

UNIVERSITY
OF MIAMI
OFFICE of CIVIC &
COMMUNITY ENGAGEMENT



Florida Master Site File Forms

Prepared by:

ALPHA Plan, LLC

The Florida Master Site File is the State of Florida's official inventory of historical and cultural resources. The University of Miami's Office of Civic and Community Engagement facilitated the preparation of Florida Master Site File forms for three historic properties in the Overtown section of Miami.

Contact: civicengagement@miami.edu

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA144406**
Field Date 10-26-2015
Form Date 11-5-2015
Recorder # Alpha Plan

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Clyde Killens' House Multiple Listing (DHR only) _____
Survey Project Name Univ Miami-Overtown-Affordable Housing Study Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Clear Location Values

Street Number 173 Direction NW Street Name 11 Street Type Street Suffix Direction _____
Address: _____
Cross Streets (nearest / between) Northeast corner of NW 2nd Avenue and NW 11 Street
USGS 7.5 Map Name MIAMI USGS Date 2015 Plat or Other Map PB B, PG 41
City / Town (within 3 miles) Miami, Florida In City Limits? yes no unknown County Dade
Township 53S Range 41E Section 37 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 01-3137-031-0140 Landgrant _____
Subdivision Name Miami North, PB B-41 Block 5 Lot 6
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: 25 47'05.4 Y: 80 11'50.1 Coordinate System & Datum Latitude/ Longitude
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 approximately year listed or earlier year listed or later
Original Use Auto repair/Gas station From (year): Unkno To (year): _____
Current Use Abandoned/Vacant From (year): Unkno To (year): _____
Other Use Commercial & residence From (year): Unkno To (year): _____
Moves: yes no unknown Date: _____ Original address N/A
Alterations: yes no unknown Date: _____ Nature Conversion - commercial to residential
Additions: yes no unknown Date: _____ Nature None
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) Private, Clyde Killens, a notable club owner and promoter in Overtown.
Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe Adjacent designated resource

DESCRIPTION

Clear Description Values

Style Moderne Exterior Plan Irregular Number of Stories 1-2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Other 2. _____
Windows (types, materials, etc.) Awning windows on upper floors and residence, Commercial windows at ground floor.

Distinguishing Architectural Features (exterior or interior ornaments) 45 degree angeled porte cochere to access both streets. Concrete eyebrows over the upper floor windows, wrapped corner windows, 36" base relief.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Clear Check Boxes	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Clear Description Values

Chimney: No. ___ Chimney Material(s): 1. ___ 2. ___
Structural System(s): 1. Concrete block 2. ___ 3. ___
Foundation Type(s): 1. Slab 2. ___
Foundation Material(s): 1. Concrete, Generic 2. ___
Main Entrance (stylistic details) Concrete eyebrow, raised stoop, decorative metal column/ screen (leaf/vine design).
Porch Descriptions (types, locations, roof types, etc.) Stoop raised four steps just east of porte cochere.

Condition (overall resource condition): []excellent []good [x]fair []deteriorated []ruinous
Narrative Description of Resource Built as a gas station and apartment. One-story office and canopy; two-story building with ground floor store and upstairs living quarter. Historic Value is related to a person of cultural significance in Overtown, Clyde Killens (1912-2007).
Archaeological Remains []Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

[]FMSF record search (sites/surveys) []library research [x]building permits []Sanborn maps
[]FL State Archives/photo collection []city directory []occupant/owner interview []plat maps
[x]property appraiser / tax records []newspaper files []neighbor interview []Public Lands Survey (DEP)
[]cultural resource survey (CRAS) [x]historic photos []interior inspection []HABS/HAER record search
[x]other methods (describe) The Black Archives accessed via Internet
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) "I am Clyde Killens," Summary of Clyde Killens Papers Collection, The Black Archives, http://www.theblackarchives.org/collections/featured-collection/the-clyde-killens-papers-1930-1960/.

