

**UNIVERSITY
OF MIAMI**

**OFFICE of CIVIC &
COMMUNITY ENGAGEMENT**



Housing and Historic Preservation in Overtown

Prepared by:

UM Office of Civic and Community Engagement

UM School of Architecture

During the Spring 2015 semester, the University of Miami's (UM) Office of Civic and Community Engagement partnered with the Center for Urban and Community Design (CUCD) and the Masters in Real Estate Development and Urbanism (MRED + U) program in the UM School of Architecture to prepare a comprehensive report, "Housing and Historic Preservation in Overtown." Students consulted with community-based groups and institutional partners to survey potential adaptive reuse strategies for historic buildings in the Overtown section of Miami.

Contact: civicengagement@miami.edu

Housing and Historic Preservation in Overtown

A report on projects conducted during the Spring 2015 semester

University of Miami
Office of Civic and Community Engagement
School of Architecture



Table of Contents

- I. Introduction
- II. Historic Overtown Map – Mapping a Physical History
- III. Surveying the Current Conditions
- IV. Housing Needs Analysis
- V. Block Case Studies
 - Team 1 – Project Name: Calypso
 - Team 2 – Project Name: Overtown Folk Life Village
 - Team 3 – Project Name: St. John Village
- VI. Conclusions
 - Appendix A – Overtown Historic Map
 - Appendix B – Overtown Survey Data
 - Appendix C – Maps
 - Appendix D – Pro Forms

I INTRODUCTION

Overtown is Miami's most important historic neighborhood. It is one of the city's oldest historically black neighborhoods and for decades the center of black commercial and cultural life. Recognized in its heyday as the "Harlem of the South" it welcomed the most prominent black entertainers and thinkers of the 1930s through the 1950s. Yet Overtown's historic fabric has been decimated by nearly half a century of urban renewal planning, highway construction, and finally neglect and disinvestment. While efforts have been made to preserve many of the remaining historic buildings, there are many others that do not have any protection and are in danger of being demolished due to neglect or redevelopment. The threat goes beyond individual buildings however, as the character of the neighborhood is in danger of being overwhelmed by development encroaching from the building boom in downtown Miami.

Efforts to preserve the character of the neighborhood face a fundamental challenge: how to preserve existing structures and uses that meet the needs of long-time neighborhood residents while encouraging development activity that re-invigorates the neighborhood. While historic urban neighborhoods are increasingly being recognized as having cultural value that can translate into economic value, in many cases there remains a gap between a preservation vision and development realities. This report takes on that difficult question by examining ways that historic buildings can be adaptively re-used for purposes that are congruent with the needs of the neighborhood and are financially feasible. The research work and case studies present several typical scenarios for residential and commercial buildings including concepts, drawings and pro-formas, as well as original findings on the current state of Overtown's historic fabric and promising strategies for future preservation efforts.

This report is the result of work conducted in the spring of 2015 by the Office of Civic and Community Engagement and the School of Architecture, representing a cross-disciplinary effort of faculty members, staff and students in historic preservation, real estate development and urbanism, and law.

We consulted with neighborhood stakeholders and community partners at the City of Miami Historic Preservation Office, the Southeast Overtown Park West Community Redevelopment Agency, City Commission District 5, Urban Philanthropies, St. John's Community Development Corporation and the Overtown Children and Youth Coalition. We are grateful for the engagement of all who contributed to this project and sincerely hope this work contributes to the efforts of those working to protect Overtown's past as well as its future.

