

REPORT OF THE CITY OF CORAL GABLES

HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

ON THE DESIGNATION OF

THE PROPERTY AT

1144 MILAN AVENUE

CORAL GABLES, FLORIDA



Historic Photo: c.1940

**LOCAL HISTORIC LANDMARK DESIGNATION:
1144 MILAN AVENUE, CORAL GABLES, FLORIDA**

Application: Application filed by owner.

<u>Folio Numbers:</u>	03-4107-018-2950
<u>Legal Description:</u>	Lot 3 & the East 10 Feet of Lot 2, Block 26, 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.
<u>Original Permit No.:</u>	386
<u>Date of Construction:</u>	1923
<u>Original Architect:</u>	Martin L. Hampton, Hampton & Ehmann
<u>Present Owner:</u>	Prime Rejuvenation Center, Inc. / Giselle Valladares
<u>Building Type / Style:</u>	One-story SFR / Mediterranean Revival
<u>Site Characteristics:</u>	The property is located on an interior lot on the south side of Milan Avenue near Columbus Boulevard and Tangier Street. The lot dimension is 60' by 104'.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family home at 1144 Milan Avenue was one of eight homes commissioned on Milan Avenue by City founder George Merrick in 1923. In accordance with Garden City precepts that guided Merrick's development of Coral Gables, he platted smaller lots on some streets in the new Granada Section intended for modest homes. Merrick envisioned Milan Avenue as a street of 'moderately-priced attractive houses.' He commissioned three members of his design team to demonstrate that these smaller homes were to be 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 houses on the street are amongst the earliest of what are now known as the Coral Gables Cottage, and they played a significant role in the development of this genre in the City.

The home at 1144 Milan Avenue was designed in the Mediterranean Revival style by architect Martin L. Hampton. A member of Merrick's original design team, Hampton was well-known for his Mediterranean-inspired designs with a particular penchant for Spanish Colonial and Moorish architecture. During the summer of 1923 Merrick sent him on a European tour to study Mediterranean architecture and bring back drawings and new insights on south Florida adaptations. The home at 1144 Milan Avenue was one of his first designs after returning. The details of this home, such as the porch roof ensemble and chimney shoulders, demonstrate a new architectural vocabulary in the evolving Mediterranean Revival style in Coral Gables.

CORAL GABLES REGISTER OF HISTORIC PLACES: Preserving the City's Story

The built environment reflects the beliefs, values, creative expressions, and technical capacity at a place in time in history. Historic Preservation preserves those structures and spaces that tell the story of the community's historic past. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these tangible touchstones provides a sense of community, a sense of evolution, a sense of identity, a sense of ownership, and a sense of place for the City of Coral Gables. In other words, these historic resources provide continuity and context; they are the foundation of the City's identity.

Coral Gables is a Certified Local Government (CLG) and as such must maintain a Register of Historic Places and abide by associated preservation standards. A local community works through a certification process -- jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) -- to become recognized as a Certified Local Government (CLG). Once certified the community gains access to benefits of the program and agrees to follow required Federal and State requirements.

The City of Coral Gables was certified in 1986 and was amongst the first cities in Florida to become a CLG. Hence, it is the task of Historic Preservation, and an obligation of Certified Local Governments, to identify and protect those resources that contribute to the story of the City over time. Furthermore, the City must abide by the federal regulations as put forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark individual properties must have significant character, interest, or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state, or nation.

The single-family residence at 1144 Milan Avenue is eligible as a local historic landmark based on its historical, cultural, and architectural significance. For designation, a property must meet **one (1)** of the criteria outlined in the Code. As discussed below, 1144 Milan Avenue meets the following **three (3)** criteria:

A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

HISTORIC CONTEXT

Coral Gables' developmental history is divided broadly into three major historical periods:

- **Pre-1926 Hurricane:** Initial Planning and Development/Florida Land Boom
- **1927-1944:** 1926 Hurricane/Great Depression Aftermath and New Deal/Wartime Activity
- **1945-1963:** Post World War II and Modern periods

Constructed in 1923, the single-family residence at 1144 Milan Avenue occurred during the City's first phase of development and is indicative of the type of architecture that was the founding premise of Coral Gables.

Founding of Coral Gables



Figure 1: Streets in Coral Gables Under Construction, July 22, 1922

Coral Gables was originally conceived as a suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George E. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully conceived and cohesively designed, Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist

Denman Fink, and architects H. George Fink, Walter De Garmo, H. H. Mundy, and Phineas Paist, Merrick converted 3,000 acres of citrus plantation and native hammock. (Figure 1)

The use of Mediterranean designs was one of the featured selling points in early promotional materials. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle and it was one of the featured selling points for his community. The architecture constructed during Coral Gables' initial development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. During the 1920s structures and amenities were built almost exclusively per this style.

The home at 1144 Milan Avenue exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick. As discussed below, it was designed by architect Martin Hampton who was well-versed in Mediterranean-inspired architecture. He was amongst a small cadre of select architects Merrick commissioned to develop his vision in the 1920s.

