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STRUCTURAL GROUP INC.

Limited Condition Survey Report

1607 22nd Street
Ybor City
Tampa, Florida

L.V. Thompson, Inc.
5015 E Hillsborough Avenue
Tampa, Florida 33610

Issue Date:
October 7, 2008

BRSG Project No. 08-218

Biller Reinhart Structural Group, Inc.
State of Florida Certificate of Authorization No. 9149

10-7-08
Robert J. Reinhart, P.E.
Registered Florida No. 50076

4014 Gunn Highway, Suite 248, Tampa, Florida 33618
Telephone: 813.908.7203 Fax: 813.908.7303

billerreinhart
STRUCTURAL GROUP INC.

October 7, 2008

Mr. Les Thompson
L.V. Thompson, Inc.
5015 E Hillsborough Avenue
Tampa, Florida 33610

Telephone: 813.248.3456
Facsimile: 813.247.4616

Subject: **Limited Condition Survey Report**
1607 22nd Street
Ybor City
Tampa, Florida

Dear Mr. Thompson:

Robert J. Reinhart, P.E. and Lee Levoir, E.I. of Biller Reinhart Structural Group, Inc. (BillerReinhart) performed a limited condition survey of discernible structural elements at 1607 22nd Street, Tampa, Florida on Friday, September 12, 2008.

The purpose of this project is to observe the current state of the discernible structural elements of the existing building, generate a report to document our findings, and recommend necessary repairs for the structure.

The visual survey by BillerReinhart was of the structure's current state and did not involve any destructive activity to view inaccessible areas. Exterior and interior photographs were taken during the site assessment and are included in Appendix A and Appendix B respectively. Schematic plans of proposed foundations, framing system and wall strengthening system are attached in Appendix C.

Structural Description

The subject structure is a one-story brick masonry building. The building is located at the intersection of 22nd Street and 6th Avenue in Ybor City. Railroad tracks run east-west along the north elevation. The structure has reportedly been unoccupied for about 20 years. Based on our site observations, the typical construction of the building is as follows:

1. Foundations
   a. Continuous concrete strip footing supporting the brick masonry walls.
   b. Concrete slab on grade within the interior.

2. Exterior Walls
   a. Brick masonry with a thickness of approximately 1'-5".
   b. The height of the exterior walls was measured to be approximately 17 feet above the top of the foundation with an additional parapet wall height of approximately 4 feet.
   c. The interior surface of the exterior walls appears to have been finished with a plaster.
   d. The parapet wall was observed to have a lesser thickness which provides for a ledge at the top of the main wall believed to provide a bearing surface for the timber framed roof structure.
   e. Timber lintels were constructed above door and window openings.

3. Roof Framing
   a. The timber roof framing had deteriorated to the state of collapse and was removed prior to our site visit.

Survey of the Building Exterior

The exterior of the building was visually observed. Observations made are as follows.

1. West Elevation (front face of the building)
   a. The west elevation is shown in *Figures A-1* and *A-2*.
   b. The top portion of the wall at the north end of the elevation visibly bows outward.
   c. Mortar deterioration was observed throughout the elevation. Refer to *Figure A-3*.
   d. Vertical cracking (widths up to approximately ½") was observed at the top section of the column. Refer to *Figure A-4*.
   e. Localized brick damage was observed in the wall. Refer to *Figure A-5*.
   f. A brick was observed to be missing in the wall adjacent to the upper left corner of the window opening. Refer to *Figure A-6*.
   g. Corrosion was observed in the lintel plate. Refer to *Figure A-7*.
   h. Cracking was observed in the window sills throughout the elevation. Refer to *Figure A-8*.
   i. Deterioration was observed in the wood door frame. Refer to *Figure A-9*.

2. **North Elevation**
   a. The north elevation is shown in *Figure A-10*.
   b. Diagonal "stair-step" cracking (widths up to approximately ½") in the wall was observed in the mortar above the west window opening. Refer to *Figure A-11*.

c. Mortar deterioration was observed throughout the elevation.
d. Localized brick damage was observed in the wall.
e. Cracking was observed in the window sills throughout the elevation.
f. Vegetation was observed to be growing in the wall. Refer to *Figure A-12*.
g. Diagonal "stair-step" cracking (widths up to approximately ½") in the wall was observed in the mortar above the center window opening.
h. Diagonal "stair-step" cracking (widths up to approximately ½") in the wall was observed in the mortar above the east window opening.

3. **East Elevation**
   a. The east elevation is shown in *Figure A-13*.
   b. The top portion of the wall at the north end of the elevation visibly bows outward.
   c. Sections of the brick wall were observed to be missing around the perimeter of the door opening. Refer to *Figure A-14*.
   d. A section of the brick wall was observed to be missing above the first and second window openings from the north end of the elevation. Refer to *Figure A-15*.
   e. Mortar deterioration was observed throughout the elevation.
   f. Localized brick damage was observed in the wall.
   g. Cracking was observed in the window sills throughout the elevation.
   h. Diagonal "stair-step" cracking (widths up to approximately ½") in the wall was observed above four window openings. The cracking extends to the top of the wall.
   i. Bricks were observed to be dislodged over the second and fifth windows from the south end of the elevation. Refer to *Figure A-16*.
   j. The scupper and drainage system were observed to be corroded. Refer to *Figure A-17*.

4. **South Elevation**
   a. The south elevation is shown in *Figure A-18*.
   b. The top portion of the wall at the center of the elevation visibly bows inward.
   c. Mortar deterioration was observed throughout the elevation.
   d. Localized brick damage was observed in the wall.
   e. Cracking was observed in the window sills throughout the elevation.

f. Bricks were observed to be dislodged at the bottom left corner of the door opening. Refer to *Figure A-19*.
g. Vegetation was observed to be growing in the wall.
h. Cracking in the wall was observed in the brick above the first and second window openings from the west end of the elevation. Refer to *Figure A-20*.
i. Bricks were observed to be dislodged above the first and second window openings from the west end of the elevation. Refer to *Figure A-20*.

