
HAHN BUILDING

140 N.E. 1ST AVENUE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE
HAHN BUILDING
140 N.E. 1ST AVENUE
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton,
Historic Preservation Planner Date

Accepted by Arthur H. King, Sr.
Chairman, Heritage Conservation Board Date

Designated by the Miami City Commission

Ordinance No. 10514

Date 11/17/88

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I. GENERAL INFORMATION

Historic Name:

Hahn Building

Current Name:

Hahn Building

Location:

140 N.E. 1st Avenue
Miami, Florida 33132

Present Owner:

Samuel Weintraub, et al
1666 79th Street Causeway
Suite 608
Miami Beach, Florida 33141

Present Use:

Commercial

Present Zoning District:

CBD-1/9

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-0110-050-1020

Boundary Description of HC Zoning Overlay District:

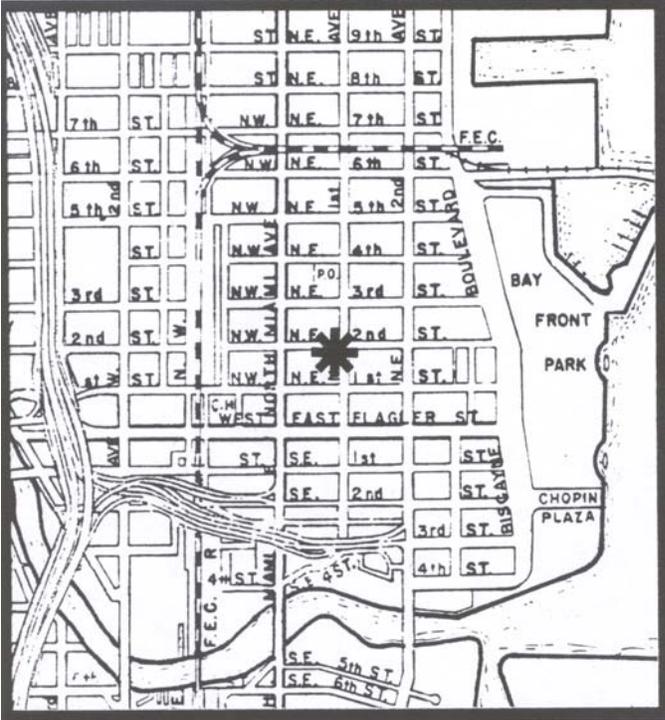
The northerly 100 feet of Lots 1 and 2 of Block 105 of the plat of MIAMI NORTH (PB B-41).

HC Zoning Classification:

Historic Site

HAHN BUILDING

140 N.E. 1 AVENUE




location




site plan

II. SIGNIFICANCE

Specific Date:

1921

Architects:

George L. Pfeiffer, Architect
Gerald J. O'Reilly, Associate Architect

Statement of Significance:

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 construction of the building in 1921 reflects the growth of Miami at the beginning of the Boom.

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.

The building was commissioned by Mrs. Anna B. Hahn in 1921 from George L. Pfeiffer and Gerald J. O'Reilly. Pfeiffer was born in Germany in 1861, and after practicing in Chicago, came to Miami in the 1890s. He helped organize the Florida Chapter of the American Institute of Architects and served as its President. Gerald J. O'Reilly was born in Reading, Pennsylvania in 1896 and moved to Miami at the age of eight. 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. The firm also designed the Shoreland Arcade and the Roosevelt Hotel.

Relationship to Criteria for Designation:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The construction of the Hahn Building in 1921 reflects the emerging growth of Miami at the beginning of the Boom years.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Hahn Building is an excellent example of an early commercial building with Neo-Classical detailing adapted to local stylistic trends.

6. Is an outstanding work of a prominent designer or builder.

The articulation of the Hahn Building and its overall scale make it one of Pfeiffer and O'Reilly's most imposing designs.

7. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Hahn Building is particularly noteworthy for the degree of Neo-Classical decorative ornament throughout its exterior.

III. **ARCHITECTUAL INFORMATION**

Description of Building:

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. Construction on the two-story masonry building was begun in 1921. 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 façade. 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 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.

Description of Site:

The Hahn Building is located on the southwest corner of N.E. 1st Avenue and N.E. 2nd Street. The building occupies the entire site.



Hahn Building
140 N.E. 1 Avenue

IV. PLANNING CONTEXT

Present Trends and Conditions:

The Hahn Building is currently occupied by a number of commercial tenants on the first floor, and many of the storefront alterations have not respected the architectural character of the building. The building is located across the street from Gesu Church and provides a strong anchor for the intersection.

The Hahn Building was identified in the Downtown Miami Development of Regional Impact (DRI) as a historic site. The building has also been nominated to the National Register of Historic Places.

Conservation Objectives:

Every effort should be made to preserve this small-scale commercial building because of its architectural significance to the community. Commercial tenants should be encouraged to upgrade the storefronts in a manner that is in keeping with the building's architectural character.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property.

V. HC Zoning Elements

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire site on which the historic building is located.

Major Exterior Surfaces Subject to Review:

The east and north facades shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to the requirements for tree removal permits, as set forth in Chapter 17 of the City Code.