

RESOLUTION NO. 2020- 442

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTY LOCATED AT 127 ONEIDA STREET, ST. AUGUSTINE, FLORIDA, IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 97-61 AND SECTION 196.1997, FLORIDA STATUTES, AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, St. Johns County Ordinance 97-61, known as the St. Johns County Historic Preservation Property Tax Exemption Ordinance, sets out the procedures for an ad valorem tax exemption to be given to an owner of historic property in St. Johns County in the amount of the assessed value of the improvements to be determined by the Property Appraiser's Office; and

**WHEREAS**, St. Johns County Ordinance 97-61, authorizes the Planning and Building Division of the City of St. Augustine to supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions, and provides for review by the City's Historic Architectural Review Board (HARB) pursuant to Sections 196.1997 and 196.1998, Florida Statutes; and

**WHEREAS**, the City Commission of the City of St. Augustine passed Resolution No. 2020-38 on October 12, 2020, finding that the application for historic preservation property tax exemption for property located at 127 Oneida Street, St. Augustine, Florida had been properly reviewed and approved by the City's HARB, and designated that the property is an historic property; and

**WHEREAS**, the property located at 127 Oneida Street, St. Augustine, Florida is owned by Joseph and Theresa Segal, of St. Augustine, FL; and

**WHEREAS**, the applications and other documents submitted to the City and other government agencies were submitted primarily by Joseph and Theresa Segal, as legal representatives of Joseph and Theresa Segal; and

**WHEREAS**, the Board of County Commissioners finds it appropriate and in the public interest to grant an historic property tax exemption to Joseph and Theresa Segal the owners of the property at 127 Oneida Street, St. Augustine, Florida, for a period of ten (10) years beginning January 1, 2021 through December 31, 2030, provided that the property owner complies with the Covenant to ensure protection of the historical and architectural integrity of the site.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:**

Section 1. Findings of Fact. The above recitals are hereby incorporated into the body of this Resolution and are adopted as findings of fact.

Section 2. The historic property is located at 127 Oneida Street, St. Augustine, Florida, and is owned by Joseph and Theresa Segal.

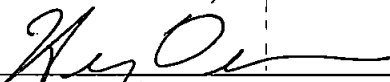
Section 3. The historic property ad valorem tax exemption begins January 1, 2021, and expires December 31, 2030, for the property located at 127 Oneida Street, St. Augustine, Florida.

Section 4. The historic property meets the requirements of Section 196.1997, Florida Statutes.


Section 5. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 17<sup>th</sup> day of November, 2020

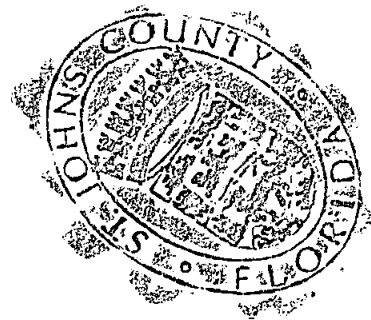
**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

By:   
Jeb S. Smith, Chair

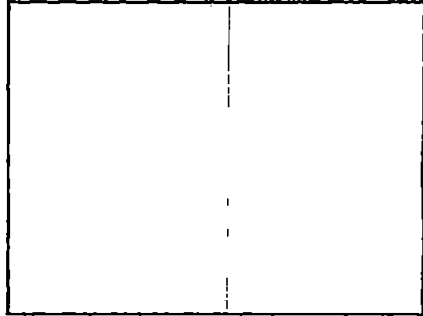
ATTEST: Brandon J. Patty  
Clerk of the Circuit Court & Comptroller

  
Deputy Clerk

RENDITION DATE 11/19/20



THIS INSTRUMENT PREPARED BY:  
CHARLES E. PELLICER, ESQ.  
28 CORDOVA STREET  
ST. AUGUSTINE, FL 32084



A portion of  
PA# 209570-0000

**THIS WARRANTY DEED** Made the 24<sup>th</sup> day of July, A.D. 2013  
by **THOMAS HANCOCK and GAIL HANCOCK, Husband and Wife**, whose postoffice address  
is 4245 Oak Lane, St. Augustine, Florida, 32086, hereinafter called the grantor, to **JOSEPH  
SEGAL and THERESA SEGAL, Husband and Wife**, whose postoffice address is 127 Oneida  
Street, St. Augustine, FL 32084, 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 **TEN AND NO/100THS DOLLARS  
(\$10.00)** and other good and valuable considerations, receipt of which is hereby acknowledged, by  
these presents does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto  
the grantee, all that certain land situate in **St. Johns County, Florida, viz:**

A portion of Lot 7, **BLOCK 8, GENOVARS ADDITION** to the City of St.  
Augustine as shown on the Official Map of the city of St. Augustine, dated June  
12, 1923, as recorded in Public Records of St. Johns County, Florida, being  
more particularly described as follows:

For a Point of Reference Commence at a 1/2 " Iron Pipe (#2020) at the Southeast  
Corner of Lot 6, Block B of said GENOVARS ADDITION; Thence South 53°  
51' 20" West, a Distance of 47.81 Feet to a 1/2 " Iron Pipe (#1204) and the Point  
of Beginning of the herein described Parcel; Thence continue South 53° 51' 20"  
West, a distance of 5.00 feet; Thence North 28° 59' 56" West, a Distance of 58.20  
Feet; Thence North 56° 41' 48" East, a Distance of 5.00 feet to a 5/8" Iron Rod  
(#6072); Thence South 28° 58' 28" East, a Distance of 57.95 Feet to the Point  
of Beginning.

Subject to covenants, restrictions and easements of record, if any.

**Note:** The real property is not the homestead of the Grantor.

Prepared Manual request for Audit  
ination or opinion of title."

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 grantee 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 that the grantor hereby fully 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, 2012.

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

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

Witness [Signature]  
Print: A. J. SANTINO

[Signature]  
THOMAS HANCOCK

Witness [Signature]  
Print: CHARLES E. PELLICER

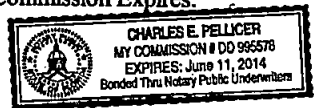
[Signature]  
GAIL HANCOCK

Prepared without request for Examination or opinion of title.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MAY, 2013 by **THOMAS HANCOCK** and **GAIL HANCOCK**, who are      personally known to me or      who produced FLORIDA D.L. as proof of identification and who      did  did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:



Tax Certificate No. 5981-2009  
Parcel Identification No. 209560-0000

# Tax Deed

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The following Tax Sale Certificate Numbered 5981 issued on June 1, 2009 was filed on the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes sale certificates on the land described as required by law to be paid or redeemed, and the costs and expense of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 13th day of March 2013 offered for sale as required by law for cash to the highest bidder and was sold to:

THERESA L SEGAL AND JOSEPH E SEGAL  
ADDRESS:  
126 ONEIDA STREET  
ST AUGUSTINE, FL 32084

being the highest bidder and having paid the sum of their bid as required by the Laws of Florida. Now, this the 18th day of March 2013 County of St. Johns, State of Florida, in consideration of the sum of \$35,500.00, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State of foresaid and described as follows:

PARCEL NUMBER 209560-0000 SEC 19 TWP 07 RGE 30 GENOVAR ADDN CITY LOT 6 BLK B



WITNESS:

Alexis M Beeson  
ALEXIS M. BEESON

Linda F Platt  
LINDA F. PLATT

Cheryl Strickland  
Clerk of Court  
St. Johns County, Florida

BY: George Lareau  
GEORGE LAREAU, Chief Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of March, 2013 by ALEXIS M. BEESON as Deputy Clerk for Cheryl Strickland, Clerk of the Circuit Court, St. Johns County, Florida who is personally known to me.

Prepared By:  
ALEXIS M. BEESON, Tax Deed Clerk  
Cheryl Strickland,  
Clerk of the Circuit Court  
4010 Lewis Speedway  
St. Augustine, FL 32084

Linda F Platt  
LINDA F. PLATT  
NOTARY PUBLIC STATE OF FLORIDA



**RESOLUTION NO. 2020-38**

**A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR AN HISTORIC PROPERTY LOCATED AT 127 ONEIDA STREET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for an historic property; and

**WHEREAS**, the City Commission finds that the property located at 127 Oneida Street is owned by Theresa and Joseph Segal pursuant to O.R. 3701, PG 1621 and O.R. 3735, PG 1559, also known as Parcel Number 209560-0000; and

**WHEREAS**, the property is designated as an historic property because it is a contributing property in a National Register-listed historic district; and

**WHEREAS**, on June 20, 2013 and February 16, 2017, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved applications for work to be completed at 127 Oneida Street; and

**WHEREAS**, on July 22, 2020 the City of St. Augustine Building Official issued a Certificate of Completion for a complete historic renovation at 127 Oneida Street recorded as Building Permit 2013-0930; and

**WHEREAS**, on September 24, 2020, the HARB for the City of St. Augustine reviewed the work completed at 127 Oneida Street, approved a certificate of completeness, and recommended the property located at 127 Oneida Street for a historic property tax exemption; and

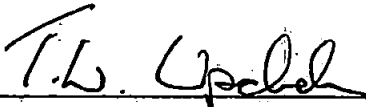
WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant an historic preservation property tax exemption;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 127 Oneida Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 127 Oneida Street subject to the recordation of an Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2021 and expires on December 31, 2030.

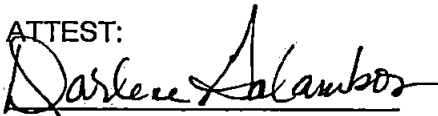
Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 12<sup>th</sup> day of October 2020.

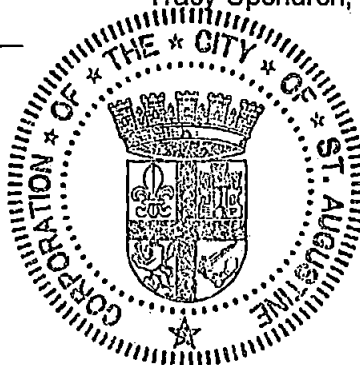
  
\_\_\_\_\_

Tracy Upchurch, Mayor-Commissioner

ATTEST:

  
\_\_\_\_\_

Darlene Galambos, City Clerk  
(SEAL)



## HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 12th day of October, 2020, by  
Theresa and Joseph Segal (hereinafter referred to as the Owner)

and in favor of the City of St. Augustine

(hereinafter referred to as the Local Government) for the purpose of the restoration,  
renovation or rehabilitation of a certain Property located at 127 Oneida Street,  
St. Augustine, FL 32084

which is owned in fee simple by the Owner and is listed in the National Register of Historic  
Places or locally designated under the terms of a local preservation ordinance or is a  
contributing property to a National Register listed district or a contributing property to a  
historic district under the terms of a local preservation ordinance. The areas of significance  
of this property, as identified in the National Register nomination or local designation report  
for the property or the district in which it is located, are X architecture, X history,  
       archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and  
improvements. The property is more particularly described as follows (include city  
reference, consisting of repository, book, and page numbers): PID: 2095600000  
GENOVAR ADDN CITY LOT 6 & 5FT X 58.2FT PT OF LOT 7 OR3701/1621(T/D) & 3735/1559

In consideration of the tax exemption granted by the Local Government, the Owner hereby  
agrees to the following for the period of the tax exemption which is from January 1, 2021  
to December 31, 2030 :

1. The Owner agrees to assume the cost of the continued maintenance and repair of said  
Property so as to preserve the architectural, historical, or archaeological integrity of the  
same in order to protect and enhance those qualities that made the Property eligible for  
listing in the National Register of Historic Places or designation under the provisions of the  
local preservation ordinance.



2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: City of St. Augustine Historic Preservation Division  
Address: 75 King Street  
City: St. Augustine Zip: 32084  
Telephone: 904-209-4326

The address of the Division of Historical Resources is:

Bureau of Historic Preservation  
Division of Historical Resources  
R. A. Gray Building, 500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

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

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

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

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the  Division of Historical Resources  Local Historic Preservation Office in writing of the loss. The  Division of Historical Resources  Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

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

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.





**Growth Management Department**  
**ENVIRONMENTAL DIVISION REPORT**  
**Ad Valorem Tax Exemption for 127 Oneida Street**

**To:** Board of County Commissioners  
**From:** Mercedes Harrold, Cultural Resources Coordinator  
**Date:** October 22, 2020  
**Subject:** Ad Valorem Tax Exemption for 127 Oneida Street  
**Applicant:** Joseph and Theresa Segal  
**Hearing dates:** Board of County Commissioners – November 17, 2020  
**Commissioner**  
**District:** District 5

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**SUGGESTED MOTION \ RECOMMENDATION \ ACTION:**

Motion to adopt Resolution 2020-\_\_\_\_\_ granting ad valorem tax exemption for qualified improvements to historic property located at 127 Oneida Street, St. Augustine.

**APPLICATION SUMMARY**

St. Johns County Ordinance No. 97-61 (as amended), known as the St. Johns County Historic Preservation Property Tax Exemption Ordinance, applies county-wide and establishes procedures for application to and review by the City of St. Augustine HARB for private properties seeking a property tax exemption for historic preservation in accordance with Florida Statutes. This preservation incentive contributes to stimulating business investment for commercial projects and higher property value retention for residential neighborhoods.

If an application is approved, the property owner is eligible to receive an ad valorem tax exemption of 100% of the **assessed value of the improvement** resulting from the renovation or restoration of a qualifying historic property. The exemption is for a period of ten (10) years beginning January of the year following substantial completion of the improvements to the property.

The current application submitted to the City was approved by HARB on September 24, 2020. On October 12, 2020, the City Commission passed Resolution No. 2020-38, approving the tax exemption beginning January 1, 2021, for a period of ten (10) years. The matter is now before the St. Johns County Board of County Commissioners for approval of a resolution and for permission to enter into a covenant with the property owner as required by Florida Statute.

Attached is a proposed county resolution for BCC review, a property deed, and Supporting Documents from the City of St. Augustine, which include: Historic Preservation Property Tax Exemption Covenant, City Resolution 2020-38, Certification of Completion, Tax Exemption Application, HARB Review, City Staff Report, Photos, and the Florida Master Site File (FMSF) form.

