

NR Listed 1-4-89

DA 1255

United States Department of the Interior
National Park Service

MULTILIST = 8DA5123
For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received
date entered

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

1. Name

historic Huntington Building

and or common Consolidated Bank Building

2. Location

street & number 168 S. E. 1st Street

not for publication

city, town Miami

vicinity of

state Florida 33131 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 Multiple Owners

street & number

city, town

vicinity of

state

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

Describe the present and original (if known) physical appearance

SEE CONTINUATION SHEET

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DESCRIPTION:

Condition: Good

The Huntington Building is a rectangular 13-story structure executed in the Commercial style of architecture. Construction of the building began in 1925 following plans provided by Louis Kamper of Detroit.¹ The associate architects for the building were the firm of Pfeiffer and O'Reilly.² The building's structural system is comprised of a steel frame skeleton and "curtain-wall" construction. The exterior of the building is clad in stucco and capped by a flat roof.

The building sits at the corner of S. E. 1st Street and S. E. 2nd Avenue. Its principal elevation parallel to S. E. 1st Street and is 14 bays long. The other principal elevation is only six bays long. The composition of the Huntington Building follows the classic formula for skyscraper design: a massive base, a simple shaft, and an articulated roofline. The lower floor of the building has been recently renovated, and in what used to be glass storefronts, there are now bronze-tinted glass panels set within bronze anodized frames. The main entrance to the building was once located within the center bay on the S. E. 1st Street elevation, but today has been moved two bays to the west. The building "base" extends for an additional two stories and contains banks of windows connected vertically to emphasize its height. A wide belt course separates the first and second stories, and an articulated masonry entablature divides the third and fourth stories. The entablature contains a dentil course, carved faces at the division of each bay, and stylized floral decoration wrapping around the building. Atop the entablature on the east elevation once stood four griffin-like figures at the division between every other bay.³ The verticality of the building shaft is emphasized by a combination of large and small vertical piers which separate each bay. The only significant decoration within the building shaft is the placement of bas-relief masonry urns at the spandrels between the fourth and fifth stories.

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The most significant architectural component of the building is its articulated roofline which contains 11 knight-like figures sitting atop an extension of the vertical piers. The principal elevation also contains a masonry balustrade which connects the piers within the center 10 bays. The roofline steps up to create an additional story at the end two bays of the principal elevation facing S. E. 1st Street.

The building was given "facelifts" in 1943 and 1976.4 New bronzed-glass windows set within bronze anodized frames have replaced the original windows; however, the pattern and size of the window openings have remained intact. The lobby of the building has undergone a "modernization" altering interior spaces.

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8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> conservation	<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"/> economics	<input type="checkbox"/> law	<input type="checkbox"/> literature	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> music	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> social/	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> industry	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	<input type="checkbox"/> theater	<input type="checkbox"/> transportation
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce				<input type="checkbox"/> other (specify)	
<input checked="" type="checkbox"/> 1900-1938	<input type="checkbox"/> communications					

Specific dates 1925 **Builder/Architect** Louis Kamper; Pfeiffer & O'Reilly

Statement of Significance (in one paragraph)
SEE CONTINUATION SHEET

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STATEMENT OF SIGNIFICANCE:

Specific Date: 1925

Architects: Louis Kamper, Architect
Pfeiffer and O'Reilly, Associate
Architects

Builder: Underwood Construction Corporation

The Huntington Building is architecturally significant because its exterior represents a rare example of the early twentieth century Commercial style of architecture in downtown Miami. The appearance of the building's exterior is noteworthy for its fine detailing, particularly in its knight-like figures along its parapet, which serves to provide a unique roofline in downtown Miami.⁵ The Huntington Building also possesses important historical associations with the commercial development of Miami at the height of the Boom period:

The visual composition of the Huntington Building is significant because its scale and articulation make it one of the most imposing examples of "high-rise" construction in Miami. The design of the building also exemplifies the work of Louis Kamper and Pfeiffer and O'Reilly in Miami. The architectural design of the building serves as visual reminders of the construction projects during Miami's Boom years when architects working in the emerging metropolis were seeking to establish a design identity for the new city through the utilization of nationally popular architectural styles.

Louis Kamper was originally from Detroit, Michigan, and is known to have designed two major "high-rise" projects in Miami during 1925: the Huntington Building and the Roosevelt Hotel (Lindsey Hopkins Building).⁶ The firm of Pfeiffer and O'Reilly was comprised of George L. Pfeiffer, who was born in Germany in 1861 and came to Miami in the 1890s, and Gerald J. O'Reilly, who was born in Reading, Pennsylvania in 1896 and came to Miami at the age of eight.⁷ Both men were involved in varied architectural activity throughout the Boom years. Pfeiffer helped organize the Florida Chapter of the American Institute of Architects, and O'Reilly assisted in writing the Miami Building Code.⁸ Pfeiffer and O'Reilly also designed the Shoreland Arcade.