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? []yes []no [x]insufficient information
Appears to meet the criteria for National Register listing as part of a district? []yes []no [x]insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Clyde Killens was a musician, club owner, and promoter in Overtown. He owned the Nut Club, Elks, Fiesta, Night Beat, and Island Club on "Little Broadway." Billie Holiday, Nat King Cole, Aretha Franklin, and Cab Calloway performed in his venues.
Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. African American 3. Local 5. ___
2. Performing arts/theater 4. ___ 6. ___

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type ___ Maintaining organization ___
Document description ___ File or accession #'s ___
2) Document type ___ Maintaining organization ___
Document description ___ File or accession #'s ___

RECORDER INFORMATION

Recorder Name Alexander Adams obo Univ Miami Affiliation Alpha Plan LLC
Recorder Contact Information U Miami Office of Civic and Community Engagement, 1204 Dickinson Dr #37W, 3052846636
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

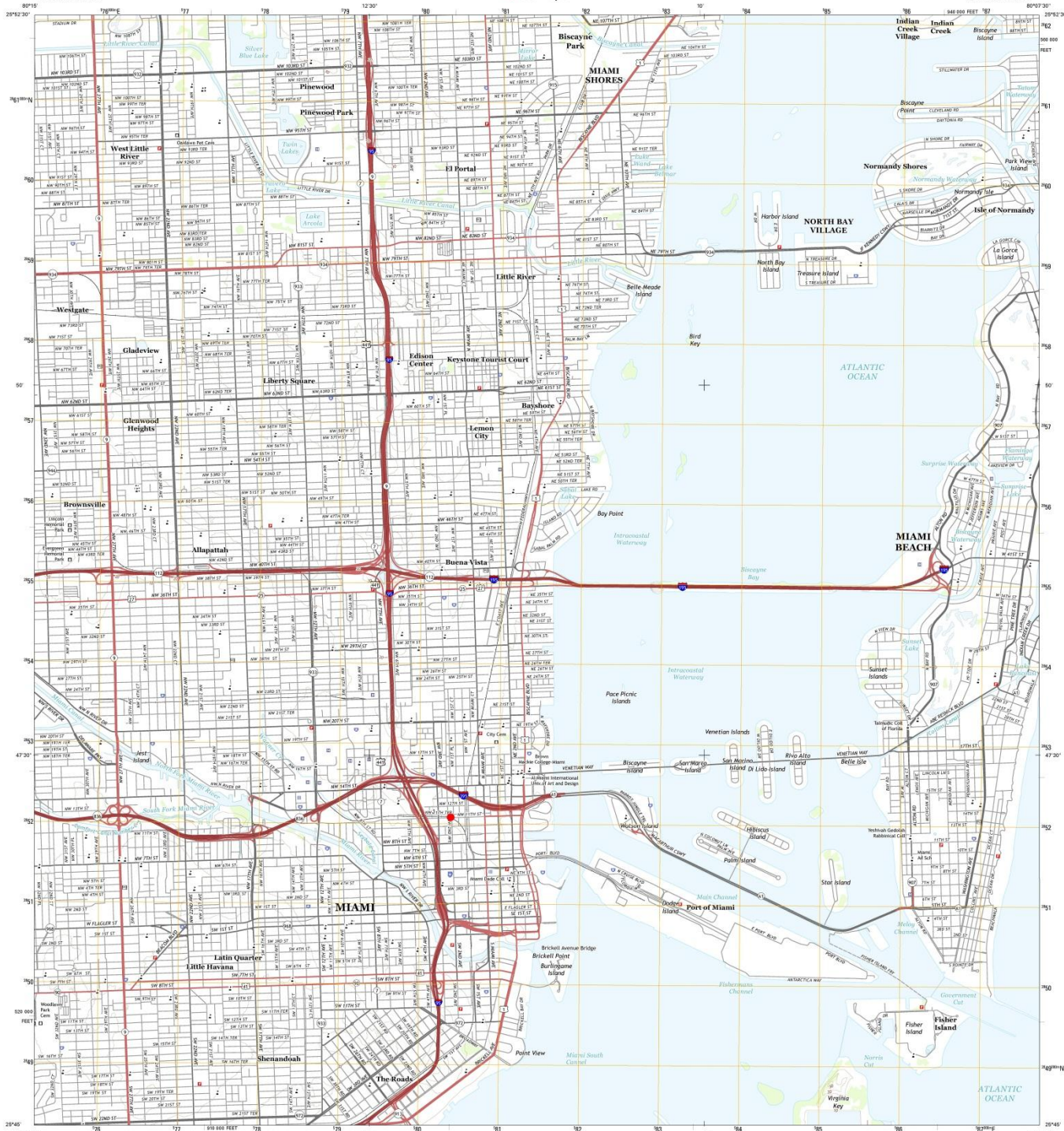
LAND FEATURES	LAND COMPUTATIONS								YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	CHANGE	TAXABLE VALUE	REASON FOR CHANGE
	REGULAR	CORNER	IRREGULAR		TRIANGLE	MERGER		AMOUNT							
	FRONT	DEPTH	D. F.	A. I. F.	% C. I.	F. E. L.	UNIT								
WATER									1938						
GAS									1939						
ELECTRIC									1940						
TELEPHONE									1941						
PAVED STREET									1942						
IMPROVED ST.									1943						
UNIMPROVED ST.									1944						
PAVED ALLEY									1945						
CURBING									1946						
SIDEWALK									1947						
WHITE WAY									1948						
STREET LIGHTING									1949						
SEAWALLS									1950						
SAN. SEWER									1951						
STORM SEWER									1952						
TOPOGRAPHY									1953						
LANDSCAPING									1954						
WELL									1955						
LAWN SPRINKLER									1956						
									1957						
									1958						
ZONED FOR									1959						
R-1									1960						
R-2									1961						
R-3									1962						
B-1									1963						
B-2									1964						
B-3									1965						
I-1									1966						
I-2									1967						
MISCELLANEOUS									1968						
SCHOOLS									1969						
CHURCHES									1970						
SHOPS									1971						
TRANSPORTATION									1972						
DIST. TREND									1973						
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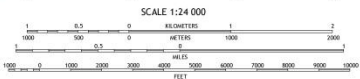
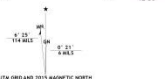
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MIAMI QUADRANGLE
FLORIDA-MIAMI-DADE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
100 Meter Grid. Horizontal Treatment: Rectangular. Zone 18
of the UTM System. Vertical Treatment: Zone 18 of the UTM System.
This map is not a legal document. Accuracies may be
guaranteed for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.



