



AH ARCHITECTURE

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Historic Preservation  
City of Orange | Community Development  
300 East Chapman Avenue  
Orange, CA 92866

Re: Land Use Project Application Resubmittal: Ledbetter Residence, 230 E. Palmyra Avenue  
Letter of Explanation

Dear Community Development Department,

The Ledbetter Residence is a single family residential property located at 230 E. Palmyra Avenue and this application proposes a 36 sq. ft. kitchen expansion, 68 sq. ft. bathroom addition, and conversion of the attic into storage space. The addition would extend into the rear yard from the existing historic residence.

The lot size of the property is 50' X 120' (6,000 sq. ft.), includes the main residence that is approximately 1,195 sq. ft. and has two bedrooms and one bathroom. The property also includes a detached one car garage (330 sq. ft.) and shed (160 sq. ft.) adjacent to the main structure.

The main residence is one story in height and the architectural style is Hipped Roof Cottage. This style is seen throughout the immediate neighborhood and many of the homes are also single story and in the Hipped Roof Cottage or Craftsman Bungalow styles.

With the property being in the Historic District of Old Towne Orange, the Ledbetters and project team has worked collaboratively with the Planning Department to achieve a design which follows the City's Historic Preservation Design Standards. The proposed addition will extend into the rear yard and minimally alter the look of the home from the street and maintain the characteristic hip roof of the historic architectural design. Also maintained in the design, is the form and features of the historic service porch. The addition is also designed with a wood clapboard siding in a 6" exposure to differentiate it from the existing structure. The new wood trim will match the existing profiles and be painted in the same color scheme as that of the existing structure to create a cohesive aesthetic.

The proposed kitchen expansion and bathroom addition would improve the functionality and livability of the home for the Ledbetter Family without compromising street view and character of the neighborhood. Please let us know if you have any questions or concerns.

Best Regards,

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