

POMONA Heritage

June / July 2008

www.pomonaheritage.org

Vol. 24, No. 2

Saturday, June 21

Summer Picnic Time is Here

I'm a gonna raise a fuss, I'm a gonna raise a holler. About a workin' all summer just to try to earn a dollar. Ev'ry time I call my Baby; try to get a date, my Boss says "No dice, son, you gotta work late." Sometimes I wonder what I'm a gonna do; but there ain't no cure for the Summertime Blues.—Summertime Blues by The Who.

If you're a wondering what to do to shake those summertime blues, Pomona Heritage is thinking of you. As the summer heats up, school lets out, and it's just too darned nice to sit inside and watch re-runs on television, we all look forward to that most wonderful of summertime traditions, the neighborhood picnic. Each year at this



time we invite all of our members to join us for Pomona Heritage's annual summer picnic. This year will we be holding it once again at the historic Palomares Adobe, under the grape arbor on Saturday, June 21.

to get the opportunity to just sit and talk about what's going on in the neighborhoods, what the burning issues of the day are, and what our plans are for the coming year.

This year's picnic is also a special

Get to Know Our Newest Members event. Information for new members will be available and we invite you to bring along someone who you think might be interested in joining. Pomona Heritage

will provide deep pit barbecue beef and park, tortillas, and fixin's, along

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When: Saturday, June 21, 3:00 pm to 6:00 pm
Where: Palomares Adobe
491 Arrow Highway
Information: (866) 833-4086
www.pomonaheritage.org

This is the best way that we know of to thank our members for helping us in our preservation efforts, and

Have You Marked Your Calendars Yet?

Home Tour Vendors Are Back!

by Kathleen Jones

The Pomona Heritage Home Tour committee has kicked it up a notch for this year's tour—that's right the vendor's are back! Pomona Heritage is inviting merchandise vendors to participate in the Pomona Heritage Home Tour Sunday October 19, 2008. This year's tour will start with ticket sales and program distribution at the Ebell Museum rather than Lincoln Park. This one day event will offer ticket

holders a chance to browse through historical artifacts only found at the Ebell Museum as well as purchase unique and one-of-a-kind items from our local artisans and vendors.

Spaces will be available at the Ebell Museum and will include 1-8 ft table and 2 chairs for the fee of \$25.00. Additional information, space availability and vendor application will be updated on our website at www.pomonaheritage.org or contact Jan Reed at 909-629-4343

or janreedsales@ca.rr.com

If you would like to be a part of the Home Tour this year we need places to display posters and post-cards; we need docents on the day of the event; we need vendors on the day of the tour; we need members to help with the Gala. Stay tuned for more information as we get closer to the tour.

It is going to be a great Home Tour, mark you calendars and get ready for a marvelous weekend.

What Are You Doing This Summer?

by Deborah Clifford

Ahhh, June! While I try to write this article, I am watching a Christmas episode re-run. Christmas trees and Santa's elves just don't have the same effect when the air conditioner is running. Of course this means it is time to turn off the television and get to all those summer sorts of things that I dream of in January. But when you own a vintage home, that list is very different from most people. I "think" I have found a painter to paint the outside of the house. I am beginning to catch up with the gardening. And I have my eye on the best paint stripper available for those kitchen cabinets I have vowed to paint this summer. As you read through the newsletter you will hear a request for craftsmen. We want to be able to help each other find the right people to work on our homes so if you know of good, reliable people who do good work, let us share with each other.

Speaking of all those home improvements, are you or any of your neighbors have a project that would be perfect for our Home Grant Program? We have money to give away and are always looking for those great home improvement projects to reward.

We are introducing our welcome "basket" to our newest members at the Annual Picnic. I can't tell you how helpful the various city agencies have been in providing pamphlets and brochures to advertise city services. The Chamber of Commerce and the Downtown Property Owners Association have both been generous in providing restaurant guides, city magazines, and brochures about all the marvelous features of downtown. We have added flyers about the Mills Act, the Historic Ordinance, and our

own brand new Pomona Heritage brochure. We have put all of this fabulous information in a donated container from the Paint Bucket and tied it with a bow. As new people move into our historic neighborhoods we will be delivering these packages to help introduce ourselves and our city to them. And all I could think of now is the lady at the city who asked if we were going to do this city-wide! Anyone out there up to **that** challenge?

