



1221 MILAN AVE

CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival

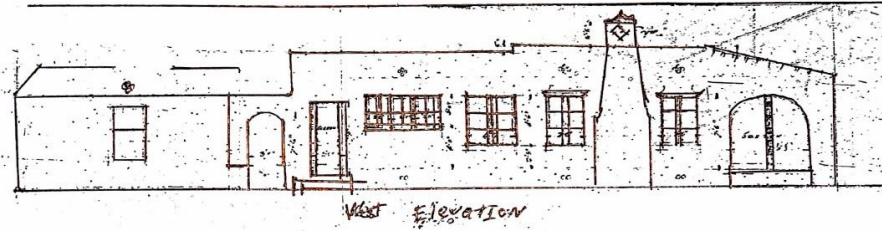
- ✓ Thick masonry walls
- ✓ Textured stuccoed exterior walls
- ✓ Combination of roof types and heights
- ✓ Projecting bays
- ✓ Arched openings - in particular a distinctive knob-arched opening
- ✓ Spanish-inspired chimney with diamond-shaped cutouts
- ✓ Detached garage whose parapets were designed to mirror the main home
- ✓ Wing walls
- ✓ Barrel tile roof
- ✓ Decoratively arranged groups of round vents in diamond configuration
- ✓ Flat roofs with stepped parapets
- ✓ Construction over a crawl space
- ✓ Recessed casement windows with protruding sills and swooped masonry hoods

Section 8-202. Criteria for designation as a Coral Gables Cottage.

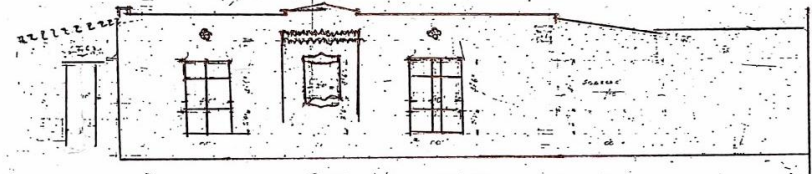
A. Coral Gables Cottage is a detached, single-family dwelling which is distinguished by its movement in plan, projections and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least twelve (12) of the following specific features which are original with the cottage:

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.
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.

Original House sketch



WEST ELEVATION

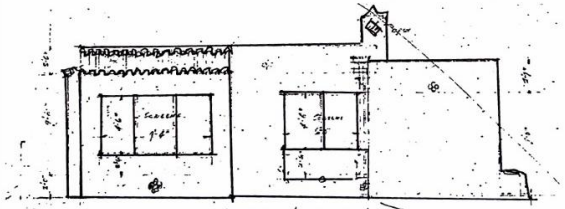


EAST ELEVATION

1-1/2" = 1'-0"

1-1/2" = 1'-0"

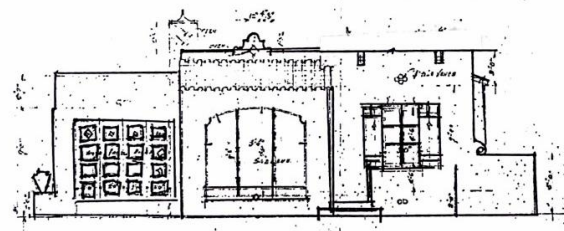
1-1/2" = 1'-0"



NORTH ELEVATION

See Section on page 4
See Appendix page 4
See Appendix page 5

402



SOUTH ELEVATION

1-1/2" = 1'-0"

1-1/2" = 1'-0"

1-1/2" = 1'-0"