Imagery: ...AMF, October 2013
Name: ...0211 2014
Name: ...0475 2015
Hydrography: National Hydrography Dataset, 2015
Contour: National Elevation Dataset, 1999
Boundary: ...source, see available file 1972, 2015
Public Land Survey System: ...BLM, 2015

U.S. GEOLOGICAL SURVEY
U.S. DEPARTMENT OF THE INTERIOR
1000 GATEWAY CENTER DRIVE
RESTON, VA 20192
703/648-5000
WWW.USGS.GOV

CENTIMETER INTERNAL IS FEET
NORTH AMERICAN DATUM OF 1983
This map was produced to conform with the
National Geospatial Program (US Topo Product Standard, 2011).
A metadata file associated with this product is draft version 0.1.8

Legend for symbols:
1 Open Inlet
2 North Inlet
3 North Inlet DE
4 Inlet DE
5 Inlet DE
6 Inlet DE
7 Key Biscayne

MIAMI, FL
2015



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/17/2016

Property Information	
Folio:	01-3137-031-0140
Property Address:	173 NW 11 ST Miami, FL 33136-2715
Owner	MUSSADIQ MUHAMMAD
Mailing Address	1039 NW 3 AVE MIAMI, FL 33136 USA
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,480 Sq.Ft
Lot Size	3,700 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$138,750	\$61,050	\$40,700
Building Value	\$58,726	\$56,552	\$56,552
XF Value	\$1,166	\$1,166	\$1,166
Market Value	\$198,642	\$118,768	\$98,418
Assessed Value	\$119,084	\$108,259	\$98,418

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$79,558	\$10,509	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MIAMI NORTH SUB PB B-41 W74FT OF LOT 6 BLK 5 LOT SIZE 3700 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$119,084	\$108,259	\$98,418
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$198,642	\$118,768	\$98,418
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$119,084	\$108,259	\$98,418
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$119,084	\$108,259	\$98,418

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/31/2012	\$90,000	28350-2366	Not exposed to open-market; atypical motivation
10/31/2012	\$70,000	28346-4734	Not exposed to open-market; atypical motivation

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Historic Tax Card Photo, City of Miami (circa 1939) depicting 173 NW 11th Street. The canopy, originally built as a gas station, was completed in 1925. The property was significantly remodeled in 1941 to include a second story addition over the commercial garage.



