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
Clyde Killens' House

80 11'50.1 PB B, PG 41

Auto repair/Gas station

Built-up

Abandoned/Vacant

Irregular

Miami, Florida

Northeast corner of NW 2nd Avenue and NW 11 Street

Latitude/ Longitude 25 47'05.4

Commercial & residence

Unknown

01-3137-031-0140

Adjacent designated resource N/A

None

Univ Miami-Overtown-Affordable Housing Study

LOCATION & MAPPING

Address: 173 NW 11 Street

Cross Streets (nearest / between): Northeast corner of NW 2nd Avenue and NW 11 Street

USGS 7.5 Map Name: M Am

City / Town (within 3 miles): Miami North

County: PB B-41

USGS Date: 2015

Plat or Other Map: PB B, PG 41

Township: 535

Range: 41E

Section: 37

County Date: unknown

SW NE

UNIR L - N R

UTM Coordinates: Zone 16

B17

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

Construction Year: 1925

Original Use: Auto repair/Gas station

Current Use: Abandoned/Vacant

Other Use: Commercial & residence

Moves: yes

No

unknown

Date: Original address NA

Alterations: yes

No

unknown

Date: Nature

Conversion - commercial to residential

Additions: yes

No

unknown

Date: Nature

None

Architect (last name first): Clyde Killens

Owner 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

Style: Moderne

Exterior Fabric(s): 1. Stucco

Exterior Plan Irregular

Number of Stories: 1-2

Roof Type(s): 1. Flat

Roof Material(s): 1. Built-up

Roof secondary struc. (dormers etc.): 1. Other

Windows (types, materials, etc.): Awning w. awnings on upper floors and residence, commercial w. awnings at ground floor.

Distinguishing Architectural Features (exterior or interior ornaments): A 45 degree angled 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

NR List Date

SHPO – Appears to meet criteria for NR listing: yes

No

Insufficient info

Date

Owner Objection

KEEPER – Determined eligible: yes

No

Date

NR Criteria for Evaluation: a

b

c

d

(see National Register Bulletin 15, p. 2)
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.

Archaeological Remains: See The Black Archives accessed via Internet

Condition (overall resource condition): [ ] excellent [ ] good [ ] fair [ ] deteriorated [ ] ruined

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: The Black Archives accessed via Internet

RESEARCH METHODS (check all that apply)

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe)


OPINION OF RESOURCE SIGNIFICANCE

- Appears to meet the criteria for National Register listing individually? [ ] yes [ ] no [ ] insufficient information
- Appears to meet the criteria for National Register listing as part of a district? [ ] yes [ ] no [ ] insufficient information

Explanation of Evaluation (required): 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: [ ] African American [ ] Local [ ] Regional [ ] National [ ] International

ACCESSIBLE DOCUMENTATION (required): if submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

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

RECORDED INFORMATION

Recorder Name: Alexander Adams, Univ Miami
Affiliation: Alpha Plan LLC
Recorder Contact Information: 1204 Dickinson Dr #37W, 305-284-6636

DOCUMENTATION

- USGS 7.5’ MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- 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.
<table>
<thead>
<tr>
<th>YEAR</th>
<th>AIR</th>
<th>LAND</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940</td>
<td>10</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>1941</td>
<td>20</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>1942</td>
<td>10</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

**Remarks:**
- Adjusted Assessed Value:
- Construction Value:
- Reason for Change:

**Building:**
- Year: 1940
- Value: 30

**Land:**
- Year: 1940
- Value: 20

**Total:**
- Year: 1940
- Value: 50
## Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Folio:</td>
<td>01-3137-031-0140</td>
</tr>
</tbody>
</table>
| 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