**MAP SERIES**

**Location:** The property is located at 127 Oneida Street, within the City of St. Augustine.

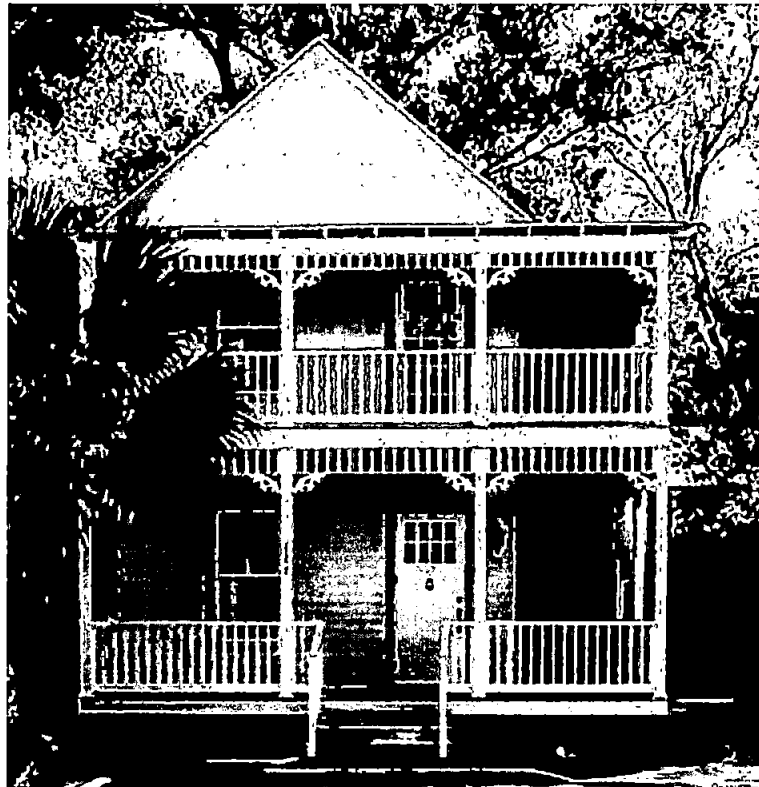


**Aerial Imagery:** The subject property, located at 127 Oneida Street, is a contributing resource in the Lincolville Historic District, which is listed in the *National Register of Historic Places*. The property is a single-family home. More information about the history of the building is provided in the Florida Master Site File (FMSF) form and is on file with the City of St. Augustine Historic Resources Staff.





*RESOURCE IMAGES: A sample of the exterior and interior photos are provided here. These photos and all other photos taken by City staff may be found in the Supporting Documents.*



Front (South) Façade - After



Front (South) Façade - Before



West Façade - After



West Façade - Before



East Façade - After



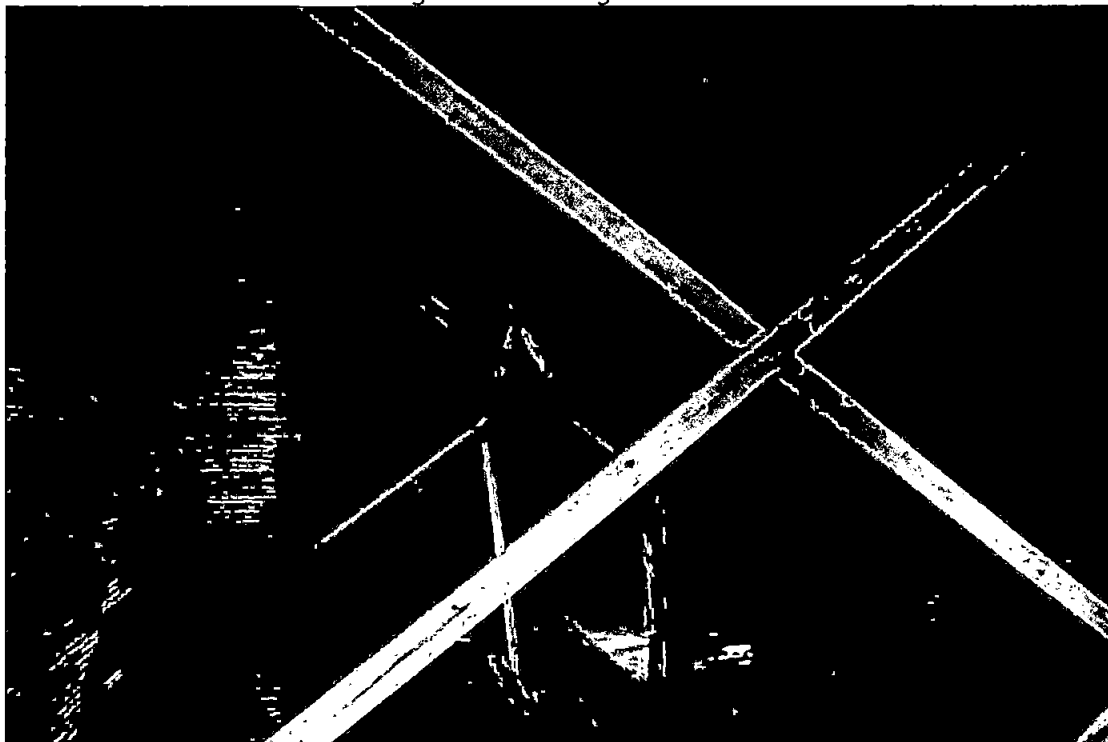
West Façade - Before



2<sup>nd</sup> floor hall looking south



Living Room looking north - After



Living Room looking north - Before

**STAFF REVIEW**

This application was reviewed by staff using the criteria established by Section 3.01.03(C) of the St. Johns County Land Development Code. St. Johns County Ordinance No. 97-61 (as amended), known as St. Johns County Historic Preservation Property Tax Exemption Ordinance, applies county-wide and establishes procedures for application to and review by the City of St. Augustine Historic HARB for private properties seeking a tax exemption for historic preservation in accordance with Florida Statutes. These criteria follow those set forth for *National Register of Historic Places* review by the National Park Service, Department of Interior.

Staff found that the application met the criteria and is recommending this application for review by the St. Johns County Board of County Commissioners on the Consent Agenda.

The following is a list of all AVT exemptions approved by the BCC. There are currently 8 AVT exemptions in effect.

<u>Year</u>	<u>Address</u>	<u>Resolution</u>	<u>Exemption Period</u>
2003	24 Cathedral Place	Res. 2003-137	January 1, 2004 - December 31, 2008
2003	180 Martin Luther King Avenue	Res. 2003-220	January 1, 2004 - December 31, 2008
2004	7270 Old Highway 207	Res. 2004-360	January 1, 2005 - December 31, 2009
2005	154 Cordova Street (Record Building)	Res. 2005-393	January 1, 2006 - December 31, 2010
2008	46 Marine Street	Res. 2008-149	January 1, 2009 - December 31, 2013
2009	15 Bridge Street	Res. 2009-16	January 1, 2009 - December 31, 2013
2014	110 Riberia Street	Res. 2014-164	January 1, 2014 - December 31, 2023
2015	112 Riberia Street	Res. 2015-59	January 1, 2015 - December 31, 2024
2015	47 Cordova Street	Res. 2015-152	January 1, 2015 - December 31, 2024
2015	72 Spanish Street	Res. 2015-375	January 1, 2016 - December 31, 2025
2017	34 Cordova Street	Res. 2017-35	January 1, 2017 - December 31, 2026
2018	120 De Haven Street	Res. 2018-169	January 1, 2018 - December 31, 2027
2019	34 Granada Street	Res. 2019-445	January 1, 2020 - December 31, 2029
2019	9 Milton Street	Res. 2019-446	January 1, 2020 - December 31, 2029

**CITY OF ST. AUGUSTINE PROCEDURES**

HARB Review.

On September 24, 2020, HARB reviewed the application for the work completed at 127 Oneida Street and recommended that the property receive a COA for a Historic Property Ad Valorem Tax Exemption.

The applicant waived their right to a public hearing.

HARB members commented positively on the quality of the work and unanimously approved the COA.

- Public Comment: Ms. B.J. Kalaidi provided comment: She requested information on the record for clarification on the length of the exemption period and requested confirmation that all work on the interior and exterior of the home were in compliance with the requirements. She also asked how many AVT exemptions have been approved by the City of St. Augustine.

City Review

On October 12, 2020, the City Commission passed Resolution 2020-38, granting an ad valorem tax exemption for an historic property located at 127 Oneida Street and provided an effective date.

City Commissioners commented positively on the quality of the work and unanimously approved the resolution.

- Public Comment: Ms. B.J. Kalaidi provided comment: She spoke in opposition to the 10-year time period for the exemption and stated that the ordinance should have remained a 5-year exemption period.

**RECOMMENDED ACTION**

Staff recommends adoption of Resolution 2020 - \_\_\_\_\_ granting ad valorem tax exemption for historic property located at 127 Oneida Street, St. Augustine, and to enter into a covenant with the property owner establishing the parameters of the exemption agreement.

**ATTACHMENTS**

1. Documents to be Recorded
2. Supporting Documents

Attachment 1  
Documents to be Recorded



Attachment 2

Supporting Documents

Covenant, City Resolution 2020-38, Certification of  
Completion, Tax Exemption Application, HARB Document,  
City Staff Report, City Staff Photos, FMSF form

# Covenant

## HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 12th day of October, 2020, by  
Theresa and Joseph Segal (hereinafter referred to as the Owner)  
and in favor of the City of St. Augustine

(hereinafter referred to as the Local Government) for the purpose of the restoration,  
renovation or rehabilitation of a certain Property located at 127 Oneida Street,  
St. Augustine, FL 32084

which is owned in fee simple by the Owner and is listed in the National Register of Historic  
Places or locally designated under the terms of a local preservation ordinance or is a  
contributing property to a National Register listed district or a contributing property to a  
historic district under the terms of a local preservation ordinance. The areas of significance  
of this property, as identified in the National Register nomination or local designation report  
for the property or the district in which it is located, are X architecture, X history,  
           archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and  
improvements. The property is more particularly described as follows (include city  
reference, consisting of repository, book, and page numbers): PID: 2095600000  
GENOVAR ADDN CITY LOT 6 & 5FT X 58.2FT PT OF LOT 7 OR3701/1621(T/D) & 3735/1559

In consideration of the tax exemption granted by the Local Government, the Owner hereby  
agrees to the following for the period of the tax exemption which is from January 1, 2021  
to December 31, 2030 :

1. The Owner agrees to assume the cost of the continued maintenance and repair of said  
Property so as to preserve the architectural, historical, or archaeological integrity of the  
same in order to protect and enhance those qualities that made the Property eligible for  
listing in the National Register of Historic Places or designation under the provisions of the  
local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: City of St. Augustine Historic Preservation Division

Address: 75 King Street

City: St. Augustine

Zip: 32084

Telephone: 904-209-4326

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division of Historical Resources

R. A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

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

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

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

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the  Division of Historical Resources  Local Historic Preservation Office in writing of the loss. The  Division of Historical Resources  Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

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

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

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

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

OWNERS

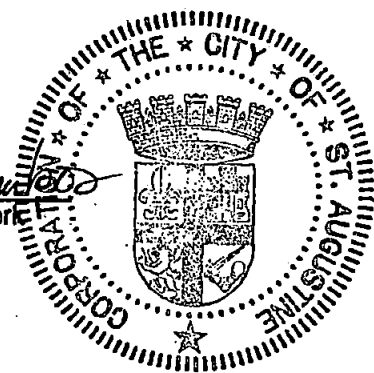
Theresa Segal      Theresa Segal      10/2/20  
Name                                          Signature                                          Date

Joseph Segal      J. Segal      10/2/20  
LOCAL GOVERNMENT:      City of St. Augustine

Tracy Upchurch      T. W. Upchurch      10/12/2020  
Name of Authorized      Signature      Date  
Local Official

Mayor-Commissioner  
Title

ATTEST:  
Darlene Galambos  
Darlene Galambos, City Clerk



**City Resolution 2020-38**



**RESOLUTION NO. 2020-38**

**A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR AN HISTORIC PROPERTY LOCATED AT 127 ONEIDA STREET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for an historic property; and

**WHEREAS**, the City Commission finds that the property located at 127 Oneida Street is owned by Theresa and Joseph Segal pursuant to O.R. 3701, PG 1621 and O.R. 3735, PG 1559, also known as Parcel Number 209560-0000; and

**WHEREAS**, the property is designated as an historic property because it is a contributing property in a National Register-listed historic district; and

**WHEREAS**, on June 20, 2013 and February 16, 2017, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved applications for work to be completed at 127 Oneida Street; and

**WHEREAS**, on July 22, 2020 the City of St. Augustine Building Official issued a Certificate of Completion for a complete historic renovation at 127 Oneida Street recorded as Building Permit 2013-0930; and

**WHEREAS**, on September 24, 2020, the HARB for the City of St. Augustine reviewed the work completed at 127 Oneida Street, approved a certificate of completeness, and recommended the property located at 127 Oneida Street for a historic property tax exemption; and

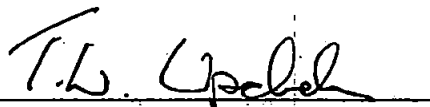
WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant an historic preservation property tax exemption;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 127 Oneida Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 127 Oneida Street subject to the recordation of an Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2021 and expires on December 31, 2030.

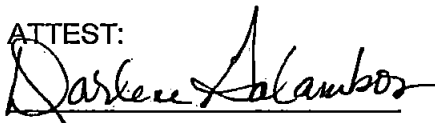
Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 12<sup>th</sup> day of October 2020.

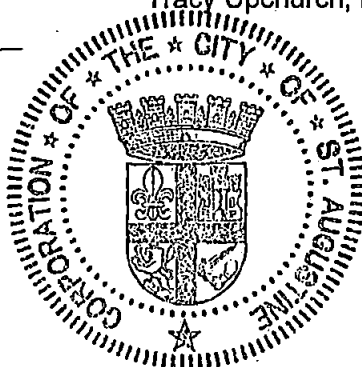


Tracy Upchurch, Mayor-Commissioner

ATTEST:



Darlene Galambos, City Clerk  
(SEAL)



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

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

OWNERS

<u>Theresa Segal</u>	<u>Theresa Segal</u>	<u>10/2/20</u>
Name	Signature	Date

<u>Joseph Segal</u>	<u>J. Segal</u>	<u>10/2/20</u>
LOCAL GOVERNMENT:	City of St. Augustine	

<u>Tracy Upchurch</u>		
Name of Authorized Local Official	Signature	Date

<u>Mayor-Commissioner</u>
Title

# Certificate of Completion



CITY OF  
**ST AUGUSTINE**  
EST. 1565

## CERTIFICATE OF COMPLETION

Date: July 22, 2020

Permit number: 2013-0930  
Address: 127 Oneida Street  
Parcel number: 209560 0000  
Owner: Theresa L. & Joseph E. Segal  
Contractor: Newcastle Homes  
Proposed work: Complete historic renovation

This letter is to certify that the Building Permit for the above mentioned address has passed the final inspection. The structure has been repaired in compliance with Section 1202.1 of the 2010 Florida Building Code – Existing Building.

