

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: November 4, 2021
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Lenzo Roof and HRER

Case Number: 89-HP-2021

Location: 4821 North 74th Place

Request: Request by owner for approval of a Certificate of Appropriateness - Historic Resources and approval for Historic Residential Exterior Rehabilitation (HRER) Program funding for replacement roofing on an existing house in the Villa Monterey Historic District.

OWNER

James Lenzo
(480) 874-1337

BACKGROUND

Zoning

The site is zoned Multiple-family Residential, Historic Property (R-5 HP). Historic Property designation was approved by City Council on 6/7/2011, case 13-ZN-2010.

Historic Preservation Plan

The Interim Historic Preservation Guidelines for Villa Monterey 1-7 Historic District were approved by the Historic Preservation Commission on 3/17/2011 as Case 4-HP-2010.

Context

The property is approximately 110 feet north of the intersection of East Rancho Vista Drive and North 74th Place, within Villa Monterey Unit One.

Key Items for Consideration

- Exterior work must be reviewed and approved by the Historic Preservation Office
- Interim Historic Preservation Guidelines for Villa Monterey 1-7 Historic District
- Requesting Historic Residential Exterior Rehabilitation (HRER) program funding

DEVELOPMENT PROPOSAL

Description of Historic Property

The Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

The Villa Monterey Units 1-7 Historic District is an example of typical post-World War II single-family townhome development practices from the 1960s in Scottsdale. Its development includes southwestern architectural styles, based on the early Spanish traditions of Arizona, with small houses that are clustered together and have Spanish Colonial accents.

In 2011, when the Historic District designation was approved for this neighborhood, 99 percent of the homes were considered “contributing” to the historic character of the neighborhood. Character-defining features of the subject property within the Villa Monterey Units 1-7 Historic District include:

- Entry signage, low walls and picturesque structures and elements define entrances to community
- Primarily one-story and two-story townhouse
- House walls constructed of concrete block covered with stucco that is painted
- Mostly flat-roof, with some low-pitch gable and hip roofs
- Ornamental detailing applied to exterior wall surfaces and surrounding doors, windows and porches
- The original aluminum frame sliding windows with horizontal proportions in simple rectangle and square shapes on the front elevation

Goal/Purpose of Request

The request is for approval of a Certificate of Appropriateness and approval for Historic Residential Exterior Rehabilitation (HRER) Program reimbursement funding for the exterior rehabilitation of the structure including roof replacement and carport ceiling repair.

Neighborhood Communication

A sign identifying the project name, number, request and HPC hearing date has been posted on the site along with a hearing postcard sent to all property owners within 750 feet of the property. Staff has not received any public comments on this case.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The applicant is requesting HRER Program funding for replacement of the existing roof. The maximum program reimbursement to property owners is a 50/50 matching basis for pre-approved work costing at least \$2,000.00, and up to \$7,500.00, allowing the applicant’s request of \$7,500.00.

Interim Historic Preservation Design Guidelines for Villa Monterey Units 1-7:

Chapter 3, Policy 2: Maintain the shape and forms that characterize the building within the development.

Applicable Guidelines:

1. Roofs should use sloping forms such as shed roofs, gables or hips with over-hanging eaves.

Staff Analysis

- The existing roof line (flat) will be maintained. No new roof lines will be created.

Chapter 6, Policy 11: Preserving the trim elements that were historically found on the house.

Applicable Guidelines:

- 11.2 Repair deteriorated rafters or fascia boards by patching, piecing-in or reinforcing the existing materials.
- 11.3 If replacement of rafters or fascia boards becomes necessary, use similar materials with the same size, proportions and detailing that is found elsewhere on the house.

Staff Analysis

- Scope of work includes repairs to portions of the roof and carport ceiling to match the existing material and color.

The front elevation of the home includes a parapet and small section of gable roof with clay tile. These elements of the roof will remain. The scope of work may include repair work to underlayment and elastomeric coating on the flat/low pitch areas of the existing roof. The tiled areas of the roof will remain unaltered. The appearance from the front of the home will appear unchanged.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the request for a Certificate of Appropriateness – Historic Resources and the request for the HRER program reimbursement funding for up to one-half of the actual cost, not to exceed \$7,500.00 for the Lenzo roof replacement per the attached stipulations, finding that the provisions of the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 Historic District Historic Preservation Plan and the Historic Residential Exterior Rehabilitation Program have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

Proposed Next Steps:

If approved for HRER Program funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate of Appropriateness-Historic Resources.

A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement.

Upon completion of the project, the owner shall notify the City Historic Preservation office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the City's preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

The City's Accounts Payable division needs to receive a W-9 form from the owners.


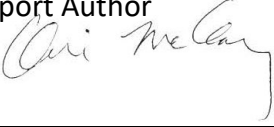
RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

Ben Moriarity Senior Planner 480-312-2836 E-mail: bmoriarity@ScottsdaleAZ.gov

APPROVED BY


Ben Moriarity, Report Author

Doris McClay, Historic Preservation Officer
Phone: 480-312-4214 E-mail: DMcClay@ScottsdaleAZ.gov

10/14/2021
Date

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Existing Condition Photos
- 6. Cost Estimates
- 7. HRER Program Application

**Stipulations for the
Historic Preservation Commission Application:
Lenzo Roof and HRER
Case Number: 89-HP-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the existing building and the scope of work submitted by Mitch Katz, with a city staff date of 10/14/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan with a city staff date of 10/14/2021.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and HPC cases, for the subject site was were: 13-ZN-2010 and 4-HP-2010

PROJECT JUSTIFICATION

4821 N. 74th PL. SCOTTSDALE

During a recent rain storm, my home, located in Villa Monterey One, sustained water damage — to the extent that I had a partial collapse of the ceiling in my carport. That damage was a direct result of numerous cracks and small holes in my roof's coating, all weather and age related. Repairing just the fallen carport ceiling would not resolve the problem. Repairing the roof properly would... power washing, recoating & framing.