<table>
<thead>
<tr>
<th>Assessment Information</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value</td>
<td>$138,750</td>
<td>$61,050</td>
<td>$40,700</td>
</tr>
<tr>
<td>Building Value</td>
<td>$58,726</td>
<td>$56,552</td>
<td>$56,552</td>
</tr>
<tr>
<td>XF Value</td>
<td>$1,166</td>
<td>$1,166</td>
<td>$1,166</td>
</tr>
<tr>
<td>Market Value</td>
<td>$198,642</td>
<td>$118,768</td>
<td>$98,418</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$119,084</td>
<td>$108,259</td>
<td>$98,418</td>
</tr>
</tbody>
</table>

## Taxable Value Information

<table>
<thead>
<tr>
<th>Taxable Value Information</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$119,084</td>
<td>$108,259</td>
<td>$98,418</td>
</tr>
<tr>
<td>School Board Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$198,642</td>
<td>$118,768</td>
<td>$98,418</td>
</tr>
<tr>
<td>City Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$119,084</td>
<td>$108,259</td>
<td>$98,418</td>
</tr>
<tr>
<td>Regional Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$119,084</td>
<td>$108,259</td>
<td>$98,418</td>
</tr>
</tbody>
</table>

## Benefits Information

<table>
<thead>
<tr>
<th>Benefits Information</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Homestead Cap</td>
<td>$79,558</td>
<td>$10,509</td>
<td></td>
</tr>
<tr>
<td>Assessment Reduction</td>
<td>$10,509</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

---

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 remolded in 1941 to include a second story addition over the commercial garage.

Northern elevation (2015).
HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0  1/07

Site Name(s) (address if none) 1950 Modern Office
Survey Project Name Univ Miami - Overtown Affordable Housing Survey

National Register Category (please check one) X building  structure  district  site  object
Ownership: X private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

LOCATION & MAPPING
Address: 1034 NW 3rd Avenue
Street Number  Direction  Street Name
Cross Streets (nearest/between) Between NW 10th Street and NW 11 Street
USGS 7.5 Map Name M AM
City/Town (within 3 miles) M AM
Township 53S  Range 41E  Section 37  ¼ section: NW SW SE NE Irregular-name: 
Tax Parcel #: 01-0101-040-1030
Subdivision Name M AM North, PB B-41
UTM Coordinates: Zone 16 17  Easting 3847112  Northing 25884700
Other Coordinates: X: 25.784216  Y: -80.199874
Name of Public Tract (e.g., park) 

HISTORY
Construction Year: 1950 X approximately
Orignal Use Commercial & residence  From (year): 1950 To (year): 2015
Current Use Commercial & residence  From (year): 1950 To (year): 2015
Other Use 

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

DESCRIPTION
Style Modern  Century 1950
Exterior Fabric(s) 1. Concrete block
Roof Type(s) 1. Flat
Roof Material(s) 1. Built-up
Roof secondary struc. (dormers etc.) 
Windows (types, materials, etc.) 
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
NR List Date SHPO – Appears to meet criteria for NR listing: X yes  no  insufficient info 
Owner Objection NR Criteria for Evaluation: Xa  Xb  Xc Xd 
KEEPER – Determined eligible: X yes  no  

OFFICIAL EVALUATION
Date Init. 

DHR USE ONLY
Site#: DA14407

FLORIDA MASTER SITE FILE / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32390-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us
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.

A great example of mid-century modern construction techniques, materials, and details.

Irregular field stone pattern facade with knee wall planters. Angled, recessed, single door entries.

Very thin metal railing on second fl above exterior stairwell.
# Real Property Record

**City of Miami, Florida**

**TAX ASSessor**

**Folio 3-42-0198**

## Description

**Address:** 1824 N.W. 3rd Ave.

**Section:**

**Township:**

**Range:**

**MIAmI NorTh FB PEG 41**

S. 50' of N. 100' Lots 1 & 2 Block 14

3923-0198

## Diagram of Structures

[Diagram of the property showing layout and structures]

## Real Property Record

**KIND OF STRUCTURE:**

**USE:**

**CONSTRUCTION:**

**COND.**

**CLASS**

**TYPE**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

## Exterior Features

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Exterior Walls and Finish</th>
<th>Roof Type</th>
<th>Roof Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
</tr>
</tbody>
</table>

