

CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION MEETING AGENDA

*"We are a vibrant, livable, and inclusive community dedicated to quality services,
safety, financial strength, sustainability, preservation, and progress
with equal representation for our community."*

**City Council Chamber
225 Second Street
Claremont, CA 91711**



**Wednesday
July 29, 2026
7:00 PM**

COMMISSIONERS

**JOHN NEIUBER
CHAIR**

MILES BENNETT LISA CASTILLO

JENNIFER DEAL ROBERT PERRY GEORGEANN SPIVACK LAUREL TUCKER

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/98460848259>. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: msanabria@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

**For assistance, comments, or more information please contact Melissa Sanabria, Commission
Secretary, (909)399-5499.**

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF MAY 27, 2026

Recommendation: Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of May 27, 2026.

Attachment(s): DRAFT APC Meeting Minutes of May 27, 2026

PUBLIC HEARING

2. REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #26-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 472 WEST TENTH STREET. APPLICANT AND PROPERTY OWNER(S) - DOLEN PERKINS-VALDEZ AND DAVID VALDEZ

Recommendation:

Staff recommends the Architectural and Preservation Commission:

A. Adopt A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #26-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 472 WEST TENTH STREET. APPLICANT AND PROPERTY OWNER(S) - DOLEN PERKINS-VALDEZ AND DAVID VALDEZ; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

Draft Mills Act Contract

Draft APC Resolution

Estimated Tax Savings Calculation

Adopted Procedures for Review and Approval of Historic Property Contracts

Photo Survey of the Subject Property

Schedule of Improvements

Historic Primary Record

ADMINISTRATIVE ITEMS - None

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON AUGUST 12, 2026, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, MELISSA SANABRIA, ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON JULY 23, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: JULY 30, 2026



Claremont Architectural and Preservation Commission

Agenda Report

File #: 6108

Item No: 1.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 29, 2026

SUBJECT:

ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF MAY 27, 2026

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of May 27, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the Commission Secretary, Melissa Sanabria at msanabria@claremontca.gov.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
Principal Planner

Prepared by:

Melissa Sanabria
Administrative Assistant

Attachment:

Draft APC Meeting Minutes of May 27, 2026

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, May 27, 2026 – 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: BENNETT, CASTILLO, DEAL, NEIUBER,
PERRY, SPIVACK, TUCKER

ABSENT

COMMISSIONER: None

ALSO PRESENT

Christopher Veirs, City Planner; Catherine Lin, Senior Planner;
Jordan Goose, Associate Planner; Melissa Sanabria, Administrative
Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:01:05 in the archived video.

City Planner Veirs announced the reclassification of Jordan Goose from Assistant Planner to Associate Planner.

PUBLIC COMMENT

This item starts at 0:01:49 in the archived video.

Commission Secretary Sanabria announced that two written general public comments had been received.

Chair Neiuber invited public comment.

Unidentified Speaker requested that an owner's consent be included in the Register Listing nomination process. She cited that the State has an owner consent clause in the nomination of a historic monument and believes that the City should as well. Unidentified Speaker voiced her love for her home and shared her concern for her home being added to the Register.

John McDermott shared that he is one of the owners of a commercial building that was nominated to be included on the Local Register, and that a written expression of concern had been provided. He expressed support for owner consent for historical designations. He highlighted that his building's interior has been altered for medical use and raised concerns that the designation might restrict necessary modifications to accommodate new technology, requiring Commission approval for each change.

Laura Jaoui explained that she was out of the country when the notice regarding the inclusion of properties in the Register was sent. She requested that property owners be given input on whether their home should be added to the Register. Ms. Jaoui expressed her concerns about the potential impact on resale value and whether this designation could deter future buyers.

Unidentified Speaker thanked the Commission for holding the study session and for postponing the vote on the Register Listing nominations. He voiced support for holding a question-and-answer session with Claremont Heritage or a smaller group to help residents gain a better understanding. While he is not opposed to the designation, he and others feel they lack sufficient information. He expressed appreciation for the Commission's efforts and hopes for continued open dialogue.

There were no additional requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:11:02 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 Spivack; and carried on by roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack, Tucker

NOES: Commissioner – None

ABSTENTIONS: Commissioner – Bennett, Castillo (due to their absence at the April 29, 2026, meeting)

ABSENCES: Commissioner – None

1. Architectural and Preservation Commission Meeting Minutes of April 29, 2026
Approved and filed.

PUBLIC HEARINGS - None

ADMINISTRATIVE ITEM

This item starts at 0:12:54 in the archived video.

2. Study Session on Historic Register Listings in the City of Claremont

Prior to staff's presentation, City Planner Veirs clarified that the study session was aimed at learning more about the existing Council policy, which is contained in a recent an Ordinance that was passed in July 2024. He noted that the ordinance includes the ability to move forward with nomination for a listing without owner consent. He highlighted that owner consent was not a point of discussion this evening, as it is set policy that has been codified. He emphasized

goal of this evening's study session would be to learn more about the existing policy and how it will be implemented moving forward.

Associate Planner Goose presented a PowerPoint presentation with City Planner Veirs providing additional supporting information. Both Associate Planner Goose and City Planner Veirs addressed Commissioners' questions relating to: the Ordinance's list of potential benefits of designation and how to make that criteria clearer for homeowners; if inclusion in materials and social media is voluntary; the California Historic Building Code and its benefits; whether modifications to a property's interior are impacted by the Register Listing designation; Register criteria and property selection; reducing the number of listings brought before the Commission; the DPR 523A-L form; whether homeowners can contribute additional details about their property; the City's goal for listing properties; the standard Design Review criteria for non-historic properties; the number of Mills Act contracts that can be approved per year; what happens when exterior character-defining features only face the street; what if a property does not propose improvements; the ability to make reversible changes to a property; whether a fact sheet is available for homeowners; whether community member concerns can be tracked; disaster relief assistance for historic homes; if local realtors could provide information regarding the economic benefit of being listed; if there was a standard or mechanism for homeowners to object to a designation; process to table a designation; and the possibility to extend the notification time for property owners.

Chair Neiuber invited public comment.

Unidentified Speaker voiced support for increased transparency for property owners regarding eligibility and preservation needs. The Speaker also appreciated the removal of non-standardized fee waivers as a benefit and suggested excluding the Mills Act as one if there were limited annual allowances. The speaker hoped for clarification on the process for minor repairs and alterations to properties.

John McDermott expressed his disagreement with the description of the interior features as "architecturally significant" for his property. City Planner Veirs clarified if John was specifically referring to the waiting room area. John confirmed that he was discussing both the waiting room and the office, as well as any other areas that are not historically significant.

Laura Jaoui found the discussion productive and interesting, but expressed concerns about her property. She doubts that the designation will help with its sale due to its proximity to Institutional Zoning. Although her property is not in disrepair, she has postponed maintenance and is worried about potential piping issues affecting its appearance. Furthermore, Ms. Jaoui does not want her home, which was designed and built by her father, added to the Register Listings without flexibility for modifications.