1922



1940



1922



1940



1) Awning added

1922



1940



1) Awning added

2) Awning added

1922



1940



- 1) Awning added
- 2) Awning added
- 3) Decorative feature removed

1922



1940



1) Awning added

4) Front porch added

2) Awning added

3) Decorative feature removed

1922



1940



1) Awning added

2) Awning added

3) Decorative feature removed

4) Front porch added

5) Decorative features removed

removed

1922



1967



6) Changed from screens to windows

1922



1967



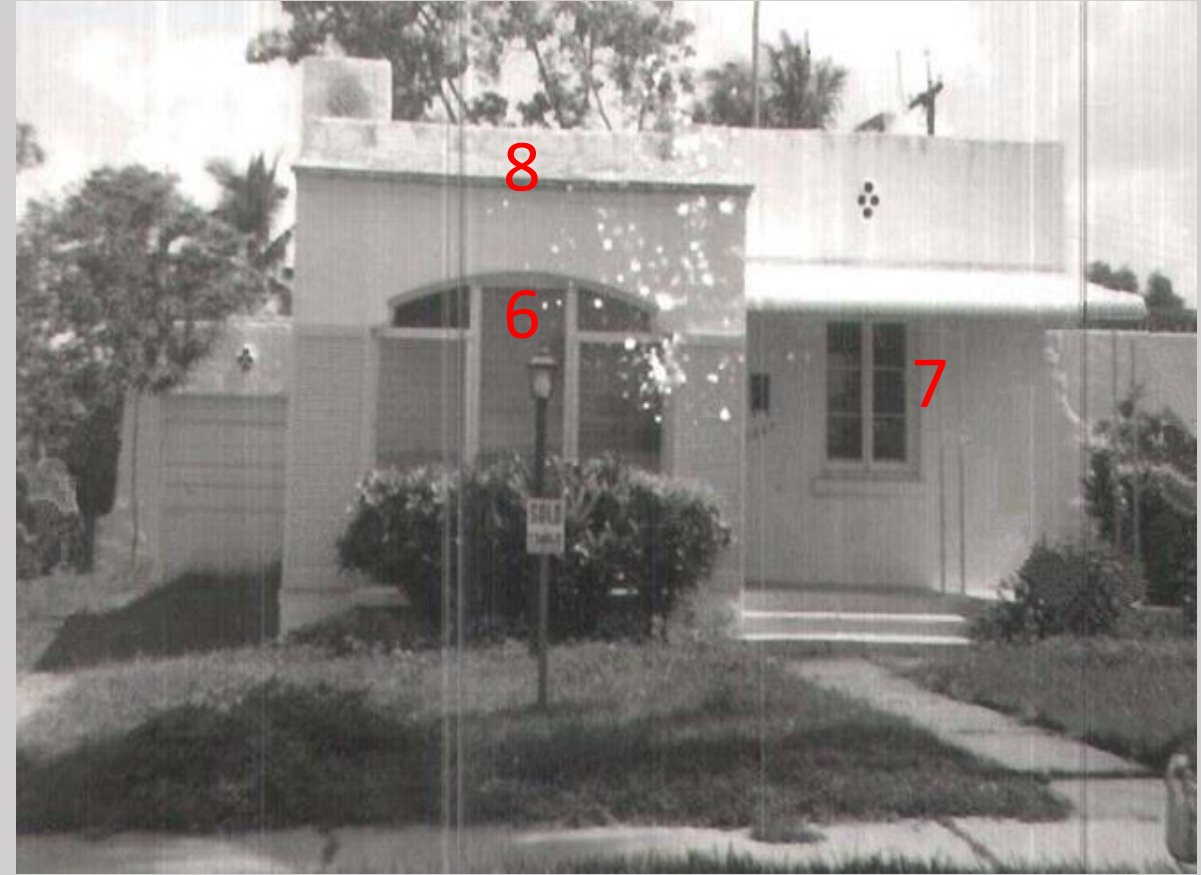
6) Changed from screens to windows

7) Shutters removed

1922



1967



