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MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 1 - PRECONSTRUCTION APPLICATION

Submitted to  
HPB and County (Sarah)  
for preliminary review  
on Apr/18,  
before initiate  
construction  
*[Signature]*

INSTRUCTIONS:

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: 1223 LISBON ST CORAL GABLES FL

Property Address: 1223 LISBON ST CORAL GABLES FL

Folio Number: 03-4107-018-6380

Legal Description: LOT 29, Block 59, Coral Gables Granada Section  
Revised, according to the Plat thereof as recorded in Plat BOOK 8  
at Page 113, of the Public records of Miami Dade County, FLORIDA

Please check all that apply:

- Designated as a local historic landmark or site
- Designated as a contributing structure within a local district
- Individually listed in the National Register of Historic Places
- Is a contributing structure in a National Register District

Name of District City of CORAL GABLES

Please attach the designation report and resolution as proof the property is designated.

II. OWNER INFORMATION:

Name(s) of Owner(s): MIGUEL MARTINEZ NOGUEROL

Mailing Address: 1 N OCEAN BLVD APT 1004  
POMPANO BEACH FL 33062

Phone: 954 464 3390 2<sup>nd</sup> Phone: 954 729 3390

Email: mignogmz@gmail.com

If the property has multiple owners, please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1924 Architect (if known): unknown

**Alterations:** Please provide the date and description of any physical alterations to the property. [Example: Original casement windows were replaced with jalousie windows around 1974.]

- Original casement windows were replaced by Slider windows
- Garage was converted to guest bedroom, Front door closed, New door OPEN South elevation
- Alteration on projecting Bay on the front (west)

**Additions:** Please provide date and description of any additions which may have been made. [Example: A rear bedroom and bath were added to the house in 1981.]

All changes not clearly recorded dates

B. Exterior Description

Roof Type: Flat Roof Material: \_\_\_\_\_  
Example: hip, gable, flat, etc. Example: barrel tile, asphalt shingle, etc.

Number of Stories: 1 Detached Garage? (Y/N) Y

Basic Floor Plan: rectangular  
Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): Slider windows  
Example: casement, fixed, single hung sash, jalousie, awning, etc

Siding Material(s): Stucco  
Example: stucco, wood frame, brick

Briefly describe any distinguishing Exterior Architectural Features:  
[Example: the placement of the windows, chimneys, porches, columns, etc]

- Thick masonry walls
- Vehicular Mission Style
- Front Porch with arched openings
- Decorative and Predominant chimney vents grouped as decorative accents

**C. Interior**

Please list any distinguishing **Interior Architectural Features** found in the home that are original to the house, by room: [Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]

Living room retain the original limestone

**D. Auxiliary Structures**

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

Detached Garage Building converted to Guest Apartment.

**IV. DESCRIPTION OF PROPOSED IMPROVEMENTS**

All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.

What was the original use of the building? Single Family Home

What will the building be used for after improvements? Single Family Home

What is the estimated start date of construction? May-June/2018

What is the estimated completion date? May 2019

What is the estimated cost of restoration/rehabilitation? \$ 600,000

Briefly describe your project, including any proposed additions, upgrades and restorations.

Two story addition, Replacement of windows and doors, interior reconfigured. Reinforce existing structure and elimination of guest apartment, and reestablish original garage, landscape, replacement or installation of Chicago Bricks on car porch/pathway. Update Property to current building code preserving and recovering original historic landmark features

**A. EXTERIOR ARCHITECTURAL FEATURES**

The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.

**FEATURE 1:** Replacement of all windows to original window type casement  
**Elevation:** North, South, West and East  
**Photo Number:** 5, 6, 7, 8  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

Historic 1940s photos of the home show the historic window type as casement

**FEATURE 2:** Projecting Bay at the front  
**Elevation:** WEST  
**Photo Number:** 9, 10  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

Current structure was part converted into a bedroom closet. Original function restored. An original historic decorative column and detail will be restored. Replacement of 5-Roof tile to True Barrel as requested by historic Dept.

