

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 Ingraham Building

and or common Ingraham Building

2. Location

street & number 25 S. E. 2nd Avenue

not for publication

city, town Miami vicinity of

state Florida 33132 code FL county Dade code FL 025

3. Classification

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

4. Owner of Property

name Gilbert Haddad, Trustee

street & number Post Office Box 345118

city, town Coral Gables vicinity of state Florida 33114

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/		
<input type="checkbox"/> 1700-1799	<input checked="" 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"/> 1900-1938	<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 1926 **Builder/Architect** Schultze & Weaver; Turner Const. Co.

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEET

0116

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreege of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A 17 58121010 21851061410
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification Miami, Beginning at the southwesterly corner of Block 120N of the plat of BLOCK 127N AND PORTION OF 120N (PB 25-75), thence northerly 169.91 feet, thence easterly 152 feet, thence southerly 97.66 feet, thence westerly 1.75 feet, thence southerly 72.25 feet, thence westerly 150.25 feet to the Point of Beginning. follows the 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 *Craig W. Ruff*

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
National Register

J. Alvin Byers date 11/4/89
Keeper of the National Register

Attest: date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 The Ingraham Building

DESCRIPTION:

Condition: Excellent

The Ingraham Building is a 12-story commercial structure executed in the Renaissance Revival style of architecture. The construction of the building was carried out according to plans provided by the architectural firm of Schultze and Weaver from New York City.¹ The erection of the structure was began in 1926, and completed the following year after a \$2 million expenditure.² The building's structural system is comprised of a steel frame and concrete floors. The exterior walls are clad in Indiana limestone and the building is capped by a hipped roof sheathed in Spanish tiles. The building sits at the intersection of S.E. 2nd Avenue and S.E. 1st Street, with its principal entrance facing to the west (S.E. 2nd Avenue).

The exterior of the Ingraham Building follows the classic pattern for "high-rise" construction. The building has a "solid" base, a simple vertical shaft, and an articulated roofline. The base of the Ingraham Building is composed of the first three stories of the structure. The first story contains eight bays on the south elevation with a combination of storefront entrances and windows. The west elevation is the main facade and contains a colossal arched entrance flanked by storefronts, three bays wide each, on either side. The second story is characterized by paired windows set within each bay at the south elevation, and within the outer three bays at the principal elevation. The lower two stories are clad with a heavy rustication pattern featuring masonry blocks with rounded edges. Atop the second story is a classically-inspired masonry balustrade that serves as a balconette for the third story windows. The rustication of the lower stories is repeated in the third story and throughout the entire building elevations, but above the balustrade it is composed of flat blocks without molded edges. Atop the third story level is a simple denticulated band wrapping around the building elevations. This band marks the top of the building's "base."

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The shaft of the building is characterized by seven stories of paired windows and a simple rustication pattern throughout the walls. The windows are set into the exterior walls and are not delineated by a sill or lintel. Each pair of windows defines the width of a building bay. The shaft of the building is terminated by a belt course found between the tenth and eleventh floors. From the belt course up is the building's "crown," which is composed of paired arched windows, two stories in height, set within a broader arched opening. The paired windows are two stories tall and contain a spandrel panel between the glass sash. The rustication pattern of the building's exterior extends to the roofline; however, there are voussoirs created atop the arched openings containing the paired arched windows. Engaged Corinthian columns divide the arched windows, and between their arches is found a medallion with bas-relief ornamentation. The Ingraham Building is topped by a truncated hip roof covered with Spanish tiles. A broad overhang is supported by flat brackets placed perpendicular to the building walls. As originally planned, the Ingraham Building was to have had a one-story belvedere tower atop its roof.³

The interior of the Ingraham Building is one of the most ornate in all of downtown Miami. The main lobby of the building features a vaulted coffered ceiling reminiscent of those found in Florentine palazzos. From the entrance on S.E. 2nd Avenue, one enters into a broad vestibule which is delineated by eight pairs of engaged Tuscan columns. The ceiling contains elaborately painted panels with embossed molding defining the classically-styled coffers. From the vestibule, one is led to the elevator lobby which contains an intricately painted ceiling and six elevators defining the space. The elevator doors are sculptured bronze panels which emphasize the architectural styling of the building. The floors of the interior corridors are comprised of pink-colored Tennessee marble, while the floor of the main lobby is comprised of Italian marble.⁴

The Ingraham Building has remained virtually unaltered since the day it was completed. There have been minor alterations to the storefronts; however, these have not compromised the building's architectural integrity.