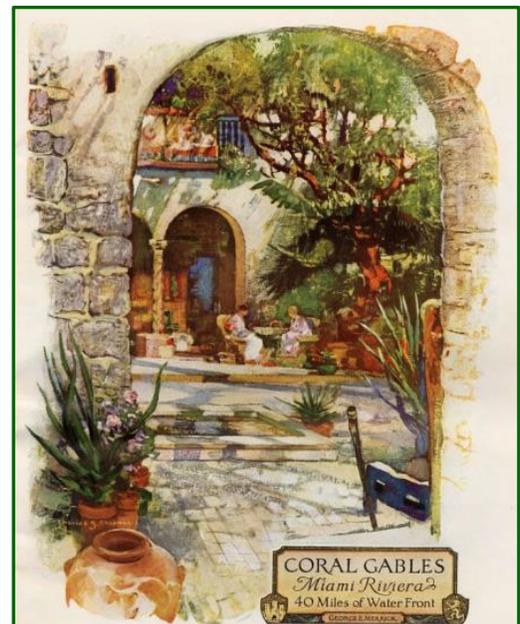
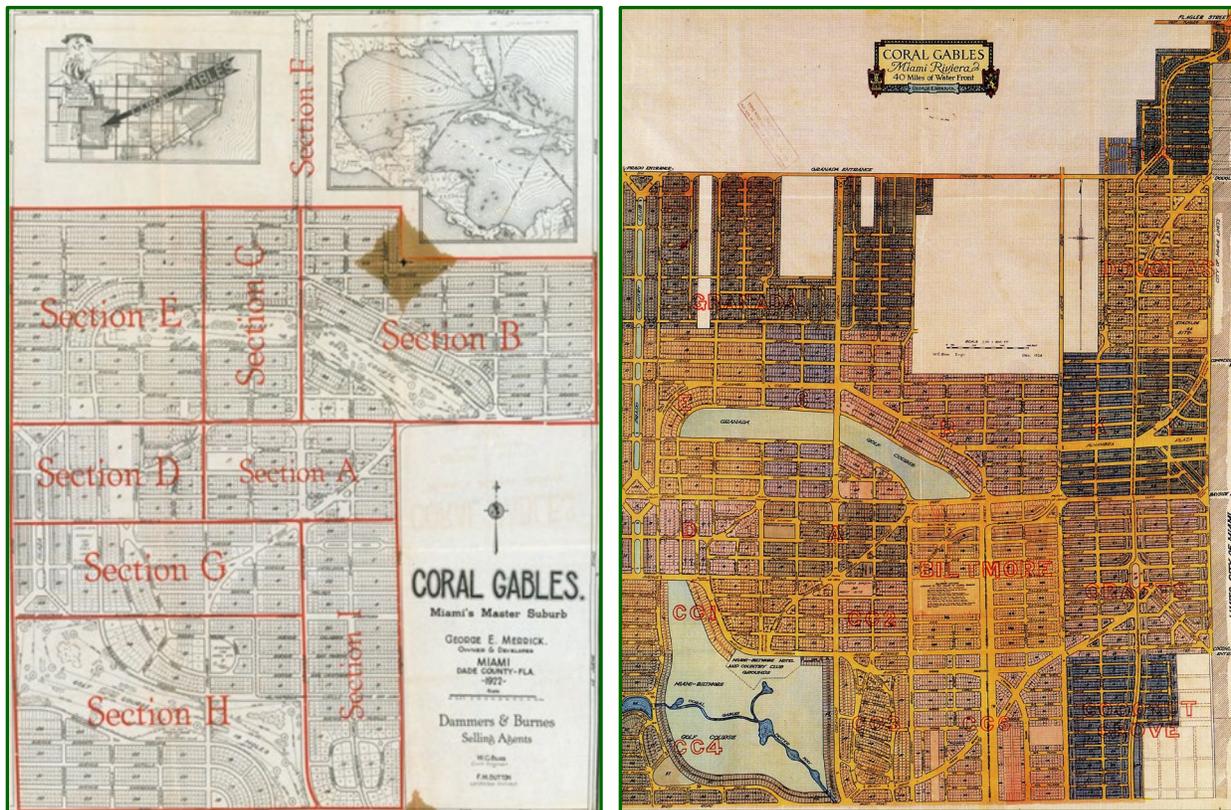


Figure 2: Advertisement in *House Beautiful*, 1925

Merrick’s design team carefully planned the city to maximize the potential intrinsic to its tropical environment. They laid out broad sweeping boulevards with grand vistas and tree-lined streets, plazas with fountains that invited visitors to linger, and Mediterranean-inspired homes that conveyed a quality of centuries-old permanence with generous street setbacks for front yards that celebrated the ‘tropical vegetation in a delightful profusion.’ They employed restrictive zoning to control development and aesthetics. The plan embraced the City Beautiful ideals of copious amounts of public green space, tree-lined streets, and monumental public buildings. It also wholeheartedly incorporated the Garden City precepts of comprehensive planning with defined areas for different uses (i.e., residential, commercial, trades), supplying a wealth of public facilities, and offering housing for different income levels without sacrificing quality. Homes built for modest incomes were built alongside grand palazzos and a section of the City was devoted to multi-family housing.



Figures 3: Coral Gables Maps
“Miami’s Master Suburb,” 1922 [left]
“Miami Riviera,” 1924 [right]

The first lots went on sale in November 1921. They were in Section A, the area immediately south of Merrick’s family home. Section B opened on December 27, 1921 and included the impressive Greenway Drives surrounding the proposed golf course and Alhambra Circle, a wide boulevard with a ‘parked’ center median. In January 1922 Section C was released for sale. Sales were brisk and, as shown on the 1922 map of Coral Gables (Figures 3), the remainder of the suburb was quickly divided into sections.

The Granada Section & Garden City Precepts

Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and into the expansion of land holdings. Accounts indicate that acquiring land north to Tamiami Trail was a priority and a hard-fought endeavor for Merrick. As illustrated on Button’s 1922 map in Figures 3, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). By 1923, with the acquisition of various tracts of land--some lot by lot--he replatted and renamed this area the Granada Section. (Figures 3 & 4)

The Granada Section spanned from Red Road (SW 57th Avenue) on the west, to Cortez Street on the east, and from Tamiami Trail (SW 8th Street) on the north, to Milan and Mendoza Avenues on the south. Merrick continued to purchase additional tracts in this area over the next several years. Merrick was unable to buy the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to this day. (Figure 3 & 6)

When first launching Coral Gables during 1921-22, Merrick’s team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. In 1923, as Merrick substantially increased his land holdings, he began to develop streetscapes following Garden City precepts. Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes.

To showcase his vision for these homes, Merrick commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design fifty-eight homes that (Figures 5):

“embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families...each home will be a different finely-detailed design.”