II HISTORIC OVERTOWN MAP - MAPPING A PHYSICAL HISTORY

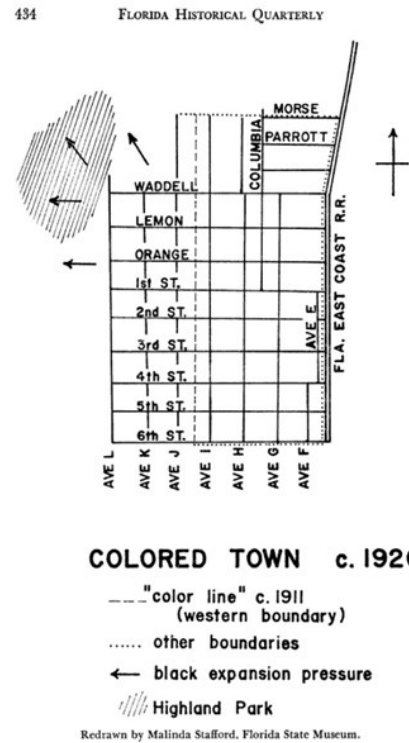
DEFINING THE EDGES

Mapping historic Overtown enables us to specify boundaries for a neighborhood that have been described simply just north of downtown Miami's central business district and "west of the tracks." The desire for this project to draw its major urban features to a specific scale necessitated a more accurate definition of its edges.

Early renditions of the neighborhood formerly known as "Colored Town" depict its southern edge to be NE 5th Street and the eastern edge to be the Florida East Coast (FEC) railroad tracks. There is also an indication of a development pattern that pushed towards the northwest, which was a desirable suburb for Miami businessmen. It was here that Dr. James M. Jackson's founded Miami City Hospital, a historic building that still stands in the heart of the medical district and served as the foundation for today's Jackson Health System. That puts the western edge at about NW 10th Avenue, and the north fork of the Miami River provides a natural boundary to the southwest. Historical texts refer to a northern boundary at NW 20th Street, which is corroborated by the extra wide right-of-way, which to this day has a long stretch of a planted median creating a visual barrier for much of the way. From these descriptions we determined the study area for Historic Overtown to be the nearly one-mile by one-mile area from NW 5th Street to NW 20th Street, and from the FEC tracks to NW 10th Avenue.

RELIABLE SOURCES: INSURANCE MAPS AND AERIAL PHOTOGRAPHY

The map draws on two sources: Sanborn Fire Insurance Maps, which provide the basis for the pre- and post-highway layers, and aerial data from Google Earth which provided the basis for the contemporary layer. Sanborn Maps were originally produced to estimate fire insurance risk in American towns and cities. Maps of any given place would be formatted into an oversized book which would be updated periodically. They included property lines, rights of way, building footprints, and highlighted public buildings and geographical conditions. As such, they are a very useful tool for understanding the historic urban form of a given city at a particular time.



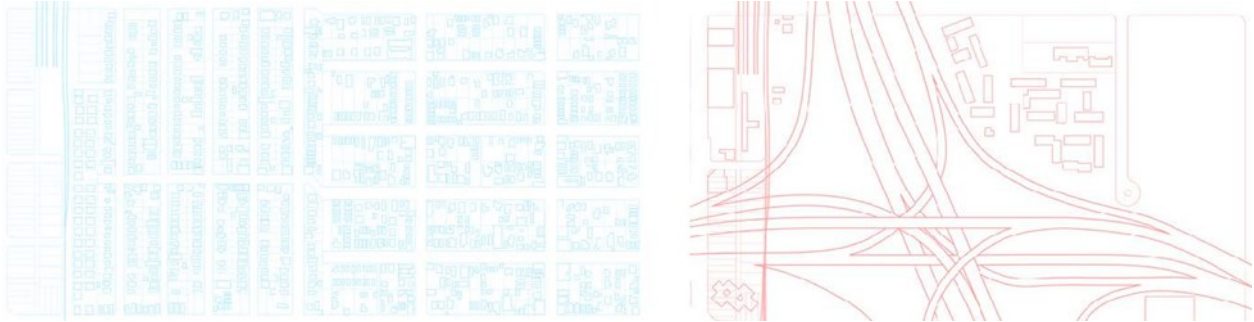
We used the Miami Sanborn Maps of 1936 and 1967. The maps were scanned with care taken to minimize cloudiness or distortion and the images were then used as digital underlays in Autocad and a line drawing was traced over the image. For the contemporary layer digital image files were saved from Google Earth and used as underlays, with careful adjustments made for perspectival distortions. Finally, the layers were stitched together by aligning large known landmarks such as major streets, blocks or geographic conditions such as coasts or waterways.



