

ECONOMIC DEVELOPMENT AD VALOREM PROPERTY TAX EXEMPTION

Chapter 196.1995, Florida Statutes

DR-418
R. 12/99

To be filed with the Board of County Commissioners, the governing boards of the municipality, or both,
no later than March 1 of the year the exemption is desired to take effect.

1 Business name	Mailing address 5077 AVOCET LN
2 Please give name and telephone number of owner or person in charge of this business.	PENSACOLA, FL 32514
Name Belinda Russell	Telephone number 850 288 0283
3 Exact Location (Legal Description and Street Address) of Property for which this return is filed 105 W. Jackson St. Pensacola, FL 32501	4 Date you began, or will begin, business at this facility
5 Description of the improvements to real property for which this exemption is requested Historic Building Restoration	Date of commencement of construction of improvements 07/01/15

6 Description of the tangible personal property for which this exemption is requested and date when property was, or is to be purchased						APPRAISER'S USE ONLY	
Class or Item	Age	Date of Purchase	Taxpayer's Estimate of			Cond*	
			Original Cost	Cond*	Fair Market Rent		
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$
			\$		\$		\$

Average value of inventory on hand: _____ *Condition: good, avg (average), or poor

Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.

7 Do you desire exemption as a <input type="checkbox"/> new business or <input type="checkbox"/> expansion of an existing business	9 Trade levels (check as many as apply)
8 Describe type or nature of your business	<input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Manufacturing <input type="checkbox"/> Professional <input type="checkbox"/> Service <input type="checkbox"/> Office <input checked="" type="checkbox"/> Other, specify: Historic

10 Number of full-time employees to be employed in Florida _____

If an expansion of an existing business:	Net increase in employment	%	Increase in productive output resulting from this expansion	%
------------------------------------------	----------------------------	---	-------------------------------------------------------------	---

11 Sales factor for the facility requesting exemption:

Total sales in Florida from this facility-one (1) location only	divided by	Total sales everywhere from this facility-one (1) location only	=	%
-----------------------------------------------------------------	------------	-----------------------------------------------------------------	---	---

12 For office space owned and used by a corporation newly domiciled in Florida	Date of incorporation in Florida	Number of full-time employees at this location
--------------------------------------------------------------------------------	----------------------------------	------------------------------------------------

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

Date	6-15-15	Signature, preparer	Russell
Signature, taxpayer		Preparer's address	P.O. Box 12866 Pensacola, FL 32591
Title		Preparer's telephone number	850-595-5985

Property Appraiser's Use Only	
I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources \$
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section \$
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation \$
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted <div style="display: flex; justify-content: space-between;"> Improvements to real property \$ Personal property \$ </div>
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a <input type="checkbox"/> new business <input type="checkbox"/> expansion of an existing business <input type="checkbox"/> neither
VI	Last year for which exemption may be applied <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

General Information

Ad Valorem property tax exemptions can be granted to new and expanding businesses only after the voters of a city and/or county vote in a referendum to allow that city or county to grant exemptions. Section 196.1995, Florida Statutes, requires that a referendum be held if: (1) The Board of County Commissioners or governing authority of a municipality (city or county commission) votes to hold such a referendum, or (2) if the county or city commission receives a petition signed by ten percent of the registered voters of the county or city. This referendum question can then be placed before the voters of a city or county at any regular election or special election called for voting on the tax incentive referendum or for any other purpose.

If the voters authorize exemptions, a company must first meet the definitions of a new or expanding business as stated in s. 196.012 (15) and (16), F.S.

The expansion must be on the same or a collocated site of the business current operations.

If a business meets one of the above definitions as a new or expanding business, it must then file this application with the county or city commission or both.

After the city or county commission receives this application, it must submit the application to the county property appraiser for review. After the property appraiser makes the report as to the fiscal impact of granting the exemption, the county or city commission shall then adopt an ordinance in the usual manner-granting the exemption, if it chooses to do so.

A business cannot receive exemption from school taxes or water management district taxes. Also a business must pay taxes that were voted by the voters of a city or county to pay for bond issues and other special tax levies authorized by the voters of a city or county.

The exemption can only be for the improvements to the real property and for tangible personal property. The land on which the new or expanding business is to be located will still be taxed and taxes must be paid on it.

The action taken by a city or county commission can only exempt the taxes paid to that governmental body. A city can only exempt its taxes; a county can only exempt its taxes. All other taxes must be paid.

Statutory Definitions

Section 196.011 Annual application required for exemption. —

(1)(a) Every person or organization who, on January 1, has the legal title to real or personal property, except inventory, which is entitled by law to exemption from taxation as a result of its ownership and use shall, on or before March 1 of each year, file an application for exemption with the county property appraiser, listing and describing the property for which exemption is claimed and certifying its ownership and use. The Department of Revenue shall prescribe the forms upon which the application is made. Failure to make application, when required, on or before March 1 of any year shall constitute a waiver of the exemption privilege for that year, except as provided in subsection (7) or subsection (8).

Section 196.012(15) and (16), Florida Statutes

(15) "New business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible personal property at a fixed location and which comprises an industrial or manufacturing plant;

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s.220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; or

3. An office space in this state owned and used by a corporation newly domiciled in this state; provided such office space houses 50 or more full-time employees of such corporation; provided that such business or office first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(b) Any business located in an enterprise zone that first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(c) A new business that is situated on property annexed into a municipality and that, at the time of annexation, is receiving an economic development ad valorem tax exemption from the county under s. 196.1995.

(16) "Expansion of an existing business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible

personal property at a fixed location and which comprises an industrial or manufacturing plant; or

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s. 220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; provided that such business increases operation on a site collocated with a commercial or industrial operation owned by the same business, resulting in a net increase in employment of not less than 10 percent or an increase in productive output of not less than 10 percent.

(b) Any business located in an enterprise zone that increases operations on a site collocated with a commercial or industrial operation owned by the same business.

Section 196.1995 Economic development ad valorem tax exemption. —

(6) With respect to a new business as defined by s. 196.012(15)(c), the municipality annexing the property on which the business is situated may grant an economic development ad valorem tax exemption under this section to that business for a period that will expire upon the expiration of the exemption granted by the county. If the county renews the exemption under subsection (7), the municipality may also extend its exemption. A municipal economic development ad valorem tax exemption granted under this subsection may not extend beyond the duration of the county exemption.

Section 220.15(5), Florida Statutes.

(5) The sales factor is a fraction the numerator of which is the total sales of the taxpayer in this state during the taxable year or period and the denominator of which is the total sales of the taxpayer everywhere during the taxable year or period.

(a) As used in this subsection, the term "sales" means all gross receipts of the taxpayer except interest, dividends, rents, royalties, and gross receipts from the sale, exchange, maturity, redemption, or other disposition of securities. However:

1. Rental income is included in the term if a significant portion of the taxpayer's business consists of leasing or renting real or tangible personal property; and

2. Royalty income is included in the term if a significant portion of the taxpayer's business consists of dealing in or with the production, exploration, or development of minerals.

(b)1. Sales of tangible personal property occur in this state if the property is delivered or shipped to a purchaser within this state, regardless of the f.o.b. point, other conditions of the sale, or ultimate destination of the property, unless shipment is made via a common or contract carrier.

2. When citrus fruit is delivered by a cooperative for a grower-member, by a grower-member to a cooperative, or by a grower-participant to a Florida processor, the sales factor for the growers for such citrus fruit delivered to such processor shall be the same as the sales factor for the most recent taxable year of that processor. That sales factor, expressed only as a percentage and not in terms of the dollar volume of sales, so as to protect the confidentiality of the sales of the processor, shall be furnished on the request of such a grower promptly after it has been determined for that taxable year.

