

# Cornerstone

Tampa Preservation, Inc.

Fall 2008

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## HOMECOMING DOUBLE FEATURE

The Education Channel will premiere its latest locally produced documentary, "Halls of Tradition: Hillsborough High School" as the first feature film at 3:00 and at 7:00 p.m., Saturday, Oct. 4th in the beautiful auditorium of the high school. To contribute to the celebration of Hillsborough High School's Homecoming weekend, the documentary, "Seminole Heights: An Intimate Look at the Early Years" will be shown as a second feature at this exciting event sponsored by The Education Channel, The Old Seminole Heights Neighborhood Association and the Hillsborough High School Alumni Association.



*Burgert Brothers photograph of Hillsborough High School, courtesy Hillsborough County Library*

The first feature film covers the history of Hillsborough High School from its meager four student graduating class in 1886 in a room over a Franklin Street livery stable, to its current astounding gothic structure dubbed "Harvard on the Hill" on North Central Avenue in Seminole Heights. These hallowed halls have been the educational incubator for more than 38,000 alumni being the oldest high school in Hillsborough County and one of the very first high schools built in the South.

From the bronze terrier mascot to the striking clock tower that all alumni

remember with pride, this documentary is a must see.

The second feature, produced by the OSHNA Preservation Committee and co-sponsored by Eric Krause Designs and Quillian Craftsman, "Seminole Heights: An Intimate Look at the Early Years" premiered to a full house at the Tampa Theatre last April. The film illustrates the development of this trolley car suburb of Tampa, Florida in the early decades of the 20<sup>th</sup> Century and offers a peek into the lives of the folks who made Seminole Heights the charming place it remains today. The packed audience chuckled over the antics of the River Rats, howled at the story of the balloon factory, and grew misty eyed over Stardust.

If you have not viewed the interior of the school, this is the perfect opportunity to experience its historic and magnificent beauty.

Tickets are \$5.00 and may be purchased at Sherry's YesterDaze Vintage Clothing and Antiques at 5207 N. Florida Ave. in Old Seminole Heights. For more information, go to [www.oldseminoleheights.com](http://www.oldseminoleheights.com) or call Suzanne Prieur at (813) 610-5255.

***The rehabilitation of Hillsborough High School won a Tampa Preservation, Inc. Preservation Award in 2007.***



**PRESIDENT'S MESSAGE**

Once again, we find ourselves at the start of a new year for Tampa Preservation. I don't know about you, but it seems like just yesterday that we were celebrating the start of a new millennium! With all of us working together, hopefully 2008-2009 will be a good year for Tampa Preservation, Tampa and its historic resources.

We all know that our economy is in a state of turmoil. We feel it personally and are seeing the effect of decreases in funding on the programs and projects supporting our heritage. Last year, the State of Florida (who has had the premiere grants program in the country for historical resources) appropriated ZERO dollars for the first time in history for Special Category Grants. This has increased the importance of local efforts to protect local resources.

With our country on the verge of electing new political leaders, preservationists need to take an active role in expressing their concerns about the reduction in available funding and priority given to supporting our heritage and historical resources, i.e.: the visual evidence of our history. Tampa Preservation is prepared to help keep you apprised of the issues and developments and will advise you of ways you can express your concern and opinions.

One of our priorities for the year will be expanding the public education and awareness of preservation issues. Included in this will be raising the public understanding of incentives for preservation that currently exist. Watch this and future issues of this newsletter and our website ([www.tampapreservation.com](http://www.tampapreservation.com)) for updates and information.

As always, we appreciate the support of our membership. Needless to say, we are always looking to expand that base. Please forward the membership form in this newsletter to friends that you know share an interest in preserving the unique identity of Tampa!

