



Historic Preservation Commission

Staff Report

May 7, 2025

FILE NO:	MAJCOA-000049-2025 A request for a Certificate of Appropriateness (MAJCOA-000049-2025) to build a new 999 square-foot Accessory Dwelling Unit at the rear of a contributing resource within the Lincoln Park Historic District.
ADDRESS:	531 E. Kingsley Ave.
APPLICANT:	Craig Chao, Architectural Designer
PROJECT PLANNER:	Carlos Molina, Associate Planner
ENVIRONMENTAL REVIEW:	This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Rehabilitation) of the CEQA Guidelines.
RECOMMENDATION:	Approve File No(s). MAJCOA-000049-2025 and adopt Resolution No. 25-006 (Attachment No. 1).

IMPORTANT DATES:

Date Submitted:	January 14, 2025
Date Determined Complete:	April 10, 2025
Deadline to make a Decision:	June 24, 2025

CRITICAL TOPICS:

- Architectural consistency.
- Massing and location of structures.
- Retention of historic streetscapes.

PROPERTY ARCHITECTURE AND BACKGROUND:

The subject site addressed as 531 E. Kingsley Avenue is located within the Lincoln Park Historic District. According to the site's survey (Attachment No. 2) from the 1998 Lincoln Park Survey, the site was developed in 1921 with a single-family residential dwelling and a detached garage, both built in the Craftsman Bungalow architectural style. Notable craftsman features on the dwelling include a low-pitch gabled roof, horizontal clapboard siding, a river-rock foundation, a small porch along the front façade, exposed rafter tails, exposed attic vents, single-hung wood windows, simple 2x4 trim on windows and doors, etc. As with most accessory structures, the garage includes bare-bone elements of the Craftsman style that includes clapboard siding, exposed rafter tails, and a shallow roof pitch. Photographs of the site have been provided for Commission's review (Attachment No. 3).

As identified in the 1998 survey, the dwelling has some uncommon and unique features for the Craftsman style. Those features include wider than usual eaves; a cantilevered, neo-classical style open pediment gabled portico sitting atop Baroque support brackets; and a pair of French style front windows. Note that none of these unique features are found on the garage located in the rear yard.

CHARACTER-DEFINING FEATURES:

Primary Dwelling

- Cross-gabled roof
- Exposed rafter tails
- River rock foundation
- Small porch at entrance
- Exposed attic vents at gables
- Horizontal clapboard wood siding
- Single-hung wood-frame windows
- 2x4 trim around windows and doors

Accessory Structure (Garage)

- Front-gabled roof
- Horizontal clapboard wood siding
- Simple board trim along doors and windows

DISCUSSION OF CRITICAL TOPICS

1. Architectural consistency of the ADU.

Careful consideration has been given to the design of the ADU to sufficiently match both the elements found on the existing dwelling and the style. Elements that have been taken from the existing

dwelling include the exposed and accentuated roof beams, exposed rafter tails, horizontal clapboard siding, the type, size, and location of windows, a concrete porch, and a river rock foundation.

The Craftsman style is famous for its design philosophy of connecting the interior to nature through its use of natural elements like wood and stone and for delivering substantial natural light and ventilation through an abundance of windows throughout the home. The size, location, number, and grouping style of windows commonly correlate to the intended use of rooms. For example, large picture windows were often found in living rooms, whereas smaller windows were found in spaces like closets and hallways. In the final design of the ADU, additional windows were incorporated to the east and west facing walls of the living room, small windows were added to the facades of the restrooms, and windows were added to the master closet whose size matched the scale of the room and the need for privacy by placing the windows at a higher point on the walls.

2. Massing and location of structures.

The existing dwelling currently measures 917 SF with a 109 SF covered porch making for a combined total of 1,026 SF. The proposed ADU will measure 999 SF with a 53 SF covered porch for a combined total of 1,052 SF. As proposed, the ADU meets the ADU size requirements in the City's ADU Ordinance.

The peak height from grade for the existing dwelling is 14'-2" whereas the proposed ADU will have a peak height from grade of 12'-5". The height of the ADU is within the height maximums permitted for ADUs and was intentionally designed to have a lower height than the existing dwelling. The interior ceiling height of the ADU will match the 8'-0" ceiling height of the existing dwelling.