Respectfully,

A handwritten signature in black ink, appearing to be 'Richard Schauland'.

**Richard "Buddy" Schauland, CBO, CFM**  
*Building Official*  
City of St. Augustine | Planning and Building Department  
P.O. Box 210 | St. Augustine, FL 32085  
Office: 904.209.4327 | Mobile: 904.495.6701

# Application

**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: 209560-0000

Address of property: Street: 127 Oneida Street

City: St. Augustine County: St. Johns Zip Code: 32084

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

Project starting date: August 7, 2013 Project completion date: July 22, 2020

Estimated cost of entire project: \$172,000.00

Estimated costs attributed solely to work on historic buildings or archaeological site: \$139,700.00

**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.

Theresa Segal Theresa Segal 8/20/2020  
 Name Signature Date

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

Title Organization name

Mailing Address

City State Zip Code

Daytime Telephone Number ( )

Page Eleven - Request for Review of Completed Work

List Additional Owners:

Name Joseph Segal  
Street 126 Oneida St.  
City St. Augustine State FL Zip Code 32084

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 209560-0000

Property Address 127 Oneida Street

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

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

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

Review Comments: See HARB order and staff report  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

Signature Jenny Wolfe

Typed or printed name Jenny Wolfe

Title Historic Preservation Officer

Date 10/5/20

**Historic Preservation Property Tax Exemption Application  
Amendment Sheet**

Property Identification Number: 209560-0000

Address of property: Street 127 Oneida Street

City: St. Augustine

County: St. Johns

Zip Code: 32084

**1. Amendment Description:** Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description (use additional blank sheets if necessary):  
Amendment Description:

Feature 4: Exterior - Gable Roof

*"A roof-over will be done using matching 5v crimp metal roofing."*

All old roofing materials were removed before the roofing was installed. Approximately 80% of the original decking remains.

Feature 6: Common Rooms

*"The flue will be removed and the wall between the living room and dining room will be cut away to match the dimension of the opposite partition on the west wall."*

The living room/dining room wall was removed with the demolition of the chimney.

Feature 8: Doors

*"The front entry and back kitchen exterior doors will be replaced with half-glass two-panel doors. The front door hardware will reflect the period and the back will be modern. The upstairs exterior doors will be 8-panel glass with period hardware. The door over the stair will be replaced by a 2/2 sash window. The entryway interior doorway will remain open. The door to the Laundry room will be the salvaged 5-panel door. 2nd floor interior doors will be 3 panel."*

The front door was replaced with a salvaged heart-pine quarter-lite door appropriate to the architectural design. Upstairs exterior doors are salvaged The one "original" 5 panel door was too damaged, but the hardware was reused.

**2. Attach photographs and drawings as necessary to illustrate the proposed changes.**

Theresa Segal Theresa Segal 8/20/2020  
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 ( )

**Local Historic Preservation Office or Division Use Only**

The (X)Local Historic Preservation Office or ( )Division has reviewed the Amendment Sheet for the above named property and hereby:

- (X) Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the property is consistent with the Secretary of the 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 the work described in this Amendment to the Historic Preservation property Tax Exemption Application for the property is not consistent with the Secretary of the 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 is identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the Standards, Guidelines and criteria are provided in the Review Comments.*

Page Two - Amendment Sheet --Historic Preservation Property Tax Exemption Application

Review Comments: See HARB order and staff report  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature Jenny Wolfe

Typed or printed name Jenny Wolfe

Title Historic Preservation Officer

Date 10/5/20

## HARB Review

BEFORE THE  
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

---

**TYPE OF REQUEST:**

- Appeal of Architectural Review Official
- Certificate of Appropriateness
- Certificate of Demolition
- Certificate of Relocation
- Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- Preliminary Design Approval for Entry Corridors
- Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- Opinion of Appropriateness
- Variance to Design Standard

**IN THE MATTER OF:**

Case No.: 2020-0102  
Applicant: Theresa and Joseph Segal  
Owner: Theresa and Joseph Segal  
Address: 127 Oneida Street  
Parcel Number: 2095600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to certify the completion of rehabilitation work for an ad valorem tax exemption.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 24, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative  was present at the September 24, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or  was not present.
2. A public hearing was held, with notice given as required by law, and  members of the public testified under oath, or  no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS/ DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES/ DENIES / CONTINUES the Applicant's request to certify the completion of rehabilitation work for an ad valorem tax exemption.

Subject to the following conditions:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

DONE AND ORDERED, at a public hearing on the 24 day of September, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0102

REQUEST APPROVED/ DENIED / CONTINUES

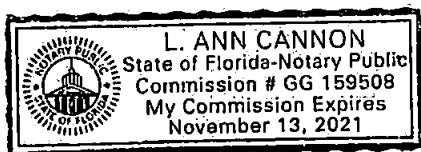
Catherine Duncan  
\_\_\_\_\_  
Sign Name

Catherine Duncan  
\_\_\_\_\_  
Print Name  
HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan by means of [] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25 day of September, A.D., 2020.



L. Ann Cannon  
\_\_\_\_\_  
Notary Public, State of Florida

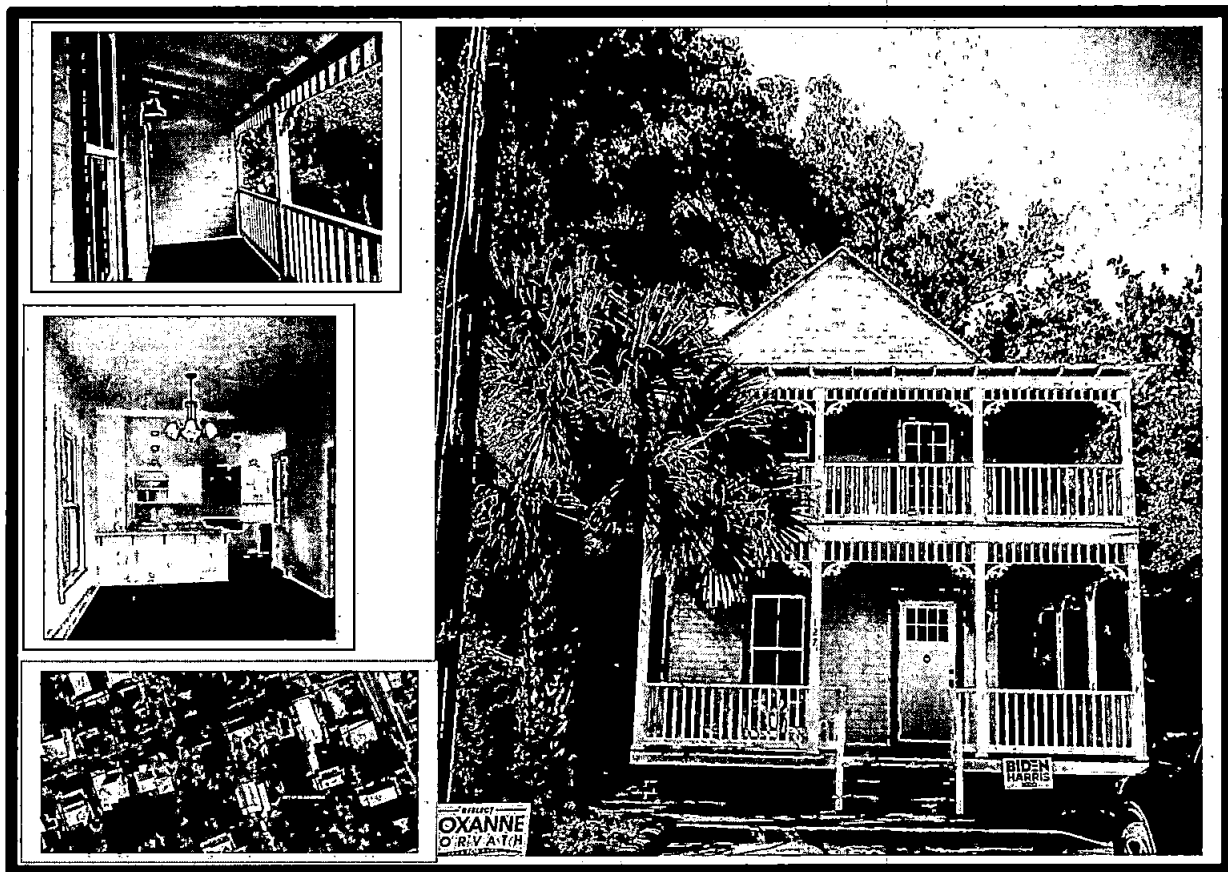
# City Staff Report





CITY OF  
**ST AUGUSTINE**  
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for September 24, 2020 Meeting**



Application F2020-0102 Address: 127 Oneida Street

Applicant: Theresa and Joseph Segal

Property Owner: Theresa and Joseph Segal

Project description: To certify the completion of rehabilitation work for an ad valorem tax exemption.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ01492
National Register: Lincolnville Historic District: Contributing	Construction date: 1899-1904
Archaeology Zone: IIIA	Zoning District: RS-2
Parcel number: 2095600000	
Agenda Item: 5(c)	Previous Action(s): F2013-0067, F2017-0024

**STAFF SUMMARY AND ANALYSIS:**

The applicant is presenting to certify the completion of rehabilitation work for an ad valorem tax exemption. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB to meet the Secretary of the Interior's Standards for Rehabilitation.

1. **Compatible New Use:** The use of the property has not changed from a single-family home.
2. **Retention of Distinguishing Architectural Character:** The exterior finish of the original structure including the wood siding, double porches, roof form and opening patterns with wood sash windows remain. The exceptions include two fixed windows were removed on north wall to allow for kitchen cabinets, the removal of the interior chimney (with no evidence of exposed exterior), and a side door, likely not original, being removed and replaced with a window. The addition, height, spacing and configuration of railings and banisters were changed when necessary to meet building codes. The house was raised, and the piers have been modified.
3. **Recognition of Historic Period:** The major exterior features remain intact and when relocated the building continues to have an east-west orientation.
4. **Retention of Significant Later Alterations and Additions:** As noted above, a side door that did not appear to be original was removed. The interior layout was altered, most significantly on the first floor with the living room/kitchen wall removed. The rear of the house was modified with the extension of the two-story rear to its original footprint and the addition of a one-story rear wing with shed roof in the original footprint.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship:** Nearly all exterior and interior finishes have been restored, reproduced, or replaced in kind, with salvaged historic materials used throughout.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence:** The roof, wood siding, windows, porch elements were repaired or replaced in-kind, with salvaged materials used throughout.
7. **Cleaning with the Gentlest Possible Method:** Great care was taken to preserve any historical materials that could be preserved.
8. **Protection and Preservation of Significant Archaeological Resources:** The property is located in Archaeological Zone IIIA.
9. **Compatible Contemporary Design for New Alterations and Additions:** The exterior alterations to raise the building for flood mitigation is compatible. The interior alterations are compatible with the original historic character of the building.
10. **Reversibility of New Alterations and Additions:** Some alterations are not reversible. The changes made are compatible.

There are several items the property owners listed as amendments for their tax exemption application:

- Removing old roofing materials, while leaving approximately 80% of the decking, before installing new matching 5v crimp metal roofing. *This change is compatible because the existing roof is not required to remain underneath the matching materials used for new roofing.*
- Removal of the interior chimney and the wall between the living and dining rooms. *This change is compatible because as best as can be determined, the chimney was not a distinguishing feature to the building. We can not confirm that any brick was exposed on the exterior above the roof, but can confirm there was not an existing fireplace on the interior.*
- Changing the proposed style of the exterior doors for the front and the two leading to second-floor porch and to replace the original 5-panel door that could not be preserved. *This change is compatible as architecturally appropriate salvaged doors were used and hardware was reused on the one original 5-panel door that was too damaged to retain.*

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for a full Historic Preservation Ad Valorem Tax Exemption **at 127 Oneida Street** because the work completed, including the work listed in the recent amendments, complies with the Secretary of the Interior's Standards.

*Julie Courtney*

Julie Courtney, Historic Preservation Planner

**SUMMARY SCOPE OF WORK:**

1. Raise building
2. Modify pier foundations with in-fill concrete and salvaged brick veneer
3. Replace roof in-kind
4. Extend two-story rear to its original footprint (to include bathrooms on each level)
5. Addition of a one-story rear wing with shed roof in the original footprint
6. Replace windows with wood two-over-two pattern sashes
7. Replace wood siding in-kind
8. Repair, reproduce, or replace in-kind porch elements and details. The addition, height, spacing and configuration of railings and banisters were changed when necessary to meet building codes
9. Remove side door that had was not original to house and replace with wood sash 2/2 window
10. Remove interior features, such as the stair and banister, wood floors, hardware, wood trim, and repair or replace in-kind, with salvaged materials used throughout
11. Replace missing plaster walls with drywall
12. Remove interior kitchen / living room wall
13. Remove interior chimney
14. Replace kitchen cabinets, counters, and fixtures with wood cabinets, marble counters, tile backsplash, and historically appropriate fixtures
15. Add closets to second floor bedrooms

COA F2020-0102  
127 Oneida Street  
September 24, 2020

CITY CODES/DESIGN GUIDELINES:  
**Frame Vernacular**

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly. The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

**Historic Preservation Property Tax Exemption**

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. **be a contributing property to a National Register District;** or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

**Secretary of the Interior's Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

**Secretary of the Interior's Standards for Rehabilitation: Guidelines**

**Choosing Rehabilitation as a Treatment**

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment **Preservation**; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only **Rehabilitation** includes an opportunity to make possible an efficient contemporary use through alterations and additions.

**Identify, Retain, and Preserve Historic Materials and Features**

Like **Preservation**, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

**Protect and Maintain Historic Materials and Features**

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

### **Repair Historic Materials and Features**

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

### **Replace Deteriorated Historic Materials and Features**

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

### **Design for the Replacement of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

### **Alterations/Additions for the New Use**

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

### **Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations**

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

**CITY CODES/DESIGN GUIDELINES:**

**City of St. Augustine Code of Ordinances**

**Sec. 2-381. - Title.**

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

**Sec. 2-382. - Intent.**

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

- (1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and
- (2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

**Sec. 2-383. - Definitions.**

- (1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.
- (2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.
- (3) *Government or non profit use* shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.
- (4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.
- (5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.
- (6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
- (7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
- (8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
- (9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
- (10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
- (11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
- (12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of



the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

- (13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
- (14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
- (15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
- (16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

- (a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.
- (b) Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.
- (c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.
- (d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.
- (e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

- (f) On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.

