



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1144 MILAN AVENUE
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

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Coral Gables
Florida, 33134

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- Proposal:** The application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework.
- Architect:** Leopoldo Bellon, Bellon Architecture
- Owner:** Prime Rejuvenation Center, Inc. / Giselle Valladares
- Folio Number:** 03-4107-018-2950
- Legal Description:** 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.
- Site Characteristics:** 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'.

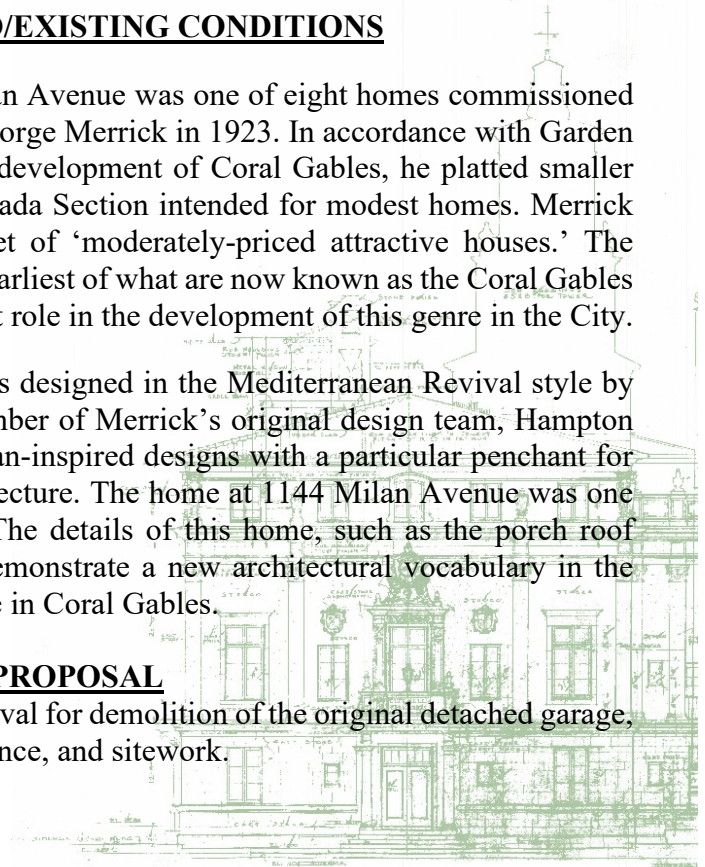
BACKGROUND/EXISTING CONDITIONS

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.' 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. 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.

PROPOSAL

The application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework.





Figures 1: 1940s Photo



Figure 2: 2024

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework. The work includes:

- Demolition of the original detached garage and construction of a new gazebo.
- Complete interior renovation and construction of a 1,255 square foot, two-story addition to include: library, living room, kitchen, primary bedroom suite on the ground floor and two bedrooms, two bathrooms and a family room on the second floor. An exterior stair provides access to the new pool deck and gazebo. A new carport is proposed on the east side of the main residence, approximately 50'-9" from the front property line. The two-story addition is setback approximately 27'-0" from the front wall of the building and the mass creates a stepping condition to mitigate the visibility from the public right of way.
- At the front elevation, the wood porch and decorative moulding around the window will be restored per the original plans and historic photo documentation. Casement windows will be installed to match the original configuration, as best as possible. Stucco will be retained, and repaired as needed. A second floor addition is setback approximately 27'-0" from the front wall of the building, the massing steps to mimic the shape of historic house and mitigate visibility from the street. There is a combination of flat and pitched roofs.
- At the east side elevation, a new carport is being introduced. The carport has a flat roof and is open on three sides with decorative archways to compliment the style of the house. On the two-story addition there is a combination of casement windows, French doors and balconies. Staff recommends that sills are removed to differentiate from the original. Stucco texture should be differentiated and a score line added where the additions meet.
- The rear elevation of the two-story addition has casement windows, a pair of French doors and sidelight at the ground floor and a balcony with french doors on the second floor. The door types and sizes should be simplified for consistency around the property.
- At the west side elevation, a new side entry is being introduced at the ground floor with a tile roof overhang. The one- and two-story addition has a series of casement windows – the window sills at the ground floor seem low and the configuration needs to be further studied to be worked out with staff. A new exterior stair is proposed from the second floor bedroom that wraps the corner of the building leading to the pool.
- Sitework includes a new driveway, pool, pool deck and gazebo with an outdoor kitchen. The gazebo is open on four sides with a clay tile pitched roof.



