



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000441-2025

A request for a Mills Act Contract for 242 Lincoln Avenue.

ADDRESS: **242 Lincoln Avenue** (APN: 8339-015-006)

APPLICANT: Alberto and Sophia Portillo

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. MILLS-000441-2025 and adopt HPC Resolution No. 25-031.

Project Information:

GENERAL PLAN PLACETYPE: Residential Neighborhood

ZONING DISTRICT: Residential
Neighborhood District 1
(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 property located at 242 Lincoln Avenue is a contributing resource within the Lincoln Park Historic District. The property consists of a single-family residence with a detached garage estimated to have been constructed in 1923. The structures are of Craftsman Bungalow style architecture. On June 5, 2025, the applicant submitted a request for Mills Act participation.

Discussion of Existing Conditions of the Property:

A site inspection was conducted by Staff and the existing was found to be in great condition. It retains nearly all of its original character-defining features, including a gable roof, large projecting gable entrance, sloped roof over projected wall on the left side of home, wide overhangs, exposed eaves, projecting support beams, two large picture windows and double-hung sash windows, two brick chimneys, rectangular support posts, and river rock porch wall

and foundation. The Lincoln Park Historic District survey that evaluated this property gives the resource a "Contributing" rating with no significant additions or alterations having been made. The property will benefit from the proposed rehabilitation plan which includes restoring all original wood windows, replacing the existing roof, and conducting electrical rewiring.

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 \$6,619.70 per year. The applicant is proposing \$75,755.00 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$10,366.79
Estimated Mills Act Tax Bill:	\$3,747.09
Estimated Savings:	\$6,619.70

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

Estimated Savings over 10 years:	\$66,197.00
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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:	\$6,619.70 / year
Cost to the City per year:	\$1,545.70
Cost to the City over 10 years:	\$15,457.00

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$75,755.00
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PROJECTS:

Project:	Window and Screen Restoration (18 windows total)
Reason:	Existing windows are original but aged and difficult to function
Benefits:	Restoration of windows would extend life of existing original windows rather than replacement to new
Project:	Replacement of existing composition shingle roof
Reason:	Existing shingles would be due for replacement around time of proposed project
Benefits:	Replace aged roofing to home protection
Project:	Full electrical rewiring
Reason:	Existing electrical wiring is original "knob and tube wiring," which is aged and poses fire risk
Benefits:	New wiring will be to current standards and include an upgraded electrical panel with surge protection and grounding system.

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 a Craftsman Bungalow historic resource. Staff is recommending approval of this Mills Act Contract.

Estimated Tax Savings Over 10 years:	\$66,197.00
Total Estimated Project Costs:	\$75,755.00
Difference:	-\$9,558.00

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

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-031
2. Lincoln Park Historic District Survey
3. Photographs of Site
4. Proposed Work Plan