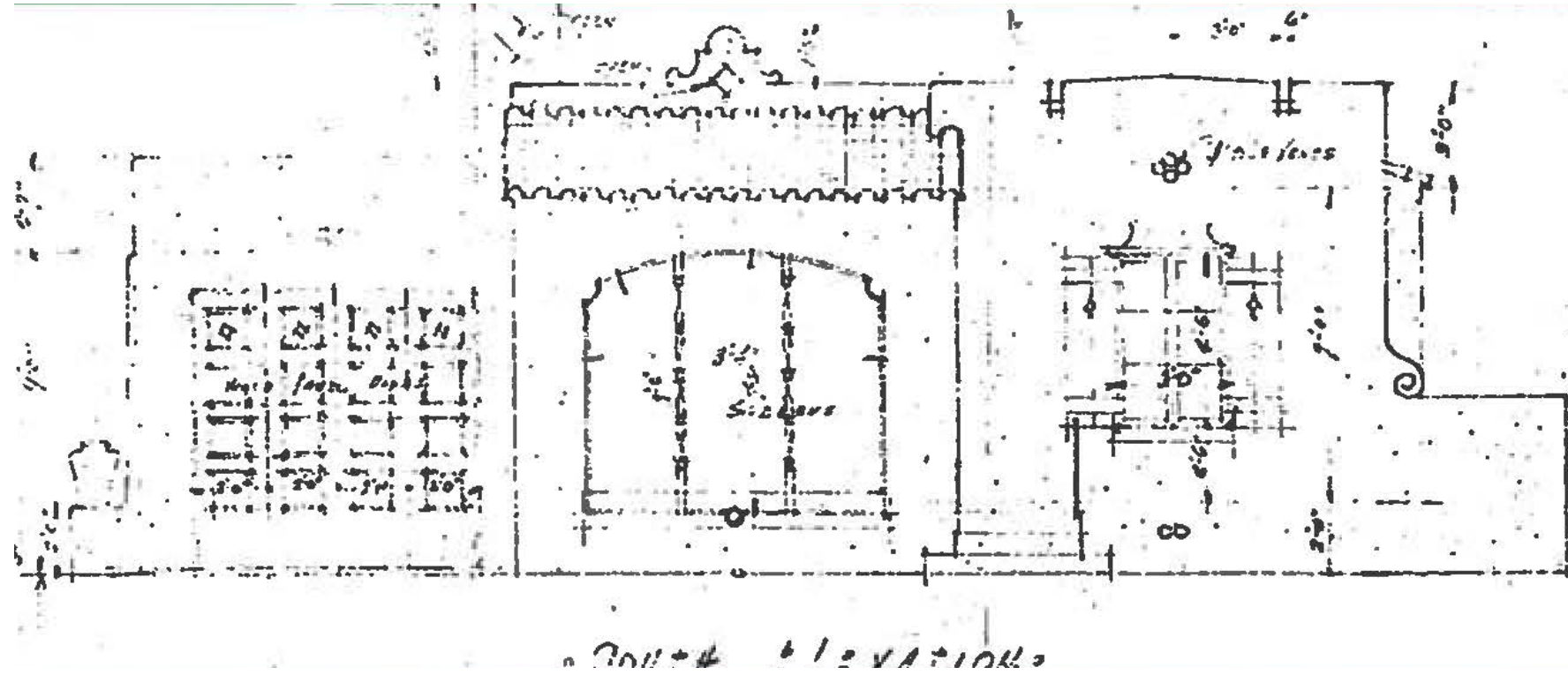


1221 Milan Avenue, Coral Gables, FL



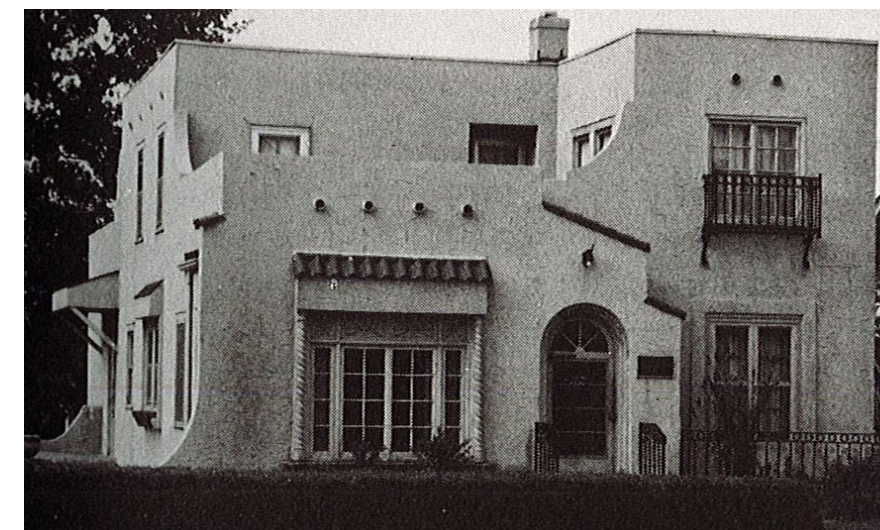
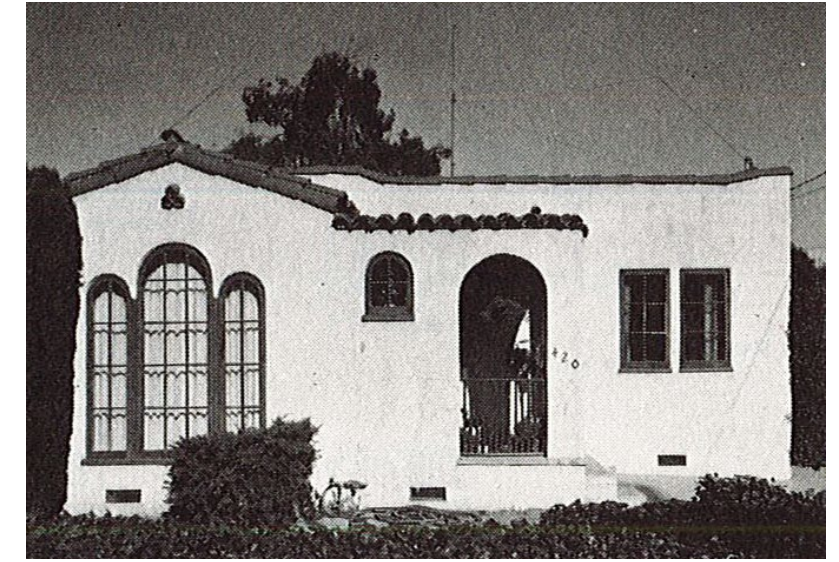
1221 Is Not Mediterranean Revival Style, Rather It Is Spanish Eclectic