Sec. 2-387. - Evaluation of improvements.

- (a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.
- (b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:
  - (1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.
  - (2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
  - (3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
  - (4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
  - (5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - Minimum thresholds for application.

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars (\$20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

COA F2020-0102  
127 Oneida Street  
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. State Statutes for the Tax Exemption for Historic Properties

## City Staff Images

Property Identification No. 209560-0000  
127 Oneida St., St. Augustine, FL 32084

- 1). Front (South) facade: Before - March, 2013 / After - June, 2020
- 2). South and East facade: Before - April, 2013 / After - August, 2020
- 3). East facade: Before - April, 2013 / After - June, 2020
- 4). North facade: Before - May, 2013 / After - August, 2020
- 5). North facade: Before - May, 2013 / After - August, 2020 (fence prevents getting back to duplicate "before")
- 6). West facade: Before - May, 2013 / After - August, 2020 (foliage blocking view)
- 7). Brick piers North: Before - May, 2013 / After - August, 2020
- 8). Brick pier detail, NE corner: Before - May, 2013 / After - August, 2020
- 9). Brick pier and footing, NW corner: Before - May, 2013 / After - August, 2020
- 10). Brick pier, SW corner: Before - May, 2013 / After - March, 2015
- 11). Wood siding, West: Before - May, 2013 // After - August, 2020
- 12). Wood siding detail, West: Before - May, 2013 / After - August, 2020
- 13). Wood siding, front (South) 2nd floor porch: Before - May, 2013 / After - August, 2020
- 14). Front (South) 2nd Floor Porch: Before - May, 2013 / After - August, 2020
- 15). Porch roof detail: Before - May, 2013 / After - August, 2020
- 16). Railing Detail: Before - May, 2013 / After - August, 2020
- 17). Salvaged porch architectural details: Before - April, 2013 / After - August 2020
- 18). Architectural details: Before: May, 2013 / After - August 2020 (original spindles and right bracket)
- 19). Metal gable roof: Before: May, 2013 / After - August 2020
- 20). Porch shed roof and gable: Before: May, 2013 / After - August 2020
- 21). East eaves: Before: May, 2013 / After - August 2020
- 22). West eaves: Before: May, 2013 / After - August 2020
- 23). Staircase and entry hall: Before: May, 2013 / After - August 2020
- 24). Staircase with east door: Before: May, 2013 / After - August 2020
- 25). Staircase and plaster: Before: May, 2013 / After - August 2020
- 26). Staircase stringer detail: Before: April, 2013 / After - August 2020
- 27). 2nd floor newel post: Before: May, 2013 / After - August 2020
- 28). 2nd floor hall looking South: Before: May, 2013 / After - August 2020
- 29). Living room looking NW: Before: April, 2013 / After - August 2020
- 30). Living room looking North: Before: April, 2013 / After - August 2020
- 31). Dining room looking SW: Before: April, 2013 / After - August 2020
- 32). Salvaged floorboards: Before: May, 2013 / After - August 2020
- 33). Brick flue, South view, April, 2013 - No After Photo
- 34). Brick flue, North view, April, 2013 - No After Photo
- 35). Original window over staircase: Before: May, 2013 / After - August 2020
- 36). Original window detail: Before: May, 2013 / After - August 2020
- 37). Original window detail: Before: May, 2013 / After - August 2020
- 38). Aluminum replacement window, front porch ground floor, May, 2013
- 39). Original window, dining room west wall, April, 2013
- 40). 2nd floor front (South) bedroom: Before: May, 2013 / After - August 2020
- 41). Dining room looking West: Before: May, 2013 / After - August 2020
- 42). Front door: Before: May, 2013 / After - August 2020
- 42a). Front door hardware: Before: May, 2013 / After - August 2020
- 43). Salvaged 5 panel interior door: Before: May, 2013 / After - August 2020
- 43a). Salvaged interior door hardware: Before: May, 2013 / After - August 2020
- 44). Exterior door (inside view), NE corner: Before: May, 2013 / After - August 2020
- 45). 2nd floor front porch exterior door: Before: May, 2013 / After - August 2020
- 46). Floor under central brick flue: Before: May, 2013 / After - August 2020
- 47). 2nd floor hall: Before: May, 2013 / After - August 2020

Property Identification No. 209560-0000  
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Property Identification No. 209560-0000  
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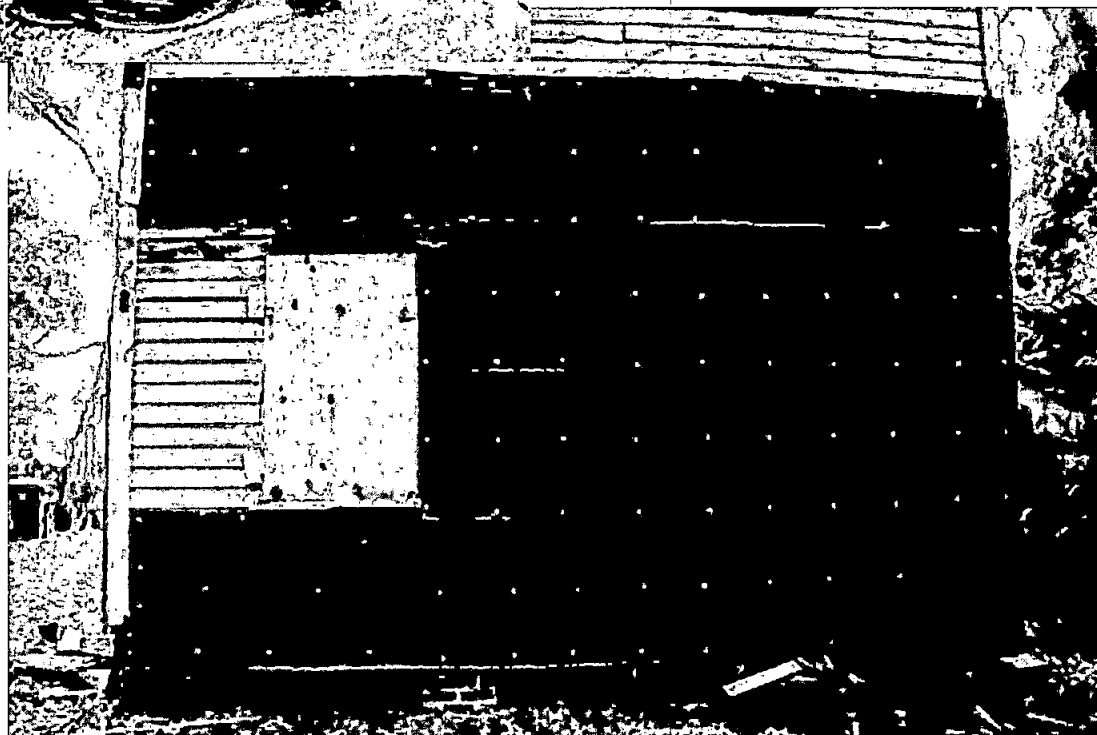
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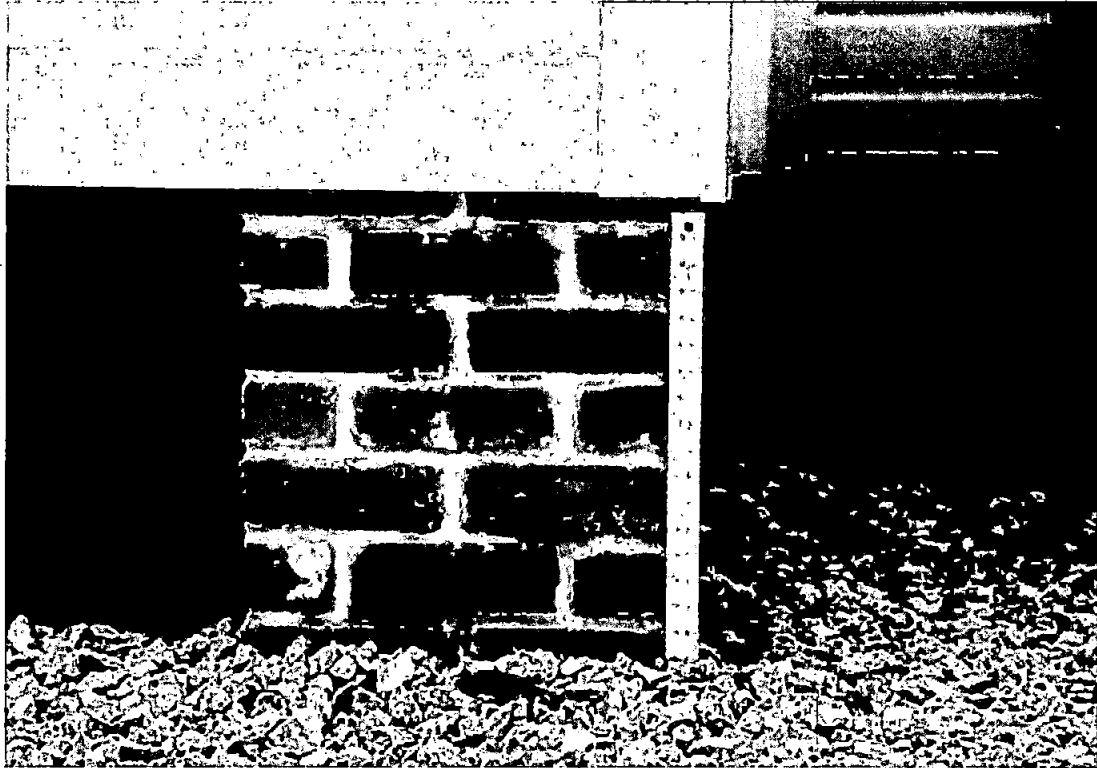
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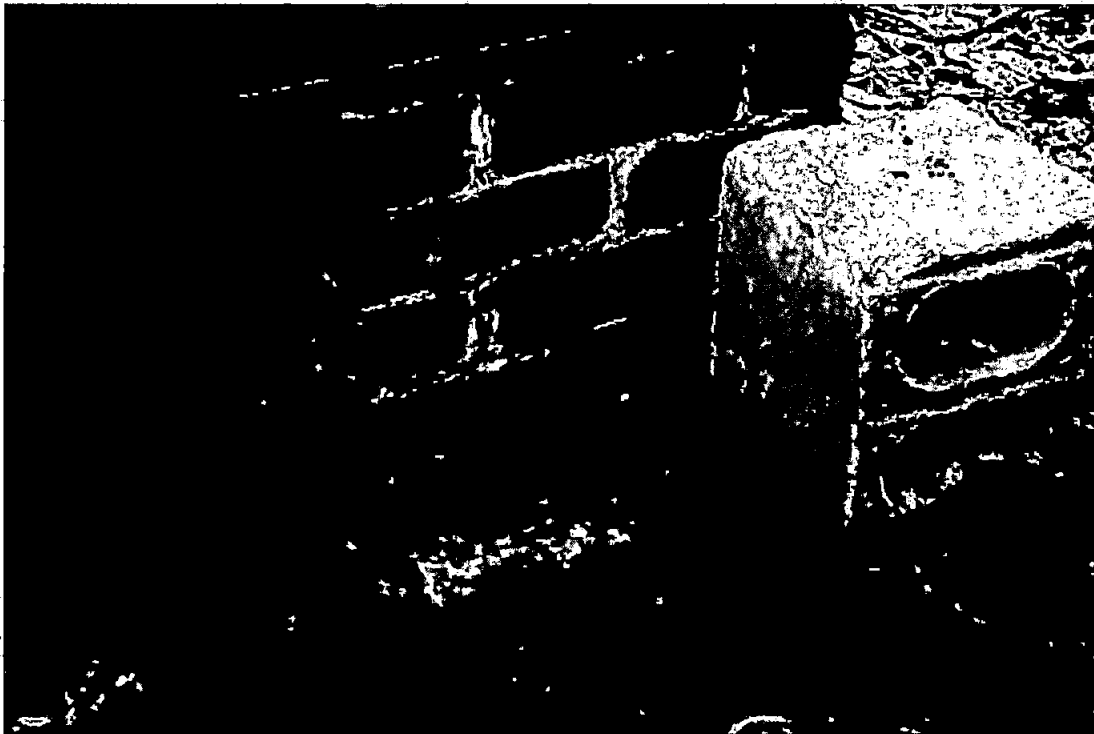
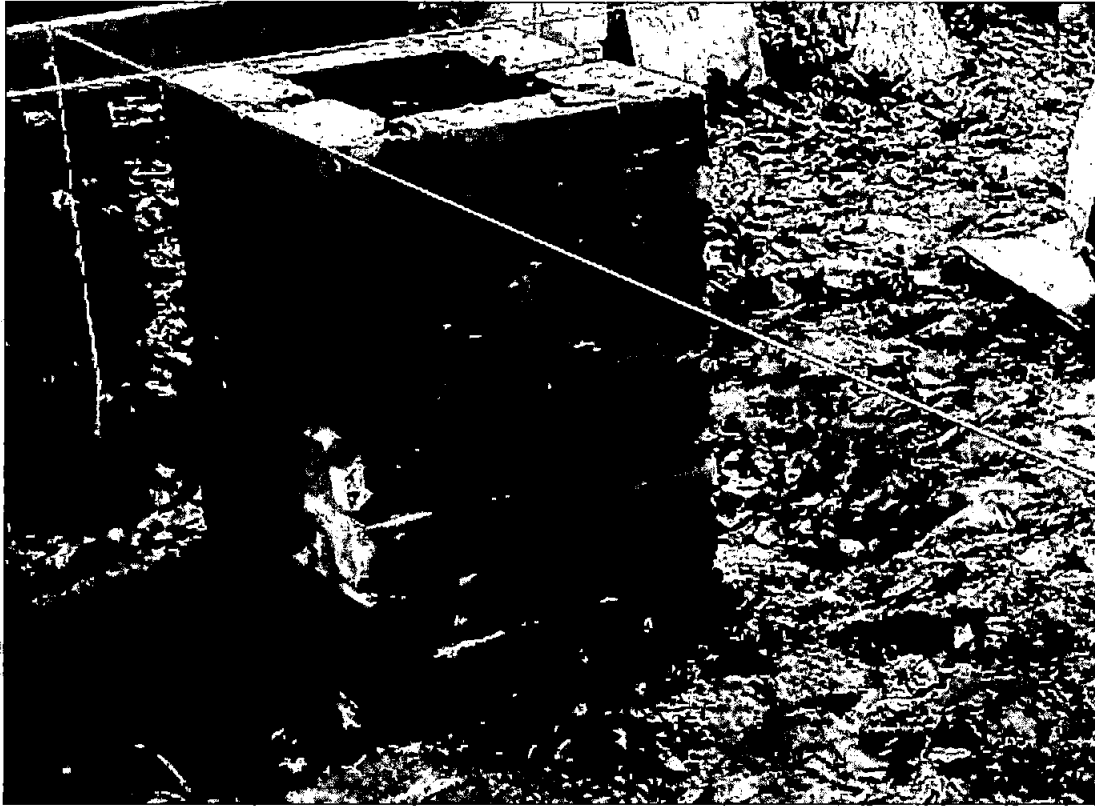
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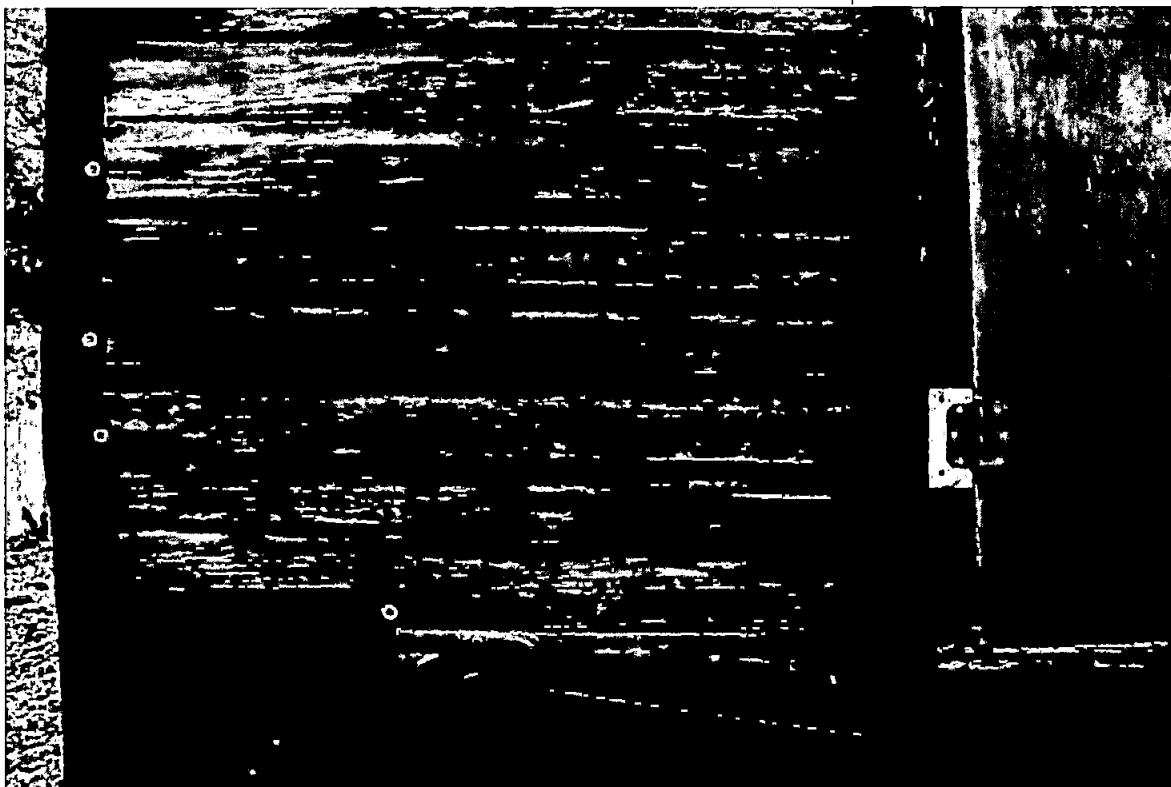
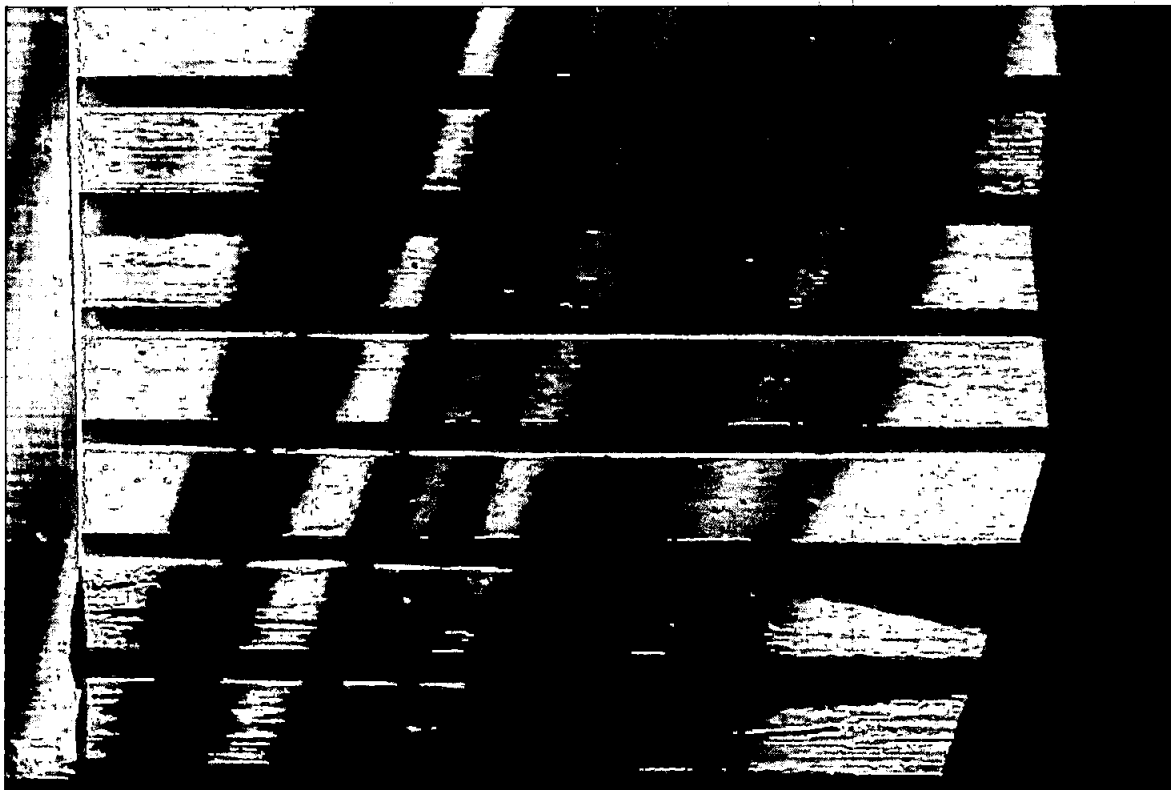


