

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received APR 21 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic J. W. Warner House

and/or common N/A

2. Location

street & number 111 Southwest 5th Avenue N/A not for publication

city, town Miami N/A vicinity of

state Florida code 12 county Dade code 025

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Magic City Restoration Company

street & number 66 West Flagler Street

city, town Miami N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Office of Community and Economic Development

city, town Miami state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The J. W. Warner House is a two-and-one-half story temple front structure designed in the Neo-Classical style. The rectangular building is covered by a low gable roof punctuated by four dormers and two chimneys. The western end of the gable terminates in a full pediment to form the temple front of the building. The building is of concrete construction with a stucco veneer.

The full portico on the west or main facade of the building is supported by six stucco veneered concrete columns executed in a modified version of the Ionic order. The columns rest on an attic base supported by concrete pedestals and carry a stylized entablature and a deeply recessed pediment. A flat roof projects outward from the first two bays on the north and south facades of the building to create a pair of side porticos. The north portico is supported by three Ionic columns; the south by five. Smaller one-story porches are located to the rear (east) of each of these porticos. A one-story porte-cochere projects outward from the south portico. Although balustrades originally topped both side porticos and the porte-cochere, they no longer remain.

The main entrance of the building, located in the center bay of the western portico, includes a double door flanked by side lights and topped with a transom. The main doorway is deeply recessed behind screen doors. In each bay on either side of the main entrance are double doors, also topped with transoms. A second story balcony, supported by five decorative consoles, extends outward over the center three bays of the main entrance. Three French doors open onto the balcony. The majority of windows in the building are six over one double hung sash. Windows are recessed and feature plain concrete sills. Two dormer windows punctuate the roof on both the north and south facades. Each dormer contains a set of paired windows and is topped with a low-pitched hip roof with wide eaves. Three decorative windows embellish the tympanum on the main facade of the building. These include a Palladian window flanked on both sides by a pair lunettes.

The large central hall of the house is finely executed in rare Georgian curly pine. The focal point of the hall is a large central staircase with decorative lights on the newel posts. Large pocket double doors open onto the living room/music room on the north. A coral rock fire place with alabaster trim is centered on the north wall of this room. On the south side of the hall identical pocket doors lead into the rooms that housed the Miami Floral Company for sixty years. The house has always had interior plumbing and electricity.

The Warner House occupies the southeast corner of Southwest 5th Avenue and Southwest 1st Street in a residential area immediately to the west of downtown Miami. The lot is enclosed on the west side by a concrete coping and on the east and south sides by a chain link fence. A one-story, two-car garage is located to the south of the house at the rear of the lot. This concrete structure, topped with a gable roof, is attached to a two story apartment, topped with a hipped roof. Also located on the southern portion of the lot is a garden area with major trees and a concrete pond.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912 **Builder/Architect** George Pfeiffer, architect

Statement of Significance (in one paragraph)

Constructed in 1912, the J. W. Warner House is significant architecturally for its distinctive styling, craftsmanship and scale and historically through its association with the Miami Floral Company. As the first floral company in the South Florida, the Miami Floral Comapny developed an impressive clientele during its 66-year history which included many prominent early Miami families and businesses.. The Warner House was designed by George Pheiffer, an important early Miami architect and organizer of the South Florida Chapter of the American Institute of Architects.

The J. W. Warner family came to Miami in 1905. James Warner was employed as assistant paymaster with the Florida East Coast Railway during the line's extension to Key West.¹ Because of his experience in the 1906 hurricane in which many railway workers were killed, Warner determined that when he built a house for his own family, it would be strong enough to withstand the worst of storms.² This explains the rather unusual instance of a residential structure of poured concrete at this early date.