South Elevation from Permit #402, 1922.

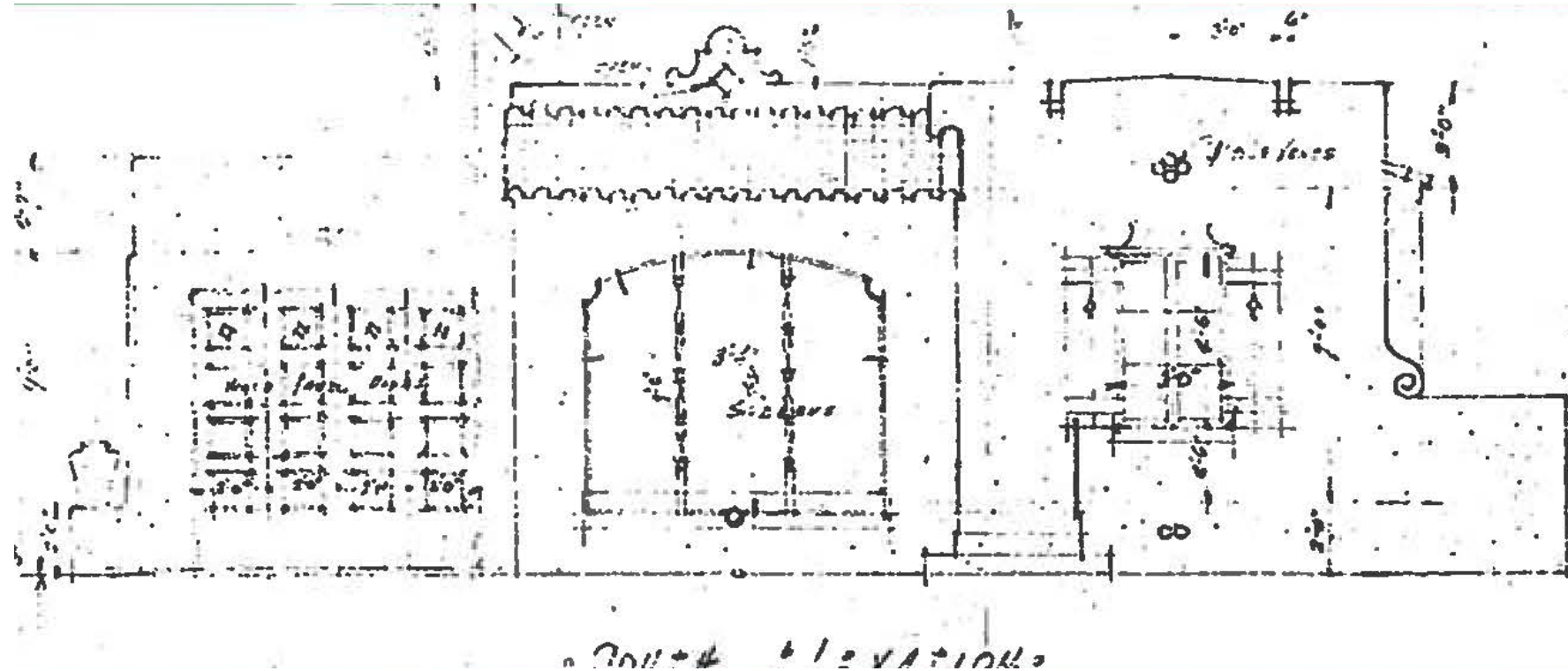


Miami -Dade Property Appraiser, 1967.



These five images are representative of the Spanish Eclectic style as featured on page 426 in A Field Guide To American Houses by Virginia & Lee McAlester . Note the similarity to original design of 1221 Milan .

1221 Milan Avenue Does Not Possess Its Architectural Integrity of Design



South Elevation from Permit #402, 1922.



South Elevation as the home stands today.



Miami -Dade Property Appraiser, 1967.