3. Reimbursement of expenses under an agency contract between a cooperative, a grower-member of a cooperative, or a grower and a processor is not a sale within this state.

(c) Sales of a financial organization, including, but not limited to, banking and savings institutions, investment companies, real estate investment trust, and brokerage companies, occur in this state if derived from:

1. Fees, commissions, or other compensation for financial services rendered within this state;

2. Gross profits from trading in stocks, bonds, or other securities managed within this state;

3. Interest received within this state, other than interest from loans secured by mortgages, deeds of trust, or other liens upon real or tangible personal property located in this state, and dividends received within this state;

4. Interest charged to customers at places of business maintained within this state for carrying debit balances of margin accounts, without deduction of any costs incurred in carrying such accounts;

5. Interest, fees, commissions, or other charges or gains from loans secured by mortgages, deeds of trust or other liens upon real or tangible personal property located in this state or from installment sale agreements originally executed by a taxpayer or the taxpayer's agent to sell real or tangible personal property located in this state;

6. Rents from real or tangible personal property located in this state; or

7. Any other gross income, including other interest, resulting from the operation as a financial organization within this state.

In computing the amounts under this paragraph, any amount received by a member of an affiliated group (determined under s. 1504(a) of the Internal Revenue code, but without reference to whether any such corporation is an "includable corporation" under s. 1504(b) of the Internal Revenue code) from another member of such group shall be included only to the extent such amount exceeds expenses of the recipient directly related thereto.

**Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility**

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 000S00-9010-110-019 *Attach legal description of property*

Address of property: Street 105 W Jackson Street

City Pensacola County Escambia Zip Code 32501

- Individually National Register listed Locally designated historic property or landmark*
 In a National Register district In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district North Hill Preservation District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office UWF Historic Trust

Mailing Address P.O. Box 12866

City Pensacola State FL Zip Code 32591

Telephone Number (850) 595-5985

2. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)
 Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

Name of individual or organization owning the property Belinda Russell

Mailing address 105 W Jackson Street

City Pensacola State FL Zip code 32501

Daytime Telephone Number (850) 288-0263

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

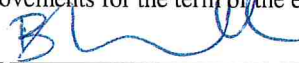
Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

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

Belinda Russell



1/12/17

Name

Signature

Date

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

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

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

5. Description of Physical Appearance:

This two-story, wood-framed, gable roofed, residence was originally constructed circa 1889. It features gabled roofs with painted wood siding and a square turret with steep hip roof and wood shingle band near the frieze. Gable end walls have painted wood shingles and lap siding.

Second floor windows are 6-over-6 double-hung sash and many appear to be original. First floor windows are predominantly casement type with multiple panes and are original to a large addition to the building built circa 1925. A large fireplace and brick chimney are located at the end of a large room that once was utilized as a stable. The building seems to have been moved about 1925 and a small portion of the building removed during the process. The stable that was part of the 1925 addition was converted into a large gathering room in the 1940's.

On the interior, the first floor was divided into several rooms; kitchen, laundry, offices, dining, two restrooms, and a large work room that had been used as a stable. The second floor has three bedrooms, a bathroom, sunroom, and large balcony area overlooking a large open room below. Access to the second floor is by central stair and a smaller servant stair. Most of the interior wall finishes have been changed as the building has changed owners and occupancy. Some tongue and groove wood beaded ceilings remain and the large room has vaulted ceilings and exposed beams.

Date of Construction 1889-1990

Date(s) of Alteration(s) 1925, 1940, 1960, 1975

Has building been moved? (X)Yes ()No If so, when? 1925

6. Statement of Significance:

The North Hill Historic District has many buildings constructed between 1870's to 1920's to 1950's that display a variety of styles and types of architecture. By the end of the 18th century, the rise on the northern outskirts of early Pensacola that came to be known as North Hill had secured a prominent place in American history. It was here in 1781 that the Spanish army under General Bernardino de Galvez defeated the English at Fort George, helping to turn the tide of American Revolution. The battle site, at the crest of a hill rising from the waterfront settlement, is now distinguished as the Fort George Memorial Park. A section of the Fort reconstructed on its original foundation marks the historic spot which lies within the present boundaries of the North Hill Preservation District, a mere two city blocks from this home site. During the next several decades, only a few inhabitants of Pensacola migrated from the downtown area to the environs of Fort George, but by the end of the 19th century, the increasing population of the thriving port city began to view the wooded slope to the north as ideally suited for expansion of the residential neighborhood. As lumbering and related industries ushered in the "lumber boom" era, Northwest Florida's great forests of yellow pine provided homebuilders with choice material for construction of many stately houses now treasured and protected in the North Hill Preservation District. Interiors display a lavish use of quality wood in paneling, ceiling beams, graceful stairways, and ornate trim. A number of the old homes are occupied today by descendants of the original builders.

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

7. Photographs and maps:

Attach photographs and maps to application.