And of course I haven't talked about the Restoration Workshop in August or all the plans being made for the Home Tour in October. Stay tuned for more on those wonderful events in future newsletter.

It's all too much. Perhaps I should just throw a barbeque and invite 200 people.

Ahhh, summer!

Pomona Store Now Open Online

Looking for that perfect gift for the involved Pomona resident? Or looking to show some pride in our city? Then head on over to the



Pomona Store at www.pomonastore.com. Here you can find a wide variety of items branded with the Pomona Goddess logo such as tote bags (great for carrying items bought at our two farmers' markets) travel mugs, baseball caps, jackets, paperclip holders, and others.



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Meet New People, Help Our Organization

by Jan Reed

Have you been to a Pomona Heritage function and looked around to speak to someone and you just didn't know who to approach? Did you feel left out? Did you ever feel that everyone knew each other but you didn't? Believe it or not there is an easy fix. Just volunteer for a few hours at one of our function and believe it or not you will meet people and become part of the "in crowd".

At present the Welcome/Picnic committee needs help putting together the Welcome buckets, purchasing supplies, and with the clean up after the picnic on June 21, 2008. This is a great opportunity to meet people. Give Deborah Clifford a call (951) 318-2933 and I am sure she will find just the right job for you.

Now if the picnic committee is not your cup of tea, how about being a docent on October 19th at the 24th Pomona Heritage Home Tour. This is a three hour job; where you greet people and using a script, describe the home and its unique features. You have an opportunity to meet new home owners, other docents and join everybody at the "Drag-in Party" at the end of the day. This is how most of us got acquainted with Pomona Heritage and became friends. Please, call Pat Wilhite at (909) 865-1238 to volunteer as a docent.

Pomona Heritage 24th Annual Home Tour will start at the Ebell Club on Holt Avenue and visit 5 additional homes. We are still looking for one more home to add to the tour. Talk about a fast way to meet people, just put your home on this year's tour or sign up for next year.

Karen Escobedo and Alison McCurdy are working to collect information about vendors who have

worked with or for you to restore your home. Helping them is as easy as handing over a few business cards. They will be at the picnic.

Our Restoration Workshop, the highlight of the summer, comes up in August. Come by and collect all kinds of useful information for restoring your home and garden.

Can you believe the year is half over and Christmas is not that far away. Pomona Heritage needs two home owners to open their homes to host either hors d'oeuvres or desert for the annual Christmas Party.

See you at the picnic.

Membership Renewals – The Backbone of our Programs

It is through membership dues that Pomona Heritage is able to provide such programs as the annual Restoration Workshop, annual picnic, and Holiday Progressive Dinner (all done at no cost to members). It is also the major funding source for our education and community outreach programs, including our new "welcome to the neighborhood" program and grants program. All annual membership dues came due on January 1. Please refer to the mailing label on this Newsletter. If you have a red message, we have not received your 2008 renewal. We wish to thank all those members who have already renewed and hope that those who have not, can step up and support our programs.

Thanks To Our Special Sponsors

Pomona Heritage wishes to extend a special thank you to those who made our 2007 Sponsorship program such a success. We have grouped donors under a variety of headings based on their contribution levels.

Sponsorship by companies or individuals at all levels are greatly appreciated.

Benefits at the sponsorship levels include invitations to all Pomona Heritage events, discount tickets to the home tour, special member discounts, listing in Pomona Heritage publications—including the newsletter, and other special consideration. For more information on Sponsorship, please write to membership@pomonaheritage.org or president@pomonaheritage.org.