173 NW 11th Street: Main façade (2015).



Northern elevation (2015).

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA14407**
Field Date 10-26-2015
Form Date 11-5-2015
Recorder # Alpha Plan

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1950 Moderne Office Multiple Listing (DHR only) _____
Survey Project Name Univ Miami-Overtown Affordable Housing Survey Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Clear Location Values

Street Number 1034 Direction NW Street Name 3rd Street Type Avenue Suffix Direction _____
Address: _____
Cross Streets (nearest / between) Between NW 10th Street and NW 11 Street
USGS 7.5 Map Name MIAMI USGS Date 2015 Plat or Other Map PB B PG 41
City / Town (within 3 miles) Miami In City Limits? yes no unknown County Dade
Township 53S Range 41E Section 37 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 01-0101-040-1030 Landgrant _____
Subdivision Name Miami North, PB B-41 Block 14 Lot 1 & 2
UTM Coordinates: Zone 16 17 Easting 581215 Northing 2851570
Other Coordinates: X: 25.784216 Y: -80.199874 Coordinate System & Datum Latitude Longitude
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1950 approximately year listed or earlier year listed or later
Original Use Commercial & residence From (year): 1950 To (year): 2015
Current Use Commercial & residence From (year): 1950 To (year): 2015
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address N/A
Alterations: yes no unknown Date: _____ Nature _____
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) Unknown

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Clear Description Values

Style Mid-Century Modern Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. Stucco 3. Stone
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. Other 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Metal commercial storefront windows on the first fl. Single-hung, fixed pane windows on the second fl. All windows have silver aluminum frames.
Distinguishing Architectural Features (exterior or interior ornaments) Three recessed angled entries w/ stone knee wall planters on the first fl. Large rectangle relief on the second fl. Eye brow separates two floors.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) City Tax Card shows three first floor businesses with terrazzo floors and seven apartment units on the second floor with hardwood floors.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Clear Check Boxes	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. Concrete 2.
Structural System(s): 1. Concrete 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.
Main Entrance (stylistic details) Irregular field stone pattern facade with knee wall planters. Angled, recessed, single door entries.
Porch Descriptions (types, locations, roof types, etc.) Very thin metal railing on second fl above exterior stairwell.

Condition (overall resource condition): []excellent [x]good []fair []deteriorated []ruinous
Narrative Description of Resource A great example of mid-century modern construction techniques, materials, and details.

Archaeological Remains Unknown []Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x]FMSF record search (sites/surveys) []library research [x]building permits []Sanborn maps
[]FL State Archives/photo collection []city directory []occupant/owner interview []plat maps
[x]property appraiser / tax records []newspaper files []neighbor interview []Public Lands Survey (DEP)
[]cultural resource survey (CRAS) [x]historic photos []interior inspection []HABS/HAER record search
[]other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? []yes []no [x]insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x]yes []no []insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Overtown section of Miami is a significant cultural heritage area with few historic structures remaining. NW 3rd Street has buildings from each historical development cycle.
Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. Local 5.
2. African American 4. 6.

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Alexander Adams obo Univ Miami Affiliation Alpha Plan LLC
Recorder Contact Information U Miami Office of Civic and Community Engagement, 1204 Dickinson Dr #37W,3052846636
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