Evis Mezini thanked the Commission for their questions but raised concerns about the DPR forms. She questioned the inclusion of some properties over others and noted that her own property's extensive renovations were not listed. Ms. Mezini also expressed confusion about the process for making exterior changes and whether it would involve additional steps. Lastly, she asked how homes could be properly assessed with incomplete information on the DPR forms.

Unidentified Speaker thanked the Commission for the study session and suggested forming small working groups with Claremont Heritage or local community members to share their experiences with the Register Listing process. The speaker expressed confusion about the

Mills Act, stating that limiting approvals to six per year is inadequate given the high volume of listings being brought before the Commission. While appreciating both staff and the Commission's efforts, the speaker noted that further questions remain. They also inquired about the Local Register Listings Committee special meeting scheduled for the next day.

City Planner Veirs addressed Unidentified Speaker and explained that the special meeting was to attend a webinar training and that the public was welcome to attend. The speaker asked if the Committee would share what was learned during the webinars at a future meeting.

There were no additional requests to speak.

Public comment was closed.

City Planner Veirs addressed questions posed during public comment and explained the Certificate of Appropriateness and Design Review process.

Chair Neiuber requested that City Planner Veirs explain the Mills Act process, the number of Mills Act requests received in a year and provide clarification on whether being on the Register will result in an application to the Mills Act.

Commissioner Spivack shared that as the Mills Act process becomes more visible, the number of applications received may increase. Chair Neiuber shared that if the number of Mills Act applications increases, they can reach out to the City Council to increase the number of applications per year.

City Planner Veirs also addressed questions regarding the ability to sell a home on the Register to an institution, reasoning for the large batch of listings previously brought before the Commission, and whether remodeled homes would be listed.

Commissioner Spivack asked if the DPR forms had been changed for homes where major changes occurred, and if it was possible to look at DPRs before going before the next Commission meeting.

The study session was received and filed.

REPORTS

This item starts at 02:10:41 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. He also shared an update regarding the Residence Inn being close to opening, and shared that in a few weeks, the 30-day lighting review would begin.

Commission/Committee

Chair Neiuber noted that the introduction of trees to North San Jose Avenue and the median was put in ahead of time, which would help with the light glare to surrounding properties. He also noted that the windows on the North side were limited.

Commissioner Bennett shared that the Public Art committee had not met and had no updates. He voiced concern about his role in the Local Register Listings Committee since his term on the Commission ends in July 2026. City Planner Veirs noted that the subcommittee would likely finish its work before then.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:18 PM.

Chair

ATTEST:

Administrative Assistant



Claremont Architectural and Preservation Commission

Agenda Report

File #: 6111

Item No: 2.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 29, 2026

SUBJECT:

REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #26-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 472 WEST TENTH STREET. APPLICANT AND PROPERTY OWNER(S) - DOLEN PERKINS-VALDEZ AND DAVID VALDEZ

SUMMARY

The owners of the property at 472 West Tenth Street have submitted a request to enter into a Historic Property (Mills Act) Agreement with the City. The Mills Act is a preservation tool enacted by the state legislature to ensure the long-term preservation of eligible historic properties and other significant site features of such properties. In return, property owners receive a reduction in taxes, which, in turn, helps finance needed repairs and renovations for the property. The Architectural and Preservation Commission is the recommending body for Mills Act requests. The Architectural and Preservation Commission recommendation is then forwarded to the City Council for final action on the agreement. Staff has reviewed the application and finds that each of the required criteria for entering into a Mills Act agreement, as established by the City Council, can be met.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #26-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 472 WEST TENTH STREET. APPLICANT AND PROPERTY OWNER(S) - DOLEN PERKINS-VALDEZ AND DAVID VALDEZ; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Continue the discussion and request additional information.
- B. Express the intent to recommend denial of the Mills Act contract, specifically identifying the criteria that cannot be met, and continue the item to September 9, 2026, for adoption of the denial recommendation resolution.

FINANCIAL REVIEW

The costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Upon approval of a Mills Act historical property contract (Attachment A), the value of the subject property is reassessed based on a formula that considers the rental income that could be expected from the property, the Federal home loan interest rate, a historic property risk component, and an amortization component to result in a special Mills Act capitalization rate. The estimated annual tax savings for the property owners is determined by using the formula outlined in Attachment C. With approval of a Mills Act contract, the total value of the first 10 years of property tax savings must be put towards the scope of work, identified in Attachment A, to preserve or rehabilitate the historic character defining elements of the property and ensure its ongoing historical and structural integrity. Approval of a Mills Act contract will also result in a loss of tax revenue to the City. This loss reflects the City's contribution to preserving the property for the benefit of the community.

Staff has prepared estimates of the anticipated tax savings (Attachment C) for the owner as well as the loss in tax revenue to the City if the Mills Act agreement is approved. The calculations estimate a potential tax savings to the owners of \$12,614 per year (\$126,139 for ten years), and a potential loss to the City in tax revenue of \$1,463 per year. In addition to the loss of revenue to the City, the contract will also result in a loss of tax revenue to the other local, regional, state agencies, and districts that receive a portion of property taxes paid.

Background

What is the Mills Act?

The Mills Act is a preservation tool created by the California state legislature in 1972 to encourage the preservation and restoration of historic properties. The act enables cities to enter into historical property agreements with owners of qualifying properties to reduce owners' property taxes in order to incentivize investment in their historic properties. While resulting in some lost tax revenue, the agreements provide benefits to cities by ensuring the preservation, high-quality rehabilitation, and maintenance of historic properties that represent important cultural resources.

As provided for by State law, the Mills Act is administered and implemented by local governments. Mills Act contracts are executed between the property owner and the local government, granting the tax reduction. Cities have considerable discretion in evaluating Mills Act requests and are not mandated to approve historical property agreements. Each local government establishes its own eligibility criteria, application procedures, and the number of contracts to allow within its jurisdiction. The California Office of Historic Preservation (OHP) does not participate in the contract negotiations, is not a signatory to the contract, and has no authority over the administration of the Mills Act program.

City's Mills Act Program

In October 2000, the City Council approved procedures and review criteria for agreements for properties in Claremont. Initially, the program was restricted to historic properties suffering severe deterioration and in danger of near-term demolition or eventual demolition due to long-term neglect. In January 2009, the City Council revised the review criteria to include all residential properties listed in the City's Register of Structures of Historic and Architectural Merit of the City of Claremont (Register). In addition, the Council limited the maximum number of Mills Act contracts that can be approved to six per year.

On October 9, 2012, the City Council amended the program once more to provide clarification to one of the review criteria and to establish an annual compliance review fee. These newly revised criteria and procedures are included as Attachment D (City Council Resolution 2012-75).

Property Description

The subject property is located on the south side of West Tenth Street, at the corner of Tenth Street and Berkeley Avenue. It is located in the neighborhood identified in the Claremont General Plan as "Old Claremont." The property has a General Plan Designation of Residential 6 and is zoned Single-Family Residential- 8,000 square foot lot size (RS 8,000).