Test Pit Excavations

Two test pits were excavated along to observe the existing building foundations. Observations are as follows:

1. Test Pit 1 was performed at the south end of the east elevation. The foundation appeared to be a rectangular-shaped continuous strip wall footing, approximately 11 inches thick, extending approximately 7 ½ inches from the exterior wall face, and extending approximately 5 inches from the interior wall. The total width of the footing is approximately 30 inches. The top of the foundation was approximately at grade. Refer to *Figure A-21.*
2. Test Pit 2 was performed at the north end of the east elevation. The footing configuration was similar to that measured at Test Pit 1. Refer to *Figure A-22.*

Survey of the Building Interior

The interior of the building was visually observed. Portions of the existing slab on graded are damaged or missing. The timber roof framing had deteriorated to the state of collapse and was removed prior to our site visit. The collapsed roof framing has weakened the overall structure stability of the building as the walls are no longer laterally supported. BillerReinhart recommends adequate shoring for remaining building components. Observations made of the building interior are as follows:

1. **West Elevation**
   a. The west elevation is shown in *Figures B-1* and *B-2*.
   b. Mortar deterioration was observed throughout the elevation.
   c. Localized brick damage was observed in the wall.
   d. "Stair-step" cracking in the brick wall was observed above the main arch. Portions of the cracking exhibit lateral displacement. Refer to *Figure B-3*.
   e. Deterioration of the timber windows and doors was observed throughout the elevation. Refer to *Figure B-4*.

f. Delamination and deterioration of the interior cementitious finish were observed throughout the elevation. Refer to *Figure B-5*.
g. Localized dislodged brick sections were observed throughout the elevation. Refer to *Figure B-6*.
h. Deterioration of the timber door and window lintels was observed throughout the elevation. Refer to *Figure B-7*.

2. **North Elevation**
   a. The north elevation is shown in *Figure B-8*.
   b. Mortar deterioration was observed throughout the elevation.
   c. Localized brick damage was observed in the wall.
   d. Deterioration of the timber windows and doors was observed throughout the elevation.
   e. Delamination and deterioration of the interior cementitious finish were observed throughout the elevation.
   f. Deterioration of the timber door and window lintels was observed throughout the elevation.
   g. A section of the brick was observed to be dislodged at the base of the east window opening. Refer to *Figure B-9*.
   h. "Stair-step" cracking (widths up to approximately ½") in the wall was observed above the west window opening. Refer to *Figure B-10*.

3. **East Elevation**
   a. The east elevation is shown in *Figure B-11*.
   b. Mortar deterioration was observed throughout the elevation.
   c. Localized brick damage was observed in the wall.
   d. Deterioration of the timber windows and doors was observed throughout the elevation.
   e. Delamination and deterioration of the interior cementitious finish were observed throughout the elevation.
   f. A section of the brick wall was observed to be missing above the first and second window openings from the north end of the elevation.
   g. Sections of the brick wall were observed to be missing around the perimeter of the door opening.
   h. Deterioration of the timber door and window lintels was observed throughout the elevation. Refer to *Figure B-12*.
   i. A localized course of bricks were observed to be dislodged/missing under the first, second and third window openings from the south end of the elevation. Refer to *Figure B-13*.

4. **South Elevation**
   a. The south elevation is shown in *Figure B-14*.
   b. Mortar deterioration was observed throughout the elevation.
   c. Localized brick damage was observed in the wall.
   d. Deterioration of the timber windows and doors was observed throughout the elevation.
   e. Deterioration of the timber door and window lintels was observed throughout the elevation.
   f. Vertical "stair-step" cracking (widths up to approximately ½") in the wall was observed above the second window opening from the west end of the elevation. Refer to *Figure B-15*.
   g. Localized bricks were observed to be dislodged/missing along the base of the wall. Refer to *Figure B-16*.

Conclusions/Recommendations

Due to the significant observed deterioration of the exterior brick masonry walls, BillerReinhart does not believe they are viable load bearing elements to support roof framing and adequately distribute lateral loads (wind). Mortar deterioration, damaged bricks, dislodged bricks, missing bricks, wall cracking, and deteriorated lintels have substantially weakened the structural capacity of the exterior brick masonry walls. The collapsed roof framing has further weakened the overall structure stability of the building as the walls are no longer laterally supported. The east and west walls bow outwards and the south wall bows inward. BillerReinhart believes collapse is imminent and recommends adequate shoring for remaining building components.

The existing foundations were found to be embedded 11 inches below grade. According to the *Florida Building Code 2004* (FBC 2004) Section1805.3, "The minimum depth of footings below the undisturbed ground surface shall be 12 inches."

BillerReinhart believes that significant restoration is required to repair the damages present throughout the structure's existing exterior walls. As the existing foundations do not meet the requirements of the building code and the exterior brick masonry walls are not considered to be viable load bearing elements, an interior structural system is proposed to be constructed to accommodate roof framing and support the exterior walls. The exterior masonry brick walls would become a veneer.

According the *Florida Existing Building Code 2004*, a structure must only be upgraded to meet current building code requirements if a Level 3 Alteration is to be performed. According to *Florida Existing Building Code 2004* Section 305, a Level 3 Alteration is defined as follows:

> "**305.1 Scope.** Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building and made within any 12-month period."

BillerReinhart believes that the repairs required to restore the building would far exceed 50 percent of the aggregate area of the building and therefore the building would be required to be upgraded to meet current building code requirements. Strengthening of the structure would be accomplished with the design of systems to substantially supplement the existing building components. These systems consist of, but may not be limited to, steel supports/framing members (beams and columns), a steel roof deck diaphragm, cross-bracing of the steel frame for lateral stability against wind loads, open web steel joist roof framing and bridging, additional foundations, cold-formed metal framing and masonry wall tie hardware. See attached schematic drawings in Appendix C for the proposed structural systems.

The following structural elements were included in the schematic design for restoring the building to allow occupancy. The structural system is proposed to be constructed on the interior and will support the existing brick masonry walls as a veneer. The minimum components include, but would not be limited to, the following:

- Type 1.5B 22 gage metal roof decking by Vulcraft fastened with 5/8" diameter puddle welds in a 36/7 pattern with (5) - #10 tek screw side lap fasteners between supports
- 24K10 open web joists spaced at 5'-0" on center with 3 rows of horizontal bridging and
- W16x26 beams
- HSS 6x6x1/4 columns (12) with base plates
- Braced frames for lateral stability
- Column Foundations: 6'x6'x1.5' (12) with steel reinforcement
- Slab on grade (remove existing) with thickened edges
- Tie existing brick masonry wall foundations to new foundations (column foundations and thickened slab on grade edges) by installing reinforcing dowels adhered with epoxy into the existing strip footings at approximately 12 inches on center horizontally
- Cold Form Metal Frame walls constructed of 600S162-68 16-gage at 16 inches on center with girt system to support the existing brick masonry walls
- Anchor and support existing brick masonry walls to new Cold Form Metal Framing with stainless steel wall ties (i.e., Spira-Lok™ Stainless Steel Wall Tie System as manufactured by Blok-Lok Limited). Brick wythes will likely require ties as well. As a minimum, ties to the cold formed metal framing would be spaced at 32 inches horizontally and 16 inches vertically.