**FEATURE 3:** Removal of existing Deck and Metal Door (not aligned with historic style)  
**Elevation:**  
**Photo Number:** 4, 8  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**FEATURE 4:** Garage, Car Pathway, Landscape  
**Elevation:**  
**Photo Number:** 11, 12, 13, 14  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

Garage was converted into an apartment Guest room. Front Door garage ~~is~~ is decorative. Chicago BRICKS on car Path removed. Garage will be restored, Car Path and Landscape redone

**B. INTERIOR ARCHITECTURAL FEATURES**

**FEATURE 1:** Structural # Requires Renovation and Replacement  
Room: several of Damaged Structures

**Photo Number:** 1, 2, 3, 4

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

Bring Structures to Building code to ensure Renovation  
Standards accordingly

**FEATURE 2:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**FEATURE 3:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**FEATURE 4:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**C. LANDSCAPE FEATURES**

Please list any restorative work to be done to **original landscape features**, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

**FEATURE 1:** Car Path

**Photo Number:** 13

**Describe Work and Impact on Existing Feature:**

Chicago BRICKS will be installed and Restored.  
Landscape in bad condition. It will be redone

**FEATURE 2:**

**Photo Number:**

**Describe Work and Impact on Existing Feature:**

**FEATURE 3:**

**Photo Number:**

**Describe Work and Impact on Existing Feature:**

**OWNER ATTESTATION:** I hereby attest that the information provided in this application is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

MIGUEL M. NOGUERA

Print Name

  
Signature

04/27/18  
Date

**[Please attach the photographic documentation on subsequent pages.  
Submit a copy of all photographs to County staff on a CD, if possible.]**

**PRE-CONSTRUCTION APPLICATION REVIEW**  
**TO BE FILLED OUT BY THE**  
**LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property 1223 LISBON STREET

Folio number 03-4107-018-6380

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

**Please list any Review Comments here:**

Additional Review Comments attached? Yes  No

Signature: Donna M. Spain

Typed or printed name: DONNA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 4.3.2019



**1. INTERNAL STRUCTURE REQUIRES RENNOVATION AND REPLACEMENT OF DAMAGED STRUCTURES, EXTERNAL DECK WILL BE REMOVED**



**PHOTO 1**



**PHOTO 2**



**PHOTO 3**

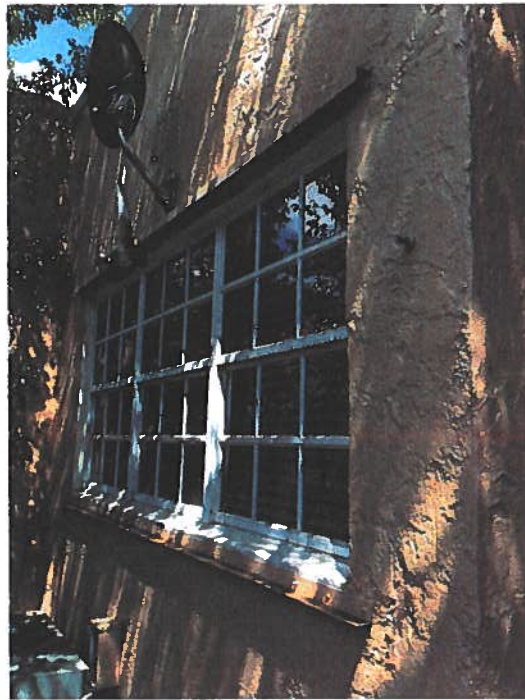


**PHOTO 4**

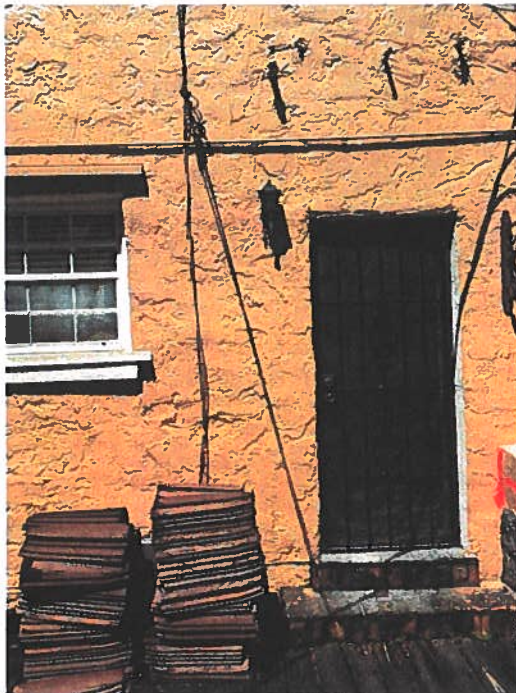
**2. ALL WINDOWS AND DOORS MUST BE REPLACED, NEW TRUE CASEMENTS WINDOWS TO BE INSTALLED ALIGNED WITH ORIGINAL HISTORIC STYLE**