*Becky Clarke*  
TPI President

*"Not every community has an Independence Hall, but every single community in America has treasures that make it unique, that make it a special place. Saving these treasures is not someone else's job!"*  
— Richard Moe, President, National Trust for Historic Preservation

**EDITOR'S MESSAGE**

I hope that you have enjoyed your recent issues of *Cornerstone* and have had a chance to visit our redesigned and expanded website at [www.tampapreservation.com](http://www.tampapreservation.com). We strive to produce a newsletter that is informative and interesting and reflects the issues that Tampa area residents face regarding preserving historic resources. To that end, we invite comments and questions regarding the interests and concerns of our members. If there is a topic you would like to see addressed, or any suggestions for articles, please call the TPI office at (813) 248-5437 or send an email to [tpitampa@aol.com](mailto:tpitampa@aol.com). Similarly, we welcome any comments on how to make the TPI website better serve the community's needs.

We look forward to your input!

*Jo-Anne Peck*  
TPI Newsletter Editor

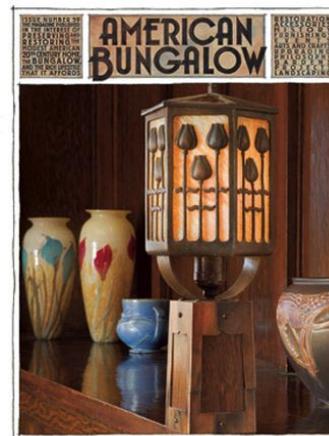
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**AMERICAN BUNGALOW MAGAZINE**

*Submitted by Suzanne Prieur*

In the spring of 2007, the prestigious architectural publication, *American Bungalow*, sent their chief photographer, Alex Vertikoff to Seminole Heights to photograph their beautiful bungalows for inclusion in the magazine. Alex, who has photographed hundreds of houses all over the country, was amazed by the wide variety of bungalow styles he found, and thrilled to play a part in revealing the charm of the neighborhood to the magazine's vast, international audience.

The story of Seminole Heights early years as a trolley car suburb, its heartbreaking decline and vibrant renaissance will appear in the winter issue, to be distributed in November. Future editions will feature Hyde Park and Ybor City. Purchase your copy from Sherry's YesterDaze Vintage Clothing & Antiques at 5207 N. Florida Ave., in Seminole Heights at a discounted price.



## HILLSBOROUGH COUNTY PRESERVATION NEWS

*by Elaine Lund, HC Historic Preservation Program*

Dr. George McAnelly Miller is credited with the founding of Ruskin, Florida. Miller, a follower of the English writer and social critic John Ruskin, had previously founded colleges in Missouri and Illinois based on the belief that a college education should be available to the masses. These colleges provided agricultural or industrial jobs for students to assist with tuition and board costs, but required that even those who could afford the education work alongside those who could not. After a fire swept through the Ruskin College in Glen Ellyn, Illinois, Miller moved his wife and five children to Hillsborough County in search of a new campus in 1906. With considerable assistance from his brother-in-law, Albert Peter Dickman, Miller acquired land for his new Ruskin College in 1907. Altogether, Miller and Dickman purchased 13,000 acres between the Little Manatee River and Apollo Beach.

Miller's wife, Adeline, established the first post office at Ruskin on August 7, 1908. The Ruskin Commongood Society platted Ruskin in 1910. Every person who bought a piece of Ruskin also bought a membership in the cooperative Ruskin Commongood Society. Nearly seven thousand acres sold within the first year. White men and women who bought land in Ruskin were prohibited from swearing, smoking cigarettes, and drinking. The Ruskin plat included the land for the college and two parks, which were owned in common by all members of the Ruskin Commongood Society, as was the cooperative general store. Ruskin was isolated in its early years; Tampa could only be reached by boat, and travelling to the Wimauma train depot could take a full day. Ruskin became largely self-sufficient, and even printed its own local community scrip to be used at the general store.

Ten percent of all land sales went to fund the new Ruskin College, which opened in 1910. Dr. Miller served as the college president, and Adeline Miller served as the vice-president. The college buildings were constructed of local lumber, as were the homes of the founding families. Ruskin College offered a liberal arts education. The college grew in popularity until the start of World War I, when most of the students left to enlist in the armed services or to support the wartime efforts by working in cities. Ruskin College closed in 1917, due to the lack of enrollment. In 1918, a fire destroyed all the buildings on campus except for the Arts Building. Dr. Miller died in 1919.