The property at 472 West Tenth Street is a historically significant residence in the Old Claremont neighborhood and an intact example of twentieth-century Monterey Revival style residential development in the City. Constructed in 1928, the home is associated with Helen Wren. Helen Wren (1891-1979) was an architectural designer whose work contributed to Claremont's early residential development and architectural character. Educated at the Massachusetts Institute of Technology and in France, Wren later worked with prominent Pasadena architect Roland Coate, Sr., specializing in residential design. Although she designed only four homes in Claremont, her work left a lasting legacy. The subject property at 472 West Tenth Street was her first Claremont commission and established many of the Monterey Revival design elements that became hallmarks of her work. She also designed the distinguished residence at 709 Harvard Avenue, now the official home of the Claremont Graduate University President. The subject residence is therefore significant not only for its architectural merit but also as one of the surviving examples of Wren's work in Claremont and her contribution to the City's architectural history. Her association with the property contributes to its historical significance.

Furthermore, the residence is also associated with Judy Wright. Judy Wright was a longtime owner of the subject property and one of Claremont's most influential civic leaders and historians. After moving to Claremont in 1972, she became deeply involved in community service, serving on the Planning Commission before being elected to the Claremont City Council, where she served for 13 years, including three years as Mayor (1986-1989). Wright played a pivotal role in regional transportation planning, helping preserve the Claremont Depot and establish Claremont as a stop on the Metrolink system, while also serving on the founding boards of Metrolink and Foothill Transit. She was also a dedicated local historian and author of Claremont Pictorial History and Claremont Women: 1887-1970: They Created a Culture, and was a founding member of Claremont Heritage. Her long stewardship of the subject property reflects her lifelong commitment to preserving Claremont's history and architectural heritage.

The property's character is defined by its distinctive Monterey Revival architectural style and high level of historic integrity. Character defining exterior features include its two-story massing, stucco, concrete, and brick exterior finishes, low-hipped roof, French doors, decorative second-story wood balcony supported by Monterey posts with wood railings, functional wood shutters over multi-light windows, brick walkways, enclosed garden and courtyard spaces, and wood trellises along the rear façade. Significant interior features include original oak hardwood flooring, the original wood staircase with decorative detailing, and hand-hewn open-beam and plank ceilings. The residence contains approximately 2,576 square feet with three bedrooms and more than two bathrooms. A detached two-car garage remains on-site and reflects the original residential layout. Together, these features convey the property's architectural significance and contribute to its historic character, making their continued preservation an important component of the proposed Mills Act contract.

Overall, the property continues to convey its historic design, setting, and association with early Claremont development. The home is in good shape and, with appropriate restoration and repair, can continue to convey its historical appearance and significance.

The property owner has proposed a sensible work plan that addresses both the home's exterior and interior and will preserve and rehabilitate some of the home's character defining features while also enhancing the structural integrity of the property. A detailed summary of the proposed improvements is included in the Draft Mills Act Contract (Attachment A), with a summary provided here.

With approval of a Mills Act Contract, the applicant proposes a comprehensive program of preservation and rehabilitation improvements to maintain the long-term structural integrity and historic character of the residence. Planned work includes repair and maintenance upgrades to the electrical system, stripping and refinishing of the unique interior terracotta flooring, installation of a split HVAC system to improve climate control while minimizing impacts to the historic structure, application of UV tint to existing windows to reduce solar exposure, exterior repainting, replacement and restoration of the roof with materials compatible with the historic resource, and leveling and reinstallation of the existing brick patio, pathways, and courtyard. Collectively, these improvements are intended to protect the property's historic character, improve building performance, and ensure the continued preservation of the resource in accordance with the objectives of the Mills Act Program.

These items would well exceed the cost of property tax savings over ten years.

Character Defining Features

The following features appear to convey the historic architectural character and significance of the residence at 472 West Tenth Street as a circa 1928 Monterey Revival home associated with architect Helen Wren and local resident Judy Wright.

Exterior Features

- Two-story Monterey Revival massing
- Stucco, concrete, and rustic, whitewashed brick siding
- Low hip roof configuration
- French door styling throughout
- Decorative wood balcony with Monterey Posts and wooden railings
- Heavy, functional shutters over multi-light windows
- Brick walkways and enclosed garden spaces and entry courtyard
- Wooden trellises on rear façade

Interior Features

- Original oak hardwood flooring
- Wooden staircase detailing
- Hand-hewn and open-beam and planked ceilings

Proposed Work Plan

The property owner has proposed a sensible work plan that addresses both the home's exterior and interior and will preserve and rehabilitate some of the home's character defining features while also enhancing the structural integrity of the property. A detailed summary of the proposed improvements is included in the Draft Mills Act Contract (Attachment A), with a summary provided here.

With approval of a Mills Act Contract, the applicant proposes a comprehensive program of preservation and rehabilitation improvements to maintain the long-term structural integrity and historic character of the residence. Planned work includes repair and maintenance upgrades to the electrical system, stripping and refinishing of the interior terracotta flooring, installation of a split HVAC system to improve climate control while minimizing impacts to the historic structure, application of clear UV film to existing windows to reduce solar heat gain and fading of the interior, exterior repainting, replacement and restoration of the roof with materials compatible with the historic resource (specified to be returning the from the existing composition shingle to fire rated wood shingles), and leveling and reinstallation of the existing brick patio, pathways, and courtyard. Collectively, these improvements are intended to protect the property's historic character, improve building performance, and ensure the continued preservation of the resource in accordance with the objectives of the Mills Act Program.

These items would well exceed the cost of property tax savings over ten years.

Qualifying Criteria

Pursuant to Section 130 of City Council Resolution No. 2012-75, a historical property contract may be approved only if all the following criteria are met:

- A. The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or listed in the Register of Structures of Historic and Architectural Merit of the City of Claremont.*
- B. The subject property contributes significantly to the quality, diversity, historical interest, and ambiance of the community.*
- C. Significant features that defined the historical character of the subject property, and its buildings, have not been destroyed or can be restored based on documentary, physical, or pictorial evidence.*
- D. The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal*

to or greater than the expected property tax savings for the first ten years, which needs to be distributed into two five-year periods.

E. The subject property is residential.

Staff Evaluation

Staff finds that the subject property meets each of these criteria as follows:

- A. The subject property is privately owned by the applicants (Dolen Perkins-Valdez and David Valdez) and is not exempt from property taxation. The property is recognized as a historically significant resource through its association with early twentieth-century residential development in Claremont and its documented architectural and historical importance. The architect of the home, Helen Wren, was an important local female architect in the City's history, and the former owner, Judy Wright, was a local leader in civic engagement and historic preservation. The property's architectural and historical significance, coupled with its association with Helen Wren and Judy Wright, satisfies the Mills Act eligibility requirements.
- B. The residence is an important contributor to the historic character of Claremont's Old Claremont neighborhood and is a highly intact example of Monterey Revival residential architecture. Constructed in 1928, the home is significant for its association with architectural designer Helen Wren, whose work helped shape Claremont's early residential development, and as one of only four homes she designed in the City.

