

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, September 24, 2025 – 7:00 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/government/city-council/watch-city-council-meetings>

CALL TO ORDER

Chair Neiuber called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: BENNETT, DEAL, NEIUBER, PERRY, SPIVACK, TUCKER

ABSENT

COMMISSIONER: CASTILLO

ALSO PRESENT

Chris Veirs, City Planner; Jordan Goose, Assistant Planner; Daniel Kim, Assistant Planner; Nadia Ramirez, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:01:10 in the archived video.

Principal Planner Veirs introduced Commission Secretary Nadia Ramirez.

PUBLIC COMMENT

This item starts at 0:01:40 in the archived video.

Commission Secretary Ramirez announced that no general written public comments had been received.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:03:40 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack requested the September 10, 2025, minutes be revised to correctly reflect Mark Schoeman's name, and to clarify that the red color scheme is an iconic color from the period when the historic building was constructed.

Commissioner Perry moved to approve the Consent Calendar as amended, seconded by Commissioner Bennett; and carried on by roll call vote as follows:

AYES: Commissioner – Bennett, Deal, Neiuber, Perry, Spivack, Tucker
NOES: Commissioner – None
ABSENT: Vice Chair Castillo

1. Architectural and Preservation Commission Meeting Minutes of September 10, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:06:24 in the archived video.

2. Architectural and Site Plan Review #25-A06, Review of Proposed Addition and Exterior Remodel of the Existing Register-Listed Single-Story Residence Located at 471 Baughman Avenue – Applicant – Charles Buyuk, Property Owner

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the existing wall, property photos, setbacks, the new entrance door, grasses, and the proposed stucco color. She also described several revisions that staff was recommending and noted that a revised condition was being recommended.

Hugo Garcia, Owner and Architect, expressed his appreciation of Commission's input, and his respect for neighbors' concerns. He tried to keep a traditional look on the exterior design. There were no questions from the Commissioners.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Bennett likes the proposed design features, re-centered porch placement, color palette, and wood windows. The redesign fits well in the neighborhood.

Commissioner Perry said the redesign contributes positively to the neighborhood character. He suggests trading out the blue flame agave with a less hazardous plant; questions whether the small lawn area is a positive contribution; and suggests trading out the proposed Parkinsonia Desert Tree with either a Chinese pistache, Marina Strawberry, or medium-sized evergreen to counter the deciduous crepe myrtle street trees located around the property.

Commissioner Deal made positive comments about the proposal. Its design is "spot on" and fits well with the character of the neighborhood.

Commissioner Tucker appreciates the double-hung wood windows. She agrees with using more horizontal elements. The double-doors opening onto Berkeley need something to clarify it as private space, like a wall or raised patio. The proposed design fits well in the neighborhood. The top front step looks hazardous and should be moved to the edge of the porch.

Commissioner Spivack said the redesigned ranch style elements will add character to the neighborhood. The west side double doors need something to make the area more private. The straight pathway to the sidewalk and the porch are improvements. She is pleased with the wood, double-hung windows.

Chair Neiuber stated the upgrade is good, and its existing character-defining features make clear it is a ranch, not a craftsman. He supported staff's proposed revisions. The porch addition, railings, and lights are great. It will fit well in the neighborhood. But he noted that the double doors opening onto Berkeley might want to be re-thought; a deck or fencing might work.

Commissioner Spivack moved to adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A06, REVIEW OF PROPOSED ADDITION AND EXTERIOR REMODEL OF THE EXISTING REGISTER-LISTED SINGLE-STORY RESIDENCE LOCATED AT 471 BAUGHMAN AVENUE – APPLICANT – CHARLES BUYUK, PROPERTY OWNER including the amendments recommended by staff during its presentation; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Bennett; and carried on a roll call vote as follows:

AYES: Commissioner – Bennett, Deal, Neiuber, Perry, Spivack, Tucker
NOES: Commissioner – None
ABSENT: Commissioner – Castillo

Chair Neiuber announced this decision can be appealed within ten calendar days.

3. Architectural and Site Plan Review #25-A05, Preliminary Review of Proposed Two-Story Addition, Basement, and Renovation Located at 1155 Harvard Avenue – Applicant – The Tucker Schoeman Venture

This item starts at 0:40:38 in the archived video.

Commissioner Tucker recused herself from the meeting and left the Chamber.

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding recent changes at this property, fences, color, trees, and balconies.

Mark Schoeman, Applicant, from Tucker Schoeman Ventures, described the project as a difficult problem. He believes his solutions fit all the relevant criteria, and he is eager to engage in a productive exchange with Staff and the Commission.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

City Planner Veirs pointed out that the property's wall and gate were previously approved because of an existing nonconformity but would not meet code today.

Commissioner Spivack stated the high fence massing makes the house feel island-like. Reduce the fence height, maybe add plantings. Use a warmer color for the house, not gray. The second story is fine but the neighbors to the south may feel overpowered.

Commissioner Perry is uncomfortable with the design. It will become a landscape anomaly. The mass overwhelms adjacent homes. Its contemporary styling does not complement the neighborhood's diversity. The house cannot expand and grow so large. The fence does not fit.

Commissioner Deal stated the house without the bump-out would look less contemporary. She suggests taking down the lower fence to make it look less fort-like; make the balcony wrap-around and use material other than wood; get rid of garage glass, make it all wood. Without these changes, the house is not cohesive in the neighborhood.

Commissioner Bennett stated that in order to reduce mass, take out some of the fence; open up a section for the driveway. Get rid of wood on other parts of the design, specifically the balcony and garage. Use glass paneling for the garage.

Chair Neiuber said decrease the heaviness of the house's back end to change its fort-like appearance. The design works overall but the bump-out should be minimized. All the wood gets heavy at the back end; think of ways to reduce the massing; change out some materials.

Commissioner Perry asked Commissioners if they think the project complements the district's historic fabric. Although it adds diversity, he does not think it complements or improves the neighborhood due to its mass and contemporary design. The problem goes far beyond fencing.

Commissioner Bennett said we do not see the massing of other homes on the street, but this house is on the corner and very visible.

Chair Neiuber said many nearby homes have two-story apartments in back that we cannot see. This house's problems are the fence, being on the corner, and the heaviness of some materials. It does not complement the neighborhood, he does not think it can, and it never did. The challenge is how to help the homeowners with their design.

City Planner Veirs summarized some aspects of the design that are consistent with the original home itself. Many aspects of the design are common in the Village historic district, but the contemporary flourishes seem to be what people are concerned about.

Commissioner Spivack suggests borrowing elements from nearby homes to establish a connection to nearby properties and make it feel more like a part of the neighborhood.

Mark Schoeman stated their goal is to honor what's there, to maintain the neighborhood fabric.

Chair Neiuber asked Commissioners if they think the massing is too big.

Commissioner Deal responded “no”.

Commissioner Bennett said if the fence was set back, and plants were added, it would calm it down.

Commissioner Perry responded that it borders on too big.

Commissioner Spivack responded “yes” it is too big.

Chair Neiuber said the massing is not too big, but elements of the massing make it too heavy.

Chair Spivack reiterated that the current grey is an ugly color, and it should be changed out.

Mark Schoeman expressed his appreciation of the Commissioners’ critique.

Commissioner Tucker returned to the Chamber at 8:59 PM.

ADMINISTRATIVE ITEM - None

REPORTS

This item starts at 01:59:32 in the archived video.

Commission/Committee

There were no reports.

Staff

City Planner Veirs reported on items of interest from the previous City Council meeting and future agenda items.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:09 PM.

Chair

ATTEST:

Administrative Assistant