Fares

Passed

Old Business:

Item #B: Julian Dark Sky Update. Caltrans approved replacing two ARB signs at no cost. ARB signs at Pine Hills Road, and Hwy. 79 at Jess Martin Park will be replaced.

ARB Business:

Item No. A: Election of New Officers. Board unanimously elected Romano to the office of Chairman. Board elected Horton to the office of Vice-Chair. The office of secretary remains unfilled.

Meeting Adjourned.