

*HISTORIC
PRESERVATION
BOARD*

MARCH 20, 2024

**CORAL
GABLES**®
THE CITY BEAUTIFUL



CASE FILE
LHD 2022-007

Consideration of the local historic designation of the property at **1221 Milan Avenue**, legally described as Lot 9, Block 39, 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 on remand from the City Commission.

DESIGNATION: LOCAL HISTORIC LANDMARK 1221 MILAN AVENUE



Original Permit No.: 402

Date of Construction: 1922

Original Architect: Lewis Brumm

APPLICATION:

Historic Significance
Determination

after

code violations

&

inability to obtain an
after-the-fact permit

Local Historical Landmark

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

For designation, a property must meet **one (1)** of the criteria outlined in the Code.

1221 Milan Avenue is eligible as a Local Historic Landmark based on **three (3) significance criteria:**

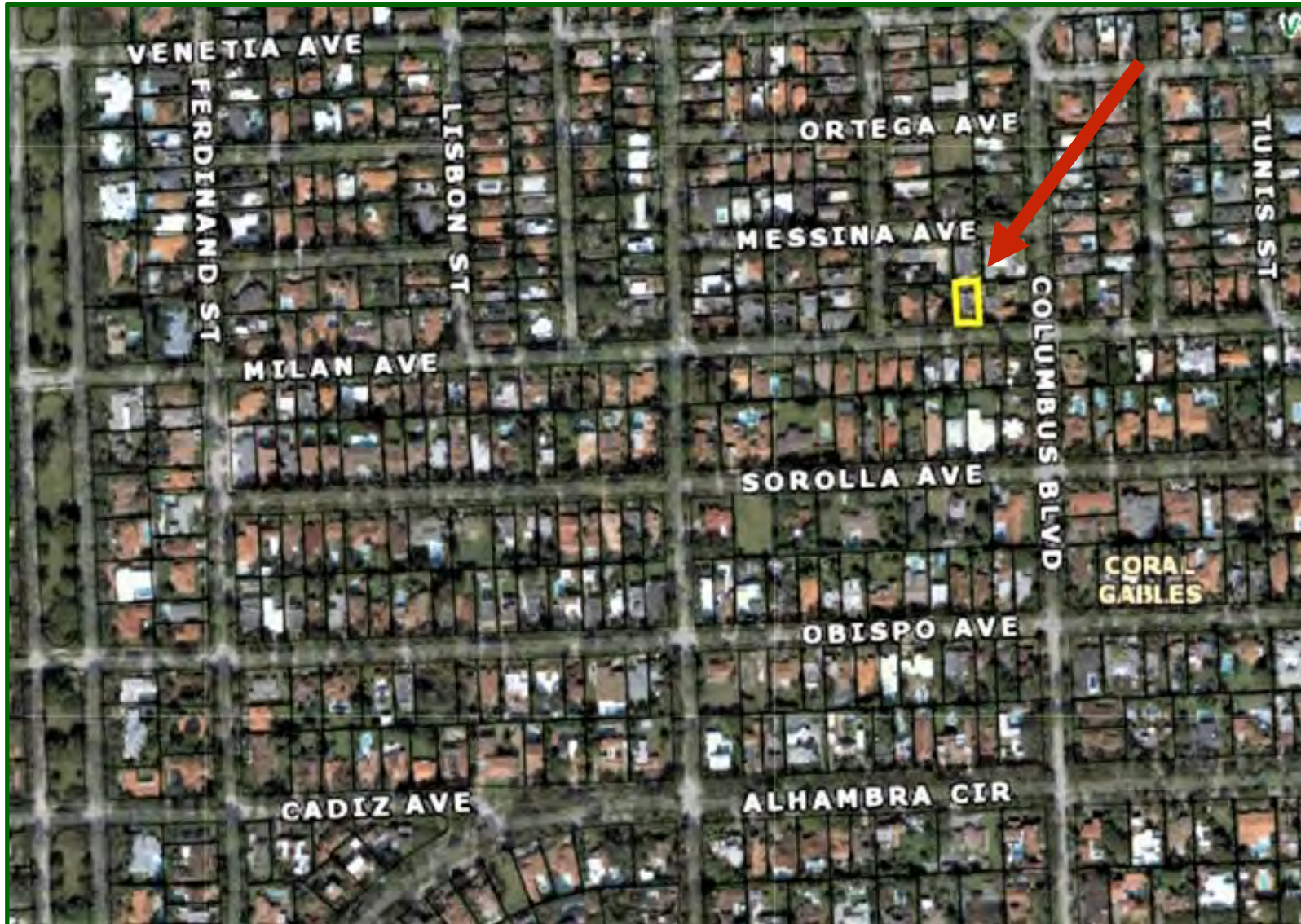
Historical, Cultural significance

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

Architectural significance

1. Portrays the environment in an era of history characterized by one or more distinctive architectural style
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

1221 Milan Avenue



Single-family residence

50' x 100' interior lot

Granada Section

North side of Milan Avenue
between
Columbus Boulevard
& Madrid Street

Coral Gables' Developmental History

Divided broadly into three major historical periods:

- **Coral Gables' Initial Planning and Development/Florida Land Boom (Prior to the Hurricane of 1926)**



- **Aftermath of the 1926 Hurricane/ Great Depression and New Deal/ Wartime Activity (1927-1944)**