Considering the repairs to the deteriorated exterior wall, the following structural related items are recommended as a **minimum** to upgrade the building to meet the requirements of the current building code from a structural perspective:

Exterior Wall

1. All walls are to be adequately shored.
2. The FBC 2004 Section 1609.1.3 states, "Anchorage against overturning, uplift and sliding: Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation." BillerReinhart recommends installing mechanical repair anchors for stabilizing veneers (i.e.Spira-Lok™ Stainless Steel Wall Tie System as manufactured by Blok-Lok Limited) to provide a continuous load path through the exterior wall – anchored to cold formed metal frame wall studs.
3. The FBC 2004 requires a vapor retarder for the exterior walls. A code approved vapor retarder is to be installed on the exterior walls to avoid condensation and moisture leakage.
4. Cracking and/or spalling of the mortar joints or bricks requires repointing of the joints and should be conducted with the joints being properly tooled. Most of the mortar joints throughout the existing walls appeared deteriorated. All of the mortar joints should be repointed.
5. The brick lintel angles evidencing surface corrosion should be properly cleaned by wire brushing and finished with a protective coating. Lintel angles evidencing significant corrosion should be removed and replaced.
6. The impact damage to the brick veneer can be repaired by removing and replacing the damaged bricks.
7. The cracking/spalling observed within concrete elements (window sills, columns, etc.) was found to be consistent with insufficient concrete cover over the reinforcing steel allowing the steel to corrode due to moisture exposure. Steel expands when it corrodes, resulting in additional cracking and spalling of the surrounding concrete. BillerReinhart recommends removal of the delaminating concrete, any exposed reinforcing steel be removed and replaced, concrete be re-poured insuring proper cover over the new reinforcement. Deteriorated concrete elements could also be removed and replaced.
8. The remaining floor slab should be removed and replaced.
9. The isolated "stair-step" wall cracking observed should be repaired by properly repointing the affected mortar joints.
10. Deteriorated wood door frames and window frames and lintels should be replaced.
11. The existing metal scuppers and drainage pipes should be replaced.
12. The deteriorated cementitious wall finish on the interior of the existing walls should be removed.
13. Missing and displaced masonry brick units should be replaced. This will require rebuilding localized wall sections.
14. Portions of damaged wall areas may have to be removed and replaced.

Closing

Design documents (drawings and specifications) will need to be prepared detailing the structural repairs and modifications generally described above. BillerReinhart believes additional consultants will be required on the restoration project, including the following:

1. General Contractor
2. Architect (including historic preservation, aesthetics, Americans with Disabilities Act requirements, windows, doors, finishes, etc.)
3. Asbestos Testing Company
4. Lead Paint Testing Company
5. Geotechnical Engineer
6. Civil Engineer
7. Mechanical Engineer
8. Electrical Engineer
9. Plumbing Engineer
10. Arborist / Landscaper

Additional costs to consider for the restoration project include the following:

1. Contractor mobilization
2. Permitting fees
3. Engineering services – design, construction observation, etc.
4. Construction materials testing
5. Soil testing

The information above and the attached schematic drawings in Appendix C may be used to obtain estimates for structural renovations to evaluate the cost of the restoration project.

The cost to perform the overall work to restore the building for occupancy is not likely economically feasible when compared to demolishing the remains and constructing a new building. Actual costs could be estimated from qualified contractors considering current prices for construction materials for the comparison.

Should renovation of the building be considered a viable option after obtaining estimates for restoration, BillerReinhart can prepare construction documents for structural components under a separate proposal.

Neither the survey nor this report is intended to cover hidden defects, mechanical, electrical, or architectural features, nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart, shall not result in any liability or legal exposure to Biller Reinhart Structural Group, Inc.

Biller Reinhart Structural Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

Biller Reinhart Structural Group, Inc.
State of Florida Certificate of Authorization No. 9149

