

RESOLUTION NO. 2012-16

A RESOLUTION BY THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 104 7TH AVENUE, A CONTRIBUTING STRUCTURE WITHIN THE PASS-A-GRILLE NATIONAL REGISTER HISTORIC DISTRICT AND A LOCALLY DESIGNATED HISTORIC RESOURCE; APPROVING THE EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission of the City of St. Pete Beach is the governing body of the City of St. Pete Beach; and

WHEREAS, The City Commission values the historic resources located in the City; and

WHEREAS, the protection of such historic resources is in the public interest of the City and its citizens; and

WHEREAS, the adopted Comprehensive Plan of the City of St. Pete Beach encourages the preservation of historic resources; and

WHEREAS, The City was designated by the State of Florida as a Certified Local Government in 2005; and

WHEREAS, The City Commission adopted the Historic Preservation Ordinance (Section 28 of the Land Development Code) in 2006; and

WHEREAS, The City adopted a Historic Preservation Tax Exemption Ordinance in 2004 (Chapter 78 of the Code of Ordinances); and

WHEREAS, the owner of the property received a Certificate of Appropriateness granted by the Historic Preservation Board on February 4th, 2010 for the exterior modifications to the structure;

WHEREAS, the owner has completed the work as approved by the Historic Preservation Board.

Now therefore, be it resolved by the City Commission of the City of St. Pete beach, Florida, hereby:

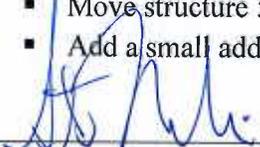
1. The improvements to the property at 104 7th Avenue meet the criteria for ad valorem tax exemption as described in Chapter 78 of the Code of Ordinances, and
2. Approves a historic property tax exemption for a period of 10 years from January 1, 2013, to December 31, 2023 for the improvements to the property at 104 7th Avenue

subject to receipt of a recorded covenant within 30 days of City Commission Approval,
and

3. Approves and authorizes the Mayor to sign and execute the historic preservation tax exemption covenant.

Exterior Improvements:

- Replace deteriorated windows;
- Replace deteriorated shingle and lap siding;
- Replace roof;
- Remove porch enclosure and replace with porch railing;
- Move structure 5 feet to the east off the side property line;
- Add a small addition to rear 2nd story.



STEVE MCFARLIN, MAYOR

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Resolution was adopted in accordance with the provisions of applicable law this 13th day of November, 2012.



Rebecca Haynes, City Clerk

City of St. Pete Beach

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made on the 14 day of November, 2012, by Margaret Perez (hereinafter referred to as the Owner) and in favor of The City of St. Pete Beach, (hereinafter referred to as the Local Government) for the purpose of the rehabilitation of a certain Property located at 104 7th Avenue, St. Pete Beach, Florida 33706 which is owned in fee simple by the Owner and is locally designated under the terms of the local preservation ordinance and is a contributing property to the Pass-a-Grille National Register district.

The areas of significance of this property, as identified in the local designation report for the property or the district in which it is located are noted as materials and scale.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows:

Lot 7 Block 7 Morey Beach Subdivision, according to the map or plat thereof as recorded in
palt Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County
was formerly a part. PIN: 193216589320070070

Page Two

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten-year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.
2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office with review jurisdiction is:

Name of Office/Agency: City of St. Pete Beach Community Development Department

Address: 155 Corey Avenue

City: St Pete Beach

State: Florida

Zip: 33706

Phone: 727-363-9266

Contact Person: Catherine Hartley Title: Senior Planner (CLG Coordinator for the City)

Email: Cityplanner@stpetebeach.org

3. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

4. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

5. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

6. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and

Page Four

environment, or archaeological integrity which made the property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption.

If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

7. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence.

If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who

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shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

8. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER(S):

Margaret Perez
Name

Margaret Perez
Signature

11/14/12
Date

Name

Signature

Date

CERTIFIED LOCAL GOVERNMENT REPRESENTATIVE:

Catherine Hartley
Name
Senior Planner
Title

Catherine W. Hartley
Signature

11/19/12
Date

CITY REPRESENTATIVE:

Steve McFarlin
Steve McFarlin, Mayor

Signature

11/19/12
Date

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida

7. Photographs and maps:

Attach photographs and maps to application.

Please see attachments:

1. photo of property prior to rehabilitation
2. photo of property post rehabilitation
3. map of property

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida 33706

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name Margaret Perez Signature Margaret Perez Date 10/05/12

Complete the following if signing for an organization or multiple owners:

Title _____ Organization name _____

EVALUATION OF PROPERTY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance: One and 1/2 story frame vernacular; lap siding on 1st storey; Cedar shingles on 1/2 storey shed dormer. (lap siding covered w/ asbestos shingles)
Style is based on New England "Salt Box"

Date of Construction 1920 Date(s) of Alteration(s) 2011

Has building been moved? () Yes () No If so, when? 7/2011 - same site
yes. 2011 - same site, moved 5 feet to east, off side property line.

6. Statement of Significance:
Noted for its scale and materials.

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida

7. Photographs and maps:

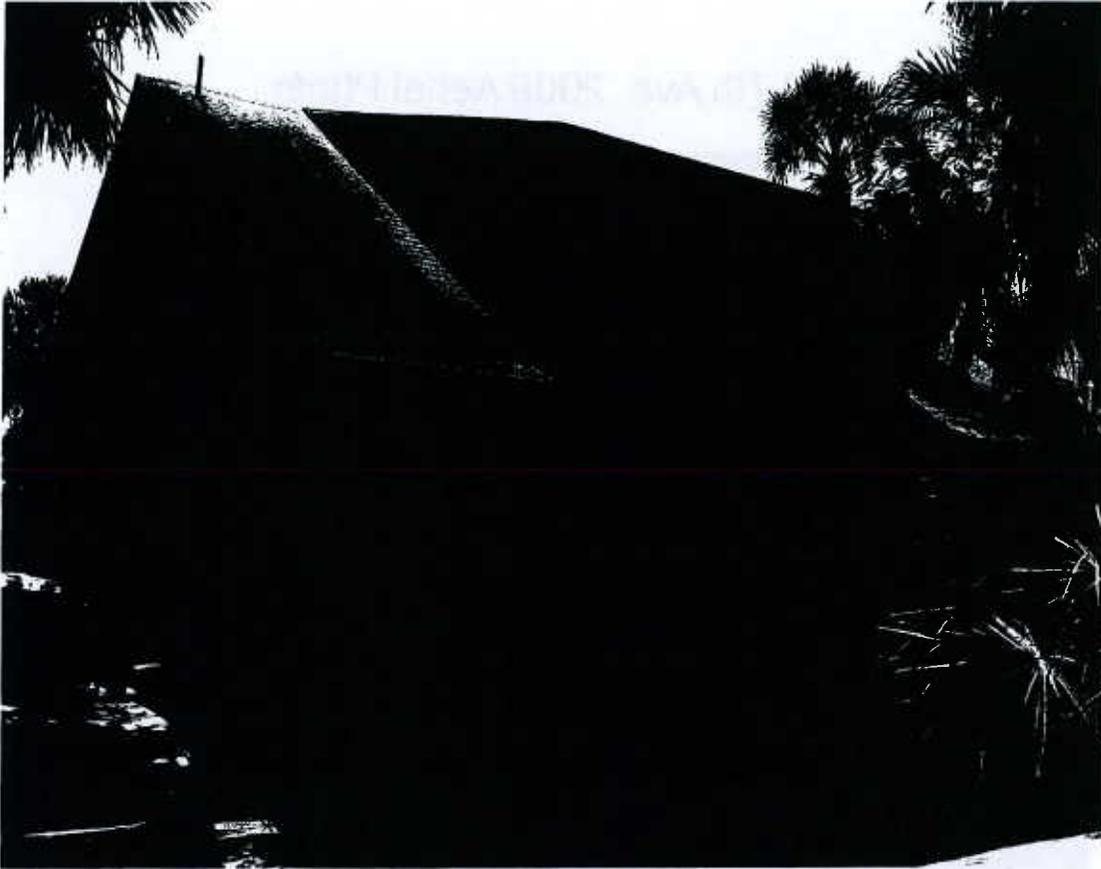
Attach photographs and maps to application.

Please see attachments:

1. photo of property prior to rehabilitation
2. photo of property post rehabilitation
3. map of property

Map of 104 7th Ave. 2009 Aerial Photo



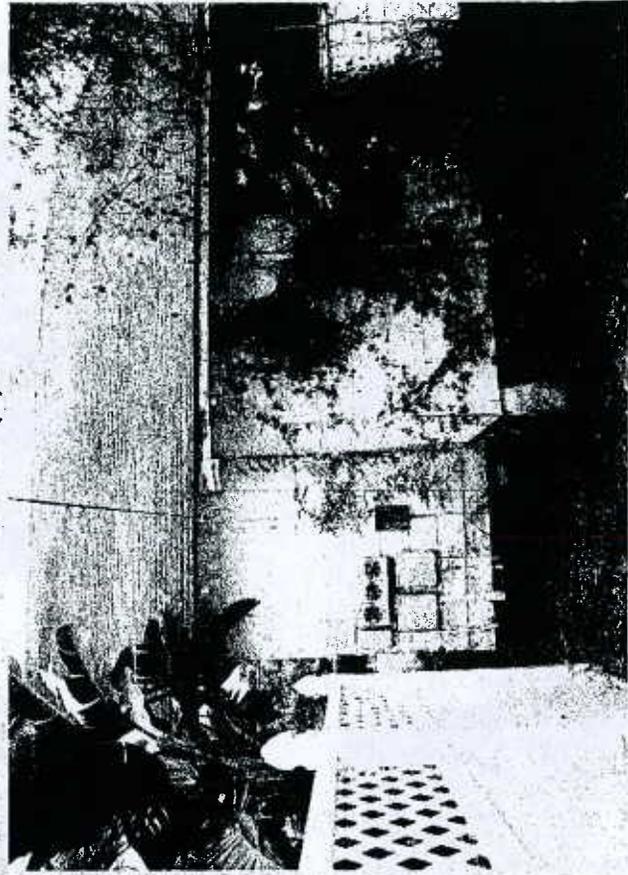


7. Photos of property:

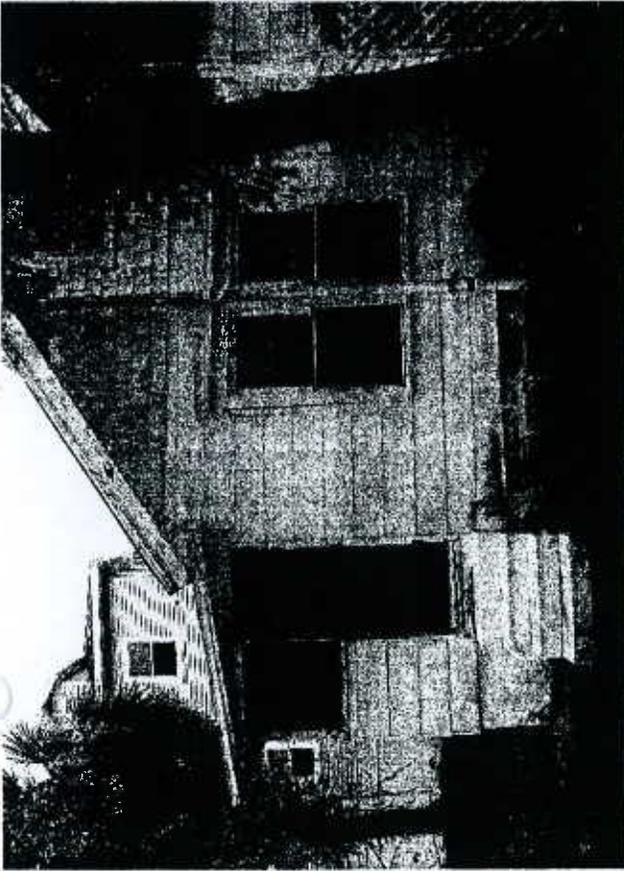
104 7th Avenue pre- rehabilitation, July 2011.



