

MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

**PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK**

**INSTRUCTIONS:**

Upon completion of the restoration, rehabilitation, or renovation, return this form *with photographs of the completed work (both exterior and interior views of the building)* to the County's Office of Historic Preservation (OHP).

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Preservation Officer.

**I. Property identification and location:**

Property Name: 1223 LISBON ST CORAL GABLES FL  
Folio Number: 03-4107-018-6380  
Street Address: 1223 LISBON ST.

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

Project start date: 05/23/18  
Project completion date: 12/15/19  
Cost of entire project: \$ 600,000  
Estimated costs attributed to work on historic buildings: \$ 420,000

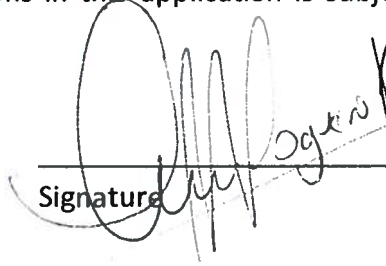
Name of architect: Wesley Castellanos Phone: 786-218-5335  
Name of Contractor: Guillermo Rodriguez Phone: 305-986-0028

2019 DEC 16 AM 9:50

**Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on \_\_\_\_\_.

I hereby 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 Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction 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, I agree to allow access to the property by representatives of the County Historic Preservation Office and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with Miami-Dade County 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 is subject to criminal sanctions pursuant to the Laws of Florida.

Miguel M. Negron  
Print Name

  
Signature

12/4/19  
Date

*Complete the following, if signing for an organization.*

\_\_\_\_\_  
Print Name Title Signature

Name of Organization \_\_\_\_\_

Taxpayer Identification Number \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Daytime Telephone Number \_\_\_\_\_

*Multiple owners must provide the same information as above. Use additional sheets if necessary.*

**1223 LISBON ST CORAL GABLES FL 33134**





**I- EXAMPLES OF CONSTRUCTION ELEMENTS OF PRESERVATION, AND/OR RESTORATION TO ORIGINAL (IMAGE AVAILABLE FROM 1940).**

- a. As per project approved by BOA and HPB, the house architecture style character was preserved or restored . The house was completely repainted in white, restoring original color, as per 1940 photo. All hurricane shutters support was removed, new true barrel tiles installed, metallic front gate removed and simplified gate following historic style installed as per HPB request and restoring original look and style.



- b. Approx. 75% of original stucco was preserved. Some existing areas of the house required structural work per plans and, as a result, much of the stucco which was already cracked or spalling needed repair. Many areas of existing stucco received only skim-coats to blend in the areas that were needing more attention.
- c. A front column was added externally to foyer , between the two-front window, as per project and requests from HPB, and restoring style observed in 1940 photo. Arch Front Case windows as per HPB request were added.



- d. The 1<sup>st</sup> floor Living room and guest room Roof was completely preserved in original condition, as per HPB new request, during one of our meetings. This request required us to redesign and update of initial proposed and approved roof structural calculation and developed a special reinforcement solution, in order to comply with existing hurricane safety. This incurred in a change vs original project approve to comply with HPB requested and generated a \$7.5K additional cost just to preserve that structure.





- e. Floor joists (aprox 85%) were preserved and reinforced to adjust and support new structure and project plans. Structural reinforcement as per project plans built from inside to preserve external structure and stucco as much as possible, which incurred in additional work and costs.

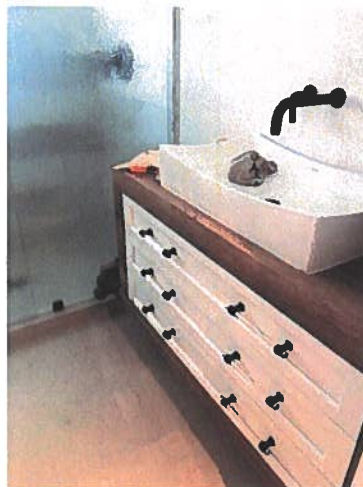


- f. Garage structure returned to original function (previous owner had remodeled into a guest bedroom, and it was in a very bad condition). Added Wood door, similar style to 1940 photo. Garage roof was preserved to original, added structural reinforcement had also incurred additional work and costs.



**II – OTHER ADDITIONAL CONSTRUCTION ELEMENTS “AFTER-BUILT PHOTOS”, WHICH WERE REFERRED AS PART OF AD-VALOREM PHASE 1 SUBMISSION. (PLS REFER TO PREVIOUS BEFORE CONSTRUCTION PHOTOS, ADVALOREM PHASE 1)**

- 1. INTERNAL STRUCTURE REQUIRED RENNOVATION AND REPLACEMENT OF DAMAGED STRUCTURES, EXTERNAL DECK WAS BE REMOVED RESTORING ORIGINAL STUCCO STYLE ON THE EXTERNAL WALLS**





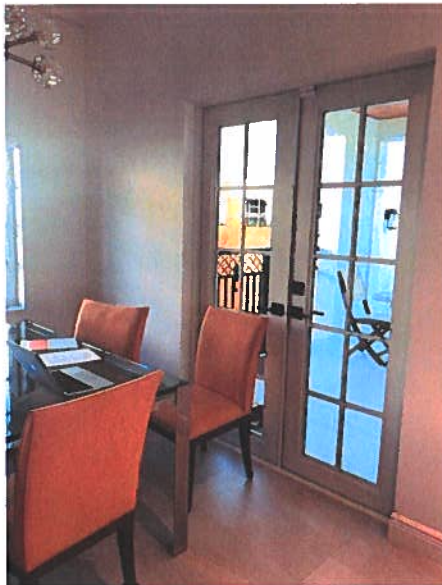
**PHOTO 1A**



**PHOTO 1B**



**PHOTO 2A**



**PHOTO 2B**



**PHOTO 3**

**PHOTO 4**



**2. ALL WINDOWS AND DOORS HAD TO 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 STRUCTURED CONVERTED INTO A BEDROOM CLOSED. IT HAD RETURN TO ORIGINAL 1940 CLOSED PORCH FUNCTION. A HISTORIC COLUMN DECORATIVE SHOWED 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 A



PHOTO 10

**4. GARAGE, CAR PATHWAY AND LANDSCAPE :**  
**PREVIOUSLY 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 WAS REESTABLISHED TO ORIGINAL FUNCTION. CAR PATH REDONE AND RECOVERED TO ORIGINAL HISTORIC STYLE WITH WOOD DOOR INSTALLED, SIMILAR STYLE TO 1940'S ORIGINAL PHOTO; COMPLETELY NEW LANDSCAPE EXECUTED.**



**PHOTO 11**



**PHOTO 12**



**PHOTO 13**