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Section number 8 Page 1 The Ingraham Building

STATEMENT OF SIGNIFICANCE:

Specific Date: 1926

Architects: Shultze and Weaver

Builder: Turner Construction Company

The Ingraham Building is architecturally significant as an outstanding example of the Renaissance Revival style of architecture.⁵ The building also possesses strong historical associations with the Model Land Company, the real estate division of the Florida East Coast Railway and the building's original owner.⁶ The visual composition of the building also serves to exemplify the work of the architectural firm of Shultze and Weaver in South Florida.

The Ingraham Building is one of the most elegant office buildings in downtown Miami, and one of the few to sport such a high degree of ornamentation in its exterior elevations. The building is architecturally noteworthy for the use of stylistic features derived from Florentine architecture and the use of finest quality materials throughout.⁷ The visual composition of the Ingraham Building is unique in Miami in that its elevations display the rustication typical of "Quattrocento" buildings; however, its vertical proportions depart from Italian archetypes and join the ranks of elongated building shafts characterizing "high-rise" construction.⁸

The appearance of the Ingraham Building exemplifies the work of the firm of Shultze and Weaver, prominent architects from New York. The building's decorative ornamentation make it one of the finest examples of the firm's designs in Miami. The architectural firm of Shultze and Weaver is also responsible for designing other South Florida landmarks such as the Freedom Tower (National Register), the Biltmore Hotel (National Register), and The Breakers Hotel. The firm also designed the Waldorf Astoria Hotel, the New York Biltmore, and the Los Angeles Biltmore. The Ingraham Building was developed by the Model Land Company, the real estate division of the Florida East Coast Railway

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Section number 8 Page 2 The Ingraham Building

Company, as a memorial to James E. Ingraham, a former company president and Miami pioneer.⁹ The construction of the building reflects the continued involvement of the company during Miami's Boom era. From the time of its opening in 1927, the Ingraham Building has always been considered a prestigious office location.¹⁰ The Florida Power and Light Company and the Florida East Coast Railway Company have been major tenants since the building's early years. Many attorneys, realtors, and architects selected the Ingraham Building for their offices up to the 1950s.

NOTES

1. City of Miami, Building and Zoning Department, Building Plans on Microfilm, Roll 18, Plan M-66.
2. City of Miami, Building and Zoning Department, Building Permit applied for 26 April 1926.
3. See note 1 above.
4. "Main Entrance and Interior Views of Ingraham Building, Miami Herald, 1 May 1927.
5. Sarah E. Eaton, "Ingraham Building Designation Report" (prepared for the City of Miami Heritage Conservation Board, 7 September 1984).
6. See note 5 above.
7. State of Florida, Department of State, Division of Archives, History and Records Management, "Florida Master Site File: Historic Site Data Sheet" for 25 S. E. 2nd Avenue, "Statement of Significance."
8. See note 5 above.
9. "Ingraham Building is Named after Pioneer," Miami Herald, 1 May 1927.
10. See note 5 above.

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Section number photos Page 1 The Ingraham Building

Photographs

1. Ingraham Building
2. Miami, Florida
3. Steven Brooke
4. c. 1987
5. City of Miami Planning Department
6. Front and side elevations facing northeast
7. Photo 1 of 4