Figures 3 & 4: Detached Garage, 2024

Courtesy Hudson Insurance Agency

At the southwest corner of the property is the original detached garage. (Figures 3 & 4) 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. Per Section 8-107(D) of the Coral Gables Zoning Code, the Board shall consider the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:

1. The degree to which the building, structure, improvement or site contributes to the historic and/or architectural significance of the historic site or district;

The structure is original to the construction of the house and has been minimally altered. This contributing structure is considered to be a character defining feature of the site.

2. Whether the building, structure, improvement or site is one of the last remaining examples of its kind in the neighborhood, the county or the region;

Detached garage structures were common in the original development of the City of Coral Gables, but many have been altered or demolished.

3. Whether the loss of the building, structure, improvement or site would adversely affect the historic and/or architectural integrity of the historic site or district;

The removal of original historic fabric is considered drastic action.

4. Whether the retention of the building, structure, improvement or site would promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage;

Detached auxiliary structures were common in the original development of the City and there are other opportunities for this type of study.

5. Whether architectural plans have been presented to the Board for the reuse of the property if the proposed demolition were to be carried out, and the appropriateness of said plans to the character of the historic site or district, if applicable; and demonstration as well as the posting of a bond requirement that there are sufficient funds in place to carry out such plans;

The proposed redevelopment plans have been presented and comply with the Secretary of Interior Standard's for Rehabilitation. The applicant proposes to restore original wood details that have been removed and reinstall casement windows that are appropriate to the original configuration. The new two-story addition and carport are located at the rear of the property as an attempt to not overwhelm the original one-story, modest house. No bond has been presented to staff at this time.

6. Whether the building, structure, improvement or site poses an imminent threat to the public health or safety;

The structure is in stable condition. There is some deterioration due to a lack of maintenance and adjacent trees. An arborist report was submitted with a limited description of how the adjacent trees may be causing foundation damage and uplifting of the structure and driveway. The trees are proposed to be removed.

7. Whether the applicant has demonstrated that retention of the building, structure, improvement or site would create an unreasonable or undue economic hardship as described in Section 8-115; and

None have been presented to staff.

8. Whether there is compelling public interest requiring the demolition.

None have been presented to staff.

VARIANCES

No variances are being requested in conjunction with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on January 9, 2025.

STAFF CONCLUSION

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. 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 historic resources provide continuity and context; they are the foundation of the City's identity.

The application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework. The proposed alterations to the residence are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure are being respected and the new addition is located at the rear or on an

inconspicuous side of the historic building. The one- and two- story additions and new carport are compatible with the existing development of the site and architecture of the historic structures except for the request to demolish the original detached garage. The detached garage is considered to be a character defining feature of the site and its demolition should be considered a major alteration. Staff recommends restoring the garage and repurpose it for future use. This may require adjusting the location of the proposed carport and removing the pool gazebo. Due to the location at the rear of the property, the applicant can work with staff and if there are any concerns or major modifications additional board review may be required.


Staff agrees that the proposed modifications are compatible with the historic character of the property. Staff requests the following conditions to be incorporated into any motion for approval:

1. Work with staff to restore and repurpose the detached garage for future use.
2. Window/door muntins are to be high-profile / dimensional.
3. Window/door glass to be clear / no tint / no reflectivity / no low-e.
4. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
5. Stucco on the original structure is to remain and not be restuccoed.
6. All existing decorative wood elements to be protected and restored.
7. Shop drawings of all decorative wood elements from the porch and window moulding to be submitted to staff for review prior to construction and installation.
8. Roof to be a true, two-piece barrel tile.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **1144 Milan Avenue**, a Local Historic Landmark, legally described as Lot 3 & East 10 feet of Lot 2, Block 26, Coral Gables Section 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 and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,



Anna Permas, Historic Preservation Officer