

DESIGNATION: LOCAL HISTORIC LANDMARK 1221 MILAN AVENUE

APPLICATION TIMELINE:

February 2021 – Code violation citation issued.

June 2021 – Applied for after-the-fact building permit (BL-21-06-) to legalize violations.

June 2021 – Permit denied by all reviewers.

March 16, 2022 – Permit plans signed out of City.

June 27, 2022 - Historic Significance Determination requested due to inability to obtain an after-the-fact permit.

August 1, 2022 – Historic Significance Letter issued stating the property DID meet the minimum eligibility criteria for designation as a local historic landmark.

September 21, 2022 – Property designated as Local Historic Landmark by Historic Preservation Board.

May 23, 2023 – City Commission remanded the matter back to the Historic Preservation Board to further review the designation.

March 20, 2024 – Property designated as Local Historic Landmark by Historic Preservation Board.

DESIGNATION: LOCAL HISTORIC LANDMARK

1221 MILAN AVENUE



Original Permit No.: 402

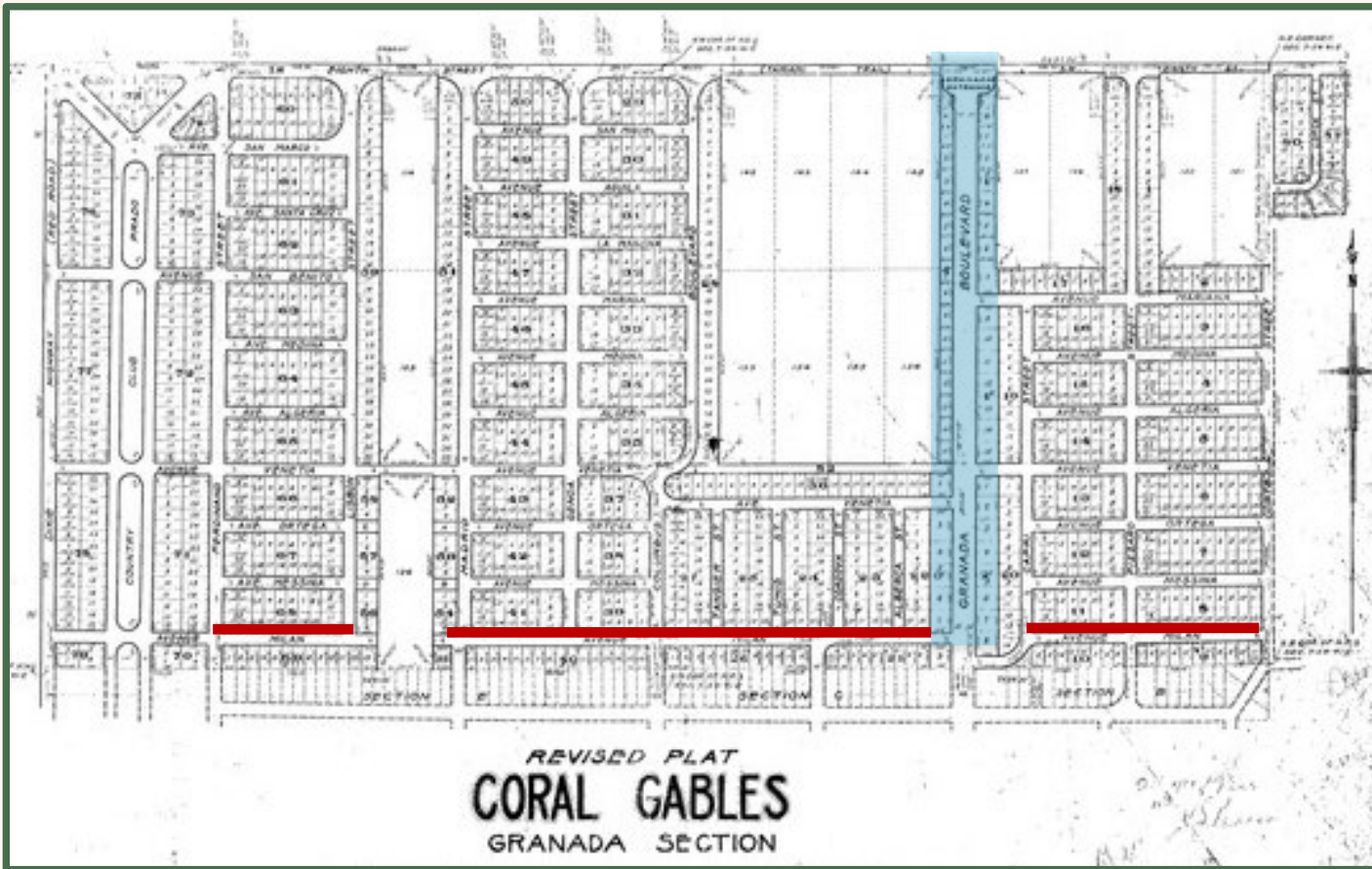
Date of Construction: 1923

Original Architect: Lewis Brumm

