

2989

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **NOV 21 1988**
date entered

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

1. Name

historic Hahn Building

and or common Hahn Building

2. Location

street & number 140 N. E. 1st Avenue

___ not for publication

city, town Miami

___ vicinity of

state Florida 33132 code FL

county Dade

code FL 025

3. Classification

Category

- ___ district
- building(s)
- ___ structure
- ___ site
- ___ object

Ownership

- ___ public
- private
- ___ both

Public Acquisition

- ___ in process
- ___ being considered

Status

- occupied
- ___ unoccupied
- ___ work in progress

Accessible

- yes: restricted
- ___ yes: unrestricted
- ___ no

Present Use

- ___ agriculture
- commercial
- ___ educational
- ___ entertainment
- ___ government
- ___ industrial
- ___ military
- ___ museum
- ___ park
- ___ private residence
- ___ religious
- ___ scientific
- ___ transportation
- ___ other:

4. Owner of Property

name Samuel Weintraub, et al

street & number 1666 79th Street Causeway, Suite 608

city, town Miami Beach

___ vicinity of

state Florida 33141

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami

state Florida 33130

6. Representation in Existing Surveys

title FMSF-Miami Multiple Resource
Historic Preservation Survey

has this property been determined eligible? ___ yes ___ no

date June, 1985

___ federal state ___ county local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee

state Florida 32399-0250

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

Describe the present and original (if known) physical appearance

See Continuation Sheet

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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1921 **Builder/Architect** George L. Pfeiffer, Gerald J. O'Reilly

Statement of Significance (in one paragraph)

See Continuation Sheet

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	0	9	8	5	2	8	5	0	9	0	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

Miami, The northerly 100 feet of Lots 1 and 2 of Block 105 of the plat of MIAMI NORTH)PB B-41). Boundary follows historic and legal boundary.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Sarah Eaton / Vicki L. Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation

date October, 1988

street & number 500 South Bronough Street

telephone (904) 487-2333

city or town Tallahassee

state Florida 32399-0250

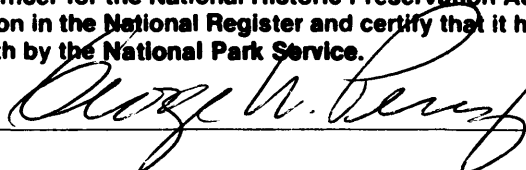
12. State Historic Preservation Officer Certification

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 October 17, 1988

For NPS use only

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



date 1/3/89

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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DESCRIPTION:

Condition: Fair

The Hahn Building is a rectangular-plan commercial structure with evidence of Neo-Classical details. Plans were provided by George L. Pfeiffer as architect and Gerald Joseph O'Reilly as associate architect.¹ Construction on the two-story masonry building was begun in 1921.² The structural system of the building is comprised of "fireproof" masonry construction with a flat roof above. The exterior walls of the building are sheathed in stucco and are greatly embellished with masonry decorative ornament utilizing many Neo-Classical stylistic features.

The building's plan is rectangular, measuring approximately 95 feet long on N.E. 2nd Street and 100 feet long on N.E. 1st Avenue. The lower story of the building is characterized by a series of storefronts set within the building's facade. Each storefront is two bays wide and some contain portions of their original design intent with large glass panels flanking a central entrance. The entrance to the second story is found at the southernmost bay on the elevation parallel to N. E. 1st Avenue. The second story of the building features nine bays on the east elevation and eight bays on the north elevation.

The visual composition of the second story reveals the use of many decorative elements from the Neo-Classical style. There are stylized flat pilasters that flank the windows found at the end bays of both principal elevations. Within the surface of the pilasters are decorative cartouches which provide greater embellishment to the building's exterior. The pilasters toward the corner of the building are also embellished with masonry rustication which serves to accentuate the building's corner location.

A wide masonry belt course between the first and second stories is articulated with bands of massive molding. An entablature containing stylized acanthus motifs wraps around the two

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principal elevations. Atop the entablature is a pierced tile masonry balustrade that serves to conceal the flat roof behind. The second story of the building once contained apartments, and an open air shaft situated in the center of the west elevation provided some degree of ventilation to the spaces found on that floor.

The fenestration of the Hahn Building contains replacement windows set within the original openings. Modern awning-type windows have replaced the original wooden frame windows. Although the windows have been replaced, the window surrounds and the highly ornate Corinthian-style mullions are still intact. The modifications made to the building have not compromised its architectural integrity in any way.

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STATEMENT OF SIGNIFICANCE:

Specific Date: 1921

Architects: George L. Pfeiffer, Architect

Gerald J. O'Reilly, Associate Architect

The Hahn Building is architecturally significant as an early commercial building with Neo-Classical detailing adapted to local stylistic trends. It is architecturally noteworthy for the degree of decorative ornament throughout its exterior and for its responsiveness to its corner site. The visual composition of the Hahn Building is also significant because it reflects the work of Pfeiffer and O'Reilly in Miami. The articulation of the building's elevations and its overall scale make it one of the architects' most imposing designs.

