



AV 2019-002
August 18, 2021

Historical Resources &
Cultural Arts

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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
1223 LISBON STREET
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Owner: Miguel Noguero

Original Date of Permit: 1924

Original Permit No.: 228

Architect for Alterations: Castellanos Design Studio (Wesley Castellanos)

Contractor for Alterations: Guillermo Rodriguez

Estimated Cost of Project: \$600,000**

Estimated Cost of Work on Historic Buildings: \$420,000**

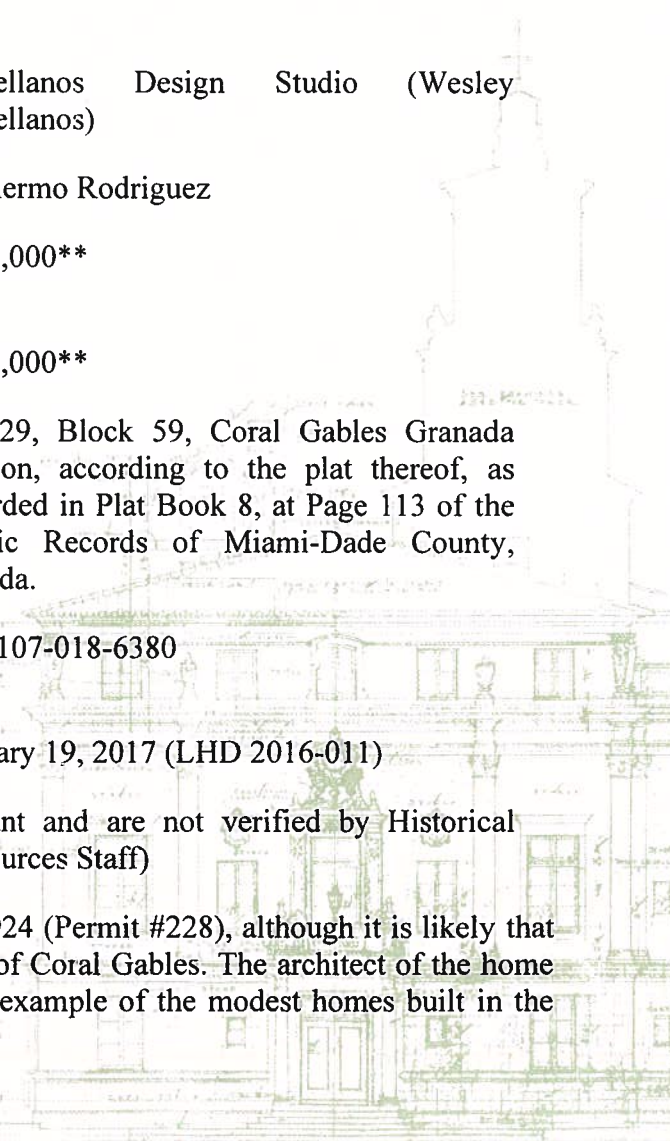
Legal Description: Lot 29, Block 59, Coral Gables Granada Section, according to the plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

Folio Number: 03-4107-018-6380

Date of Listing in Coral Gables Register of Historic Places: January 19, 2017 (LHD 2016-011)

(*Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)

The residence at 1223 Lisbon Street was permitted in 1924 (Permit #228), although it is likely that it was constructed prior to the incorporation of the City of Coral Gables. The architect of the home is unknown. The residence at 1223 Lisbon Street is an example of the modest homes built in the



Mediterranean Revival architectural style that defined George Merrick's vision for the City. These modest homes were smaller in size but were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. The residence had undergone minor alterations since the time of its construction. The property maintained its architectural integrity and contributed to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2016-024 and COA (ST) 2019-083. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- New impact-resistant casement windows to match original configuration
- New barrel tile roof
- Paint house
- Restoration of auxiliary structure to return to garage use (previously converted to living space) and new garage doors to mimic original doors
- Structural improvements
- New mechanical, electrical, and plumbing systems
- Engaged column returned to front façade
- Complete interior reconfiguration
- Stucco replacement and repair
- Replacement of original window sills

B. Addition

- Two-story addition consisting of a covered terrace on the first floor and two bedroom suites on the second floor.

C. Site improvements

- Installation of new brick paver driveway and walkways
- Installation of new swimming pool and deck
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Warren Adams
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, Accelerated COA Report, COA Application, Permit drawings, As-built revisions