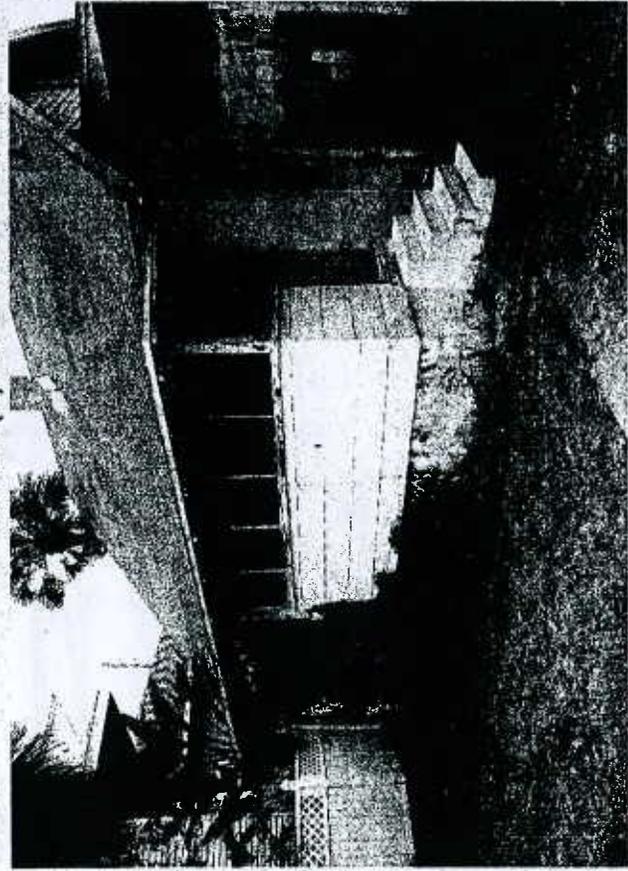
2009-12-10 (13).JPG



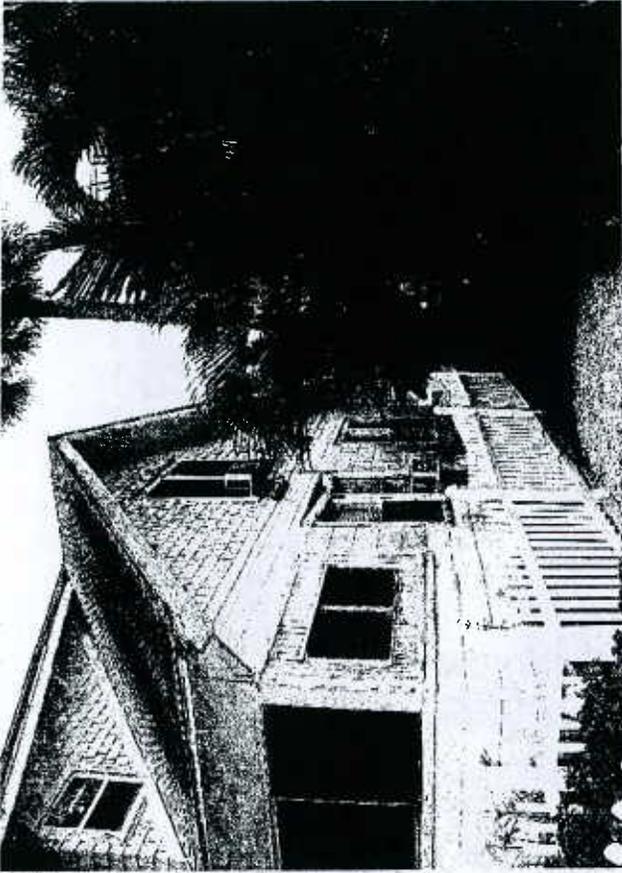
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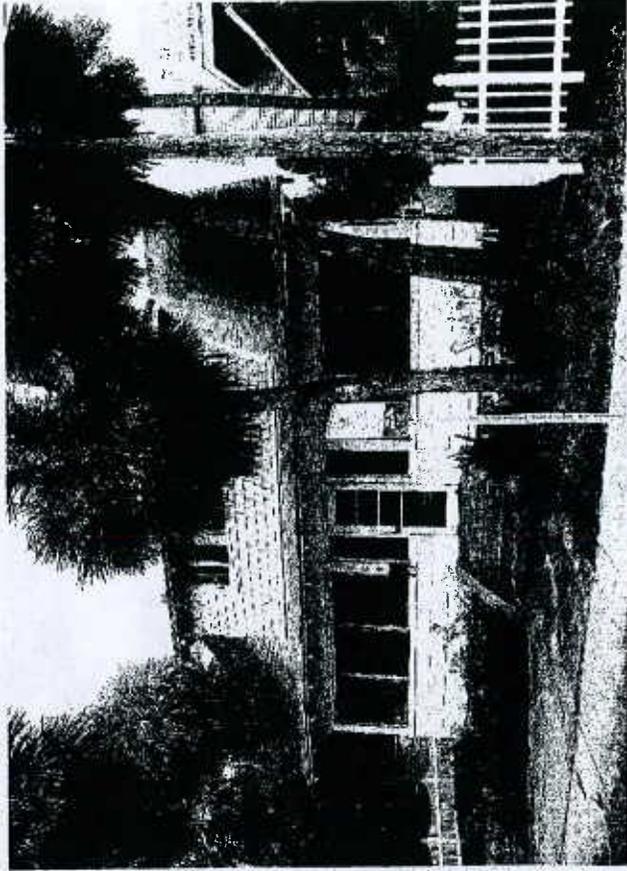
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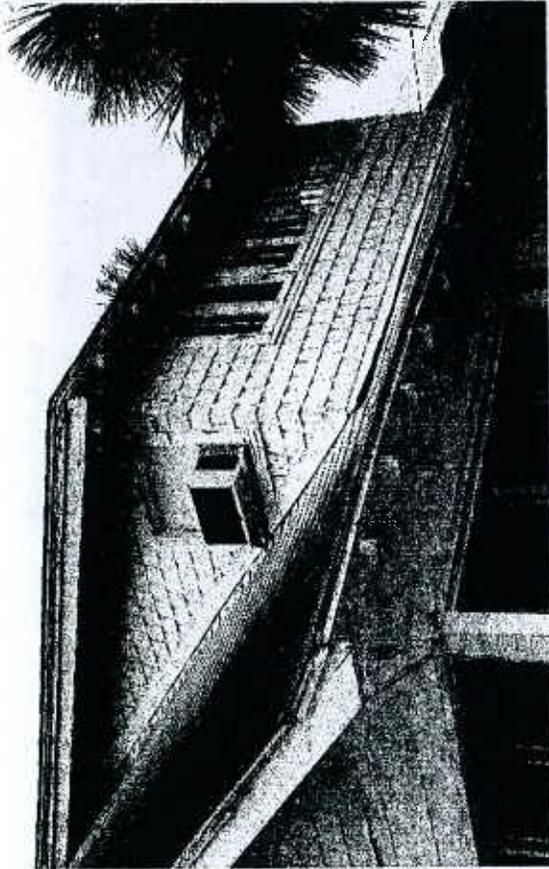
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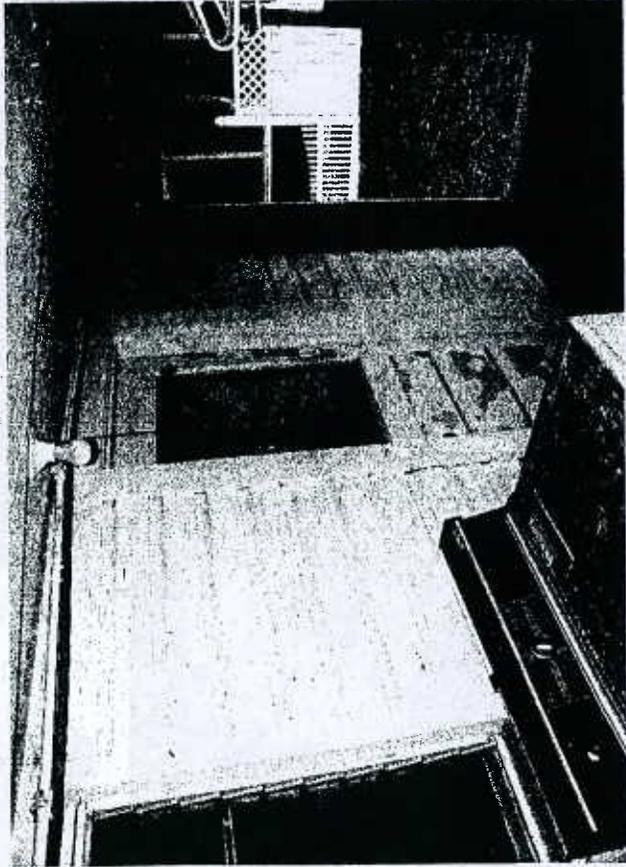
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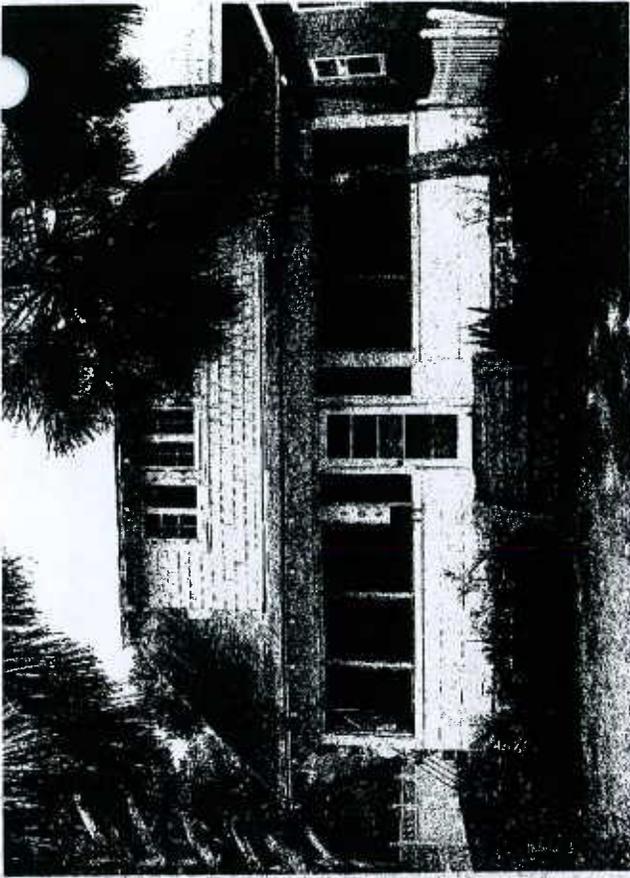
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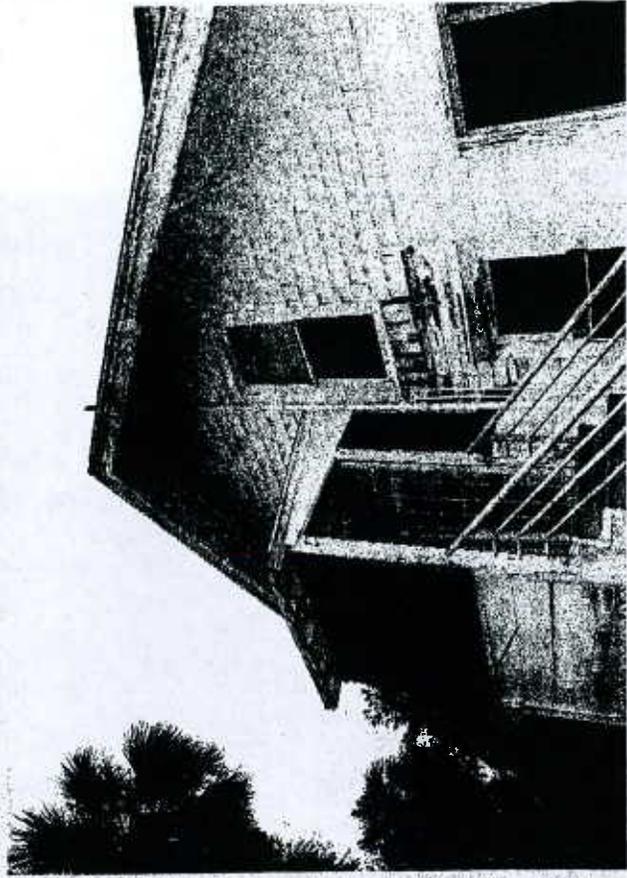
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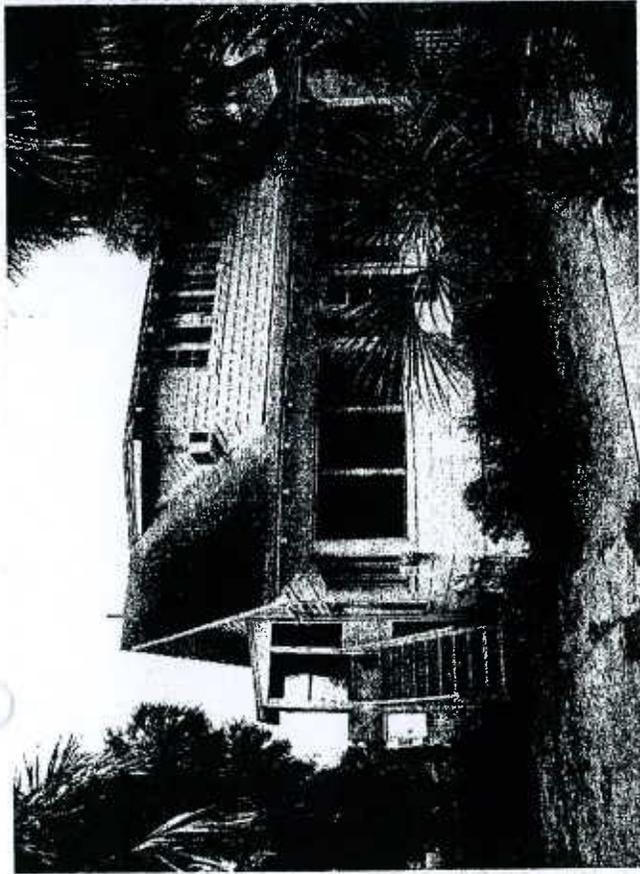
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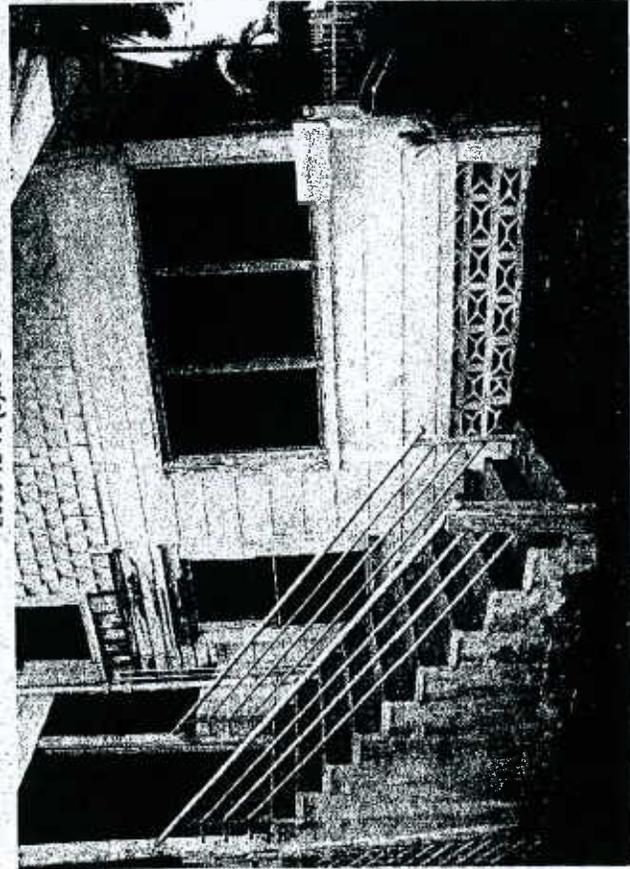
2009-12-10 (1).JPG