Ruskin grew slowly but steadily through the Land Boom years of the early 1920s. Ruskin continued as a strong agricultural community, weathering the Great Depression

with its growing family farms. Paul Dickman, a son of A.P. Dickman, was a particularly prolific farmer and inventor of farm equipment. He is credited with innovations in tomato harvesting and packaging. In 1941, Paul Dickman became one of the founding members of the Ruskin Vegetable Corporation, a packing cooperative of Ruskin farmers, and the Ruskin Vegetable Distributors, a sales organization.

The annual springtime Ruskin Tomato Festival began in 1935. This agricultural fair celebrated the variety of crops that kept Ruskin a prosperous community, but it placed due emphasis on the tomato, even crowning an annual Ruskin Tomato Queen. Today this festival has been revived as the Ruskin Tomato and Heritage Festival.



*The A.P. Dickman House, Ruskin, FL, Hillsborough County Landmark*

Despite the fire that destroyed most of the Ruskin College campus, several notable historic buildings remain in use in Ruskin. The 1914 George McA. Miller House is listed in the National Register of Historic Places. Adeline Miller designed the house, which is now owned by the Ruskin Woman's Club, with influences from Swiss chalets and American bungalows. The 1910 A.P. Dickman House, a Hillsborough County Landmark, is a private residence.

The Ruskin Centennial celebration was kicked off on August 7, 2008, to commemorate the founding of the first post office. This day was marked with speakers at the Ruskin Woman's Club and a tour of the National Register-listed building. The Ruskin Historical Society put together a self-guided walking tour of Ruskin's historic buildings, including the Miller House, the A.P. Dickman House, and the L.L. Dickman House. From September 15 – October 11, 2008, Ruskin will be participating in The Big Draw, a month-long series of arts events to celebrate Ruskin's history.

Information about Ruskin Centennial events, including a map of the Ruskin Historical Society's walking tour, can be found online at [www.ruskinhistory.org](http://www.ruskinhistory.org).

## TEARDOWN TOOLS ON THE WEB

Created as part of the Teardowns Initiative of the National Trust for Historic Preservation, this new tool is now available to help community leaders identify approaches and best practices for managing teardowns. Teardowns on the Web is intended as an easy-to-share, user-friendly, one-stop-shop highlighting approximately 30 tools and more than 300 examples of best practices being used in 32 states around the country. Now more than ever, as the housing market and economy struggle to recover, communities need to be proactive and take advantage of this downturn and "cooling off" period to plan for teardowns before they start up full force again. Check out Teardown Tools on the Web and additional resources at:

[www.preservationnation.org/issues/teardowns/](http://www.preservationnation.org/issues/teardowns/)



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## MUSEUM CHRISTMAS SHOPPING DAY

The Henry B. Plant Museum Store will hold its annual Christmas Shopping Day on Monday, November 3<sup>rd</sup> from 10:00 am until closing at 8:00 pm. This is a great opportunity to get your Christmas shopping done early and support the Museum at the same time. The store reflects the ambience of the museum offering a variety of gifts for ladies, gentlemen and children. At the store, you will find playing cards like those used by the hotel guests featuring Henry B. Plant's logo, silk scarves and jewelry, blue and white from oven-to-table cooking ware, silver frames and cupcake stands, Caspari stationery and Christmas cards, delicately scented soaps and body splashes, books, games, and prints.



On this special day you can lunch on the veranda, browse, buy and get all your gifts attractively wrapped at no additional charge. To reserve a \$9.00 box lunch, catered by Chavez at Home, call Sally Shifke at 258-7302 no later than October 30<sup>th</sup>.

## HISTORIC KENWOOD BUNGALOWFEST 2008

The Historic Kenwood Neighborhood Association (HKNA) will hold its 10<sup>th</sup> annual BungalowFest Friday night, October 31, and Saturday, November 1, 2008 in central St. Petersburg. On Friday night, there will be a tour by moonlight of five homes from 7-9 p.m. On Saturday, 15 homes and gardens will be on display from 10 a.m. to 3 p.m. The tour is approximately a two-hour walk along a two-mile loop.