THE EVOLUTION OF OVERTOWN

When layered together the three maps from the 1930s, 1960s and 2010s show the changes in the physical fabric of Overtown. The earlier map of the 1930s shows a tightly woven fabric of tiny building footprints, with single-family homes on residential streets and blocks. The street and block pattern from the time depicts small blocks, some with alleys, and a street grid that sometimes shifts, likely due to the piecemeal development of neighborhood. In great contrast, the Sanborn map of the 1960s is dominated by the introduction of massive highway overpasses, the intersection of I-95 and 836, through the very center of Overtown. The small blocks had been replaced by much longer blocks in order to accommodate new concrete housing structures, commonly referred to as “concrete monsters,” and the small single-family housing footprints on small individual properties had been replaced by apartment blocks on large conglomerated properties.

The contemporary layer is based on data extracted in 2013. An exact date for the images was not available, but it was assumed that the data was probably a couple of years old, but relatively current. In contrast to the previous 1967 layer one could see the vast expansion of the hospital district, encompassing nearly all of the northwest



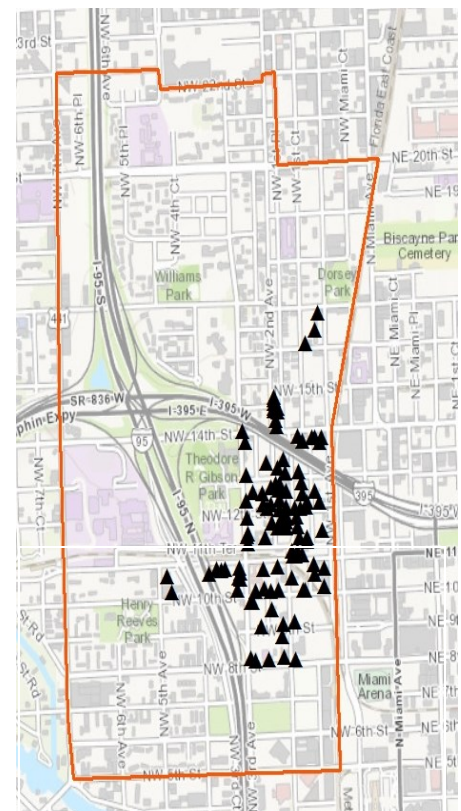
quadrant of Overtown. The aerials also reveal large portions of the neighborhood that had been demolished in the 50 years since the construction of the highway.

Together the different layers of the map show the evolution of the urban structure of the neighborhood. It becomes apparent that the small urban blocks were jarringly stretched into massive blocks that accommodate automobiles travelling at high speeds while entirely disregarding the human, pedestrian scale.

III SURVEYING THE CURRENT CONDITIONS

While the Historical Overtown Map provided a context for the morphology of the neighborhood, a survey of current conditions would lend useful information to developers, policy makers, and stakeholders to make informed decisions about Overtown's future. Historic Preservation departments around the county have been conducting field surveys of historic structures for many years, including the State of Florida which has its own Historic Building Survey Form. The surveys typically collect data on the physical characteristics of a particular structure such as its building footprint, roof type, door/window characteristics, and other building elements.

At the University of Miami School of Architecture (UM SOA), faculty have worked to update that survey form making it more applicable to local concerns and also to adapt it to a digital format to facilitate the tedious process of field work. Jorge Hernandez, Ellen Uguccioni, and Li Yi worked together to create the "Collector App," which can be used via a mobile device and an internet connection. The app has similar data fields to a conventional paper survey, with drop-down selection tools that expedite the survey process. It also has the capability to access the device's camera and add photos to the survey. Once a survey has been completed its data is saved on to the app's ARC GIS



platform with a geo-tagged icon. The data can then be shared via spreadsheets and shapefiles. In order to do a more complete analysis the survey data was joined with parcel data obtained from the Miami- Dade County Property Appraiser's office

In April, students from Professor Hernandez's Intro to Historic Preservation Course used the Collector App to survey the southeast quadrant of Overtown, which has the a concentration of historic sites. Focusing on the blocks that were being used by the Masters in Real Estate Development and Urbanism (MRED+U) students for their development study areas.