Ranchero Level: \$500 +

Laura and Greg Estel /
Greg's Refrigeration

Pioneer Level: \$250 +

Victor and Cathy Tessier/Jeved
Management

Heritage Level: \$100 +

John and Deborah Clifford
Chris & Kelly Jo Murphy
Sylvia A. Scharf

Dawn & Fred Van Allen/
The Garden

Kate Thornton & Jerry Lerma

Picnic

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with bottled water. We ask that you bring a side dish or salad to feed approximately 10-12 individuals. That way there will be plenty for everyone.

The fun is scheduled to begin at 2:00 p.m. and end at 7:00 p.m. If last year is any indication, there will be fun for the entire family.

We still need help and volunteers.

Remember, the main dishes are on us and we look forward to our members from all the historic districts, and your friends.

June 21, Pomona Celebrates Juneteenth on Saturday

If you're looking for something to fill in the time either before or after our annual picnic, head on over to Ganesha Park for the annual Juneteenth celebration. If you go before, be sure to leave enough room for our deep pit barbeque. The Pomona Valley Family Juneteenth Celebration will be held at Ganesha Park, on Saturday, June 21st, 2008 from 10:00 a.m. to 8:00 p.m.



“Juneteenth”, or June 19th, is a traditional American celebration of freedom, which originated in Galveston, Texas and has been celebrated for over 140 years. This was the date that slaves in Texas were finally notified that the Emancipation Proclamation had been signed by President Abraham Lincoln and that they had been set free. The celebration has spread nationwide and is acknowledged in many states, including California since 2002.

The 19th Annual Pomona Valley Juneteenth Family Jazz Festival will be part of the California Juneteenth National Freedom Day Observance celebrated every Third Saturday in June! The event will feature live jazz entertainment with featured artists. Enjoy shopping in the Juneteenth Marketplace and visit with organizations offering information and opportunities for the community. Vendors with great southern traditional

food including Barbeque, Catfish & Shrimp, Hot Dogs, and Desserts. Special activities for everyone go on throughout the day. Admission is free and open to the public.

Welcome New Members

The following are new members to Pomona Heritage who have joined since the last newsletter. We are pleased to welcome them to the Pomona Heritage family.

Carrie Sutkin
James Timpane
Michele Ritchie

Newsletter eVersion

Last newsletter we asked you to consider receiving your newsletter in an electronic version. About 25 of you responded to the affirmative and you are receiving the electronic version. We truly appreciate your participation in this program. One of the most costly of our regular member benefits is the production, printing, and mailing of the newsletter. With the recent postage increase, we're looking for alternatives.

Not only will this help us to save funds, but it is also environmentally friendly as no paper or ink is used.

So help us save money, save a tree, and receive your newsletter in electronic form. The newsletter currently costs us about \$1.50 per copy to produce and mail. By delivering via email, as a PDF file, we can deliver for next to nothing and include full color and other enhancements.

So please, let us know what you think. Email us at newsletter@pomonaheritage.org. To view a copy of this newsletter as an electronic version, please visit our website and click on Newsletter. And, please let us know your email address.

Membership Benefits

Be sure to remember that, as a member of Pomona Heritage, you are entitled to receive discounts from some of the area's better merchants.

Be sure to show your membership card when asking for discounts.

Merchants offering discounts are:

The Garden, 845 N. Garey, Pomona, CA. 909 629-2062—15% discount on Nursery & Gifts

The Paint Bucket, 1051 W. Holt, Ontario, CA. 909 983-2664—discount varies on Paint & Wall Coverings

2002 AD, 395 E. Commercial, Pomona, CA. 909 629-1955 — 15% discount on BMW service, sales and restoration

Pete's Upholstery, 1617 N. Garey Ave., Pomona, CA (909) 629-7199 — 10% discount on historic repair of upholstered furniture and caning.