The Granada Gateway—Located in the Center of the New Granada Section

**Granada Section—
Another Opportunity**

The Surpassing Beauty of Coral Gables—the Wonderful Development of Coral Gables—the Remarkable Growth of Coral Gables—are all here Combined to Form a Most Extraordinary Investment Opportunity in the New Granada Section

The first offering of building lots in the Granada Section was made on Monday morning. The impetuous and enthusiastic response of the buying public revealed the keen interest which is felt in all matters included in the remarkable development of Coral Gables.

To fix clearly in your mind the splendid location of the Granada Section, just remember that it centers around the two most beautiful architectural features in Coral Gables. The first of these is the magnificent Granada Entrance on S. W. Eighth Street; the second is the still larger and more beautiful Trade Entrance and Country Club Prado, now in course of construction.

Adjusting these two surpassingly beautiful features lies the Granada Section, bounded on the north by S. W. Eighth St., Tamiami Trail and on the south by Ohioa St., Alhambra Circle and the Coral Gables golf course. This part of Coral Gables has been the scene of greatest development during the past year, and will continue to be for all of next year.

In the Granada Section eighty-six homes, ranging in cost from \$7,500 to \$25,000 each, are now in course of construction. Within a few months the Granada Section will take its rightful place as one of the most beautiful parts of Miami's most beautiful suburb.

NOTE—AND FOR A SHORT TIME ONLY, WHILE THE DEVELOPMENT WORK IS CARRIED ON—YOU MAY BUY GRANADA SECTION LOTS AT EXTREMELY REASONABLE PRICES.

Get the complete facts regarding Granada Section from Coral Gables sales representatives. It's a real opportunity—

CORAL GABLES
Miami's Master Suburb

**Figure 4: Miami News
November 22, 1923**

**START 40 DWELLINGS;
15 MILES OF STREETS**

Opening of New 450-Acre Granada Section Results in Huge Building Program.

CONSTRUCTION of 15 miles of additional streets and approximately 30 miles of sidewalks will be started within the next week at Coral Gables, under the supervision of J. W. Ricketts, superintendent of construction.

Ten miles will be laid in the north-west corner of the suburb, opening up an entirely new section—the Granada—which comprises about 450 acres. At the same time the construction of 30 new homes, moderately priced and from new and original designs by H. George Fink, Martin L. Hampton and Louis D. Brumm, will be started in the Granada section.

**Figures 5: Miami Herald
September 24, 1923**

THE group of 40 new homes will be the first of a large number of residences to go up in the Granada section. While they are not expensive, they will represent the best of architecture. They will embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families. Most of the new homes will contain two bedrooms, combination living and dining rooms, kitchens with sink, cabinet, electric tank and water heater, and bath, with fixtures built in; garages linked artistically with the houses; screened loggias and large and delightfully planted patios with winding walks of flagstone paving, and unique lanterns of early Spanish designs, Gothic entrances, imported Spanish tile roofs, cypress beams and archways.

In addition, the same care will be taken with landscaping surrounding grounds as about the costliest homes in the suburb.

The homes will probably be completed by the first of next year and will be ready for occupancy at that time.

“I am confident that these homes will be entirely unique in Florida,” H. George Fink, architect, who has designed many of the most beautiful homes in Coral Gables, said. “While 40 will be built at the same time, each home will be different in design and appearance. Repetition will be entirely avoided. Individual care has been taken with the plans for each of the homes and the result, I believe, will be astonishing.”

Their distribution was: eight on Milan Avenue, twelve on Ferdinand Street, eighteen on Genoa Street, six on Capri Street, and fourteen on Pizarro Avenue. In October 1923 the launching of the Granada Section became Merrick's highest priority. He redirected hundreds of workers to lay streets, sidewalks, and watermains. By November these fifty-eight moderately-priced homes, amongst others, were under construction in the Granada Section.

In Merrick's 1925 publication *Coral Gables Miami Riviera: Heart of the American Tropics*, he waxed poetic about the moderately-priced Mediterranean Revival style homes, in this manner:

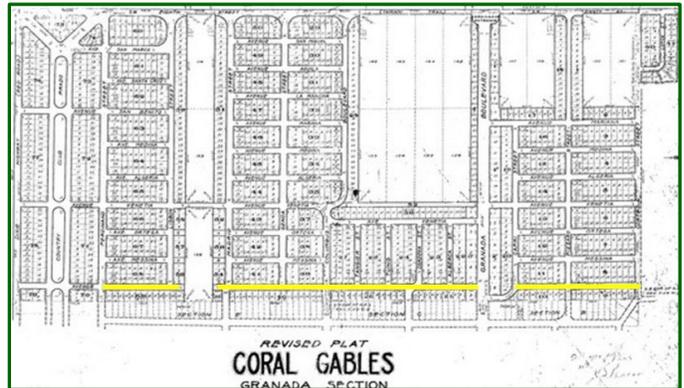
A small house, in which every detail is a joy, is made beautiful with a cloistered entrance whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, and as beautiful in its setting. Another small house, whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary. Even grouped ventilator holes are made to play delightful part in the design of a whole house front, and such inconspicuous details as in the iron work of a window, the trim of a chimney, the curve of a garage roof, the right placing of a huge Spanish water jar to break the surface pattern of an open veranda, are harmonious, styled, architecturally right.

