



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000431-2025

A request for a Mills Act Contract for the Frances and Iral Roller House

ADDRESS: 165 East Garfield Avenue

APPLICANT: Janet Kronkhite

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

RECOMMENDATION: Approve File No(s). MILLS-000431-2025 and adopt Resolution No. 25-039.

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 Frances and Iral Roller house was constructed in 1925 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 Tudor, but it is a French Provincial Revival house according to our architectural style guidelines.

Discussion of Existing Condition of the Property:

The property is in generally good condition but is starting to show its age. The exterior is in good condition except for the roof which is older and showing wear.

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 \$4,904.16 per year. The applicant is proposing \$59,510.00 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$8,628.42
Estimated Mills Act Tax Bill:	\$3,724.26
Estimated Savings:	\$4,904.16

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

Estimated Savings over 10 years:	\$49,041.60
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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:	\$4,904.16 / year
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Cost to the City per year:	\$ 1,145.12
Cost to the City over 10 years:	\$11,451.21

REHABILITATION Plan:

Total Estimated Work Plan Costs: \$59,510.00

PROJECTS:

Project:	Paint Interior
Reason:	Interior is showing wear and tear
Benefits:	Improved paint will protect lathe and plaster walls better.
Project:	Reroof
Reason:	Roof is worn and is coming up to the end of its useful life.
Benefits:	Preservation of character-defining features of the style, improved protection from weather/insects/moisture, enhanced curb appeal.
Project:	Replace HVAC
Reason:	HVAC is at the end of its life. It is inefficient.
Benefits:	Energy efficiency, and improved airflow will prevent moisture buildup and potential mold.

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:	\$49,041.60
Total Estimated Project Costs:	\$59,510.00
Difference:	-\$10,468.40

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

Attachments:

1. Historic Preservation Commission Resolution No. 25-039
2. Photographs of site and Work
3. Proposed Rehabilitation Plan
4. Lincoln Park Historic Survey