The property is also associated with former owner Judy Wright, a longtime civic leader, former Mayor, local historian, and founding member of Claremont Heritage. Through its architectural distinction, historical associations, and prominent location, the property contributes significantly to the City's architectural heritage and community character.

- C. Character defining features-including its two-story Monterey Revival massing, low-hipped roof, decorative wood balcony with Monterey posts, French doors, wood shutters, stucco and brick exterior finishes, brick walkways and courtyard, original oak flooring, wood staircase, and exposed beam ceilings-remain substantially intact. These features continue to define the property's historic character and will be preserved through the proposed rehabilitation program. Ultimately, the home exhibits a high level of integrity in design, materials, workmanship, and setting-ensuring that its historic character has not been lost and, where necessary, can be restored using documentary and physical evidence such as that found in Attachment G.
- D. The current owners intend to undertake continued preservation and rehabilitation efforts that focus on maintaining and restoring character defining elements. Planned improvements include electrical system upgrades, refinishing the original terracotta flooring, installation of a split HVAC system designed to minimize impacts to the historic structure, application of clear UV window film, exterior repainting, roof restoration using compatible materials, and repair and reinstallation of the existing brick patio, pathways, and courtyard.

In completing the proposed work items with the benefit of a historical property contract, the property's ability to continue contributing to the historical interest and ambiance of the Claremont community will be enhanced. The applicant has proposed a comprehensive work plan that would help ensure the home's long-term livability, restore some of its key historic features, and maintain its original historic character.

These repairs and installations would enhance the building's lifespan and update the home without damaging the character defining features, making it more usable for the property owner and future residents. Based on estimates provided by the applicant, the total cost of the proposed scope of work is approximately \$134,221, which is \$8,082 more than the estimated tax savings of \$126,139 that would result from the historical property contract over a 10-year period. With the signing of the historical property contract, the applicant would be required to invest the avoided property tax into the work outlined in Attachment A. Additionally, based on the proposed scope of work, the applicants would be contributing more of their own funds into the proposed work than they would be saving through their reduced property taxes.

- E. The subject property is a single-family residential property located in the RS 8,000 zoning district. The property remains in residential use, consistent with the Mills Act's residential eligibility criteria.

Planning staff and the Director of Claremont Heritage have each inspected the house and property in addition to having discussions with the owners regarding the planned improvements to the property. The current owners have recently purchased the home in the last year and are eager to maintain and restore the historic character defining features of the home.

CEQA REVIEW

The proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Melissa Sanabria at msanabria@claremontca.gov.

Notice of this project was published in the Claremont Courier on July 17, 2026. Copies of this staff report have been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
City Planner

Prepared by:

Jordan Goose
Associate Planner

Attachments:

- A - Draft Mills Act Contract
- B - Draft APC Resolution
- C - Estimated Tax Savings Calculation
- D - Adopted Procedures for Review and Approval of Historic Property Contracts
- E - Photo Survey of the Subject Property
- F - Schedule of Improvements
- G - Historic Primary Record

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CITY OF CLAREMONT
Attn: City Clerk, City of Claremont
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711

HISTORICAL PROPERTY (MILLS ACT) AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2026 by and between the CITY OF CLAREMONT, a municipal corporation of the State of California ("City") and Dolen Perkins-Valdez and David Valdez, owners of real property located at 472 West Tenth Street, Claremont ("Owners").

RECITALS

WHEREAS, the City Council of the City of Claremont ("City Council") is authorized by California Government Code Section 50280 et seq. (known as "the Mills Act") to enter into contracts with the owners of qualified historical properties to provide for appropriate use, maintenance, and rehabilitation such that these historic properties retain their historic characteristics; and

WHEREAS, on October 24, 2000, the City Council adopted Resolution No. 2000-157 establishing review criteria and procedures for historical property (Mills Act) contracts to encourage historical preservation, and on January 13, 2009, the City Council adopted Resolution No. 2009-04 expanding the review criteria for historic property (Mills Act) contracts; and

WHEREAS, on October 9, 2012, the City Council adopted Resolution No. 2012-75 amending the review criteria for historic property (Mills Act) contracts that supersedes Resolution Nos. 2000-157 and 2009-04; and

WHEREAS, Owner possesses fee title interest in real property, together with associated structures and improvements thereon, generally located at 472 West Tenth Street within the City and more particularly described in Exhibit A hereto attached and made a part hereof ("the Property"); and

WHEREAS, the Property is a qualified historic property within the meaning of Government Code Section 50280.1, in that it is a privately owned property which is not exempt from property taxation and is listed in the Register of Structures of Historical and Architectural Merit of the City of Claremont; and contains the character defining elements described in Exhibit "B"; and

WHEREAS, all of the required criteria of Section 130 of City Council Resolution No.2012-75 are met; and

WHEREAS, both Owners and City, for their mutual benefit, desire to protect and preserve the Property so as to retain its characteristics of historical and architectural significance.

AGREEMENT

NOW, THEREFORE, both Owners and City, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. **AUTHORITY:** This Agreement is made pursuant to California Government Code Sections 50280-50290 and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of those statutes.

2. **TERM:** This Agreement shall be effective commencing on the date of this Agreement and shall remain in effect for a period of ten years therefrom. Such term shall be renewed pursuant to the provisions of paragraph six below.

3. **PRESERVATION OF PROPERTY:** During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. Owners shall preserve and maintain the characteristics of historical significance of the Property, and, where necessary, restore and rehabilitate the Property and its character defining features, in accordance with the regulations of the Claremont Municipal Code Chapter 16.300 and in conformance with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

b. Prior to commencing work on physical changes to the property, Owners shall notify the Director of Community Development to ensure that the changes comply with all applicable standards and regulations. All significant exterior building and site changes, and changes to the interior character defining features described in Exhibit "B" shall be subject to prior review by the City.

c. Owners shall obtain building permits for all permitted work prior to commencing work. When applying for building permits, Owners shall inform Building Division staff that the Property is under a Mills Act contract so that the City can be assured all work will be done in the manner required by the City and federal historic preservation standards. Prior to the granting of building permits, Owner may be required to also obtain approval of a Certificate of Compliance to ensure the work is in conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

d. Owners agree to make several improvements to the Property and shall complete this work in accordance with the attached schedule of home improvements, drafted by Owners, attached hereto as Exhibit "C." In addition, the cost of these improvements shall be equal to or greater than the property tax savings received for the first ten years. The cost of these improvements may be distributed over two, five-year periods.

e. Owners shall maintain all buildings, structures, yards and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

i) Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;

ii) Storage of scrap lumber, junk, trash or debris visible from adjacent properties and the public right-of-way;

iii) Outside storage of abandoned, discarded or unused objects or equipment visible from adjacent properties and the public right-of-way;

iv) Stagnant water or excavations, including pools or spas;

v) Any device, decoration, design, structure, or vegetation, which is unsightly by reason of its height, condition, or its inappropriate location.

f. Owners shall agree to periodic public access to Property for a limited tour or special event in coordination with Claremont Heritage or other community group. The first such event may occur within approximately five years from the date of this Agreement, and subsequent events may occur approximately once every five to eight years thereafter.

g. Owners shall not be held responsible for replacement of the historic structures if damaged or destroyed through "Acts of God" such as flood, tornado, lightning or earthquake.

h. Appeals under this Section shall be made to the Architectural and Preservation Commission pursuant to the City's standard appeal procedures set forth in the Claremont Municipal Code, Chapter 16.321.