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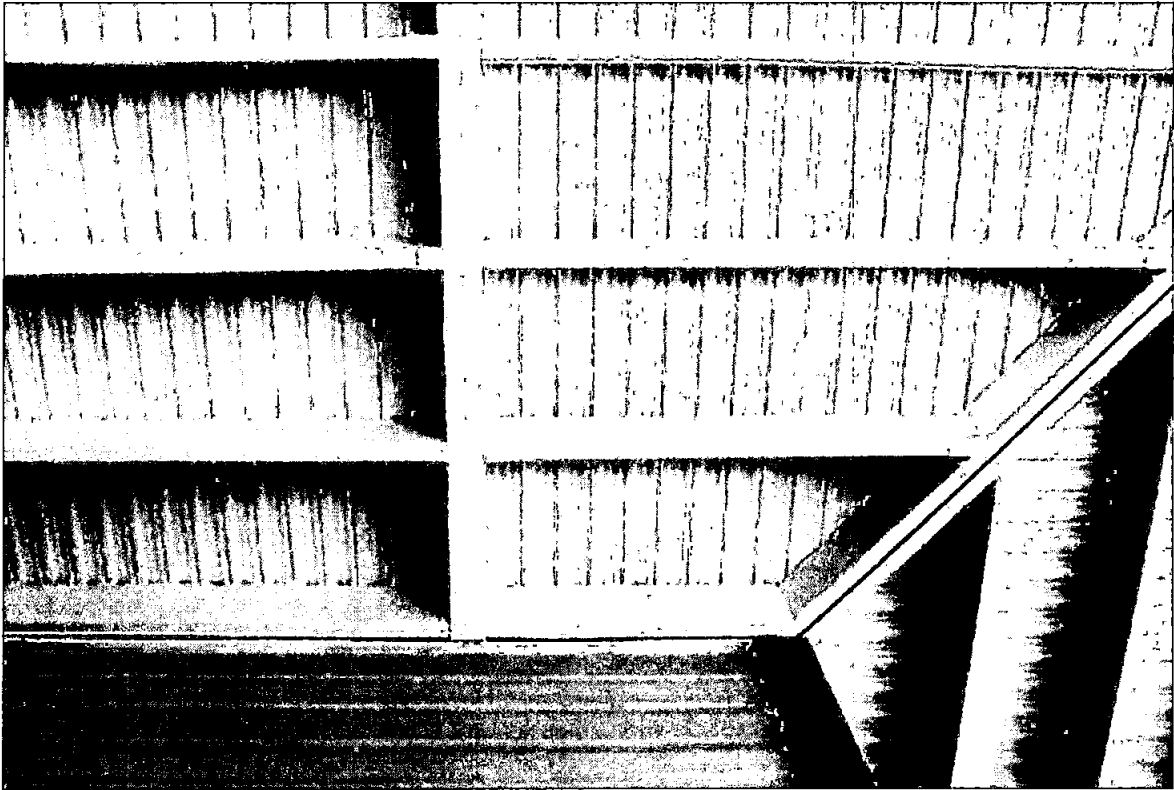


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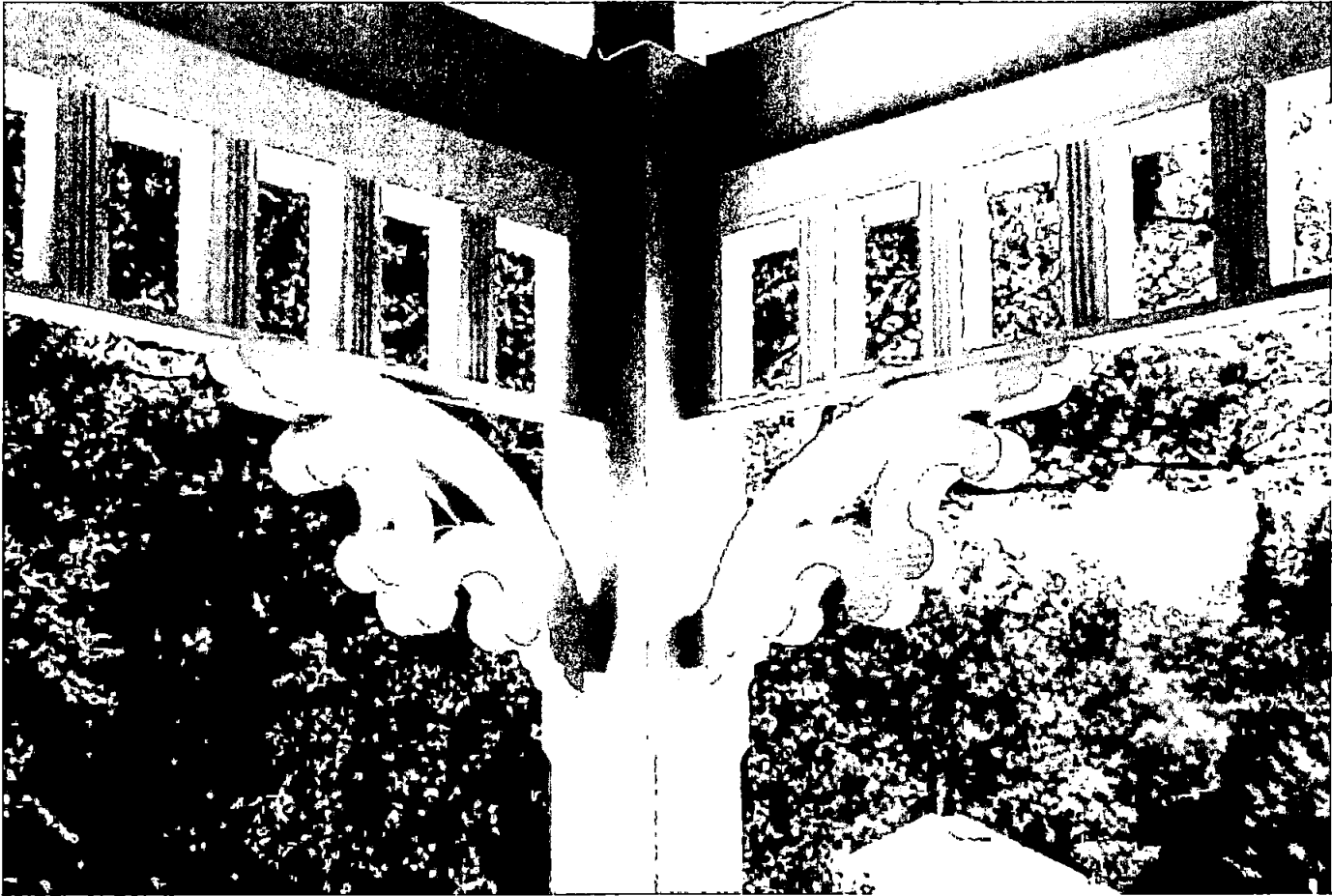