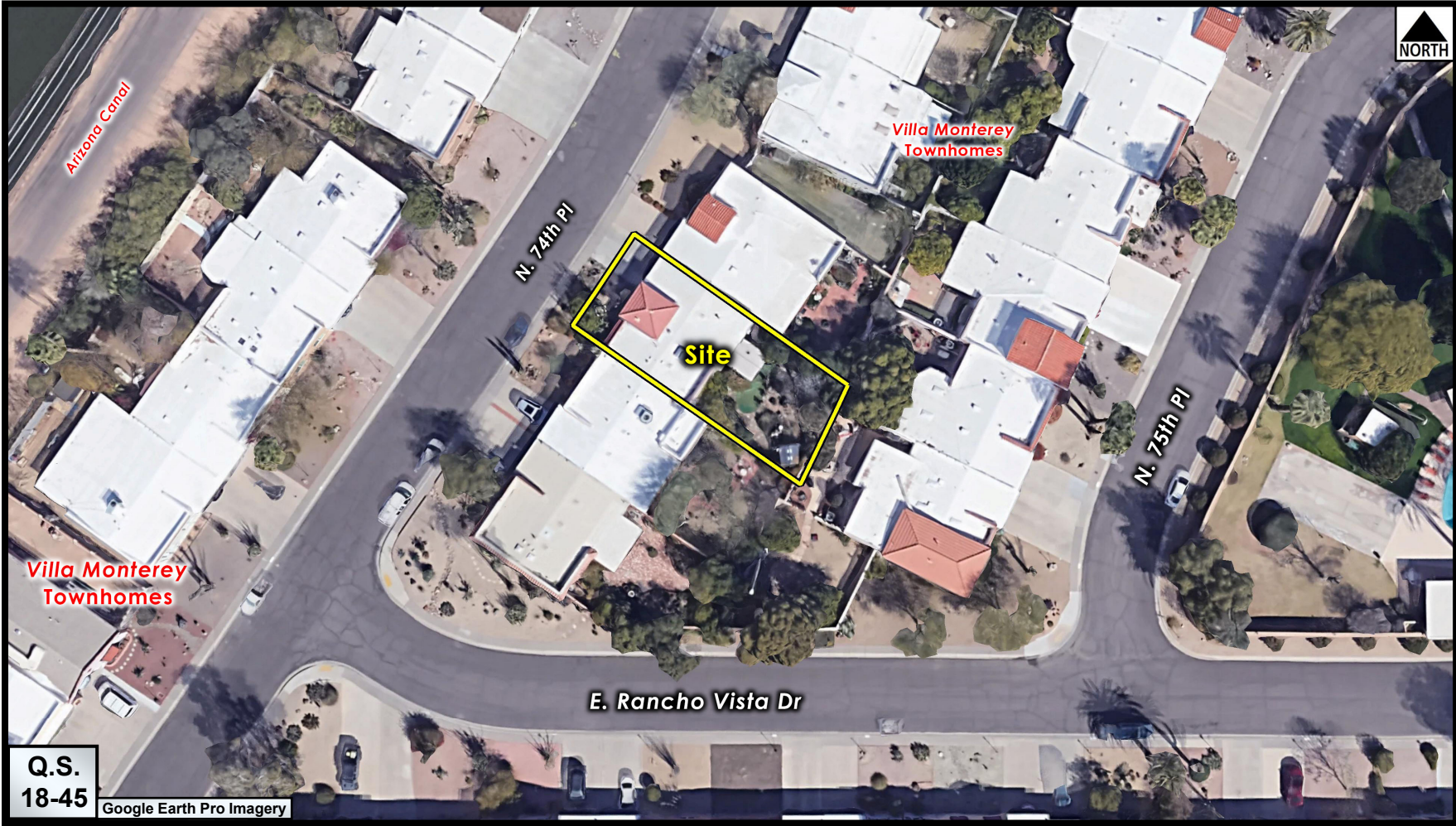
The roof, once repaired, would conform with the original architectural design and nature of the roof installed in 1961. No modifications to the original roof design are necessary with the exception of the addition of a 1" layer of foam insulation, an energy efficient improvement unavailable at the time of original construction.

Repairs will not affect the view of the roof in any manner from the street, nor of any sight line of the adjacent neighbors.



Context Aerial

89-HP-2021



Close-up Aerial

89-HP-2021



Q.S.
18-45

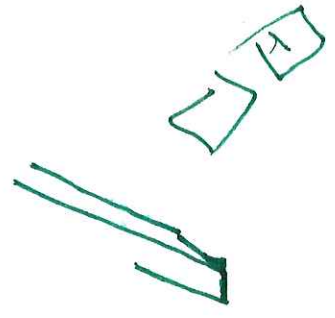
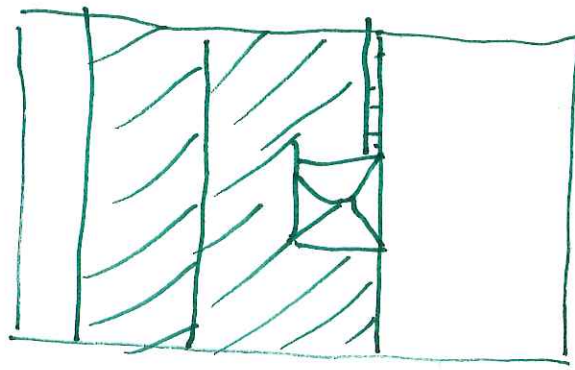
Aerial