A total of 105 buildings on 27 blocks were surveyed, including residential, commercial, cultural and vacant sites. Surveyors noted the architectural style, the condition of the structure, characteristics of the building, distinguishing features, and landscaping. The sites surveyed ranged in year built from 1920 to 2011, with half built between 1950 and 1969 and 40% built before 1949. Nearly all were between 1 and 3 stories, with flat roof and stucco exterior. Most were either residential multi-family or mixed-use with an average of 10 units. There were also a small number of single-family homes, including two shotgun houses. Most of the sites were in habitable condition, though about 10 appeared to be uninhabitable. The predominant architectural style was masonry vernacular, reflecting the significant amount of modest, mid-century structures that were built in the housing boom after WWII. The thin bar buildings with ample operable windows would provide an abundance of natural light and the opportunity for cross ventilation in the tropical climate, and a pattern emerged in the ratio of wall to opening areas that would become characteristic of the district. There were several examples of Art Deco remaining as well. About half the sites had mature trees, which gives many sections of the neighborhood a cool, green feel.

It was quickly apparent that many buildings had been recently demolished. This observation was in part due to the vacant lots that were found where building footprints had been present in the Historic Overtown Map from



2013. One example is the vacant lot on the corner of NE 13th Street and Second Avenue where the New Hope Primitive Baptist Church stood until recently. It appeared that as many as 30% of the buildings identified in the map just 2 years before were no longer there the map just 2 years before were no longer there.

IV Housing Needs Analysis

Overtown has historically been an urban residential neighborhood with small-scale single-family and multi-family buildings and commercial development along the main streets. With the displacement of thousands of families due to the interstate construction of the population has declined significantly since the 1960s. Most of the remaining residents are extremely low-income households, with a median income of about \$13,000 per year. The majority are renters (87%), and most are cost-burdened (56%), meaning they are paying more than 30% of their income in rent.¹ Thus the need for quality, affordable housing has long been a concern for the neighborhood.

Currently Overtown has a number of affordable housing developments subsidized by tax credits and other sources of local, state, and federal funding (called here Assisted Housing), in addition to several public housing developments. Most of the Assisted Housing developments have been built since the 1990's and are in good condition, owned and maintained by for-profit and non-profit developers. However as the table below shows, using data drawn from the UM Office of Civic and Community Engagement's Miami Affordability Project (MAP), the majority of the Assisted (affordable) housing units are affordable for households at 60% of the Area Median Income, whereas most Overtown residents are at 30% of AMI or below.

	Households	Households Share	Assisted Units Available	Assisted Share
Below 30% AMI (~\$15,000)	2,042	56%	163*	9%
Below 50% AMI (~\$25,000)	571	16%	362	19%
Below 60% AMI (~\$30,000)	145	4%	1,328	70%
Below 80% AMI (\$40,000)	256	7%	40	2%
Total Low-income Households	3,014	83%	1,893	100%
Total Households	3,649	100%		

In 2014 the CRA is supporting 6 new housing developments through public private partnerships that will create an additional 1,052 housing units in Overtown, 402 of which will have affordability restrictions at the 60%, 80% , and 120% AMI levels. These developments will increase the neighborhood's population, bringing more economic activity and a more diverse income mix to the neighborhood, but the high cost of development makes it difficult for such developments to serve the lowest income population.

Much of Overtown's low-income population lives in smaller, privately owned "concrete monsters" built in the 1950s and 1960s as post-war housing. There are approximately 130 of these multi-family developments with between 4 and 20 units built between 1950 and 1965, and they represent approximately 1,700 housing units, nearly half of Overtown's almost 4,000 housing units. In addition there are approximately 50 pre-1950 residential buildings, accounting for approximately 500 housing units.

¹ American Community Survey 2013 5-year, based on Census Tracts 31, 34, and 36.01.

Although a few of these buildings have recently been renovated, in some cases with funding assistance from the Community Redevelopment Area that comes with 5-7 year affordability restrictions, many of these buildings are still in extremely dilapidated condition and owned by absentee landlords. Residents in this housing stock are most vulnerable to displacement as land values rise and properties are sold for redevelopment. Given the high cost of new construction, rehabilitation of this housing stock presents perhaps the best opportunity for preserving housing for Overtown residents as well as preserving the historic character of the neighborhood.

