
HUNTINGTON BUILDING

168 S.E. 1 STREET

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE
THE HUNTINGTON BUILDING
168 S.E. 1 STREET
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton, 5/13/83
Historic Preservation Planner Date

Accepted by Charles Edwin Chase 5/24/83
Chairman, Heritage Date
Conservation Board

Designated by the Miami City Commission

Ordinance No. 9731

Date 10/27/83

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I. GENERAL INFORMATION

Historic Name:

Huntington Building

Current Name:

Consolidated Bank Building

Location:

168 S.E. 1 Street
Miami, Florida 33131

Present Owner:

City National Bank of Miami
25 W. Flagler Street
TR #5006957
Miami, Florida 33130

Present Occupant:

Consolidated Bank
168 S.E. 1 Street
Miami, Florida 33131
And
Various Commercial Tenants

Present Use:

Commercial

Present Zoning District:

C-3

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-0112-60-1010

Boundary Description of HC Zoning Overlay District:

The northerly 70 feet of Lots 1, 2, and 3 of Block 126 of the plat of MIAMI NORTH, as recorded in plat Book B at Page 41, of the Public Records of Dade County, Florida.

HC Zoning Classification:

Historic Site

Dade County Historic Survey Rating:

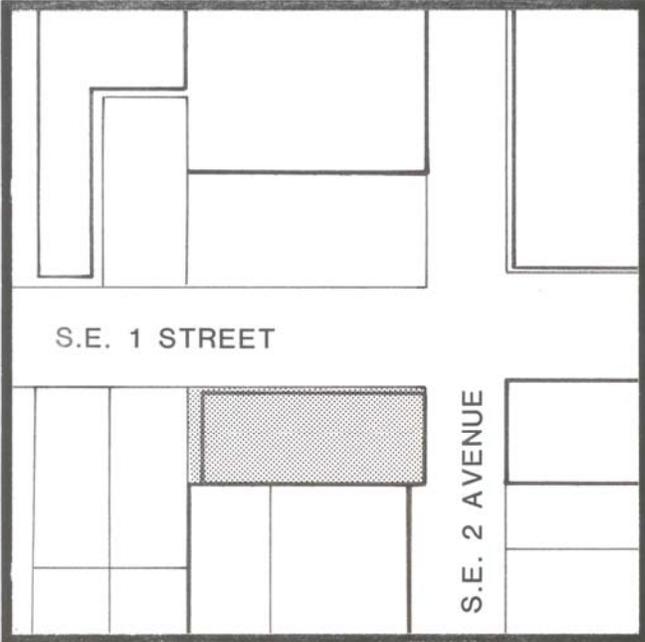
Architectural Significance	- 1
Historical Significance	- 2
Contextural Significance	- 1

HUNTINGTON BUILDING

168 S.E. 1 STREET




location




site plan

II. SIGNIFICANCE

Statement of Significance:

The Huntington Building is significant as a reflection of urban growth and development in Miami during the height of the boom. In addition, the building is noted for its fine detailing, particularly in its knight-like figures along its parapet. The building thus presents the most unique roof line in downtown Miami.

Built in 1925-1926, the Huntington Building reflects the frenzy of construction activity which characterized Miami during this period. Frederick Rand, an attorney and real estate developer whose plan was to develop N.E. 2 Avenue as a major thoroughfare, was responsible for the building's construction. Rand, who also built the Roosevelt Hotel (later renamed Lindsey Hopkins), was one of a number of developers whose fortunes collapsed with the 1926 hurricane. The Huntington Building vividly recalls this era in Miami's development.

The Huntington Building is also noteworthy for its design and detailing topped by a row of eleven knight-like figures. The building is one of the most unusual commercial structures in downtown Miami. Although altered, the building still retains its most significant design features.