4. FURNISHING OF INFORMATION AND ANNUAL COMPLIANCE REVIEW FEE: Owners shall furnish City any and all information requested by City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement. This shall include an annual letter from Owners describing the home improvements completed during the previous year, along with other necessary documentation (i.e. pictures, receipts). In addition, Owners shall furnish City the required annual compliance review fee, which is calculated at 2.2 hours of staff time at the prevailing hourly rate approved by the City Council.

5. INSPECTIONS: Owners agree to permit examinations of the interior and exterior of the Property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine Owners' compliance with this Agreement. Such examinations shall be scheduled by appointment in advance, with a mandatory examination being performed every five years along with periodic examinations on an as-needed basis.

6. AUTOMATIC RENEWAL: On each anniversary date of this Agreement, one year shall be automatically added to the then-remaining term of this Agreement, unless notice of nonrenewal is given pursuant to the provisions of Paragraph 7 below.

7. NOTICE OF NONRENEWAL: If, in any year, either Owners or City desire not to renew the Agreement, that party shall serve written notice of nonrenewal on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owners at least 90 days, or by City at least 60 days, prior to the renewal date, one year shall automatically be added to the term of this Agreement. Upon receipt by Owners of the notice of nonrenewal from City, Owners may make written protest to the City Council. At any time prior to the renewal date, City may withdraw its notice to Owners of nonrenewal.

8. EFFECT OF NOTICE NOT TO RENEW: If, in any year, either party serves notice of intent not to renew this Agreement, this Agreement shall remain in effect for the balance of the original ten-year term or, if applicable, until the date that is ten years after the effective date of the last renewal, whichever is later. Thereafter, this Agreement shall terminate.

9. CANCELLATION: City may cancel this Agreement if City determines that the Owners have breached any of the conditions or covenants of the Agreement or have allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines Owners have failed to timely restore or rehabilitate the Property in the manner specified in this Agreement.

10. NOTICE OF CANCELLATION: This Agreement may not be canceled pursuant to paragraph nine above until after City has given notice of, and has held, a public hearing as required by Governmental Code Section 50285.

11. CANCELLATION FEE: If City cancels this Agreement in accordance with paragraph nine above, Owners shall pay a cancellation fee of 12½% of the full value of the Property at the time of cancellation. The full value shall be determined by the County Assessor, without regard to any restrictions imposed on the Property pursuant to this Agreement. The cancellation fee shall be paid to the State Controller at such time and in such manner as the Controller shall prescribe and shall be deposited in the State General Fund.

12. NOTICES: All notices required by or provided for in this Agreement shall be given in writing and may be mailed or delivered in person. If mailed, notice by mail shall be deemed to have been given upon deposit of notice in the mail, postage prepaid, addressed as appropriate, to Owners at Owners' last known address on City's records, or to City at P.O. Box 880, Claremont, CA 91711, Attention: City Clerk.

13. NO COMPENSATION: Owners shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owners as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

14. EMINENT DOMAIN PROCEEDINGS: In the event that during the term of this Agreement, the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, the Agreement shall be canceled, and no fee shall be imposed pursuant to paragraph 11 hereof. In such event, this Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.

If, subsequent to the filing of any action in eminent domain, the proposed condemnation is abandoned by the condemning agency as to all or a portion of the Property subject to the Agreement, the restriction on the use of the Property included in this Agreement shall without further agreement of the parties, be reinstated and the terms of this Agreement shall be in force and effect.

15. REMEDIES AND ENFORCEMENT OF AGREEMENT: In lieu of, and/or addition to, any provisions to cancel this Agreement herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event that it is determined this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for unenforceability arising from the cancellation of nonrenewal of this Agreement, for any tax year during the term or any renewal of this Agreement, then this Agreement shall be null and void and without further effect and the Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement, without any payment or further act of the parties to the Agreement.

16. GENERAL PROVISIONS:

a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. Owners agree to, and shall hold City and its elected officials, officers, agents, employees, representatives, and volunteers harmless from, liability for damage or claims for property damage which may arise from the direct or indirect use of operations of Owners and those of their contractors, subcontractors, agents, employees, and other persons acting on their behalf which relate to the use, operation and maintenance of the Property. Owners hereby agree(s) to and shall defend the operation and maintenance of the Property. Owners hereby agree(s) to and shall defend City and its elected officials, officers, agents, employees, representatives, and volunteers with respect to any and all actions for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Property.

17. NOTICE OF RECORDATION OF AGREEMENT: No later than 20 calendar days after the parties execute and enter into the Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of Los Angeles and shall submit a certified copy of this Agreement to the County Assessor's Office. Owners or their agent shall provide written notice of the Agreement to the State Office of Historic Preservation within six months of entering into the Agreement.

18. SUCCESSORS AND ASSIGNS: This Agreement is binding upon Owners' successors and assigns in interest or title to the Property. A successor in interest or title shall have the same rights and obligations under the Agreement as Owners. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of

whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

19. NONWAIVER: No acts or admissions by City, or any agent(s) of City shall constitute a waiver of any or all of City's right under this Agreement.

20. AMENDMENTS: This Agreement may be amended in whole or in part, only by a written recorded instrument executed by the parties hereto.

21. ATTORNEY'S FEES: In the event legal proceedings are brought by any party or parties hereto, for breach of this Agreement, or to compel conformance under this Agreement, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding shall be entitled to an award of reasonable attorneys' fees and costs in addition to all other relief to which it may be entitled.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date shown below, but this Agreement is effective as of the date and year first above written.

	Property Owner:
DATE: _____	_____
	Dolen Perkins-Valdez
	Property Owner
	Property Owner:
DATE: _____	_____
	David Valdez
	Property Owner
DATE: _____	THE CITY OF CLAREMONT
	By _____
	Adam Pirrie
	City Manager

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On _____, before me, _____,
Notary Public, personally appeared ADAM PIRRIE, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Notary Public

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Property is located at 472 West Tenth Street in the City of Claremont, County of Los Angeles, State of California, and is more particularly described as follows:

PARCEL 1:

THAT PORTION OF BLOCK "C", AS SHOWN ON THE AMENDED MAP OF C. SEAVER'S SUBDIVISION, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 79 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID BLOCK "C" (WHICH IS SOUTHERLY LINE OF 10TH STREET), DISTANT EASTERLY 30 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK "C"; CONTINUING THENCE EASTERLY ON SAID NORTHERLY LINE OF BLOCK "C" 60 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK "C", 145 FEET TO A POINT; THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK "C", 60 FEET TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK "C", 145 FEET TO THE POINT OF BEGINNING.

