



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

September 9, 2021

Planning Dept.

City of Orange
300 E. Chapman Ave.
Orange, CA 92866

RE: Stoner Family Residence Addition

164 N. Center St.
Orange, CA 92866
DSEA Project # 773

Letter of Explanation/Justification for the Stoner Residence:

The Stoner family's residence is in the heart of the historic district in a R-1-6 zone just north of the library and they are looking to add a modest addition onto the back portion of the main residence. The addition includes a living room adjacent to the back of the existing kitchen and a bathroom that will extend off the existing back bedroom. Totalling at 499 square feet, the addition will replace the existing non-contributing 327 square foot covered patio consisting of exposed concrete masonry unit walls and wood columns with a wooden shed roof. The new addition will include a gable roof that will remain consistent with the front façade's profile and along with a pergola that extends over a portion of patio on the backside of the addition. The intent of this addition is to supply the family with the space to entertain their grandchildren next to their revitalized backyard while enjoying their afternoons. Their existing backyard includes a storage shed in the northwest portion of the site and a large tulip tree to the south of the storage shed that provides the whole of the backyard's shade. The new master bathroom provides privacy for their bedroom separated from guests while no longer having to share the existing.

The addition makes no alterations to the front façade meanwhile updating and revitalizing their back façade. The exterior treatment of the new addition pays homage yet keeps separation from the existing historical portion of the residence. Eight-inch wood siding will be used on the exterior similar to the existing 5" wood siding while the new roofing will use the same asphalt shingles as the existing. The contrast in wood siding size will help preserve contrast between the historic portion of the home and the new. The roofing and exterior wall will have six-inch plus setback from the existing historic

residence, preserving the original residence's building corners and extents. Proposed windows will maintain the five-inch wood trim found on the existing residence and divided lite transom windows with wood muntin on the rear façade resembling the front. And lastly a three-foot precast concrete block wall will be used for the exterior patio wall with a similar look to the front façade's porch wall. Also akin to the front façade the patio will be a paved concrete finish. All of this to preserve and maintain a consistent level of craftsman design across the residence's exterior.

Existing photos are found within the set of plans submitted with this application. We request approval of the design so that we can proceed with construction documents. Please let us know of any additional information you require for approval.

Sincerely,

William Dunstan

Project Manager

CC: Dan + Judy Stoner

Doug Ely – DSEA Principal