

February 20, 2018

Dear Historic Landmark Commissioners,

I am writing to summarize our original feasibility study of the existing house at 4305 Farhills. Please see attached exhibits.

The existing house is comprised of:

- Open plan 1350 SF Kitchen/ Living/ Dining Rooms on a raised pier and wood beam foundation
- Split Level 600 SF bedroom suite (up)/ 600 SF bedroom suite (down) on concrete slab foundation.

For accessibility reasons, the homeowners expressed a desire to have the primary sleeping rooms be at the same floor level as the Kitchen, Dining and Living Room. The unique combination of existing foundation types and varying floor elevation changes preclude a renovation solution. Large trees and a 5' sewer easement that bisects the property preclude an addition solution. Our office was unable to devise a solution that maintains the existing building.

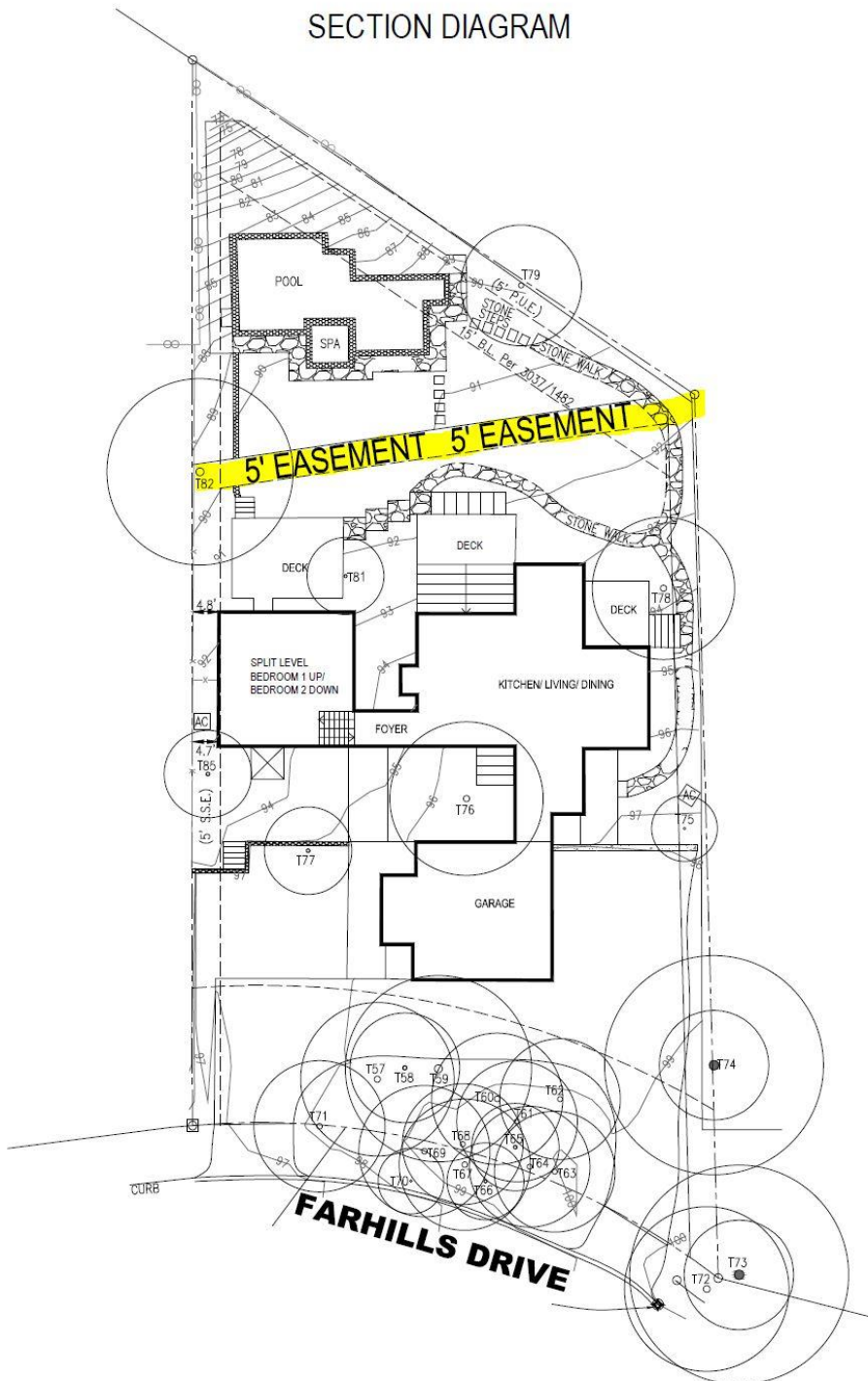
Sincerely,



*Ryan Burke, Principal*



SECTION DIAGRAM





VIEW FROM FOYER TO SPLIT LEVEL BEDROOMS