LAND FEATURES	LAND COMPUTATIONS							YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	CHANGE	TAXABLE VALUE	REASON FOR CHANGE
WATER	REGULAR	CORNER	IRREGULAR	TRIANGLE	MERGER	AMOUNT								
CAS	FRONT	DEPTH	D. F.	A. I. F.	% C. I.	F. E. L.	UNIT							
ELECTRIC								1947						
TELEPHONE								1948						
PAVED STREET								1949						
IMPROVED ST.								1950						
UNIMPROVED ST.								1951						
PAVED ALLEY								1952						
CURBING								1953						
SIDEWALK								1954						
WHITE WAY								1955						
STREET LIGHTING								1956						
SEAWALLS								1957						
SAN. SEWER								1958						
STORM SEWER								1959						
TOPOGRAPHY								1960						
LANDSCAPING								1961						
WELL								1962						
LAWN SPRINKLER								1963						
								1964						
								1965						
								1966						
								1967						
ZONED FOR														
R-1	SUMMARY		1945											
R-2			AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT						
R-3	GROSS LAND VALUE								RATING	A	A'			
B-1	ENHANCING	%							ADJUSTED BASE RATE	5.06	8.12			
B-2	DETRACTING	%							1 CONSTRUCTION HT.		.07			
B-3	NET LAND VALUE								2 FOUNDATION ^{LESS 1 WALL}		.24			
I-1	BUILDINGS								3 BASEMENT G. JAL.	.10	.10			
I-2	ITEM	AMOUNT							4 EXTERIOR WALLS		.40			
	A								5 ROOF	.02	.05			
MISCELLANEOUS	B								6 FLOORS	.10	.14			
SCHOOLS	C								7 INTERIOR PART	.15				
CHURCHES									8 PLUMBING	.21	.18			
SHOPS	GROSS BLDG. VALUE								9 HEATING FAT P. G.	.10				
TRANSPORTATION	ENHANCING	%							10 ELECTRICITY FRONT	.25				
DIST. TREND	DETRACTING	%							11 MISC. INSULATION	.06	.06			
	NET BLDG. VALUE								12		8.66			
	TOTAL VALUE								TOTAL UNIT COST	6.12	2.16			
											5.96			
	MARKET—INCOME—MISCELLANEOUS DATA		BUILDING PERMITS				REMARKS:							
	YEAR					NO.	DATE	KIND	AMOUNT					
	FAIR ANNUAL GROSS					A89121	7-10-50	STORE BKT	26,000					
	FAIR ANNUAL NET													
	RATE													
	CAPITALIZED VALUE													
	SALE, LEGITIMATE													
	SALE OTHERWISE													
	DETRACTING INPL.	OWNER'S ESTIMATE												
		FAIR MARKET VALUE												
		MORTGAGE												
		FIRE INSURANCE												