Parcel 2:

THAT PORTION OF BLOCK "C" AS SHOWN ON THE AMENDED MAP OF C. SEAVER'S SUBDIVISION, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 79 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID BLOCK "C", IN THE SOUTHERLY LINE OF 10TH STREET, DISTANT EASTERLY 90 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK "C"; SAID POINT OF BEGINNING BEING ALSO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO ELLIOT C. LINCOLN, ET UX., RECORDED IN BOOK 8660, PAGE 133, OFFICIAL RECORDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE 5 FEET; THENCE SOUTHERLY 145 FEET PARALLEL WITH THE EAST LINE OF THE LAND DESCRIBED IN BOLD DEED TO LINCOLN; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT, 5 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO LINCOLN; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LINCOLN TO THE POINT OF BEGINNING.

Parcel Number: 8309-018-026

EXHIBIT B

CHARACTER DEFINING ELEMENTS OF PROPERTY – 472 West Tenth Street

Significant Exterior Features

- Two-story Monterey Revival massing
- Stucco, concrete, and brick siding
- Low hip roof configuration
- French door styling throughout
- Decorative wood balcony with Monterey Posts and wooden railings
- Heavy, functional shutters over multi-light windows
- Brick walkways and enclosed garden spaces and entry courtyard
- Wooden trellises surrounding paired French doors on rear facade

Significant Interior Features

- Original oak hardwood flooring
- Wooden staircase detailing
- Hand hewn and open beam and planked ceilings
- Original light fixtures

EXHIBIT C

SCHEDULE OF IMPROVEMENTS – 472 West Tenth Street

DESCRIPTION OF IMPROVEMENTS

Structural Improvements

- 1) Electrical system repair and maintenance upgrades, including replacing the existing knob and tube wiring - \$3,254

Interior Improvements

- 2) Strip and refinish Terracotta floor tiles in two bathrooms- \$667
- 3) Installation of new upgraded HVAC system using floor registers to avoid new wall or ceiling penetrations - \$56,200

Exterior Improvements

- 4) Apply clear UV film to reduce solar heat gain for some existing windows - \$3,498
- 5) Exterior repainting including sanding and patching as needed to prevent decay - \$16,500
- 6) Roofing material replacement and restoration to original wood shake shingles - \$48,900
- 7) Reset existing bricks to level out patio and courtyard - \$5,200

Note: All work must conform to standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code. All work subject to City of Claremont design review as required by the Claremont Municipal Code.

RESOLUTION NO. 2026-__

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #26-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 472 WEST TENTH STREET. APPLICANT AND PROPERTY OWNER(S) - DOLEN PERKINS-VALDEZ AND DAVID VALDEZ

WHEREAS, on April 16, 2026, the owner of 472 West Tenth Street filed a request for approval of a Historical Property Agreement; and

WHEREAS, the historic property at 472 West Tenth Street meets the established criteria for participating in the Mills Act program and the Historical Property Agreement will result in the preservation of the character-defining features of the property; and

WHEREAS, notice of the proposed agreement and the Architectural and Preservation Commission meeting at which this matter was considered was duly given and published; and

WHEREAS, the Architectural and Preservation Commission considered the request at its meeting on July 29, 2026, at which time all persons wishing to testify in connection with said agreement were heard, and the agreement was fully studied.

NOW THEREFORE, THE ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are minor, for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the Secretary of the Interior's Standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code, and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission of the City of Claremont recommends to the City Council approval of Historical Property Agreement #26- MA03.

SECTION 3. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission's secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 29th day of July, 2026.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

Calculation of Estimated Reduced Property Taxes for Properties Subject to Historical Property Contracts

Address: 425 W 10th Street

Current Property Owners: Michael and Sabrina Blickenstaff

Upon approval of a historical property contract, the county assessor determines the reasonable expected yield by analyzing rental income of similar properties in the area or, if available, what the property would yield under prudent management. Reasonable expected yield for income-producing property is based on rents actually received and typical rents received for similar property in similar use, less maintenance and operating expenses.

The Mills Act capitalization rate is calculated by adding four component percentages including:

- An interest rate based on the Federal Home Loan Bank rate (as published by State Board of Equalization) on conventional mortgages (6.56% for 2026)
- The historical property risk (4% for owner-occupied single-family dwellings)
-

A percentage equal to the reciprocal of the remaining life of the structure. The typical remaining life for a wood frame building is 20 years ($1/20 = 5\%$) and for masonry building is 50 years ($1/50 = 2\%$); however, typical remaining life for most buildings is 50 years ($1/50 = 2\%$) if adequate care is applied.

- The percentage of the tax rate times the assessment ratio (typically 1%).

The Capitalization Rate is used to calculate the estimated annual savings to the homeowner and estimated annual cost to the City, as noted in the table below:

Existing Property Value Calculations

\$1,660,000	County Assessed Value
\$16,600	Property tax (1% of value)
\$1,926	Claremont's share of property tax (11.6% of property tax)

Estimated Rental Calculations

\$5,000	Estimated monthly rent
\$60,000	Annual rent
\$5,000	Annual rent expenses (M&O costs)
\$55,000	Annual rent less expenses

Capitalization Rate

6.56%	Federal home loan interest rate (State Board of Equalization 2025)
4.00%	Historical property tax
2.00%	Amortization - 50 year life
1.00%	Tax rate
13.56%	Capitalization rate

New Property Value Calculation Under Mills Act Contract

\$405,605	New estimated property value (Annual rent less expenses/capitalization rate)
- \$7,000	Homeowner's Exemption
\$398,605	Taxable Value
\$3,986	New estimated property tax (1% of new taxable value)
\$12,614	Owner's annual savings
\$126,139.53	Owner's savings for first 10 years
\$462	Claremont's share of reduced property tax (11.6% of new property tax)
\$1,463	Estimated annual loss to Claremont

Notes

This Calculation does not include any special assessment district fees included in annual tax

This Calculation is an estimate, and is for a reference purpose only

RESOLUTION NO. 2012-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT AMENDING THE CITY'S PROCEDURES AND CRITERIA FOR APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS.