The maximum width of the existing dwelling is 33'-7" whereas the maximum width of the proposed ADU is 38'-6". The additional width for the ADU is consolidated in a 170 SF projection housing the master bath and closet located to the far rear of the property. The maximum depth of the existing dwelling measures 33' whereas the maximum depth of the ADU is 36'.

The existing dwelling is located approximately 22' from the front property line (PL) whereas the proposed ADU is located 120' from the front PL. The west-facing setback area consists only of live turf within the dwelling's front yard, a gate from the west PL to the dwelling's west-facing façade, and a combination of shrubs and a concrete walkway leading to the rear of the home. The west side yard area consists of a 10' wide driveway leading to an existing garage located approximately 77' from the front PL.

3. Retention of the historic streetscape.

The existing dwelling is centrally located relative to the width of the parcel, occupying 63% of the lot's width of 53'. From the sidewalk, there is a slight gain in elevation from the right-of-way to the base of the existing dwelling. On the western portion of the site's frontage, there is an existing gate covered in vines, surrounded by shrubs and mature trees that limit the view into the side and rear yard of the property. On the eastern portion of the site's frontage, the driveway that extends into the rear yard

does provide a moderate view of the side and rear yard areas; however, the location of the existing garage that is to remain in place will block the view of the protruding 107 SF portion of the ADU that is located roughly 104' from the public sidewalk. In conjunction with the existing site features (e.g. grade at sidewalk, landscaping, location and massing of structures), the ADU's building height, massing, distance from the public right-of-way, and architectural details were all carefully considered to protect the historic integrity of the site and neighborhood.

DESIGN REVIEW:

The Historic Preservation Ordinance provides that the Commission is guided by the following areas in addition to the Secretary of the Interior's Standards for Rehabilitation. Staff has reviewed the project as it relates to these standards as well as any applicable design guidelines. Staff's analysis is below:

1. Height. *The height of any proposed construction shall be compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable height for the applicable zoning district.*

The proposed ADU will be compatible with the height and bulk of surrounding structures and is compliant with maximum allowable heights of the RND1 district.

2. Proportions of Windows and Doors. *The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding structures, and be of an appropriate material.*

The proportions and relationship between doors and windows of the proposed ADU will match those of the existing primary dwelling and will therefore be compatible with the architectural style and character of the existing Craftsman Bungalow dwelling on the site.

3. Relationship of Building Masses and Spaces. *The resulting relationships between proposed structures and created spaces, or between remodeled structures and created spaces, shall be consistent with the shapes and setbacks of existing adjacent structures.*

The proposed ADU is compliant with applicable setback standards, provides sufficient space between existing structures, and does not create an unusual pattern of development not found in the neighborhood. Therefore, the proposal is compliant with this standard.

4. Roof Shape. *The designs of the roof shall be compatible with the architectural character and style of the surrounding structures. Gables, turrets, and other roof forms shall be incorporated when appropriate to accomplish design compatibility with adjacent structures.*

The proposed dwelling's roof has been designed to be compatible with the gable forms, pitch, and exposed rafter elements typically found on Craftsman Bungalow homes. Special attention has been paid to match the existing home; however, the proposed eaves will not match the eaves of the existing home given its unusually wide eaves. The proposed dwelling will incorporate an eave width much more suitable for the massing of the proposed dwelling.

5. Scale. *The scale of the structure shall be compatible with the architectural character and style of the existing buildings. The new building shall blend in with surrounding buildings through the sensitive use of proper scale and materials.*

The proposed dwelling was designed to have a scale that is similar and appropriate to the existing primary Craftsman Bungalow on the site. Furthermore, the proposed architectural elements of the dwelling are all elements that are found on the existing primary dwelling.

6. Directional Expression/Facades. *Facades in an historic district shall blend in with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal and vertical expression of surrounding structures.*

The proposed dwelling shares the same directional expression as the primary dwelling; therefore, this standard is being met.

7. Architectural Details. *Architectural details, including materials and textures shall be treated so as to make any new construction compatible with the architectural style and character of the historic district.*

The proposed dwelling has been modeled after the existing architectural details of the existing dwelling on the property. Said architectural details include in-like siding materials, roof materials, window and door trim, window fenestration, decorative eave details, gable vent details, colors, etc.