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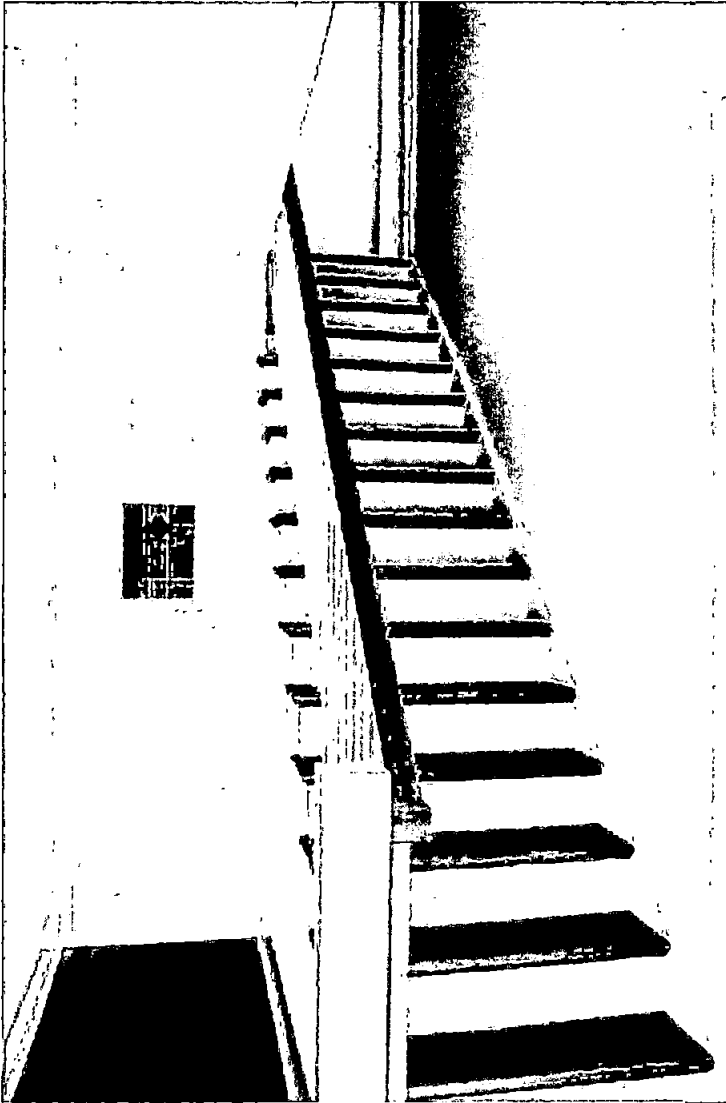
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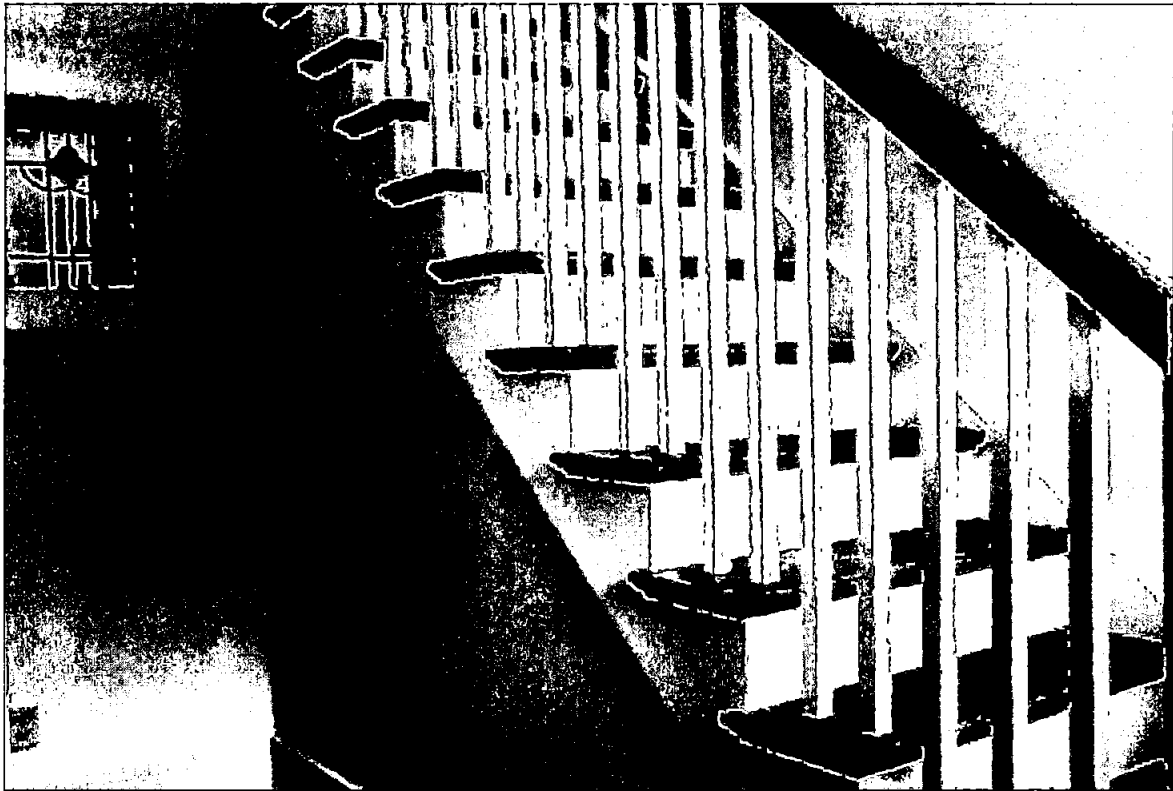


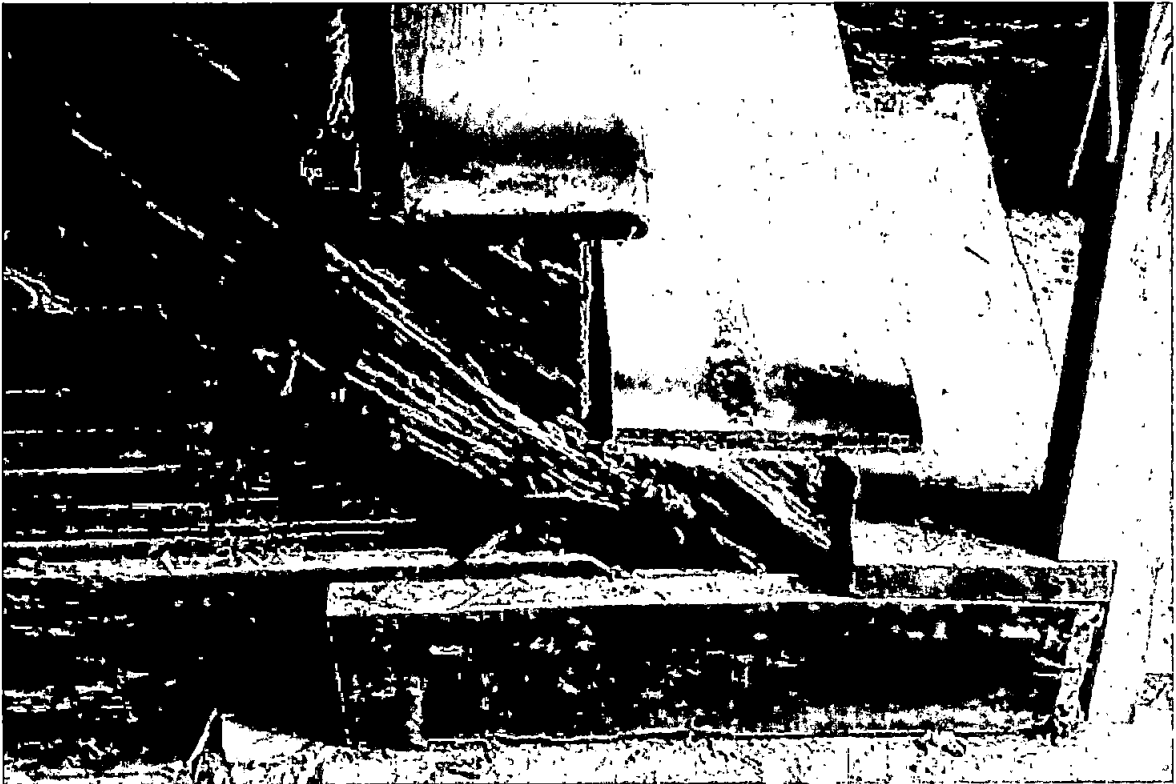
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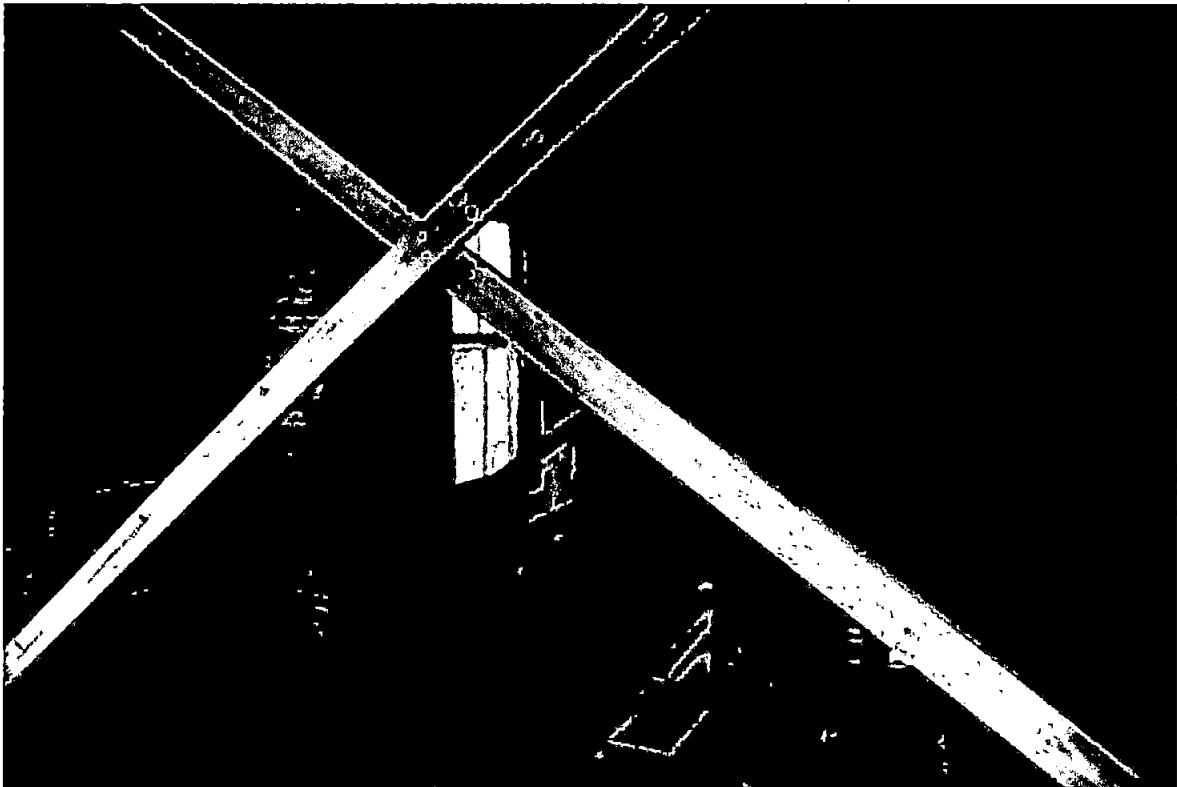
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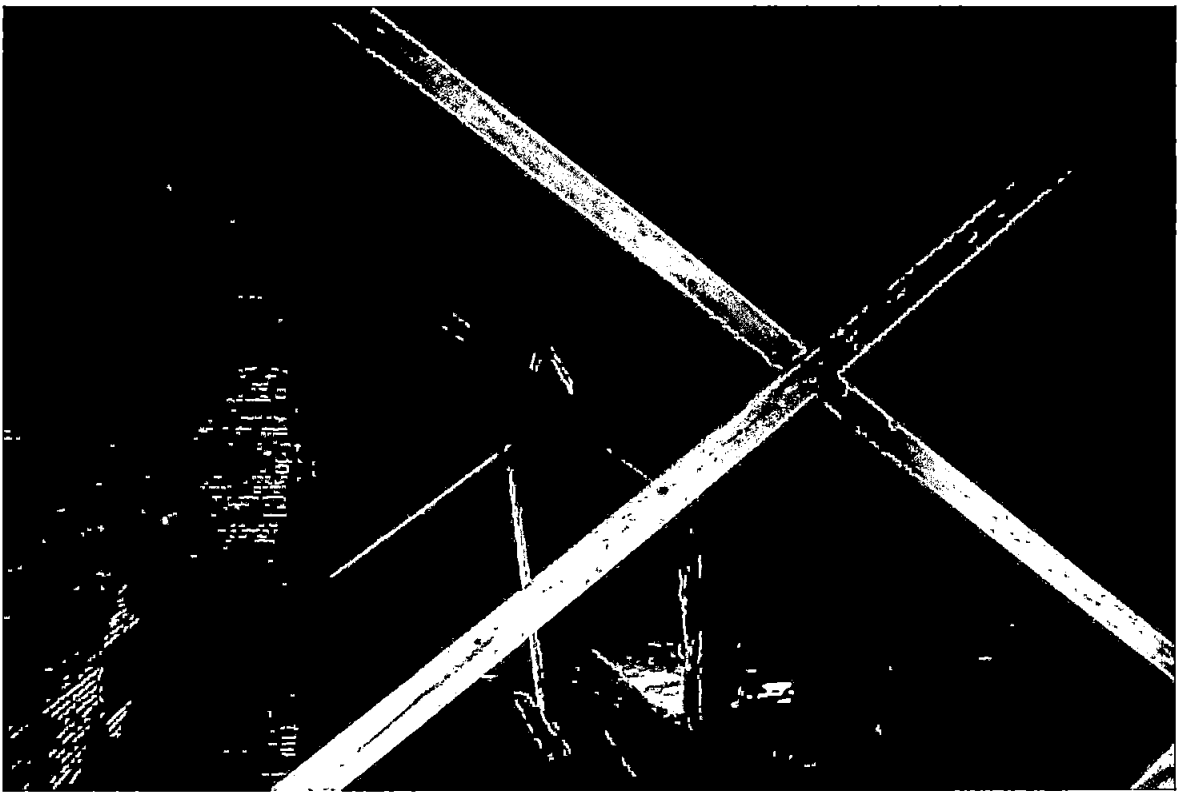
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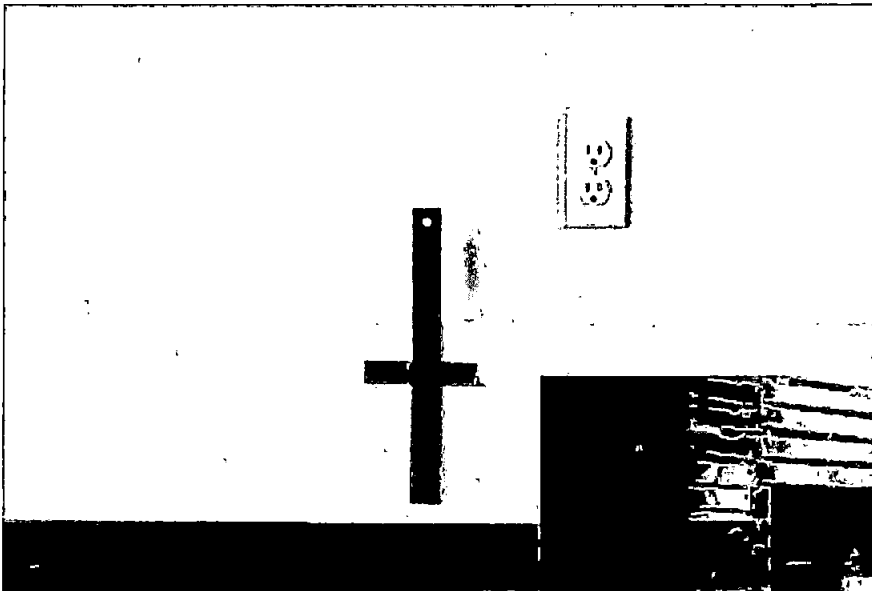


