United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Hähn Building

and or common Hahn Building

2. Location

street & number 140 N. E. 1st Avenue

city, town Miami

state Florida 33132 code FL county Dade code FL 025

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<tbody>
<tr>
<td>building(s)</td>
<td>public</td>
<td>occupied</td>
<td>agriculture</td>
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<tr>
<td>site</td>
<td>private</td>
<td>unoccupied</td>
<td>commercial</td>
</tr>
<tr>
<td>object</td>
<td>both</td>
<td>work in progress</td>
<td>educational</td>
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<tr>
<td>Public Acquisition</td>
<td>Accessible</td>
<td>entertainment</td>
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<td></td>
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<td>government</td>
<td>scientific</td>
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<td>no</td>
<td>industrial</td>
<td>transportation</td>
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<td></td>
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<td>other</td>
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</table>

4. Owner of Property

name Samuel Weintraub, et al

street & number 1666 79th Street Causeway, Suite 608

city, town Miami Beach

state Florida 33141

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

<table>
<thead>
<tr>
<th>Title</th>
<th>Historic Preservation Survey</th>
<th>has this property been determined eligible?</th>
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<tr>
<td>date</td>
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<td>federal</td>
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<td>state</td>
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<td>depository for survey records</td>
<td>Bureau of Historic Preservation</td>
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| city, town | Tallahassee | state | Florida 32399-0250 |
7. Description

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<th>Condition</th>
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<td>unaltered</td>
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<td>good</td>
<td>ruins</td>
<td>altered</td>
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<tr>
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Describe the present and original (if known) physical appearance

See Continuation Sheet
DESCRIPTION:

Condition: Fair

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 facade. 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.
8. Significance

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
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<tr>
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<td>archeology-prehistoric</td>
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<tr>
<td>___ 1400-1499 ___</td>
<td>archeology-historic</td>
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<tr>
<td>___ 1500-1599 ___</td>
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<td>___ 1700-1799 ___</td>
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<td>X 1900-1938</td>
<td>communications</td>
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<tr>
<td>___ ___ ___</td>
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</table>

Specific dates 1921
Builder/Architect George L. Pfeiffer, Gerald J. O'Reilly

Statement of Significance (in one paragraph)

See Continuation Sheet
STATEMENT OF SIGNIFICANCE:
Specific Date: 1921
Architects: George L. Pfeiffer, Architect
         Gerald J. O'Reilly, Associate Architect
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 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.4

The building was commissioned by Mrs. Anna B. Hahn in 1921 from George L. Pfeiffer and Gerald J. O'Reilly.5 Pfeiffer was born in Germany in 1861, and after practicing in Chicago, came to Miami in the 1890s.6 He helped organize the Florida Chapter of the American Institute of Architects and served as its President.7 Gerald J. O'Reilly was born in Reading, Pennsylvania in 1896 and moved to Miami at the age of eight.8 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.9 The firm also designed the Shoreland Arcade and the Roosevelt Hotel.
NOTES
1. City of Miami, Building and Zoning Department, Building Plans on Microfilm, Roll 18, Plan M-64.
2. City of Miami, Building and Zoning Department, Plumbing Permit applied for 22 September 1921.
3. State of Florida, Department of State, Division of Archives, History and Records Management, "Florida Master Site File: Historic Site Data Sheet" for 140 N.E. 1st Avenue, "Statement of Significance."
4. See note 3 above.
5. See note 1 above.
7. See notes 3 and 6 above.
8. See note 6 above.
9. See note 6 above.
9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreage of nominated property: less than 1 acre

Quadrange name: Miami

UTM References

A
Zone 17
Easting 5180983
Northing 2185080

B
Zone
Easting
Northing

C
D
E
F
G
H

Verbal boundary description and justification:
Miami, the northeasterly 100 feet of Lots 1 and 2 of Block 105 of the plat of MIAMI NORTH (PB B-41). Boundary follows historic and legal boundary.

List all states and counties for properties overlapping state or county boundaries

<table>
<thead>
<tr>
<th>state</th>
<th>code</th>
<th>county</th>
<th>code</th>
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<tbody>
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</table>

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

code: 32390-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☑ 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: [Signature]

date: October 17, 1988

For NPS use only

I hereby certify that this property is included in the National Register

date: [Date]

Keeper of the National Register

Attest: [Attestation]

date: [Date]

Chief of Registration
HAHN BUILDING
140 N.E. 1 AVENUE

location

site plan