

TEN-YEAR IMPROVEMENT PLAN

Mills Act Historical Property Contract

425 W 10th Street

Claremont, CA 91711

APN: 8309-010-014

Property Owners:

Michael Blickenstaff and Sabrina Fernandes Blickenstaff

Date Prepared: January 2026

EXECUTIVE SUMMARY

This Ten-Year Improvement Plan outlines the proposed preservation, rehabilitation, and maintenance improvements for the historic property located at: 425 W 10th Street, Claremont, CA 91711. The property is listed in the **State of California Historic Resources Inventory** (Primary Number: 11/433620/3773700), with a designation date of February 1979.

The improvements described herein are designed to:

- Preserve and restore character-defining elements of the historic structure
- Maintain the historical and structural integrity of the property
- Address deferred maintenance issues affecting long-term preservation
- Comply with the Secretary of the Interior's Standards for Rehabilitation

FINANCIAL SUMMARY

Period	Estimated Improvements	Required Minimum*
Years 1-5	\$79,490	\$54,625
Years 6-10	\$72,735	\$54,625
Total 10-Year Investment	\$152,225	\$109,250

**Per City of Claremont Resolution 2012-75, the cost of improvements must equal or exceed the expected property tax savings for the first ten years, distributed into two five-year periods.*

Estimated 10-Year Property Tax Savings: \$109,250

The proposed improvements of \$152,225 exceed the required minimum by \$42,975 (139% of requirement).

YEARS 1-5 IMPROVEMENT PLAN

Total Investment: \$79,490

1. Seismic Retrofit and Foundation Crack Repairs

Estimated Cost: \$17,200 **Vendor:** Socal Seismic Construction (License #1054708)

Scope of Work: Engineered plans for full code-conforming seismic retrofit; full seismic retrofit of approximately 160 linear feet of perimeter foundation; foundation bolting via Simpson URFPs; two remedial crack repairs with structural grade non-shrink mortar.

Preservation Rationale: This improvement addresses the structural integrity of the historic foundation, ensuring long-term stability and safety while preserving its original footprint and foundation system.

2. Historic Steel Frame Window Repairs

Estimated Cost: \$5,245 **Vendor:** Elite Home Inspections/Repair Pricer

Scope of Work: Repair more than a dozen cracked panes in original historic steel frame windows; restore operability of existing window hardware; preserve original steel frames and glazing profiles.

Preservation Rationale: The original steel frame windows are character-defining features of the home's historic architecture. Repairing rather than replacing maintains the property's historic integrity.

3. Electrical System Rehabilitation and Maintenance

Estimated Cost: \$9,200 **Vendor:** New Quest Electric (License #1044759)

Scope of Work: Repair overloaded electric panels; remediate obsolete fuse box; rehabilitate electrical service to meet current safety codes while maintaining historic character.

Preservation Rationale: Electrical rehabilitation and maintenance is essential for safe, continued residential use. Work will minimize visual impact to historic finishes and features.

4. Interior and Exterior Paint Restoration

Estimated Cost: \$22,580 **Vendor:** All & One Construction (License #1042228)

Scope of Work: Remove flaking and deteriorated paint from interior and exterior surfaces; prepare surfaces including repair of exposed wood; apply appropriate primer and finish coats using historically appropriate colors.

Preservation Rationale: Paint is a critical protective layer for historic wood elements. Restoration will protect character-defining wood trim, siding, and architectural details.

5. Historic Hardwood Floor Restoration

Estimated Cost: \$18,000 **Vendor:** All & One Construction (License #1042228)

Scope of Work: Repair damage to original historic hardwood flooring throughout the home; sand and refinish floors; address structural subfloor issues as needed; apply appropriate protective finish.

Preservation Rationale: The original hardwood floors are significant character-defining interior features. Restoration will preserve this historic material while ensuring continued functionality.

6. Landscaping Drainage Remediation

Estimated Cost: \$7,265 **Vendor:** Elite Home Inspections/Repair Pricer

Scope of Work: Level landscaping to remediate drainage and water pooling issues; remove high soil from perimeter of house and foundation; masonry work to carefully remove and replace existing historic brickwork at rear and side of home; redirect water flow away from foundation.

Preservation Rationale: Proper drainage protects the historic foundation and exterior walls from water damage. Careful preservation of historic brickwork maintains the property's authentic character.

YEARS 6-10 IMPROVEMENT PLAN

Total Investment: \$72,735

7. Roof and Gutter Replacement

Estimated Cost: \$45,160 **Vendor:** Universal Roofing & Construction, Inc. (License #1087432)

Scope of Work: Remove existing 25+ year old deteriorated roof; install new asphalt shingles in a style and color appropriate to the home's historic character; replace gutters and downspouts; inspect and repair roof sheathing as needed; ensure proper attic ventilation.

Preservation Rationale: A sound roof is the most critical element in protecting a historic structure. The existing roof has exceeded its serviceable life and replacement is necessary to prevent water infiltration that could damage historic interior finishes, structural elements, and overall building integrity.

8. Plumbing System Replacement

Estimated Cost: \$27,575 **Vendor:** Scott McCleod Plumbing (License #678352)

Scope of Work: Repair cracked pipes; remove aging galvanized steel and cast iron drain plumbing; replace with 1.5" to 4" ABS drain piping; install permanent solution sewer pipe lining; minimize disruption to historic finishes during installation.

Preservation Rationale: The original galvanized and cast iron plumbing has reached the end of its serviceable life. Replacement is necessary to prevent water damage from pipe failures that could affect historic plaster, wood floors, and structural elements. Modern materials will be concealed within existing wall and floor cavities.

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, specifically:

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where replacement is required, the new feature will match the old in design, color, texture, and materials.

Standard 9: New additions or alterations will not destroy historic materials, features, and spatial relationships that characterize the property.

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
- Allowing periodic inspections by City Staff (minimum every five years) to verify compliance

CERTIFICATION

We, the undersigned property owners, certify that we are committed to implementing this Ten-Year Improvement Plan and maintaining the historic character of the property at: 425 W 10th Street, Claremont, CA 91711.



Michael Blickenstaff

1/22/26

Date



Sabrina Fernandes Blickenstaff

1/22/26

Date