By day or night, BungalowFest is unique among home tours. The tour features homes that are completely restored and some that are currently under renovation. "The goal of the tour is to showcase the amazing homes and residents Historic Kenwood," said Bob Jeffrey, HKNA president. "In the past few years, we've seen BungalowFest attendance grow to more than 1,000 visitors. This year, Friday's BungalowFest by Moonlight will be on Halloween, so we expect to see some interesting decorations in the homes as well as throughout the neighborhood."

The tour begins both days at Historic Kenwood's Seminole Park –



2900 3<sup>rd</sup> Avenue North, St. Petersburg. Tickets are \$15 for BungalowFest By Moonlight, \$10 for the day tour or \$20 for both days. For more information, please visit our web site at [www.historickenwood.org](http://www.historickenwood.org) or call the Craftsman House at 727-323-2787.

## OUT AND ABOUT IN TAMPA

*Submitted by Nootchie Smith*

We spent a rainy Saturday afternoon at Baker General Store at 2502 N. Howard Avenue, four blocks north of the I-275 exit. The historic West Tampa brick building lends the perfect atmosphere for vintage and new merchandise. From soaps and sachets to ice cream, from lace and wedding decorations to Clark's Teaberry gum, there is something for everyone in this store. Children can find affordable books and toys. Jan Sutton at the Doll Hospital offers consultations for old doll repairs and restorations. You can even schedule a special event to be held in the Tea Room, or out in the Patio, or on the Rooftop Garden. Meet the Bakers Wednesday thru Saturday from 10:00 am to 6:00 pm and Sunday from 11:00 am to 5:00 pm.

### PRESERVATION TERMINOLOGY

“Demolition by Neglect” is the term used to describe a situation in which a property owner intentionally allows a historic property to suffer severe deterioration, potentially beyond the point of repair. Property owners may use this kind of long-term neglect to circumvent historic preservation regulations.

Sometimes demolition by neglect occurs when an owner essentially abandons a historic property. More often, neglect is an affirmative strategy used by an owner who wants to develop the property. The context in which the issue is raised depends on what action the city decides to take, if any.

At one end of the spectrum, some local governments have taken affirmative enforcement actions against the owners of such properties, ultimately going to court if necessary. At the other end of the spectrum, occasionally the owner of a neglected or deteriorating property will file a lawsuit against the local government, challenging the historic designation or some other feature of the preservation ordinance. The problem with both of these extremes is that courts are very unpredictable.

More commonly, demolition by neglect controversies end up somewhere in the middle of this spectrum, with the local government issuing citations to repair the building, and the owner ignoring the citations. The skirmishes involved in this process often result in a stalemate that leaves all sides frustrated.

Property owners using demolition by neglect as a tactic to work around preservation laws will often argue that the prohibitive cost of repairs and deferred maintenance creates an economic hardship.

Ideally, historic preservation ordinances need a safeguard provision to protect against this kind of argument, creating a loophole. Generally, the owner’s own neglect should not be allowed to create an economic hardship. However, it is often difficult to sort out the extent to which an economic hardship is attributable to an owner’s actions, or to things beyond the owner’s control (i.e., circumstances that would have existed in any event). In looking at economic hardship and demolition by neglect, it is important for commissions to look beyond simply the relationship between the cost of repairs and the purchase price or the “as is” value.

*Excerpted from the Preservation Law Reporter, Educational Materials, National Trust for Historic Preservation, 1999*

*Recent calculations indicate that it takes about 65 years for an energy efficient new building to save the amount of energy lost in demolishing an existing building.*

*- National Trust for Historic Preservation*

### UPCOMING EVENTS

#### Tampa Heights Presents, "Pumpkin Patch in the Park"

October 11th from 3:00-7:00pm

Located at the Fernando Rodriguez Mesa, Morgan St. Park  
This is a kid friendly event, with music, food and kid activities for residents of Tampa Heights.

#### Tampa Heights Yard Sale

Saturday October 18<sup>th</sup>, 7 am to noon.