Milan Avenue



Figures 6: Single-Family Homes Built on Milan Avenue during 1920s
Red boxes: initial eight homes commissioned by Merrick
Blue boxes: additional 1920s homes
Orange arrow: 1144 Milan Avenue [top]

Granada Section Plat Map, 1924
Yellow line: Milan Avenue [right]



As seen in Figures 6, Milan Avenue (yellow line) is the southern boundary of the Granada Section and is comprised of 50' lots. The eight homes on Milan Avenue commissioned by Merrick are denoted in red in Figures 6. Note that when Merrick began developing Milan Avenue, it was not a contiguous road as he had not yet acquired the land that would later be platted with El Rado Street. Hence, he concentrated his commissions to the east of this area. The eight homes were 818 (Permit #344), 826 (Permit #343), 1029 (Permit #385) (Figure 7), 1036 (Permit #387) (Figure 7), 1115 (Permit #384), 1129 (Permit #383), **1144 (Permit #386)**, and 1221 (Permit #402). Of these eight homes, Martin Hampton designed the four at 1144, 1029 (designated in 2004), 1115, and 1129. Original plans for 818 and 826 Milan Avenue have not been located to date but they are attributed to architect H. George Fink. Lewis Brumm designed the homes at 1036 and 1221 Milan Avenue.



**Figures 7: Milan Avenue, July 1924
1029 [left] and 1036 [right]**

As intended, these homes provided a model for, and sparked interest in, developing Milan Avenue with moderately-priced homes. As seen in Figures 6, after the completion of these eight showcase homes, numerous were built along Milan in the next few years. These are represented by the blue boxes. The houses on the street represent Merrick's vision for these smaller homes and many are amongst the earliest of what is now known as the Coral Gables Cottage. (see section below)

Frequently at night Mrs. Merrick and I drive through Coral Gables. We go into moderate-priced sections and we find something which gives me even more pride in the accomplishment of an ideal—people who formerly used stock plans can now have a well-appointed home... it is gratifying to see the difference in the attractiveness of one of our very moderately priced houses as compared to a of similar cost in the unrestricted section of Miami.

--George Merrick, June 28, 1925, *Florida Times Union*

1144 Milan Avenue

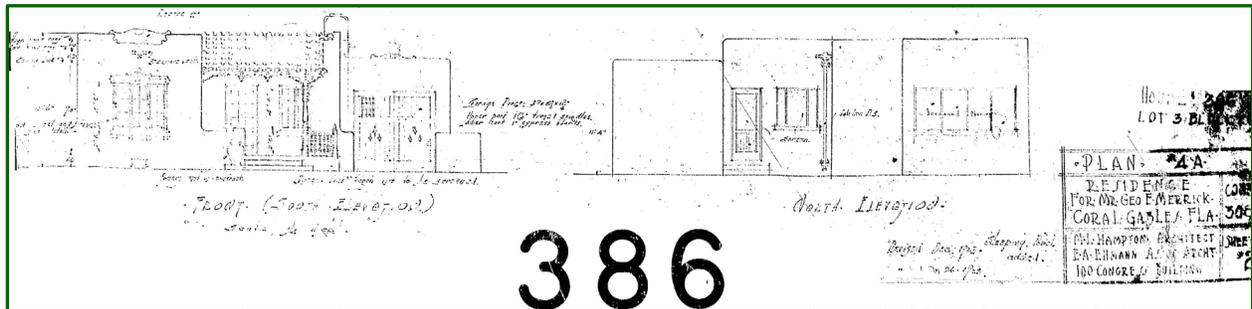
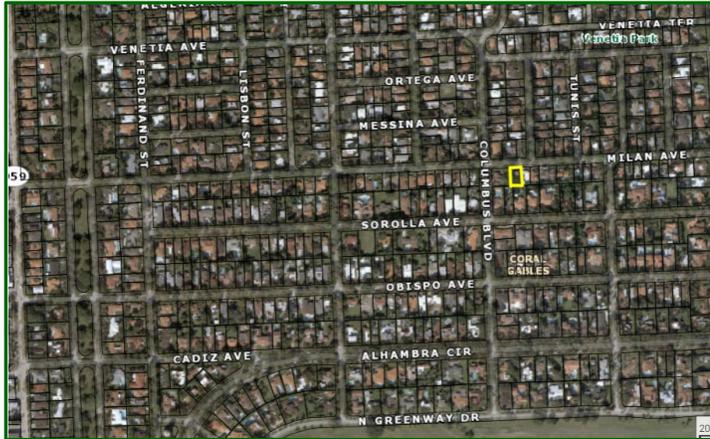


Figure 8: 1144 Milan Avenue: Permit #386, 1923

The home at 1144 Milan Avenue was designed by architect Martin L. Hampton for George Merrick in October 1923. The permit was revised in December to add a sleeping porch. (Figure 8; Attachment A) The home was centered on the 50' wide Lot 3. Newspapers report that construction of the eight homes on Milan started on November 1, 1923 and final electric meters were being installed by April 1924. An August 1924 Dammers & Gillette sales ledger recorded the sale of the home to Herald J. Connor for the Coral Gables Corporation. The price or sale date is not listed. It included both lots 3 and 4. Lot 4 was sold in early 1925 and a home (Permit #1434) built on it later that fall.

Context

There were few homes built on Milan Avenue during Coral Gables second developmental period (1926-1944). The dire downturn in the economy, coming so closely on the heels of the September 1926 hurricane, had a drastic impact on new construction. The Post-War prosperity that followed these lean years resulted in the unprecedented building boom of 1950s and 1960s. During this era single-family homes in Coral Gables followed national trends both in numbers and in style. The new homes were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. By the late 1950s Milan Avenue was built out with new residences and remains to present day as street of modest single-family homes. (Figures 9)



**Figures 9: Aerial Photographs with 1144 Milan Avenue Noted:
Current, 2023 [top]; 1957 [center]; 1938 [bottom]**

Hence, the home at 1144 Milan Avenue retains its historic context. It was commissioned by Coral Gables founder George Merrick to be a model for moderately-priced, attractive homes built in the Mediterranean Revival architectural style. In accordance with Garden City precepts to which Merrick ascribed, these modest homes were smaller in size and built with the same high-quality construction and features as other structures that shaped the new city in the early 1920s. The architect, Martin L. Hampton, was hand-picked by Merrick and played a significant role in the development of this genre in the City

Coral Gables Cottage

In accordance with Garden City and City Beautiful tenets, founder George Merrick planned Coral Gables to provide housing and amenities for all income levels. The initial homes built were larger to attract investors. In 1923, with the platting of the Granada Section, Merrick shifted to demonstrate his vision for modest homes and as discussed above, commissioned homes towards that end. 1144 Milan Avenue was one of these homes.