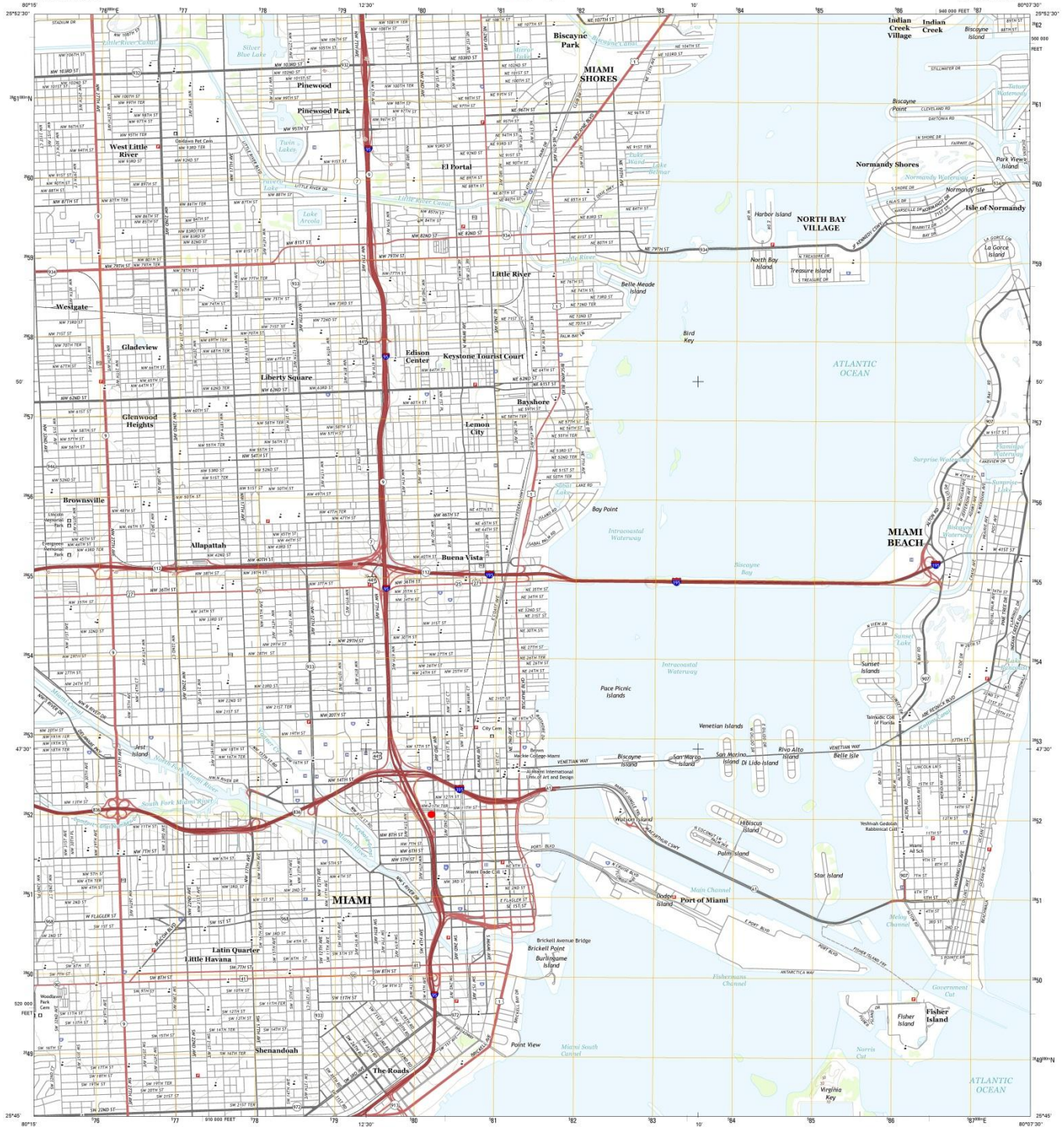
A663-1 B



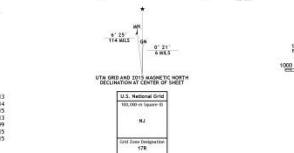
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MIAMI QUADRANGLE
FLORIDA-MIAMI-DADE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
100 Meter Grid System. Treatment: Universal, Zone 18
of the North American Datum of 1983 (NAD83)
This map is not a legal document. Accuracy may be
guaranteed for this map scale. Private lands with government
reservations may not be shown. Obtain permission before
entering private lands.



SCALE 1:24,000
0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET
0 100 200 300 400 500 600 700 800 900 1000
METERS
CONTIGUOUS INTERVALS IN FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A trademark associated with this product is earth version 8.1.8

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	400
Interstate Route	US Route
	State Route

MIAMI, FL
2015

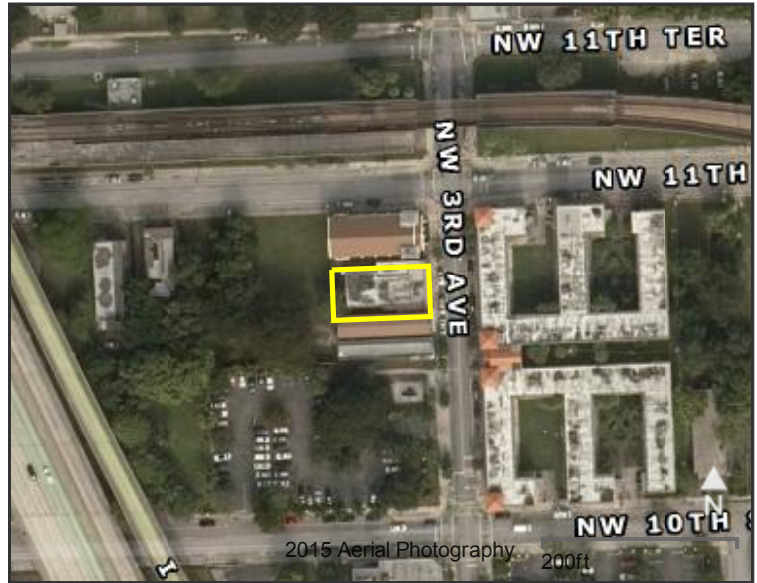


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/17/2016

Property Information	
Folio:	01-0101-040-1030
Property Address:	1034 NW 3 AVE Miami, FL 33136-3308
Owner	1034 NW 3RD AVE LLC
Mailing Address	333 LAS OLAS WAY CU4 #22 FORT LAUDERDALE, FL 33301 USA
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	7 / 7 / 0
Floors	2
Living Units	7
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,679 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	\$250,000	\$110,000	\$110,000
Building Value	\$148,508	\$143,007	\$143,007
XF Value	\$0	\$0	\$0
Market Value	\$398,508	\$253,007	\$253,007
Assessed Value	\$398,508	\$253,007	\$126,090

