



# Staff Report

City of Pomona Historic Preservation Commission

June 3, 2026

**FILE NO:** MAJCOA-000721-2025

A request for a Major Certificate of Appropriateness (MAJCOA-000721-2025) for the construction of a new detached 415 square-foot accessory dwelling unit (ADU) at the rear of a contributing resource within the Lincoln Park Historic District.

**ADDRESS:** 573 E. McKinley Avenue (APN: 8338-032-004)

**APPLICANT:** Jesus Abril, Jr.

**PROJECT PLANNER:** Alan Fortune, Associate Planner

**ENVIRONMENTAL REVIEW:** This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historical Resource Restoration and Rehabilitation) and Section 15301, Class 1 (Existing Facilities) of the California CEQA Guidelines.

**RECOMMENDATION:** Approve File No. MAJCOA-000721-2025 and adopt Resolution No. 26-021 (Attachment No. 1).

## Project Information:

**GENERAL PLAN DISTRICT:** Residential Neighborhood

**ZONING DISTRICT:** Residential Neighborhood District 1 (RND1-H)

**TRANSECT:** T3

**SPECIFIC PLAN DISTRICT:** N/A

**GENERAL PLAN DENSITY:** 20 DU/AC

**HISTORIC DISTRICT:** Lincoln Park

**NEW HOUSING UNITS:** 1 ADU

## Important Dates:

**DATE SUBMITTED:** December 3, 2025

**DATE DETERMINED COMPLETE:** May 19, 2026

**DEADLINE TO MAKE A DECISION:** July 20, 2026

## Property Background:

The contributing resource located at 573 E. McKinley Avenue consists of a single-family residence estimated to have been constructed in 1925. The property is developed with a 1,012 square foot single family home, a 205 square-foot detached garage, and a detached gazebo on an 8,008 square foot lot. The property is a contributing property to the Lincoln Park Historic District. The Lincoln Park Historic District survey that evaluated this property identifies the structure as Craftsman Bungalow style architecture and give the resource a "Contributing" rating in good condition with no significant additions or alterations having been made.

On December 3, 2025, Planning Staff received an application for a Major Certificate of Appropriateness (MAJCOA-000721-2025) for the construction of a new detached 415 square-foot accessory dwelling unit (ADU) with an attached front porch. Project plans as well as site photographs have been provided for Commission consideration as Attachment Nos. 2 and 3 respectively.

## Architectural Style:

The primary dwelling unit was constructed as a single-family home in 1925, according to City historic resource surveys. The structure is identified as a **Craftsman Bungalow** and has many character-defining features of this architectural style.

## Architectural Description:

Based on the historic resource surveys and staff visits to the site, the condition of the structure is good with no major alterations or additions having been made since the estimated time of construction in 1925. The structure retains its character-defining features. Additionally, according to City permit records, no significant alterations have been made.

## Character-Defining Features:

1. Tapered fieldstone columns with matching fieldstone foundation
2. Porch supported by large square wood columns
3. Gabled roof lines
4. Large front-facing windows
5. Detached garage

## Discussion of Existing Conditions:

A majority of existing conditions on the property are original. The existing primary structure retains its character-defining features from original construction in 1925. The proposed accessory dwelling unit is detached from the primary structure and there is no proposed work on the primary home. The proposed ADU is designed as a Craftsman Bungalow as it incorporates many of the character-defining features of the primary home.

## Design Review:

The proposed project consists of the construction of a detached accessory dwelling structure with a porch at the rear of the property. The new structure will match the Craftsman Bungalow architectural style of the home and incorporate several character-defining features including gable venting, river rock columned porch, wood hung or casement windows, identical wood siding, siding and roofing materials. All features on the primary resource will remain intact as the primary structure is not a part of this proposed project.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.**

The Historic Preservation Ordinance provides 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 use of the property will not change; the single-family home will remain unaltered. The detached structure will function as an accessory dwelling unit, maintaining the property use as residential.
- 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 historic character of the property will be retained and preserved as the new detached accessory dwelling structure will continue all the character-defining features of the Craftsman Bungalow architectural style to be appropriate for the period and neighborhood.
- 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.*

The proposed accessory dwelling unit will continue the existing features on the primary home to match. The construction of the detached accessory dwelling unit and porch structure will not create a false sense of historical development as it will be appropriate to the period of the home and neighborhood. The proposed accessory dwelling structure will match elements of the style and will be compatible with the period and neighborhood
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Does not apply. There are no changes 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.*

The character-defining features of the Craftsman Bungalow home will be kept as these features and elements will be incorporated into the proposed new construction to match the primary house.