## Exterior Walls

<table>
<thead>
<tr>
<th>Exterior Trim</th>
<th>Windows</th>
<th>Doors</th>
<th>Porches</th>
<th>Basement Floor Type</th>
<th>Floor Material</th>
<th>Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Interior Features

<table>
<thead>
<tr>
<th>Finish</th>
<th>Trim</th>
<th>Attic</th>
<th>Plumbing</th>
<th>Plumbing Fixtures</th>
<th>Wired</th>
<th>Heating</th>
<th>Lighting</th>
<th>Rooms</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building Computations

<table>
<thead>
<tr>
<th>Building</th>
<th>Computation</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Remarks

- E.V.T. UNITS (MURPHY SCHOOLS)

- BUILT IN CABINETS

**ELEVATORS**

<table>
<thead>
<tr>
<th>SPRINKLER SYSTEM</th>
<th>ELEC. HEATER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BOLAS HEATER</th>
<th>LAUNDRY TRAYS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AIR CONDITIONING</td>
</tr>
<tr>
<td></td>
<td>STORM SHUTTERS</td>
</tr>
<tr>
<td></td>
<td>INSULATED WALLS</td>
</tr>
<tr>
<td></td>
<td>INSULATED ROOF</td>
</tr>
<tr>
<td></td>
<td>GUTTER AND DOWNSPOUT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NO. OF ELECTRIC OUTLETS</th>
<th>NO. OF ELECTRIC FIXTURES</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>TYPE OF WIRING</th>
<th>WOODWORK IRON</th>
</tr>
</thead>
</table>

**TOTALS**

- ELEVATORS
- SPRINKLER SYSTEM
- ELEC. HEATER
- BOLAS HEATER
- LAUNDRY TRAYS
- AIR CONDITIONING
- STORM SHUTTERS
- INSULATED WALLS
- INSULATED ROOF
- GUTTER AND DOWNSPOUT
- NO. OF ELECTRIC OUTLETS
- NO. OF ELECTRIC FIXTURES
- TYPE OF WIRING
- WOODWORK IRON

**TOTALS**

- ELEVATORS
- SPRINKLER SYSTEM
- ELEC. HEATER
- BOLAS HEATER
- LAUNDRY TRAYS
- AIR CONDITIONING
- STORM SHUTTERS
- INSULATED WALLS
- INSULATED ROOF
- GUTTER AND DOWNSPOUT
- NO. OF ELECTRIC OUTLETS
- NO. OF ELECTRIC FIXTURES
- TYPE OF WIRING
- WOODWORK IRON
<table>
<thead>
<tr>
<th>LAND FEATURES</th>
<th>REGULAR</th>
<th>URBAN</th>
<th>IRREGULAR</th>
<th>TRAPEZIUM</th>
<th>NURDERS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER</td>
<td>1947</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GAS</td>
<td>1948</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>1949</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAVED STREET</td>
<td>1950</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNIMPROVED ST.</td>
<td>1951</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IMPROVED ST.</td>
<td>1952</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAVIGATION</td>
<td>1953</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WHITE WAY</td>
<td>1954</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STREET LIGHTING</td>
<td>1955</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEAWALLS</td>
<td>1956</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAN. SEWER</td>
<td>1957</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STORM SEWER</td>
<td>1958</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>1959</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER</td>
<td>1960</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND FEATURES</td>
<td>REGULAR</td>
<td>URBAN</td>
<td>IRREGULAR</td>
<td>TRAPEZIUM</td>
<td>NURDERS</td>
<td>AMOUNT</td>
</tr>
<tr>
<td>WATER</td>
<td>1961</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GAS</td>
<td>1962</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>1963</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAVED STREET</td>
<td>1964</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNIMPROVED ST.</td>
<td>1965</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IMPROVED ST.</td>
<td>1966</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAVIGATION</td>
<td>1967</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WHITE WAY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STREET LIGHTING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEAWALLS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAN. SEWER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STORM SEWER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Zoned For**:  