105 W Jackson Street
000S00-9010-110-019



Photo 1 - Brick Pavers



Photo 2 - 1st Floor Flooring

105 W Jackson Street
000S00-9010-110-019



Photo 3 - Low Slope Entry Roof and Entry



Photo 4-1 - Sunroom Addition

105 W Jackson Street
000S00-9010-110-019

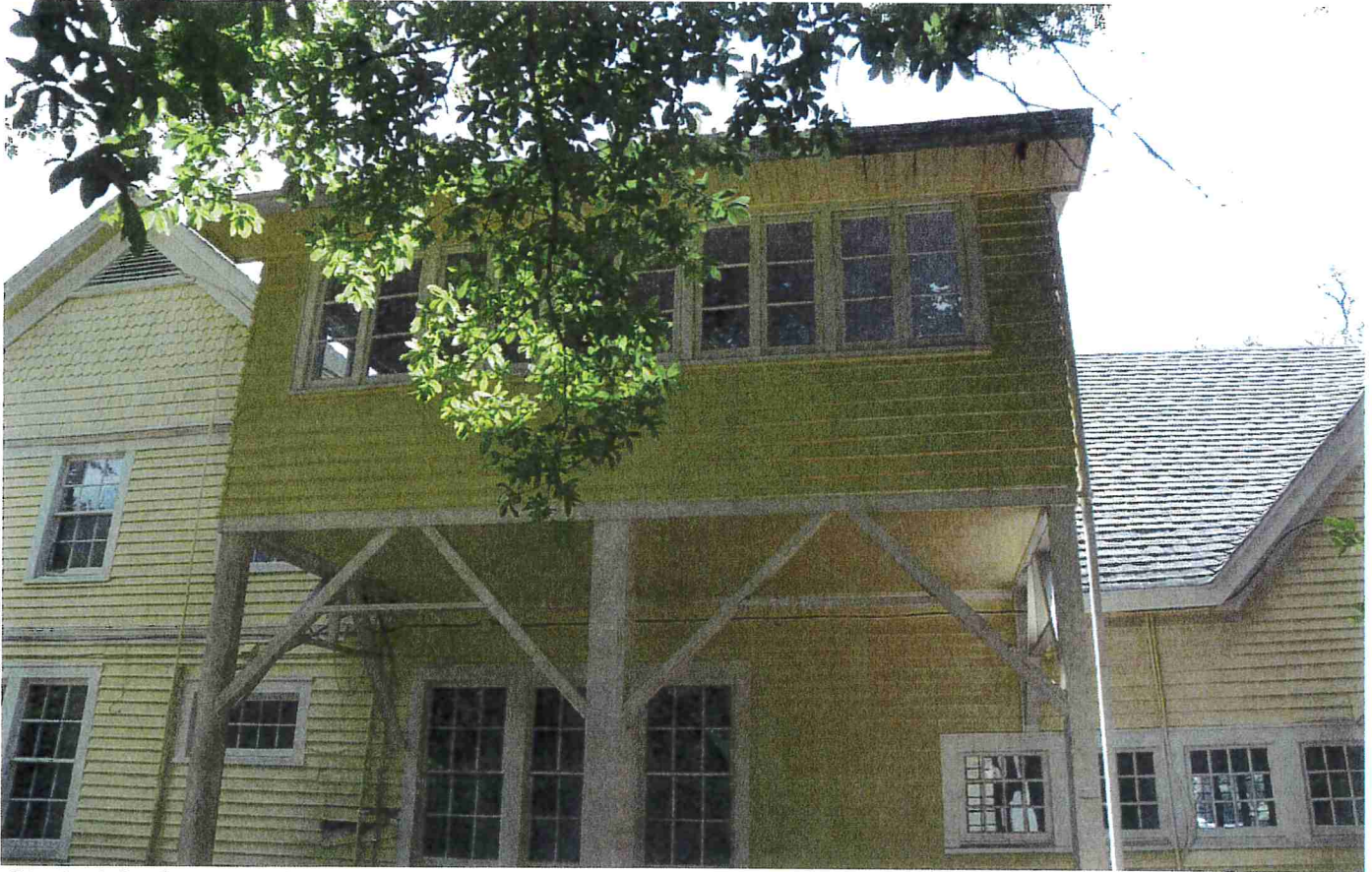


Photo 4-2 - Sunroom Addition



Photo 5-1 - First Floor Windows

105 W Jackson Street
000S00-9010-110-019

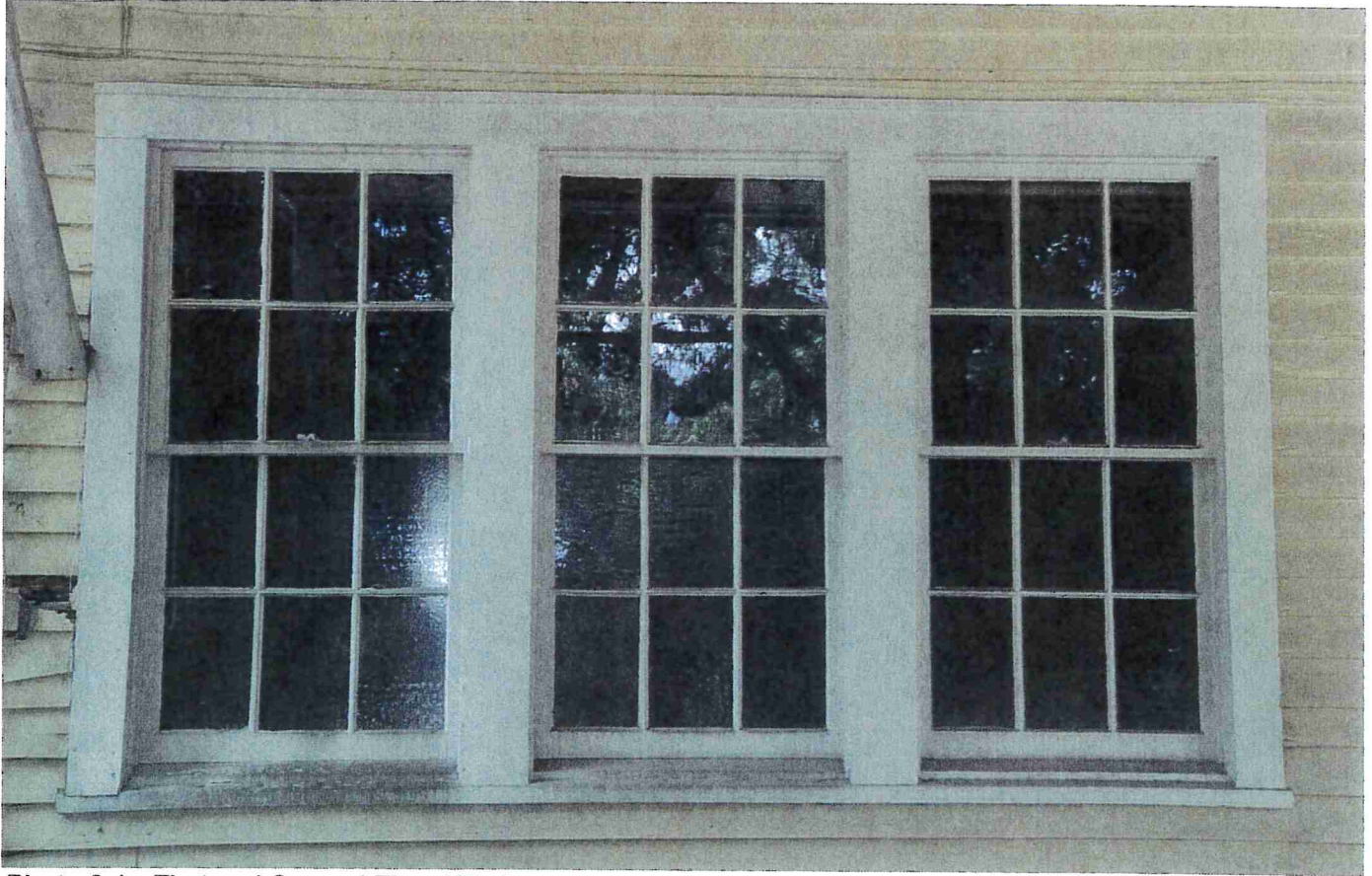


Photo 6-1 - First and Second Floor Windows



Photo 6-2 - First and Second Floor Windows



Photo 7-1 - Wood Lap Siding and Trim



Photo 7-2 - Wood Lap Siding and Trim

105 W Jackson Street
000S00-9010-110-019



Photo 8 - Exposed Beams

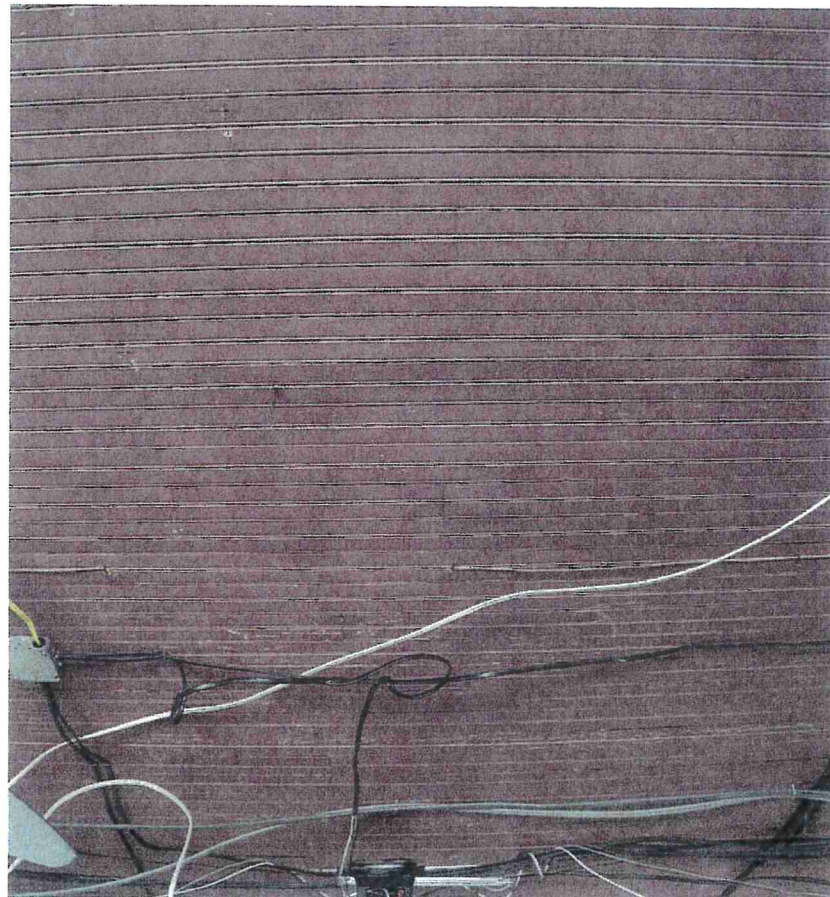


Photo 9-1 - Tongue and Groove Ceilings

105 W Jackson Street
00S00-9010-110-019



Photo 9-2 - Tongue and Groove Ceilings



Photo 10 - Awning Roofs

105 W Jackson Street
00S00-9010-110-019



Photo 11-1 - Brick Porch and Roof



Photo 11-2 - Brick Porch and Roof

105 W Jackson Street
00S00-9010-110-019



Google Map 105 W Jackson Street

Historic Preservation Property Tax Exemption Application

Part 2 – Description of Improvements

(To be completed by all applicants):