El Molcajete Mexican Restaurant, 305 E. Holt, Pomona, CA. 909 623-0586 — 15%, Mexican Restaurant

Custom Roof Company, 293 E. McKinley, Pomona, CA. 909 753-6449 — 10%, Roofing and Gutters

Pasadena Architectural Salvage, 30 S. San Gabriel Bl., Pasadena, CA. 626 535-9655 — 10%, Architectural Salvage

Sherwin-Williams, 8955 Central Avenue, Montclair, CA. 909 624-0807 — 20% off regular / 5% off sale, Paint & Wall Coverings

Pomona Heritage to Give \$5,000 In Restoration Grants

Now in our 24th year, having successfully given Pomona a historic preservation ordinance, three historic districts, and signage for all of our districts, Pomona Heritage's next big push is to help homeowners in their efforts

ning projects. Jim Gallivan, chairman of the grants committee explained, "We're looking for projects that will enhance the *curb appeal* within our neighborhoods and add to the public perception of Pomona as a community of historic signifi-

toric appropriateness to additions or remodels that were previously done to older properties.

In addition to the higher grant amounts, the city-wide program was expanded to include historic "mid-century" homes built prior to 1955. "We recognize the rich history of Pomona as a boom town in the early post-WWII years," stated Mike Schowalter, former president of Pomona Heritage. "Pomona has some of the finest, and earliest, examples from that era by architects and builders who would go on to greatly influence generations of American home building."

Applications for the 2008 grant program are available on the Pomona Heritage web site (www.pomonaheritage.org) or at various location including the Ebell Museum of Pomona History and from Pomona Heritage board members. The deadline for filing applications is August 31, 2008 with all work to be completed and verifiable documentation of costs due no later than October 31. Work preformed by the homeowner will be eligible for the matching portion of the grants based on an hourly rate for reasonable time as determined by the judges. Grant awards will be announced at the Pomona Heritage Holiday Progressive Dinner on December 2, 2008

Past winners have included projects such as replacing front porch elements with historically accurate replacements, full exterior restorations of homes, historically accurate fencing, and interior work. We encourage anyone who is thinking about doing a restoration project to apply for one of our grants. It's our small way of assisting to maintain the historic nature of our districts and neighborhoods.

Estimated Cost:
Work you performed and estimated man hours:

I hereby release Pomona Heritage, its Board of Directors, members, and judges from any and all liability regarding the proposed restoration project. I agree to indemnify Pomona Heritage, its Board of Directors, members, and judges for any and all damages, including but not limited to, cost of attorneys fees associated with any claims of liability. I understand that this program awards funds to reimburse no more than half the actual restoration costs with applicant's personal time considered in the calculation. Pomona Heritage and its Award Committee do not approve or disapprove of any plans.

Furthermore, if I receive an award, I fully agree to permit Pomona Heritage to use information and photographs of my project as necessary for promotion and publicity purposes.

I hereby declare that the foregoing information is true and correct to the best of my knowledge.

Applicant's Signature _____ Date _____



The Restoration Award Committee will make an on-site evaluation and preview all applicants.

The Restoration Award Committee will notify the winners. The official announcement and monetary awards will be presented at the Progressive Dinner and announced in the Pomona Heritage newsletter.



NOTE:
It is the responsibility of the homeowner to obtain the necessary building permits where applicable.

Bearing in mind that all work must be completed prior to October 31st, we encourage you to limit your application to one project to insure finishing the project.





**Pomona Heritage
Restoration Award
Program**

**\$2,500 First Prize
Up to \$5,000 Total**



to add value to our city's historic resources. To that effort, the Board of Directors, under the leadership of president Deborah Clifford, has focused on our grants program. As the organization was struggling to get started, it was acknowledged that it was important to encourage restoration/rehabilitation efforts, and we did so with small \$500 grants. However, in 2006 the grant amount was not significant enough to encourage anything but the smallest of projects.

To better encourage the city's homeowners to revive the historic integrity of their homes, Pomona Heritage expanded the grants to \$5,000.00 total with a top award of \$2,500.00.

The larger grant amounts will represent 1/2 of the cost of the win-

ance." While interior projects will be eligible, the stress this year will be on projects which bring historic value to a building's exterior "We want to encourage projects that will enhance not only a house, but a whole neighborhood," reiterated Gallivan.

