

To: City of Orange – Planning Division

From: Facilities Management

Date: 03/03/2021

Subject: 321 N Olive – 38 Square Foot Addition

Chapman University is undertaking a renovation of a residence within the historic district of Orange located at 321 N Olive. The renovation consists of interior replacement of plaster with drywall; insulating all walls, ceilings and floors; repair of all windows; replacement of kitchen cabinets and countertops; replacement of all MEP infrastructure; restoration of all flooring; repair of exterior siding and all new landscape.

The residence at 321 N Olive was originally constructed in 1915 in the “Bungalow Craftsman” style, prevalent to the area. The “master bedroom” has an old addition that needs to be removed and reconstructed. The room is approximately 195 sf (12’ x 16’) and adding on the additional 38 sf will provide a more roomy and comfortable space. The end of the addition will also align with the edge of the rear patio that will be large enough for a table and chairs that seat four.

This minor addition will not in any way change the characteristic of the property or the house.

We hereby propose the DRC review and approve our proposed addition.

Sincerely,

Greg Desario  
Senior Project Manager  
Chapman University