V BLOCK CASE STUDIES

Adaptive reuse is a strategy for preserving historic buildings through rehabilitation and conversion to new uses that meet the current needs of the community and are financially viable. For a single building, the cost of rehabilitating a historic structure can be prohibitive, making preservation a challenge. Combining an adaptive reuse project with other development opportunities, however, provides more options for creating a viable financial structure for the project. This section of the report focuses on three blocks in the Overtown neighborhood that were the focus of work by students in the MRED+U Program, an interdisciplinary one-year graduate program that combines the fundamentals of real estate development with livable community planning and design. Students in Professor Chuck Bohl's "Urban Infill, Preservation and Redevelopment" course explored development options for these blocks, including barriers and solutions for urban infill, urban site analysis, mixed-use developments, repositioning of urban land, underutilized properties, long-term land leases, tax incentives, historic preservation, public-private partnerships, urban parking strategies and urban housing types.

The blocks for study were selected through consulting with community stakeholders about current development plans at a meeting held at the South East Overtown Park West Community Redevelopment Agency (SEOPWCRA) in January 2015. Blocks were chosen where there was an active redevelopment interest so that the results of the project would have real-world applicability. The student groups began by performing market and zoning analyses to begin to identify potential adaptive re-uses for the historic sites, then proceeded to write a development program, develop a design to meet the program, and produce a financial feasibility study.

The student groups reached out to the community partners who had an interest in the properties in order to understand local attitudes towards future developments as well as past projects. They learned about Overtown's history, culture, and current needs in order to shape their development programs around opportunities to renew the historic buildings with new programs and provide for the current needs of the community. As the development teams began to quantify their development programs and apply them to financial models, they worked with an assumption of partnership between public and private entities that would lead to the private sector paying for the preservation of historic buildings. In some cases found that Transfer Development Rights (TDR's), the City of Miami's program to transfer development rights from one property to another, would be a useful financial tool to make their numbers work towards a profit. The results of each case study are detailed below.