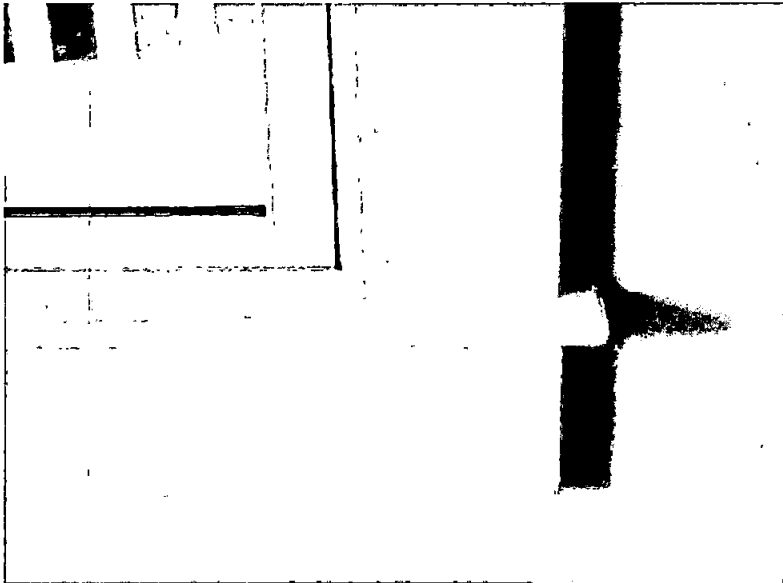
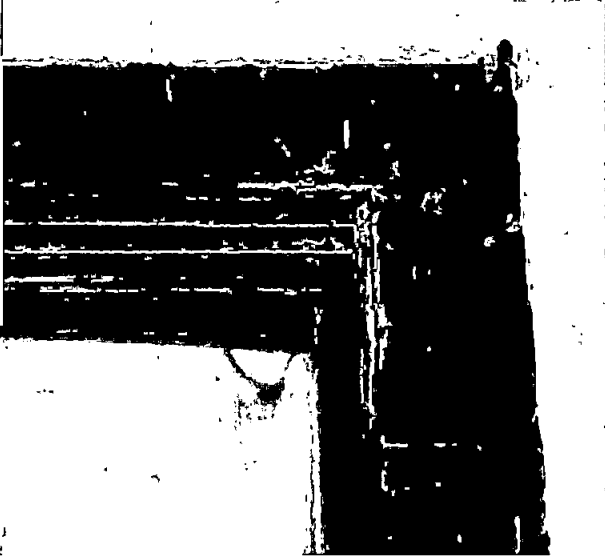
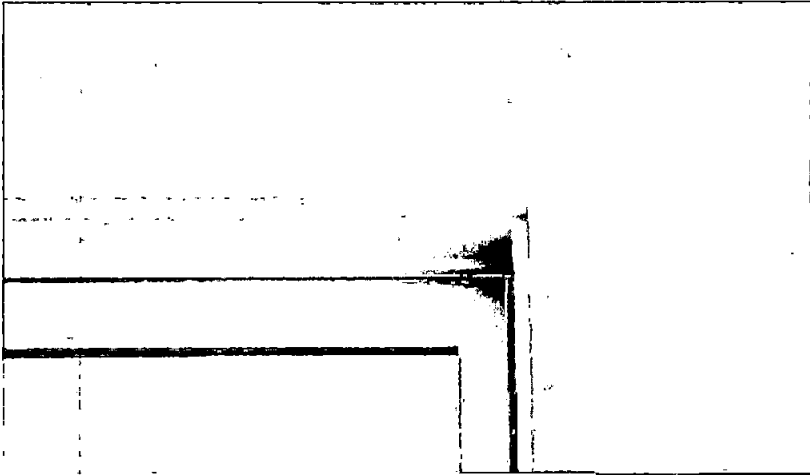




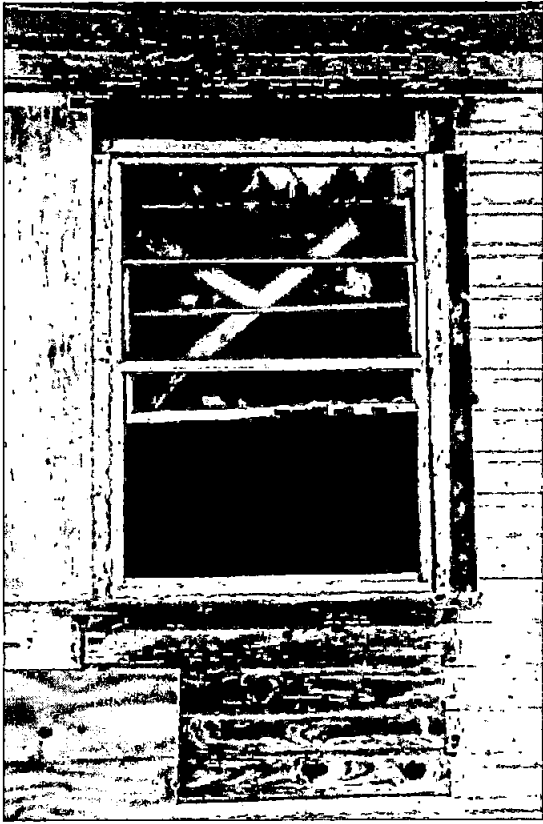
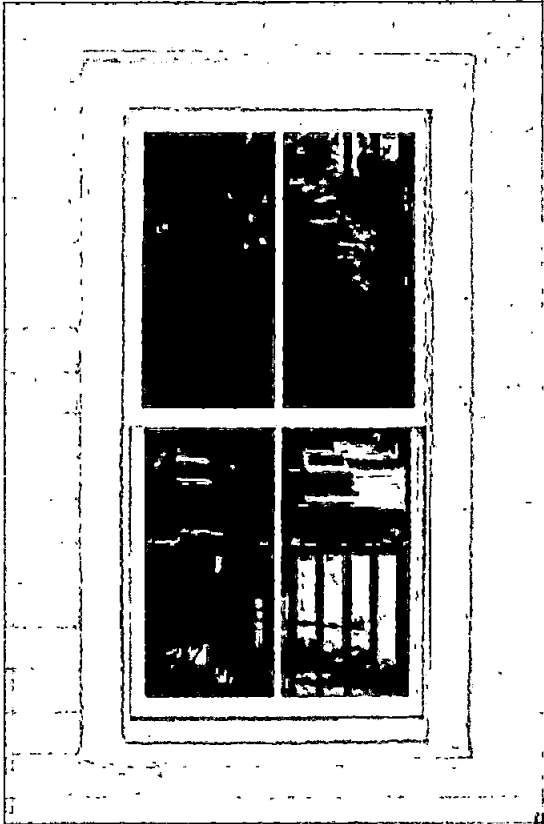
Property Identification No. 209560-0000  
127 Oneida St., St. Augustine, FL 32084

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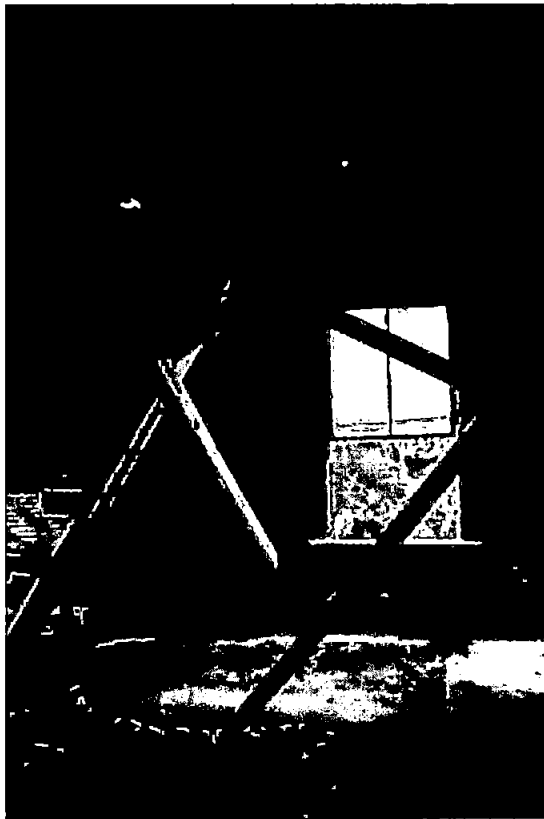