Robert J. Reinhart, P.E.
Vice President
Florida P.E. No. 50076

Lee Levoir, E.I.,
Structural Engineer

Appendix A

Photographic Documentation - Exterior

Figure A- 1

Figure A- 2

Figure A- 3

Figure A- 4

Figure A- 5

Figure A- 6

Figure A- 7

Figure A- 8

Figure A- 9

Figure A- 10

Figure A- 11

Figure A- 12

Figure A- 13

Figure A- 14

Figure A- 15

Figure A- 16

Figure A- 17

Figure A- 18

Figure A- 19

Figure A- 20

Figure A- 21

Figure A- 22

Appendix B

Photographic Documentation - Interior

Figure B- 1

Figure B- 2

Figure B- 3

Figure B- 4

Figure B- 5

Figure B- 6

Figure B- 7

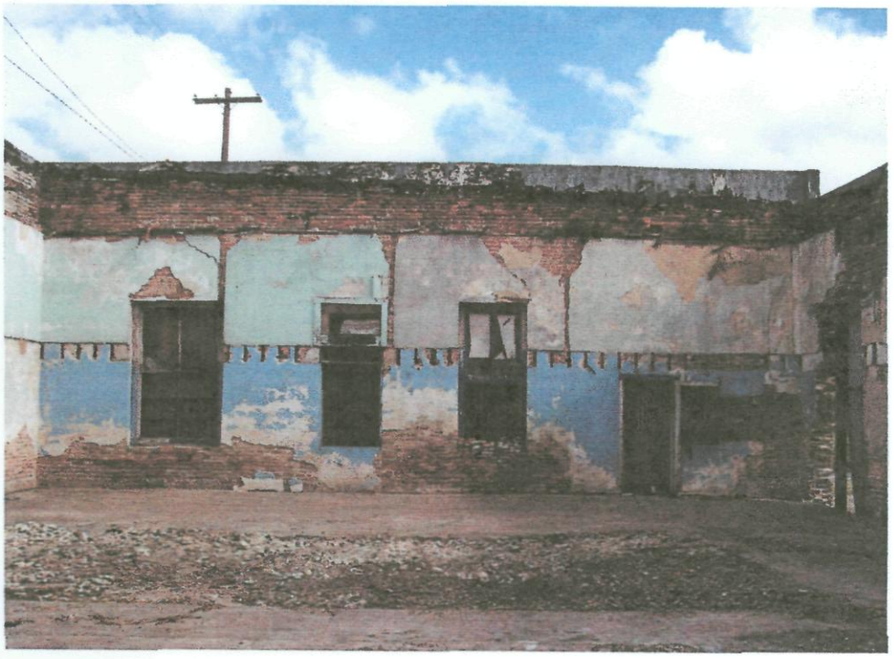


Figure B- 8

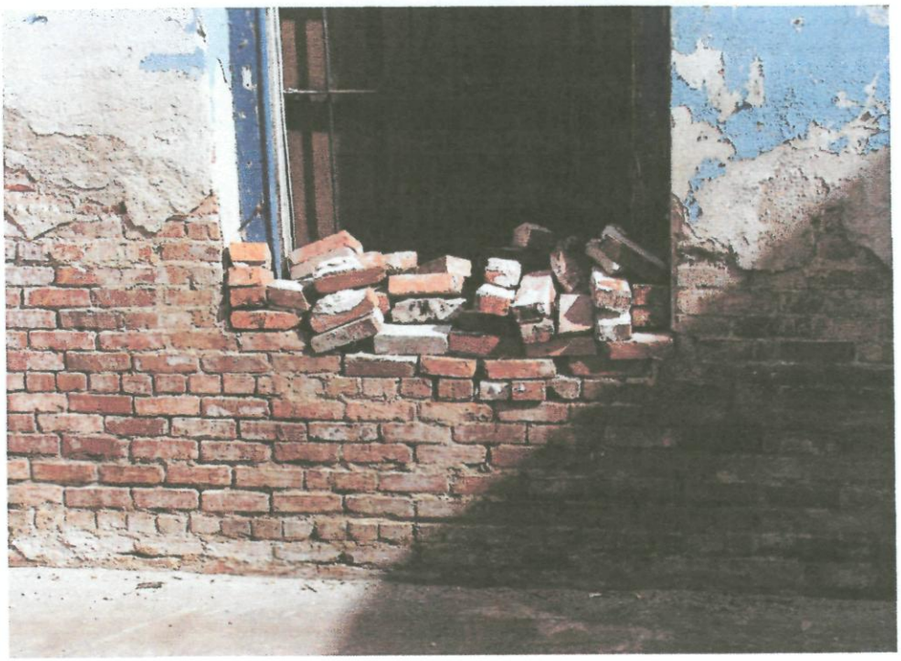