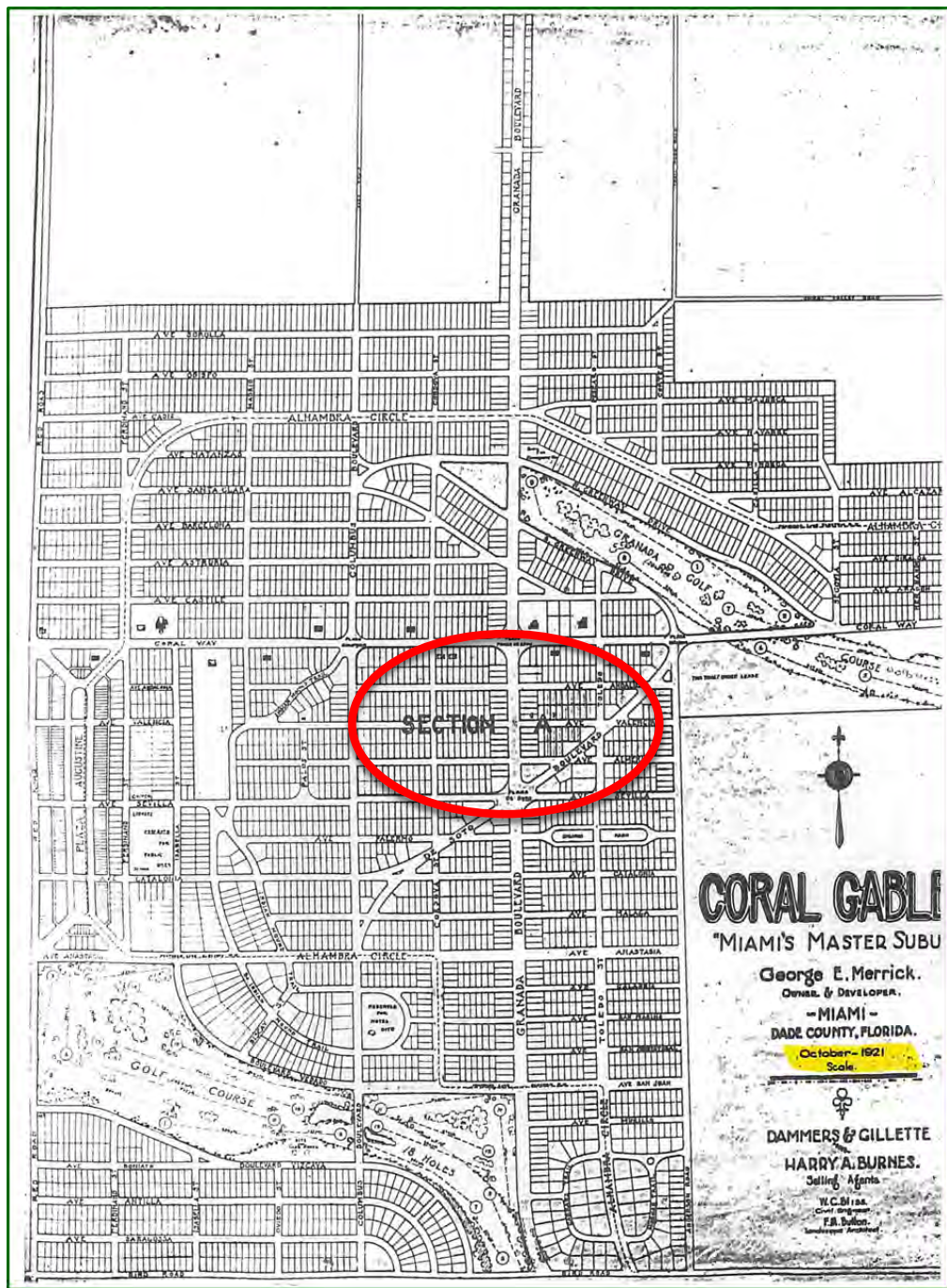


- **Post World War II and Modern Periods (1945-1966)**

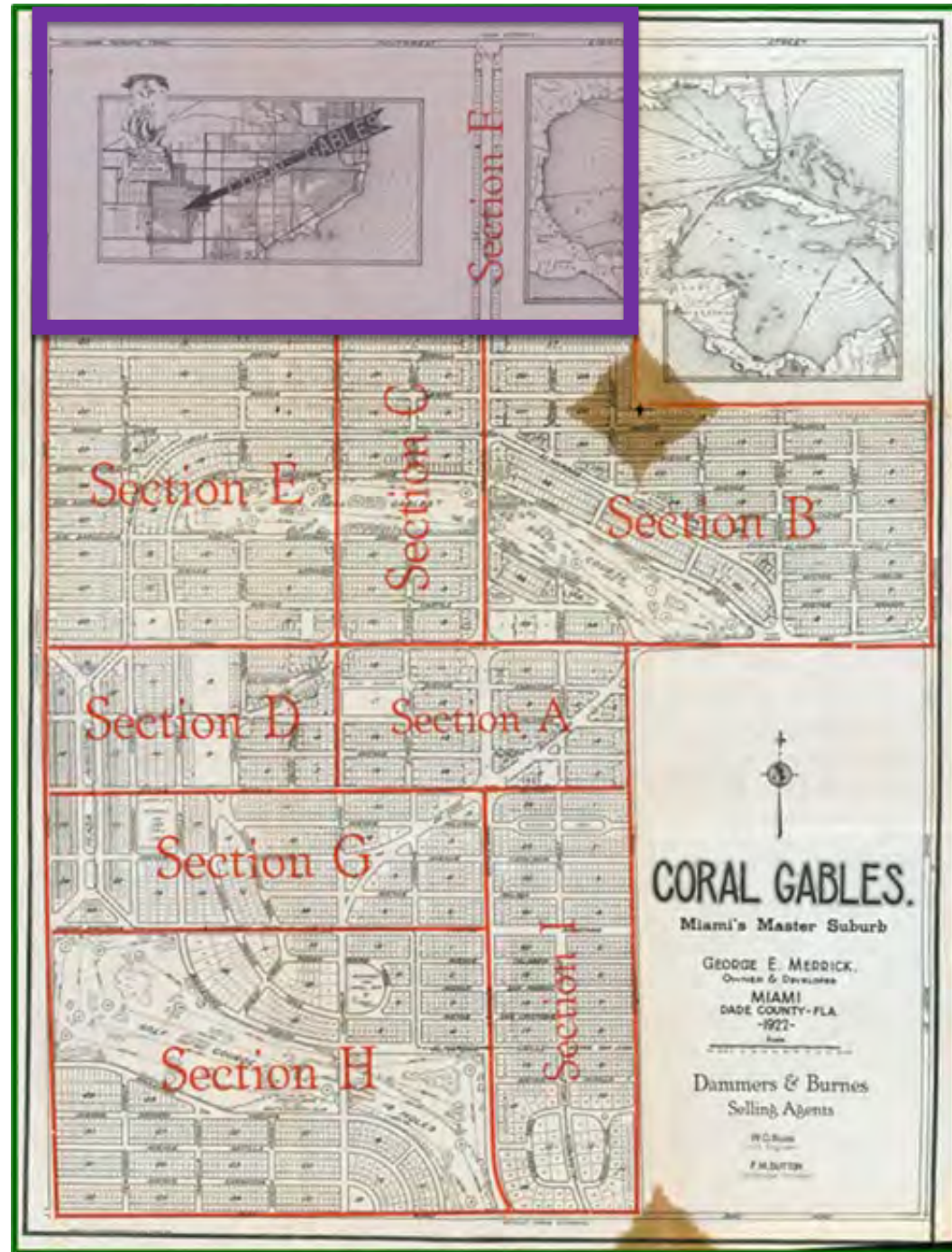


Launching Coral Gables

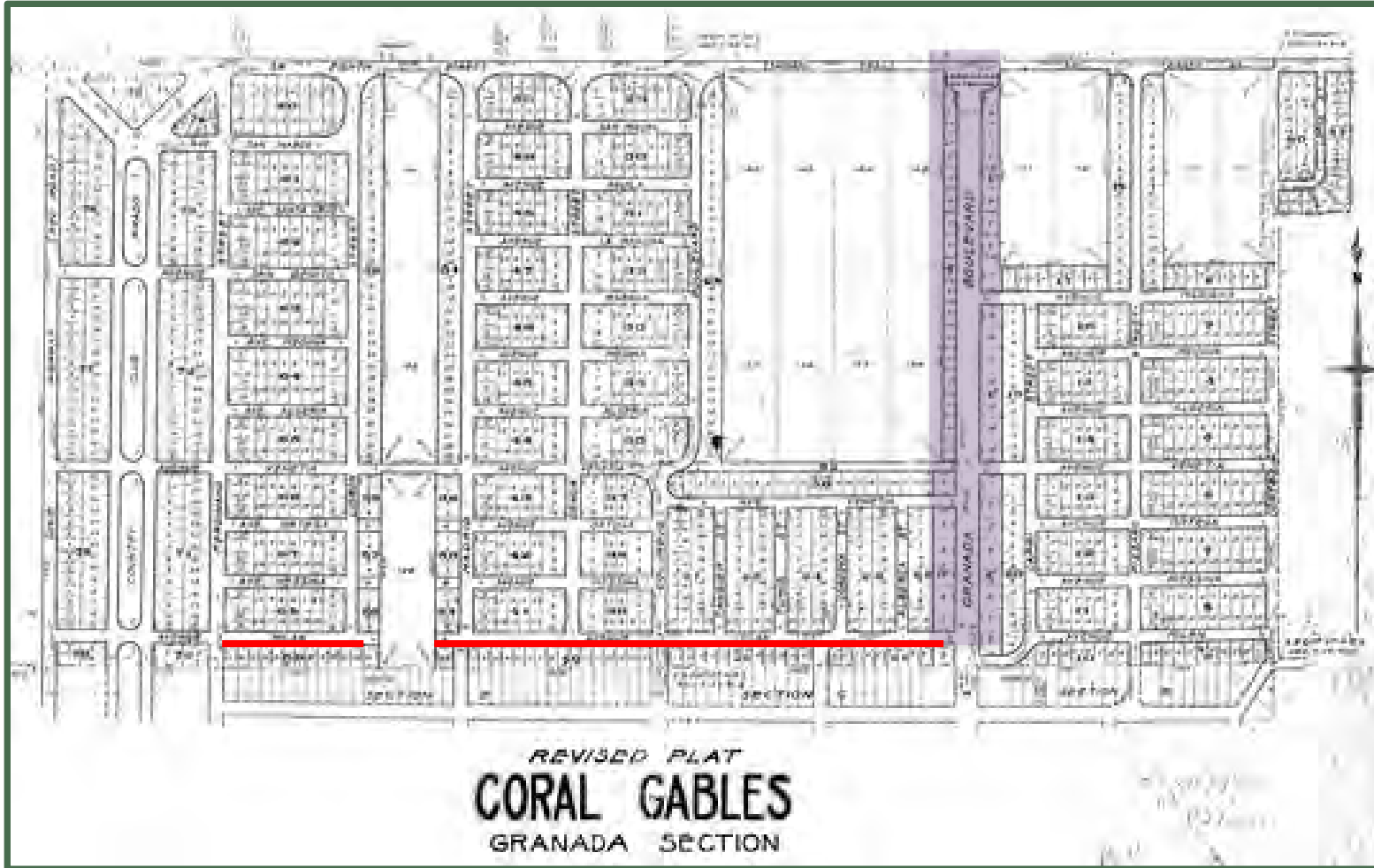
October
1921



1922



Granada Section, October 1923



These 58 homes 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...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 immediate 