

**Architectural Review Board
of the
Julian Historic District**
Post Office Box 790, Julian, California 92036
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MEETING MINUTES

Date: Tuesday, May 3, 2022

Time: 7:00 p.m.

Place: Witch Creek School - 2188 4th Street, Julian, California (Julian Historical Society Building)

I. CALL TO ORDER: Acting Chair Julie Zerbe called the meeting to order at 7:05 p.m. due to the absence of Chair Romano. The Acting Chair noted that all members were present except for Chair Romano

II. APPROVAL OF AGENDA: Moved by Brian Steutel, Seconded by Joseph Fares that the Agenda be adopted as presented.

MOTION PASSED UNANIMOUSLY

III. APPROVAL OF PREVIOUS MEETING'S MINUTES: Secretary David Shorey informed the Board that he had sent the minutes of the previous meetings to Chair Romano for distribution. The Minutes were not included in the Board Packet and will be distributed at the next meeting for approval.

NO ACTION TAKEN

IV. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: There were no comments from the public.

V. NEW BUSINESS - ACTION ITEMS

A. JULIAN TEA HOUSE. 2124 Third Street; APN: 291-084-05 Outdoor fencing; Landscape changes. Notice to Owner of violations: Secretary David Shorey reported that he had spoken with the owner of Julian Tea House and let them know that the outdoor additions were in violation of Design Guidelines. Shorey indicated that a letter should be sent to the owners specifically detailing what the violations are.

It was Moved by Sherry Horton, Seconded by Jerry Fares that a letter be sent to the owners.

MOTION PASSED WITH MEMBERS FARES, HORTON, STEUTEL, AND ZERBE VOTING YES.

MEMBER BROWN ABSTAINED

Secretary Shorey will bring a draft letter indicating that the "dog eared" fencing needs to be brought into compliance with Design Guidelines to the next Board Meeting for Approval.

B. 1459 HOLLOW GLEN ROAD. New roof. Jason Kardos, presenting: Mr. Kardos presented to the Board and indicated that California Energy Requirements regulate what colors can be used based on zoning areas based on Title 24 regulations.

It was moved by Acting Chair Zerbe and Seconded Member Brian Steutel that Mountainside, Forestwood, Summerwood be approved for the shingles and Tan for the flat roof.

MOTION PASSES WITH MEMBERS FARES, HORTON, STEUTEL, AND ZERBE VOTING YES.

MEMBER BROWN VOTES NO.

C. HOPKINS RESIDENCE. 1836 2ND Street; APN: 291-110-03, Noncomplying windows. Notice to County of San Diego: Member Joseph Fares reported to the Board about updates to the building. The owners are not present. Member Fares indicated that the owners are committed to the historic integrity of the house. The owners worked with a designer and contractor and that the contractor made the decision to use a different window style.

Member Fares indicated that the contractor has added snap on additions to the windows to make them appear more historically relevant.

Chair Zerbe asked that the item be tabled to the next meeting for further discussion. There was no disagreement to tabling the item.

NO ACTION TAKEN

D. Philippe Bodnar. Residential Project- location unknown: Mr. Bodnar presented an updated plan to the Board.

There were concerns raised about the circular vents presented on the plan.

There were concerns about the skylights on the plans not being in compliance with Design Guidelines.

The owners were encouraged to utilize a solar roof.

The owners will return with a finalized design for approval.

NO ACTION TAKEN

E. TRAILER PARK, 2ND Street, APN: 291-084-29: Retaining Wall Violation.

It was moved by Member Pat Brown, Seconded by Joseph Fares that a letter be sent to the property owners that the new retaining wall is not in compliance with the design guidelines.

MOTION PASSED UNANIMOUSLY

Member Pat Brown will follow up with the County and the property owners

F. FAT ANTHONY'S 2721 Washington Street, APN: 291-073-08: Neon sign in front window and other noncomplying neon signs: Secretary David Shorey reported that he spoke with the owner and indicated that the neon sign and other issues have been addressed.

