



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000426-2025

A request for a Mills Act Contract for the Mrs. Lyle Mohr House.

ADDRESS: 241 East Jefferson Avenue

APPLICANT: Anna and David Martinez

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

RECOMMENDATION: Approve File No(s). MILLS-000426-2025 and adopt Resolution No. 25-038.

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 Mrs. Lyle Mohr house was constructed in 1919 and is a contributing structure to the Lincoln Park Historic District. The survey states that the front porch was enclosed and the windows altered. It says that the style of the home is a Craftsman. Based on the windows and the roof pitch staff believes this house was a Colonial Revival Bungalow.

Discussion of Existing Condition of the Property:

The property is in good condition. There is one additional alteration. Sometime between the survey photos (Approximately 1997) and 2008, the windows were replaced, going from the 6 over 6 paned windows to standard 1 over 1 double/single hung windows. The work proposed is appropriate based on the condition of the house.

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 \$2,495.69 per year. The Mills Act will create a substantial savings for the property owner, with an estimated reduction of approximately 48 percent. The applicant is proposing \$30,331.84 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$5,130.50
Estimated Mills Act Tax Bill:	\$2,634.91
Estimated Savings:	\$2,495.59

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

Estimated Savings over 10 years:	\$24,955.90
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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:	\$2,495.59 / year
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Cost to the City per year:	\$ 582.72
Cost to the City over 10 years:	\$5,827.19

Rehabilitation Plan:

Total Estimated Work Plan Costs: \$30,331.84

PROJECTS:

Project:	Electrical Repairs
Reason:	The house has some of the original wiring and needs an upgrade to prevent potential fires
Benefits:	Protect against electrical fires
Project:	Refinish Wood Floors
Reason:	The floors are in poor condition and refinishing the floors will protect the subflooring and floor beams below from damage.
Benefits:	Protection of structure below the floor and better appearance.
Project:	Paint Exterior
Reason:	Apply new coat of paint to the exterior of the SFR within recommended time frame for paint (every 7-10 years).
Benefits:	Preservation of character-defining features of the Craftsman Bungalow style (siding/window trim style), improved protection from weather/insects/moisture, enhanced curb appeal.

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:	\$24,955.86
Total Estimated Project Costs:	\$30,331.84
Difference:	-\$5,375.98

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

Attachments:

1. Historic Preservation Commission Resolution No. 25-038
2. Photographs of site and work
3. Proposed Rehabilitation Plan
4. Lincoln Park Historic Survey