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Construction of the Huntington Building began in 1925, at the frenzied height of construction activity which characterized downtown Miami during its Boom period. Frederick H. Rand, an attorney and real estate developer whose dream was to develop N.E. 2nd Avenue as a major thoroughfare, was responsible for the erection of the Huntington Building.⁹

Rand came to Miami from Orlando in 1916 as a young attorney. He soon quit his practice, however, and began to invest in real estate. As one of Miami's major early developers, Rand created such subdivisions as Miramar, Edgewater, Broadmoor, and Highland Park. Rand wanted to turn N.E. 2nd Avenue from Flagler Street to 14th Street into the "Fifth Avenue" of Miami.¹⁰ He managed to obtain all the corners between Flagler and 14th Streets and in 1925 announced a series of buildings to be constructed on them.¹¹ Rand completed the Huntington Building at a cost of \$600,000 and began construction on the Roosevelt Hotel. The hurricane of 1926, coupled with the Bust of the same year, however, obliterated Rand's finances and ideas.¹²

Although the Huntington Building has undergone a series of modifications, the building still retains its most significant design features and is known as one of the most unusual structures of downtown Miami.¹³

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NOTES

1. City of Miami, Building and Zoning Department, Building Permit applied for 16 July 1925.
2. Sarah E. Eaton, "Huntington Building Designation Report," (prepared for the City of Miami Heritage Conservation Board, 13 May 1983).
3. See note 2 above.
4. The Condominium at the Consolidated Bank Building [brochure], no date.
5. See note 2 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 note 6 above.
8. See note 6 above.
9. Howard Kleinberg, Miami: The Way We Were (Miami, Florida: Miami Daily News, Inc., 1985), p. 114.
10. See note 9 above.
11. See note 9 above.
12. See note 9 above.
13. See note 2 above.

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

54S / 41E / 37

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	11	1	15	10	2	18	5	10	8	10	10
Zone	Easting			Northing										

B

Zone	Easting			Northing										

C

D

E

F

G

H

Verbal boundary description and justification

Miami, The northerly 70 feet of Lots 1, 2, and 3 of Block 12 of the plat of MIAMI NORTH (PB B-41) - 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

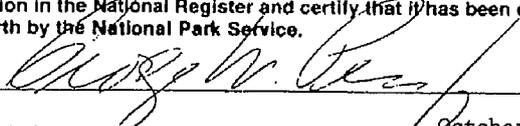
city or town Tallahassee state Florida 32399-0250

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 

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

Keeper of the National Register

Attest:

date

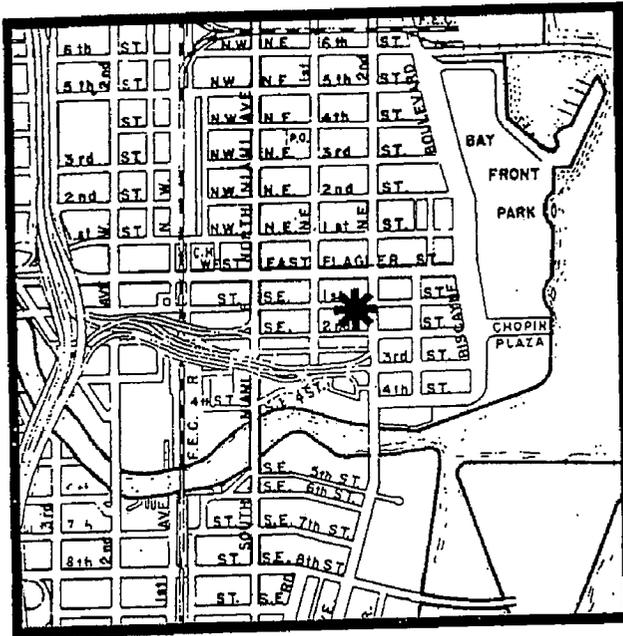
Chief of Registration

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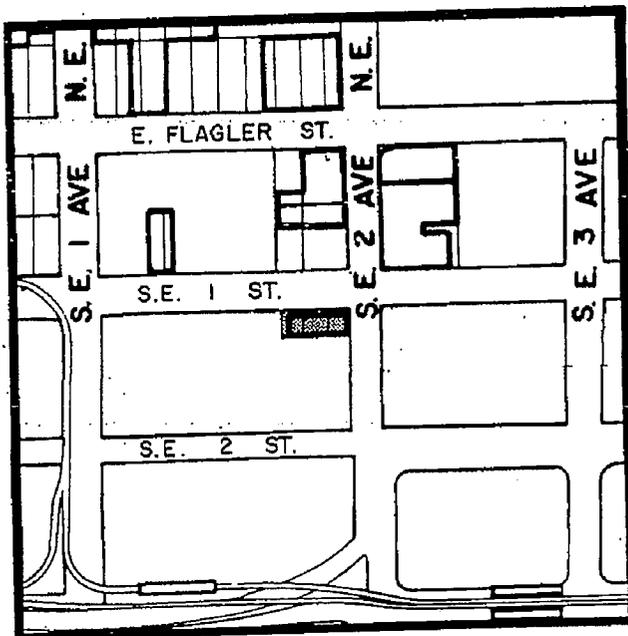


HUNTINGTON BUILDING

168 S.E. 1 STREET



location



site plan