Zoning Aerial

89-HP-2021

Lenzo Site Plan

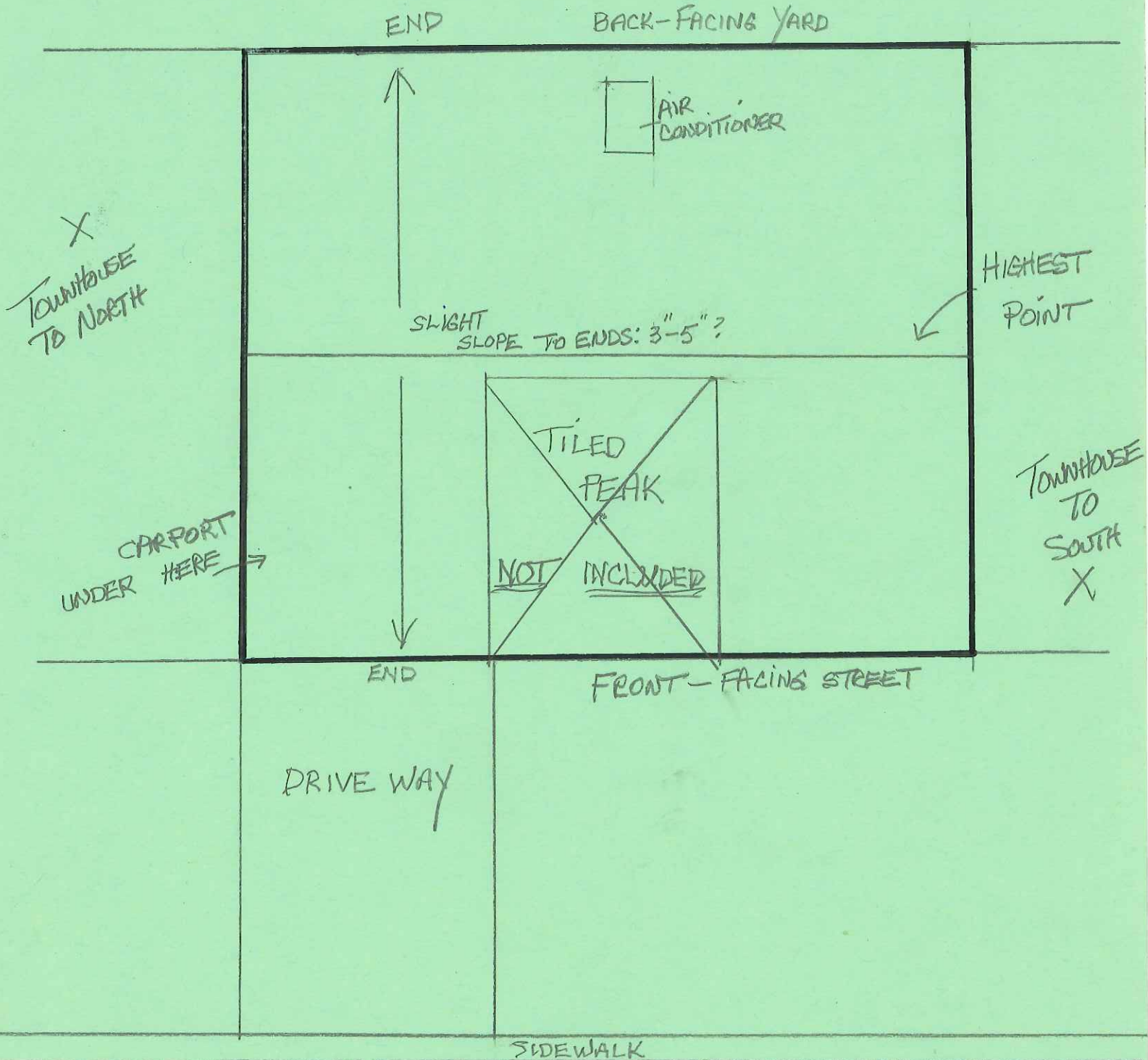




ROOF LEAK
HERE

4821 N. 74th PLACE

ROOF



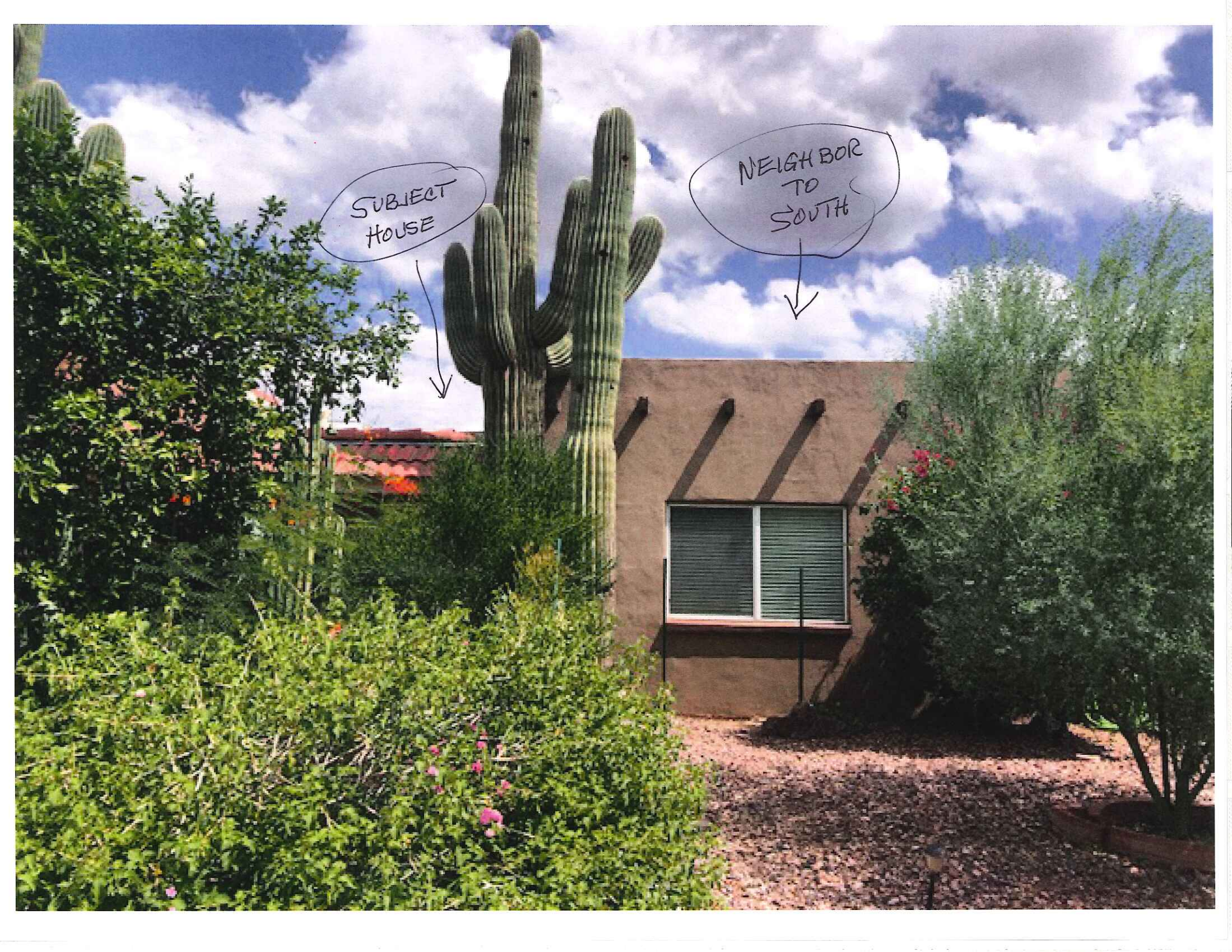
STREET - 74th PLACE

SUBJECT HOUSE
FROM STREET