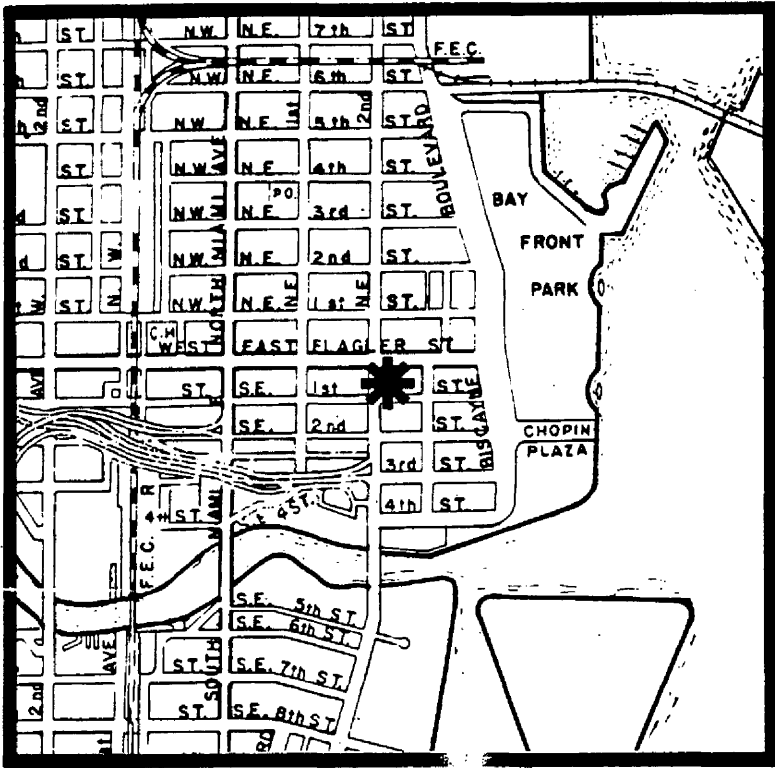
1. Ingraham Building
2. Miami, Florida
3. Steven Brooke
4. c. 1987
5. City of Miami Planning Department
6. Front elevation facing east
7. Photo 2 of 4

1. Ingraham Building
2. Miami, Florida
3. Steven Brooke
4. c. 1987
5. City of Miami Planning Department
6. Interior Detail of lobby
7. Photo 3 of 4

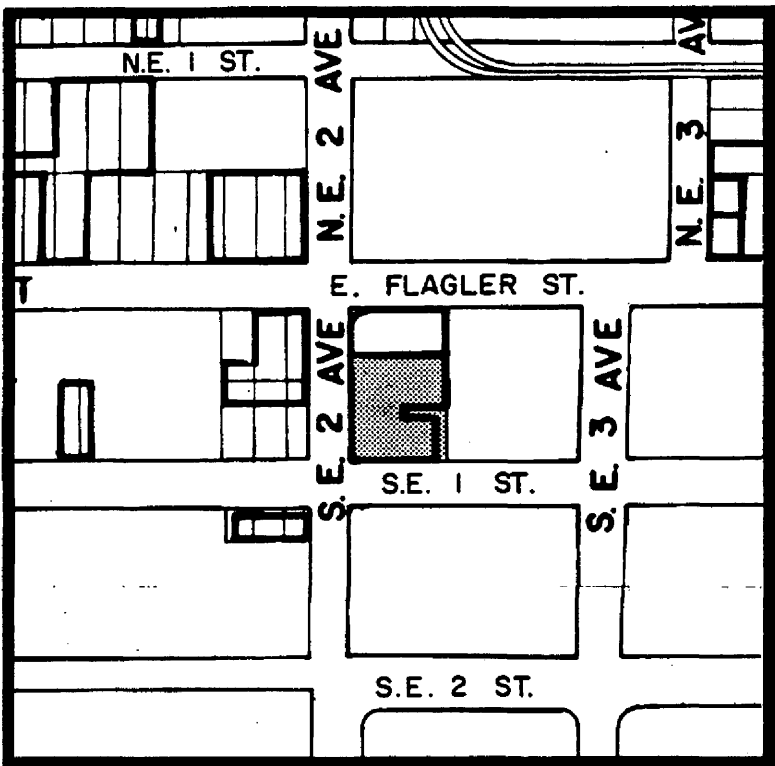
1. Ingraham Building
2. Miami, Florida
3. Unknown
4. c. 1926
5. Historical Association of Southern Florida
6. Front and side elevations facing northeast
7. Photo 4 of 4

INGRAHAM BUILDING

25 S.E. 2 AVENUE



location



site plan