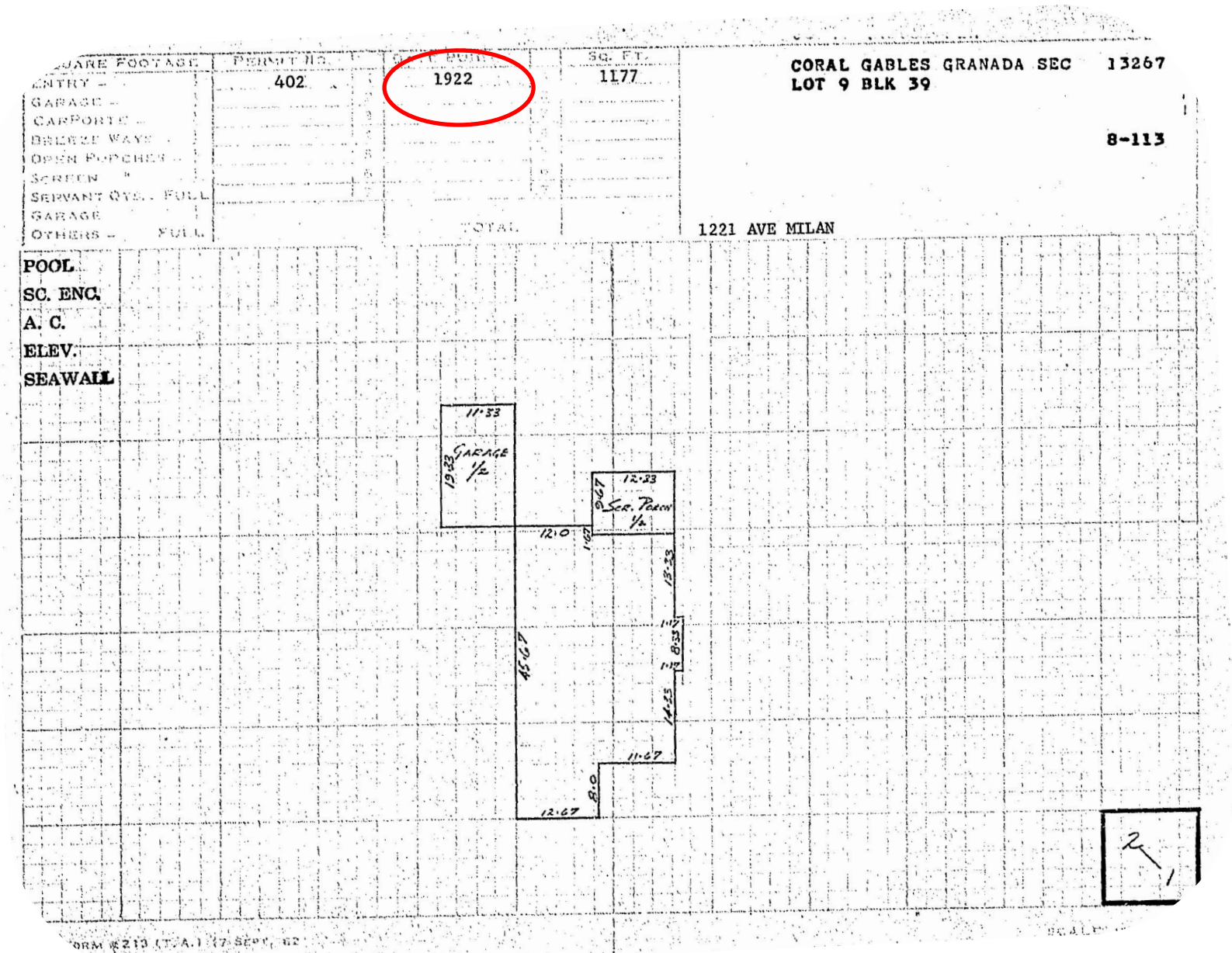


Google Earth Image, 2022.

The Selection of 8 Homes on Milan is Arbitrary

Built in 1922, 1221 Milan was one of the early homes in the area.

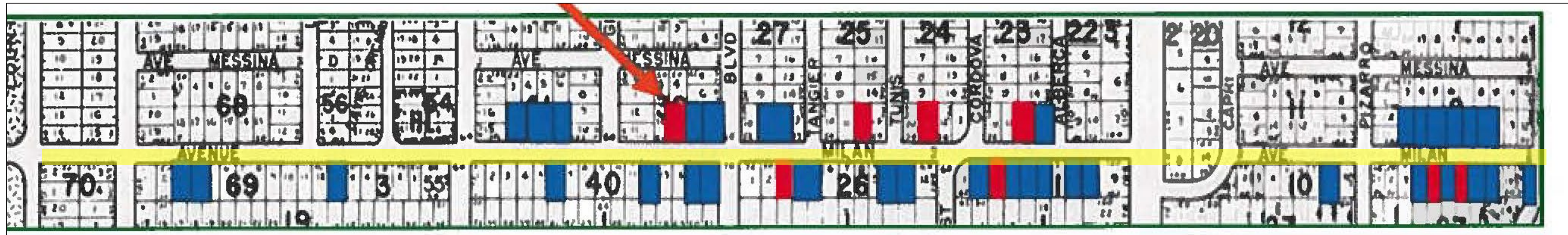
The tax card for Permit 402 is dated 1922, which pre-dates the newspaper announcements from September 24, 1923, October 15, 1923 and November 1, 1923 reporting on moderately priced homes.



The Selection of 8 Homes on Milan is Arbitrary

Red boxes indicate what staff calls initial 8 homes on Milan commissioned by Merrick.

Blue boxes: additional 1920s homes



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 at the time Merrick began developing Milan Avenue, it was not a contiguous road as he had not yet acquired the strip of land that would later be platted with El Rado Street. Hence, he concentrated his commissions to the east of this area. These eight homes were at 818 (Permit #344), 826 (Permit #343), 1029 (Permit # 385) (Figure 7, bottom), 1036 (Permit #387) (Figure 7, top), 1115 (Permit #384), 1129 (Permit #383), 1144 (Permit #386), and 1221 (Permit #402). Original plans for the homes at 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 1212 Milan Avenue. Martin Hampton designed the remaining four.

Introduction of 1212 Milan

Page 6 of the Designation Report

The Selection of 8 Homes on Milan is Arbitrary

Milan Address	Date	Original 8	Locally Designated	Notes
818	1924	●		
826	1924	●		
1029	1924	●	●	2010 addition
1036	1925	●		
1115	1924	●		
1129	1925	●		Demolished and new construction in 2000
1144	1923	●		
1212	1925			9 th home introduced
1221	1922	●		1982 & 2017 alterations

Newspaper Article Analysis - September 24, 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.