WHEREAS, the City of Claremont ("City") has established a policy of historic preservation by addressing historic preservation as part of the City's General Plan; and

WHEREAS, as set forth in the Land Use, Community Character, and Heritage Preservation, the City recognizes the importance of conserving and safeguarding the City's cultural, architectural, and historical resources that contribute to the special and unique character of the City, and create a recognizable identity for the community; and

WHEREAS, the Historic Preservation Element sets forth the following goal and policies:

- | | |
|---------------|--|
| Goal 2-14 | Retain and celebrate Claremont's rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture. |
| Policy 1-14.1 | Continue to protect architectural, historical, open space, environmental, and archaeological resources throughout the City. |
| Policy 1-14.3 | Continue to encourage pride in the quality and character of historic areas. |
| Policy 1-14.5 | Continue to support the retention and/or adoptive reuse of existing residential, commercial, and industrial buildings where possible, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont. |
| Policy 1-14.6 | Strive to prevent the demolition of structures listed on the Register of Historical and Architectural Merit of the City. |
| Policy 1-14.8 | Continue to offer historic preservation tools such as the Mills Act. |
| Policy 1-14.9 | Explore and evaluate different approaches to protect and enhance historic resources throughout the community; and |

WHEREAS, the State of California enacted the Mills Act (California Government Code Section 50820, et seq.) to allow cities to enter into contracts with owners of "qualified historical property" to preserve historical properties by reducing property taxes; and

WHEREAS, Mills Act contracts provide a benefit to the City in helping to ensure that important community resources are preserved and/or restored, and to help carryout the goals and policies of the City's General Plan; and

WHEREAS, in October, 2000, the City Council adopted Resolution 2000-157 that established a procedure and qualifying criteria for historical property contracts, which included a criteria that limited the number of properties that qualified for historical property contracts; and

WHEREAS, in January 2009, the City Council adopted Resolution 2009-04, which expanded the criteria for historic property contracts in order to encourage additional Mills Act contracts that will help to advance the City's historic preservation goals and policies, and to restrict the number of Mills Act contracts to no more than six per calendar year in order to limit the fiscal impact the Mills Act contracts will have on the City; and

WHEREAS, the City Council retains the final authority to approve, deny, or modify any Mills Act contract recommended by the Architectural Commission; and

WHEREAS, on February 29 and September 12, 2012, the Architectural Commission reviewed and analyzed the current procedures and criteria for the Mills Act Program, and adopted Resolution 2012-12 recommending approval to the City Council to amend the existing program to incorporate an annual review fee to recover the cost of staff time associated with annual reviews for contract compliance, which is calculated at 2.2 staff hours at the prevailing hourly rate approved by the City Council (current rate is \$98.50 making the annual review fee \$217), and to modify Criteria D to state that the proposed improvements be related to the preservation and/or the rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be equally distributed into two five-year periods; and

WHEREAS, on October 9, 2012, the City Council fully reviewed the subject matter at its regular meeting.

NOW, THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. The City Council has determined that amendment of procedures for approval of Mills Act contracts is not a project defined by Section 15378 of the California Environmental Quality Act (CEQA) guidelines. Therefore, no further environmental review is necessary.

SECTION 2. The procedure and qualifying criteria for approval of historical property contracts are amended to read as follows:

PROCEDURES FOR REVIEW AND APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS

110 PURPOSE OF MILLS ACT

In 1976, legislation was adopted in California that created an alternative method for determining assessed value of certain qualified historical properties. Commonly referred to as the Mills Act, the law provides an income-based tax formula for eligible properties subject to historical property contracts (Article 12, commencing with Section 50280, of Chapter 1, Part 1 Division 1, Title 5, of the California Government Code).

The use of the Mills Act gives communities the flexibility to deal with historical structures on a case-by-case basis. Local government has the option to choose which properties are suitable for the incentive by evaluating various factors. These contracts can be used both as a tool to rehabilitate and preserve an individual building, and as part of a broader community-wide program.

As a preservation incentive, historical property contracts offer advantages to both local government and property owners. The contracts provide property tax relief for owners of qualified historical properties who agree to abide by reasonable preservation requirements. For local government, the preservation requirements ensure an authentic rehabilitation and a high level of maintenance of a cultural resource that is important to the community.

120 APPLICATION FILING

Any residential property owner may file an application with the required submittal deposit of \$1,000 for a historical property contract with the Department of Community Development. The application shall be made on forms provided by the department and submitted to the department together with the application fee deposit, and such documentation, information, and photographs required by the department for a complete understanding of the qualities and characteristics of the property for which the historical property contract is requested, and a description of, and timeframe for, proposed improvements to the property. City costs in processing applications shall be charged against application fee deposits.

Prior to determining the completeness of an application, the Director shall provide a copy of the application and submitted materials to Claremont Heritage for review and comment. Prior to submittal of an application, the property owner is encouraged to discuss with City staff whether their property meets the criteria for historical property contracts.

130 CRITERIA FOR AN HISTORICAL PROPERTY CONTRACT

An historical property contract may be approved only if all the following criteria are met:

- A. The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, or listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or in the Register of Structures of Historic and Architectural Merit of the City of Claremont;

- B. The subject property contributes significantly to the quality, diversity, historical interest, and ambience of the community;
- C. Significant features that define the historical character of the subject property, and its buildings have not been destroyed or can be restored based on documentary, physical, or pictorial evidence;
- D. The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be distributed into two five-year periods; and
- E. The subject property is residential.

140 PREPARATION OF HISTORICAL PROPERTY CONTRACT

Upon receipt of a complete application for a property meeting the above criteria, the Director of Community Development or his/her designee shall assist the property owner in preparing a draft historical property contract and agreement conditions, and an example of tax savings. The city attorney shall review the proposed contract to ensure it conforms to statutory guidelines.

As part of the contract, the owner of the property shall agree to periodic examinations, by appointment, of the interior and exterior of the property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the owner's compliance with the contract. The owner shall also agree to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

150 HEARING REQUIREMENTS

After the City Attorney has completed a review of a draft historical property contract, the matter shall be referred to the Architectural Commission at their next available meeting. Notice of the hearing by the Architectural Commission shall be given not less than ten days prior to any action taken on the application by publishing a notice in a local newspaper. Such notice shall include the date, time, and place of the hearing and general explanation of the matter to be considered. Notice of the hearing shall also be sent to the record owner(s) and to other persons who have requested to be notified of such matters, or whom staff determines may have an interest in the matter.

160 COMMISSION RECOMMENDATION AND COUNCIL DECISION

The Architectural Commission shall, by resolution, make a recommendation related to the application, and the resolution shall be forwarded to the City Council. The City

Council shall consider the recommendation of the Architectural Commission and make a decision on the proposed historical property contract. The City Council shall have complete and final authority to approve, deny, or modify any historical property contract recommended by the Architectural Commission.

170 EXECUTION OF CONTRACT

The City Manager shall have the authority on behalf of the City to execute historical property contracts approved by the City Council.

180 CONTRACT RECORDATION

Upon approval and execution of a historical property contract, the City Clerk shall submit a certified copy of the agreement for recording to the County Recorder of Los Angeles, and the County Assessor's Office. Written notice of the agreement shall also be provided to the State Office of Historic Preservation.

190 PERIODIC REVIEW OF CONTRACT

The Director of Community Development shall periodically review the historical property contract and inspect the property to determine the property owner's compliance with the contract. The owner of the property shall, on an annual basis, provide the Director with a letter describing the home improvements completed during the preceding year, along with the annual review fee (calculated at 2.2 staff time at the prevailing hourly rate approved by the City Council).