TEAM 1

Rebecca Borbe

Tim Libertini

Lily Kasapi

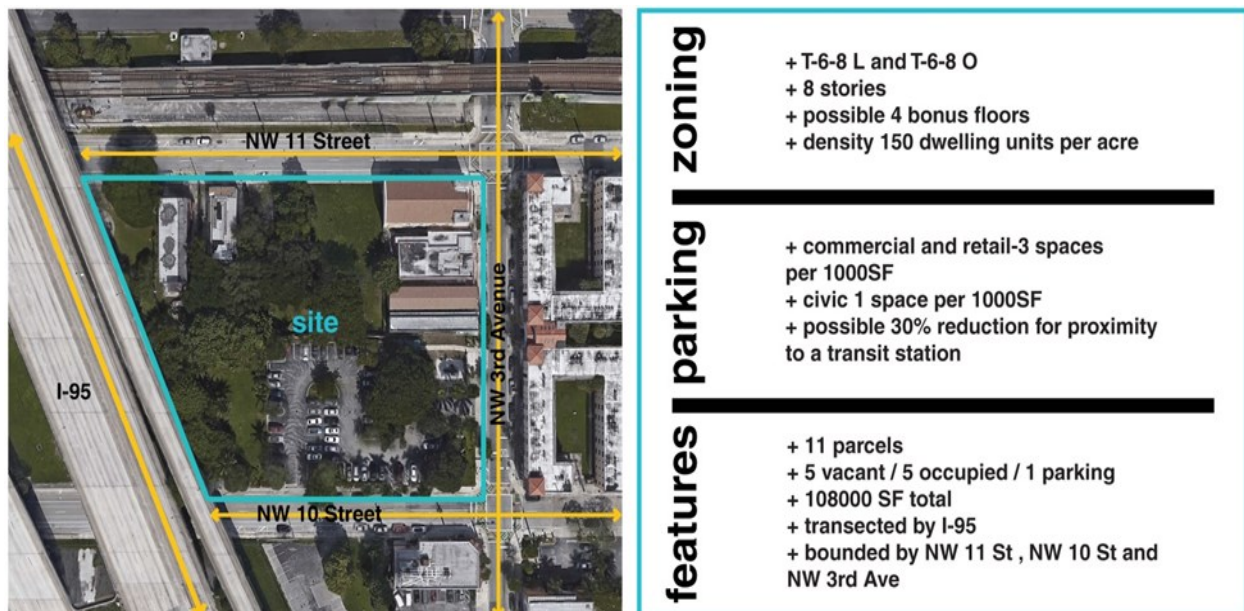
Onome Uwhubetine

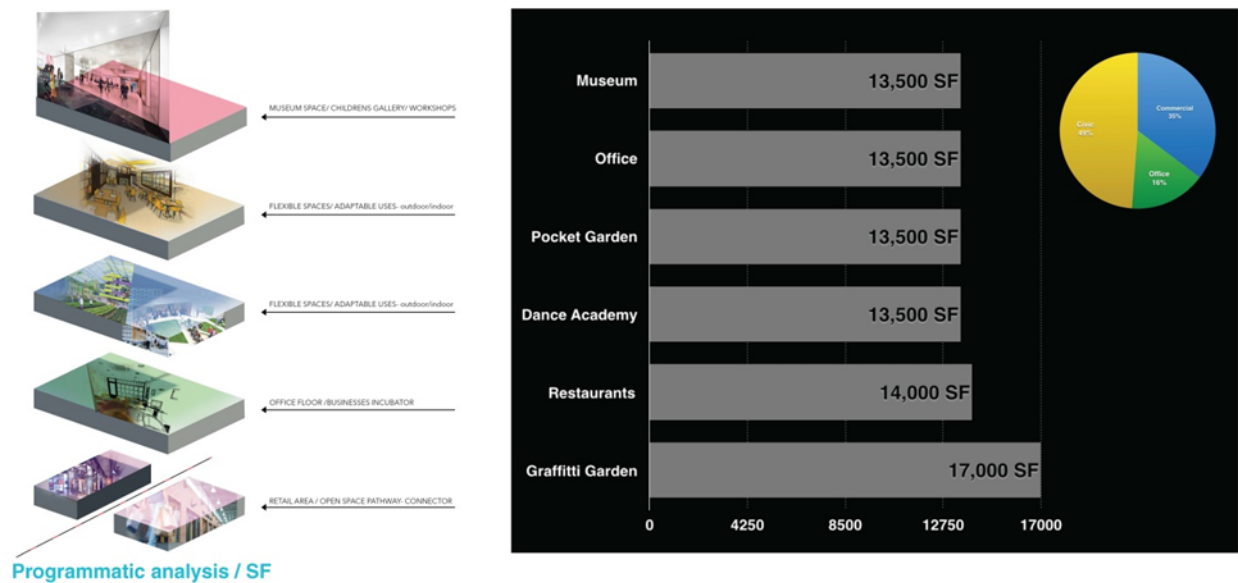
PROJECT NAME: CALYPSO

Team 1 studied the development potential of the block between NW 10th and 11th Streets, between NW 3rd Avenue and the I-95 expressway, referred to in the project as “Block 1.” This block consists of 11 total parcels on 108,000 square feet: 5 of them have existing buildings, 5 are vacant lots, and one has a surface parking lot.

This block is located in the southeast quadrant of Overtown where there is the greatest concentration of historical assets. Existing buildings on this block include the Ebenezer Methodist Church, which was recently repurposed as the Overtown Community Center and is soon to house a culinary training program and other related community uses. There are also three low-density multi-family residential buildings, one of which is currently being converted into a bed and breakfast, and one that was recently acquired by Urban Philanthropies and will be rehabilitated for a use as yet to be determined.

According to the City of Miami Zoning Code, also known as Miami 21, the lots on Block 1 are allowed to have up to 8 stories. Under the T-6-8 L and T-6-8 O categories, the lots may qualify for up to 4 “bonus” floors and they can have a density of up to 150 dwelling units per acre. Parking requirements include 3 spaces per 1,000sf of commercial/retail area, 1 parking space per 1,000sf of civic area, and there exists the possibility of a 30% parking requirement reduction for proximity to a transit station.





Because of its proximity to public transportation, Block 1 has a Transit Score of 98 making it a “rider's paradise.” It also has a Walk Score of 81 thanks to the goods and services available within a pedestrian shed of a ¼ mile, considered “very walkable” as most errands can be accomplished on foot.

Team 1's target market focused on both the immediate neighborhood and the surrounding Downtown Miami submarket including: older retired adults, young emerging professionals, and single parents with young children. They found that each of these would benefit from compact, urban living, with public transportation access.