6) Changed from screens to windows

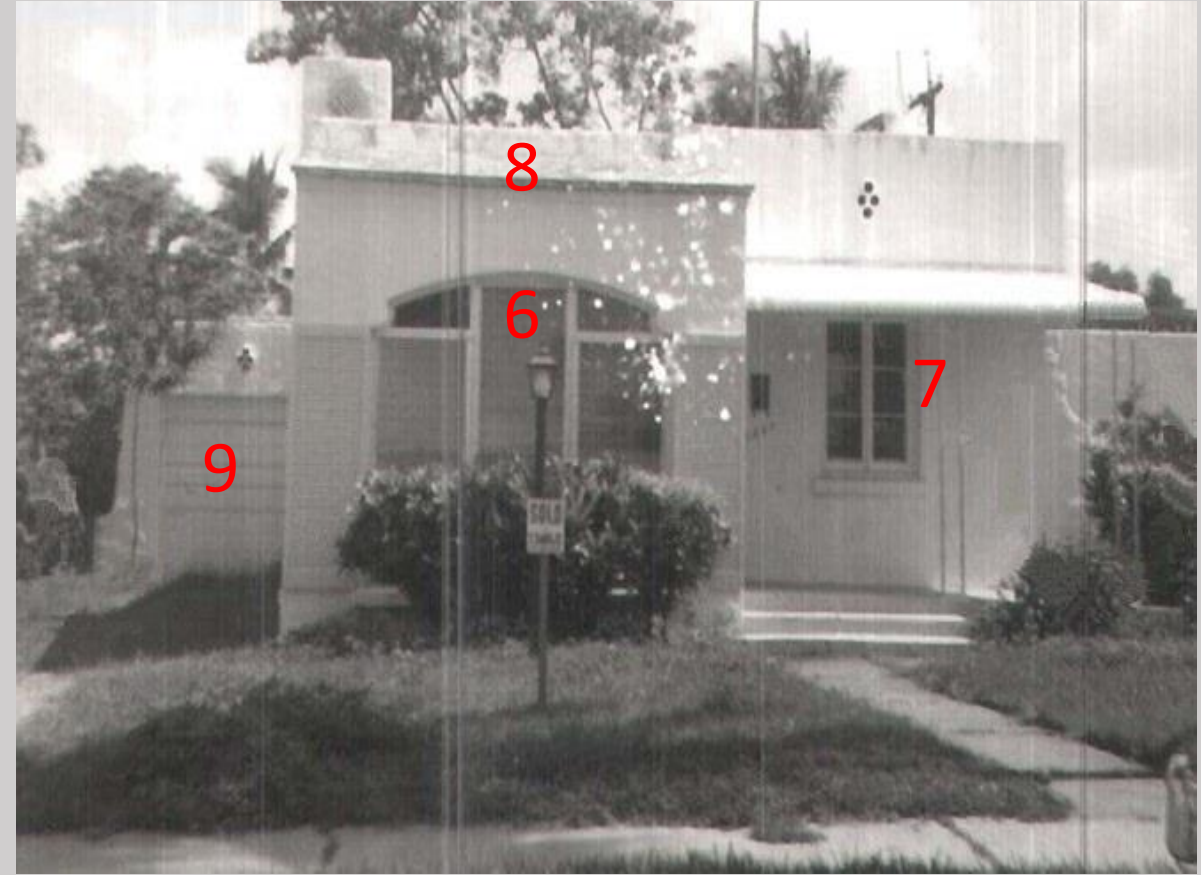
7) Shutters removed

8) Barrel tiles removed

1922



1967

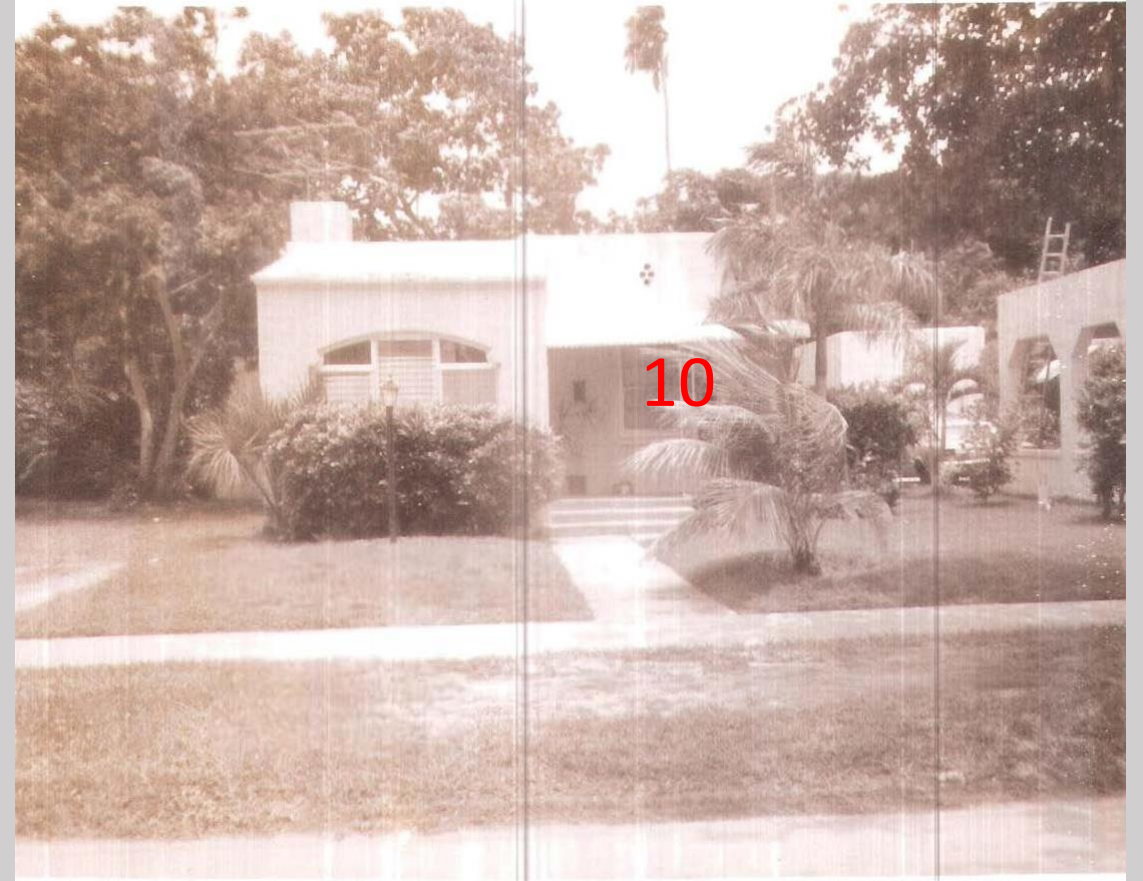


- 6) Changed from screens to windows
- 7) Shutters removed
- 8) Barrel tiles removed
- 9) Decorative garage door removed