The architect for the Warner House was George L. Pfeiffer.³ Pfeiffer was born in Germany in 1861 and came to Miami from Chicago in the 1890's after serving as a member of the German Architectural staff for the 1893 Columbian Exposition. He established an architectural practice in Miami with Gerald O'Reilly who had come to Florida in 1904. O'Reilley had received his architectural training at the Massachusetts Institute of Technology. South Florida buildings designed by Pfeiffer and O'Reilly include the Leonard Hotel (Miami Beach, 1925), the Dade Federal Building (Miami, 1925) and the Lindsey Hopkins Vocational School (Miami, 1925). Pfeiffer was also instrumental in establishing a high level of professionalism among architects in Miami and in Florida. He served as second president of the South Florida Chapter of the American Institute of Architects between 1914 and 1916, during which time the organization received its charter, and was active in a number of other professional organizations.⁴

The Warner House was built in 1912 for approximately \$25,000.⁵ The Southern Neo-Classical style of the building, which is reminiscent of the Warners' family home in Atlanta, is relatively uncommon in Miami where revival styles in residential buildings tended to be Spanish or Mediterranean, not Greek or Roman, in inspiration. The fine architectural craftsmanship of the building is especially evident in its stucco venerated concrete columns, modified Ionic capitals, Palladian window and lunettes. The interior is distinguished by carefully detailed woodwork executed in almost extinct Georgian curly pine.

Susan B. Warner began the Miami Floral Company in 1906 from the Warners' first Miami home on Prout Avenue. When the Warner House was completed in 1912, the floral business was located on its first floor. An elaborate greenhouse was constructed to the south of the house and served the business until it was demolished in the 1926 hurricane.

(See Continuation Sheet)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property .97 acre

Quadrangle name Miami

Quadrangle scale 1:24,000

UTM References

A

1	7	5	7	9	9	5	0	2	8	5	0	6	5	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Lots 8 and 9, less the North 5 feet, of Block 18 in the Plat of Miami (A.L. Knowlton) South.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Sallye G. Jude/Michael Zimmy, Historic Sites Specialist

organization Division of Archives, History and Records Management date 4-11-83

street & number Department of State telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

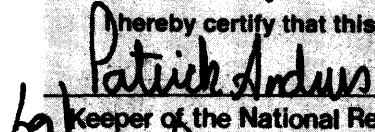
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 4-11-83

For NPS use only

I hereby certify that this property is included in the National Register

 date 6/1/83
Keeper of the National Register

Attest:  date _____

 Chief of Registration

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Continuation sheet 1

Item number 6

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Representation in Existing Surveys

Florida Master Site File (state)

1980

Division of Archives, History and Records Management
Tallahassee, Florida

City of Miami Planning Department (local)

1980

Box 330708

Miami, Florida

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Continuation sheet 2

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Statement of Significance (continued)

The Miami Floral Company was a family-run operation and all of the Warner children performed one function or another related to the business at some point in their lives.⁶ As the first floral business in the area, the Warners developed a clientele which included many prominent early Miami families and businesses, some of whom remained customers for the entire 66 years of the business. The building remained in the ownership of the Warner family for most of its history until its acquisition by the Magic City Restoration Company in 1981 for restoration and adaptive re-use as professional offices.

Notes

¹Interview: Warner by Fain. Miami, Florida, 11 December 1979.

²Interview: Warner by MacIntyre. Miami, Florida, 12 October 1981.

³Interview: Warner by Fain. Miami, Florida, 11 December 1979.

⁴_____. The East Coast: Its Builders, Industries and Resources, c.1925.

⁵Interview: Buys by Jude. Miami, Florida, August 1982.

⁶Ibid.

⁷Business Statements: Miami Floral Company to customers 1911-1972; on file at the Warner House.

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Continuation sheet 3

Item number 9

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Major Bibliographical References

Published

The East Coast: Its Builders, Industries and Resources. Miami:
The Miami Herald Publishing Company, c. 1925.

Polk, R. L. Miami City Directory. Miami: R. L. Polk and Company, 1922.

Taylor, Porter V. "First Florist in Southern Florida." Southern Florist and Nurseryman.
July, 1965.