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

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 1

<p>Feature <u>Brick paving around the building</u> Approx. date of feature <u>1940</u></p> <p>Describe existing feature and its condition:</p> <p>Hand-molded brick set in a basket weave pattern with a sailor border. Condition is unlevel and causing drainage issues.</p> <p>Photo no. <u>1</u> Drawing no. <u>C101</u></p>	<p>Describe work and impact on existing feature:</p> <p>Remove paving as indicated to create a landscaped courtyard.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------

Feature 2

<p>Feature <u>Flooring and sub-flooring</u> Approx. date of feature <u>1920- 1970</u></p> <p>Describe existing feature and its condition:</p> <p>Non-historic flooring material over structurally unsound sub-floor and framing through the first floor.</p> <p>Photo no. <u>2</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Remove the non-historic flooring while salvaging the historic flooring; remove the sub-floor and framing; pour a new concrete slab; install new and old flooring. Termites, water, and rot have compromised the entire flooring system which cannot be saved. The house was moved and added onto, so there is little of the original framing that remains.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Feature 3

<p>Feature <u>Low slope entry roof and entry</u> Approx. date of feature <u>1970</u></p> <p>Describe existing feature and its condition:</p> <p>Street facing wood framed entry roof with non-period wood post supports.</p> <p>Photo no. <u>3</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Remove entry roof and entry addition to revert building to 1920's era layout.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

Page Five - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 4

<p>Feature <u>Sunroom addition</u> Approx. date of feature <u>1970/unknown</u></p> <p>Describe existing feature and its condition:</p> <p>Post supported sunroom structure. Lap siding inconsistent with original siding. Significant wood rot at supports and water intrusion at roof/wall transition. Wood decay in subfloor of elevated sunroom.</p> <p>Photo no. <u>4.1,4.2</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Remove sunroom structure to revert to shed dormer feature that was part of the 1940's addition.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Feature 5

<p>Feature <u>First floor windows</u> Approx. date of feature <u>1925/1950</u></p> <p>Describe existing feature and its condition:</p> <p>Multi-pane casement windows in poor condition.</p> <p>Photo no. <u>5</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Replace non-historic windows with impact resistant windows that match what the originals looked like according to historic photos.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Feature 6

<p>Feature <u>First and second floor windows</u> Approx. date of feature <u>1925</u></p> <p>Describe existing feature and its condition:</p> <p>6 over 6 double hung single-pane windows. Fair condition with several having broken sash cords and most will not open and some missing hardware. Life safety concerns due to not opening windows. Missing all screens.</p> <p>Photo no. <u>6.1,6.2</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Repair unique older windows and replace standard windows with matching energy efficient, impact resistant, wood windows meeting egress requirements for bedrooms.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 7

<p>Feature <u>Wood lap siding and trim</u> Approx. date of feature <u>1885/1925</u></p> <p>Describe existing feature and its condition:</p> <p>Painted wood lap siding and trim. Mostly in fair to good condition with many areas of wood decay and rot.</p> <p>Photo no. <u>7.1,7.2</u> Drawing no. <u>A201</u></p>	<p>Describe work and impact on existing feature:</p> <p>Repair and replace as needed. Prep and prime for painting.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------

Feature 8

<p>Feature <u>Exposed beams</u> Approx. date of feature <u>1925/1940</u></p> <p>Describe existing feature and its condition:</p> <p>Painted wood beams in the large room and second floor balcony. These are in good condition.</p> <p>Photo no. <u>8</u> Drawing no. <u>A201</u></p>	<p>Describe work and impact on existing feature:</p> <p>Prep and paint.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------

Feature 9

<p>Feature <u>Tongue and groove ceilings</u> Approx. date of feature <u>1925/1940</u></p> <p>Describe existing feature and its condition:</p> <p>Painted wood t&g ceiling exist in several rooms on the first floor. Condition varies.</p> <p>Photo no. <u>9.1,9.2</u> Drawing no. <u>A001</u></p>	<p>Describe work and impact on existing feature:</p> <p>Repair and replace boards as needed. Prep and paint.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 10

<p>Feature <u>Awning Roofs</u> Approx. date of feature <u>1890/1925-40</u></p> <p>Describe existing feature and its condition: Painted wood t&g soffit under shingled awning roof over windows at first floor.</p> <p>Photo no. <u>10</u> Drawing no. <u>A201</u></p>	<p>Describe work and impact on existing feature: Remove and replace awning and install support brackets similar in style to brackets used in original construction.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Feature 11

<p>Feature <u>Brick Porch and Roof</u> Approx. date of feature <u>1975</u></p> <p>Describe existing feature and its condition: Painted wood t&g roof decking under shingled low slope porch roof with exposed rafters and square solid sawn timber posts. Posts and roof decking have wood rot and termite damage.</p> <p>Photo no. <u>11.1</u> Drawing no. <u>A202</u></p>	<p>Describe work and impact on existing feature: Remove existing roof and posts, replace with new low slope porch roof with metal roofing and flanking wood pergola structures. New square columns on brick bases with painted exposed rafters / pergola members. Circa 1940's photos indicate a solid timber pergola along the entire side of the large gabled addition.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Feature

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------

Page Seven - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Residence
2. Proposed use(s) after improvement: Residence

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

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

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

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()
4. How much area does the organization or agency use? _____ square feet() acres()
5. What percentage of the usable area does the organization or agency use? _____%
6. Is the property open to the public ()Yes ()No If so, when? _____
7. Are there regular hours? ()Yes ()No If so, what are they? _____
- _____
8. Is the property also open by appointment? ()Yes ()No
9. Is the property open only by appointment? ()Yes ()No

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

Property Identification Number 000S00-9010-110-019

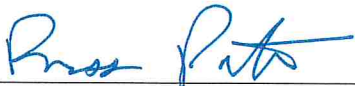
Property Address 105 W Jackson Street

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

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

Review Comments: This is an extensive renovation of a historic house that will impact almost every historic feature and material. The house has been moved, renovated, and updated over the decades, along with having termite and rot damage. This renovation will correct a number of significant issues that will allow the house to stand for another hundred years. The proposed work is extensive, but appropriate for the condition that the house is in. The owner is planning on salvaging a majority of the historic materials to be reinstalled in the house. This is a contributing structure that is part of a National Register Historic District

Additional Review Comments attached? Yes() No()

Signature 

Typed or printed name Ross Pristera

Title Historic Preservationist

Date 6-5-2015

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

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

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

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

Review Comments: In reviewing the plans and scope of work, the intent of this project is to restore the house and preserve the significant architectural features. The extensiveness of this project has uncovered some issues, such as structural problems and outdated systems, and I am working closely with the project team to make sure the Sectary of the Interior's Standards are followed. The project scope exceeds the 50% building renovation, which requires the entire house to meet modern building codes. The project team is working on incorporating these code.requirements into the design so the disturbance to the historic integrity is not lost.

