

January 18, 2021  
City of Orange Community Development Department  
300 E Chapman Ave  
Orange, CA 92866  
Attn: Design Review Committee  
Letter of Justification: 274 S. Center Street

#### Background

The Property was built in 1915. Over the years, several modifications were made to sub-divide the house into two residences. These modifications created an unusual floor plan that makes daily living uncomfortable and quite challenging.

#### Proposal:

We propose to create a more user-friendly and functional residence to meet the needs of our family while respecting the historic value and maintaining the design elements and character of the house. To achieve this, we prefer the house remain a single-family residence, the interior (steep) stairway be relocated to the rear of the house to create a larger open-concept family room, and re-organize interior features/design aspects to maximize and promote a living space that better serves our family.

The home's existing footprint will remain the same with exception to a minor single-level addition to the rear north/west corner. There will be a small addition to the rear second floor that serves to cover the new (much less steep) stairway. This addition is minimal and was carefully designed to reflect and contribute to the home's original architecture and design features.

During the de-construction and rebuilding phases, inappropriate and structurally deficient aspects will be replaced with new construction that meet current building codes and regulations. Furthermore, the front picture window will be re-established by removing an inappropriately installed front door and replacing it with a historically matching wood window assembly.

#### Conclusion:

We conclude that the proposed modifications will serve in two ways:

- the changes will dramatically improve our functional and practical living space needs
- the changes are consistent with Historic District Design standards and will beautify the home and contribute to the surrounding Old Towne area