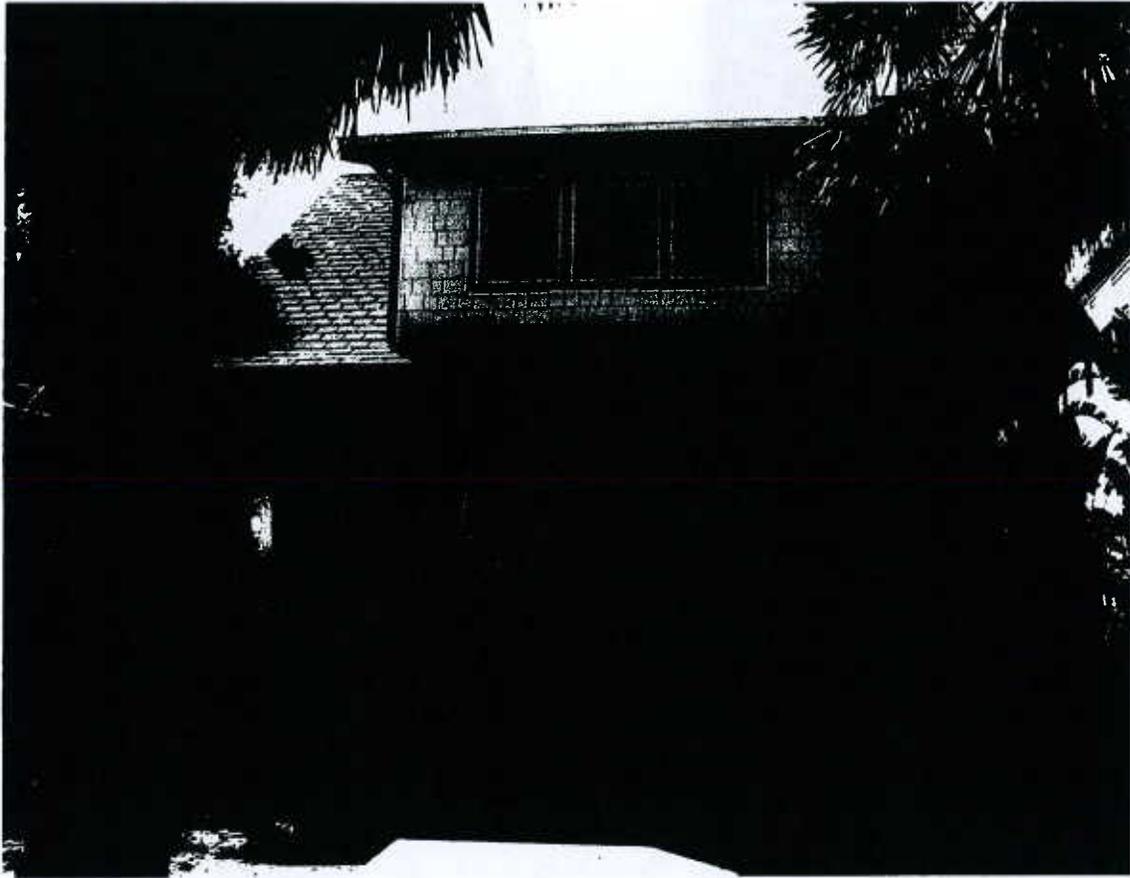
2009-12-10 (11).JPG



2009-12-10 (9).JPG



2009-12-10 (10).JPG



7. Photos of property:

104 7th Avenue post rehabilitation, August 2012.

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 193216589320070070

Property Address 104 7th Ave St Pete Beach, Florida

Feature 1	
Feature <u>Siding</u> Approx. date of feature <u>1920</u> Describe existing feature and its condition: <u>Cedar shake shingles above 1st storey; poor condition</u> Photo no. _____ Drawing no. _____	Describe work and impact on existing feature: <u>Replacement shingles : cementious, similar profile of existing. Limited impact to structure</u>

Feature 2	
Feature <u>Siding</u> Approx. date of feature _____ Describe existing feature and its condition: <u>original lap siding extant</u> Photo no. _____ Drawing no. _____	Describe work and impact on existing feature: <u>Asbestos siding removed and cementious siding added.</u> <u>Asbestos siding is inappropriate and new siding is more appropriate.</u>

Feature 3	
Feature <u>Windows</u> Approx. date of feature <u>1920</u> Describe existing feature and its condition: Photo no. _____ Drawing no. _____	Describe work and impact on existing feature: <u>Deteriorated windows removed and replaced with 1/1 single hung custom windows. Little impact to structure.</u>

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

Feature 4

<p>Feature <u>Roof</u> Approx. date of feature <u>unknown</u></p> <p>Describe existing feature and its condition: <i>Original shingles extant.</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature: Remove deteriorated shingles, replace with new shingles.</p> <p>Little impact to structure; original shingles were not there.</p>
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Feature 5

<p>Feature <u>Enclosed porch</u> Approx. date of feature _____</p> <p>Describe existing feature and its condition: <i>Original porch railing extant</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature: Original open porch had been enclosed; Alteration includes removing enclosure and adding porch railing.</p> <p>No negative impact to structure.</p>
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Feature 6

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>
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Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida 33706

1. Use(s) before improvement: Two-family residential

2. Proposed use(s) after improvement: Single family residential

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
N/A

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()

4. How much area does the organization or agency use? _____ square feet() acres()

5. What percentage of the usable area does the organization or agency use? _____ %

6. Is the property open to the public ()Yes ()No If so, when? _____

7. Are there regular hours? ()Yes ()No If so, what are they? _____

8. Is the property also open by appointment? ()Yes ()No

9. Is the property open only by appointment? ()Yes ()No

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

The (X) Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property **qualifies as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property **does not qualify as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property **qualifies for the special exemption** provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certifies that the above referenced property **does not qualify for the special exemption** provided under s. 196.1998, F.S.

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature

Catherine M. Hartley

Typed or printed name:

Catherine Hartley

Title:

Senior Planner

Date

9/11/12

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete beach, Florida 33706

The (X) Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

() Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments:

Additional Review Comments attached? Yes () No ()

Signature Catherine McHardy

Typed or printed name: Catherine Hartley

Title: Senior Planner

Date 9/11/12

**Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work**

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 193216589320070070
Address of property: Street 104 7th Avenue
City St. Pete Beach County Pinellas Zip Code 33706

2. Data on restoration, rehabilitation, or renovation project:

Project starting date _____ Project completion date: _____
Estimated cost of entire project: \$ _____
Estimated costs attributed solely to work on historic buildings or archaeological site: \$ _____

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Margaret Perez Margaret Perez 10/05/12
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title _____ Organization name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Daytime Telephone Number () _____

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

**REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only**

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

The (X) Local Historic Preservation Office () Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

() Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: Improvements consistent with Certificate of Appropriateness granted by Historic Preservation Board 2/2010.

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes () No

Signature Catherine M. Hawley

Typed or printed name: Catherine Hartley

Title: Senior Planner

Date 9/11/12



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

PEREZ, MANUEL III
11204 HIDDEN VALLEY DR
TAMPA FL 33618-5331

28 Aug 2012

19-32-16-58932-007-0070

104 7TH AVE ST PETE BEACH 33706-

For the purpose of applying for a building permit, the value of the structure(s) on the referenced parcel is \$13,606, the value of the extra features is \$816, and the value of the land is \$261,120. These values are the Just Values prepared for property tax purposes, which differ from replacement cost values.

\$ 14,422

This value is effective as of the 2012 Preliminary Property Value Roll and does not include the value of any improvements completed after January 1st of 2012. Extra Feature values include improvements such as screen porches, patios, fences, pools, fireplaces or docks, etc.

This information is provided solely for the purpose of satisfying requirements pursuant to Florida Statute 553.844: Windstorm loss mitigation; requirements for roofs and opening protection. It is invalid for any other purpose.