1922



1979



10) Casement window replaced by jalousie

1922



2009



11) Chimney altered

1922



2009



11) Chimney altered

12) Planter added

1922



2009



- 11) Chimney altered
- 12) Planter added
- 13) Window frame changed

1922



2009



11) Chimney altered

14) S-tile roof added

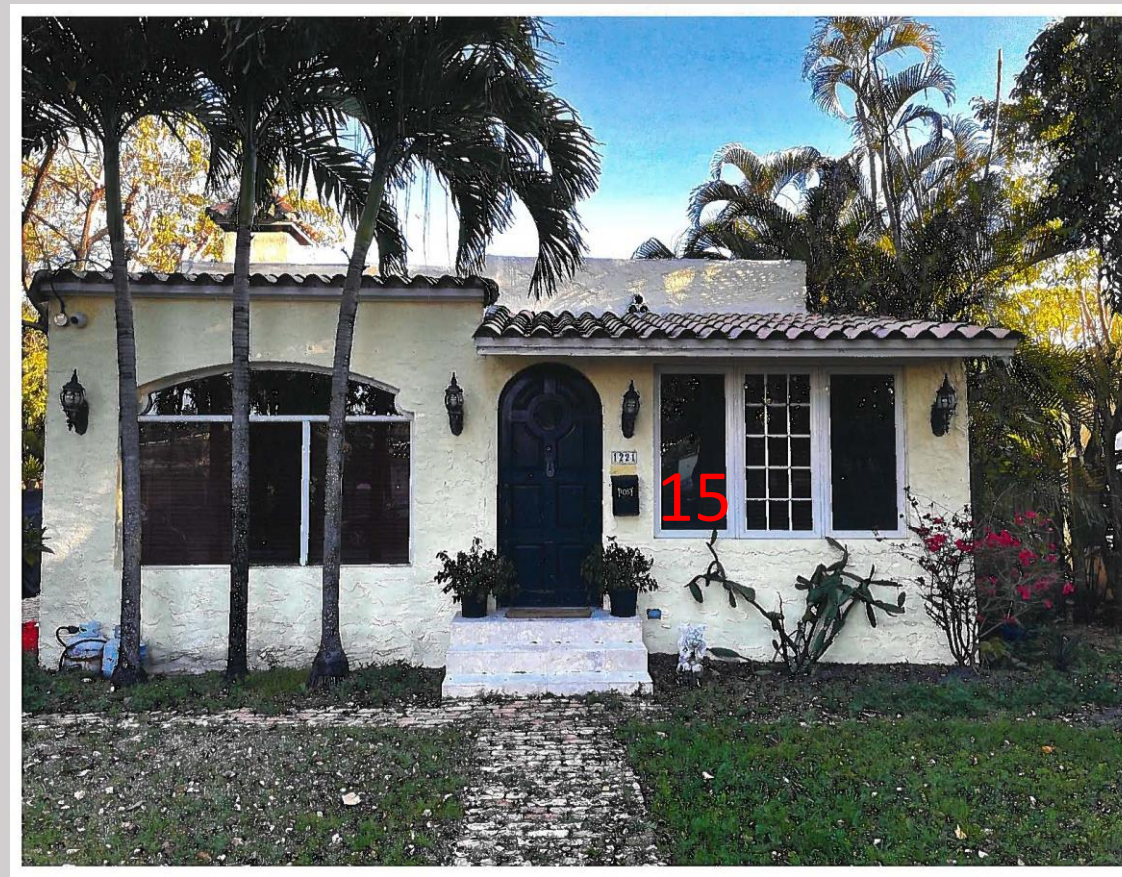
12) Planter added

13) Window frame changed

1922



2023



15) Front porch enclosed

1922



2023



- 15) Front porch enclosed
- 16) New stairs

1922



- 1) Awning added
- 2) Awning added
- 3) Decorative feature removed
- 4) Front porch added
- 5) Decorative feature removed
- 6) Changed from screens to windows
- 7) Shutters removed
- 8) Barrel tiles removed
- 9) Decorative garage door removed
- 10) Casement window replaced by jalousie
- 11) Chimney altered
- 12) Planter added
- 13) Window frame changed
- 14) S-tile roof added
- 15) Front porch enclosed
- 16) New stairs

1922



17) Window removed

2023



1922



17) Window removed
18) Loggia removed

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed
- 20) Casement windows removed
- 21) Shutter removed

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed
- 20) Casement windows removed
- 21) Shutter removed
- 22) Screen replaced by window

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed
- 20) Casement windows removed
- 21) Shutter removed
- 22) Screen replaced by window
- 23) Vase and pedestal removed

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed
- 20) Casement windows removed
- 21) Shutter removed
- 22) Screen replaced by window
- 23) Vase and pedestal removed
- 24) Porch added

2023



1922



- 17) Window removed
- 18) Loggia removed
- 19) Door removed
- 20) Casement windows removed
- 21) Shutter removed
- 22) Screen replaced by window
- 23) Vase and pedestal removed
- 24) Porch added
- 25) Door added