Figure B- 9

Figure B- 10

Figure B- 11

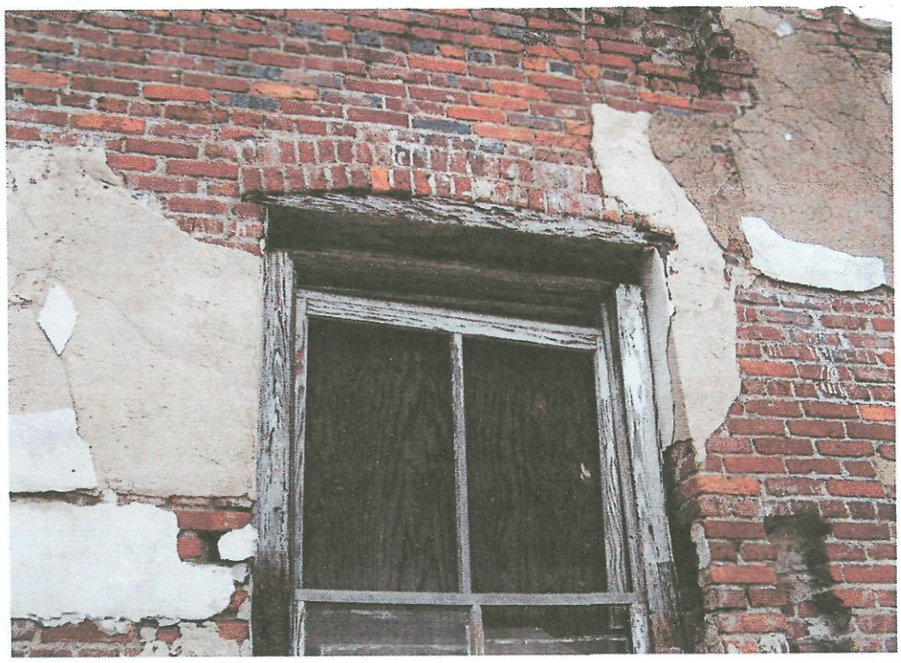


Figure B- 12

Figure B- 13

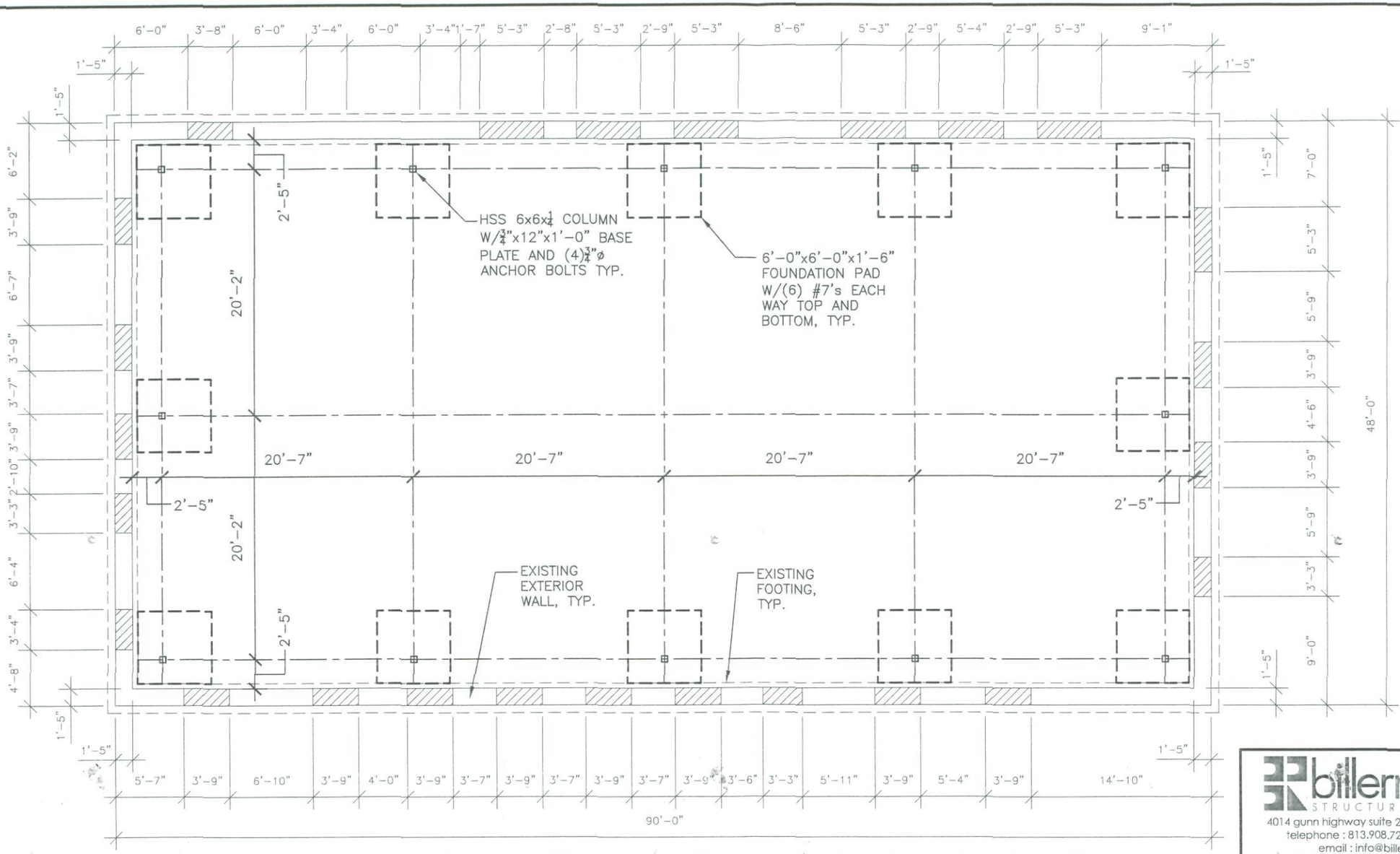
Figure B- 14

Figure B- 15

Figure B- 16

Appendix C

Schematic Plans: S-1, S-2 and S-3



LEGEND

▨ INDICATES EXISTING ROUGH OPENING IN WALL

1 / S-1 SCHEMATIC FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

N

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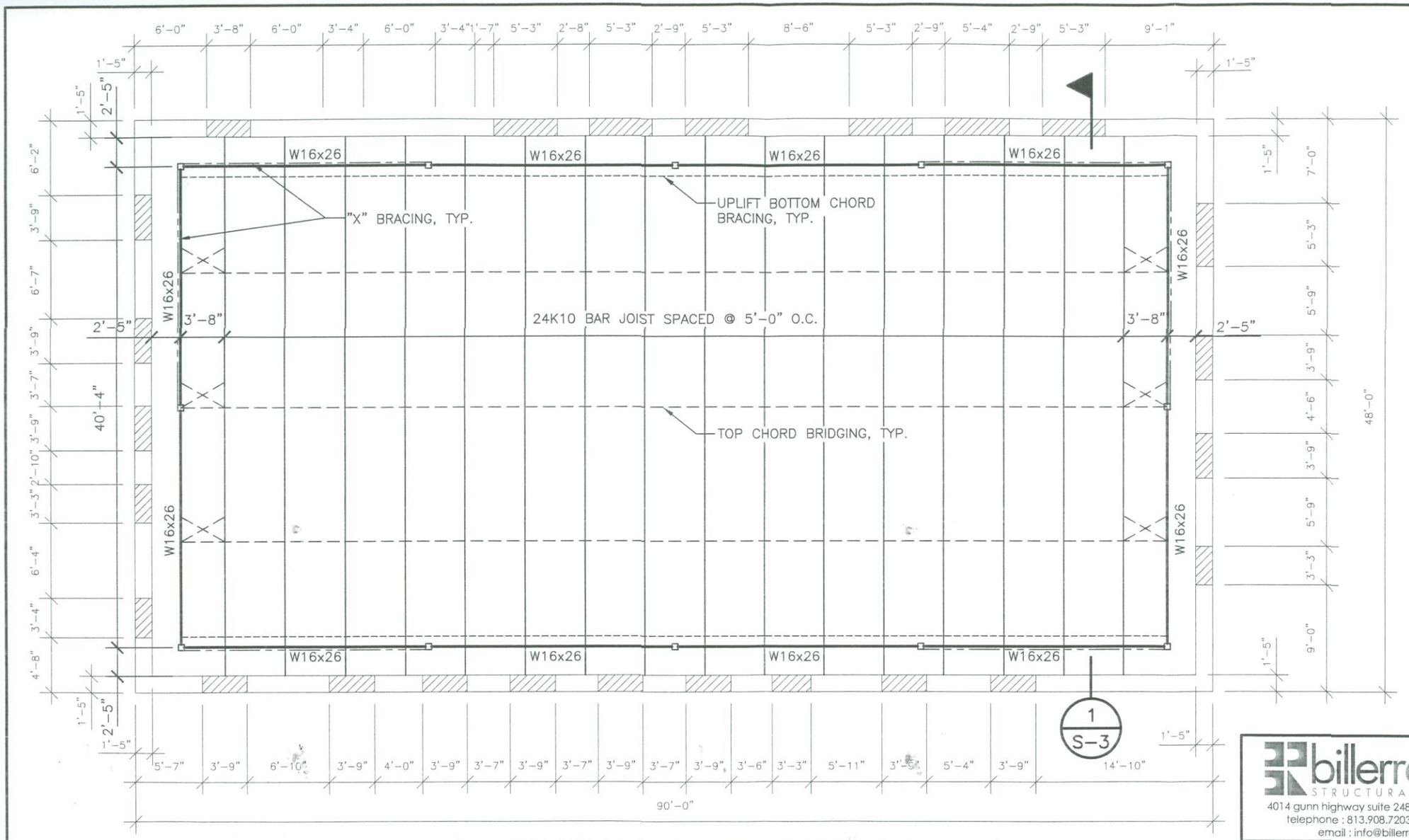
PROJECT

LV THOMPSON BUILDING
1607 22ND STREET
TAMPA, FLORIDA

JOB NO.	08-218	DES. BY	RR/LL	SHT NO.
DATE	10/2/08	DWN. BY	RC	S-1



LEGEND

INDICATES EXISTING ROUGH OPENING IN WALL

1/S-2 SCHEMATIC FRAMING PLAN

SCALE: 1/8" = 1'-0"