The remaining five miles of streets will be built immediately in the exclusive Country Club Prado section and these will all be 100 feet in width with wide, beautiful parkways in the center.

The additional 15 miles will give Coral Gables approximately 60 miles of paved boulevards, most of which have been built since the first of January, and the landscaping program for beautifying the flanking parkways is perhaps the most extensive that has ever been projected at one time. In the Granada section the streets will range from 60 to 100 feet in width with parkways on the sides.

Especially for this new work in the Granada section Mr. Ricketts this week is unloading two of the largest road grading machines ever built. He has already bought two Holt 10-ton caterpillar tractors that will be used for the first time in the Granada section.

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."

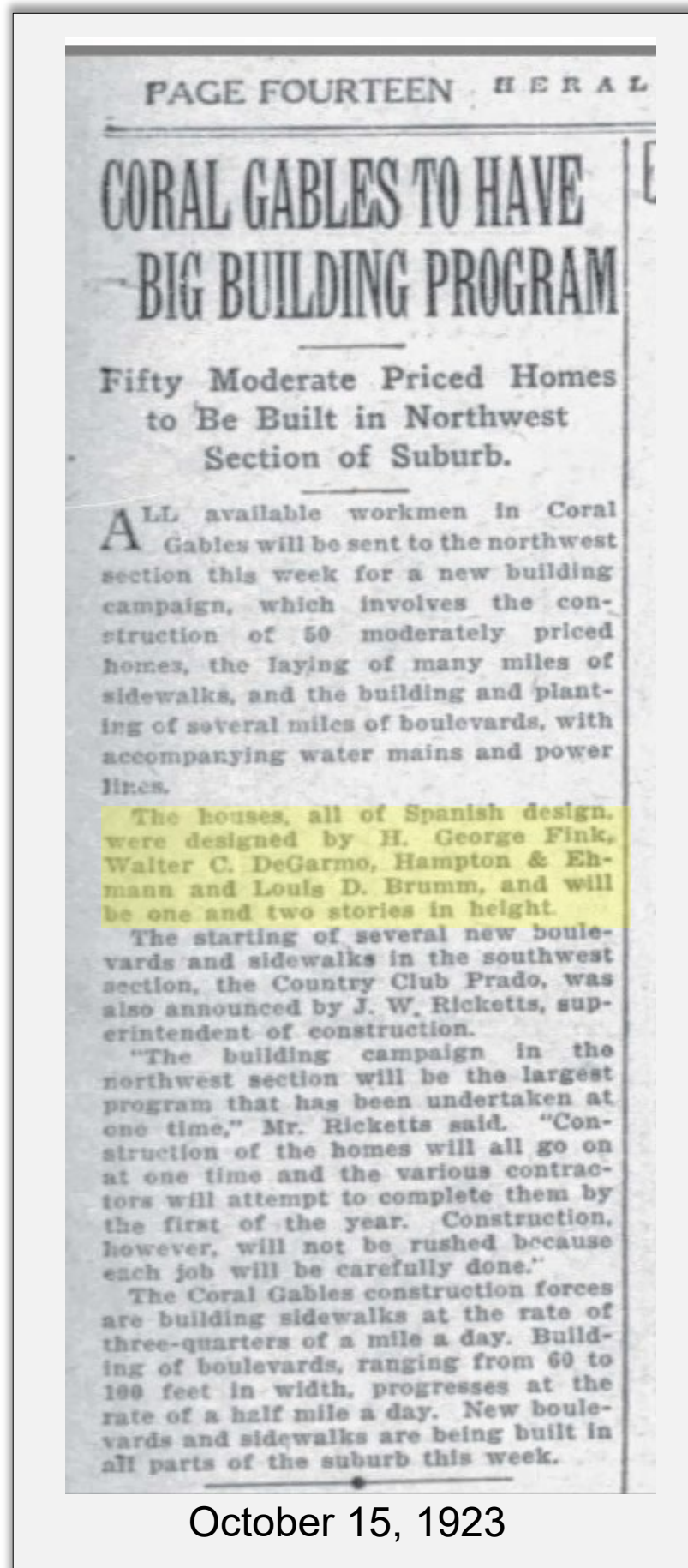
September 24, 1923

The first referenced newspaper article dated September 24, 1923, states "30 new homes, moderately priced and from new and original designs by H. George Fink, Martin L. Hampton and Luis D. Brumm will be started in the Granada Section."

The same article later goes on to reference "40 new homes will be the first of a large number of residences to go up in the Granada Section."

There is confusion even in the article.

Newspaper Article Analysis – October 15, 1923



The October 15, 1923, article states that there are 50 moderately priced homes. "The houses of all Spanish design were designed by H. George Fink, Walter C. DeGarmo, Hampton and Ehmann and Louis Brumm.

Adding more confusion, but calling attention to the fact that there are a larger number of original homes than the 8 referenced in the staff report.

Newspaper Article Analysis – November 1, 1923

The November 1, 1923 article states that “plans for the homes will be drawn by H. George Fink, Richard Kiehnel and M. L. Hampton”, leaving out any reference to architects Brumm, DeGarmo and Ehmann.

“12 houses will be erected on Ferdinand Street, 18 on Genoa, 8 on Milan av., 6 on Capri av. and 14 on Pizarro av.”

**58 RESIDENCES
WILL BE BUILT
IN CORAL GABLES**

Construction Started
Thursday on New Pro-
gram for Big Suburb

**INCREASES TO 80
HOUSES UNDERWAY**

Homes Will Be of Spanish
Design, Costing \$7,500
To \$12,000

Construction of 58 houses in the Granada section of Coral Gables, which will sell from \$7,500 to \$12,000, was begun Thursday morning.