The kind of projects that Pomona Heritage wishes to encourage are: exterior porch floor / stairway restoration or repair, replacement of historically inappropriate windows and doors, restoration to authentic siding and trim, chimney and foundation repairs and seismic retrofitting, removal and/or replacement of inappropriate fencing, and exterior or interior woodwork / painting. Special consideration will be given to those projects that restore his-

Mills Act: A Way To Pay For Those Costly Renovations/Restorations

by John Clifford

In April, the Pomona City Council passed far-reaching changes to its version of the California State Mills Act. Enacted as a California state law in 1972, the Mills Act grants participating local governments, such as the city of Pomona, the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Property tax savings of up to 40-60% can be realized on some properties, depending on the current tax rate for the property. Owners of historic buildings, including any that are within a designated historic district or have single-landmark historic status, may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties.

Under the Pomona version of the Mills Act, a property owner may enter into a contract stating what renovations, repairs, or restorations that they will make during the first 10 years of the contract. Contracts are automatically renewed for one year each year. Extensions are added to the end of the contract, so if you wish to get out of the contract, you will need to do so a full 10 years prior to said ending.

The contract will list the work that you will do and the costs of doing said work. It is expected that the costs of work will match or exceed the amount of tax savings. The idea is that you can use the tax savings to preserve and maintain the property. It is expected that there will also be a maintenance schedule for the years

following the initial 10-year period so that such routine maintenance as painting, roof repair, etc. will be done on a regular schedule.

When approving the newly expanded Mills Act, the Historic Preservation Commission suggested that work such as seismic foundation bolting, electrical upgrades, and other health & safety issues be determined and required prior to purely aesthetic renovations.

Application for the Mills Act will not be an easy, nor fast process. The simplified steps are:

- Fill out application (available online from the Pomona Heritage web site or the city web site) and submit to the Planning Department. This will include your work schedule for the 10 year period along with legitimate quotes for the proposed work (quotes are necessary but you are not committed to use the contractor who gave you the quote, the quotes are only used to ensure that you would be spending the value of your tax reduction).
- Payment of a forms processing fee equal to .01% of the property's assessed value (a \$500,000 property would incur a fee of \$500).
- Planning staff will review your application and may request additional information, or ask you to increase the number of jobs to be done.
- Planning staff will do a site visit to determine that the work to be done is necessary and will be in keeping with the historic nature of the property.
- The Historic Preservation Commission will review your application and may make recommendations as to the work

program and/or maintenance program.

- The City Council will have a final approval vote on your contract.
- The contracts are submitted to the county tax assessor in December for the following tax year.
- If everything is approved, you will begin to receive your tax reduction on the tax bill of the following year.

Due to this long time table, city planning has determined that if you were to get your application in by mid-June, and it went through with no problems, it might be able to be processed by December and you would start receiving your tax reduction on your 2010 taxes.

One of the things that the revisions to the Pomona version of the Mills Act did was to allow for many more kinds of projects to those qualified. Project types include, but are not limited to: Access Modifications – Exterior; Access Modifications – Interior; Accessory Structure – Repair or Replace with Historically Correct; Annual Maintenance and Repairs; Appliance Vent; Architectural Detail – Remove Non-historic Feature and Restore to Original; Architectural Trim – Repair or Replace with Historically Correct; Balcony/Decks – Install New Railings to Code; Balcony/Decks – Repair or Replace with Historically Correct; Basement – Repair, Rebuild or Install New; Basement Access – Repair or Replace; Cabinets and Counters – Repair or Install New in Bathroom or Kitchen; Chimney – Inspect and Clean; Chimney – Repair or Rebuild with Historically Correct; Code Repair Item; Column – Repair, Rebuild or Replace with Historically Correct;