N

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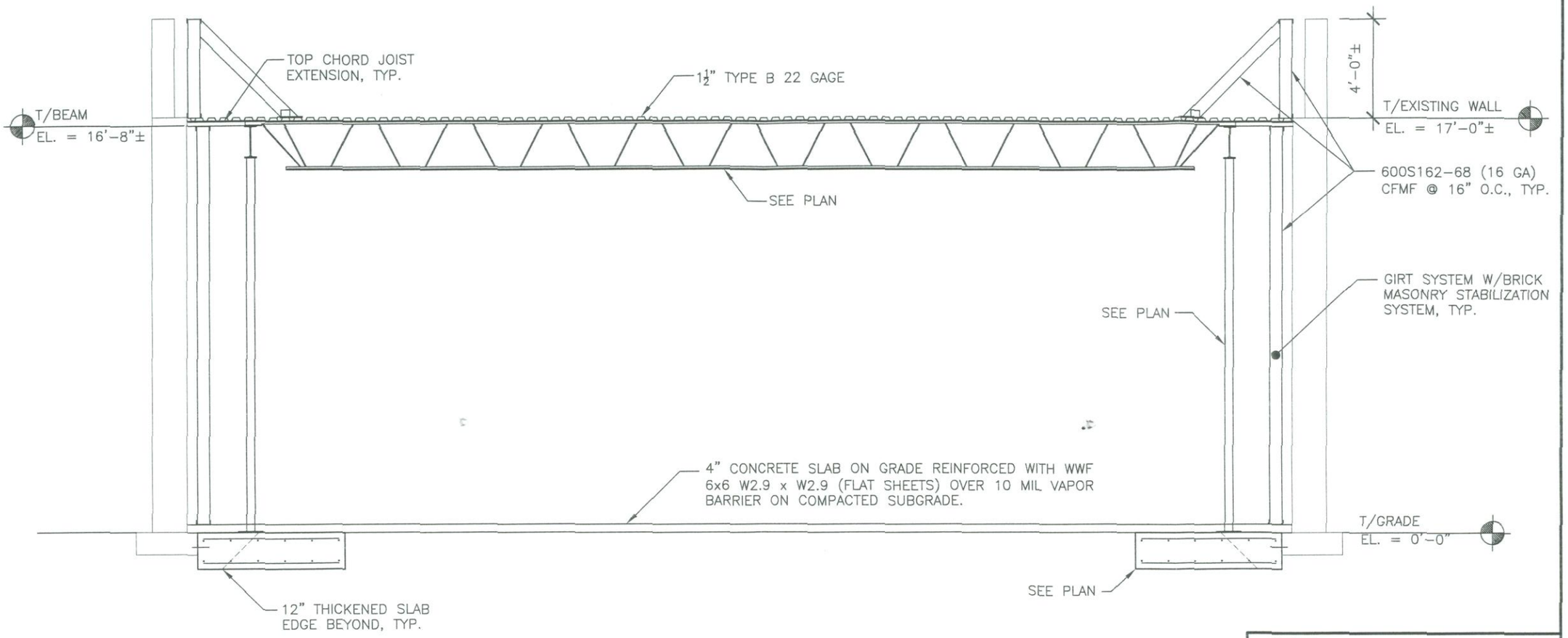
TAMPA, FLORIDA

JOB NO.	08-218	DES. BY	RR/LL	SHT NO.
DATE	10/2/08	DWN. BY	RC	S-2



1/S-3 SCHEMATIC SECTION

SCALE: 1/4" = 1'-0"

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PROJECT

LV THOMPSON BUILDING
1607 22ND STREET
TAMPA, FLORIDA

JOB NO.	08-218	DES. BY	RR/LL	SHT NO.
DATE	10/2/08	DWN. BY	RC	S-3

DEMOLITION APPLICATION

NARRATIVE SUPPLEMENT

PROPERTY: 1607-1609 North 22nd Street, Ybor City, Florida

FOLIO: 189286.0000

OWNER: 1609 22ND Street, LLC

The owner, 1609 22nd Street, LLC, proposes to demolish the structure at 1607-1609 North 22nd Street, in Ybor City, Florida, as above described.

SITE CONDITION:

The property is a one (1) story brick masonry structure located on the East side of 22nd Street, adjacent to the railroad tracks at the intersection of East 6th Avenue and North 22nd Street. The structure has been vacant for many years. It has not been occupied since the original purchase.

More than one (1) year ago, the roof of the structure collapsed and has been removed. The exterior parameter of the building remains, but is severely damaged. According to the structural engineer, Biller Reinhart Group, LLC, the summary of the condition of the structure is:

1. the exterior brick masonry walls are not viable to support roof framing;
2. more deterioration, damage, dislodged and missing bricks, wall cracking, and deteriorated lintels have substantially weakened the structural capacity;
3. the walls are not laterally supported;
4. the East and West walls are bowed out and the South wall is bowed in;
5. collapse is imminent without immediate shoring;
6. even with restoration, the existing foundation does not meet building code and existing walls are not viable;
7. load bearing elements and interior structural system will be required for any proper restoration and construction. The exterior walls can only be used as a veneer.

The structure is not capable of being relocated as it has no structural integrity. For the reasons set forth in detail below, it is not economically feasible to retain the building structure on site and the same should be demolished. Demolition can be accomplished within sixty (60) days of approval of the application. In the event of demolition, it may be possible to salvage many of the bricks for future use in the historic district.

In that the structure is within the Barrio Latino district of Ybor City, it is considered a contributing structure, even though the structure has no significant commercial or residential value due to its location on a busy South to North one-way thoroughfare which is outside of the traditionally used Ybor City commercial and residential zone. There are few adjacent structures in

use in the West and South of this structure.

The site has been offered for sale for many years and only one (1) contingent offer of $200,000.00 has been received, either before or after the collapse of the roof in the last few years.

The structure, as it exists, cannot be put to any reasonable beneficial use. The only economically viable solution is demolition.

The building cannot be used in its current condition to produce any income. Due to the cost of any possible rehabilitation, the building is not capable of producing any net income, after the expense of rehabilitation.

To disallow the application for demolition would constitute inverse condemnation or a taking.

In support of this application, the following information, as required to Section 27-190 of the Tampa Code, is provided:

1. Proposed Demolition Estimate

The estimated cost of the proposed demolition and removal of bricks and masonry conveyed to the demolition contractor is $24,000.00. If the bricks are salvaged and stacked on site for possible future use including donation to the City of Tampa, a historic preservation group or charity, the cost of the demolition would be $36,000.00 per the Robert King Demolition and Hauling estimates attached to this application.

2. Engineering Report

Attached is the report from Biller Reinhart Structural Engineering Group, Inc., a licensed engineering firm with experience in rehabilitation as to the structural soundness of the structure and suitability for rehabilitation. According to the report, the structure is severely damaged and is in danger of imminent collapse.