Neighborhood-wide yard sale event

#### Florida Redevelopment Association Annual Conference

October 22-24

Tampa Downtown Hyatt Regency

“Redevelopment and the Creative Economy”, features guest speakers Mayor Joe Riley, City of Charleston, SC; Carol Coletta of Smart City Radio; and renowned historic preservation economist, Donovan Rypkema

#### Historic Roser Park Art Festival

November 8 & 9

St. Petersburg, FL

[www.roserpark.net](http://www.roserpark.net)

#### Temple Terrace Preservation Society Historic Homes Tour

December 6, 2008

Mediterranean Revival and Mid Century Modern homes

#### Historic Old Northwood Neighborhood Home Tour

December 7, 2008, 3 pm

St. Petersburg, FL

[www.honna.org](http://www.honna.org)



### UPCOMING EVENTS

Is your historic neighborhood planning a home tour or other public event? TPI will gladly publicize your event in our quarterly newsletter and on our website calendar. See [www.tampapreservation.com](http://www.tampapreservation.com) for details or send your event notifications to [tpitampa@aol.com](mailto:tpitampa@aol.com).

## PRESERVATIONDIRECTORY.COM

PreservationDirectory.com recently offered a free comprehensive resource guide entitled "**Preservation Resources on the Web**" to anyone interested in historic preservation.

The comprehensive resource guide presents primary online resources in the field of historic and cultural resource preservation. Topics include researching your historic home; funding sources and tax credit programs available; utilizing your State Historic Preservation Office (SHPO); finding an undergrad/graduate program in historic preservation; historic real estate resources online; preservation event/conference directories; and much more.

The guide covers national resources in depth, so this will be of interest to preservationists and historic homeowners everywhere, but has an emphasis on Oregon resources at the state level. The guide supplements the preservation-related resources available at the PreservationDirectory.com website, which includes many local preservation businesses and services, historic museums and organizations, and historic real estate for sale, all of which can be searched by state.

To request a free copy of the guide or to find a local preservation resource, go to [www.preservationdirectory.com](http://www.preservationdirectory.com).

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## WINDOW TOOLS

"There is an epidemic spreading across the country. In the name of energy efficiency and environmental responsibility, replacement window manufacturers are convincing people to replace their historic wood windows. The result is the rapid erosion of a building's character, the waste of a historic resource, and a potential net loss in energy conservation. Typically replacement windows are vinyl, aluminum, or a composite with wood, and none will last as long as the original window. Repairing, rather than replacing, wood windows is most likely to be the "greener option" and a more sustainable building practice."

So begins the introduction to a new Tip Sheet available online from the National Trust for Historic Preservation entitled "Historic Wood Windows". The four-page publication has information ranging from why retaining wood windows is more cost- and energy-efficient than modern replacements, maintenance information, lead paint concerns, and references great resources for additional, in-depth information. To download your free copy go to: <http://www.preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf>



## FSC FLORIDA HISTORY LECTURES

The Florida Lecture Series is produced by the Center for Florida History, an initiative created by Florida Southern College, to engage students and the state community in the study and exploration of Florida history.

Since its inception in 1996, FSC's Florida Lecture Series has hosted dozens of speakers who have approached Florida Life and Culture from a wide-range of disciplines, including history, public affairs, law, sociology, criminology, anthropology, literature, music, and art. Its overall objective is to create an opportunity for member of the community, faculty, and student body, to join together to hear, interact with, and learn from leading scholars/specialists of the Florida Experience.

All lectures are held at 7p.m. in the Hollis Room, Florida Southern College. For more information, please contact:

Dr. James M. Denham: 863.680.4312

Mrs. Geri Sparks: 863.680.3001

To see the upcoming lecture schedule go to:

<http://www.flsouthern.edu/flhistory/>

## HISTORIC PRESERVATION QUALITY OF LIFE STUDY

Historic preservation enhances the quality of life of Floridians through economic and cultural contributions to an improved sense of place, according to a study from the University of Florida.

“Determining a specific dollar value for quality of life is a challenging undertaking,” said project co-director Timothy McLendon, staff attorney at the Center for Governmental Responsibility at UF’s Levin College of Law, which conducted the study along with UF’s Department of Urban and Regional Planning. “Therefore, we offered local decision makers a number of options for protecting historically valuable assets that contribute to the community.”