These initial homes were well-received. In the mid-1920s modest homes, detailed to harmonize with the larger Mediterranean Revival style houses, were built throughout the City. They are an important piece of Coral Gables' early history.

In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these significant resources and passed a "Cottage Ordinance." Its stated purpose is to *"maintain and preserve the architectural quality and character of Coral Gables' traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses."* An amendment to the Zoning Code enacted special incentives to cottage owners whose properties met specific requirements to be classified as a "Coral Gables Cottage." The current Coral Gables Cottage Regulations are found in Article 8, Section 8-200 of the Coral Gables Zoning Code. It defines the Coral Gables Cottage as a detached, single-family dwelling which is distinguished by its movement in plan, projection and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment and at least twelve of nineteen specific Mediterranean Revival Style features which are original to the cottage. A cottage property must be one-story in height, zoned SFR, constructed prior to 1940, have a lot frontage no greater than sixty-five feet, and be designated as a local historic landmark. The nineteen features are:

1. Coral rock or stucco finish
2. Combination roof type (e.g., gable, shed, hip or flat roof)
3. Front porch
4. Projecting bay on front elevation
5. Masonry arches or arches springing from columns on front elevation
6. Decorative doorway surrounds
7. Decorative and/or predominant chimney
8. Detached garage to the rear of the property
9. Similar decorative features, parapet and/or roof slope on main house and detached garage
10. Porte-cochere or carport
11. Decorative wing walls
12. Barrel tile roof (two-piece, cap-n-pan)
13. Varied height between projecting and recessed portions of the front elevation
14. Vents grouped as decorative accents
15. Cast ornament and/or tile applied to front elevation
16. Built-in niches and/or planters
17. First floor above crawl space
18. Casement or sash windows
19. Loggias/arcade

1144 Milan Avenue was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage and the associated Zoning incentives, at the owner's request.

Executive Summary

The single-family home at 1144 Milan Avenue was commissioned by City founder George Merrick in 1923. This was one of eight homes on Milan Avenue Merrick purposefully developed and financed when he launched the Granada Section following Garden City precepts of offering housing for different income levels without sacrificing quality. The commissions on Milan Avenue exemplified his vision for a moderately-affordable yet attractive homes in the Mediterranean Revival style. As intended, these initial homes led to a series of modest homes being built in the 1920s along Milan Avenue and throughout the City. The home at 1144 Milan Avenue, one of the earliest homes constructed in the City, was built as an archetype upon which Coral Gables was founded.

Merrick felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. This home was designed by architect Martin L. Hampton who was a member of Merrick's original design team. In the summer of 1923 Merrick sent his team on a European architectural study tour to provide further inspiration for their Mediterranean designs. Hampton

designed 1144 Milan Avenue shortly after his return. It is a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style. Its thick masonry walls were intended to keep the home cool and its light-colored stuccoed exterior to reflect the sun's heat. The window placement afforded much needed ventilation in this

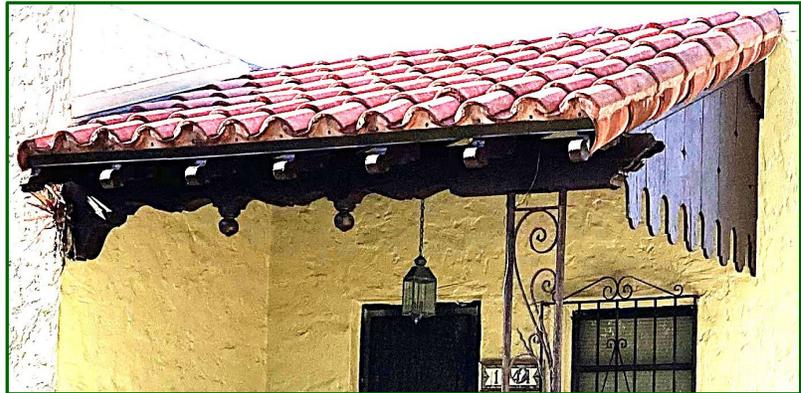
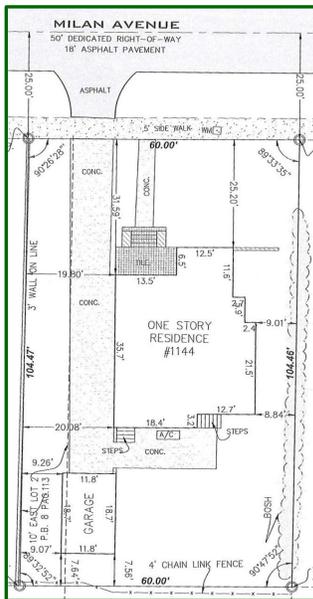


Figure 11: Front Porch Pecky Cypress Ensemble, 2024

tropical environment. It is constructed over a crawl space for added ventilation and separation from the high water table. The home also possesses numerous character-defining features of the Mediterranean Revival style, some of which lean heavily on Spanish Colonial precedents. These include but are not limited to: textured stucco finish; combination of roof types and heights; projecting and recessed bays; flat roof with parapets; decorative front façade parapet; front porch with two-piece barrel tile roof and pecky cypress roof ensemble (Figure 11); distinctive shouldered chimney stack; wing walls; decoratively arranged groups of round vents; smooth-faced masonry base; recessed windows (originally casements) with protruding sills, and a detached garage.

Assessment of the property, building documents, and historic photos indicates that over the past century there were few changes to its historic character-defining features. As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--Criteria for designation of historic landmarks: "Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association." Staff has determined that this property possesses sufficient integrity for designation. Thus, the property at 1144 Milan Avenue significantly contributes to the historic fabric of the Coral Gables and is part of the collection of quality residences built during the land boom era that contributes to the City's sense of place over time.