2023



1922



1982

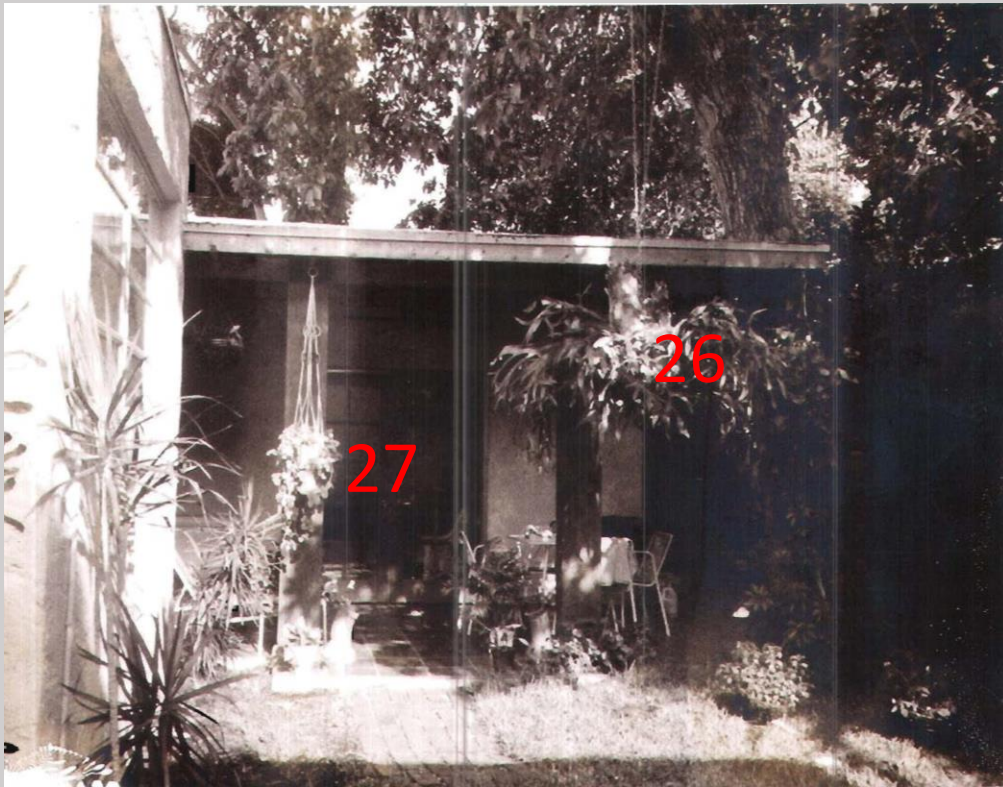


26) Screened in porch added

1922



1982



26) Screened in porch added
27) French door added

1922



28) Casement windows removed and replaced with jalousie

2023



1922



- 28) Casement windows removed and replaced with jalousie
- 29) Shutters removed
- 30) Decorative window sill and hood removed

2023



1922



- 28) Casement windows removed and replaced with jalousie
- 29) Shutters removed
- 30) Decorative window sill and hood removed
- 31) Screen replaced by window

2023



1922



- 28) Casement windows removed and replaced with jalousie
- 29) Shutters removed
- 30) Decorative window sill and hood removed
- 31) Screen replaced by window
- 32) Barrel tiles removed

2023



1922



- 28) Casement windows removed and replaced with jalousie
- 29) Shutters removed
- 30) Decorative window sill and hood removed
- 31) Screen replaced by window
- 32) Barrel tiles removed
- 33) Pyramid-shaped parapet removed

2023



1922



34) Barrel tiles removed

2023



1922



- 34) Barrel tiles removed
- 35) Screen window removed

2023



1922



- 34) Barrel tiles removed
- 35) Screen window removed
- 36) French door removed

2023



1922



- 34) Barrel tiles removed
- 35) Screen window removed
- 36) French door removed
- 37) Porch enclosed

2023



1922



- 34) Barrel tiles removed
- 35) Screen window removed
- 36) French door removed
- 37) Porch enclosed
- 38) Decorative vent removed

2023



1922



- 34) Barrel tiles removed
- 35) Screen window removed
- 36) French door removed
- 37) Porch enclosed
- 38) Decorative vent removed
- 39) Windows added

2023