Unpublished

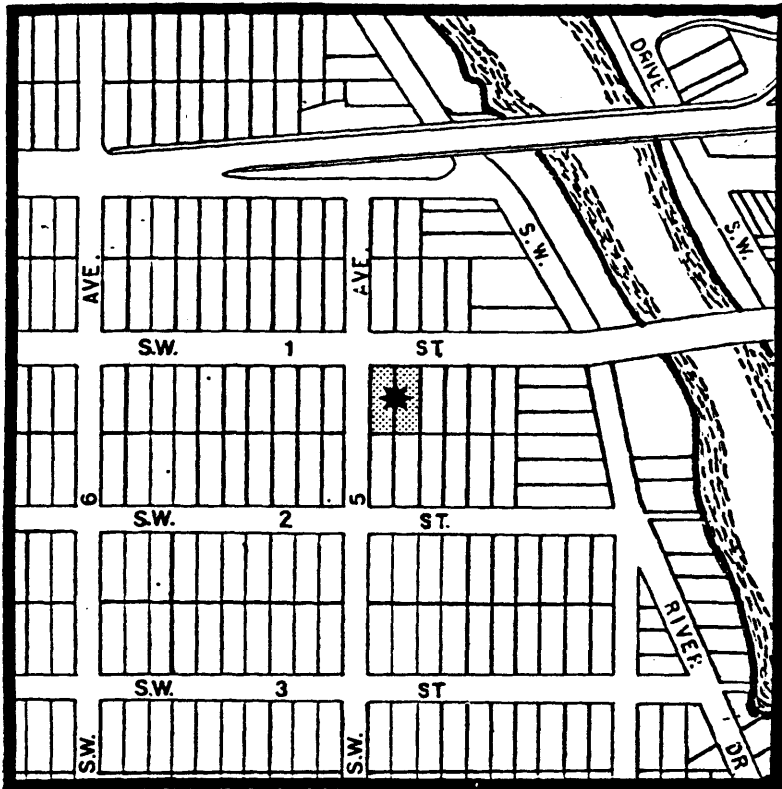
Buys, Hortense by Sallye G. Jude. Interview, Miami, Florida, August 1982.

Warner, Autumn by Frances S. MacIntyre. Interview, Miami, Florida, August 1982.

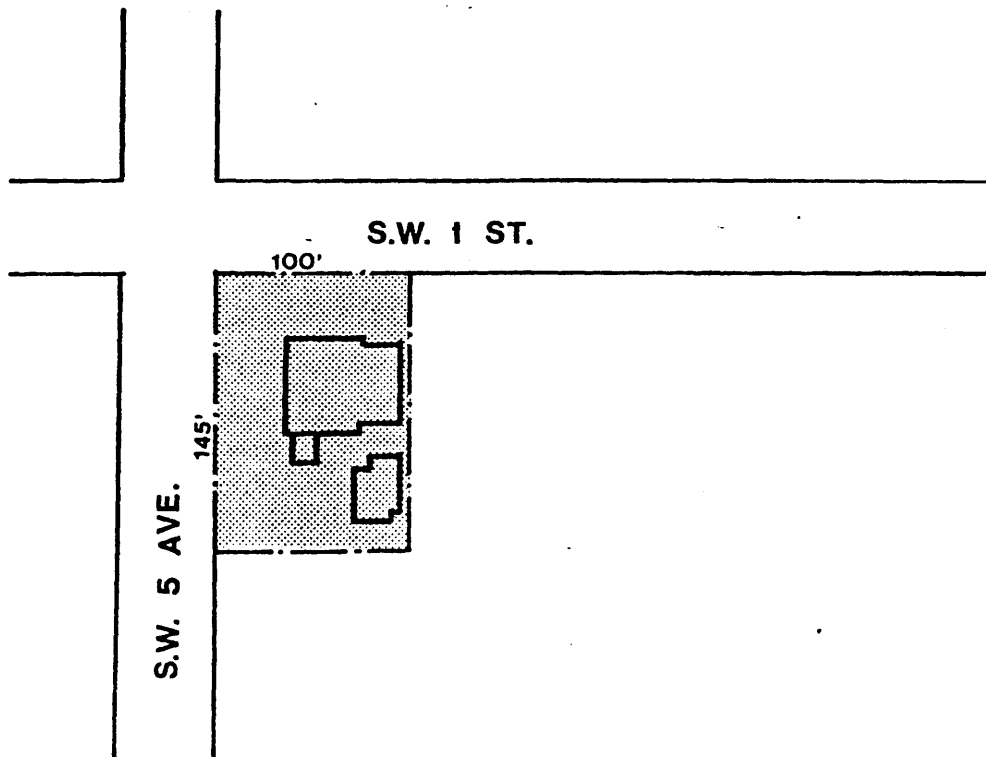
Warner, Elmina by Judith Fain. Interview, Miami, Florida, 11 December 1979.

J. C. WARNER HOUSE

111 S.W. 5 AVENUE



location



site plan