Extant Exterior Description and Alteration Discussion



Figures 12:
1144 Milan Avenue
Front (North) Façade,
2024
[top]
Property Survey, 2024
Courtesy Frank L. Nunez, Jr.,
Surveyor
[left]
Aerial, 2006
Courtesy Miami-Dade
County Property Appraiser
[right]

The single-family residence sits on a 60' x 104' interior lot on the south side of the street. Vegetation was recently cleared from the site. The property comprises a single-family home centered on the lot and a detached garage located at the southwest corner. A concrete driveway runs along the west side of the home to the garage. The home is approached by a concrete walkway from the sidewalk to the front entry steps. (Figures 12)

The one-story house is built of masonry block units covered with textured stucco. It is built above a crawl space--higher than most in Coral Gables. A smooth-faced, slightly protruding, masonry base wraps around the home enclosing the crawl space. The living space (approx. 1,089 SF) of the home is under a flat roof with parapets of varying heights. The parapet copings are simple curves and periodically a 'canale-inspired' recess is cut out. On the front façade the shed roof of the porch is clad in two-piece barrel tile. The windows throughout the home are recessed with protruding sills and are predominantly awning in type. The windows were originally casements, changed to jalousies in the 1950s, and to the current awnings in 1982. The 1982 permit specifies that there were no changes to the size or placement of the windows. Hence, the infill of the sleeping porch openings presumably (Figures 19 & 20) predates this permit. Round vents decoratively arranged in triangles are above many of the windows on the side façades.



Figures 13: Front (North) Façade, 2024

Note: outline of window surround still visible in stucco

The front (north) façade is comprised of a projecting living space bay, a recessed covered front porch, and an extended wing wall. (Figures 13) The wing wall visually extends to the porch stairs. At each end the wall is terminated by a bookend ‘pier’. (Figures 12) Another narrow wing wall projects at the rear of the porch. (Figure 15) The protruding living space bay at the eastern end of the façade is punctuated with a centered simple pediment parapet. It is recessed slightly from the running parapet which is cutout to form a negative image of the pediment. Centered below the pediment is a double window. The window originally had a carved wood cypress surround that complemented the wood porch feature. It appears it may have been removed/stuccoed over in the 1950s when the casement windows were replaced with jalousies. The outline of the feature is still visible in the stucco. (Figures 13)



Figure 14: Front Window Surround, c.1940s



Figure 15: Front Porch, 2024

Note: Cypress lintel, rafter, and ‘bargeboard;’ Two-piece barrel tile on shed roof; Wing wall; Cascading steps; Replacement railings

At the western end of the façade is the entry porch. The shed roof ensemble is the hallmark feature of the home. The porch roof is supported by cypress rafters and whose ends are decoratively carved and project beyond the roof. A cypress lintel is likewise elegantly carved with a bracket against the wall at its eastern end and a decoratively carved tail at its open western end. The underside of the lintel is carved in an undulating manner and a series of molded drop balls attached periodically across its span. The open end is enclosed by a bargeboard-inspired feature. The vertical cypress boards have carved ends and between some of the boards are small diamond cutouts. (Figures 11, 15, & 16) The porch roof is clad in two-piece barrel tile. The ensemble was originally supported by a carved spindle post. There was also a wood spindle railing along the western end of the porch. Hampton provided a detail of them in the original permit. (Attachment A) These elements were replaced with metal elements at an unknown date. Also added was a curved metal step railing. The six steps leading up to the porch cascade out at the bottom. The concrete steps and porch floor were faced with the current terra cotta tiles in 1996.



**Figure 16: Cypress Porch Ensemble
Interior View, 2024**

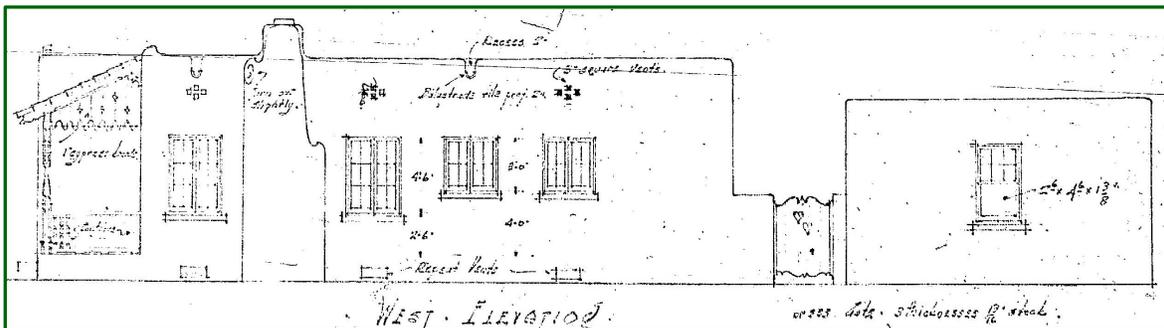
Courtesy Hudson Insurance Agency

Rising above the parapet near the porch on the west façade is a prominent projecting chimney stack. It has two distinctive shoulders. The first on its northern side aligning with the top of the windows and a second on the south side rising above the parapet. The chimney has a brick apex.

As seen in Figures 17 and 18, the west side façade retains its original configuration, including the connecting garden wall to the garage. It should be noted that during this era in Coral Gables it was not unusual for some features to be changed during construction. In this home the use of square vents in cross formation was changed to circular vents in triangular formation and the placement of the chimney shoulders was flipped.