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction			\$126,917

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MIAMI NORTH PB B-41 S50FT OF N100FT LOTS 1 & 2 BLK 14 LOT SIZE 50.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$398,508	\$253,007	\$126,090
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$398,508	\$253,007	\$253,007
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$398,508	\$253,007	\$126,090
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$398,508	\$253,007	\$126,090

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/12/2015	\$535,000	29510-0477	Qual by exam of deed
01/17/2014	\$126,504	28998-4067	Corrective, tax or QCD; min consideration
12/30/2013	\$100	28971-3130	Trustees in bankruptcy, executors or guardians

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Version:



Historic Tax Card Photo, City of Miami (circa 1950s) depicting 1034 NW 3rd Avenue.



1034 NW 3rd Avenue: Main façade (2015).



Western elevation (2015).

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA14408**
Field Date 10-26-2015
Form Date 11-5-2015
Recorder # Alpha Plan

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Hotel Foster Multiple Listing (DHR only) _____
Survey Project Name Univ Miami-Overtown-Affordable Housing Study Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Clear Location Values

Address: Street Number 342 Direction NW Street Name 11 Street Type Street Suffix Direction _____
Cross Streets (nearest / between) Between NW 11th Street and NW 10th Street
USGS 7.5 Map Name MIAMI USGS Date 2015 Plat or Other Map B-41
City / Town (within 3 miles) Miami In City Limits? yes no unknown County Dade
Township 53S Range 41E Section 37 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 01-0101-040-1070 Landgrant _____
Subdivision Name Miami North, PB B-41 Block 14 Lot 6
UTM Coordinates: Zone 16 17 Easting 580212 Northing 2851564
Other Coordinates: X: 25.784305 Y: -80.200618 Coordinate System & Datum Latitude Longitude
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1938 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1938 To (year): 1953
Current Use Apartment From (year): Unkno To (year): 2015
Other Use Hotel From (year): 1953 To (year): Unkno
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: 1-17-1961 Nature Detached rear bungalow Removed
Additions: yes no unknown Date: 1-1-1953 Nature Attached addition to rear-four apt units
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) Unknown

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Clear Description Values

Style Mediterranean Revival Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. Stucco 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Other 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Not applicable 2. _____
Windows (types, materials, etc.) Grey aluminum awning windows. Windows and front porch arched openings have been infilled with windows.
Distinguishing Architectural Features (exterior or interior ornaments) All ornamental features have been removed.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 24x35 bungalow outbuilding with porch was shown on the original City Tax Card and was removed on 1/17/61.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued) Clear Description Values

Chimney: No. ___ Chimney Material(s): 1. ___ 2. ___
Structural System(s): 1. Concrete 2. ___ 3. ___
Foundation Type(s): 1. Piers 2. ___
Foundation Material(s): 1. Concrete Block 2. ___
Main Entrance (stylistic details) Concrete block stairs with side walls. Recessed arched opening that was originally part of the front porch arches.
Porch Descriptions (types, locations, roof types, etc.) Five symmetrical arches. Four are enclosed for additional apartments.

Condition (overall resource condition): [] excellent [] good [x] fair [] deteriorated [] ruinous
Narrative Description of Resource City Tax Card describes the structure as the "Hotel Foster." Structure included a rolled slate hip roof, detached bungalow in rear, wood open porch, wood windows, and plaster walls. All these details have been removed.
Archaeological Remains Unknown [] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [] library research [x] building permits [] Sanborn maps
[] FL State Archives/photo collection [] city directory [] occupant/owner interview [] plat maps
[x] property appraiser / tax records [] newspaper files [] neighbor interview [] Public Lands Survey (DEP)
[] cultural resource survey (CRAS) [x] historic photos [] interior inspection [] HABS/HAER record search
[] other methods (describe)
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE Clear Significance Values

Appears to meet the criteria for National Register listing individually? [] yes [] no [x] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [] yes [] no [x] insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Overtown section of Miami has a significant African American cultural heritage. This structure is one of the few remaining examples of Mediterranean Revival architecture in the neighborhood.
Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. Local 5.
2. African American 4. 6.

