

**ARCHITECTURAL AND PRESERVATION COMMISSION
SPECIAL MEETING MINUTES**

Thursday, November 13, 2025 – 7:00 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CASTILLO, DEAL, NEIUBER, SPIVACK,
TUCKER

ABSENT

COMMISSIONER: BENNETT, PERRY

ALSO PRESENT

Chris Veirs, City Planner; Jordan Goose, Assistant Planner; Melissa Sanabria, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:12 in the archived video.

Commission Secretary Sanabria announced that no written, general public comment 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 0:03:10 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

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

AYES: ***Commissioner - Deal, Neiuber, Spivack, Tucker***

NOES: ***Commissioner - None***

ABSENT: ***Commissioner - Bennett, Perry***

ABSTENTION: ***Commissioner - Castillo***

1. Architectural and Preservation Commission Meeting Minutes of October 29, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:04:52 in the archived video.

2. Review of Historical Property (Mills Act) Agreement Request #25-MA03 Between the City and the Owner of the Property Located at 424 Harrison Avenue. Applicant and Property Owner(s) - Riley Richards and Avalon Alva-Richards

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the home's foundation and the cost of restoring the exterior windows. City Planner Veirs noted that although the front hedge was not included in the staff report, staff typically recommends lowering its height to better showcase the property, and he wanted the Commission to discuss this matter.

Riley Richards and Avalon Alva-Richards, Applicants, expressed their love for the home, explained their reasons for wanting to retain the hedges to screen nuisance light from the adjacent traffic signal, and plans for retrofitting the fieldstone foundation. They also detailed the scope and costs of window repairs and restoration.

Chair Neiuber invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Tucker supported the proposal and commiserated with the applicants regarding the high costs of restoration. She noted they will cherish the home once the restoration is complete.

Commissioner Deal noted her family's experience with the restoration process and praised the home's appearance and potential for restoration. She also noted that the home appears to be ideal for the applicant's family.

Commissioner Spivack welcomed the applicants to Claremont, noting that the property is easy to overlook while driving by. She recognized their wish for screening from the hedges but also noted the limited view of the home's beauty for passing residents. Commissioner Spivack appreciated the proposal and the home's interior.

Vice Chair Castillo praised the staff presentation and how the detailed packages aid decision-making. She observed that homeowners would spend more on foundation repairs than the tax

savings over ten years. She added that she appreciated that the foundation being addressed. Vice Chair Castillo noted that relocated homes such as this often face foundation issues and affirmed that this is a worthy property to take advantage of the Mills Act.

Chair Neiuber supported the proposal as a perfect candidate for the Mills Act and was pleased with the intact interior. He confirmed the need for and importance of foundation repairs. He then suggested that Claremont Heritage may know of some local window restorers that might offer lower repair costs and mentioned that leaded paint can often be encapsulated or epoxy can be utilized instead of abatement.

Vice Chair Castillo moved to adopt Resolution No. 2025-19, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE - APPLICANT AND PROPERTY OWNER(S): RILEY RICHARDS AND AVALON ALVA-RICHARDS; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

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

Chair Neiuber announced this decision can be appealed within ten calendar days and added that although the Commission did not address the hedge, removing that type of vegetation made his home more visible and helped him connect better with the surrounding community.

3. Review of Historical Property (Mills Act) Agreement Request #25-MA04 Between the City and the Owner of the Property Located at 1111 North Indian Hill Boulevard. Applicant and Property Owner(s): David Ryan and Jacqueline Muhr

This item starts at 0:35:52 in the archived video.

City Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the replacement of the wood floors and roof replacement, which the property owners would also address.

David Ryan and Jacqueline Muhr, Applicants, provided background on their connection to the City and the home, and explained the remaining repairs that are required for the roof, the wood floors, the staircase, and the railing.

City Planner Veirs contributed to the Applicants' presentation by discussing the front window. The Applicants are considering two options: either expanding the size of the existing window or constructing a new window of the same size to create a larger window area. This change would not be made under the Mills Act but rather through a Certificate of Appropriateness.

Chair Neiuber invited public comment.

There are no requests to speak.

Public comment was closed.

Commissioner Spivack was surprised by how much the home was transformed by the removal of the overgrown vegetation and Stonehenge-style rock display in the front yard, which enhanced public visibility of the property. She expressed appreciation for the owners' explanation for why the wood flooring needed to be replaced, supported the proposal, and thanked the applicants for their time and effort in restoring the home.

Commissioner Deal expressed her appreciation for the home's beauty and visibility. The residence has a rich history, and she supports preserving its original appearance while incorporating modern conveniences. She mentioned that there are many beautiful flooring options available today that can complement the original design, and she offered her full support for the proposal.

Commissioner Tucker appreciated Ms. Muhr's connection with Dr. Ilsley and emphasized that while she typically stresses the importance of preserving original windows, she noted that some manufacturers can replicate them effectively. She suggested a larger window, as the current one seems undersized, expressed her happiness to have the owners back in Claremont, and commended the owners for taking on this project.

Vice Chair Castillo noted that she often walks by the home and is pleased with the improvements that have already been made. She supported the addition of a larger window and appreciated the explanation regarding the necessary floor repairs. The property is worthy of a Mills Act Agreement, and the appreciation that the owners have for the home is evident.

Chair Neiuber supported the proposal, highlighting that the home is one of the finest examples of Monterey-style architecture in the City. He noted his experience with removing vegetation that obscured his home and also shared a personal connection to Dr. Ilsley, the physician. Chair Neiuber emphasized both the home's remarkable architectural features and the significant contributions of the Ilsley family to the City.

Commissioner Spivack moved to adopt Resolution No. 2025-20, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD - APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Vice Chair Castillo; and carried on a roll call vote as follows:

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

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 01:08:45 in the archived video.

Staff

City Planner Veirs reported on items of interest from the previous City Council meeting and described future items coming before the Commission.

Commission/Committee

The Commission discussed the increasing number of Mills Act proposals and the resources available from Claremont Heritage to assist property owners.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 8:16 PM.

Chair

ATTEST:

Administrative Assistant