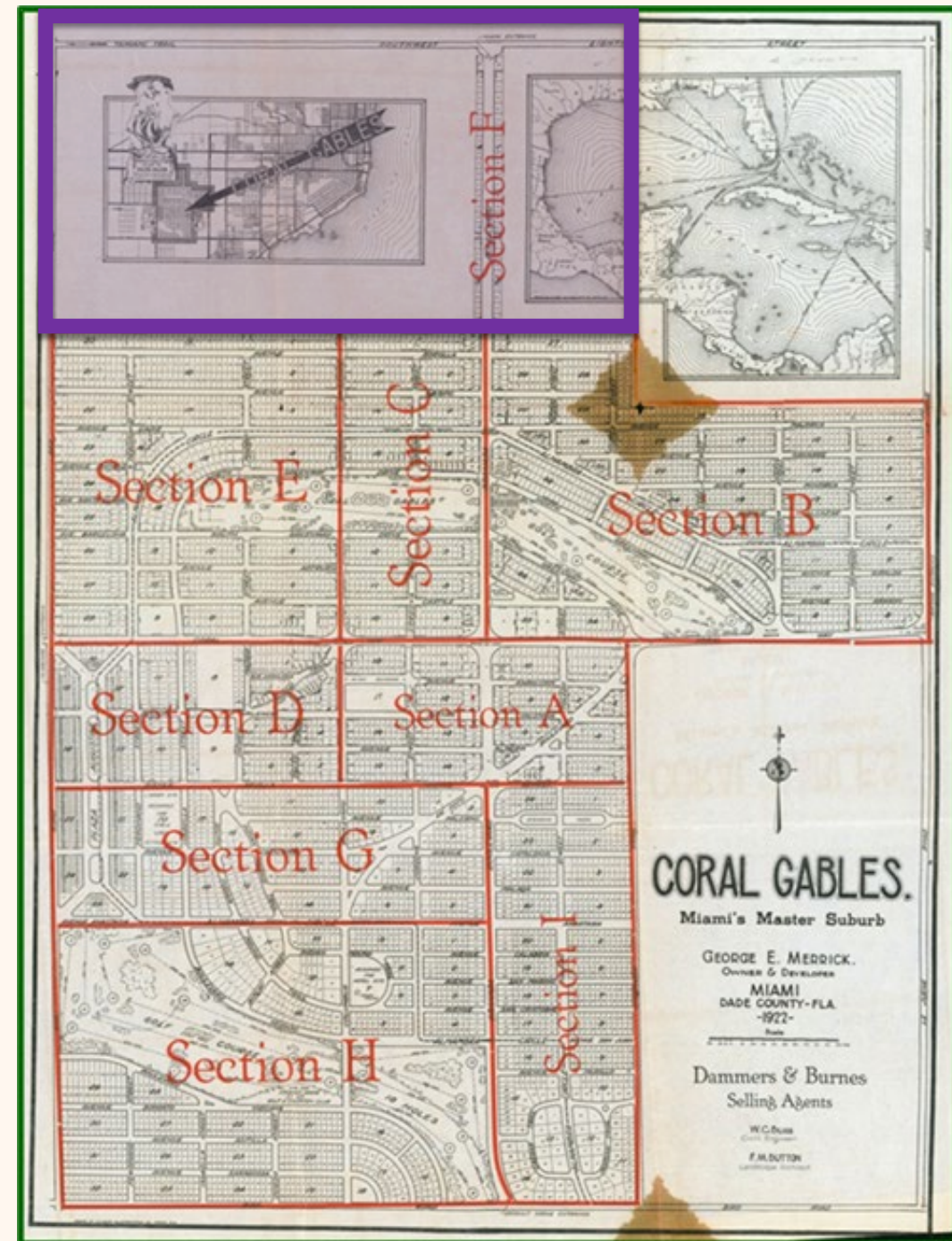
Commissioned by George Merrick

Coral Gables Granada Section

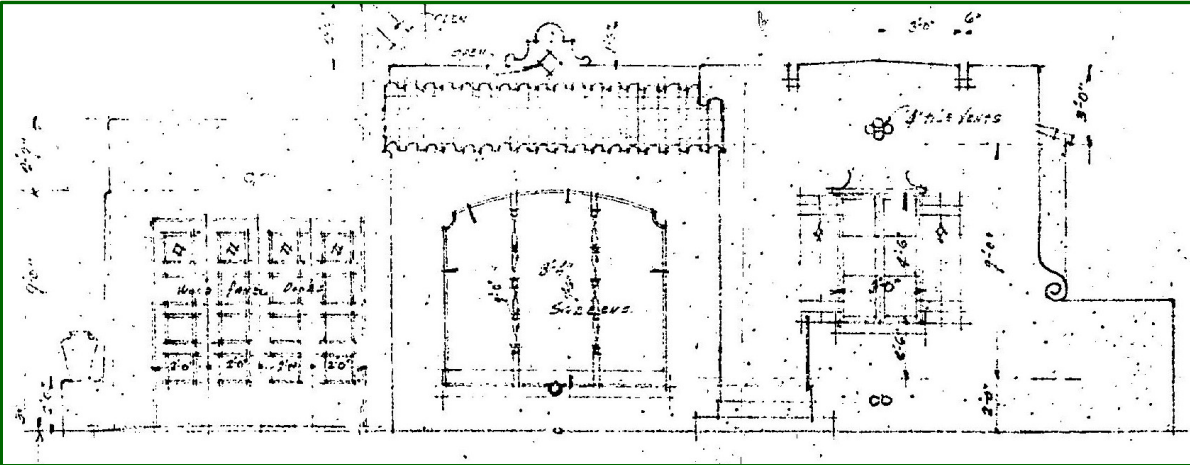
1922



October 1923



1221 Milan Avenue



1923

Permit #402



2009

Courtesy of Google Earth



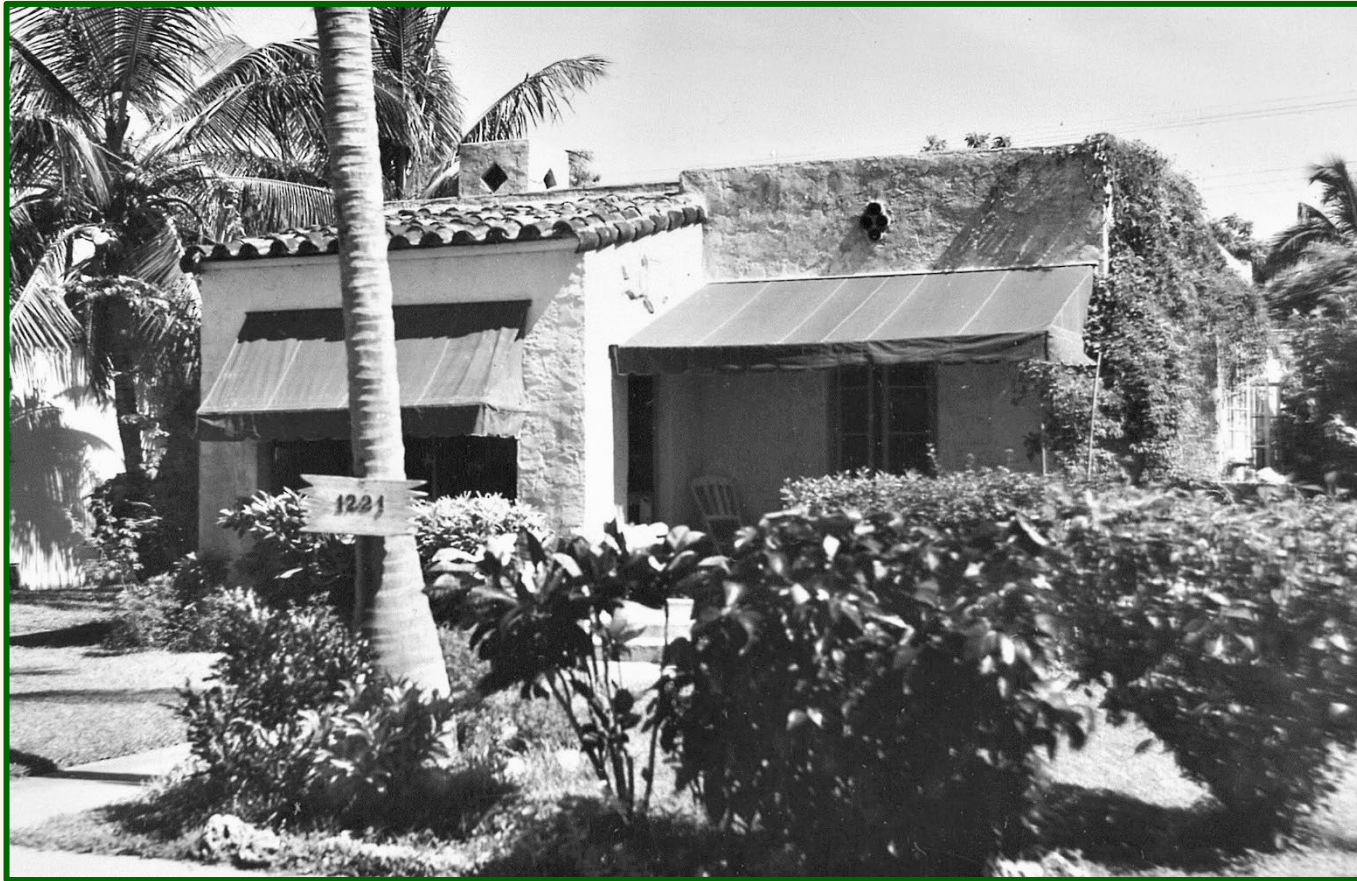
1967

Courtesy of Miami-Dade County Property Appraiser



2024

1221 Milan Avenue: Mediterranean Revival Style



ca. 1940s photo

- ✓ 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



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