8. Architectural Rhythm and Articulation. *All proposed structures or facade remodeling shall show sufficient and rhythmic repetition of architectural details so as to be compatible with the facade articulation of existing adjacent buildings.*

The proposed dwelling has been designed to uniformly create a consistent architectural rhythm and articulation of architectural details along all facades so as to match the façade articulation of the existing primary structure on the property.

9. New Additions/Construction. *New additions and adjacent related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would not be unimpaired.*

The proposed dwelling is proposed on a portion of the parcel that is not occupied by any buildings or significant landscaping features. Furthermore, no original structures are proposed to be removed or altered. Therefore, the essential form and integrity of the historic property will be unimpaired.

10. Mechanical Equipment. *All exterior mechanical equipment shall be screened from view with appropriately designed screens, parapet walls, landscaping or any other form of screening which the commission or the planning and development services manager may deem acceptable. The design, style, color and texture of the required screening method shall be compatible with the existing or proposed building/facade design.*

The proposed dwelling is significant detached from the right-of-way and is visually screened by existing primary and accessory structures. Furthermore, all exterior mechanical equipment will be conditioned to be located along side and rear facades that do not front against the right-of-way.

Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The ADU will continue the historically existing residential use of the property; furthermore, all changes to the proposed site are required to match the distinctive architectural features, spaces, and spatial relationships of the existing site. Therefore, the project meets this standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The project is not proposing any removal of distinctive materials or alteration of existing features. The Craftsman Bungalow architectural style and influences will be retained, preserved, and enhanced. Therefore, the project meets this standard.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features or elements are proposed to be borrowed from other historic properties, all features and elements of the proposed ADU are guided by the features found on the Craftsman Bungalow buildings located on the site. Therefore, the project meets this standard.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

This standard does not apply as there are no singular features on the property that have acquired historic significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All proposed materials, features, and finishes that characterize the Craftsman Bungalow style of the existing structures will be preserved and further enhanced by matching all new additions to the existing structures. Therefore, the project meets this standard.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed dwelling will not be impacting any historic features and/or structures on the site as the placement of the dwelling will be on an underutilized portion of the rear yard. Therefore, this standard is not applicable.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Damaging treatments to the site are not proposed, therefore, the project meets this standard.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project will not impact any potential archaeological resources. Therefore, the project meets this standard.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed dwelling will not alter nor remove any existing historic materials features nor significantly impact the spatial relationships that characterize the property. The new dwelling has been designed to be significantly compatible with all historic features of the site and its surrounding environment. Therefore, the project meets this standard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed dwelling is proposed on a portion of the parcel that is not occupied by any buildings or significant landscaping features. Furthermore, no original structures are proposed to be removed or altered. The essential form and integrity of the historic property will be unimpaired and, therefore, the project meets this standard.

REQUIRED FINDINGS:

The findings required in Section .1190.D.4. of the Pomona Zoning Code for Certificates of Appropriateness are contained in the attached resolution (Attachment No. 1).

CONCLUSION:

The design of the proposed accessory dwelling units has been deemed to be compatible with the Craftsman Bungalow style of the existing historic resource that will not detract from the historic value of the site and its surrounding neighborhood. This determination is informed by the careful consideration of architectural elements and scale intended to match the historic integrity of the site and neighborhood.

For the reasons mentioned in this staff report, Planning Staff recommends that the Historic Preservation Commission approve the Major Certificate of Appropriateness application (MAJCOA-000049-2025) and adopt Resolution No. 25-006.

PUBLIC NOTICING:

On April 24, 2025, a public hearing notice was mailed to the applicant and to all owners of properties located directly adjacent to and directly across the street from the subject sites (Attachment No. 6). As of the date of this staff report, Planning Division Staff has not received correspondence regarding the proposed project.

ENVIRONMENTAL REVIEW:

Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Section 15331, Class 31 (Historic Rehabilitation) in that the project is consistent with the applicable general plan designation, all

applicable policies, zoning regulations and is not on a project site greater than five acres. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

CONDITIONS OF APPROVAL:

The Conditions of Approval are contained in the attached Resolution (Attachment No. 1).

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 25-006
2. LPHD Historic Site Survey
3. Preserving Pomona's Historic Architecture – Craftsman Architecture
4. Site Photographs
5. Proposed Architectural Plans
6. Proof of Public Hearing Noticing