The new building program increases the total number of homes now being erected by the Coral Gables company to 80, a unit of 22 houses being already under construction on Country Club Prado.

The construction plans were announced by George E. Merrick, and mark another step forward in the rapid development of the subdivision.

The homes will be of Spanish design and will contain from five rooms and bath to 10 rooms, and one or two stories in height. The larger houses will be erected on two lots in order that the building restrictions may be equitably maintained.

Plans for the home were drawn by H. George Fink, Richard Kiehnel and M. L. Hampton. The Granada section lies between Granada boulevard and Red rd. and parallels the new Country Club Prado.

The houses are being erected by C. W. Ricketts, who at the same time is superintendent of construction for the Coral Gables company.

Mr. Merrick said that materials were being hauled out to the lots and foundation work was already under way. It is understood that the residences will be ready for occupancy within four months.

Twelve houses will be erected on Ferdinand st., 18 on Genoa, eight on Milan av., six on Capri av. and 14 on Pizarro av.

Great activity is also evidenced on the Country Club Prado, where 22 homes are under construction. These range from \$15,000 to \$30,000.

Most of the homes in the new section are being built on order of persons who have recently purchased lots in the subdivision.

That program as well as the new program of 58 homes just announced marks a building activity not equalled in any subdivision in the Miami district. All of the homes are to be of modern fireproof construction throughout and will be finished in stucco. Many new and daring color designs will be attempted, giving the homes in these two sections a striking appearance in comparison to more staid localities.

November 1, 1923

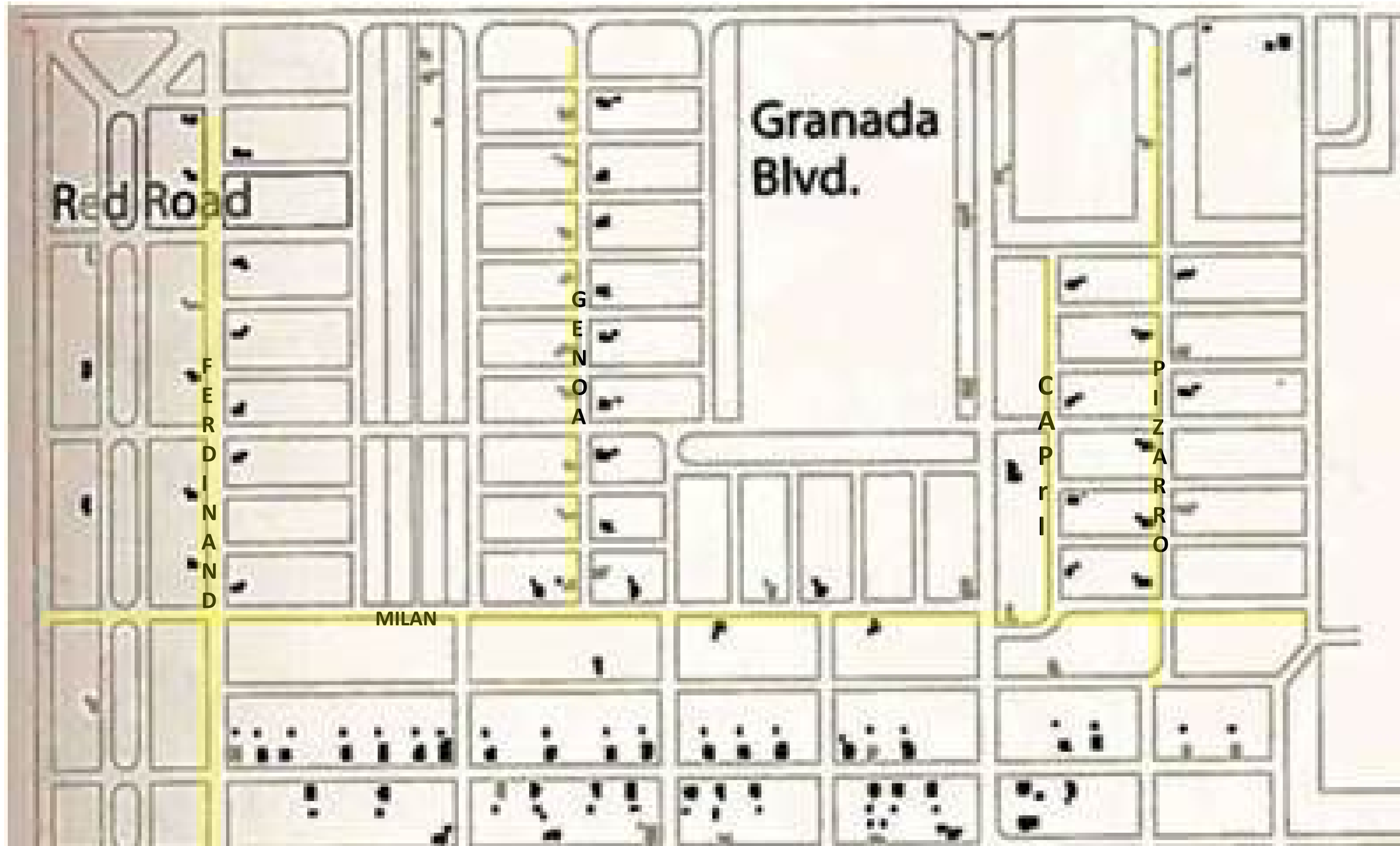
Milan Avenue Analysis Concludes That There Are 38 Initial Homes Built Between 1923-1926