<table>
<thead>
<tr>
<th>B-1</th>
<th>SUMMARY</th>
<th>1945</th>
<th>AMOUNT</th>
<th>AMOUNT</th>
<th>AMOUNT</th>
<th>AMOUNT</th>
<th>AMOUNT</th>
<th>RATING</th>
<th>A</th>
<th>A'</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GROSS LAND VALUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
<td>A'</td>
</tr>
<tr>
<td>B-1</td>
<td>ENHANCING %</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-2</td>
<td>DETERIORATING %</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-3</td>
<td>NET LAND VALUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-4</td>
<td>BUILDINGS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-5</td>
<td>ITEM</td>
<td>AMOUNT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-6</td>
<td>MISCELLANEOUS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Market-Income-Miscellaneous Data**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>FAIR ANNUAL RENT</th>
<th>FAIR RENT</th>
<th>SALE VALUE</th>
<th>RATE</th>
<th>CAPITALIZED VALUE</th>
<th>MORTGAGE</th>
<th>MORTGAGE</th>
<th>OWNER'S ESTIMATE</th>
<th>FAIR MARKET VALUE</th>
<th>MORTGAGE</th>
<th>MORTGAGE</th>
<th>PONTE INSURANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1945</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1946</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1947</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1948</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1949</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1950</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1951</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1952</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1953</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1954</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Remarks**:  

A663-1B
## Property Information

<table>
<thead>
<tr>
<th>Folio:</th>
<th>01-0101-040-1030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
<td>1034 NW 3 AVE Miami, FL 33136-3308</td>
</tr>
<tr>
<td>Owner</td>
<td>1034 NW 3RD AVE LLC</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>333 LAS OLAS WAY CU4 #22 FORT LAUDERDALE, FL 33301 USA</td>
</tr>
<tr>
<td>Primary Zone</td>
<td>6100 COMMERCIAL - NEIGHBORHOOD</td>
</tr>
<tr>
<td>Primary Land Use</td>
<td>1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL</td>
</tr>
</tbody>
</table>

### Taxable Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$398,508</td>
<td>$253,007</td>
<td>$126,090</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Board</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$398,508</td>
<td>$253,007</td>
<td>$253,007</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$398,508</td>
<td>$253,007</td>
<td>$126,090</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exemption Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$398,508</td>
<td>$253,007</td>
<td>$126,090</td>
</tr>
</tbody>
</table>

### Benefits Information

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Type</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Homestead Cap</td>
<td>Assessment Reduction</td>
<td>$126,917</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### Sales Information

<table>
<thead>
<tr>
<th>Previous Sale</th>
<th>OR Book-Page</th>
<th>Qualification Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/12/2015</td>
<td>29510-0477</td>
<td>Qual by exam of deed</td>
</tr>
<tr>
<td>01/17/2014</td>
<td>28998-4067</td>
<td>Corrective, tax or QCD; min consideration</td>
</tr>
<tr>
<td>12/30/2013</td>
<td>28971-3130</td>
<td>Trustees in bankruptcy, executors or guardians</td>
</tr>
</tbody>
</table>

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
1034 NW 3rd Avenue: Main facade (2015).
Western elevation (2015).
**Hotel Foster**

**Private Residence (House/Cottage/Cabin)**

**Stucco**

**Concrete block**

<table>
<thead>
<tr>
<th>Latitude</th>
<th>Longitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.784305</td>
<td></td>
</tr>
</tbody>
</table>

