



Letter of intent

September 23, 2024

RE: **345 Brazilian Avenue**

This project submittal is for the Landmark presentation dated November 20th, 2024.

The Landmarked property was built in 1910 and it is a Craftsman style cottage. The main house has 3 bedrooms and 3.5 bathrooms. There is a guest cottage at the rear of the property. The guest house has 2 bedrooms, 1 bathroom, a living room and a kitchenette. In 2003 there was an extensive renovation and addition completed at this property. The rear façade of the house was completely reconfigured from the original. The guest cottage appears that it was build new during that time.

The scope of our proposed work is listed below:

- Removal and replacement of 2 rows of single French door openings at the rear facade of the main house.
- Minor interior renovation at main house
- Reconfiguration and renovation of guest house, not visible from the right of way.
- Minor Landscape and Hardscape
- New Landscape lighting
- New copper gutters
- Replace wood floor at front porch with new

Please feel free to reach out with any questions.

Sincerely,

Yianni Varnava

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