3. Estimated Market Value

a. The Hillsborough County Tax Assessor has valued the building for 2008 at $57,775.00 and previously valued the same in 2007 at $83,269.00;

b. The property has been marketed for sale in its current condition for $200,000.00. It was previously marketed, before the roof collapse. It had not been previously marketed as the owner hoped to make use of the building. Unsolicited offers have been made over the years, but all were cancelled after inspection during the due diligence period. The highest contingent and withdrawn offer was $400,000.00. The current "as is" value, in owner's opinion, is about $175,000.00.

c. The owner believes the highest possible value for the site is as a vacant lot after the

demolition, which would allow for construction of a building in conformity with the requirements of the district. The value of a newly constructed building has economic feasability, while the rehabilitation of the current site is not economically feasible (see below). The value of the lot after demolition, would be, in owner's opinion, about $200,000.00.

4. Economic Feasibility of Rehabilitation and Re-Use

Ed Taylor Construction South, Inc., a contractor experienced in historic rehabilitation, has determined that it would be much more cost effective to demolish the existing structure and to build a new structure in its place. This contractor has stated that (if needed) the bricks would be salvaged, cleaned and re-used as a facing on a new building to give it an historic look.

The estimated cost of temporary bracing the walls, making repairs to the perimeter walls (assuming stair step bricks remain in place) is not less than $196,000.00. If stair step bricks have to be replaced, the cost will be considerably higher. The above costs do not include any costs to design and build the interior structural shell using the exterior walls only as a veneer.

The cost to design, permit and build a structure using the existing shell only as a veneer using conventional construction methodology would be more than $200 per square foot, or approximately $800,000.00. See the estimate for Robert S. Wallace, deleting from that estimate the cost for shoring and repairing the walls contained in the Ed Taylor estimate. As a result, the cost to rehabilitate the existing building would be approximately $1,000,000.00.

These costs do not include the costs for asbestos testing, lead paint testing, mechanical engineer, electrical engineer, plumbing engineer, arborist or landscaping which are required in accordance with the structural engineer's report.

The engineer has stated, "The cost to perform the overall work to restore this building for occupancy is not likely to be economically feasible when compared to demolishing the remains and constructing a new building. Actual costs could be estimated from qualified contractors considering current prices for construction materials for the comparison."

5. Amount Paid for the Property at Date of Purchase

a. The property was purchased on March 15, 1985 by the Leslie V. Thompson Revocable Trust.

b. On July 31, 2008, the Leslie V. Thompson Revocable Trust transferred the property to 1609 22nd Street, LLC, a Florida limited liability company, for $100.00 and other valuable consideration, which would include any liability for injury or damage caused subsequent to the date of transfer.

c. L.V. Thompson is the manager of the current limited liability company owner.

6. Property Income

The property is not now, nor has it been, income producing for the previous two (2) years. It has been vacant for more than five (5) years. The property is subject to an approximately $2,000.00 annual depreciation allowance. The building has never been insurable and was not insured. The annual taxes on the site are approximately $1,750.00.

7. Mortgage Balance

There is no mortgage balance or debt on the property and there has been no debt for the previous two (2) years.

8. Appraisal

No formal appraisal has been performed on the property for two (2) years. The Hillsborough County Tax Assessor, which is required to assess at fair market value, has assessed the property at $57,755.00 for 2008. The prior year's assessment was $83,289.00.

9. Listing for Sale

The property is currently not listed for sale. One (1) unsolicited offer of $200,000.00 was received in January, subject to inspection and financing, has been received and expired. (Buyer said he could not get financing.)

10. Assessed Value of Property

2008 assessment: $57,775.00
2007 assessment: $83,289.00
(See attached print out from the Hillsborough County Property Appraiser's Office)

11. Form of Ownership

The property is owned by a Florida limited liability company.

12. Other Information

The owner has no income and this is the sole asset of the owner. The site has extremely high potential liability.

SUMMARY

It is the opinion of the structural engineer and Ed Taylor Construction South, Inc., both experienced in rehabilitation of historical structures, that the best use of this structure is demolition

with the re-use of the existing bricks as a facade or veneer for new construction.

Substantial evidence has been submitted to establish that demolition is necessary and that any attempt to rehabilitate the structure absolutely creates an economic hardship and there is a total lack of any reasonable returns.

The property cannot be put to reasonable beneficial use without the approval of the demolition application.

Respectfully submitted,

1609 22nd Street, LLC

Michael D. LaBarbera (140400)
LaBarbera & Campbell
1907 West Kennedy Boulevard
Tampa, Florida 33606
(813) 251-1940
(813) 251-3240 Fax
Attorney and Agent for Owner

H:\THOMPSON\Barrio Latino\Demo App Supplement.wpd

Robert King Demolition & Hauling
5701 W. Linebaugh Avenue Tampa, FL.
(813)269-5600 Fax (813)269-5610
rkingdemolition@hotmail.com
LIC # CGC1515347
LIC # CUC045006

22nd St. & 6th Avenue
Ybor City, Florida

January 26th 2009

For: L.V. Thompson
Attn: Tony Christman

Alternate # 1

		Quantity	Cost		Unit	Sub-Total
I.	Demolition					
1	Demolish Walls & Footer	6,000	$	3.00	SF	$ 18,000.00
2	Hauling & Disposal	6,000	$	1.00	sf	$ 6,000.00
	Grand Total					$ 24,000.00

Exclusions: Fees, Testing,

Sincerely

Robert A. King

Robert King Demolition & Hauling
5701 W. Linebaugh Avenue Tampa, FL.
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22nd St. & 6th Avenue
Ybor City, Florida

January 26th 2009

For: L.V. Thompson
Attn: Tony Christman

Alternate # 2

I. Demolition	Quantity	Cost	Unit	Sub-Total
1 Remove Walls & Footer	6,000	$ 4.50	sf	$ 27,000.00
2 Salvage Brick & Stack	6,000	$ 1.50	sf	$ 9,000.00
3 Hauling (Your Yard)	1	$ 8,550.00	ls	$ 8,550.00
Grand Total				$ 36,000.00

Exclusions: Fees, Testing,
Note: Estimated slavage of brick at 60 to 70 percent

Sincerely

Robert A. King

1607-1609 22nd St.
Macaroni Factory

10-04-1991 – Overgrown yard
07-28-1993 – Deteriorated structure, building number, secure violation
08-09-1995 – Accumulations on the porch
06-05-1996 – Accumulations, cut yd, clean area, trim trees & bushes, and remove vines
(paid liens – only instance of fines levied)
06-05-1998 – Overgrowth and accumulations
11-04-1998 – Deteriorated/open vacant structure, overgrowth and accumulations
01-11-2000 – Overgrowth and accumulations
05-24-2000 – Trash and debris on front porch
03-07-2001 – Exterior painting
08-02-2001 – Heavy accumulations on porch
10-13-2005 – Overgrowth, accumulations and public nuisance
12-20-2006 – Collapsed roof and unstable roof. Condemnation order 01-16-2007.
12-28-2006 – Overgrowth and accumulations, secure to vacant code specifications
06-12-2008 – Demo by neglect

2.27.09 saved under HPC Functions: notes on Macaroni Factory

G.R. FERLITA MACARONI FACTORY
1607-09 North 22nd Street
Ybor City

Folio#189286.0000
Owner: 1609 22nd Street, LLC

Florida Master Site File #HI03584,
FMSF Date: 12.1988 (Original Filing)
Construction Date: 1925
Historic Significance: Ethnic Heritage
FMSF Summary of Significance: This building is significant as an example of the other types of commercial enterprise and industry which rose to serve the immigrant populations of Ybor Cty, Tampa. This building was deemed as eligible for the National Register in 1988.