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 Prado Entrance and Country Club Plaza, now in course of construction.

Adjoining 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 Ontario 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.

OWN—AND FOR A SHORT TIME ONLY, WHILE THE DEVELOPERS' WORK IS CARRIED OUT—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—when such lots are any longer available within two years! Check out and see the Granada Section today!

CORAL GABLES

Miami's Master Suburb

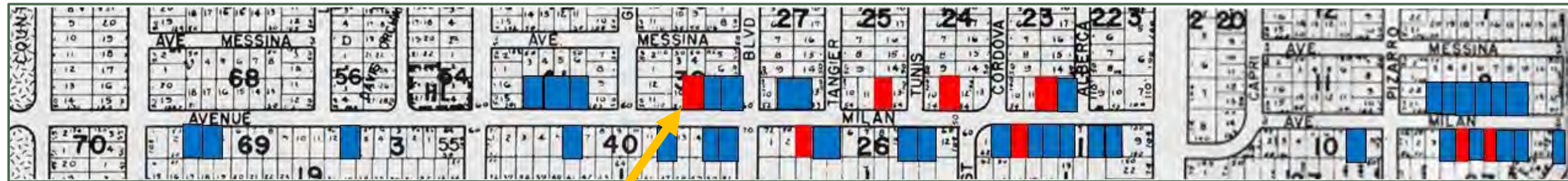
GEORGE E. MERRICK, Owner and Developer,
DAMMERS & BURNES, General Sales Agents.

Executive Office: 158 East Flagler St., Miami.

Florida Offices: Jacksonville, West Palm Beach, Daytona, Orlando, Tampa, St. Petersburg, Lakeland, Leeland, Fort Lauderdale.

Eastern Offices: New York City, Atlantic City, Boston, Columbus, Washington.

Milan Avenue



Single-Family Homes Built on Milan Avenue during 1920s

Red boxes: initial eight homes commissioned by Merrick in 1923

Blue boxes: additional 1920s homes

Orange arrow: 1221 Milan Avenue

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 house of similar cost in the unrestricted section of Miami.