Relationship to Criteria for Designation:

The Huntington Building is eligible for designation under the following criteria:

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

The Huntington Building is a reflection of urban growth and development in Miami during the mid-1920's. The construction of the building at the height of Miami's boom period represents the confidence of early business enterprises in the City's future.

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 Huntington Building is a unique structure on the Miami skyline and is particularly noteworthy for the knight-like figures along the parapet.

III. HISTORICAL INFORMATION

Date of Erection:

1925-1926

Architect:

The architect for the Huntington Buildings was Louis Kamper of Detroit. Associate architects were Pfeiffer and O'Reilly of Miami.

Builder/Contractor:

The general contractor for the Huntington Building was the Underwood Construction Corporation.

Historical Context:

The Huntington Building was developed by Frederick Rand and was originally owned by the Miami Real Estate Company. 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 real estate developers, Rand created such subdivisions as Highland Park, Broadmoor, Miramar, and Edgewater.

Rand later amassed large holdings on N.E. 2 Avenue, and he envisioned a new downtown center along this thoroughfare. Some of his buildings which still are standing include the old Burdine and Quarterman's Department Store and the Roosevelt Hotel, now Lindsey Hopkins. The Huntington Building was constructed at this time and was named for his sister, Elizabeth Huntington Rand.

Rand was unable to complete his plan for N.E. 2nd Avenue before 1926, however, and he went bankrupt during Miami's bust.

The Huntington Building was purchased by Paul Rosen in 1978 and is currently being rehabilitated for office condominiums.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Huntington Building is a thirteen story commercial building of steel frame construction. Rectangular in plan, the building is covered with smooth stucco and is topped by a flat roof. The building features fourteen bays across the north (front) façade and six bays across its side facades.

The most outstanding feature of the building is its parapet, which features a row of eleven knight-like figures. Masonry piers, joined by masonry balustrades with square balusters, also embellish the parapet. The roof is stepped up to create the thirteenth story on the two outer bays.

The verticality of the building is reinforced by a series of large and small vertical piers separating each bay. The corner set backs of the piers are now emphasized by contrasting paint colors.

The building is highlighted between the third and fourth stories by a masonry string course and is stepped back above the third story on the east façade. Originally, four winged griffins rested on this setback, and ornamental detailing embellished the string course.

The lower portion of the building has been recently modernized and new bronze-glass windows in bronze-anodized frames have been installed. These windows replaced windows which had been added during an earlier renovation.

Description of Site:

The Huntington Building is situated in the heart of downtown Miami and is located on the southwest corner of S.E. 1 Street and S.E. 2 Avenue. The building fronts directly on the street and abuts a parking lot on its west façade.



Huntington Building
168 S.E. 1 Street
East and North (front) facades
c. 1930
(Courtesy Miami-Dade Public Library)

V. PLANNING CONTEXT

Present Trends and Conditions:

The Huntington Building is located in the heart of downtown Miami and has seen various commercial uses since its construction in 1925-1926.

The building is currently being rehabilitated by Condoverters, Inc. who will convert the upper ten floors to office condominiums. Because the building is over 40 years old, the owners can receive a 20 percent investment tax credit on rehabilitation costs.

The knight-like figures on the roofline are now highlighted with contrasting paint colors and are spotlighted at night.

Conservation Objectives:

Preservation of original building fabric should remain a priority in the current rehabilitation project. The City of Miami Planning Department and The Heritage Conservation Board should provide any necessary assistance if the owner or developer chooses to restore or reconstruct original ornamental detailing.

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

VI. HC Zoning Elements

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land under single ownership.

Major Exterior Surfaces Subject to Review:

The north, west, and east 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 requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

VII. BIBLIOGRAPHY

Berriz, Alberto M. "Huntington Building." Unpublished Research Report, University of Miami, Coral Gables, Florida, 1978.

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"Skyscrapers Inject Audacious Sky-Line." The Miami Herald, July 28, 1929.

"Your Classic New Downtown Miami Location." Promotional Booklet, Miami, Florida, 1983.