MAIN BRANCH- COURTHOUSE

315 Court St. - 2nd Floor
Clearwater, FL 33756

MAIL: PO Box 1957
Clearwater, FL 33757

TEL: (727) 464-3207
FAX: (727) 464-3448

HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408

COMMERCIAL APPRAISALS:
TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (CW)

NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL 33761

TEL: (727) 464-8780
FAX: (727) 464-8794

TYRONE (SOUTH)

1800 66th St. N
St. Petersburg, FL 33710

TEL: (727) 582-7652
FAX: (727) 582-7610

MID-COUNTY

CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)

TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484

TPP FAX: (727) 464-8488

MAIL: PO Box 1957 - Clearwater, FL 33757

Application for Local Historic Designation

General Information:

Site Name (Property Name): 104 7th Avenue

Site Address: 104 7th Avenue St Pete Beach, FL 33706

Legal Description: See attached Legal Description

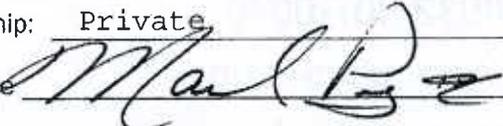
Florida Site File Number (if applicable): PI 11272

Florida Site File Recorder:
(Name and Title, if applicable): Gladys Cook Historic Preservation Consultants, Inc.

Property Owner(s): Manuel Perez III

Owner Address: 11204 Hidden Valley Drive Tampa, FL 33618-5331

Type of Ownership: Private

Owner Signature: 

Conditions of Site	Significance:
Check One <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	This frame vernacular residence built in Pass-a-Grille in 1920 had wood drop siding on the first floor and cedar shingles on the second floor. Existing windows are 1/1 double hung, 6 pane casement and single pane casement. The building has a gable roof with a large shed dormer on the front. This building is typical of Pass-a-Grille residences, the style is based on a New England Salt Box. The building is significant for its scale and materials and is a contributing structure to the Pass-a-Grille National Register Historic District.
Integrity of Site Check One or More <input type="checkbox"/> Altered <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Original Use <input type="checkbox"/> Restored Use <input type="checkbox"/> Moved/Date	
Original Use Residential	
Present Use Residential	
Period 1920	

Building Information:

Site Name: 104 7th Avenue Pass-a-Grille

Architect: Unknown

Builder: Unknown

Style and/or Period (include year of construction): Frame Vernacular, Constructed 1920

Floor Plan (layout & organization): Rectangular with rear addition

Exterior Fabric (major exterior materials): Wood Drop Siding, Wood Shingles

Structural System(s) (bearing wall, post and beam): Concrete piers, wood framing

Porches (yes/no; location): Yes, Enclosed Front and Screened Rear

Orientation (front door direction): North

Foundation System (slab on grade, crawl space, basement...): Concrete Piers / Crawl Space

Roof Type (hip, gable, gambrel, mansard, flat): Hip with Large Shed Dormer

Secondary Roof Structure: Shed

Roof Surface (roofing material): Asphalt Shingles

Window Type (double-hung, casement, awning, jalousie): Double Hung, 6 Pane Casement and
Single Pane Casement

Ornamentation - Exterior: Desorative Cedar Shingles

Chimney (yes/no, location): 1 Existing, to be removed.

Number of Stories: 2

Number of Dormers: 1 Existing, 1 New

Outbuildings (accessory buildings): None

(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)

Surroundings (location, site amenities, landscape elements): _____

Located within Pass-a-Grille National Register Historic District

the building is the only thing located on its small residential

site. The site is surrounded by residential buildings of a similar

age and scale.

Legal Description - 104 7th Avenue, St. Pete Beach

Lot 7, Block 7, Morey Beach, according to the Map or Plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>1/22/10</u>	Application Number <u>2010 0002</u>
Bldg. Permit No. <u>n/a</u>	Date _____
Other _____	
PIN.: <u>193210 58932 007 0070</u>	

GENERAL INFORMATION (filled out by applicant)

Owner: Manuel Perez III

Representative: Renker Eich Parks Architects

11204 Hidden Valley Drive

1609 Dr M L King Jr St N

Tampa, FL 33618

St. Petersburg, FL 33704

813-961-1421

727-821-2986

Phone _____

Phone _____

Property Address and Legal Description

104 7th Avenue, St. Pete Beach, FL 33706 – Lot 7, Block 7, Morey Beach, according to the Map or Plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Is the property part of a previously approved development proposal? Yes No

If yes, provide the case number _____

TYPE OF ACTIVITY

- New Construction _____
- Addition _____
- Demolition _____
- Rehabilitation
- Relocation

Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description.

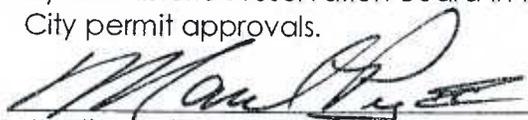
Circa 1920 Historic house to be relocated 5' to the east on the existing lot in order to resolve situation where a small portion of the house is located on the adjacent lot and to meet current side setback requirement. 1940s era exterior stair on the east side of the building to be removed. Enclosed front porch to be opened, with a new porch railing. Removal of existing 1940s asbestos board siding on first floor portion, replace with Hardi Plank lap siding. Repair /replacement existing wood shingle siding on second floor of the building. Rear addition to be extended to the west, approximately 5 feet. Addition of dormer on rear of the house to match the front and provide additional living area. Windows replaced to match existing types: 1/1 single hung sash windows, single pane casement with applied grid and single pane casement.

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

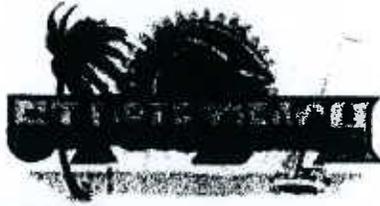
Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

<p>Exterior material/siding Remove asbestos siding, replace with Hardi Plank lap siding first floor/ Repair or replace existing Wood Shingles second floor</p>
<p>Windows WindPact Plus Coastal Series Vinyl 1/1 Single Hung, Single Pane Casement w applied grid to match the existing 6 Lite pattern, Single Pane Casement, series of casements at the rear porch</p>
<p>Doors Exterior Doors: Existing 1 Glass Lite over 3 Panel Wood Door</p>
<p>Roofing New Asphalt Shingles</p>
<p>Entrances/Porches Open Front Porch with new railing. See attached drawing for details. Back porch enclosed, existing screen windows to be replaced with casement windows.</p>

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.


Applicant (owner of property) signature

1/20/2010
Date



Community Development Department
155 Corey Avenue
727.363.9265
email: c.hartley@stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

M.P. I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

M.P. On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

M.P. I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

M.P. I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

M.P. I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

M.P. I understand that, if a variance from Article V of Chapter 98 (Flood Hazard Mitigation) of the Code of Ordinances is approved, that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

After acknowledgement of these conditions, complete the application form on the next page.



Signature of Applicant/Authorized Agent and Date

VARIANCE APPLICATION

Case Number: 2010 0002

APPLICANT/AGENT:

PROPERTY OWNER:

Name: Renker Eich Parks Architects

Name: Manuel Perez III

Address: 1609 Dr M L King Jr St N

Address: 11204 Hidden Valley Dr

City: St Petersburg State: FL

City: Tampa State: FL

Zip: 33704 Phone: 727-821-2986

Zip: 33618 Phone: 813-961-1421

PROPERTY:

Address: 104 7th Ave St Pete Beach, FL 33706

Parcel ID: 19-32-16-58932-007-0070

Current Zoning: RLM-2 Current Land Use: RM Lot Area: 4800 Sq Ft

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Variance from the substantial improvement regulations of Article V of Chapter 98 of the Code of Ordinances as this structure is designated as Historic.

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.

Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: Fees:

Board Action Taken: [] Approved as requested [] Approved with conditions [] Denied [] Continued

Sec. 28.16. Variance from floodplain management regulations.

(a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

(1) The structure was designated by the city at the time the city was a certified local government; and

(2) The structure is listed on the National Register of Historic Places; or

(3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or

(4) The structure is listed on the State of Florida Inventory of Historic Places.

(b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

(Ord. No. 2006-01, § 1, 1-24-06)

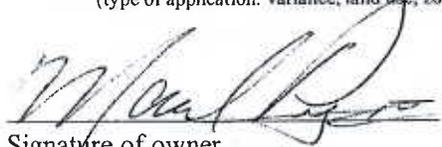


**Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida**

I/WE **Manuel Perez III**
(print name of property owner)

hereby authorize **Renker Eich Parks Architects**
(print name of agent)

to represent me/us in an application for **Historic Preservation Variance and Certificate of
Appropriateness for property located at 104 7th Avenue, St. Pete Beach, Florida 33706**
(type of application: variance, land use, zoning, etc)

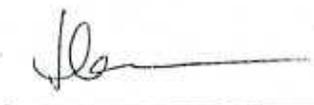

Signature of owner

Manuel Perez III
Print name of owner

Signature of owner

Print name of owner

The foregoing instrument was acknowledged before me this 28th day
of December 2009, by Manuel Perez III who
is personally known or produced _____ as
identification.



(Notary Signature)

My commission expires July 5, 2010



12-28-09

(Date)

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: **R1208049**

Property Address: **104 7th Ave** City: **St. Pete Beach** State: **FL** Zip Code: **33706**
 County: **Pinellas** Legal Description: **Morey Beach Block 7, Lot 7**

Assessor's Parcel #: **19-32-16-58932-007-0070** Tax Year: **2011** R.E. Taxes: \$ **6,321** Special Assessments: \$ **None/None**
 Current Owner of Record: **PEREZ, Manuel III Estate** Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ _____ per year per month
 Market Area Name: **Pass-A-Grille** Map Reference: **32-16-19** Census Tract: **0280.02**

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: **The intended use is to assist the client by estimating the market value of the property as it is an asset of an estate, and for a financial matter relating to the property's historical designation.**
 Intended User(s) (by name or type): **Margaret Perez**

Client: **Margaret Perez** Address: **11204 Hidden Valley Dr, Tampa, FL 33618**
 Appraiser: **Tom Hockensmith, SRA, Cert Res RD1405** Address: **1100 16th Street N, St. Petersburg, FL 33705**

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE AGE: 125 Low New	Present Land Use: One-Unit 75% <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Multi-Unit 5% <input type="checkbox"/> Comm'l 15%
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	500 Pred 45	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **The overall St. Pete Beach neighborhood is residential in nature, consisting primarily of one to three level homes, with many being waterfront. Commercial use including some large hotels is primarily on Gulf Blvd, the major north/south road of the this beach community. Property maintenance is generally average to good. The subject is located in the Pass-A-Grille area of St. Pete Beach. This appealing area generally has the highest values of the beach communities of southern Pinellas County.**

The Pinellas MLS median SF sale price from 6/12 was 2% higher than that of one year earlier. There are a few positive market factors including significantly decreasing inventory as well as some price stability/increase evident in some markets in 2011/12.