200 MAXIMUM NUMBER OF CONTRACTS PER YEAR

The City Council shall approve no more than six historical property contracts during any one calendar year period.

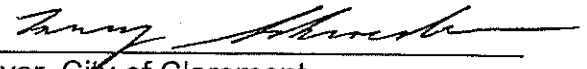
SECTION 3. If applicable, the applicant shall be notified when the City costs in processing the application exceed \$1,000 and advised of the estimated costs to continue/finish processing the application. If applicable, the applicant shall be notified again when the City costs in processing the application exceed \$1,500 and advised of the estimated costs to continue/finish processing the application.

SECTION 4. Resolution Nos. 2000-157 and 2009-04 are hereby repealed in their entirety and superseded by the provisions set forth in this Resolution.

SECTION 5. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

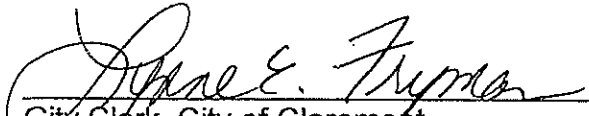
SECTION 6. This Resolution shall take effect immediately, provided that the fee for the annual review of the historical property contract shall not take effect until 60 days after the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of October, 2012.



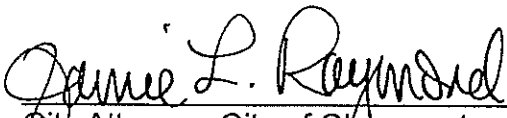
Mayor, City of Claremont

ATTEST:



City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

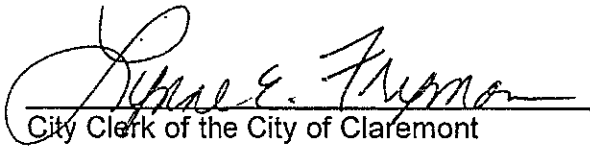
I, Lynne E. Fryman, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2012-75 was regularly adopted by the City Council of said City of Claremont at a regular meeting of said Council held on the 9th day of October, 2012, by the following vote:

AYES: COUNCILMEMBERS: NASIALI, PEDROZA, CALAYCAY, LYONS, SCHROEDER

NOES: COUNCILMEMBERS: NONE

ABSTENSIONS: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE



City Clerk of the City of Claremont

472 W. 10th Street
Claremont, CA 91711
Prepared: June 2026

HISTORIC PHOTOGRAPH





CURRENT PHOTOGRAPHS

1. Front Exterior





2. Entrance Foyer



3. Living Room



4. Kitchen



5. Study



6. Dining Room



7. Bedroom 1



8. Bedroom 2



9. Bedroom 3



10. Bathroom 1



11. Bathroom 2



12. Upstairs Balcony



13. Upstairs Landing



14. Basement



15. Rear Façade



MILLS ACT HISTORICAL PROPERTY PROPOSAL



472 W. 10th Street
Claremont, CA 91711

Prepared for: City of Claremont

Prepared by: David Valdez, Dolen Perkins-Valdez

June 29, 2026

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

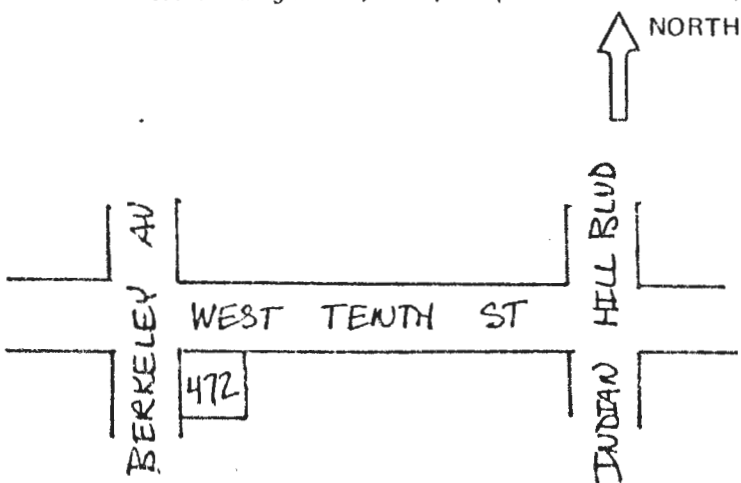
1. Common name: Wright House
2. Historic name, if known: Lincoln House
3. Street or rural address: 472 West Tenth Street
City: Claremont ZIP: 91711 County: Los Angeles
4. Present owner, if known: Colin & Judy Wright Address: _____
City: _____ ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: _____
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

2 story Monterey Revival House of stucco and concrete with low hip roof of red tile, with 2 foot eave overhang. Decorative wood balcony with Monterey Posts and heavy, functional shutters over multi-light windows. French doors. Basement with two furnaces. Original plans available.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 65
Depth 145 ;
or approx. acreage _____.

9. Condition: (check one)

a. Excellent ☒ b. Good ☐ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☐ b. Unaltered? ☒

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☒
e. Commercial ☐ f. Industrial ☐
g. Other ☐

12. Threats to site:

a. None known ☒ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): _____

State use only

UTM Q NR SHL ATTACHMENT G

Lat _____ Lon _____ Era _____ Sig _____

Adm T2 T3 Cat HABS HAER Fed _____

11 | 433470 | 3773660

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☒ d. Adobe ☐ e. Wood ☐
f. Other ☐
15. Is the structure: a. On its original site? ☐ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1928 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): Helen Wren
18. Builder (if known): Hershey
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house was Helen Wren's first design in Claremont. In 1928 Mrs. Beth Lincoln contacted Mrs. Wren at the suggestion of a friend, Estelle McFarland, Mrs. Wren's sister. It was the beginning of a long and happy relationship. The house was situated in the corner of an orange grove and was designed to suit the Lincolns' wish for an early California house, stemming from their interest in western history.

The house has the flavor of a gracious hacienda. The upper story balcony, which runs the full extent of the facade, has a wooden railing which gives a strongly Monterey touch. In another of Mrs. Wren's less rustic designs it might have been of wrought iron.

Inside, the woodwork is stained dark. The ceilings are hand hewn open beamed and planked. Typically, the garden is an integral part of the overall design. A small court yard garden with brick paving is separated from the remainder of the front yard by a paling fence. A profusion of beautiful shrubs and potted plants

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: 4/2/79 By (name): Steadman/Barber
Address: 544 W. 10th St. City Claremont ZIP: 91711
Phone: 624-4450 Organization: Claremont Historic Preservation Project

(State Use Only)

Lincoln House
472 West Tenth St.
Claremont, Ca. 91711

Significance:

contribute to a warmly welcoming entryway.

Elliot Lincoln, who lived in the house for many years, was an English professor at Pomona College. He wrote western novels and served on the Claremont City Council. His wife, Beth, worked at the Claremont Chamber of Commerce for many years.

The house is now lived in by the second owners, Judy and Colin Wright. Mr. Wright is Dean of Faculty at Claremont Men's College, and Mrs. Wright is on the Claremont Planning Commission.

472 W. 10TH