SUBJECT
HOUSE

NEIGHBOR
TO
SOUTH



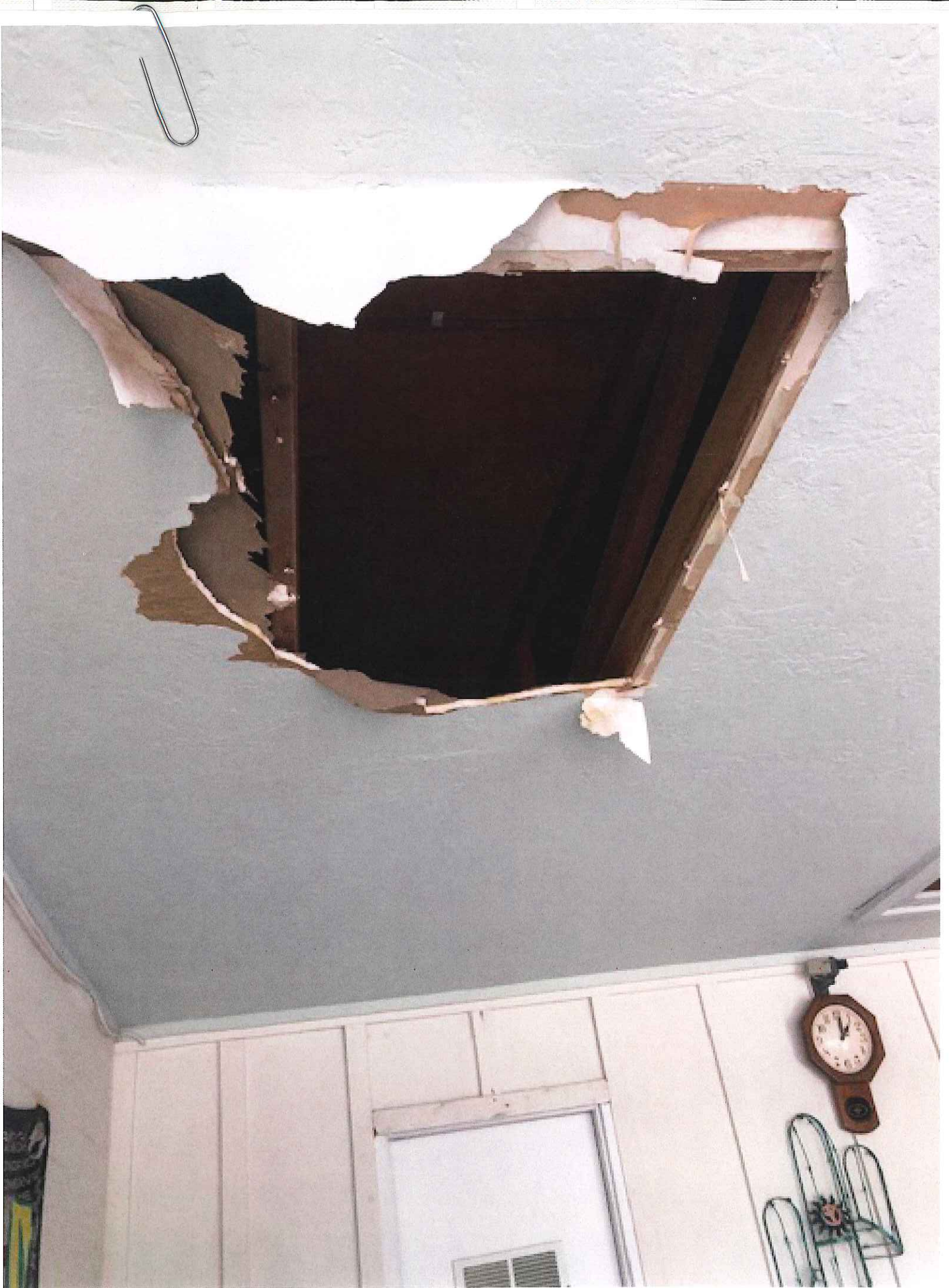
NEIGHBOR
TO
NORTH

SUBJECT HOUSE
↓

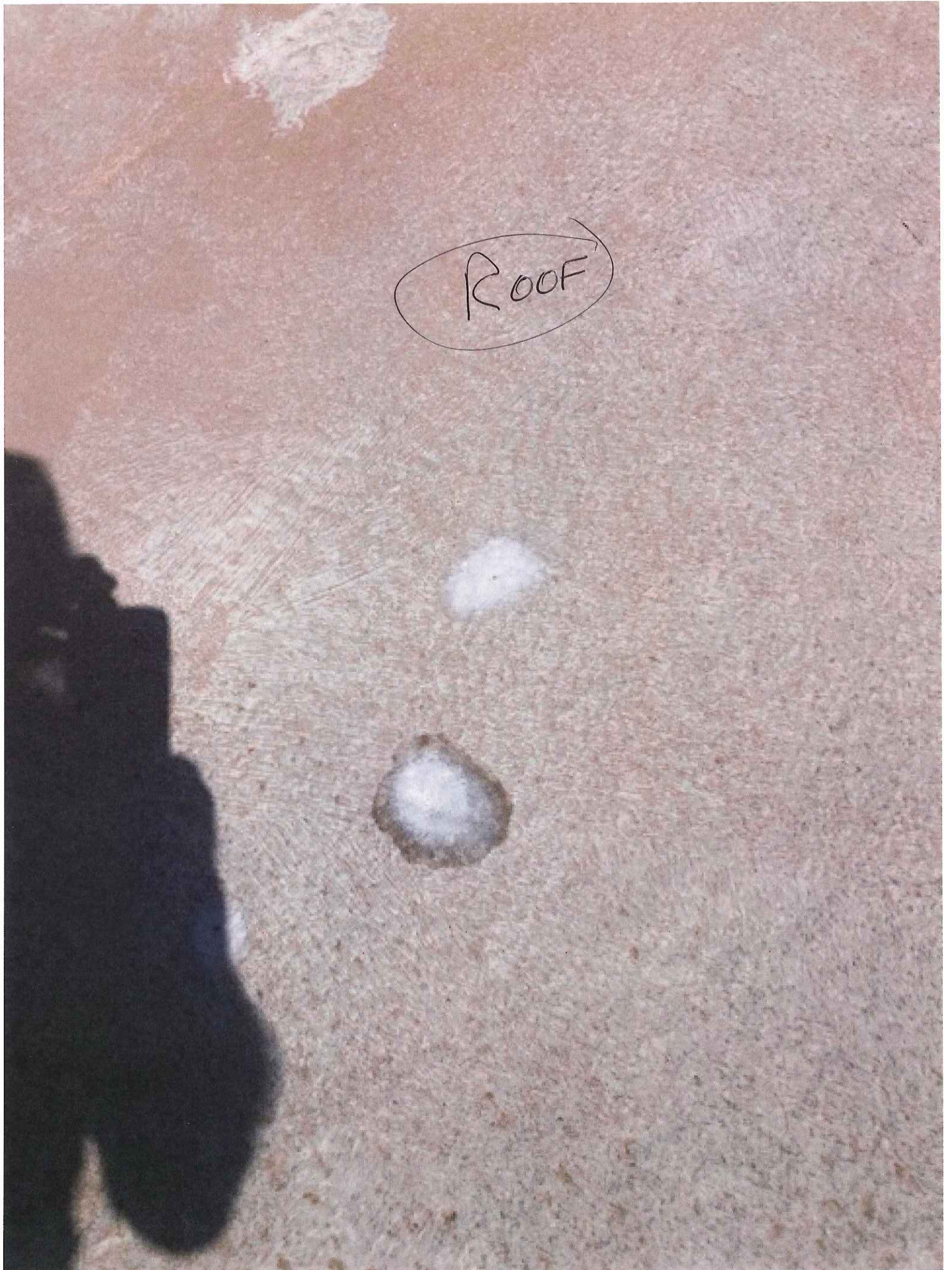


CARPET
CEILING



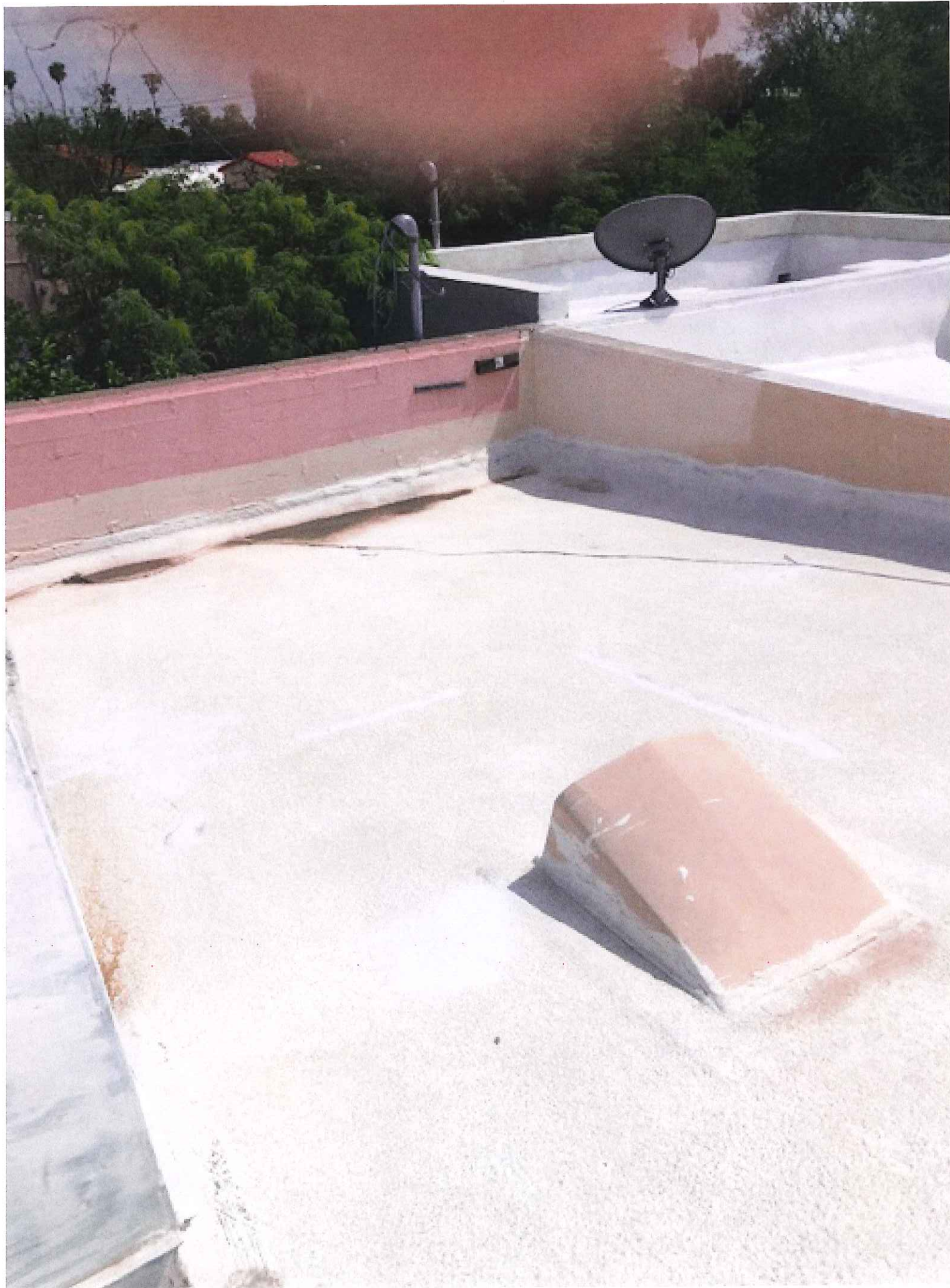