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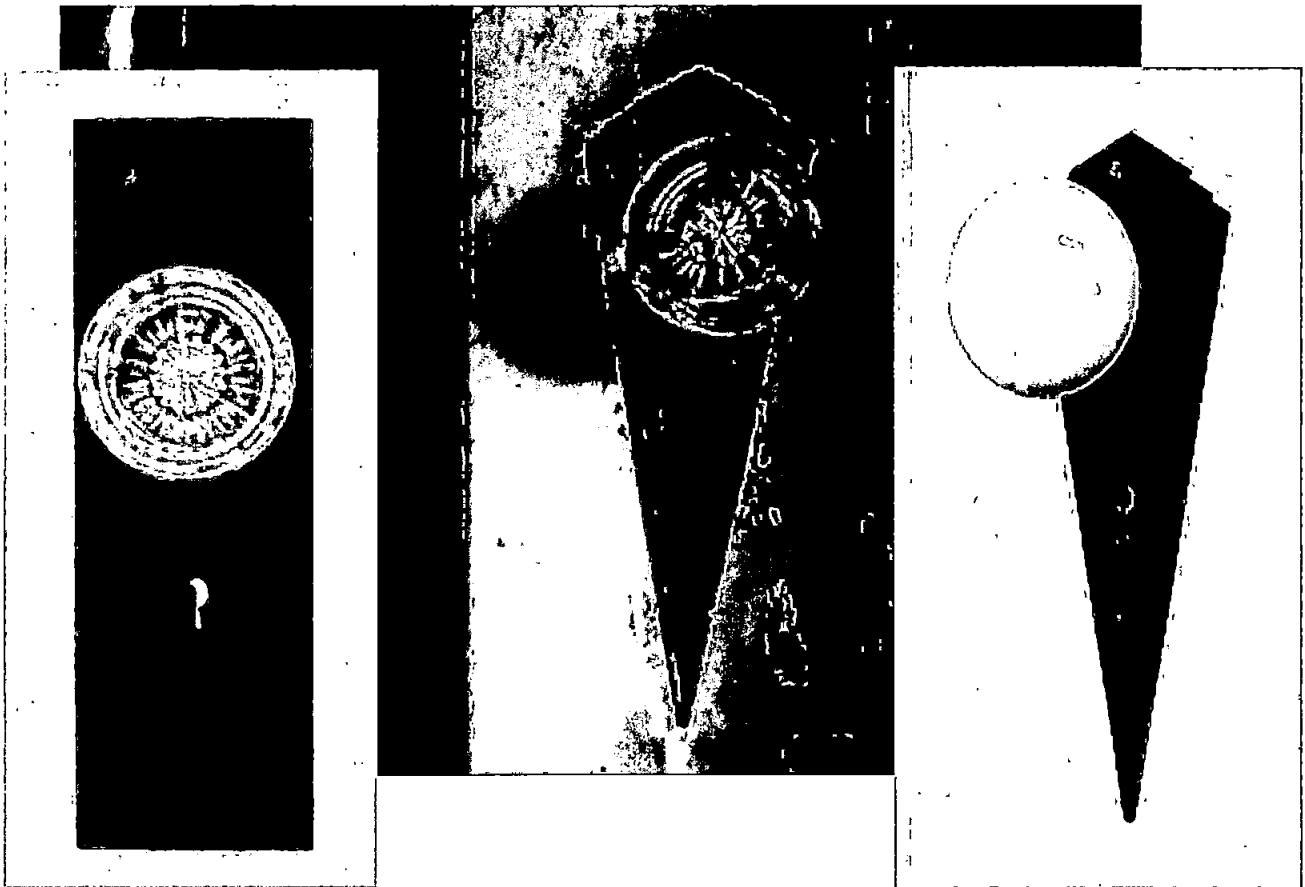
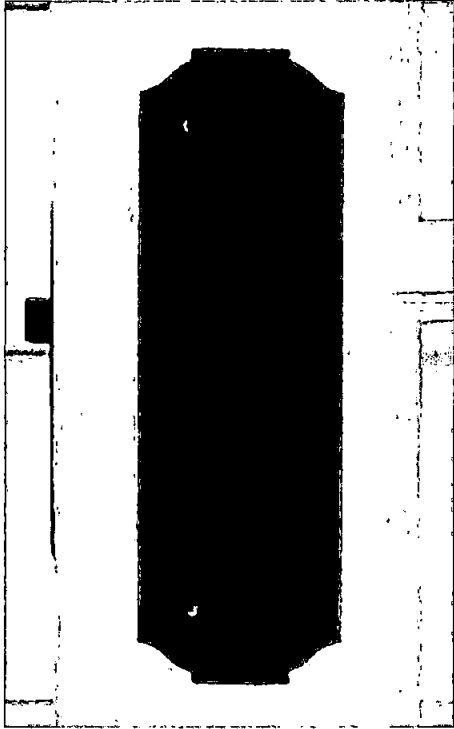
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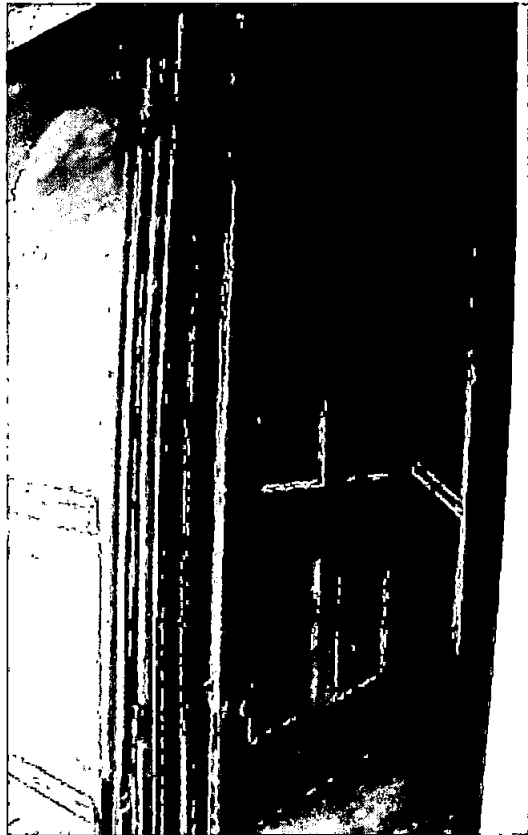
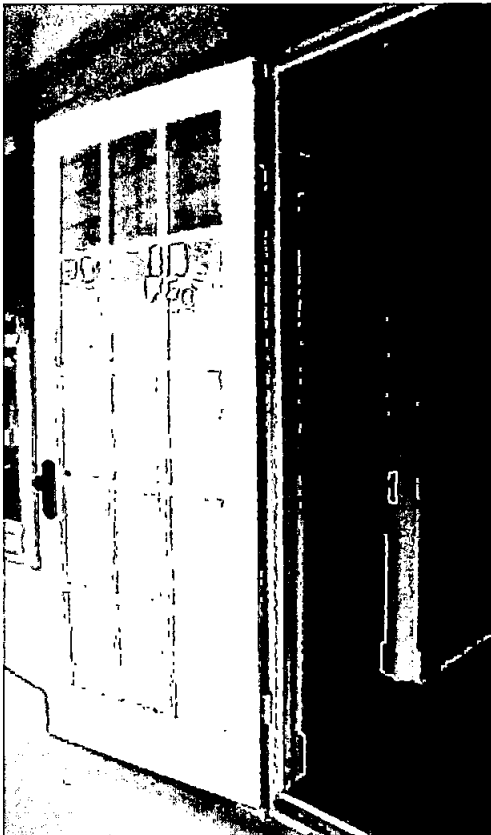
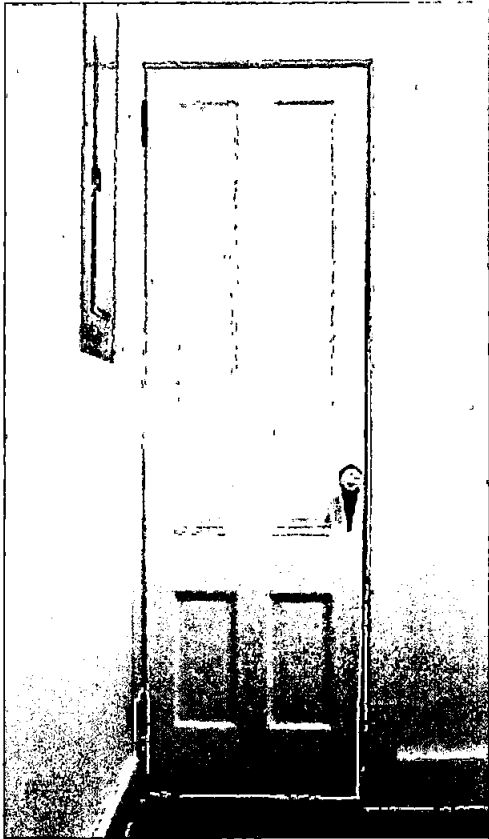
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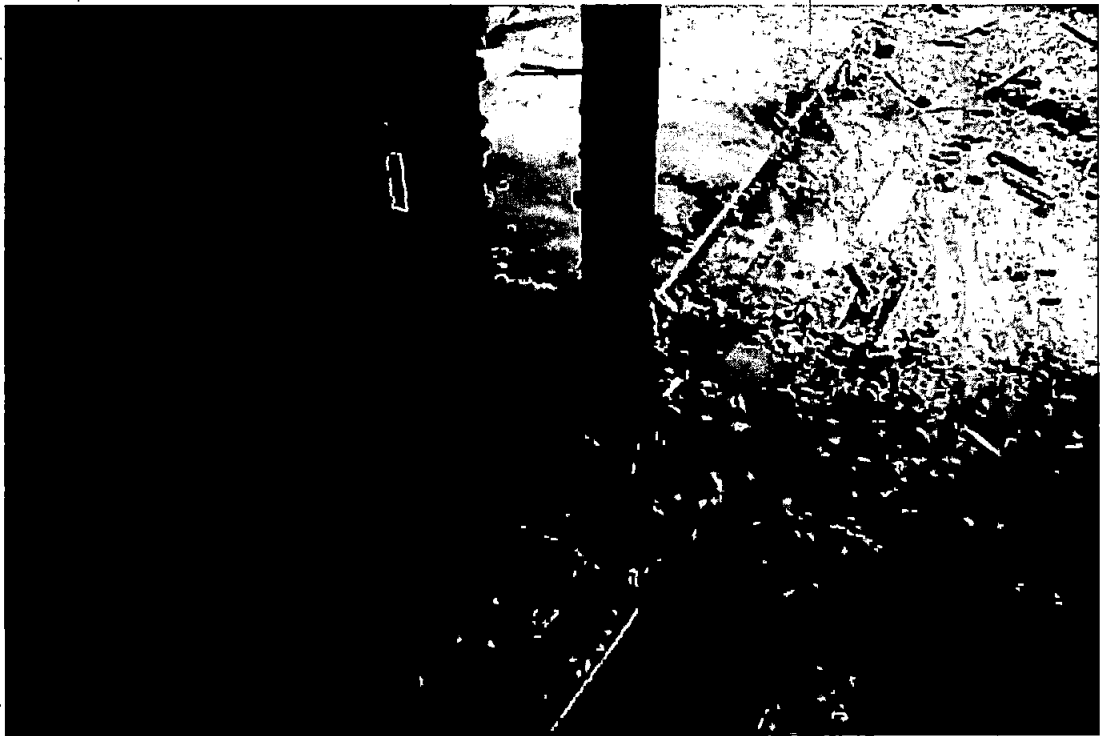
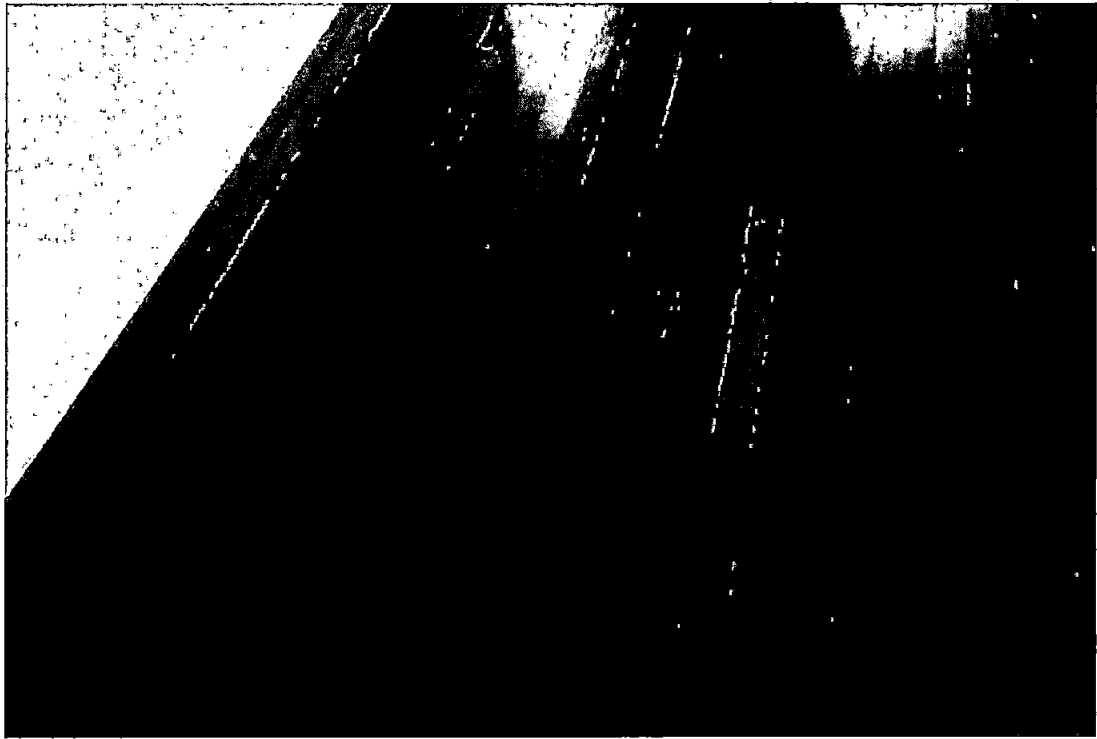


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Property Identification No. 209560-0000  
127 Oneida St., St. Augustine, FL 32084



Property Identification No. 209560-0000  
127 Oneida St., St. Augustine, FL 32084

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# FMSF Form

FLORIDA MASTER SITE FILE  
 HISTORIC ST. AUGUSTINE PRESERVATION BOARD  
 HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM \_\_\_\_\_ 802== Site No. 85149a \_\_\_\_\_ 1009==  
 Site Name: 127 Oneida Street \_\_\_\_\_ 830== Survey Date: 7812 \_\_\_\_\_ 820==  
 Address: 127 Oneida Street, St. Augustine, Fla. 32084 \_\_\_\_\_ 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns \_\_\_\_\_ 808==  
 Location: Genovar Addition \_\_\_\_\_ B \_\_\_\_\_ 6 \_\_\_\_\_ 868==  
                     (subdivision)                                      (block)                                      (lot)  
                     *multist*                                      *ST 3248*  
 Owner of Site: Name: Carter, Evelyn \_\_\_\_\_ ;  
                     Address: 127 Oneida Street \_\_\_\_\_  
                                     St. Augustine, Fla. 32084 \_\_\_\_\_ 902==  
 Occupant or Manager: Jenkins, Cellie Mrs. \_\_\_\_\_ 904==  
 Type of Ownership: Private \_\_\_\_\_ 848== Zoning: RS2 \_\_\_\_\_  
 NR Classification Category: Buidling \_\_\_\_\_ 916== Recording Date: \_\_\_\_\_ 832==  
 UTM: 17 \_\_\_\_\_ 469755 \_\_\_\_\_ 3305860 \_\_\_\_\_ 890== Location: T07S R30E N19 \_\_\_\_\_ 812==  
                     (zone)                      (easting)                      (northing)                                      (T)                      (R)                      (S)  
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) \_\_\_\_\_ 809==  
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) \_\_\_\_\_ ;  
                     Address: H.S.A.P.B. \_\_\_\_\_ 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
( ) <u>Excellent</u>	863==	( ) <u>Zoning</u>	878==
( ) <u>Good</u>	863==	( ) <u>Development</u>	878==
(x) <u>Fair</u>	863==	( ) <u>Deterioration</u>	878==
( ) <u>Deteriorated</u>	863==	( ) <u>Borrowing</u>	878==
		( ) <u>Transportation</u>	878==
Integrity of Site:		( ) <u>Fill</u>	878==
(x) <u>Altered</u>	858==	( ) <u>Dredge</u>	878==
( ) <u>Unaltered</u>	858==	( ) <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
( ) <u>Restored - Date:</u>	858==		
( ) <u>Moved - Date:</u>	858==		

**SEE SITE FILE STAFF FOR  
 ORIGINAL PHOTO(S) OR MAP(S)**

II. SITE DESCRIPTION, continued.

Original Use: <u>Priv. Residence</u>	838==	Present Use: <u>Priv. Residence</u>	850==
Date: <u>+1904</u>	844==	Period: <u>20th Cent</u>	845==
Culture: <u>American</u>			840==
Architect:			872==
Builder:			874==
Style: <u>Frame vernacular</u>			964==
Plan Type: <u>L-shape</u>			956==
Exterior Fabrics: <u>Wood, dropside, with cornerboards</u>			854==
Structural Systems: <u>Wood frame</u>			856==
Features of Structure: (942)			
Window Type: <u>DHS, 2/2, 2/2 (metal)</u>			942==
Foundation: <u>Concrete block piers</u>			942==
Roof Type: <u>Gable</u>			942==
Secondary Roof Structures: <u>Hip porch</u>			942==
Porches & Balconies:			942==
Chimney Location:			942==
Materials: (882)			
Chimney:			882==
Roof Surfacing: <u>Metal, 5-v crimp</u>			882==
Ornament Exterior: <u>Porch frieze, jigsawn brackets</u>			882==
Quantitative Data: (950-954)			
Chimneys: <u>952==</u>	Dormers: <u>954==</u>	Stories: <u>2</u>	950==
Other:			956==
Surroundings: <u>Residential</u>			864==
Relationship to Surroundings: <u>At dead end</u>			859==

III. PHOTOGRAPHY

Photographic Records Numbers:	860==
Contact Prints	

## IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 127 Oneida Street was constructed between 1899 and 1904. Significant details include a porch frieze and jigsaw brackets.

Genovar Addition was one of the early residential neighborhoods of Lincolnville. The 1885 and 1894 Birdseye maps of St. Augustine show a number of houses along Kingsferry and Lincoln Streets, surrounded by agricultural areas to the north and south. Almost all the houses are wood frame, and about equally divided between one and two stories. There are some interesting Victorian examples. With the exception of some commercial and institutional buildings along Central Avenue and Riberia Street, the subdivision is mainly residential. Genovar Addition is bounded on the west by marshland and the San Sebastian River. On the east it extends almost as far as Maria Sanchez Lake. The area is threatened generally by traffic along Central Avenue and Riberia Street, and by some housing deterioration.

HISTORY

The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed out of the late 18th century land grant to Francisco Marin, a Spanish shoemaker, who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian Ferry, or present-day Kings Ferry Street, formed the northern boundary of the grant.[1] The orange grove prospered until the 1870's with such prominent proprietors as the Marquis de Fougères, the French Counsel at Charleston, South Carolina, and Agustín Verot, the Catholic Bishop of St. Augustine. Bartolo Genovar, a local merchant and real estate developer, purchased and subdivided the grove by 1878, and by 1885, the two principle streets in the subdivision, Lincoln and Kings Ferry, were lined with small homes. Early and subsequent development has been associated with Blacks, including the A.M.E. Church, and represents one of the initial phases in the expansion of the early Black community of Lincolnville.[2]

## V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustín de la Florida", Havana, May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustín de la Florida", St. Augustine, December 24, 1791; St. Johns County Courthouse, Deed Records, Book B and L, pp. 1 and 122.
2. Deed Records, Book O, p. 327; Book Q, p. 310; Book W, pp. 38 and 179; Book X, pp. 108, 111, and 169; St. Augustine City Directory, 1885, 1899, 1904.