DOCUMENTATION Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Alexander Adams obo Univ Miami Affiliation Alpha Plan LLC
Recorder Contact Information U Miami Office of Civic and Community Engagement, 1204 Dickinson Dr #37W, 3052846636
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MIAMI QUADRANGLE
FLORIDA-MIAMI-DADE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
Datum are the same. Horizontal datum: North American Datum of 1983
(NAD83). Vertical datum: Mean Sea Level (MSL).
This map is not a legal document. Accuracy may be
guaranteed for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.



CONTOUR INTERVAL: 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced in conformance with the
National Geospatial Program of Topographic Standards, 2011.
A metadata file associated with this product is draft version 0.6.18



ROAD CLASSIFICATION	
	Expressway
	Secondary Hwy
	Ramp
	Interstate Route
	US Route
	State Route
	Local Connector
	Local Road
	4WD

1	2	3	4	5	6	7
1	2	3	4	5	6	7
1	2	3	4	5	6	7

ADJOINING QUADRANGLES

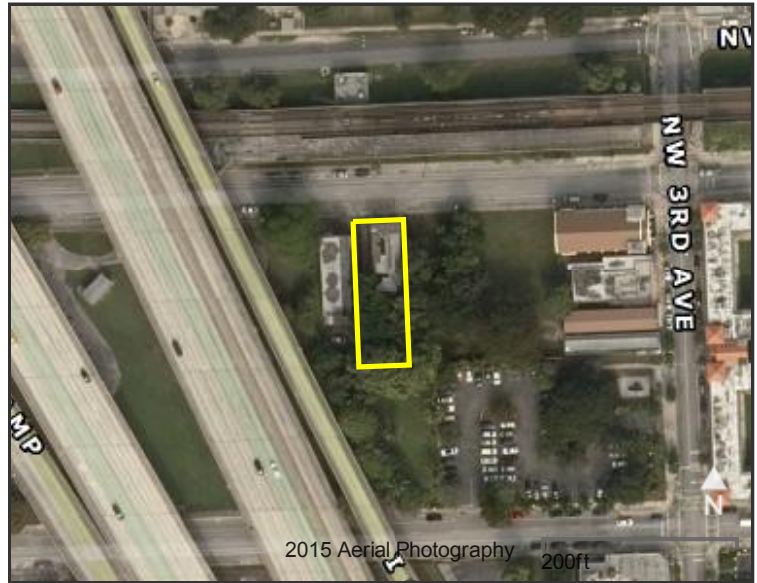


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/17/2016

Property Information	
Folio:	01-0101-040-1070
Property Address:	342 NW 11 ST Miami, FL 33136-2510
Owner	342BH LLC
Mailing Address	PO BOX 403783 MIAMI BEACH, FL 33140 USA
Primary Zone	6106 RESIDENTIAL-LIBERAL RETAI
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 4 / 0
Floors	2
Living Units	24
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,571 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1938



Assessment Information			
Year	2015	2014	2013
Land Value	\$375,000	\$135,000	\$90,000
Building Value	\$100,000	\$225,000	\$235,000
XF Value	\$0	\$0	\$0
Market Value	\$475,000	\$360,000	\$325,000
Assessed Value	\$393,250	\$357,500	\$325,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$81,750	\$2,500	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MIAMI NORTH PB B-41 LOT 6 BLK 14 LOT SIZE 50.000 X 150 OR 17561-2370 0397 4 COC 23539-1837 06 2005 4

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$393,250	\$357,500	\$325,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$475,000	\$360,000	\$325,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$393,250	\$357,500	\$325,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$393,250	\$357,500	\$325,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/28/2012	\$150,000	28172-1220	Financial inst or "In Lieu of Foreclosure" stated
10/17/2011	\$56,700	27883-4421	Financial inst or "In Lieu of Foreclosure" stated
06/01/2005	\$0	23539-1837	Sales which are disqualified as a result of examination of the deed
01/01/1994	\$0	16227-0021	Sales which are disqualified as a result of examination of the deed

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Version:



Historic Tax Card Photo, City of Miami depicting 173 NW 11th Street. The porch has been removed and the property significantly remodeled over time.



342 NW 11th Street: Main façade (2015).



Historic Tax Card Photo, City of Miami depicting the detached bungalow. This structure was demolished in 1961.



Southern elevation (2015).