ROOF





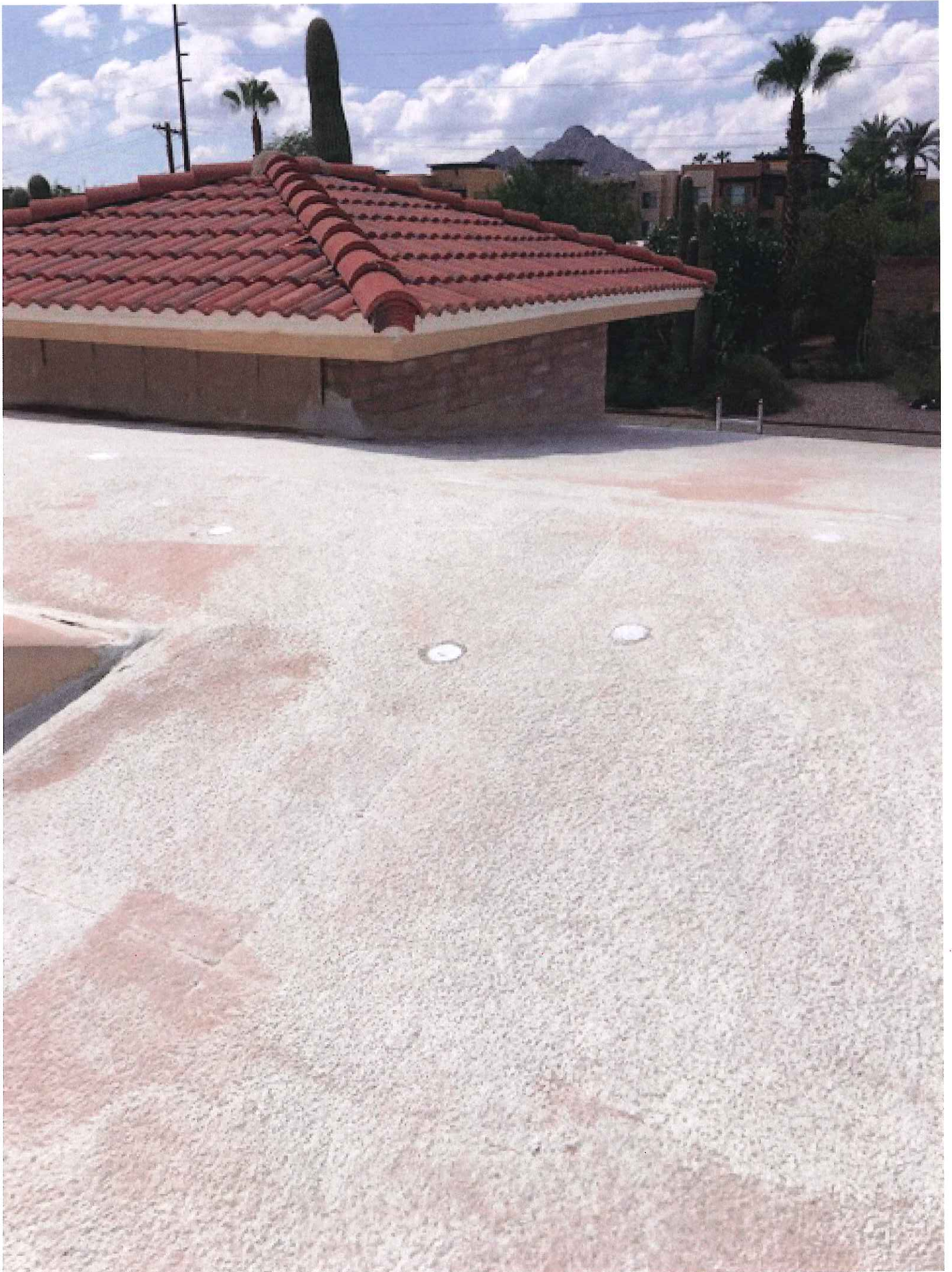












EST # 1

ROOFING CONSULTANTS OF ARIZONA, INC.

1505 East Weber Dr. Suite 113
Tempe, AZ 85281
480-941-5486 (Office)/480-968-1316 (Fax)
ROC 75876 Bonded-Insured

PROPOSAL AND CONTRACT

This contract made as of the date of written acceptance by Roofing Consultants of Arizona, Inc., ("RCA") an Arizona Corporation herein termed "Contractor" and the party named below "Owner".