The appearance of the Hahn Building represents an effort by its architects to provide a distinctive commercial image. The principal elevations of the building serve as a visual reminder of construction practices during Miami's Boom years when architects practicing in the rapidly growing city were seeking to build in a combination of nationally recognized architectural styles and "regional" stylistic modes. The application Neo-Classical details on the elevations of the Hahn Building makes this structure a fine and unique example of such a style in Dade County.⁴

The building was commissioned by Mrs. Anna B. Hahn in 1921 from George L. Pfeiffer and Gerald J. O'Reilly.⁵ Pfeiffer was born in Germany in 1861, and after practicing in Chicago, came to Miami in the 1890s.⁶ He helped organize the Florida Chapter of the American Institute of Architects and served as its President.⁷ Gerald J. O'Reilly was born in Reading, Pennsylvania in 1896 and moved to Miami at the age of eight.⁸ He studied architecture at the Massachusetts Institute of Technology and returned to Miami by 1922, as he was helping write the Miami Building Code that year.⁹ The firm also designed the Shoreland Arcade and the Roosevelt Hotel.

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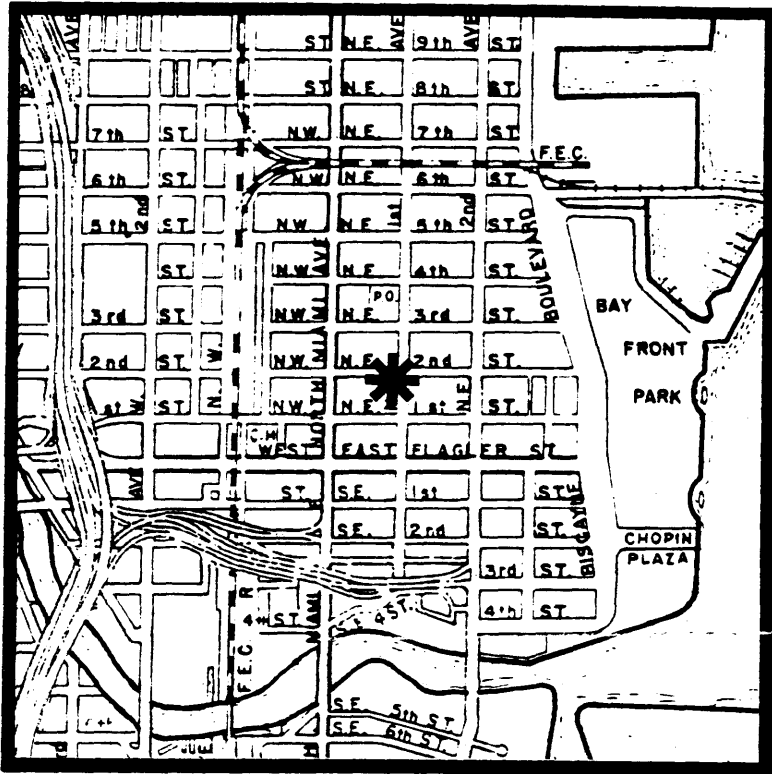
Section number 8 Page 2 The Hahn Building

NOTES

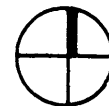
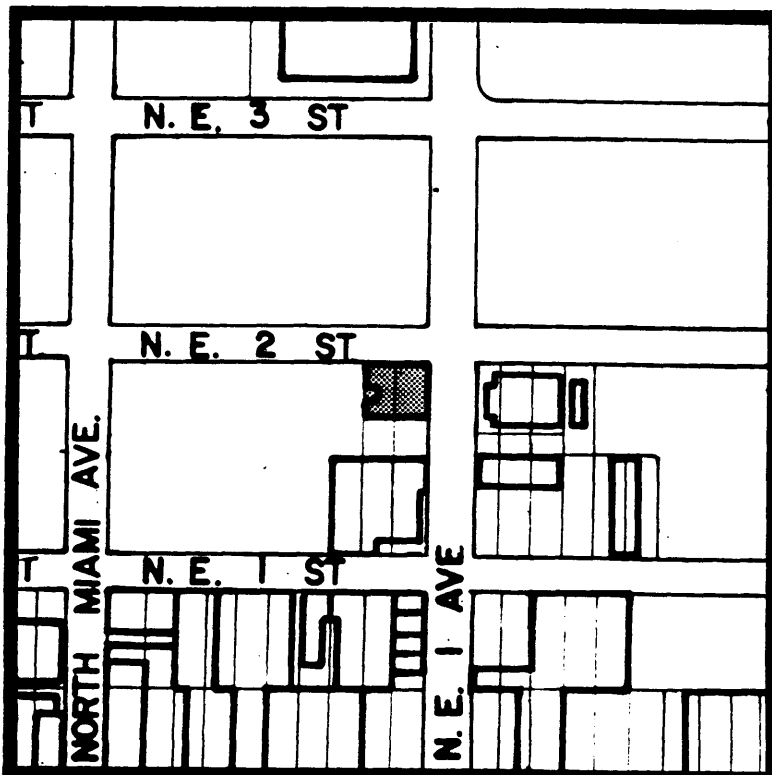
1. City of Miami, Building and Zoning Department, Building Plans on Microfilm, Roll 18, Plan M-64.
2. City of Miami, Building and Zoning Department, Plumbing Permit applied for 22 September 1921.
3. State of Florida, Department of State, Division of Archives, History and Records Management, "Florida Master Site File: Historic Site Data Sheet" for 140 N.E. 1st Avenue, "Statement of Significance."
4. See note 3 above.
5. See note 1 above.
6. Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division, From Wilderness to Metropolis: The History and Architecture of Dade County, Florida (1825-1940) (Miami, Florida: Metropolitan Dade County, 1982), "Selected List of Architects and Their Work."
7. See notes 3 and 6 above.
8. See note 6 above.
9. See note 6 above.

HAHN BUILDING

140 N.E. 1 AVENUE



location



site plan