Additional Review Comments attached? Yes() No()

Signature



Typed or printed name Ross Pristera

Title Historic Preservationist

Date 6-7-16

Historic Preservation Property Tax Exemption Application

Part 3 – Request for Review of Completed work

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


1. Property identification and location:

Property Identification Number: 000S00-9010-110-019
 Address of property: Street 105 W Jackson Street
 City Pensacola County Escambia Zip Code 32501

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

Project starting date June 2015 Project completion date: November 2016
 Estimated cost of entire project: \$ 644,926
 Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 436,319

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

Belinda Russell  1/12/17
 Name Signature Date

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

 Title Organization name

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (850) 288-0263

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

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

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

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

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

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

Review Comments: The house needed extensive repairs to correct structural deficiencies, electrical and plumbing issues, and making the house code compliant. The Architect made sure to respect the historic features and design of the house and the General Contractor was able to salvage and reuse materials. A lot of work has been done in this renovation, but the house still retains a lot of the historic materials, layout, and design elements that make it a contributing structure to the National Register

Page Twelve – Request for Review of Completed Work

North Hill Preservation District. The Owner, Architect, and General Contractor have followed the Secretary of the Interior's Standards for Rehabilitation.

Additional Review Comments attached? Yes () No (X)

Signature

Ross Pristera

Typed or printed name Ross Pristera

Title Historic Preservationist

Date

12-1-16

105 W Jackson Street
000S00-9010-110-019



Photo 1 – Brick pavers leading to main entrance. 10/28/16



Photo 2 – Restored base of tower that was previously an entry and small room. 10/28/16