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Corbels/Structural Brackets – Repair or Replace with Historically Correct; Door – Install New Basement Hatch Cover and Base; Door, Entry – Repair or Replace with Historically Correct; Door, Hardware – Repair or Replace with Historically Correct; Door, Screen – Repair or Replace with Historically Correct; Drain for Deck – Repair, Replace or Install New; Drainage – Protect or Correct; Dry Rot – Remove and Repair or Replace Structural or Architectural Element with Historically Correct; Eaves and Overhangs – Repair or Replace with Historically Correct; Electrical – Install Ground and Service Entry; Electrical – Install New Circuits; Electrical – Install New Service Lines; Electrical Security Lighting and Alarm System – Repair, Replace or Install New; Fence or Wall – Repair or Replace with Historically Compatible; Flashing – Repair or Replace; Floor Furnace – Remove and/or Restore Floor; Flooring – Repair or Replace; Foundation – Perform Bolting and Seismic Work; Foundation – Repair, Rebuild or Replace with Historically Correct; Gable or Attic – Re-screen; Garage – Repair, Replace or Install New Historically Compatible; Garage Doors – Repair or Replace with Historically Compatible; Gutters and Downspouts – Repair or Replace; HVAC – Repair, Replace or Install New; Insulation – Install in Walls (Blown in); Insulation – Install in Attic; Interior Trim – Refinish, Repair or Replace with Historically Correct; Landscaping – Install New; Masonry – Repoint, Repair, Replace or Install New Historically Correct; Mechanical, Air Conditioning – Repair, Replace or Install New; Mechanical, Heating – Repair, Replace or Install New; Mechanical, Venting and Duct Work – Repair, Replace or Install New; Painting – Interior or Exterior; Painting – Removal of Lead-Based Paint; Patio – Repair, Rebuild or Replace with Historically Correct; Paving, Driveways or

Walkways – Repair, Replace or Install New Historically Compatible; Plaster – Repair, Refinish, Remove or Replace with Historically Correct; Plumbing, DWV (Drain, Waste and Vent) – Repair, Replace or Install New; Plumbing, Fixtures – Repair, Replace or Install New; Plumbing, Service Lines – Repair, Replace or Install New; Plumbing, Sewer – Repair, Replace or Install New; Porch – Repair, Rebuild or Replace with Historically Correct; Porch, Ceiling or Floor – Repair, Resurface or Replace with Historically Correct; Porch, Railing – Repair or Replace to Code; Roof – Repair, Re-roof, or Strip and Install New Historically Correct; Security Lighting and Alarm System – Repair, Replace or Install New; Seismic Retrofitting; Siding – Repair or Replace with Historically Correct; Siding, Asbestos – Remove and Replace or Repair Underlying Material; Skylights – Repair or Replace; Stairs – Repair or Replace; Stonework – Repair or Replace with Historically Correct; Stoop – Repair or Replace with Historically Correct; Structural Repairs or Replacement – Bracing, Framing, Joists, etc.; Substandard Construction – Remove; Termite Treatment and Repair Work; Tile – Repoint, Repair or Replace with Historically Correct; Utility Enclosure – Repair, Replace or Install New; Ventilation, Attic Fan – Repair, Replace or Install New; Waterproofing; Weatherproofing; Windows – Repair or Replace with Historically Correct; Windows, Screens and Hardware – Repair, Replace or Install New Historically Compatible.

Under the Mills Act all work must be done in accordance with the Secretary of the Interior's standards for renovation of historic properties. The city will have the right to do yearly inspections to the property to ensure that work is being done in the approved manner, with all applicable permits. And, before you think that this is a giveaway or that you can get away with fudging on the contract,

failure to meet the contract requirements would be deemed as a broken contract which would result in a fine of 14% of the home's assessed valuation (not the reduced property tax).

Even non-contributing properties within the districts can qualify for Mills Act if the work to be done will bring the property into conformance with the district. It is hoped that this program will encourage those with homes that have seen a myriad of modifications over the years can be brought back to become major contributors to our historic neighborhoods.

While this article has been long (and if you've read this far, you are to be commended), it only scratches the surface of this complex, but potentially great program for preserving Pomona's history. If you have additional questions, please feel free to contact me at newsletter@pomonaheritage.org or call Judy Koller at the Pomona Planning Department.

According to the State Office of Historic Preservation's web site: "*The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past*".

