
MILLS ACT HISTORICAL PROPERTY PROPOSAL



472 W. 10th Street
Claremont, CA 91711

Prepared for: City of Claremont

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MILLS ACT HISTORICAL PROPERTY PROPOSAL

YEARS 1-5 IMPROVEMENT PLAN

1. Terracotta Floor Stripping and Finishing (Two Bathrooms)

Estimated Cost: \$666.75 Vendor: Classic Floor Care, Inc.

Scope of Work: Strip, deep clean and refinish terracotta flooring in two bathrooms;

Preservation Rationale: This is a restoration as well as preservation project. The original terracotta floors in both bathrooms of the house appear not to have been refinished in quite some time. This highly porous clay needs to be restored to its original condition so that it does not absorb spills, stains or moisture. The process will repair moisture damage, protect from future damage, and revitalize its color.

2. Electrical system Rehabilitation and Maintenance

Estimated Cost: \$3254.17 Vendor: Seymour Lighting

Scope of Work: Install smoke and carbon monoxide detectors; add GFI outlets to both bathrooms; add GFI outlets in kitchen (5); remove knob and tube wiring in basement and replace with boxes and Romex; ground rod and bonding on pool equipment; bring service panel riser up to code

Preservation Rationale: This work will eliminate fire hazards associated with knob and tube wiring and improper connections which can overload circuits. The previous owners upgraded the electrical panel to 200 amps, but the service panel riser is not to code. We will be able to complete this work without cutting into the home's historic plaster walls, thus preserving the home's architectural integrity.

3. Install split HVAC

Estimated Cost: \$56,200 Vendor: Klaus & Sons

Scope of Work: Install split HVAC system for the main house. Remove existing gravity furnaces from basement and install one central air handler in their place. Abate asbestos ducts and run new Mlar jacketed flex ducts to existing chases and duct locations. New ducts will have dampers to balance airflow.

Preservation Rationale: The current gravity furnaces do not have a return vent which could cause a backdrafting hazard. In addition, the asbestos insulation needs to be abated to prevent the release of hazardous fibers. Replacing the inefficient system that lacks modern safety limit switches is necessary for preventing mold spores, soil gases, dust, etc. The choice of low-profile and concealed mini splits will preserve the architectural integrity of the home. This project will bring the home into modern standards while also maintaining the integrity of the home's historic plaster walls, archways, and wood beam ceilings.

4. UV Tint on windows

Estimated Cost: \$3498 Vendor: Perfect Touch Window Tint

Scope of Work: Install clear UV protective film on all wooden French pane windows (total # of panes: 176).

Preservation Rationale: Over the years, ultraviolet rays through the home's many windows have bleached the original hardwood floors and caused sun damage. This photo degradation not only bleached the floors but also caused the wood to degrade, dry out, and lose structural integrity. These sheer window tints contain UV protection and will protect the floors and other wooden features (such as the original wooden storage cabinets inset into Living Room bay windows) from further damage. Our goal is to preserve and protect the original hardwood floors and wood features of the house.

5. Exterior Painting

Estimated Cost: \$16,500 Vendor: Reynaldo Perez Painting

Scope of Work: Paint exterior of the house, including pressure washing, surface preparation, priming and painting

Preservation Rationale: The exterior of the house needs to be painted to preserve the home from structural degradation. Painting creates a water-resistant barrier and seals hairline cracks in the stucco of the home's rear exterior. Solar radiation can also degrade the exterior of a home and fresh paint prevents surface crumbling. High-quality paint and the original paint color will be used to maintain the specific vision of the home's original architect, Helen Wren.

YEARS 6-10 IMPROVEMENT PLAN

6. Replace roof

Estimated Cost: \$48,900 Vendor: Ridgeline Roofing

Scope of Work: Re-roof house and garage. Install new sheathing, underlayment, metal trim, flashings, dormer vents, and medium shake shingles.

Preservation Rationale: This is restoration project as well as preservation. As evidenced in historic photographs, the original roof of 472 W. 10th Street was wooden shake shingles but the former owners placed asphalt shingles on top of the original shingles. Those asphalt shingles were placed nine years ago and will not last for the next ten years. We will re-roof the house using shake shingles that restore the home to its original architectural vision, protect the home against future leaks, and meet current fire and safety standards.

7. Level out patio bricks

Estimated Cost: \$5,200 Vendor: Reynaldo Perez Painting

Scope of Work: Remove, level, and reinstall patio bricks in rear exterior. Vendor will remove bricks, then excavate soil, level the surface, and compact the sub grade using a plate compactor. Finally, the vendor will reinstall bricks evenly, apply polymeric sand between joints, compact, and power wash for final finish.

Preservation Rationale: Current bricks in rear patio area are uneven, which can trap water and lead to structural rot and masonry failure. By correcting the pitch of the bricks, it will lead water away from the house rather than allowing water to fall directly near the home's historic foundation. Uneven bricks also invite aggressive weed and trees roots which can cause root damage to the home's historic trees. Finally, "lip" hazards will be corrected to

create a level walking surface which are essential to meet safety standards while preserving the property's functional utility. We will re-use current bricks to maintain historic look.

Summary of Estimates

Here is a summary of the estimates provided above.

Proposed Improvement Years 1-5	Vendor	Cost
Terracotta Floor Stripping and Finishing	Classic Floor Care Inc.	\$669
Electrical System Rehabilitation and Maintenance	Seymour Lighting	\$3,254
Install split HVAC	Klaus & Sons	\$56,200
UV Tint Windows	Perfect Touch Window Tint	\$3,498
Exterior Painting	Reynaldo Perez Painting	\$16,500
Total		\$80,121

Proposed Improvement Years 6-10	Vendor	Cost
Replace Roof	Ridgeline Roofing	\$48,900
Level out patio bricks	Reynaldo Perez Painting	\$5,200
Total		\$54,100

COMPLIANCE WITH SECRETARY OF THE INTERIOR'S STANDARDS

All improvements described in this plan will be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

ANNUAL REPORTING COMMITMENT

The property owners commit to:

- Submitting annual compliance reports to the City of Claremont Planning Division by January 31 of each year
- Providing documentation of completed improvements including photographs, invoices, and receipts
- Paying the annual compliance review fee as established by City Council