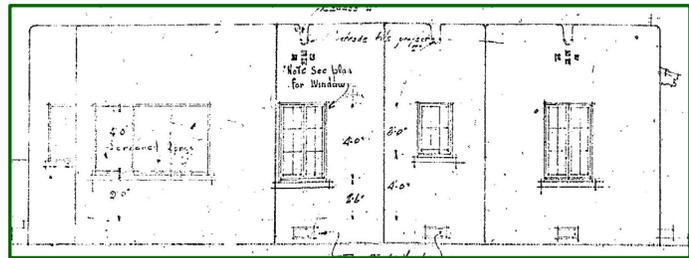
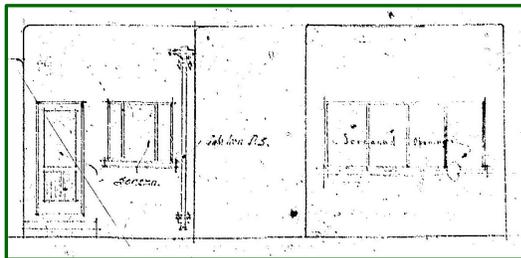
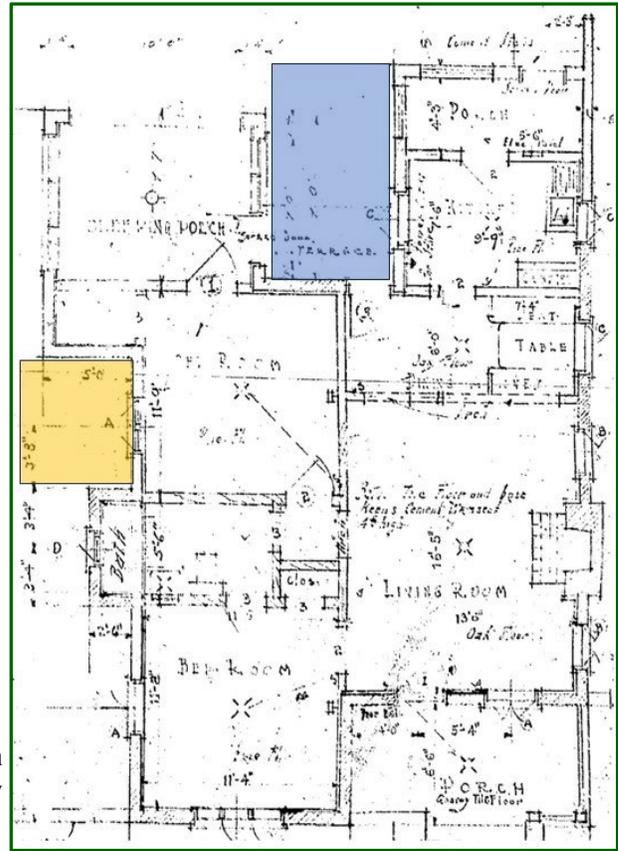
Figure 17: Side (West) Façade, 2024
Chimney Detail



Figures 18: Side (West) Elevation
Permit #386, 1923 [top]; Current [bottom]
Courtesy Realtor.com & Hudson Insurance Agency

The home has two infill additions. One at the rear terrace, shown in blue in Figure 19, and another protruding at the center of the side (east) façade, shown in yellow in Figure 19. Both have flat roofs with no parapets which aids distinguishing them as additions and the parapets of the home clearly delineate its original footprint. (Figures 12 & 20) The difference in the stucco texture also clearly demarks the additions. No permits have been located for them to date. However, by the early 1940s there were newspaper ads for a room, bath, and living room with a separate entrance. Hence, by this time it is likely that the sleeping porch had been enclosed for a bedroom and the rear addition was in place with its separate entry stair as seen in Figures 20. The small square window on the east façade seen in Figures 20 is for a bathroom for this rental space that was carved out of the original second bedroom. The side addition (yellow) added space back to this bedroom.

Figure 19: Original Floorplan Additions Shown in Blue & Yellow



Figures 20: Original Permit and Current Photos
Rear (North) Façade with Blue Arrow denoting location of addition [left]
Courtesy Hudson Insurance Agency
Side (Est) Façade with Yellow Arrow denoting location of addition [right]
Courtesy Miami-Dade Property Appraiser



Figures 21: Detached Garage, 2024
Courtesy Hudson Insurance Agency

At the southwest corner of the property is the original detached garage. (Figures 10 & 21) The doors were originally carriage doors and are seen in the c.1940s historic photo in Figures 10. The doors were changed prior to 1980. A permit for the work has not been found to date. As seen in Figures 18 a garden wall with a gate ran between the northeast corner of the garage and the southwest corner of the house. While the gate and some of the wall is no longer extant, a portion of the wall still exists at both of these corners. (Figures 20 & 21)

Ownership History

1923	George E. Merrick / Coral Gables Corporation
1924-1927	Herold J. Connor
1927 -1934	Benjamin H. Miller & Clara M. Miller
1934-1940	<i>undetermined</i>
1940-1944	Frank Taylor & Liviline Taylor
1944-1964	Joseph D. McLaughlin (1896-1963) & Nellie McLaughlin (1891-1959) Estate of Joseph McLaughlin: Honore E. McLaughlin & Eunice C. McLaughlin
1964-1979	Lawrence E. Roxbury & Roberta P. Roxbury
1979-1980	Harvey Raderman & Iris Raderman
1980-1991	Shirley A. Murphy & Michael A. Murphy
1991-1992	Robert E. Thrailkill & Mariana R. Maresma Thrailkill
1992-2023	Martha J. McCann & John R. McCann
2023-2024	Altercasa LLC
2024	Prime Rejuvenation Center, Inc. / Giselle Valladores

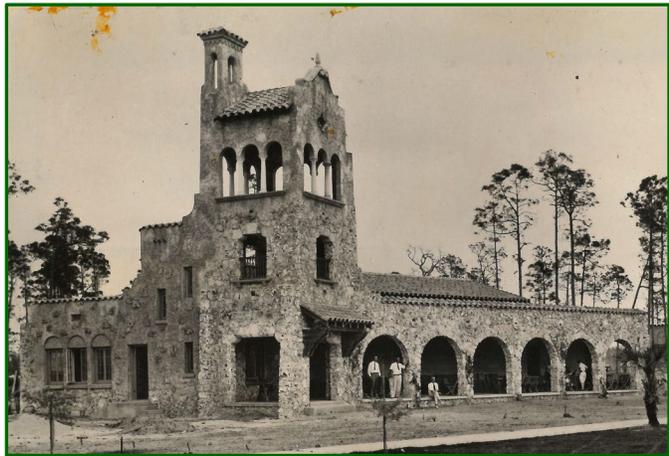
Architect: Martin L. Hampton -- Hampton & Ehmman Architects

Martin L. Hampton was the architect for the home at 1144 Milan Avenue. Hampton was a member of Coral Gables founder George Merrick's original design team. During the summer of 1923 Merrick assisted Hampton in taking an architectural tour of the Mediterranean to study their designs and return with ideas to adapt them further to south Florida needs. This home was designed shortly after his return.