Milan Address	Date	Original 8	Locally Designated	City's Report Other 1920s Homes	Notes
1221	1922	•			1982 & 2017 alterations
Total 1922	1				
1144	1923	•			
1253	1923			•	1970 alterations
Total of 1923	2				
814	1924			•	
818	1924	•			
822	1924			•	2019 alterations/additions
826	1924	•		•	
828	1924			•	
1029	1924	•	•		2010 addition
1115	1924	•			
1248	1924			•	
Total of 1924	8				
802	1925		•	•	
813	1925			•	2017 alterations/additions
821	1925			•	1994 alterations/additions
825	1925			•	
829	1925			•	
833	1925			•	
1012	1925			•	2009 alterations/additions
1024	1925			•	
1030	1925			•	
1036	1925	•			

Milan Address	Date	Original 8	Locally Designated	City's Report Other 1920s Homes	Notes
1114	1925			•	
1118	1925		•	•	
1149	1925			•	
1208	1925			•	
1212	1925	•			
1224	1925			•	
1249	1925			•	1991 alterations
1261	1925			•	1973 & 1989 alterations
Total of 1925	18				
817	1926				
904	1926		•	•	
1032	1926			•	
1040	1926			•	2000 alterations/additions
1142	1926			•	
1217	1926			•	1964 & 1993 alterations
1326	1926		•	•	
1430	1926		•	•	
1434	1926		•	•	
Total of 1926	9				
1025	1927			•	
Total of 1927	1				

All dates were pulled from the property assessors database.

1924 Sanborn Map – Showing Homes Built by 1924



5. Initial Eight Homes on Milan



Figure 1: 818 Milan Avenue, 1924 (Fink)

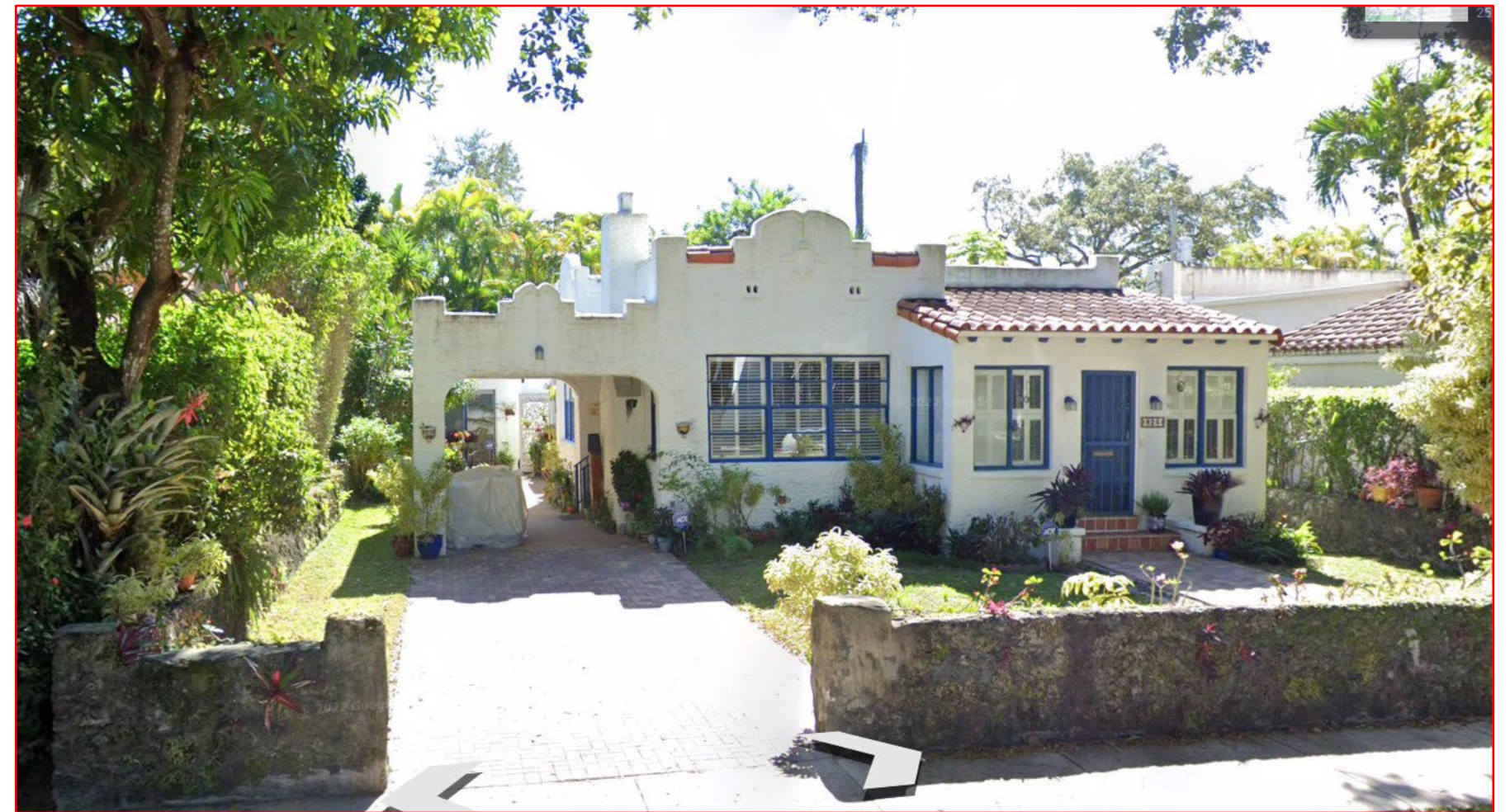


Figure 2: 826 Milan Avenue, 1924 (Fink)

5. Initial Eight Homes on Milan



Figure 3: 1029 Milan Avenue, 1924. Locally designated. (Hampton)



Figure 4: 1036 Milan Avenue, 1925 (Brumm)

