



## Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

**FILE NO:** MILLS-000070-2025

A request for a Mills Act Contract for 1574 N. Orange Grove Avenue.

**ADDRESS:** 1574 N. Orange Grove Avenue

**APPLICANT:** Chike Nwafor

**PROJECT PLANNER:** Alina Barron, Senior Planner

**RECOMMENDATION:** Approve File No. MILLS-000070-2025 and adopt Resolution No. 25-034

---

### Project Information:

**GENERAL PLAN PLACETYPE:** Activity Center

**ZONING DISTRICT:** Activity Center District 2  
(ACD2-H)

**TRANSECT:** T5

**SPECIFIC PLAN DISTRICT:** N/A

**GENERAL PLAN DENSITY:** 80 DU/AC

**HISTORIC DESIGNATION DATE:** 1998

**HISTORIC LANDMARK/DISTRICT:** Lincoln Park Historic District

### Property Background:

1574 N. Orange Grove Avenue is a contributing property to the Lincoln Park Historic District. The existing single-family structure was built in 1931 in a Spanish Eclectic architectural style. It retains many of its character-defining features, including its transverse gable, metal casement windows, central porch, stucco exterior, red clay tile roof and vents.

### Discussion of Existing Condition of the Property:

A site inspection was conducted by Staff and the existing was found to be in relatively good condition. The property will however benefit from the proposed rehabilitation plan which will include repair of the roof and interior damage caused from a roof leak, repair of all 21 existing windows, repainting of the interior and exterior of the home.

## 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 \$3,120.65 per year. The applicant is proposing \$40,488.47 worth of improvements.

### TAX SAVINGS

|                               |            |
|-------------------------------|------------|
| Current Tax Bill:             | \$6,415.81 |
| Estimated Mills Act Tax Bill: | \$3,295.16 |
| Estimated Savings:            | \$3,120.65 |

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

|                                         |                    |
|-----------------------------------------|--------------------|
| <b>Estimated Savings over 10 years:</b> | <b>\$31,206.48</b> |
|-----------------------------------------|--------------------|

### 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: | \$3,120.65/ year |
|------------------------|------------------|

|                                        |                    |
|----------------------------------------|--------------------|
| <b>Cost to the City per year:</b>      | <b>\$1,129.63</b>  |
| <b>Cost to the City over 10 years:</b> | <b>\$11,296.37</b> |

## Rehabilitation Plan:

|                                  |             |
|----------------------------------|-------------|
| Total Estimated Work Plan Costs: | \$40,488.47 |
|----------------------------------|-------------|

### PROJECTS:

|                 |                                  |
|-----------------|----------------------------------|
| <b>Project:</b> | <b>Roof &amp; Drywall Repair</b> |
|-----------------|----------------------------------|

---

|         |                                                                                                      |
|---------|------------------------------------------------------------------------------------------------------|
| Reason: | A roof leak has caused water damage to the interior of the home in the living room above the mantle. |
|---------|------------------------------------------------------------------------------------------------------|

Benefits: The repair of the roof and replacement of roof tiles will ensure no water will enter the interior of the home and prevent structural damage from occurring.

---

**Project: Window Repair**

---

Reason: Many of the windows are in need of repair in order to properly function. Issues with existing windows include windows that are unable to open due to multiple layers of incorrectly applied paint, broken and deteriorating sashes.

Benefits: Preservation of a character defining feature, improved energy-efficiency of windows, improved ventilation throughout the home.

---

**Project: Exterior Repainting**

---

Reason: The current exterior paint will need to be redone within the next five years. While it is in okay condition, it is deteriorating. Repainting of a residential dwelling is recommended every 7 – 10 years.

Benefits: Preservation of character-defining features of the Spanish Eclectic style (siding/window trim style), improved protection from weather/insects/moisture, enhanced curb appeal.

---

**Project: Interior Repainting**

---

Reason: The interior paint is currently in poor condition. The home has multiple occupants, including break-ins that have damaged the interior paint and textured walls.

Benefits: Preservation of the interior character-defining features of the Spanish architecture.

## 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 California Bungalow historic resource. Staff is recommending approval of this Mills Act Contract.

|                                      |             |
|--------------------------------------|-------------|
| Estimated Tax Savings Over 10 years: | \$31,206.48 |
| Total Estimated Project Costs:       | \$40,488.47 |
| Difference:                          | -\$9,281.99 |

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

## Attachments:

1. HPC Resolution No. 25-034
2. Site Photographs
3. Proposed Work Plan