Dimensions: **48 x 100** Site Area: **4,800 Sq.Ft.** Corner Lot Cul de Sac

Zoning Classification: RLM-2 Description: Residential Low Medium	Topography: Basically level
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Size: Average
Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Shape: Rectangular
Electricity: <input checked="" type="checkbox"/> Street Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/>	Drainage: Appears adequate
Gas: <input type="checkbox"/> Curb/Gutter Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>	View: Residential
Water: <input checked="" type="checkbox"/> Sidewalk Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	Landscaping: Average
Sanitary Sewer: <input checked="" type="checkbox"/> Street Lights Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	
Storm Sewer: <input checked="" type="checkbox"/> Alley Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	

FEMA Spec'l Flood Hazard Area: Yes No FEMA Flood Zone: **AE** FEMA Map #: **12103C0286G** FEMA Map Date: **09/03/2003**

Highest & Best Use as improved: Present use, or Other use (explain)
 Actual Use as of Effective Date: **Single Family Home** Use as appraised in this report: **Same**
 Summary of Highest & Best Use: **The subject property consists of a single family home in a residential area. The highest and best use of the property is continued use as the current use.**

Site Comments: **There are no known adverse easements or encroachments. The subject is near the middle of its block, 1/2 block away from the beach/Gulf, and 1/2 block away from the intracoastal Waterway.**

General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None	Heating
# of Units: One <input type="checkbox"/> Acc. Unit	Foundation: Conc, CB	Slab: No	Area Sq. Ft.: N/A	Type: Central
# of Stories: Two	Exterior Walls: FR/Hardl	Crawl Space: Yes	% Finished: _____	Fuel: Elect
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface: Shingle	Basement: N/A	Ceiling: _____	Cooling: _____
Design (Style): 2 Story	Gutters & Dwnspnts: None	Sump Pump: <input type="checkbox"/>	Walls: _____	Central: Yes
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: Vinyl SH	Dampness: <input type="checkbox"/>	Floor: _____	Other: None
Actual Age (Yrs.): 1920	Storm/Screen: Screens	Settlement: None known	Outside Entry: _____	
Effective Age (Yrs.): 5		Infestation: None known		

Interior Description	Appliances	Attic	Amenities	Car Storage <input type="checkbox"/> None
Floors: HW, Tile	Refrigerator: <input checked="" type="checkbox"/> None <input type="checkbox"/>	Fireplace(s) #: _____	Woodstove(s) #: _____	Garage # of cars (4 Tot.): _____
Walls: Drywall	Range/Oven: <input checked="" type="checkbox"/> Stairs <input type="checkbox"/>	Patio: _____		Attach: _____
Trim/Finish: Wood	Disposal: <input type="checkbox"/> Drop Stair <input type="checkbox"/>	Deck: _____		Detach: _____
Bath Floor: Tile	Dishwasher: <input checked="" type="checkbox"/> Scuttle <input checked="" type="checkbox"/>	Porch: Entry		Bit-In: _____
Bath Wainscot: Tile	Fan/Hood: <input type="checkbox"/> Floor <input type="checkbox"/>	Fence: _____		Carpport: _____
Doors: Wood	Microwave: <input checked="" type="checkbox"/> Heated <input type="checkbox"/>	Pool: _____		Driveway: 4
	Washer/Dryer: <input type="checkbox"/> Finished <input type="checkbox"/>			Surface: shell

Finished area above grade contains: **8 Rooms 3 Bedrooms 3 Bath(s) 1,560 Square Feet of Gross Living Area Above Grade**
 Additional features: **Entry porch with composite decking, exterior shower, impact windows, cement board siding.**

Describe the condition of the property (including physical, functional and external obsolescence): **The subject has been extensively renovated and most surfaces appear as new. The home has new siding, roof, windows, paint, interior drywall, flooring, trim, baths, cabinet. No significant functional or external obsolescence was noted.**



SUMMARY APPRAISAL REPORT

File No.: R1208049

did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 (s): **MLS, Pinellas County Tax Assessor (via their website)**
 Prior Subject Sale/Transfer: **No sale in last three years**
 Analysis of Sale/Transfer History: **The subject has not sold in the last three years. The subject is not known to be currently listed for sale.**

Source(s): **tax roll records**
 2nd Prior Subject Sale/Transfer:
 Date:
 Price:
 Source(s):

SALES COMPARISON APPROACH TO VALUE (If developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	104 7th Ave St. Pete Beach, FL 33706	106 4th Ave St. Pete Beach, FL 33706	105 10th Ave St. Pete Beach, FL 33706	105 12th Ave St. Pete Beach, FL 33706
Proximity to Subject		0.13 miles S	0.16 miles N	0.26 miles N
Sale Price		\$ 690,000	\$ 545,000	\$ 575,000
Sale Price/GLA		\$ 252.29 /sq.ft.	\$ 414.13 /sq.ft.	\$ 248.59 /sq.ft.
Data Source(s)	Inspected	ExtInsp/PubRcrds/MLS	ExtInsp/PubRcrds/MLS	ExtInsp/PubRcrds/MLS
Verification Source(s)	Public Records	ORB 17612-2185	ORB 17397-1432	ORB 17515-1907
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing				
Concessions	N/A	Conv, no known concessions	Conv, no known concessions	Cash, no known concessions
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Date of Sale/Time	As of 7/12	5/12	10/11	3/12
Location	Pass A Grille	Pass A Grille	Pass A Grille	Pass A Grille
Site	4,800sf/48'	4,100sf/41'	4,700sf/47'	3,999sf/43'
View	Residential	Residential	Residential	Residential
Design (Style)	2 Story	3 Story	Bungalow & Apt	2 Story
Quality of Construction	Average	Average	Average	Average
Actual Age	1920	Built 1979	Built 1923	Built 1952
Condition	Good	Avg/Good	Avg/Good	Good, SI Inferior
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 3 3	9 3 3	7 3 3	8 3 2
Gross Living Area	1,560 sq.ft.	2,735 sq.ft.	1,316 sq.ft.	2,313 sq.ft.
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central H/A	Central H/A	Central H/A	Central H/A
Energy Efficient Items	Typical	Est. Similar	Est. Similar	Est. Similar
Garage/Carport	Open Parking	1 Car Garage	Open parking	1 Car Garage
Porch/Patio/Deck	Entry Porch	Porches	Brick patio	Patio, porches
		Utility 210sf	EP 184sf, Util 80sf	
		Pool/Spa, 2 FP		
sale in prior year	none			
Net Adjustment (Total)	none			
Adjusted Sale Price of Comparables		\$ -75,800	\$ 23,700	\$ -37,700
Summary of Sales Comparison Approach		\$ 614,200	\$ 568,700	\$ 537,300

having similar proximity to the beach and intracoastal as the subject.
 The adjusted sale prices (rounded) of the four comparables are \$614K, \$569K, \$537K and \$593K. Considering all data including the overall appeal of this home, being a renovated/rebuilt 2 story home, and considering the current availability in the Pass-A-Grille neighborhood, a rounded upper-range figure of \$610,000 is used as the final value estimate of the Sales Comparison Approach.

ated Value by Sales Comparison Approach \$ 610,000

RESIDENTIAL

SUMMARY APPRAISAL REPORT

File No.: R1208049

APPROACH TO VALUE (If developed) The Cost Approach was not developed for this appraisal.
 Provide information for replication of the following cost figures and calculations.
 For the opinion of site value (summary of comparable land sales or other methods for estimating site value): **Pass-A-Grille land sales: 10B 19th Ave, 1000sf, \$188K, 11/10, \$38psf (bank sale); 107 10th Ave, 7,000sf, \$519K, 2/12, \$74psf; XX 27th Ave, 4,950sf, \$517K, 3/12, \$104psf (superior location, steps to beach access); 404 Pass-A-Grille Way, 5,544sf, \$368K, 4/11, \$66psf (across street from water). Based on these sales, a rounded \$350,000 (\$73psf) is used as the estimated subject site value.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	350,000
Source of cost data: Construction costs in our office files	DWELLING 1,560 Sq.Ft. @ \$ 160.00	= \$	249,600
Quality rating from cost service: Avg Effective date of cost data: current	N/A Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$	= \$	
Physical depreciation is derived from a standard Marshall & Swift	Sq.Ft. @ \$	= \$	
Depreciation Table using an effective age estimate of 5 years and a total life estimate of 60 years (= 4% depreciation). Actual construction costs from files:	Sq.Ft. @ \$	= \$	
	Garage/Carport Sq.Ft. @ \$	= \$	
	Total Estimate of Cost-New	= \$	249,600
	Less Physical Functional External		
9XX Monterey 3,797sf, \$140psf plus \$55psf (mol) garage	Depreciation 9,984	= \$(9,984)
3XX 3rd Ave, 2,540sf, \$136psf plus \$55psf (mol) garage	Depreciated Cost of Improvements	= \$	239,616
12X 11th St E, 3,137sf, \$162psf plus \$60psf (mol) garage	"As-is" Value of Site Improvements	= \$	10,000
2 of 3 above pricing is for inland construction; beach area construction is often higher due to additional sub-contractor fees.		= \$	
Estimated Remaining Economic Life (if required): 55 Years	INDICATED VALUE BY COST APPROACH	= \$	599,616

INCOME APPROACH TO VALUE (If developed) The Income Approach was not developed for this appraisal.
 Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM): **The majority of area homes are purchased by owner occupants and rental income is not a major consideration in the purchase, and therefore the Income Approach is not applicable for this single family home.**

PROJECT INFORMATION FOR PUDs (If applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project: **N/A**
 Describe common elements and recreational facilities: **N/A**

Indicated Value by: Sales Comparison Approach \$ 610,000 Cost Approach (if developed) \$ 599,616 Income Approach (if developed) \$
 Final Reconciliation: **The value of the Sales Comparison Approach is used as the market value estimate. The Cost Approach is supportive. The Income Approach is not included in this report.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: **Value estimate is as of July 15, 2012, for estate purposes. Value estimate is based on the extraordinary assumption that the overall property condition in July 2012 was similar to when viewed on August 24, 2012.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
 Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 610,000 as of: July 15, 2012, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

- Attached Exhibits:
- Scope of Work
 - Sketch Addendum
 - Manuf. House Addendum
 - Limiting Cond./Certifications
 - Location Map(s)
 - Plat Map
 - Hypothetical Conditions
 - Flood Addendum
 - Flood Map
 - Extraordinary Assumptions
 - Additional Sales
 - Subject Photos
 - Narrative Addendum
 - Cost Addendum
 - Photos of sales

Client Contact: _____ Client Name: **Margaret Perez**
 E-Mail: _____ Address: **11204 Hidden Valley Dr, Tampa, FL 33618**

<p>APPRAISER</p> <p>Appraiser Name: Tom Hockensmith, SRA, Cert Res RD1405</p> <p>Company: Entreken Associates</p> <p>Phone: (727) 894-1800 x212 Fax: _____</p> <p>E-Mail: thockensmith@fi-valuation.com</p> <p>Date of Report (Signature): August 27, 2012</p> <p>License or Certification #: Cert Res RD1405 State: FL</p> <p>Expiration Date of License or Certification: 11/30/2012</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: August 24, 2012</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
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Work, Assumptions, & Limiting Conditions

File No.: R1208049

194 7th Ave

City: St. Pete Beach

State: FL

Zip Code: 33706

Margaret Perez

Address: 11204 Hidden Valley Dr, Tampa, FL 33618

Tom Hockensmith, SRA, Cert Res RD1405

Address: 1100 16th Street N, St. Petersburg, FL 33705

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous

wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the intended User(s), the intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

In preparing this appraisal, I have personally inspected both the interior and exterior of the subject property, and have noted the characteristics of the property that are considered relevant to its valuation. I have researched market data for use in a Sales Comparison Approach. I have done research for comparable sale properties in both public records and in our local MLS system. The properties that were considered similar in their physical characteristics and location are viewed from the exterior (street), and those that are most similar are used as comparables in the attached form report. Verification of sales is done with combinations of their tax roll records and MLS, and in some instances, conversations with either the listing or selling Realtors and buyers/sellers.