Photo 3 – Restored north façade. 10/28/16



Photo 4 – Restored west façade with pervious sunroom addition removed. 10/28/16



Photo 5 – New garage addition. 10/28/16



Photo 6 – Restored west façade (rear of the house). 10/28/16



Photo 7 – Restored south façade (rear of the house). 10/28/16



Photo 8 – Reconstructed pergola. 10/28/16



Photo 9 – Restored east façade and main entrance. 10/28/16



Photo 10 – Restored east façade and main entrance. 10/28/16



Photo 11 – Reconstructed window awning on east facade. 10/28/16



Photo 12 – New period appropriate windows that are hurricane rated. 10/28/16

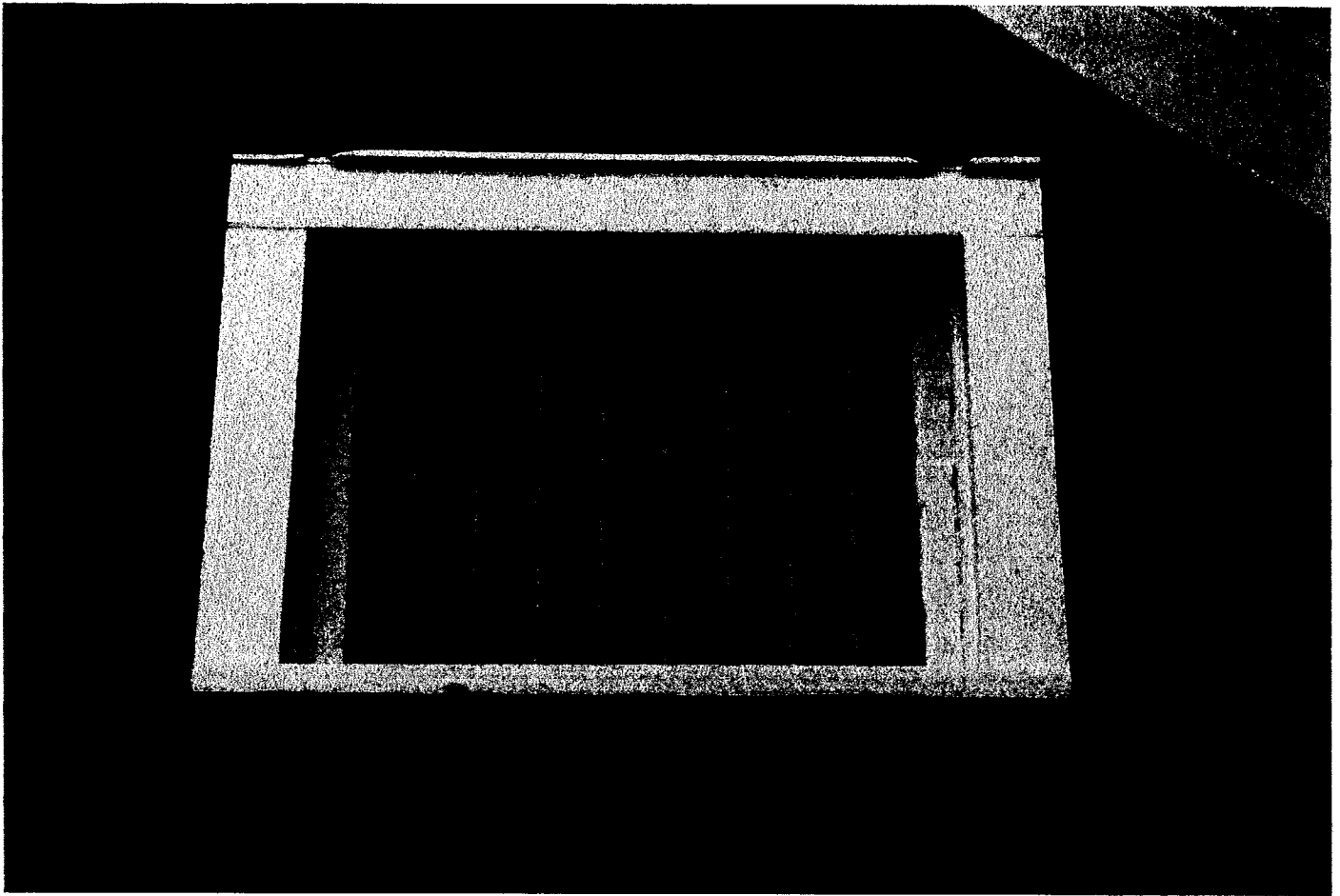


Photo 13 – Restored original window and window trim on north façade. 10/28/16

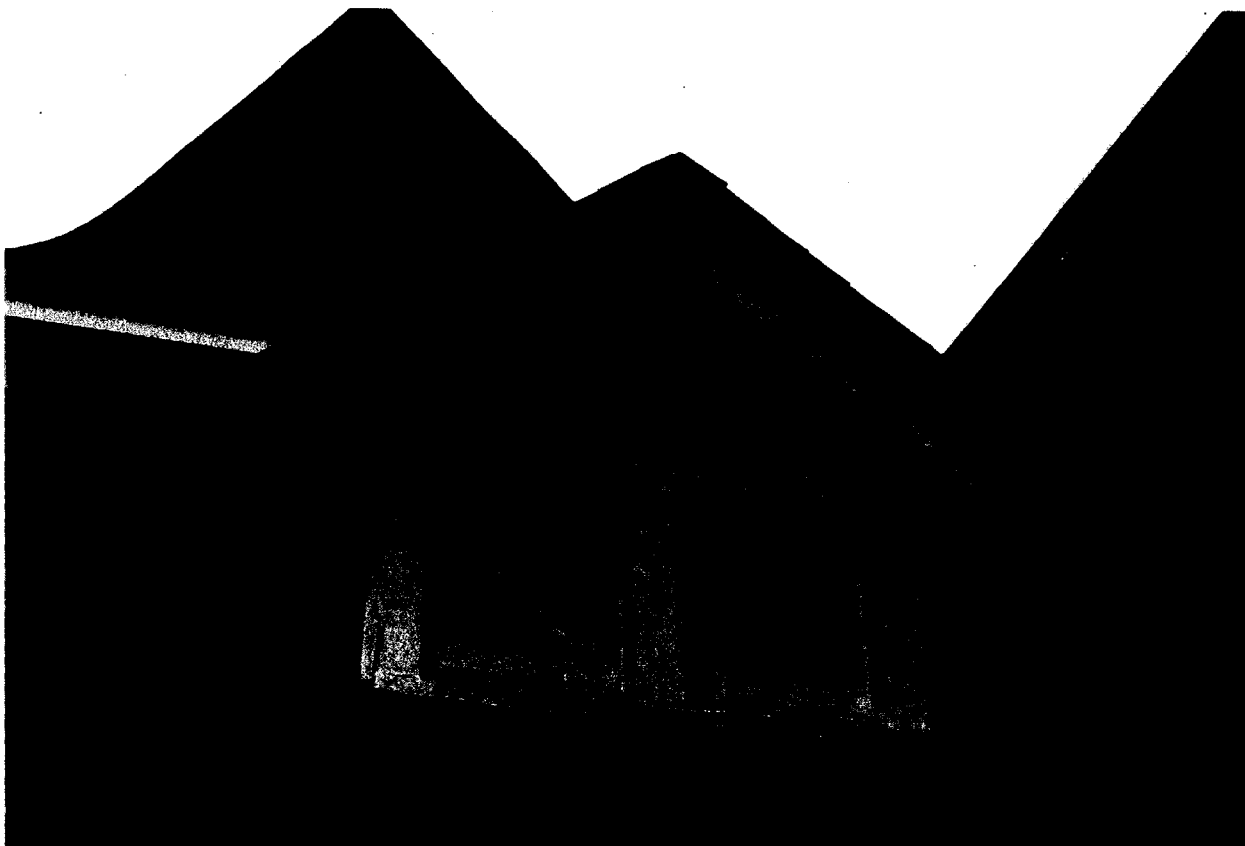


Photo 14 – Restored dormer on west façade. 10/28/16



Photo 15 – Restored dormer above entry on east façade. 10/28/16

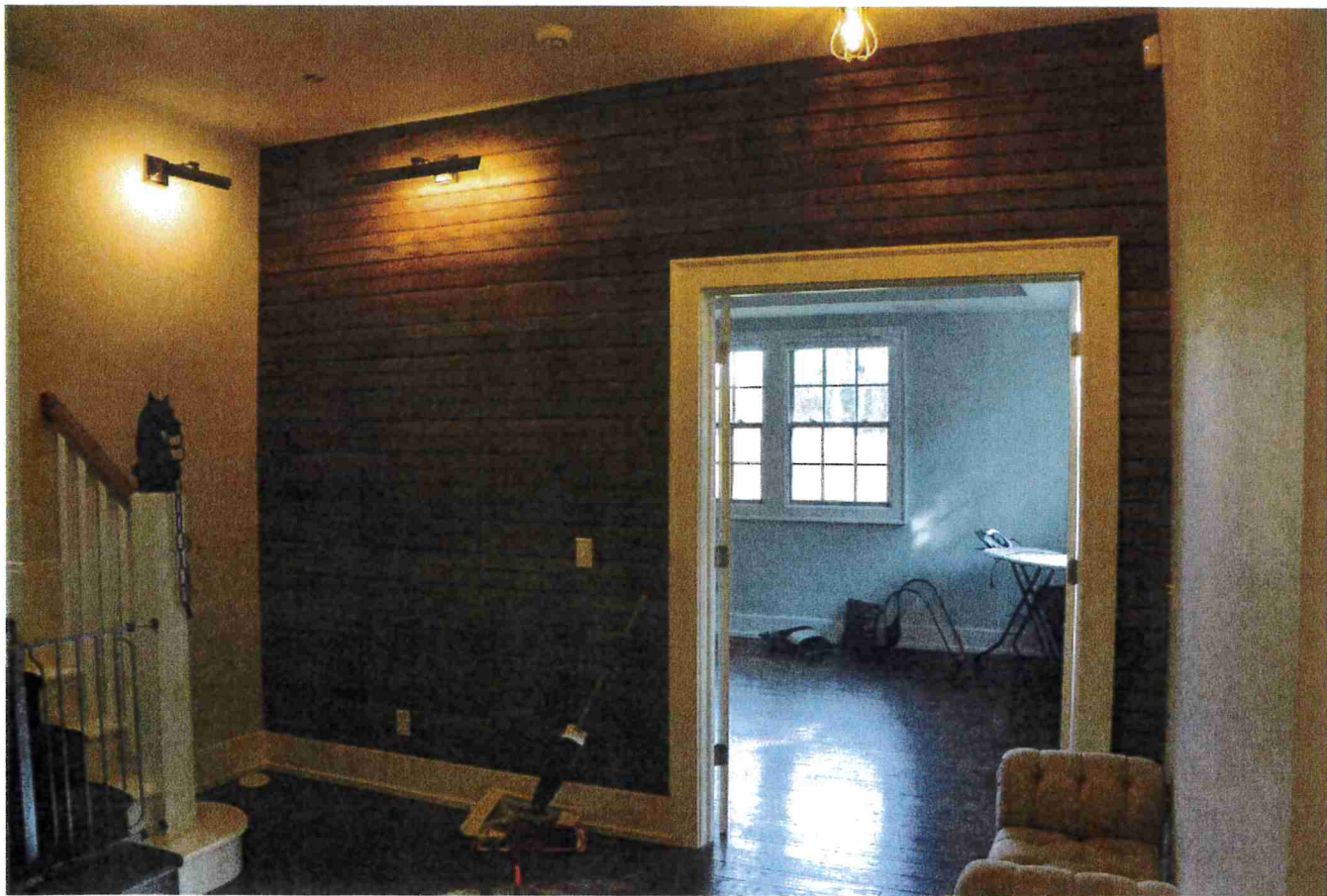


Photo 16 – Salvaged tongue and groove boards reinstalled on interior wall. 10/28/16