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.*

Does not apply. No deteriorated historic features are proposed for removal.

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.*

Does not apply. No damaging treatments are proposed.

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

Does not apply. The proposed project will not impact any potential archaeological resources.

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 new construction will not destroy any features and spatial relationship that characterize the property as it will be constructed in a similar location toward the rear of the property. The construction will continue the character-defining architectural features of the primary home. The proposed ADU will be shorter in height than that of the primary home, further reducing its visibility from the street.

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 new structure will be detached from the primary contributing resource therefore if removed, it will not have an impact on the integrity of the historic property.

#### **Pomona Historic Preservation Guidelines:**

Chapter 3: Updating Your Historic Building of the Pomona Guide to Historic Preservation includes many guidelines and standards for Accessory Dwelling Units (ADUs), all of which are being met by the proposed building. These include, but are not limited to, the following:

1. *Architectural style (e.g. Craftsman), architectural detailing (e.g. exposed rafters), construction materials, finishes, and colors, door trim and style, and window trim and style (grid pattern, frame thickness, opening direction, etc.) must be the same as the existing structure.*

The proposed detached accessory dwelling unit is designed as a Craftsman Bungalow and has included many architectural character-defining features from the primary home, including gable venting, river rock columned porch, wood hung or casement windows, identical wood siding, siding and roofing materials, etc.

2. *The ADU shall comply with the following:*

- a. *The ADU shall meet all applicable Pomona ADU Standards*
- b. *The ADU shall be to the rear of the primary structure*

- c. *The side and rear-yard setbacks shall be at least four feet (4')*
- d. *The peak height above grade is sixteen feet (16') or less*
- e. *The maximum site coverage for all structures is 35%*
- f. *The distance between the ADU and the main structure is ten feet (10')*
- g. *The distance between an ADU and another accessory structure is six feet (6')*
- h. *The maximum ADU size is 1,200 square-feet*

The proposed accessory dwelling unit complies with all applicable ADU standards. The structure is at the rear of the property and is less than 16' tall at just over 13', shorter than the primary house to create an appropriate volume and scale of the accessory structure and not overwhelm the existing structure or structures on neighboring properties. The structure is set back a minimum of 4' feet from the side and 7' feet from the rear, and is over 45' away from the primary dwelling and at least 6' away from another accessory structure. The lot coverage is approximately 22%.

- 3. *The entry of an ADU shall face the interior of the property and not be visible from the street to the extent feasible.*

With the ADU proposed to be located at the rear, the entrance of the ADU faces the interior of the property. The ADU is also set back 112' from the front property line and is located to the rear of the primary home. Therefore, the structure will not be particularly visible from the public right-of-way.

### Required Findings:

The findings required in Section 1190.D.4 of the Pomona Zoning and Development Code for a Certificate of Appropriateness are included in the attached draft HPC Resolution No. 26-021 (Attachment No. 1).

### Conclusion:

Staff concludes that the construction of the proposed detached 415 square-foot accessory dwelling unit with a porch is appropriate to the primary home as the construction will be made to match all architectural detailing and will continue any character-defining features that are present on the Craftsman Bungalow home.

### Environmental Review:

Staff has determined that this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 – Historical Resource Restoration and Rehabilitation and Section 15301, Class 1 – Existing Structures of the CEQA Guidelines in that the project consists of minor alterations to the existing site, such as the construction of a small detached accessory dwelling structure, and is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.

## Conditions of Approval:

The Conditions of Approval are contained in the attached Draft Historic Preservation Commission Resolution No. 26-021 (Attachment No. 1).

## Attachments:

1. Draft Historic Preservation Commission Resolution No. 26-021
2. Project Plans
3. Site Photographs
4. Lincoln Park Historic District Survey Forms
5. Notice of Public Hearing
6. ADU pages of the Pomona Guide to Historic Preservation