**Site #8**

**DA14408**

**Field Date**

10-26-2015

**Form Date**

11-5-2015

**Recorder #**

Alpha Plan

**Site Name(s) (address if none)**

Hotel Foster

**Survey Project Name**

University of Miami - Overtown Affordable Housing Study

**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

<table>
<thead>
<tr>
<th>Address</th>
<th>Street Number</th>
<th>Direction</th>
<th>Street Name</th>
<th>Street Type</th>
<th>Suffix Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>342 NW 11</td>
<td>342</td>
<td>NW</td>
<td>11</td>
<td>Street</td>
<td></td>
</tr>
</tbody>
</table>

Cross Streets (nearest / between)

Between NW 11th Street and NW 10th Street

**USGS 7.5 Map Name**

Miami North, PB B-41

**USGS Date**

2015

**Plat or Other Map**

B-41

**Construction Year**

1938

**Original Use**

Private Residence (House/Cottage/Cabin)

**Current Use**

Apartment

**Other Use**

Hotel

**Other Coordinates**

X: -80.200618

Y: -80.200618

**UTM Coordinates**

Zone: 16, 17

Eastings: 2584305

Northings: 4245112

**Other Coordinates**

X: 25.784305

Y: -80.200618

**Name of Public Tract (e.g., park)**

Unknown Date: 1953

Ownership History (especially original owner, dates, profession, etc.)

Unknown

**Is the Resource Affected by a Local Preservation Ordinance?**

Yes

**DESCRIPTION**

**Style**

Mediterranean Revival

**Exterior Fabric(s)**

1. Concrete block

2. Stucco

3. Hi p

4. Hip

5. Hip

6. Hip

7. Hip

8. Hip

9. Hip

10. Hip

**Roof Type(s)**

1. Hip

2. Hip

3. Hip

4. Hip

5. Hip

6. Hip

7. Hip

8. Hip

9. Hip

10. Hip

**Roof Material(s)**

1. Other

2. Other

3. Other

4. Other

5. Other

6. Other

7. Other

8. Other

9. Other

10. Other

**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**

<table>
<thead>
<tr>
<th>NR List Date</th>
<th>SHPO – Appears to meet criteria for NR listing:</th>
<th>Date</th>
<th>Init.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Insufficient info</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Owner Objection**

**NR Criteria for Evaluation:**

A yes b no c d (see National Register Bulletin 15, p. 2)

**OFFICIAL EVALUATION**

**KEREEPER – Determined eligible:**

Yes

**Date:**

**Clear Check Boxes**

**NR List Date**

**SHPO – Appears to meet criteria for NR listing:**

Yes

**Date:**

**Init.:**

**Owner Objection**

**NR Criteria for Evaluation:**

A yes b no c d (see National Register Bulletin 15, p. 2)
**DESCRIPTION**

<table>
<thead>
<tr>
<th>Chimney No.</th>
<th>Chimney Material(s): 1.</th>
<th>2.</th>
<th>3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural System(s):</td>
<td>1. Concrete</td>
<td>2.</td>
<td>3.</td>
</tr>
<tr>
<td>Foundation Type(s):</td>
<td>1. Piers</td>
<td>2.</td>
<td>3.</td>
</tr>
<tr>
<td>Foundation Material(s):</td>
<td>1. Concrete Block</td>
<td>2.</td>
<td>3.</td>
</tr>
</tbody>
</table>

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**

- [ ] excellent
- [ ] good
- [ ] 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

**RESEARCH METHODS**

- [ ] FMSF record search (sites/surveys)
- [ ] FL State Archives/photo collection
- [ ] property appraiser / tax records
- [ ] cultural resource survey (CRAS)
- [ ] other methods (describe)

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

**OPINION OF RESOURCE SIGNIFICANCE**

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1. Document type: 
   Document description: 
   Maintaining organization: 
   File or accession #: 

2. Document type: 
   Document description: 
   Maintaining organization: 
   File or accession #: 

**RECORDER INFORMATION**

Recorder Name: Alexander Adams obo Univ Miami
Affiliation: Alpha Plan LLC
Recorder Contact Information: UMiami Office of Civic and Community Engagement, 1204 Dickinson Dr #37W 3052846636

