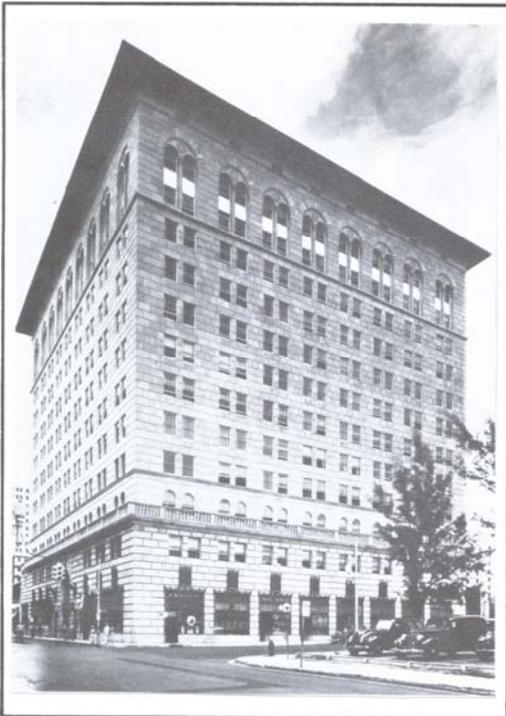

INGRAHAM BUILDING

25 S.E 2 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
INGRAHAM BUILDING
25 S.E. 2ND STREET
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton, 9/7/84
Historic Preservation Date
Consultant

Amended by Sarah E. Eaton 11/8/84

Accepted by John Ward Clark 10/25/84
Chairman, Heritage Date
Conservation Board

Amendment
Accepted by John Ward Clark

Designated by the Miami City Commission

Ordinance No. 9975

Date 10/16/84

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I. GENERAL INFORMATION

Historic Names:

Ingraham Building

Current Name:

Ingraham Building

Location:

25 S.E. 2nd Avenue
Miami, Florida 33132

Present Owner:

Gilbert Haddad, Trustee
P.O. Box 345118
Coral Gables, FL 33114

Present Occupant:

Various Commercial Tenants

Present Use:

Commercial

Present Zoning District:

CBD-1/9

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-0112-00-2010

Boundary Description of HC Zoning Overlay District:

Beginning at the southwesterly corner of Block 120N of the plat of BLOCK 127N AND PORTION OF 120N, as recorded in Plat Book 25 at Page 75, of the Public Records of Dade County, Florida, 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 to the Point of beginning.

HC Zoning Classification:

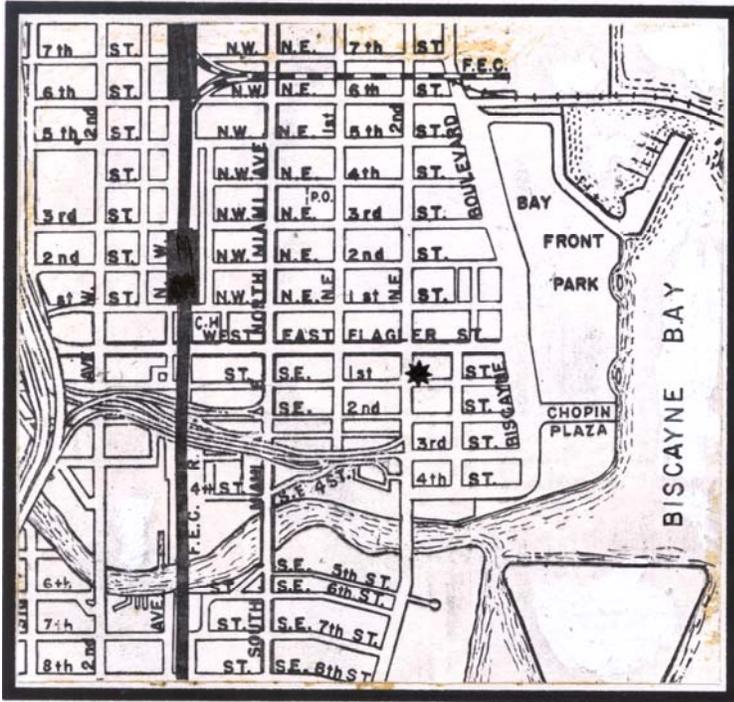
Historic Site

Dade County Historic Survey Rating:

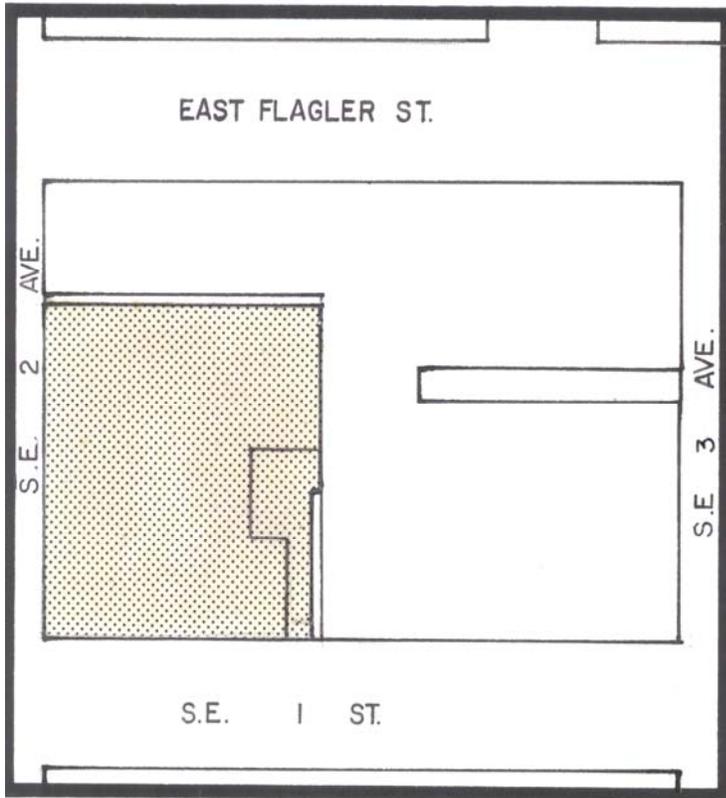
Architectural Significance - 1
Historical Significance - 1
Contextural Significance - 1

INGRAHAM BUILDING

25 S.E. 2 AVENUE




location




site plan

II. SIGNIFICANCE

Statement of Significance:

The Ingraham Building is significant in the history of architecture, commerce, and community development in Miami. One of downtown Miami's most significant structures, the Ingraham Building is an outstanding example of Second Renaissance Revival style architecture. Of particular interest are the diminishing rustication of the façade, the elaborate arched entrance and fenestration, the cornice details, the use of Indiana limestone, and the interior lobby. Although patterned after the Florentine palaces of the Renaissance, the building is closely akin in form to the skyscrapers of the Chicago school, which divided a building into a three-part, classical composition of base, main body, and bold, projecting cornice.

The Ingraham Building was designed by the prominent New York architectural firm of Schultze and Weaver and is an outstanding example of their work in Miami. The firm also designed Freedom Tower, the Biltmore Hotel, and the Roney Plaza in South Florida, as well as the Waldorf-Astoria and New York Biltmore, the Los Angeles Biltmore, and the Breakers in Palm Beach.

Begun in 1926, the Ingraham Building exemplifies the frenzied building activity that characterized Miami during the Boom. The Ingraham Building was built by the Model Land Company, the real estate division of the Florida East Coast Railway, as a memorial to James E. Ingraham, former president of the Model Land Company and a Miami pioneer. The construction of such an important office building reflects the continuing importance of the Model Land Company and the Florida East Coast Railway to Miami.

Relationship to Criteria for Designation:

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

Begun in 1926, the Ingraham Building exemplifies the frenzied building activity that characterized Miami during the Boom. Built by the Model Land Company (Flagler System), the Ingraham Building reflects the continuing importance of that company to South Florida.

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

The Ingraham Building is an outstanding example of Second Renaissance Revival Style architecture, as applied to a commercial style building typical of the Chicago school.

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

The Ingraham Building was designed by the prominent New York architectural firm of Schultze and Weaver. The firm also designed Freedom Tower, the Biltmore Hotel, and the Roney Plaza.