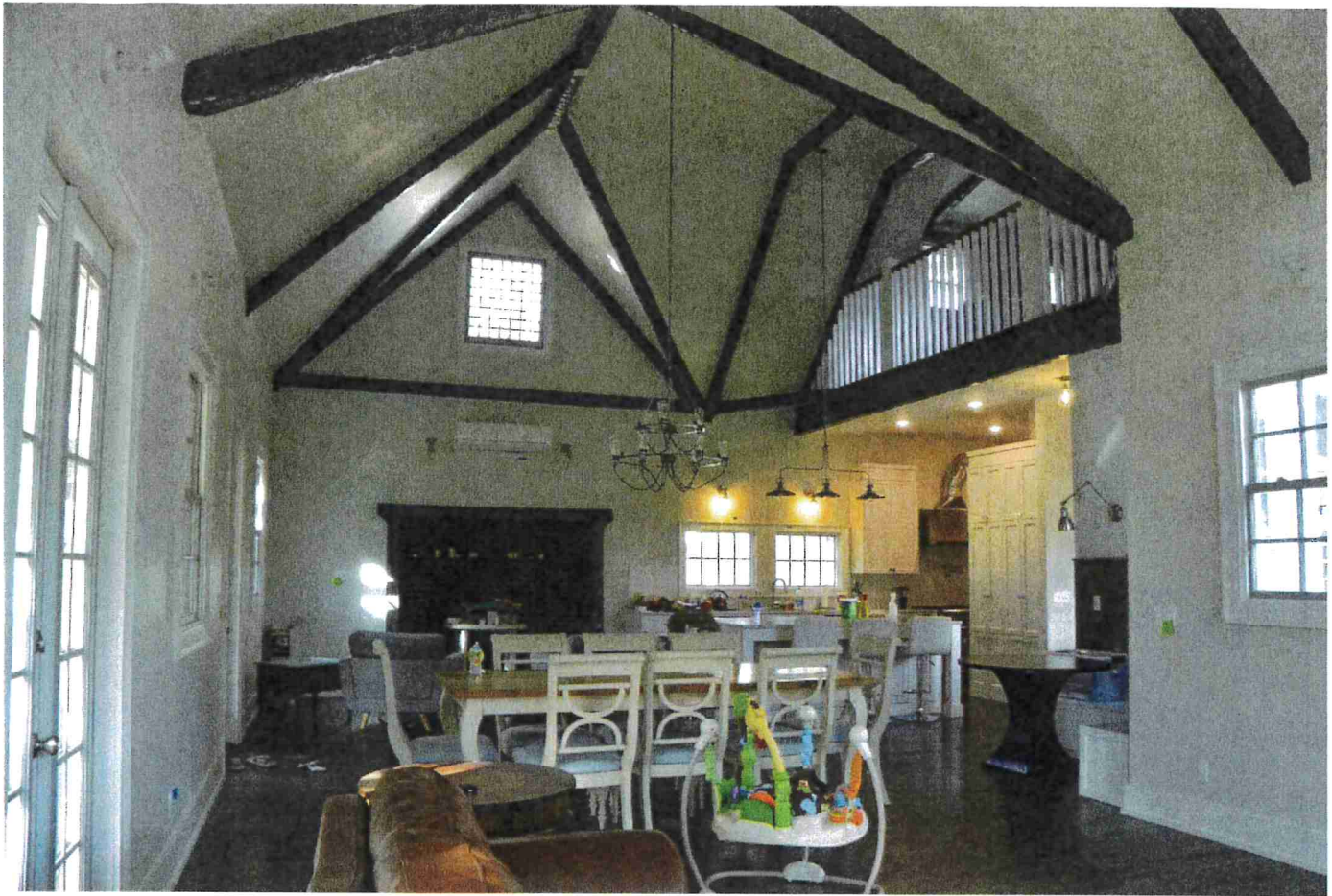


Photo 17 – Restored interior or great room. 10/28/16



Photo 18 – Great room looking into kitchen. 10/28/16

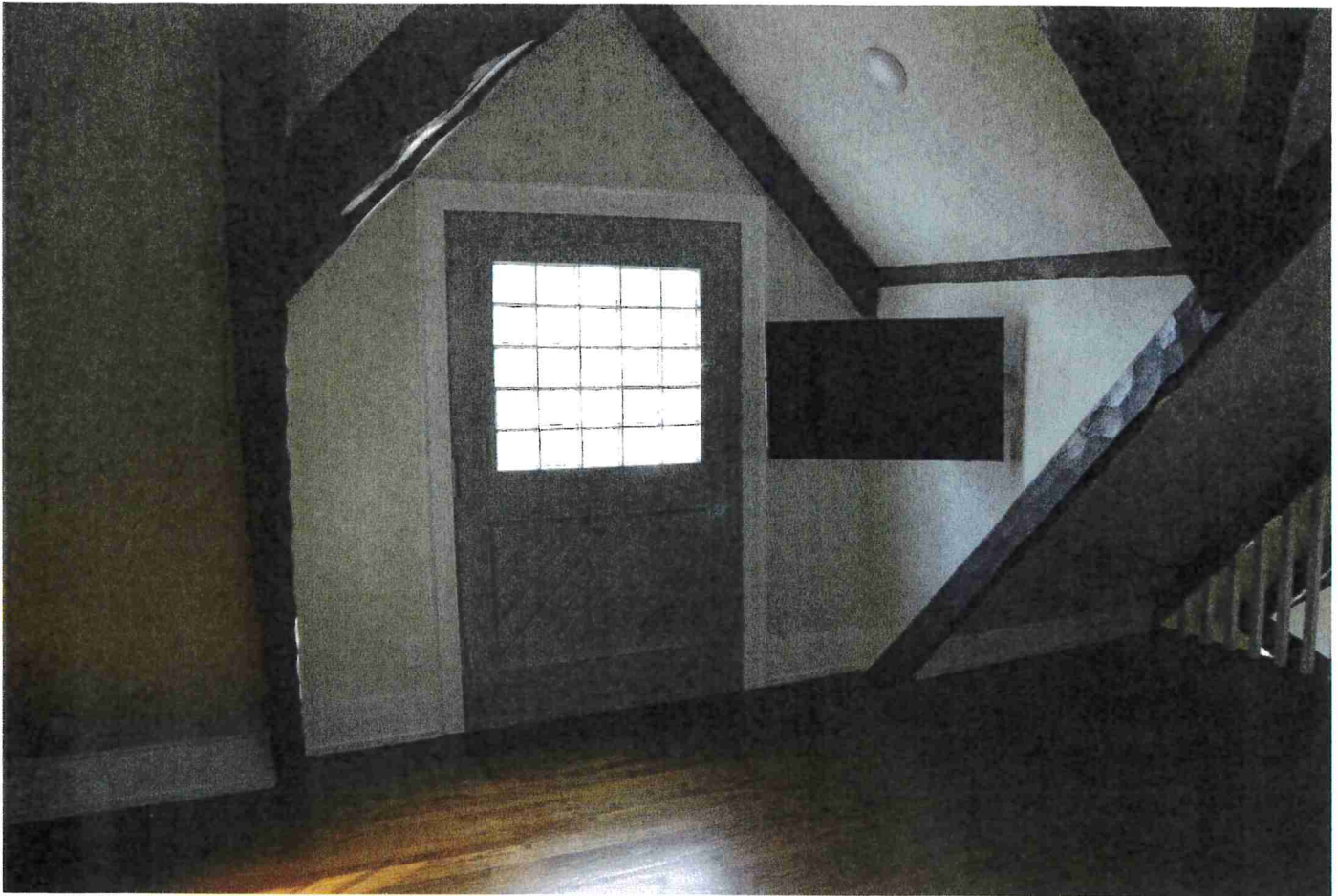


Photo 19 – Restored loft and original hayloft door on second-floor. 10/28/16

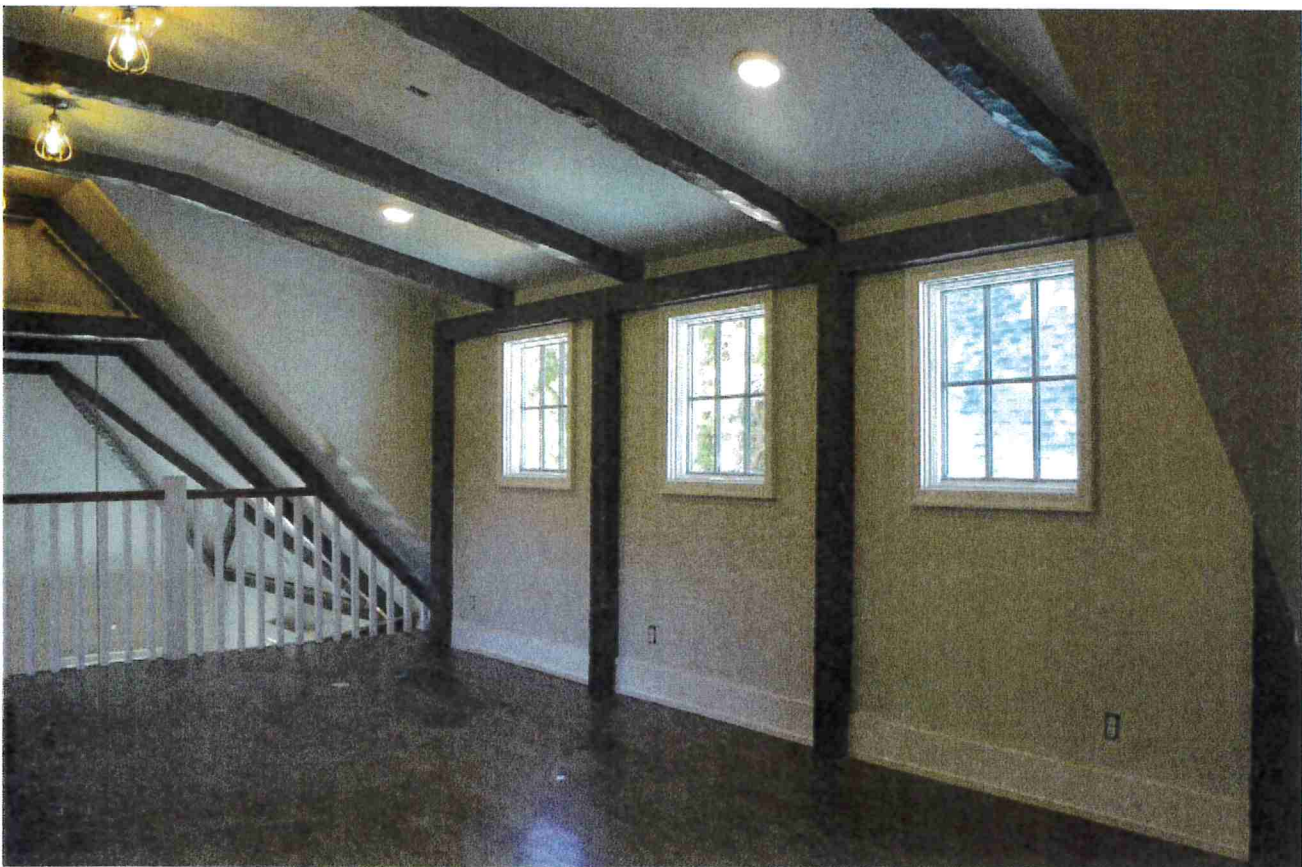


Photo 20 – Restored second-floor loft. 10/28/16



UNIVERSITY of WEST FLORIDA

HISTORIC TRUST

Office of the City Council
Pensacola City Hall
222 West Main Street
Pensacola, FL 32502

December 1, 2016

105 W Jackson Street Historic Preservation Tax Exemption

Dear Councilmembers,

I am the Historic Preservationist at the UWF Historic Trust and I have been working with the property owner at 105 W Jackson Street to complete a Historic Preservation Tax Exemption for their restoration project. The City of Pensacola and Escambia County offer an Ad Valorem Tax Exemption program for private individuals as an incentive for undertaking the restoration and rehabilitation of historic properties. Since May of 2015, I have been working with city and county staff on this project and I am happy to say the project has been completed.

The tax exemption process requires the City Council to review and make a decision as to approve or deny this application. I strongly recommend the City Council to approve this project. The Architect, General Contractor, and owners have worked very hard to ensure the historic nature of the house (built in 1889) has been carefully preserved and respected. The tax exemption requirements state that the Secretary of the Interior's Standards for Rehabilitation be followed. I have reviewed the project and can verify that the Standards have been met.

This restoration was a very large undertaking. As with many older buildings, there were a lot of unknowns and unexpected issues that arose once walls, ceiling, and floors were opened. The project team uncovered structural damage; outdated electrical, plumbing, and HVAC systems; and the need to make the building code compliant. Decades of additions and interior modifications were removed and the bones of the house were uncovered. Using photos in the UWF Historic Trust archive, the Architect was able to develop a set of plans that respected the original design, while make the house meet the modern needs of the owners. The General Contractor was able to salvage removed historic materials and carefully worked around existing features. The end result is a wonderfully restored house that has been modernized, but still maintains its historic integrity.

Sincerely,

Ross Pristera
Historic Preservationist

Andrew & Belinda Russell
105 W Jackson St
Pensacola, FL 32501

September 30th, 2016

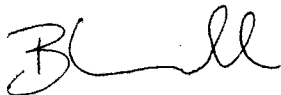
Mr. Ross Pristera
UWF Historic Trust
120 Church Street
Pensacola, FL 32502

Dear Sir,

I confirm that the renovation to restore the historic house at 105 W Jackson St, Pensacola has been completed and we are ready for you to conduct a final inspection of our property.

If you would like to arrange a mutually convenient time, please call me on 850-288-0263.

Kind regards,

A handwritten signature in cursive script, appearing to read "Belinda".

Belinda Russell



UNIVERSITY of WEST FLORIDA

HISTORIC TRUST

Mayor Ashton Hayward
Office of the Mayor
222 West Main Street
Pensacola, FL 32502

December 1, 2016

105 W Jackson Street Historic Preservation Tax Exemption

Dear Mayor,