--George Merrick, 1925



Francis Cyril Guest on Major, 1925
Courtesy of Florida Memory



Prof. John Thom Holdsworth
of the University of Miami will

1221 Milan Avenue: Mediterranean Revival Style

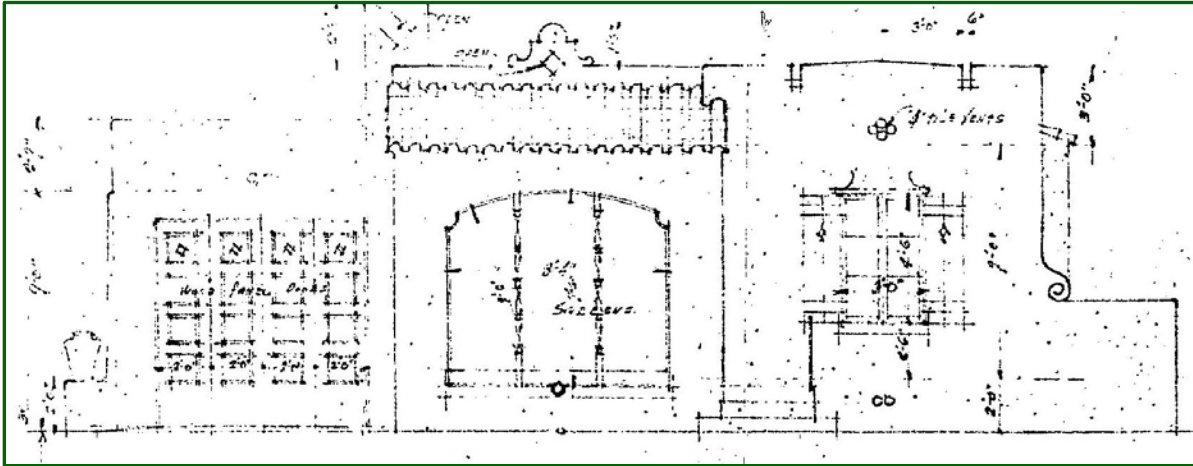


1967

Courtesy of Miami-Dade County Property Appraiser

- ✓ textured stucco finish
- ✓ combination of roof types and heights
- ✓ projecting bays
- ✓ arched openings – in particular a distinctive knob-arched opening
- ✓ Spanish-inspired chimney with diamond-shaped cutouts
- ✓ detached garage whose parapets were designed to mirror the main home
- ✓ wing walls
- ✓ barrel tile roof
- ✓ decoratively arranged groups of round vents in diamond configuration
- ✓ recessed casement windows with protruding sills and swooped masonry hoods