IONS

File No.: R1208049

104 7th Ave

City: St. Pete Beach

State: FL Zip Code: 33706

Margaret Perez

Address: 11204 Hidden Valley Dr, Tampa, FL 33618

Tom Hockensmith, SRA, Cert Res RD1405

Address: 1100 16th Street N, St. Petersburg, FL 33705

MAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:

Client Name: Margaret Perez

E-Mail:

Address: 11204 Hidden Valley Dr, Tampa, FL 33618

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name:  Tom Hockensmith, SRA, Cert Res RD1405

Supervisory or Co-Appraiser Name: _____

Company: Entreken Associates

Company: _____

Phone: (727) 894-1800 x212 Fax: _____

Phone: _____ Fax: _____

E-Mail: thockensmith@fi-valuation.com

E-Mail: _____

Date Report Signed: August 27, 2012

Date Report Signed: _____ State: _____

License or Certification #: Cert Res RD1405 State: FL

License or Certification #: _____ State: _____

Expiration Date of License or Certification: 11/30/2012

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: August 24, 2012

Date of Inspection: _____

RAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

As of the date of the appraisal, Tom Hockensmith, SRA, has completed the requirements of the continuing education program of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

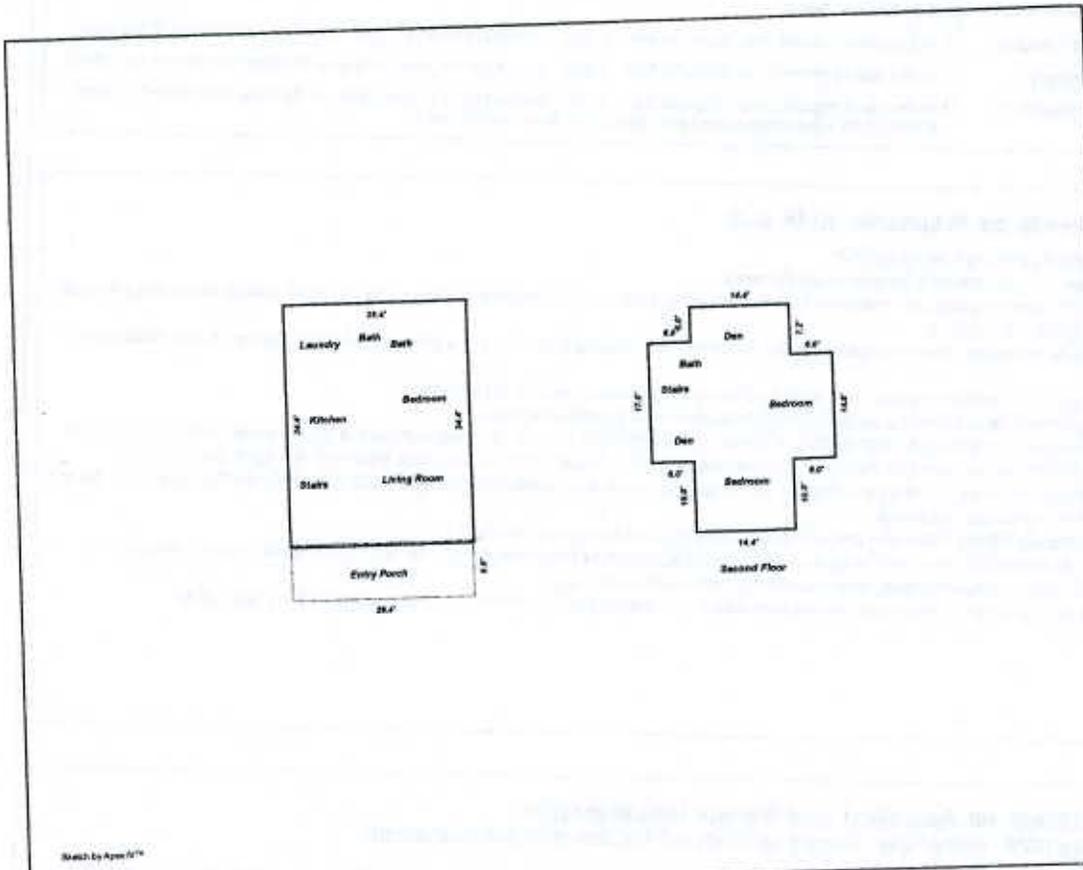
The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The estimated exposure and marketing periods are estimated at 3-6 months each.

<p>APPRAISER:</p> <p>Signature: <u></u></p> <p>Name: <u>Tom Hockensmith, SRA, Cert Res RD1405</u></p> <p>Designation: _____</p> <p>Date Signed: <u>August 27, 2012</u></p> <p>State Certification #: _____</p> <p>or State License #: <u>Cert Res RD1405</u></p> <p>State: <u>FL</u></p> <p>Expiration Date of Certification or License: <u>11/30/2012</u></p> <p>Effective Date of Appraisal: <u>July 15, 2012</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Designation: _____</p> <p>Date Signed: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Supervisory Appraiser inspection of Subject Property:</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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Building Sketch

Client	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



Sketch by Apen/17

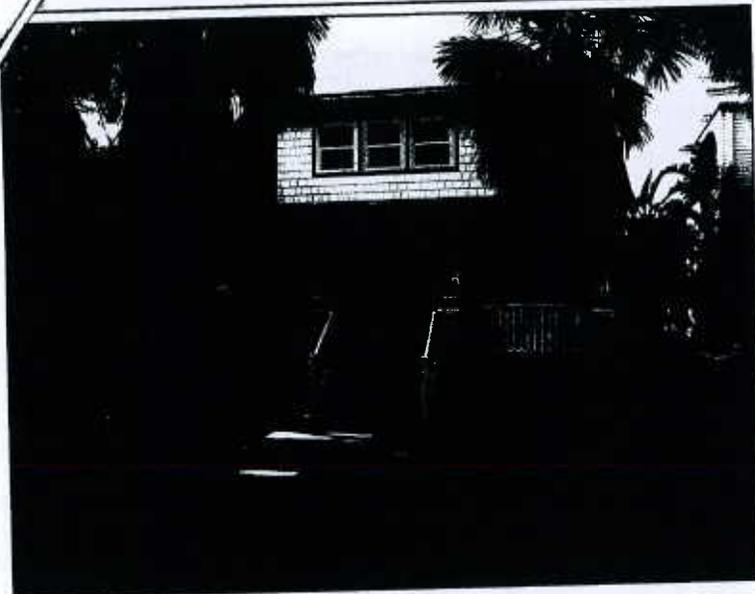
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	908.2	
	Second Floor	651.6	1559.8
P/P	Entry Porch	211.2	211.2
Net LIVABLE Area		(Rounded)	1560

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
First Floor			
	26.4 x	34.4	908.2
Second Floor			
	6.0 x	14.8	88.8
	14.4 x	32.0	460.8
	6.0 x	17.0	102.0
4 Items		(Rounded)	1560

Subject Photo Page

Address	N/A	County	Pinellas	State	FL	Zip Code	33706
	104 7th Ave						
	St. Pete Beach						



Subject Front

104 7th Ave
Sales Price
GLA 1,560
Total Rooms 8
Total Bedrms 3
Total Bathrms 3
Location Pass A Grille
View Residential
Site 4,800sf/48'
Quality Average
Age 1920



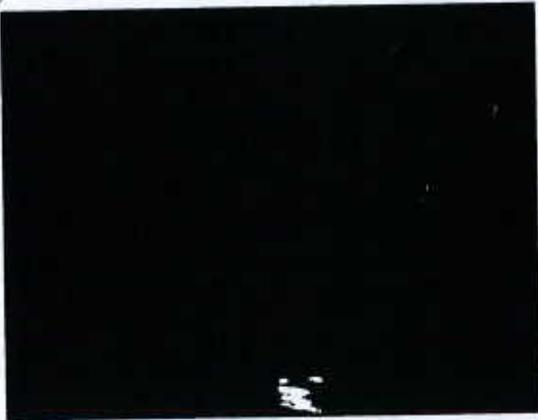
Subject Rear



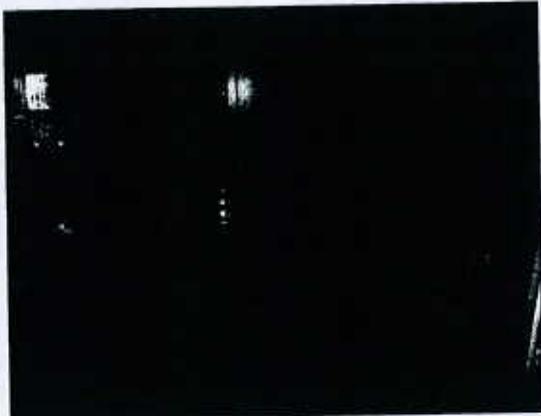
Subject Street

Photograph Addendum

Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



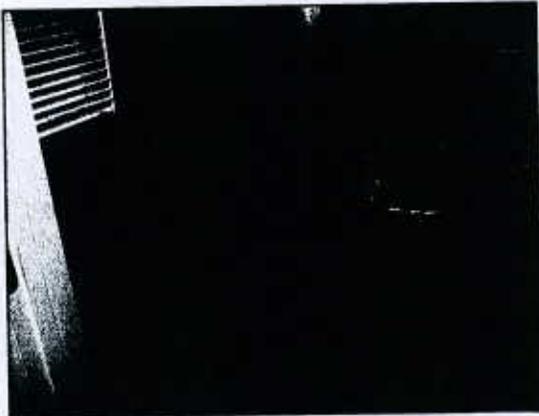
kitchen



kitchen



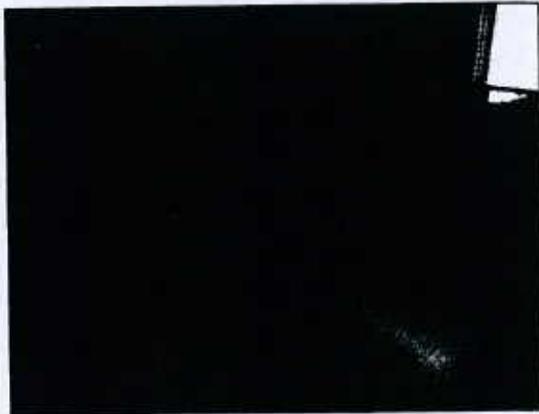
laundry room



bath



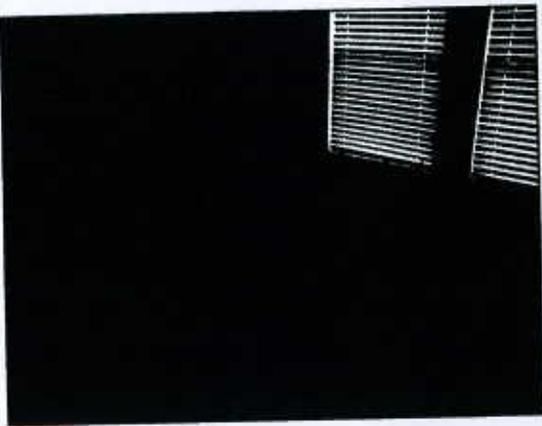
bath



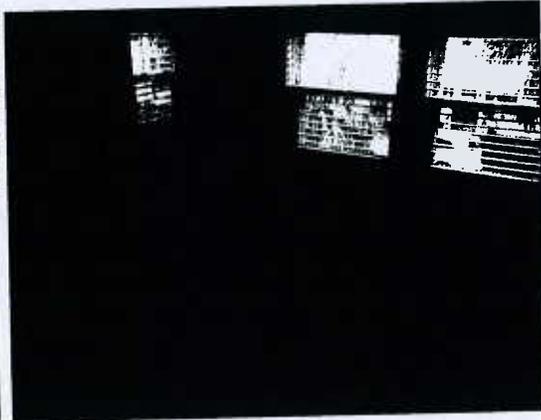
bedroom

Photograph Addendum

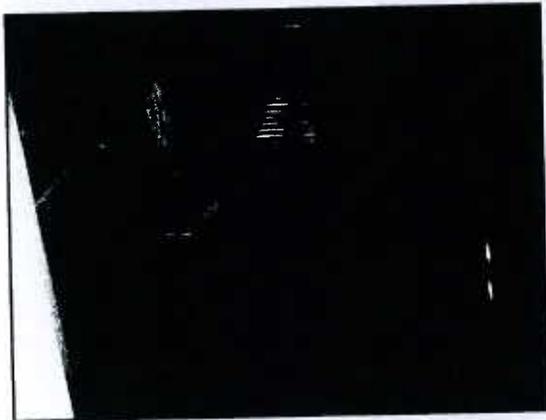
Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



bedroom



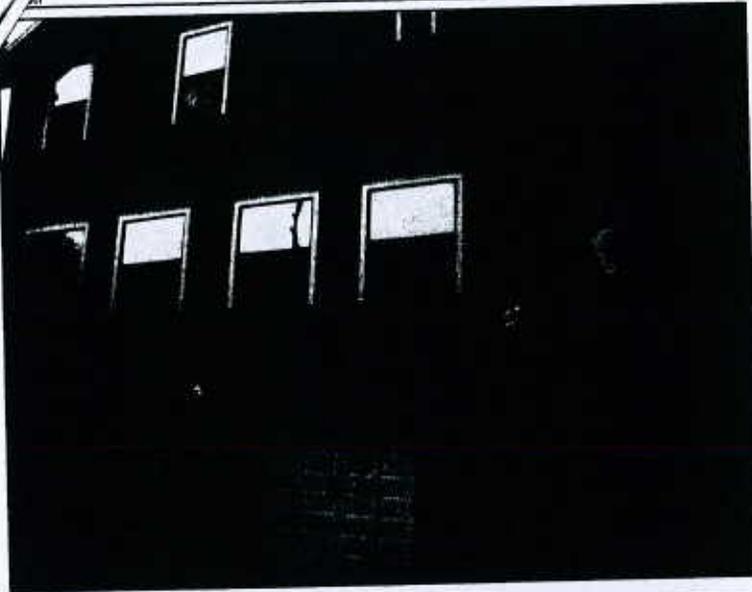
bedroom



bath

Comparable Photo Page

Agent	N/A			
Address	104 7th Ave	County	Pinellas	State
	St. Pete Beach			FL
				Zip Code
				33706