Name: Jim Lenzo Date: 8/16/2021

Construction Address: 4821 N. 74th Pl. City: Scottsdale Zip: 85251

Mailing Address: _____ City: _____ Zip: _____

Phone: 480-874-1337 Cell: N/A Fax: N/A E-mail: whoknowsbest.3.jl@gmail.com

RESIDENTIAL COMMERCIAL

This Contract consists of this Proposal and Contract, any plans or drawings identified herein, the Terms and Conditions, and Limited Warranty, which are incorporated by this reference.

The Owner shall pay the contractor the total sum of \$ 3,402.00 to perform the following Work:

1. Remove all loose debris from roof and power wash.
2. Repair blisters in foam roof, cut them out and re foam, if necessary.
3. Apply Elastomeric LaPolla TF-750 base coating at a rate of 1 ½ gallons per 100 square feet, color tan.
4. Apply Elastomeric LaPolla TF-750 topcoat at a rate of 1 ½ gallons per 100 sq. feet, color white.
5. Remove and reset T.V. satellite as needed. If satellite does not pick up a signal after being reset, it will be at the homeowner's expense to have satellite company reset it.
6. Clean area of all roofing debris and protect all grounds.
7. The primary purpose of this elastomeric coating is to protect the polyurethane foam from the sun's ultraviolet rays. The coating, although water resistant, is not waterproof and Roofing Consultants of Arizona makes no claims or warranties to stop leaks with the elastomeric coating.
8. 5 year manufactures material warranty from LaPolla Industries.

	Contract Amount	<u>\$ 3,402.00</u>
	25% Down Payment due prior to job start	<u>\$ 850.00</u>
	Balance Upon Completion	<u>\$ 2,552.00</u>

Roof Only!

ATTACHMENT 6

EST. #2
contractors proposal
Roof only

Proposal

Page # _____ of _____ pages

JML COATING LLC
515 E. CAREFREE HWY # 192
PHX AZ, 85085
602-301-3536
ROC# 269277

PROPOSAL SUBMITTED TO: Jim Lenzo		JOB NAME	JOB #
ADDRESS: 4821 N. 74th pl.		JOB LOCATION	
Scottsdale Az 85251		DATE: 9/16/2021	DATE OF PLANS
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for: ROOF REPAIR & RECOAT

1. POWER WASH ROOF & REMOVE ALL DEBRIS
2. SEAL AROUND ROOF PENETRATIONS
3. BUILD UP LOW AREA ON EAST SIDE OF ROOF
4. PATCH SEAMS ON ROOF AS NEEDED
5. APPLY ARMOR COAT A/C 100 ELASTOMERIC ROOF COATING @ THE RATE OF 2 GAL PER 100 SQ FT.
6. FULL 5 YR GUARANTEE ON ALL WORKMANSHIP & MATERIAL

We propose hereby to furnish material and labor -- complete in accordance with the above specifications for the sum of:

\$ **\$ 2100.00** Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted **JOSEPH LOVATO**

Note -- this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Proposal

Page # _____ of _____ pages

JML COATING LLC
515 E. CAREFREE HWY # 192
PHX. AZ, 85085
602-301-3536
ROC #269277

PROPOSAL SUBMITTED TO: Jim Lenzo		JOB NAME	JOB #
ADDRESS 4821 N. 74th PI		JOB LOCATION	
Scottsdale Az 85251		DATE 9/16/2021	DATE OF PLANS
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for:

CEILING REPAIR (CARPORT)

1. TEAR OUT OLD SHEETROCK HOLE
2. REPLACE SHEETROCK AND REPAIR AROUND THE SCHOOL AREA
3. TEXTURE CEILING AND PAINT AROUND ALL PATCHES

We propose hereby to furnish material and labor -- complete in accordance with the above specifications for the sum of:

\$650.00

Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted **Joseph Lovato**

Note -- this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

EST #2

European Painting & Decorating, LLC

Joseph Jakubowski
P. O. Box 80363, Phoenix, AZ 85060-0363
602-397-8465
Jozefj2012@gmail.com

Roc Commercial # 88025 Roc Residential # 81160

-C34

Date: 10-05-2021

Proposal Submitted to: Jim Lenzo

Phone:

Job Location: 4821 N74th PI Scottsdale AZ 85251

CARPORT
CEILING

We hereby submit specification and estimates for : Removed and install new Drywall on carport ceiling
Tape and texture (Match to existing texture)

We propose hereby to furnish material and labor complete in accordance with the above specifications for
the sum of: Three Hundred ninety dollars \$ 390.00

SEE TOTAL, NEXT PAGE.

Payments to be made as follows: Unless otherwise agreed upon, payment will be paid in full once job is
completes.

NOTICE: Section 7018 (Contractors License Law). Under the mechanics Lien Law, any contractor,
subcontractor, laborer, supplier or any person who helps to improve your property but is not paid for his
work or supplies, has a right to enforce a claim against your property. This means that after a court
hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy any
indebtedness. This can happen if you have paid your own contractor in full and the subcontractor, laborer
or supplier remains unpaid.

Authorized Signature:

Note: This proposal may be withdrawn by us in not accepted within 60 days.