I am the Historic Preservationist at the UWF Historic Trust and I have been working with the property owner at 105 W Jackson Street to complete a Historic Preservation Tax Exemption for their restoration project. The City of Pensacola and Escambia County offer an Ad Valorem Tax Exemption program for private individuals as an incentive for undertaking the restoration and rehabilitation of historic properties.

This house, built in 1889, is a contributing structure to the National Register listed North Hill Preservation District. Since the start of this project in May of 2015, I have worked closely with the property owner, architect, and general contractor to ensure the renovation of this historic house meets the Secretary of the Interior's Standards for Rehabilitation. The Architectural Review Board has also reviewed this project and they unanimously voted to approve the renovation plans (May 21, 2015 Item 5).

This restoration was a very large undertaking. As with many older buildings, there were a lot of unknowns and unexpected issues that arose once walls, ceiling, and floors were opened. The project team uncovered structural damage; outdated electrical, plumbing, and HVAC systems; and the need to make the building code compliant. Decades of additions and interior modifications were removed and the bones of the house were uncovered. Using photos in the UWF Historic Trust archive, the Architect was able to develop a set of plans that respected the original design, while make the house meet the modern needs of the owners. The General Contractor was able to salvage removed historic materials and carefully worked around existing features. The end result is a wonderfully restored house that has been modernized, but still maintains its historic integrity.

Sincerely,

Ross Pristera
Historic Preservationist

18.50
1382.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patricia A. Snellgrove
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number: 00-00-00-0010-110-019

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20 day of January, 2015 by Walter Allan Steigleman, III, whose post office address is herein called the grantor, to Andrew John Russell and Belinda Lee Russell, husband and wife whose post office address is 5077 AVOCET LN PENSACOLA FL 32514 hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

Lots 11, 12, 13 and 14, Block 19, Belmont Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

Grantor hereby states the above parcel of land is not his constitutional homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christie S Rodgers
Witness #1 Signature
CHRISTIE S RODGERS
Witness #1 Printed Name
[Signature]
Witness #2 Signature
Carol Allkins
Witness #2 Printed Name

[Signature]
Walter Allan Steigleman, III

STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me this 15 day of January, 2015 by Walter Allan Steigleman, III who is personally known to me or has produced MILLEN as identification.

[Signature]
Notary Public
Toni L. Autmon
Printed Notary Name



My Commission Expires:
03 April 2017

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: W. Jackson Street

Legal Address of Property: 105 W. Jackson Street, Pensacola, FL 32501

The County () has accepted (X) has not accepted the abutting roadway for maintenance. City Limits

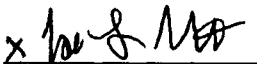
This form completed by:

Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):



Witness to Seller(s):

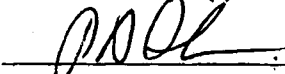

Walter Allan Steigleman, III

x 
Toni L. Adman

AS TO BUYER (S):

Witness to Buyer(s):


Andrew John Russell
By 
Belinda L. Russell, as attorney in fact




Belinda Lee Russell