



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000454-2025

A request for a Mills Act Contract for the Delia and John Gapp House

ADDRESS: 366 East Lincoln Avenue

APPLICANT: Michael P. Spera

PROJECT PLANNER: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

RECOMMENDATION: Approve File No(s). MILLS-000454-2025 and adopt Resolution No. 25-040.

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: RND1-H

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

HISTORIC DESIGNATION DATE: May 4, 1998

HISTORIC LANDMARK/DISTRICT: Lincoln Park Historic District

Property Background:

The Delia and John Gapp House was constructed in 1911 and is a contributing structure to the Lincoln Park Historic District. The survey does not identify any alterations to the home. It identifies the style of the home as Craftsman.

Discussion of Existing Condition of the Property:

The property is in good condition and the owner has been restoring it over the last couple of years.

Financial Analysis:

Staff compared the current property taxes with the estimated Mills Act taxes. The estimate was created by using the Mills Act Calculator that the Planning Division has created. This tool uses an estimated rental amount, taken from sites like Zillow, and information provided by the applicant related to homeowners' insurance, utilities, and maintenance. These figures are inserted into the valuation formula created under state law. Based on the information provided by the applicant, staff estimates that the applicant will save approximately \$7,617.31 per year. The applicant is proposing \$88,230.00 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$11,629.57
Estimated Mills Act Tax Bill:	\$4,012.26
Estimated Savings:	\$7,617.31

Negative number means the applicant will not save money under the Mills Act

Estimated Savings over 10 years:	\$76,173.10
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COST TO THE CITY OF POMONA

The City receives 23.35 percent of the property taxes. The remainder goes to the county, school district, and other special districts.

Estimated Tax Savings:	\$7,617.31 / year
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Cost to the City per year:	\$1,778.64
Cost to the City over 10 years:	\$17,786.41

Rehabilitation Plan:

Total Estimated Work Plan Costs: \$88,230.00

PROJECTS:

Project:	Rafter Tail Repair
Reason:	The rafter tail come to the edge of the roof and have received water damage
Benefits:	Restored rafter tails will prevent further damage to the rafters, protecting the roof.
Project:	Replumbing
Reason:	The house has the original galvanized pipes as its plumbing.
Benefits:	Galvanized pipes can leak causing damage to the house. Installing modern piping will protect the house from potential water damage.
Project:	Rewiring
Reason:	The house has its original knob and tube wiring.
Benefits:	Installing modern wiring will protect the house from potential electrical fires.

Conclusion:

The applicant, as shown in the table below, has met the requirements of reinvesting the tax savings to complete projects that will rehabilitate and preserve this historic resource. Staff is recommending approval of this Mills Act Contract.

Estimated Tax Savings:	\$76,123.06
Total Estimated Project Costs:	\$88,230.00
Difference:	-\$12,106.94

Negative number means more money going back into house than is saved from Mills Act

Attachments:

1. Historic Preservation Commission Resolution No. 25-040
2. Photographs of site
3. Proposed Work Plan
4. Lincoln Park Historic Survey