Given the fact that Block 1 has several vacant lots with the existing buildings concentrated on the north side of the block, the team decided early on that they would work around the existing buildings and that they would preserve some open space for public use. Part of their assumptions were that the existing buildings would contribute the local character of the neighborhood while also preserving the historic scale of the urban fabric. These early decisions would contribute to building a “sense of place” while their new development project would provide space for a new, complementary program.

Recognizing the project was being proposed at a time of great interest in but also threat to Overtown's unique heritage in the face of growing development pressure, the team wanted to provide civic uses in the building. Once known as “Little Broadway” and the “Harlem of the South” they believed that the neighborhood retained the potential to once again make those claims. And to support that possibility they decided to aim for 50% of the new building's program be devoted to civic and/or cultural use.

Based on their target markets Team 1 began to research and develop a diverse program for Block 1 including: restaurant space, flex office space, gallery space, a cultural academy and a garden in the remaining open space.

They aimed to find suitable models for commercial spaces that they believed would serve their target market while complementing the existing character of their block in Overtown. Their research lead them to Yoshi's Jazz Club and Japanese Restaurant in Oakland, California. A place like Yoshi's would fulfill the interest in providing a



Aerial view showing the graffiti garden



restaurant and entertainment venue under one roof. They were interested in the dual-business nature of the place because there is a calendar of events for the performances and there are patrons who go regularly for the food and beverage service. The two businesses complement each other, as patrons of the Jazz club are very likely to eat at the restaurant.

While the restaurant space with an incorporated music venue could provide a dinner option, the team decided to also incorporate food options for breakfast and for lunch. They modeled their small restaurant spaces on locations like Coral Bagels and Hungry Bear Sub Shop. Each requires only 2,000sf, making it feasible for local business ownership, which would be desirable for the local character of the development project. In turn, these food establishments could offer a more affordable option to match the needs of their stated target market.

The team took into consideration the fact that Miami has a growing tech market and there are more and more startups and business incubators nearby. Wynwood, a neighborhood just north of Overtown, has been providing affordable and flexible office space for coding and has even developed a culture of young business entrepreneurs immersed in art and coding, even developing a bootcamp academy called Wyncode: the art of coding. In the nearby central business district another thriving startup, Venture Hive, helps young tech-related businesses accelerate their growth. The team saw these nearby developments as an opportunity to provide the market with flexible and more affordable office space.

The proximity to Wynwood also played a hand in the team considering a public graffiti garden for part of their cultural program. The colorful murals there have helped create an identity for that neighborhood and has quickly generated a lot of attention locally and abroad, resulting in growing property values and a strengthening in local interest in making art. They also looked at Youth Park in Pulau Pinang, Malaysia, to inspire the character of an similar public amenity in Overtown.

As an area with a rich heritage centered on music and entertainment, the team wanted to provide a cultural institution that would celebrate music and dance. They incorporated a dance academy into the program that would do just that. Anticipating substantial interest in the authenticity that a dance academy located in Overtown could provide, they estimated that they could ask the same rental amounts for the space as in other central Miami submarkets.

TEAM 2

Tyler Mortimer

Dustin Jackson

Nick Dusseau

Victor Kroh

PROJECT NAME: OVERTOWN FOLK LIFE VILLAGE

Team 2 studied the development potential of the two small blocks between NW 9th and 10th Streets, between NW 2nd Avenue and NW 3rd Avenue, divided by NW 2nd Court, referred to in the project as “Block 2.” This block consists of 26 total parcels on 3.02 acres of land, most of which is vacant with the exception of 4 existing buildings.

This block is located in the southeast quadrant of Overtown where there is the greatest concentration of historical assets. Historic buildings on this block include The Providence Lodge and The Ward Rooming House. Built in 1954, the Providence Lodge is the second oldest masonic temple in Miami-Dade County and is currently being used as a community center. The Ward Rooming House, built in 1925, provided lodging for African-Americans and Native Americans staying in Miami during the days of segregation, and today is a gallery and historical exhibition space that hosts arts and cultural events in Overtown.