NO ACTION TAKEN

G. JULIAN HERITAGE SQUARE. Update: Acting Chair Zerbe reported that she had spoken to Dana Pettersen of the Julian Community Heritage Foundation and there are no current updates.

H. OLIVERI BARN. Jeri Oliveri presenting: Mrs. Oliveri reported that she has shown light fixtures to Chair Romano and presented these to the Board.

IT WAS MOVED BY BRIAN STEUTEL, SECONDED BY JOSEPH FARES, THAT THE LIGHTS AS PRESENTED BE APPROVED.

MOTION PASSED UNANIMOUSLY

Ms. Oliveri presented the building paint and trim colors.

It was moved by Sherry Horton, Seconded by Joseph Fares that Roycroft Adobe for the main paint color and Buchram Binding for the trim.

MOTION PASSED WITH MEMBERS FARES, HORTON, STEUTEL, AND ZERBE VOTING YES.

MEMBER BROWN ABSTAINED

I. JULIAN BEER COMPANY. ---- Main Street; APN: Compliance with Conditions.

The architect for the project presented new plans that reflected all previous comments on the plans.

Acting Chair Zerbe indicated that she feels that the outdoor sitting area has expanded beyond what is shown on the original plans.

Member Pat Brown indicated that he spoke with the county that grading is required for site plans.

Acting Chair Zerbe indicated that a note on grading needs to be added.

Acting Chair Zerbe that Joshua Trees are listed on the plant list and should not be.

Acting Chair Zerbe indicated that the trash enclosure has changed.

Acting Chair Zerbe noted that the front deck is listed as being exempt from the building permit.

Acting Chair Zerbe noted that no landscaping is required but that landscaping is happening.

Member Brown indicated that the plant list is inappropriate.

The property owner indicated that he will comply with the plant list in the design guidelines.

Member Fares indicated that the area of outdoor patio area appears to be larger than what is on the plans.

Member Fares expressed concern that the specifics of what is going in the outdoor dining area isn't specified.

Acting Chair Zerbe indicated that the fencing shows "dogged ears" fencing and that the fencing should be in compliance with the Design Guidelines.

Acting Chair Zerbe indicated that the lighting for the building need to come in compliance with design guidelines.

Acting Chair Zerbe indicated that railing and fencing in the front needs to be livestock fencing.

Member Brown indicated that the metal pipe railing between the Bailey Building and the Barn is inappropriate.

Member Brown indicated that there isn't enough detail on the door for the trash area and requested barn style doors.

The architect responded that he was planning on doing metal siding and would do metal doors to address fire issues that were flush with the siding.

Acting Chair Zerbe indicated concern regarding the patio area.

Member Brown indicated that there needs to be extensive detail for walkways and trees on the plan.

Acting Chair Zerbe expressed concern about lack of detail for any additional sitting areas.

Member Fares asked about setback from the street. The architect indicated that the setback is 40'.

The Board continued discussion regarding the patio area.

Board Member Horton mentioned that property owners have a right to develop their property.

Acting Chair Zerbe indicated that she wants more detail on the elevation in the patio area.

Member Fares indicated that he wanted more specific detail on what is to go in the outdoor dining area and the specifics of the layout of the outdoor dining area.

Secretary Shorey summarized the concern of the Board

- 1) Plants should be those in the guidelines.
- 2) Exterior lights and signage need to be brought back before the Board for approval.
- 3) The railing between the Bailey House and Barn need to have wood sheathing.
- 4) The picnic area must accurately reflect what is shown on the plans.

Acting Chair Zerbe expressed concern regarding modifications to the use of the picnic area.

AT 9:24 PM ACTING CHAIR ZERBE ABANDONED THE CHAIR.

The Board continued discussion of the picnic area and its specified uses.

NO ACTION TAKEN

VI. ADJOURNMENT: Without a Chair the Board adjourned by consensus at 9:47 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "David R. Shorey". The signature is written in black ink and includes a long horizontal flourish extending to the right.

David R. Shorey
Secretary