5. Initial Eight Homes on Milan

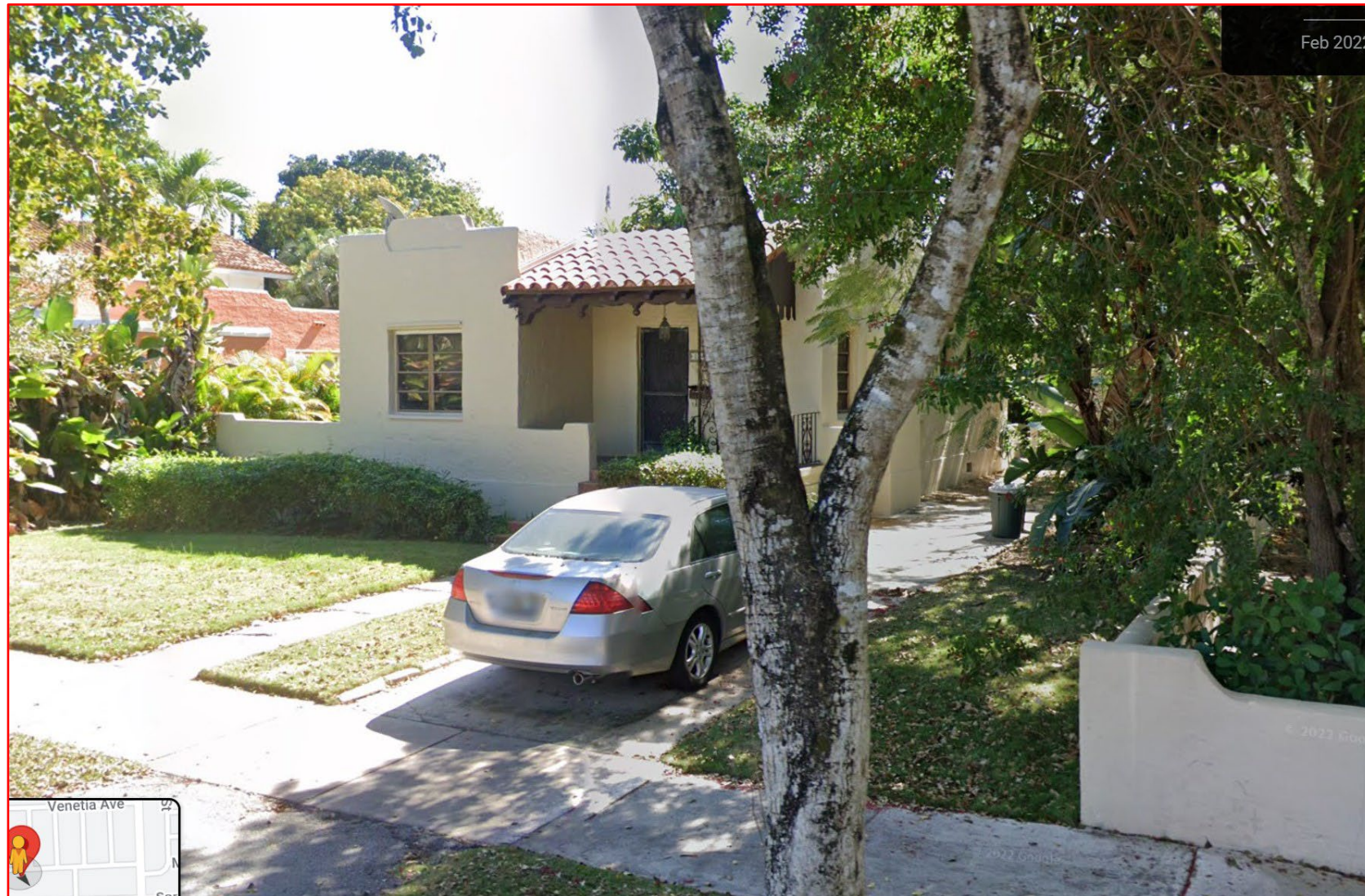


Figure 5: 1144 Milan Avenue, 1923



Figure 6: 1115 Milan Avenue, 1925
(Hampton)

5. Initial Eight Homes on Milan



Figure 7: 1129 Milan Avenue, 2000
ORIGINAL HOME DEMOLISHED



Figure 8: 1212 Milan Avenue, 1925
(Brumm)

5. Initial Eight Homes on Milan



Figure 9: 1221 Milan Avenue, 1923 (Brumm)

6. Coral Gables Cottage Criteria for Designation



South Elevation as the home stands today.



Google Earth Image, 2022.

Section 8-202. Criteria for Designation as 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. **Criteria Met**
2. Combination roof type (e.g., gable, shed, hip or flat roof). **Criteria Met**
3. Front porch. *Criteria Not Met*
4. Projecting bay on front elevation. *Criteria Not Met*
5. Masonry arches or arches springing from columns on front elevation. **Criteria Met**
6. Decorative doorway surrounds. *Criteria Not Met*
7. Decorative and/or predominant chimney. *Criteria Not Met*
8. Detached garage to the rear of the property. **Criteria Met**
9. Similar decorative features, parapet and/or roof slope on main house and detached garage. *Criteria Not Met*
10. Porte-cochere or carport. *Criteria Not Met*
11. Decorative wing walls. **Criteria Met**
12. Barrel tile roof. *Criteria Not Met*
13. Varied height between projecting and recessed portions of the front elevation. *Criteria Not Met*
14. Vents grouped as decorative accents. **Criteria Met**
15. Cast ornament and/or tile applied to front elevation. *Criteria Not Met*
16. Built-in niches and/or planters. *Criteria Not Met*
17. First floor above crawl space. **Criteria Met**
18. Casement or sash windows. **Criteria Met**
19. Loggias/arcade. *Criteria Not Met*

7. Locally Designated Properties on Milan Avenue



Figure 10: 802 Milan Avenue, 1925.