**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.
## Real Property Record

**City of Miami, Florida**

**Tax Assessor**

### Kind of Structure

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Use</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Story Dwelling</td>
<td>RES</td>
<td>CAS</td>
</tr>
<tr>
<td>1-Story Dwelling</td>
<td>RES</td>
<td>CAS</td>
</tr>
</tbody>
</table>

### Exterior Features

- **Foundation**: Wood
- **Exterior Walls and Finish**: Exterior Trim
- **Roof Type**: Flat
- **Roof Material**: Rolled Roof

### Exterior Trim

- **Windows**: Exterior Trim
- **Doors**: Exterior Trim
- **Porches**: Exterior Trim
- **Basement**: Exterior Trim
- **Floor Type**: Exterior Trim
- **Floor Material**: Exterior Trim
- **Walls**: Exterior Trim

### Interior Features

- **Finish**: Interior Trim
- **Trimmings**: Interior Trim
- **Attic**: Interior Trim
- **Plumbing**: Plumbing Fixtures
- **Plumbing Fixtures**: Plumbing Fixtures
- **Heating**: Heating Equipment
- **Lighting**: Lighting Equipment
- **Rooms**: Rooms
- **Living Room**: Living Room
- **Dining Room**: Dining Room
- **Kitchen**: Kitchen
- **Bedrooms**: Bedrooms
- **Bathrooms**: Bathrooms
- **Office**: Office
- **Garage**: Garage
- **Unattached**: Unattached
- **Basement**: Basement

### Building Computations

<table>
<thead>
<tr>
<th>Description</th>
<th>Function</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Story Dwelling</td>
<td>RES</td>
<td>100</td>
</tr>
<tr>
<td>1-Story Dwelling</td>
<td>RES</td>
<td>50</td>
</tr>
<tr>
<td>Fireplaces</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>Insulated Walls</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Insulated Roof</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Cutters and Downspout</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Number of Electric Outlets</td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>Number of Electrical Fixtures</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Type of Wiring</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Wrought Iron</td>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>

### Remarks

- "2-Story House"
Summary Report

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 RETAIL
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

<table>
<thead>
<tr>
<th>Year</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value</td>
<td>$375,000</td>
<td>$135,000</td>
<td>$90,000</td>
</tr>
<tr>
<td>Building Value</td>
<td>$100,000</td>
<td>$225,000</td>
<td>$235,000</td>
</tr>
<tr>
<td>XF Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Value</td>
<td>$475,000</td>
<td>$360,000</td>
<td>$325,000</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$393,250</td>
<td>$357,500</td>
<td>$325,000</td>
</tr>
</tbody>
</table>

Benefits Information

<table>
<thead>
<tr>
<th>Benefit Type</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Homestead Cap</td>
<td>$81,750</td>
<td>$2,500</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

Sales Information

<table>
<thead>
<tr>
<th>Previous Sale</th>
<th>Price</th>
<th>OR Book-Page</th>
<th>Qualification Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/28/2012</td>
<td>$150,000</td>
<td>28172-1220</td>
<td>Financial inst or &quot;In Lieu of Foreclosure&quot; stated</td>
</tr>
<tr>
<td>10/17/2011</td>
<td>$56,700</td>
<td>27883-4421</td>
<td>Financial inst or &quot;In Lieu of Foreclosure&quot; stated</td>
</tr>
<tr>
<td>06/01/2005</td>
<td>$0</td>
<td>23539-1837</td>
<td>Sales which are disqualified as a result of examination of the deed</td>
</tr>
<tr>
<td>01/01/1994</td>
<td>$0</td>
<td>16227-0021</td>
<td>Sales which are disqualified as a result of examination of the deed</td>
</tr>
</tbody>
</table>

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: 2015 Aerial Photography 200ft
Historic Tax Card Photo, City of Miami depicting 173 NW 11th Street. The porch has been removed and the property significantly remolded over time.

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

Southern elevation (2015).