Architectural Expression: Brick Vernacular with Elaborate Colonial Revival Detailing Still Extant including Palladian-styled Portico

Ken Ferlita: Guisseppi Rosario Ferlita bought this property from the Nuccio family, built the factory. Later outgrew it and moved to West Tampa. It is the last building of an Italian built, owned and operated macaroni factory in YC.

As of 2.27.09, SITUS has the building noted as Condemned.


83
20
ENG. RM.
ICE MACH. (8)
STORAGE A. (10)
STORAGE CANS
ICE CREAM FACTORY
ELEC MOTOR
CEMT. FLR. 1ST & PART OF 2D FLR.
ICE CO.
NO HEAT: POWER LIGHTS: ELEC
I.R. CL. 2D
HARDW WARE HO.
6TH AV.
22ND ST.
6TH A
MACARONI FACTORY
LIGHTS: ELEC
POWER: ELEC MOTOR
(7)
OFFICE
PLATFORM
BAG WARE HO
JUNK
WARE HO
OFFICE
8" W. PIPE
D.H.
FA.
SUBDIV'N.
BROS.
CLARKSON
WOOD WORKING NO POWER
ACETYLENE WELDING
AUTO
2205 & 2212 B. 6TH
2210
2214
2218 2220 5TH
2222 5TH AV.
5TH A


FERLITA MACARONI CO.
FERLITA MACARONI CO

1609 N. 22ND ST.

CONTRIBUTING

4.7.00

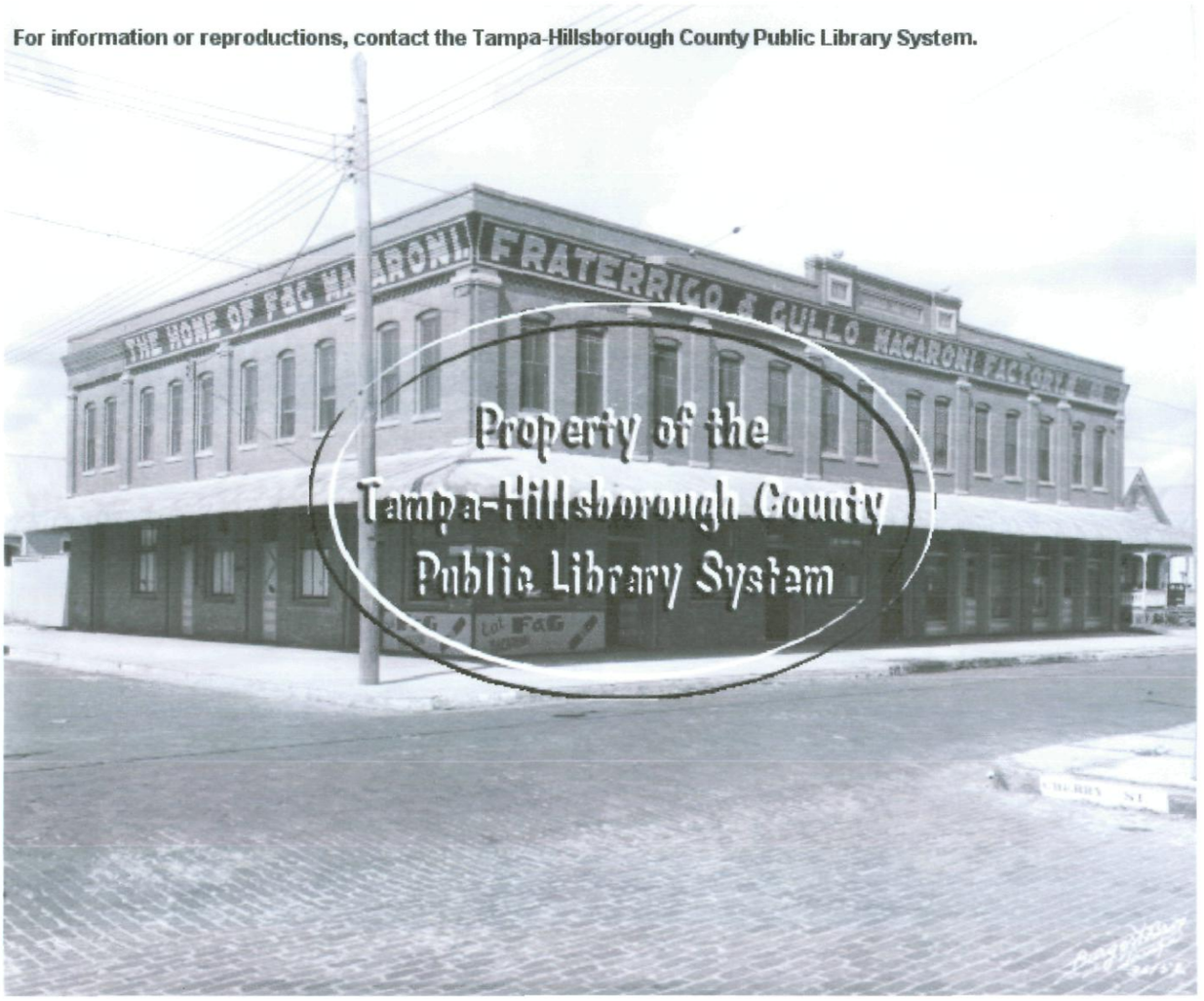

09/26/2008


RIGHT LANE
CLOSED
AHEAD
12/15/2008


12/15/2008


02/23/2009


01/26/2009



This is, I believe, the factory that originally employed Giuseppi in West Tampa before he went out on his own. But the photo, in my opinion, shows that these "vernacular" bldgs, at least in this ethnic group / business, tended toward architectural, ie. the Perleta bakery (a different Perleta), + the Macaroni factory that is the subject under review.