Florida residents also recognize the importance of historic preservation, according to a survey commissioned as part of the overall study. Based on surveys of more than 1,500 Floridians during November and December 2005, and January 2006, the most threatened historic resources in Florida include historic and scenic landscapes; old homes and neighborhoods; and old downtowns. Respondents, likewise, saw a need to preserve Florida’s historic resources for future generations, scenic reasons and education. The survey was conducted by UF’s Bureau of Economic & Business Research as part of its monthly statewide consumer confidence survey.

The report includes models and tools available to further historic preservation in Florida and to measure the impact of historical structures, events and related activities on the enhancement of the quality of life in Florida. Specifically, the use of community indicators is described as a tool for decision-makers to measure their success in improving the quality of life in their communities. Community indicators are bits of information that are combined to provide a picture of what is happening in a community. For historic preservation purposes, these may include items like the number or type of local ordinances; the number of projects qualifying for historic tax credits or exemptions; changes in property values; numbers of historic districts; and visitors to and support for local historic museums. Other tools included in the report are preservation laws and policies, tourist-related tax revenues, and creative solutions to conflicts of gentrification, sustainability and rehabilitation.



“We’re excited to have this wonderful study to confirm that along with the economic impacts that result from historic preservation, the quality of life is indeed improved as well,” said Caroline Tharpe Weiss, executive director of the Florida Trust for Historic Preservation, which provided key support for the study.

Sprinkled throughout the report are examples of model communities and projects that have succeeded in using the tools to enhance quality of life. DeFuniak Springs and Fernandina Beach are described as communities whose historic roots lure tourists and improve the economies of their regions. The St. Augustine Lighthouse and Museum; the Fort Christmas Historical Park in Central Florida; and the Riley House museum near Tallahassee are provided as case studies of how history museums can be important community resources.

Also described in the report are conservation districts in Tampa, Sarasota and Zephyrhills that offer ways for local governments to balance historic preservation through protection, rehabilitation and revitalization, all contributing to a neighborhood’s culture. Other incentive programs, including tax credits and exemptions and grants have been key to preserving and improving Florida communities.

The 18-month study was funded with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Florida Historical Commission. The study was a collaborative effort involving multiple UF partners: the Center for Governmental Responsibility; the Department of Urban and Regional Planning; the Center for Building Better Communities; the Graduate Program in Museum Studies; and the Center for Tourism Research and Development.

The Quality of Life study complements an earlier study on the Economic Impacts of Historic Preservation in Florida released in 2002. The full Quality of Life report is available at: <http://www.flheritage.com/qualityoflife.pdf> or copies may be obtained from the Division of Historical Resources, Florida Department of State 850-245-6333.

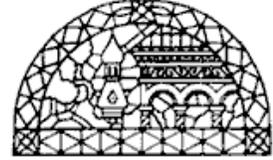
*Community revitalization and historic preservation are uniquely compatible principles. When used together, they create sustainable, vibrant places to live work and play.*

## TPI MEMBERSHIP

For the past thirty-five years, Tampa Preservation, Inc. has worked to protect the quality of life in our communities, to encourage revitalization in the Tampa Bay area and to broaden understanding of historic preservation as a positive force for responsible economic growth. Your membership and support of this valuable organization enables us to continue successful programs while reaching out to grow in the future years.

**TPI needs your support to:**

- **Advocate local preservation efforts within the community where you reside.**
- **Encourage elected officials and local residents to support preservation.**
- **Provide financial support, which allows us to continue fulfilling our mission.**



We encourage and welcome support from corporations, organizations and individuals that care about preserving our heritage. If you are already a member, please pass this form along to someone interested in preserving Tampa's unique architectural and cultural heritage.

Please complete this form and return it with your tax-deductible check (made payable to Tampa Preservation, Inc.) to:  
 Membership, Tampa Preservation Inc., P.O. Box 18061,  
 Tampa, FL 33679-8061

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ANNUAL MEMBERSHIP CATEGORIES

_____ \$25.00	Individual	_____ \$100.00	Business	_____ \$500.00	Corporate
_____ \$35.00	Family	_____ \$100.00	Contributing	_____ \$1,000.00	Sustaining
_____ \$50.00	Non-Profit	_____ \$250.00	Supporting		