

Michael Margerum AIA

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TO: Ms. Ani Mnatskanyan
Associate Planner- Historic Preservation
Community Development Department
300 East Chapman Avenue,
Orange, California 92866

RE: Letter of Explanation
Proposed 2nd Level Outdoor Balcony
Existing 2-Story Residential Duplex
413-415 South Center Street
Orange, California 92866

The proposed improvement is for an uncovered balcony, at the 2nd floor level of the existing, 2-story duplex, which was constructed in 1954. The balcony will extend across the rear, West exterior wall of the duplex, 25 feet wide, and extend 10 feet, over an existing concrete slab (250 sf). Tenants can access the balcony using the existing heavy timber stair and landing on the South side of the duplex. This stair and landing are for the 415 unit on the 2nd floor. This landing will be extended (27 sf) as part of the proposed balcony design. In this manner all tenants may utilize the proposed balcony space.

The purpose of the balcony is to provide a recreational gathering space with visual access to the distant mountain views. This will provide the duplex with an amenity enhancement for the tenants. The more immediate view is to the landscaped grass area, between the garage and the duplex, in the rear yard. The balcony will be constructed over an existing concrete slab, ground floor patio area. The railing and deck design elements will match those of the existing landing and stair, constructed of 2x2, 2x4 and 2x6 standard dimensional lumber sizes. Since the balcony is not covered with a roof, it's mass will not have the impact as an enclosed building addition. This allows the existing building and roof to continue to be visible as the original expression.

The character of the property is a rectangular, flat lot, with basic, asphalt shingle, hipped-roof, stucco finished "box" designs of the 2-story duplex and the detached, one story garage. . Because of the large turf, landscaped areas, there is open space on the front, sides and rear of the property. The South side of duplex utilizes a heavy timber stair with post and beam landing construction with dimensional lumber deck and railings, of dark brown stain wood. This currently provides tenant the access to the 2nd level unit.

The neighboring properties, in this Block D of the George Achison's Subdivision, are also rectangular, flat lots with the "duplex" box, hipped roof types or similar in architectural style, with large open space, grass landscaped areas. Both sides of this the block shares a common alley, and therefore, provide off-alley garage access as a common configuration. On the opposite side of Center street the residences tend to be one-story, single family residences, with detached garages sharing alley access. There are very few large trees dominating growth, with any large trees occurring at properties near the street intersections. This provides an open sky visual access as characteristic of these properties

The proposed will be constructed in one phased effort of a matter of weeks in duration.

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