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 Ingraham Building is one of downtown Miami's most outstanding buildings and is noteworthy for its three-part composition, the diminishing rustication of its façade its arched entrance and cornice details, its use of Indiana limestone, and its interior lobby.

III. HISTORICAL INFORMATION

Date of Erection:

1926-27

Architect:

The Ingraham Building was designed by the New York architectural firm of Schultze and Weaver. H. G. Balcom of New York served as structural engineer.

Builder/Contractor:

The general contractor for the Ingraham Building was Turner Construction Company.

Historical Context:

The Model Land Company, the real estate division of the Florida East Coast Railway (FECR), chose to honor its former president by constructing a new office building in Miami in his memory. James E. Ingraham, who was associated with the Flagler System for 32 years, became a general agent for FECR in St. Augustine in 1892. In conjunction with William Brickell and Julia Tuttle, Ingraham persuaded Henry Flagler to extend his railway from Palm Beach to Miami.

In 1897, Ingraham was made land commissioner of FECR, and two years later became third vice president in charge of lands and industries. In 1904, he became vice president of FECR and president of the Model Land Company and held both positions until his death in 1924.

From its opening in 1927, the Ingraham Building has always been a prestigious office location. Florida Power and Light Company was an early major tenant, as was FECR. Attorneys, realtors, and architects have selected the building for their own offices.

The Flagler System owned the building until the early 1970's.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Ingraham Building is a 13 story commercial building of steel frame construction. The building is U-shaped in plan and features nine bays on its west (front) façade and eight bays on its south façade. Faced with Indiana limestone, the building is topped with a truncated hipped roof covered with Spanish tiles.

A projecting cornice separates the third and fourth stories, while smaller, molded belt courses divide the fourth and fifth and the eleventh and twelfth stories. Below the balconies, the walls are heavily rusticated; above the balconies, lighter rustications are carried the full height to just below an overhanging cornice. Rich ornamentation with jig-cut, polychromed rafters embellish the cornice.

The main entrance to the building is located in the center bays of the west (front) façade and features a colossal round archway with radiating voussoirs and a cartouche at the keystone. The entrance contains double doors of brass and glass flanked by single doors. Above is a large, double transom. Two smaller rectangular doorways topped with ornamental plaques flank the main entrance.

The majority of windows in the building are rectangular in shape with one-over-one double hung sash and are grouped in pairs. The fourth story windows feature round arched heads with radiating voussoirs. Pairs of round arched windows flanked by engaged Corinthian columns are located within larger round arched openings on the twelfth and thirteenth floors.

The main lobby of the building features a vaulted ceiling with highly ornamented, hand painted coffering. Engaged, Doric columns supporting a full entablature encircle the space. From the main lobby one enters the elevator lobby, which is also finished in limestone and marble. The ceiling here is flat. Brass elevator doors decorated with a typical motif and the building's initials dominate this space.

The Ingraham Building has been virtually unaltered during its history. Minor alterations include changes to storefronts, the removal of a third story balcony, and alterations to the penthouse. These changes have not compromised the building's integrity.

Description of Site:

The Ingraham Building is located in the heart of downtown Miami on the northeast corner of S.E. 2nd Avenue and S.E. 1st Street. The building fronts directly on the sidewalk.



Ingraham Building
25 S.E. 2 Avenue
Miami, Florida

V. PLANNING CONTEXT

Present Trends and Conditions:

The Ingraham Building is widely recognized by the general public as an important Miami landmark. One of downtown Miami's major office structures, the Ingraham Building continues to be a desirable location. The building has been well maintained throughout its history. Because the present building represents the highest and best use of the property, there appears to be no zoning bonus that could be offered to further encourage its preservation.

Conservation Objectives:

The continued preservation of one of downtown Miami's most important historic buildings should remain a top priority.

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.

VI. HC Zoning Elements

Boundaries:

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

Major Exterior Surfaces Subject to Review:

All four façades of the Ingraham Building shall be considered major exterior surfaces subject to review.

Interior Surfaces Subject to Review:

The interior first floor lobby of the Ingraham Building, including the elevator lobby, shall be subject to review. Review of alterations to this space shall be guided by the U.S. Secretary of the Interior's "Standards for Rehabilitation."

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.

VII. BIBLIOGRAPHY

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