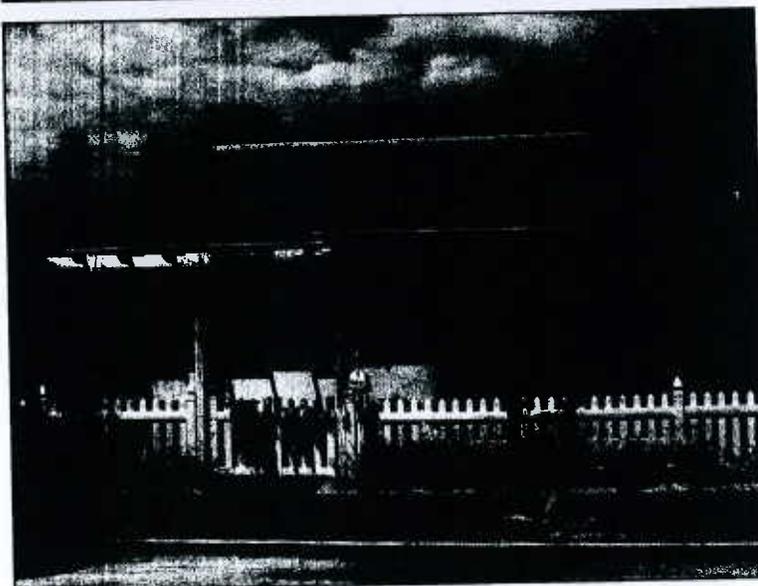
Comparable 1

106 4th Ave
 Proximity **0.13 miles S**
 Sale Price **690,000**
 GLA **2,735**
 Total Rooms **9**
 Total Bedrms **3**
 Total Bathrms **3**
 Location **Pass A Grille**
 View **Residential**
 Site **4,100sf/41'**
 Quality **Average**
 Age **Built 1979**



Comparable 2

105 10th Ave
 Proximity **0.16 miles N**
 Sale Price **545,000**
 GLA **1,318**
 Total Rooms **7**
 Total Bedrms **3**
 Total Bathrms **3**
 Location **Pass A Grille**
 View **Res/Park**
 Site **4,700sf/47'**
 Quality **Average**
 Age **Built 1923**



Comparable 3

105 12th Ave
 Proximity **0.26 miles N**
 Sale Price **575,000**
 GLA **2,313**
 Total Rooms **8**
 Total Bedrms **3**
 Total Bathrms **2**
 Location **Pass A Grille**
 View **Residential**
 Site **3,999sf/43'**
 Quality **Average**
 Age **Built 1952**

Comparable Photo Page

Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



Comparable 4

109 3rd Ave
Prox. to Subj. 0.15 miles S
Sales Price 615,000
G.L.A. 2,300
Tot. Rooms 9
Tot. Bedrms. 4
Tot. Bathrms. 3
Location Pass A Grille
View Residential
Site 4,100sf/41'
Quality Average
Age Built 1954

Comparable 5

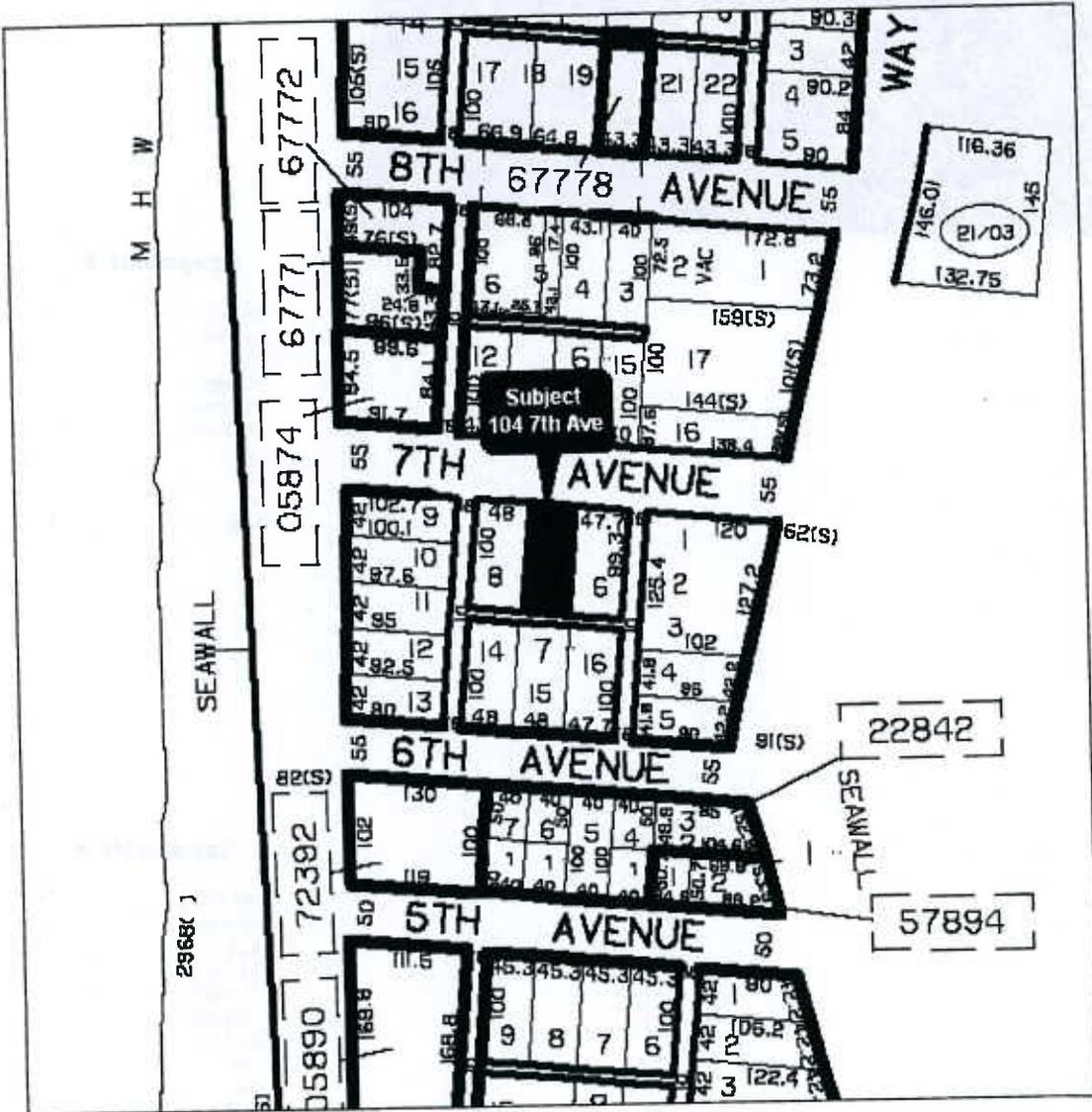
Prox. to Subj.
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subj.
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age

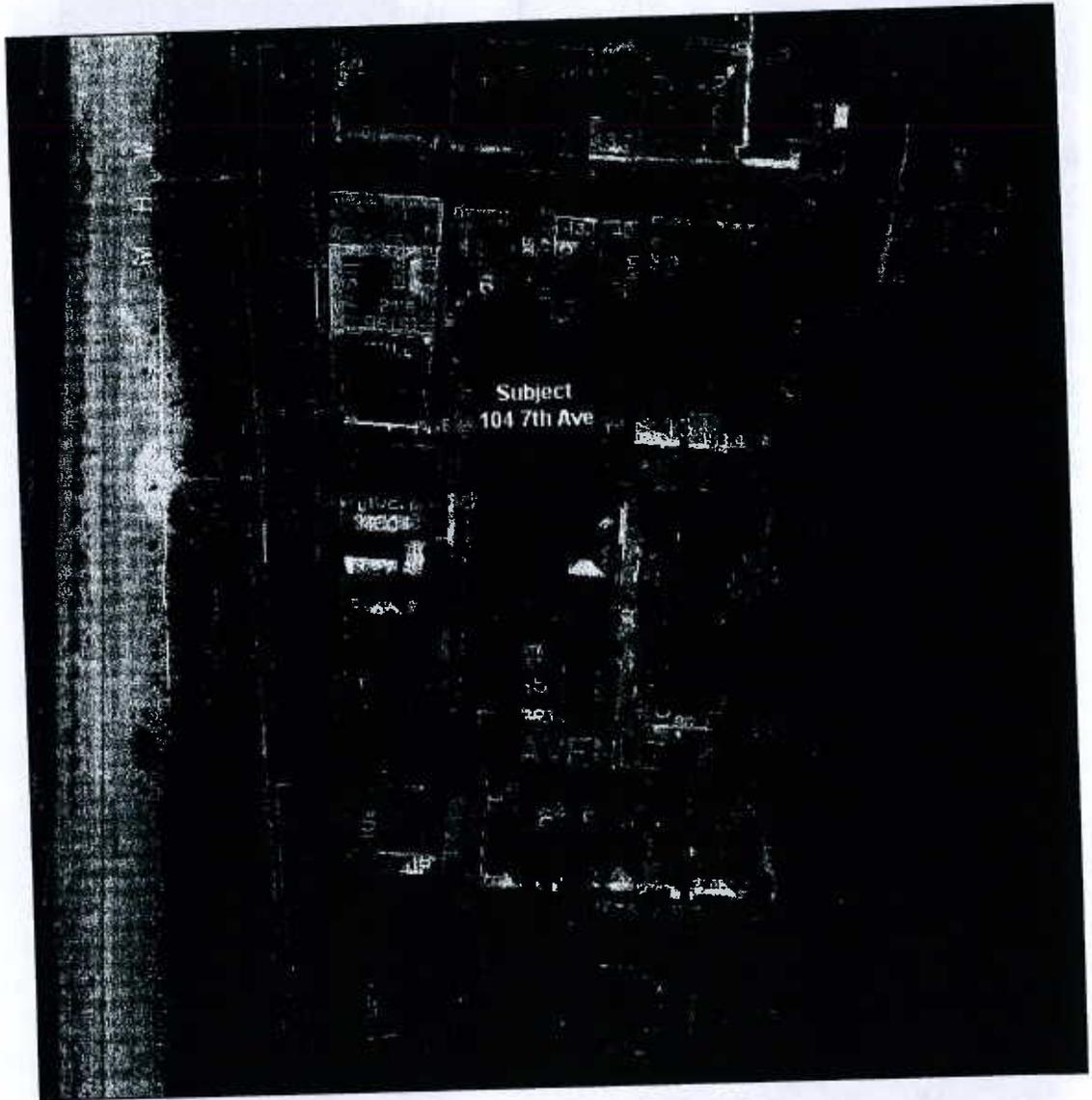
Plat Map

Agent N/A
 Address 104 7th Ave
 St. Pete Beach County Pinellas State FL Zip Code 33706