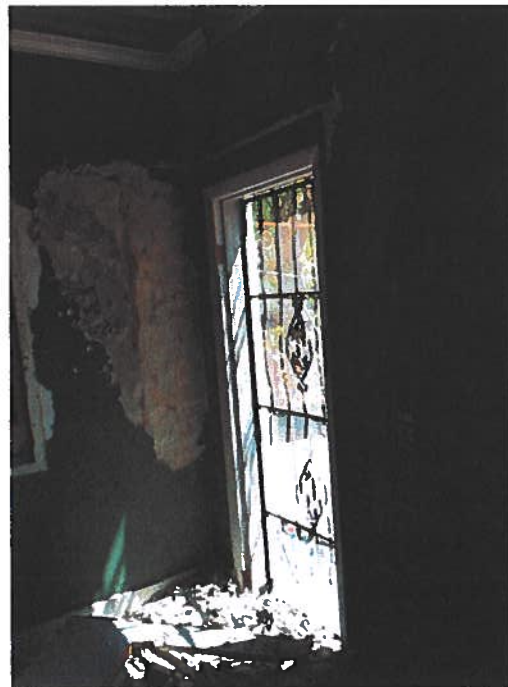
**PHOTO 5**



**PHOTO 6**



**PHOTO 7**



**PHOTO 8**

3. PROJECTING BAY ON FRONT HAD PART OF STRUCTURE CONVERTED INTO A BEDROOM CLOSED. IT WILL RETURN TO ORIGINAL 1940 CLOSED PORCH FUNCTION. A HISTORIC COLUMN DECORATIVE SHOWN ON 1940 PHOTO WILL BE RESTORED. CURRENT S-ROOF TILES REPLACED BY ORIGINAL TRUE-BARREL. FOYER ROOF WITH STRUCTURAL DAMAGE DUE TERMITES



PHOTO 9



PHOTO 10

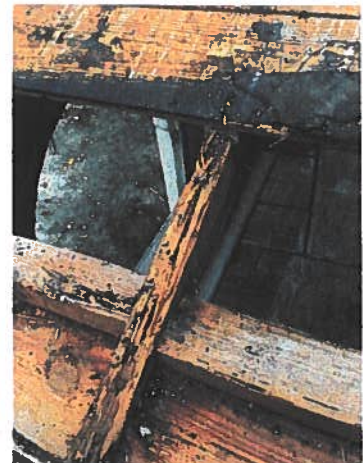
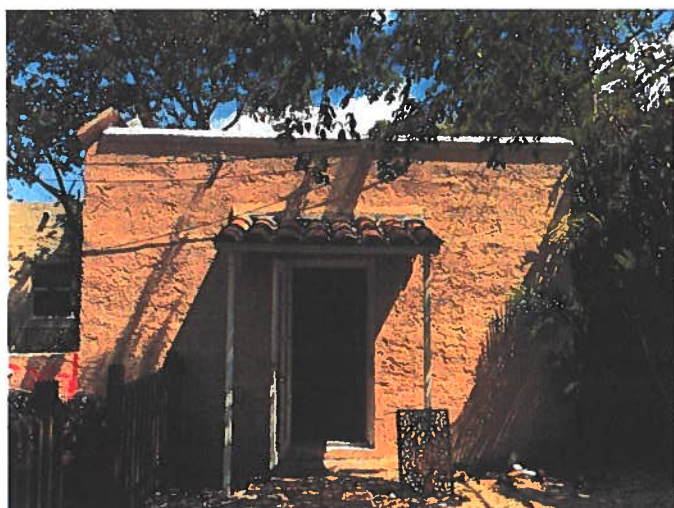


PHOTO 10A, B AND C

**4. GARAGE, CAR PATHWAY AND LANDSCAPE :**  
**GARAGE WAS CONVERTED INTO A GUEST APARTMENT, FRONT DOOR CLOSED AND A DECORATIVE WOOD INSTALLED (NOT REAL DOOR), THERE IS AN ENTRY DOOR INSTALLED ON WEST ELEVATION. CAR PATH CHICAGO BRICKS REMOVED OR DAMAGED, LANDSCAPE NOT EXISTING OR IN A BAD CONDITION**  
**GARAGE TO BE REESTABLISHED TO ORIGINAL FUNCTION. CAR PATH REDONE AND RECOVERED TO ORIGINAL STORIC STYLE, NEW LANDSCAPE EXECUTED.**



**PHOTO 11**



**PHOTO 12**



**PHOTO 13**



**PHOTO 14**

