



145 South Olive Street, Orange, CA 92866
(714) 639-3958

August 11, 2021

Ms. Marissa Moshier, Historic Preservation Planner
City of Orange
300 E. Chapman Ave
Orange, CA 92866-1508

Re: **North Olive Street Fourplex ADU Conversion and Renovation Project**
Letter of Justification
457-463 N. Olive Street
Orange, CA 92866
DSEA Project No: 785

Dear Marissa,

This project involves the conversion of an existing (3) car garage space into an accessory dwelling unit, reconfiguring the interior layouts of some of the existing apartment units to add bathrooms and enhancing the exterior facades of the existing structures. There are currently two existing structures that contain (4) apartment units and (4) garage spaces. The rear building has a (3) car garage space that will be converted into an accessory dwelling unit entirely within the existing footprint. No new habitable area is being proposed on this project.

The modifications to the exterior of the building include replacing some stucco finish with wood board and batten siding, replacing all windows with simulated divided lite clad wood windows, replacing an existing deteriorated prefabricated concrete staircase with a concrete and wood framed staircase, creating some gable roof elements to accentuate the window and door locations and enhance the overall appearance of the buildings, make some structural modifications to the cantilevered overhang to eliminate some large beams within the garage and construct some covered roof areas over some of the unit entryways to enhance the buildings.

We request approval of the proposed project which will complement the character of the neighborhood. Thank you very much for your review and your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Douglas S. Ely'. The signature is stylized and cursive.

Douglas S. Ely, AIA
Principal, DSE architecture, inc.
Cc: Mr. Matt Brown