Martin Luther Hampton (1890-1950) was from a prominent South Carolina family. Showing promise as a teen in drawing and design, his family secured him training at various ateliers of prominent New York architects followed by study at Columbia University. Hampton remained in New York City for eight years as an architect and construction manager until 1914 when he moved to Miami. He worked briefly for A. E. Lewis before taking a travel study to Cuba and reportedly became enamored of Spanish Colonial architecture. Upon his return he joined the firm of August Geiger who was also exploring that genre. According to a September 1916 article in the *Miami Metropolis*, Hampton was Geiger's associate architect on Miami's new hospital--Jackson Memorial Hospital. The building, dubbed the "Alamo," reportedly introduced Mediterranean-inspired architecture to the Miami area. The building is now listed on the National Register of Historic Places.

In early 1916 when George Merrick married Eunice Peacock, George commissioned Poinciana Place at 937 Coral Way as their new home. This home is attributed to Martin Hampton (perhaps in conjunction with H. H. Mundy). After serving in the engineering corps during WWI from 1917-18, he returned to Miami and opened his own practice with associate architect Robert Reimert, Jr. Hampton was hired by architect Addison Mizner to assist in his projects in Palm Beach. He designed works for Carl Fisher on Miami Beach and later Glenn Curtiss in Miami Springs. Hampton also joined Merrick's design team and was instrumental in steering the aesthetic direction of Coral Gables.

Hampton & Reimert played a significant role in launching Merrick's vision. In 1922 they designed the Country Club of Coral Gables (and its 1924 addition). When it opened in January 1923 it was the community's first public building. They were prominently listed in the early ads as architects of Coral Gables alongside Fink, Mundy, and DeGarmo. Local landmark homes known to be designed by Hampton



**Figure 22: Hampton Designs in Coral Gables
Country Club of Coral Gables, 1923 [top]
Coral Gables Inn, 303 Minorca Avenue, 1924
[bottom]**

& Reimert include 525, 717, 737, 1258, and 1403 Alhambra Circle as well as 1327 N. Greenway Drive. In January 1923 Hampton and Reimert parted ways and Hampton teamed up with Emil H. Ehmman (1880-1947) who had recently stepped down from the state board of architects and as the supervising architect of the state hotel commission. They worked prolifically in the region for the next three years. Some of their notable works included Coral Gables' first hotel, the Coral Gables Inn as well as the Casa Loma Hotel, the Venetia Apartments, the San Juan Apartments, and the Coral Gables Theater. Local landmark homes by the pair include 716 Navarre Avenue, 1407 Ferdinand Street, and 1029 Milan Avenue.

After the incorporation of the City, Merrick's design team dissipated with many of them taking large and prominent commission in the area. Hampton was no exception, having been wooed by Joseph Young to help design Hollywood. Hampton continued to work in the Miami area until the late 1940s. His work was well-respected, and clients clamored for his designs. The list of his works is extensive and beyond the scope of this report. To date at least twenty of his buildings are listed on the National Register of Historic Places. These include the Congress Building, a historic skyscraper in Miami, the Colony Hotel in Delray Beach, and the Glenn Curtiss Building in Miami Springs.

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 of the Coral Gables Zoning Code as, *to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.*

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 8, Section 8-103.

Constructed in 1923 in the Mediterranean Revival Style the property at 1144 Milan Avenue (legally described as Lot 3 & the East 10 Feet of Lot 2, Block 26, 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) is significant to the City of Coral Gables’ history based on the following **three (3) criteria** found in the Coral Gables Zoning Code, Article 8, Section 8-103:

A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Staff finds the following:

The property located at 1144 Milan Avenue is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1144 Milan Avenue** (legally described as Lot 3 & the East 10 Feet of Lot 2, Block 26, Coral Gables Granada Section Revised) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer
Selected References

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- Milas, Aristide J. & Ellen Ugucconi, *Coral Gables Miami Riviera: an architectural guide*, University Press of Florida, 2004.
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- "Granada Section – Another Opportunity" November 22, 1923, p.19.
- "Many Spanish Homes to be Constructed in the Next Few Months" April 30, 1923, p.16.
- "Opening Auction Sales at Coral Gables—Miami's Master Suburb" November 25, 1921, p.18-19.
- "Paving the Way for 'Castles in Spain'" December 7, 1921, p.19.

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“Miami and the story of its remarkable growth: an interview with George E. Merrick” March 15, 1925.

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REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	1144 Milan Avenue
Lot Description:	interior lot
Date of Construction:	1923-4
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, shed

NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival



- ✓ thick masonry walls
- ✓ textured stuccoed exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types and heights
- ✓ window placement affording ventilation
- ✓ projecting and recessed bays
- ✓ flat roof with parapets
- ✓ decorative front façade parapet
- ✓ front porch with two-piece barrel tile roof and pecky cypress roof ensemble
- ✓ distinctive shouldered chimney stack
- ✓ wing walls
- ✓ decoratively arranged groups of round vents
- ✓ smooth-faced masonry base
- ✓ recessed windows (originally casements) with protruding sills
- ✓ a detached garage whose character matches the home