1221 Milan Avenue



1923

Permit #402



2009

Courtesy of Google Earth



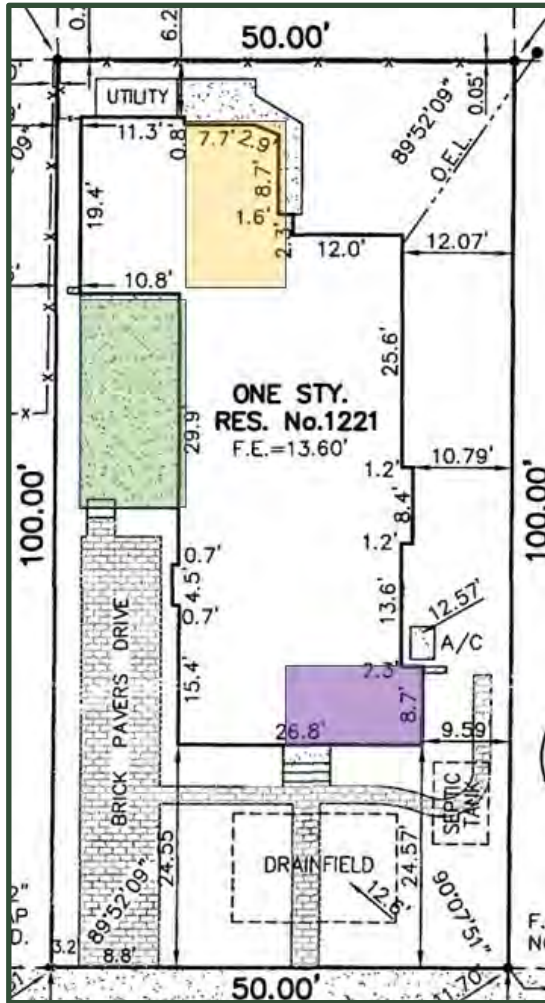
1967

Courtesy of Miami-Dade County Property Appraiser



2022

Alterations – Post-1998



2011

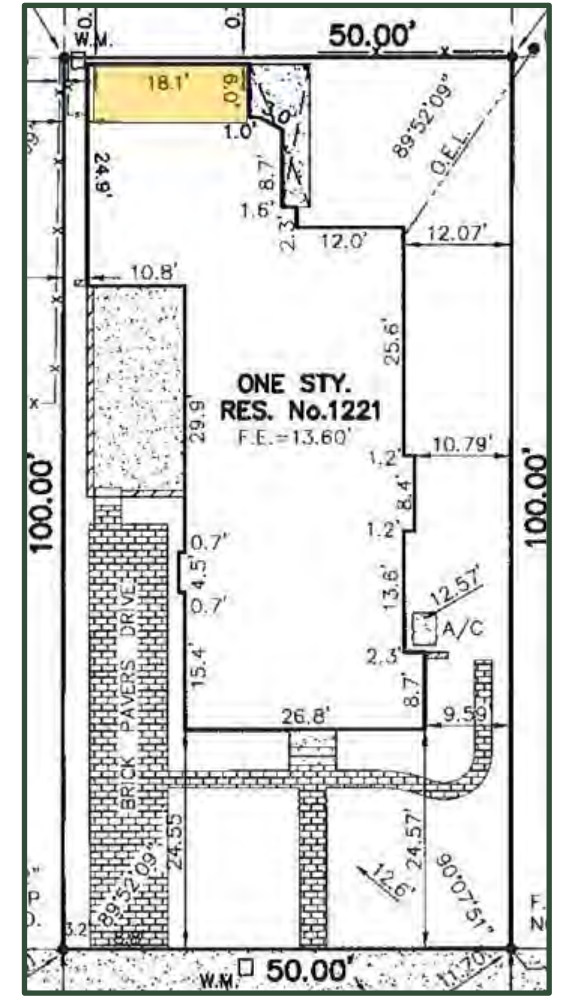
c.1940



2009



2022



2021

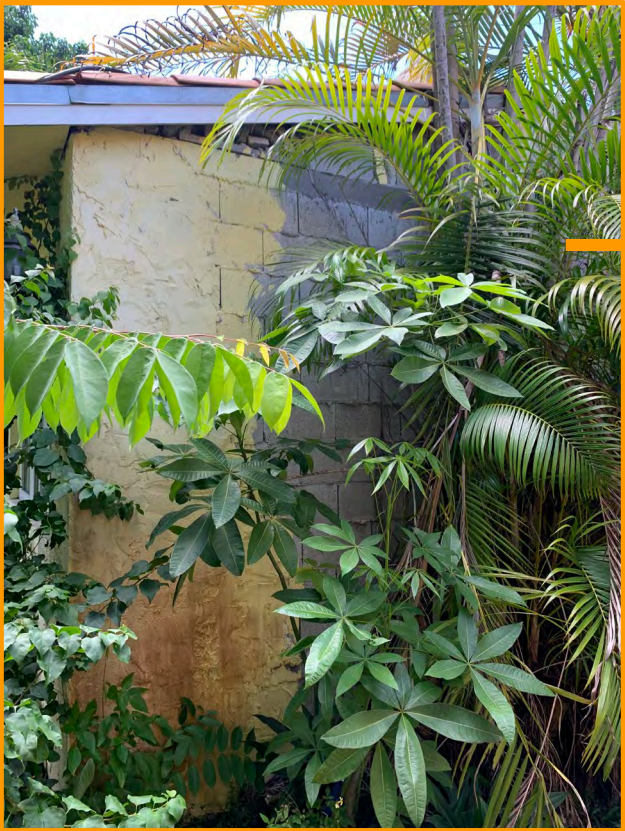
Front Facade



West Side Façade



East Side Façade



Rear Facades





1221 Milan Avenue

Contributes to the historic fabric of the City of Coral Gables and is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.