Figure 11: 904 Milan Avenue, 1926.

7. Locally Designated Properties on Milan Avenue



Figure 12: 1029 Milan Avenue, 1924. 2010 alterations/additions.



Figure 13: 1118 Milan Avenue, 1925.

7. Locally Designated Properties on Milan Avenue



Figure 14: 1314 Milan Avenue, 1939.
Addition/alteration 2006.



Figure 15: 1326 Milan Avenue, 1926.
Addition/alteration 1994,2010.

7. Locally Designated Properties on Milan Avenue

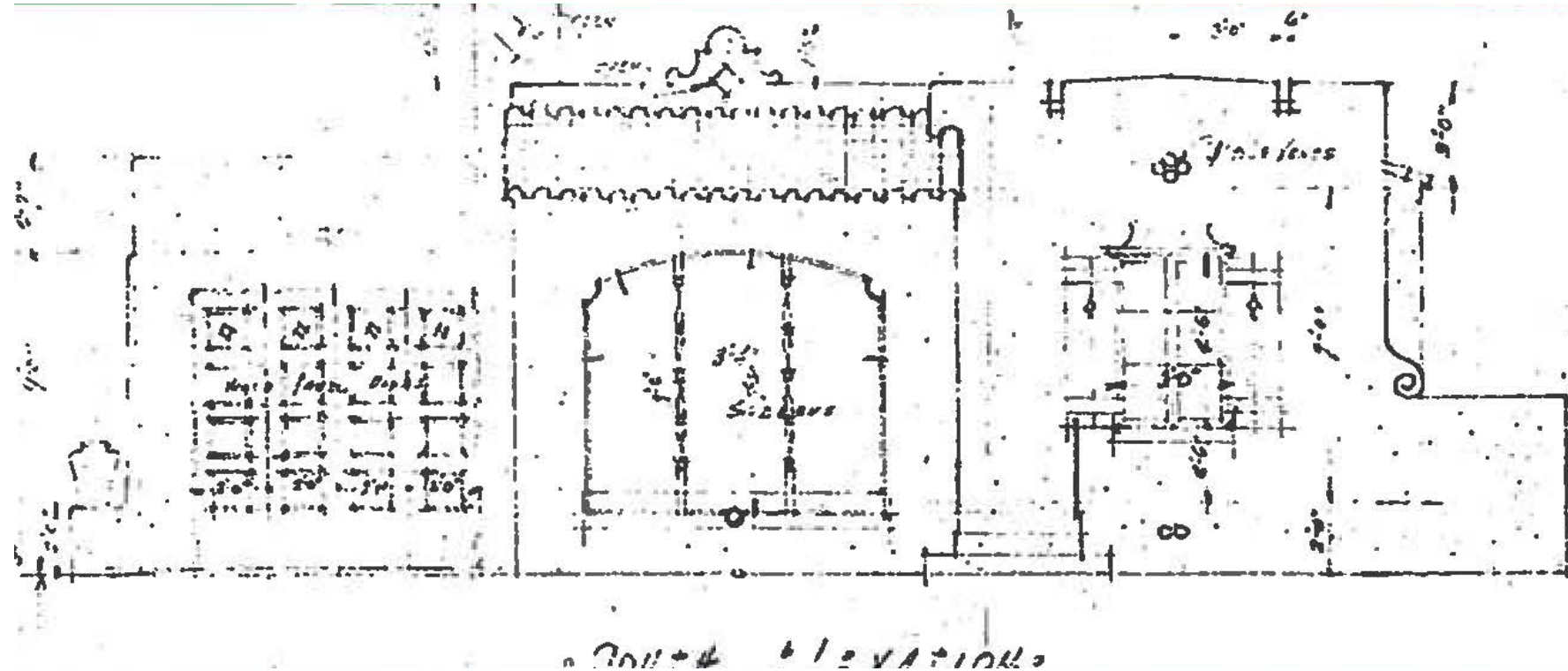


Figure 16: 1430 Milan Avenue, 1926.



Figure 17: 1434 Milan Avenue, 1926.

1221 Milan Avenue Does Not Possess Its Architectural Integrity of Design



South Elevation from Permit #402, 1922.



South Elevation as the home stands today.



Miami -Dade Property Appraiser, 1967.



Google Earth Image, 2022.

Conclusion

I do not believe the criteria for designation of a historic landmark in the City of Coral Gables Zoning Code have been met.

A. Historical, Cultural Significance

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

Staff tries to make a point about moderately priced homes, but does not relate it to an economic trend or provide any justification. The report also does not explain how the home exemplifies a historical or cultural trend. Moreover, this home is by no means “an archetype upon which Coral Gables was founded”. Staff’s claims are unfounded and exaggeratory. Our conclusion is that 1221 Milan Avenue does not meet Criterion A. Historic, Cultural Significance, Criterion 4.

B. Architectural Significance:

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

Staff’s summary recommendations claim that this home was built in the Mediterranean Revival style that defined Merrick’s vision for the City. Do any of you think this home defines Merrick’s vision for the City of Coral Gables? This home did not and does not define Merrick’s vision for the City, nor is this home an example of the Mediterranean Revival style of architecture. This early home (1922) displays characteristics of the Spanish style and predates Merrick’s vision of the Mediterranean Revival style.

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

Frankly, whether staff is correct that this is Mediterranean Revival Style home or whether I am correct that this is Spanish style home is a moot point. The fact of the matter here is, that this home has been so severely altered that it no longer maintains its architectural integrity and as it stands today, none of the features that are characteristic of a style are distinguishing.

My conclusion is that 1221 Milan Avenue does not meet Criteria B. Architectural Significance, Criterion 1 and 2 because 1221 Milan Avenue has lost its architectural integrity.



1221

POST