

**ARCHITECTURAL AND PRESERVATION COMMISSION  
REGULAR MEETING MINUTES**

Wednesday, January 28, 2026 – 7:00 PM

Video Recording is Archived on the City Website

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**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, TUCKER

**ABSENT**

COMMISSIONER: CASTILLO, SPIVACK

**ALSO PRESENT**

Chris Veirs, City Planner; Daniel Kim, 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 0:01:01 in the archived video.

Commission Secretary Sanabria announced that one written, general public comment had been received and distributed to the Commission.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

**CONSENT CALENDAR**

This item starts at 0:02:55 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

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

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

1. Architectural and Preservation Commission Meeting Minutes of December 10, 2025  
Approved and filed.
2. Presentation of Recently-Adopted City of Claremont Emergency Operations Plan  
Approved and filed.

### **PUBLIC HEARING**

This item starts at 0:04:32 in the archived video.

2. Review of Historical Property (Mills Act) Agreement Request #25-MA02 Between the City and the Owner of the Property Located at 746 Harvard Avenue. Applicant and Property Owner(s) - Megan and Anthony Clark

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the improvements made to the original structure, whether staff believes that the home qualifies as a historic property, clarified if the work being done on the stone pertains to infrastructure, foundation, or retrofitting, and explained why the cost of the foundation work is lower than that of other projects.

City Planner Veirs provided additional clarification about the historic integrity of the home, its role in the historic district, a partial collapse of the sewer line, and the uneven sections of the interior flooring.

Chair Neuber invited public comment.

Ben Nance shared that he was involved with the sale of the property. He also shared that in the coming year, insurance companies will be requiring historic homes to make specific repairs, such as anchoring bolts and making sure that foundations are retrofitted to qualify and continue insurance coverage, which may affect the types of proposed work on future Mills Act Agreements.

City Planner Veirs noted that an oak tree near the house is extending very close to the roof and that the applicants' insurance company has advised trimming it, but this may require replacing the tree.

Public comment was closed.

Commissioner Perry expressed his approval and that properties in similar situations can qualify for a Mills Act Contract, making it easier for homeowners to stabilize homes and preserve historical significance. He praised the project's detailed work list and property description, which provided a solid foundation for the Commission's review. Commissioner Perry suggested prioritizing the building over the tree shown in the photo, as landscapes often need to be redesigned or relocated over time. He noted that the tree could be replaced in a better location.

City Planner Veirs noted the extensive tree canopy along Harvard Avenue and that the tree of concern is in the small side yard, close to the home's foundation and roof. Although the applicants wish to keep the tree, limb removal may harm its health to the point where removal would be the better option. He then noted that space was available in the public parkway along 8<sup>th</sup> Street for at least two additional street trees that would be more appropriately distanced from the home.

Commissioner Bennett agreed with Commissioner Perry's comments. He shared that this project is valuable for the Commission as it helps provide essential maintenance for the house. Commissioner Bennett noted that Claremont residents have been told by their insurance companies that trees need to be trimmed from roofs to maintain coverage. This project exemplifies how a house can benefit from the Mills Act.

Commissioner Deal expressed her support for including homes like this one in the Mills Act Agreement, provided they meet the qualifications. She conveyed her appreciation for both the home and the project. Although Commissioner Deal regrets losing the tree, she recognized that it may be necessary to address the tree for insurance reasons.

Commissioner Tucker addressed the staff's concerns about the house's eligibility for Mill's Act benefits, acknowledging the commitment of applicants to enhance their property and the City's charm. She expressed hope that the applicants would address the aging, non-historic windows later and noted the house's otherwise authentic exterior. Commissioner Tucker referenced the windstorm and recent fires, emphasizing the importance of the tree canopy to Claremont's character. She raised concerns about potential insurance company requirements that could impact the City's character in the future and hoped that removals would be judicious.

Chair Neiuber expressed support for the project, highlighting that the Mills Act was intended for maintenance to preserve properties. He emphasized the significance of structural elements like plumbing, roofing, and foundations for the house's longevity. Chair Neiuber acknowledged Claremont's unique charm as the "City of Trees," but he recognized the challenges of tree maintenance.

***Commissioner Perry moved to adopt Resolution No. 2026-01, 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-MA02 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 746 HARVARD AVENUE - APPLICANT AND PROPERTY OWNER(S): MEGAN AND ANTHONY CLARK; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:***

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

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

**ADMINISTRATIVE ITEMS** – None

## **REPORTS**

This item starts at 00:33:19 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.

Commissioner Tucker shared that she would need to recuse herself from the 1155 Harvard Avenue project item at the next meeting.

### **Commission/Committee**

Commissioner Bennett shared that the Public Art committee had not met and had no updates.

City Planner Veirs added information about the previous evening's City Council meeting, where there were several commenters regarding Arbol Verde El Barrio Park art project approval and pending steps before final approval.

Commissioner Bennett expanded on the proposal process for the art project and shared that he would not be in attendance for the upcoming meetings in February.

Chair Neiuber inquired with City Planner Veirs about updates on the Harvard Square stair tower.

City Planner Veirs shared that the safety inspection had been finalized, but no further information from the property owner regarding the decorative wood features that have been removed due to dry rot.

Commissioner Tucker asked about the police station, as it has similar wood detailing to the Harvard Square tower that had also been removed.

Chair Neiuber expressed his happiness at seeing mid-century modern homes being presented to the Commission for the Register, noting that the City had remarkable architects active after World War II who deserve protection.

## **ADJOURNMENT**

Chair Neiuber adjourned the meeting at 7:51 PM.

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Chair

ATTEST:

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Administrative Assistant