Mavis Gaffney <gaffneymavis@gmail.com>

Fwd: Drywall estimate

1 message

jim lenzo <whoknowsbest.3.jl@gmail.com>
To: Mavis Gaffney <gaffneymavis@gmail.com>

*ADDITIONAL: FOR
CARPORT CEILING*

Tue, Oct 5, 2021 at 8:28 PM

~~Hi Mavis, I am sorry to hear that you are having trouble with the paint. I will be in the test room for you.~~

~~Exercise class was horrible.~~

----- Forwarded message -----
From: **Joseph Jakubowski** <jozefj2012@icloud.com>
Date: Tue, Oct 5, 2021, 5:53 PM
Subject: Re: Drywall estimate
To: jim lenzo <whoknowsbest.3.jl@gmail.com>

*TOTAL: \$ 390
+ 190
= \$ 580*

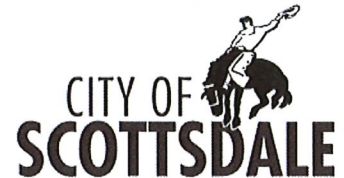
Hi Jim
I didn't include estimate for painting
I will charge you additional \$ 100 to paint partially or \$ 190 to repaint all ceiling
Thx
Joseph

On Oct 5, 2021, at 1:36 PM, jim lenzo <whoknowsbest.3.jl@gmail.com> wrote:

Joe...thanks for the estimate. Does this price include PAINTING the garage carport ceiling to match existing white? I need to know that before submitting estimate
I won't hear anything from the city of Scottsdale until sometime in November.
Thanks again!
Jim Lenzo

On Tue, Oct 5, 2021, 7:58 AM Joseph Jakubowski <jozefj2012@icloud.com> wrote:

Historic Residential Exterior Rehabilitation (HRER) Program



Application

Date: 8-18-21

I. Property Information

Property Address: 4821 N. 74th PL. 85251

Historic District: VILLA MONTEREY ONE

Owner: JAMES LENZO

Mailing Address: 4821 N. 74th PL. SCOTTSDALE, AZ. 85251

Telephone: (Home) 480-874-1337 Daytime: SAME

E-mail address: WHOKNOWSBEST.3.JL@GMAIL.COM

II. Project Information

Scope of Work: Describe the work you plan to do (Attach separate sheet if needed).

1. REPAIR LEAKING AND WORN ROOF BY CONTRACTOR.
2. REPAIR DAMAGED ^{CEILING} ~~ROOF~~ IN CARPORT... FROM THE LEAKING ROOF.

III. Project Justification:

On an attached sheet, titled "Project Justification" explain how the work will stabilize, preserve or enhance the home. Describe how visible the work will be and how it will contribute to the views of the property and/or surrounding streetscape.

If the proposed project will repair a maintenance problem explain how it will improve the physical condition of the property.

If the project will improve the energy efficiency of the home explain how this will be accomplished without adversely affecting its character-defining features.

If the project will restore missing architectural features or remove incompatible additions, explain the changes which occurred and the rationale for the planned work.

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Provide any additional information as to why your project should be funded.

IV. Request for Funding:

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. **To justify the budgeted amount provide 2 estimates for each work item from qualified contractors, tradesperson or building product supply establishments as attachments to this application.**

Scope of Work Items (Attach a separate sheet if necessary)	First Estimate	Second Estimate
1. REPAIR ROOF	\$ 3402.00	\$ 2100
2. REPAIR ROOF	()	()
3. _____	_____	_____
4. _____	_____	_____
5. REPAIR CARPORT	650.-	580
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Total Estimates 1) _____ 2) _____

Requested City Share (maximum of 50% of higher estimate) _____

V. Attachments

1. Photographs

Submit at least 2 sets photographs or digital images, minimum size 3" x 5," for each aspect of the planned work that illustrates the need for the work to be undertaken. Show the level of deterioration; the location for the planned rehabilitation and/or improvement and the effect the deterioration or work will have on the building.

Provide additional photographs as needed to show the relationship of the house to adjacent properties, the visibility of the improvement and/or the contribution the work will make to the streetscape.

2. Drawings

A. Site plan: Drawings need not be professionally done but should be correct in scale and detailed enough to illustrate the proposed scope of work. The site plan should include:

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements

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- The location of driveways, parking areas, sidewalks, patios, fencing, walls and other major landscape or site improvements
- The location of the proposed work with notes referencing the scope of work described in Section III of the application

B. Elevations: *Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:*

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

C. Replacement Window Details: If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back)
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window.
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille)
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.
- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window.
- Provide EPA energy efficiency rating for the proposed window (U factor of .40 or less and SHCC rating of .40 or less)

D. Archival Documents: *If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:*

- Original plans or footprints
- Historic photographs
- Contemporary photographs showing evidence of the original structure or feature

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3. Building Product Information

Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance, finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

✓ **VI. Submission Requirements**

The original signed application, two sets of photographs, one set of drawings and one set of the 2 required cost estimates.

**City of Scottsdale
One Stop Shop
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251**

Incomplete applications will be returned to the applicant and not reviewed.

I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines and I understand its contents and I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed and I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved I must obtain the written consent of the City.

SIGNATURE James Ruzo DATE 8-18-21
SIGNATURE _____ DATE _____

Historic Residential Exterior Rehabilitation (HRER) Program Declaration



I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines; I understand its contents; and, I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed; and, I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved, I must obtain the written consent of the Historic Preservation Officer, or the Historic Preservation Commission.

Name

(printed):

JAMES LENZO

Signature:

James Lenzo

Date:

8-18-21

Name

(printed):

Signature:

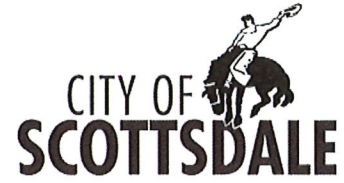
Date:

Planning and Development Services

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Historic Residential Exterior Rehabilitation (HRER) Program

Scope of Work and Estimates



Instructions:

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. To justify the budgeted amount, two (2) estimates for each work item shall be provided from qualified contractors, tradesperson or building product supply establishments as attachments to this application.

	Scope of Work Items (Attach a separate sheet if necessary)	First Estimate Amount	Second Estimate Amount
1.	ROOF REPAIR + RE-COATING	3,402. ⁰⁰	2,100. ⁰⁰
2.			
3.	CARPET CEILING REPAIR	650. ⁰⁰	580.
4.			
5.			
6.			
7.			
8.			
9.			
10.			
12.			
13.			
14.			
15.			
	Estimate Totals	0	0
	Requested City Share (maximum of fifty (50) percent of the Higher Estimate)		