



# Historic Preservation Commission

## Staff Report

September 1, 2021

Item No.: H3

**FILE NO:**

MILLS-16172-2021

Request for a Mills Act Contract for a Restoration, Rehabilitation and Preservation Plan which includes a schedule of projects to be completed during the first ten years following execution of a Mills Act Contract for a property located in the Lincoln Park Historic District.

**ADDRESS:**

**245 E. Pasadena St.**

**APPLICANT:**

Cynthia Cabello

**PROJECT PLANNER:**

Alina Barron, Assistant Planner

**RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission approve MILLS-16172-2021 and adopt Resolution No. 21-012 (Attachment 1).

---

**BACKGROUND:**

In June of 2021, a Mills Act Program application was submitted for the property located at 245 E. Pasadena Street in the Lincoln Park Historic District. The property is currently developed with a 1,351 square-foot, one-story single-family dwelling with a living room, dining room, parlor room, kitchen, sunroom, two bedrooms, two bathrooms, and a 410 square-foot detached garage/workshop (Attachment 2). A review of records from the Los Angeles County Assessor's Office indicate that the main structure was originally constructed in 1907 and an addition to the garage was constructed in 1942. The structure sits on a 7,326 square-foot (0.16 Acres) lot in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 3).

The 1998 Lincoln Park Historic District survey identifies the structure as contributing to the district with the architectural style, Colonial Revival (Attachment 4). The inventory provides the following property description:

*"This 1907 Colonial Revival home has high stone foundation, small central dormer, flared roof line and wooden porch columns. The front of the home is highlighted by two windows which have leaded glass. It is an embellished National Folk plan structure."*

*Another interesting feature of this home is a 3x3 decorative tile mosaic announcing its street number "245" in muted pinks and greens. From its age and design appearance, it appears to have been original and constructed when the house was built.*

*The home's original owners were George F. Robinson, a retired army officer, and his wife, R. Aurora Robinson, who lived here in 1907."*

## **ANALYSIS:**

Planning staff conducted a site visit to survey both the interior and exterior conditions of the subject property. Based on this site visit and a thorough review of the materials submitted by the applicant, staff has determined that the subject application meets the requirements of the City's Mills Act Program outlined in Pomona Zoning Ordinance Section .5809-13. The subject property satisfies all requirements in that the dwelling contributing structure within a designated historic district—the Lincoln Park Historic District, the proposed Restoration, Rehabilitation, and Preservation Plan (RR&P Plan) complies with regulations pertaining to materials and design, timing of project completion, tax savings expenditures and all public noticing was completed as required for a public hearing (Attachment 5).

Estimated Tax Savings:	\$43,765
Total Estimated Project Costs:	\$53,049
Difference:	-\$9,284

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

Cost to the City:	\$10,219.30 over 10 years
-------------------	---------------------------

1. Condition of Property: Since its original date of construction, the primary structure has maintained its integrity while undergoing minor changes. Building and Safety records indicate, a garage addition in 1942 and electrical repair in 1968. Since the formation of the Lincoln Park Historic District in 1998, no Minor Certificates of Appropriateness have been issued.
2. Tax Savings: Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$43,765. The proposed RR&P Plan includes projects with a total estimated cost of \$53,049 (Attachment 6). The cost to the city is estimated to be \$1,021.95 per year.
3. Proposed Projects: The RR&P Plan includes three major projects that to be completed between years 5-10 (Attachment 7). These projects include exterior painting, roof replacement, and electrical upgrades, as detailed below.
  - a. Exterior Painting  
The scope of work for the exterior paint work includes painting all fascia boards and under the eaves, all wood trims and sidings, all door and window frames, all exterior side doors, and the detached garage. The proposed colors will be a rich palette consisting of deep matte blues.

b. Roof Replacement

The necessary roof replacement will occur on the existing dwelling and detached garage. The existing roof is currently sagging and buckling due to age and application of previous roofing material. The scope of work includes the removal of all roofing debris, layers of previous roofing material, the replacement of dry-rot shiplap boards beneath the existing roof with like for like material. The proposed restoration work is the replacement of composition shingle with similar composition shingle satisfying the outlined ideal preservation approach.

c. Electrical

Lastly, the RR&P plan includes the rewiring of the dwelling and replacement of the electric box. The scope of work also includes the replacement of the following elements: electrical wiring, receptacle outlets, light outlets, smoke alarm combo, house fans, garage power, switches, and circuit breakers.

**ATTACHMENTS:**

1. Historic Preservation Commission Resolution No. 21-012
2. Site Photographs – Interior & Exterior
3. Site Plan and Floor Plan
4. Historic Inventory Form
5. Public Hearing Notice
6. Financial Analysis Form
7. Restoration, Rehabilitation & Preservation Plan