Aerial Map

Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706

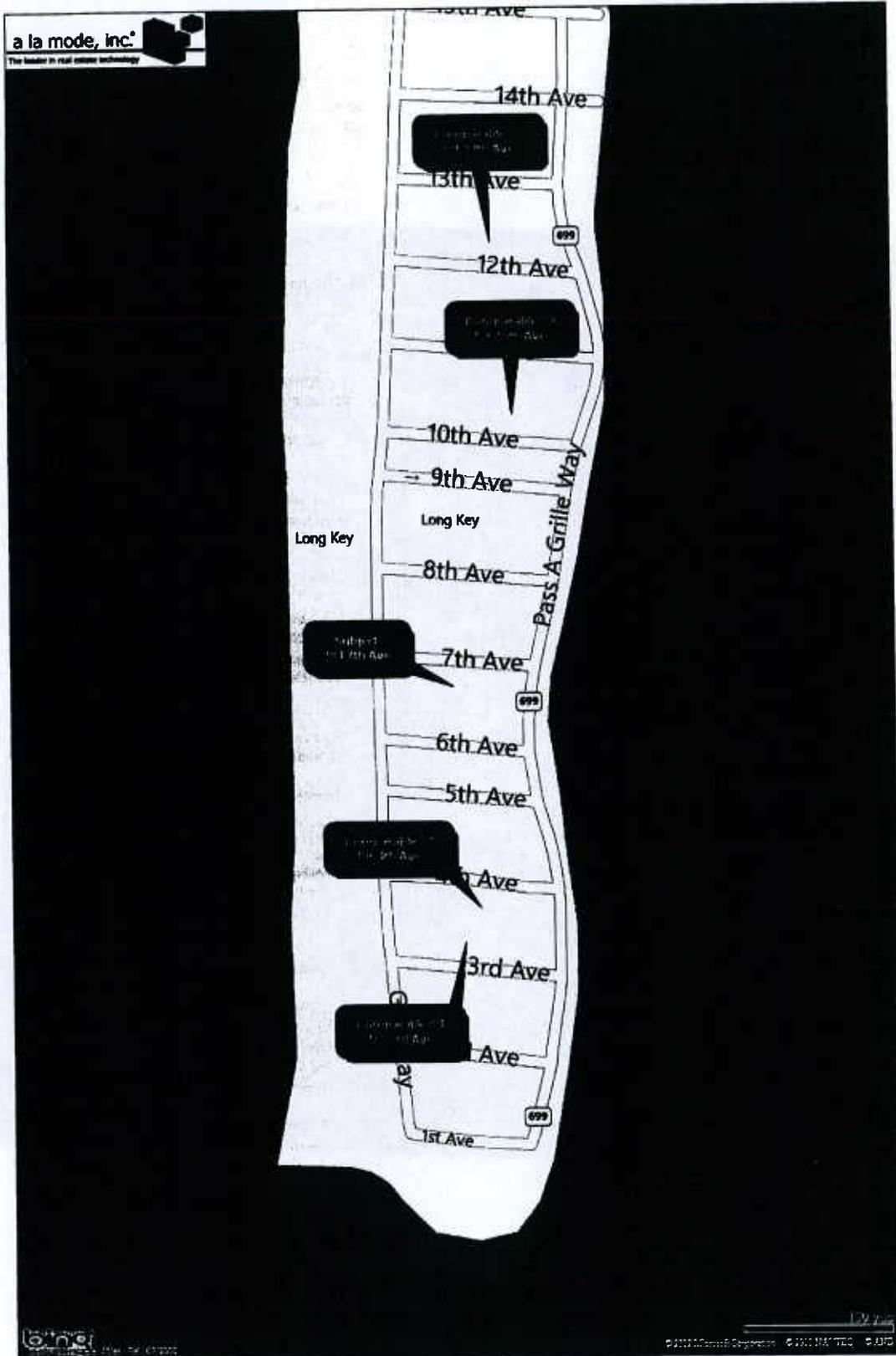


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Location Map

Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



Qualifications

Client	N/A		
Address	104 7th Ave		
	St. Pete Beach	County Pinellas	State FL Zip Code 33706

APPRAISER QUALIFICATIONS TOM M. HOCKENSMITH

EDUCATION:

Eckerd College, St. Petersburg, Florida, 1985 (Bachelor of Science Degree in Mathematics)

PROFESSIONAL MEMBERSHIP:

SRA Designation of The Appraisal Institute; Formed January 1, 1991 through a unification of the AIREA & SREA. Currently certified.

LICENSES

State-Certified Residential Appraiser RD1405
FL Residential Building Contractor CRC036676 (inactive)

PROFESSIONAL EDUCATION, APPRAISAL INSTITUTE COURSES (SINCE 2005)

Analyzing Operating Expenses, 2009
Residential Design & Functional Utility, 2009
Reviewing Residential Applications and Using Fannie Mae Form 2000
Business Practices and Ethics, 2009
Property Tax Assessments, 2009
Intro to GIS Applications, 2008
National USPAP Update, 2008
Analyzing Distressed Real Estate, 2008
Condominiums, Co-ops and PUDs, 2008
FL Supervisor Trainee Roles and Rules, 2008
FL State Law for Real Estate Appraisers, 2008
National USPAP, 2006
Scope of Work, 2006
Florida State Law for Real Estate Appraisers, 2006
Appraising From Blueprints and Specifications, 2006
FHA and the Appraisal Process, 2006
Professional's Guide to the Uniform Residential Appraisal Report, 2006

OTHER COURSES (Since 2000)

Appraisal Law & Rules and USPAP Update
Supervisor Trainee Roles & Relationships
USPAP/Law Update
Appraisal Research and Analysis
Sales Comparison Approach
Neighborhood & Residential Subdivision Analysis
Communicating the Appraisal
USPAP/Law Update

SPONSOR

McKissock, 2010
McKissock, 2010
Bert Rodgers Schools, 2002
Real Estate Education Specialists, 2000

EXPERIENCE:

Residential department manager and principal, Entrek Associates, Inc. One hundred percent of time is devoted to preparing and/or reviewing residential appraisals for various intended uses since 1992.

Earle & Associates, St. Petersburg, Florida. Staff appraiser. One hundred percent of time was spent preparing residential appraisals. July 1989 to June 1992.

Hockensmith, Inc., St. Petersburg, Florida. Contractor/Appraiser. Approximately fifty percent of the time at this job was spent appraising residential properties; fifty percent was spent in residential construction. May 1985 to June 1989.



CITY OF ST. PETE BEACH

In Re Application of:
Manny Perez
104 7th Avenue
St. Pete Beach, Florida 33706

**HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDERS
Case No. #2011-0001**

Pursuant to Section 28.16 of the LDC the Historic Preservation Board reviewed the application for a variance from Chapter 98, Article V of the Code of Ordinances floodplain management regulations.

Address: 104 7th Avenue
Legal Description: Lot 7 Block 7 Morey Beach Subdivision

IT IS HEREBY ORDERED:

1. A Variance from Article V, Chapter 98 of the Code of Ordinances from the substantial improvement requirements for a designated historic structure is **APPROVED**.

Any variance granted shall expire one (1) year from the date of the Development Order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

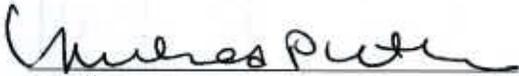
Any person aggrieved by this order may appeal the order to the circuit court on or before thirty (30) days from the date of the order.

Pursuant to 44 CFR CH 1 Section 60.6, the City is required to notify the applicant that:

- i. "The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
- ii. (ii) such construction below the base flood level increases risks to life and property."

**HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDERS
Case No. #2011-0001**

(pg. 2 of 2)


Melinda Pletcher
Chairman

3/3/11

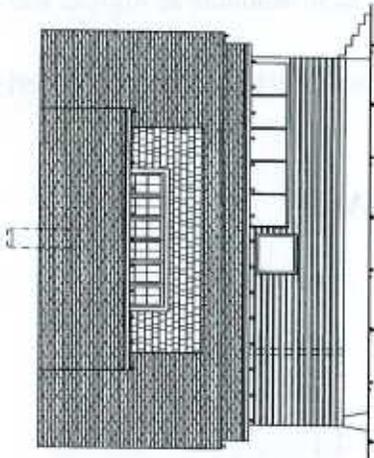
Date



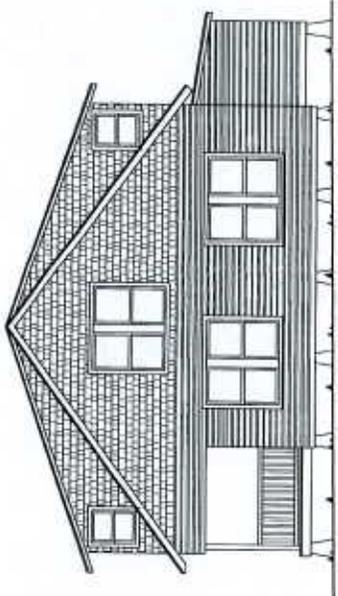
PROJECT NO.: 2009-0924
 DATE: 01/21/10
 DRAWN BY: MJC, DMC
 REVISIONS:

SHEET TITLE:
 1ST FLOOR PLAN
 2ND FLOOR PLAN

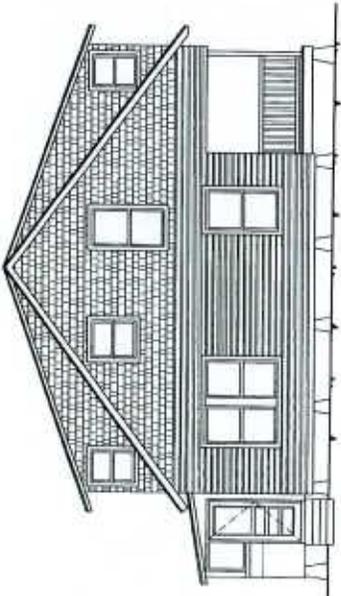
SHEET NO.:
A1.1
 OF 2 SHEETS



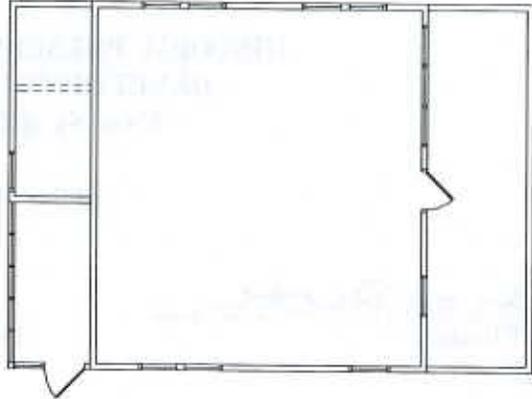
1 NORTH REAR ELEVATION
 SCALE: 1/8"=1'-0"



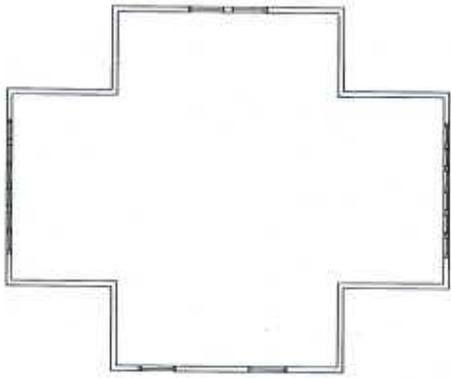
2 EAST SIDE ELEVATION
 SCALE: 1/8"=1'-0"



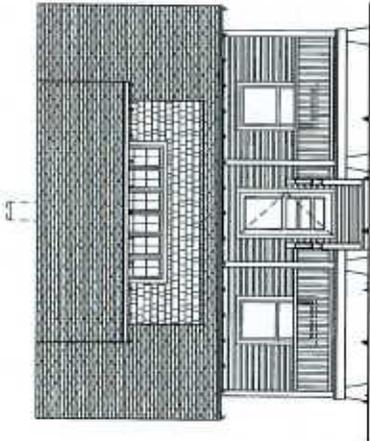
3 WEST SIDE ELEVATION
 SCALE: 1/8"=1'-0"



4 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"



5 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"



6 SOUTH FRONT ELEVATION
 SCALE: 1/8"=1'-0"