According to the Miami 21 zoning code, the lots on Block 2 are allowed to have up to 8 stories. Under the T-6-8 L and T-6-8 O categories, the lots can have a density of up to 150 dwelling units per acre. Because of its close proximity to public transportation, Block 2 has a Transit Score of 100 making it a “rider's paradise.” It also has a Walk



Score of 87 thanks to the goods and services available within a pedestrian shed of a ¼ mile, considered “very walkable” as most errands can be accomplished on foot.

Team 2's market analysis revealed the development potential of the neighborhood while recognizing some challenges. Southeast Overtown is one of the underdeveloped areas near Downtown Miami's Central Business District (CBD). There are plans for a major development north of the CBD, the Miami World Center, which is adjacent to this quadrant of Overtown, and there is development pressure pushing west from Biscayne Boulevard. Primarily a rental market (over 80%), Overtown is seeing rent increases and population increases over the last several years. While these indicators favor development in the area, challenges include overcoming Overtown's reputation as a blighted area, deeply rooted local concerns about gentrification due to increasing property values, and the potential for displacement of residents. Affordable housing was both a key financial strategy and a way of addressing neighborhood concerns about development. The project includes 212 units of affordable housing at an average rent of \$550 per month.

Team 2 worked with the idea that for development in Overtown to be successful it would have to celebrate the history and culture of the place, embrace the existing community residents, and welcome new residents and visitors by enhancing the sense of place. With overlapping strategies, the CRA would contribute their land, more than 50% of the block, contingent on their approval of the development. The team saw an opportunity to create a successful "place" by combining new mixed-income residential units with culturally influenced retail, commercial, and entertainment establishments, and revitalizing the historic buildings that remain on the block.



NW 10th Street



Their design approach was inventive, yet sensitive to the existing conditions in several ways. It was clear from the start that preserving historic buildings would demonstrate a commitment to the neighborhood's history and culture. They also recognized that the scale of the historic buildings reflect the original fabric and smaller lot sizes of the neighborhood. By combining the character of that more tightly woven fabric with different building types like row houses and larger mixed use apartment blocks, they could stitch together a volumetrically dynamic block with a 4-story height that would maintain the scale of the neighborhood while providing for approximately 200,000sf of housing and nearly 90,000sf of retail space.

They also responded to streets in a variety of ways. NW 9th and 10th Streets would offer a mix of retail and housing options centered around the existing historic buildings there like the Ward Rooming House. NW 2nd Avenue is zoned to allow business to stay open later into the night so they concentrated bars and restaurants there, flanking the renovated Clyde Killen pool hall. The large apartment block they located on NW 3rd Avenue was designed with a tall colonnade which would provide shade to the western and more quiet side of the block with small retail spaces to serve the needs of the residents.

NW 3rd Ave



NW 9th Street



NW 2nd Ave



And they opted to turn NW 2nd Court into a pedestrian street, like a linear plaza running through the center of the block. This new public space would serve as a "town center," the cornerstone of this new entertainment district with space for outdoor performances, lined with cafes, retailers and market rate housing above.

Team 2 presented this development as a public-private partnership that would benefit investors with favorable returns (a leveraged rate of return of 21.29%) while benefiting the community in multiple ways. They anticipate that the product will create a viable entertainment destination in Overtown resulting in increased business opportunities and a rejuvenation of the historic neighborhood. However they point out that the critical component in making all of this work is the affordable housing component, which will bring tax credits and tax exempt bonds, absolutely essential to the financing strategy. And while they account for discounted market rate housing in their plan, the local community would be best served by new affordable housing. They anticipate that this product will assuage the local communities concerns about new developments in the neighborhood, and it would satisfy the CRA which would be a critical partner in the deal both for the developer and the community.

Existing Buildings	SF
Providence Lodge	6,300
Ward Rooming House	3,600
Historic Multifamily	6,600
Killens' Pool Hall	9,400
Total	25,900

Product Type	Construction	Rentable SF
Retail	75,625	87,225
Apartments	180,575	184,975
Townhouses	16,110	16,110
Non-Income Producing		9,900
Completed Buildings	25,900	
Total	272,310	298,210

Housing Mix	SF
Townhouses	16,110
Market Rate Apartments	57,925
Affordable Housing	127,050
Total	201,085

Type	SF	Av. Size	Units	Av. Rent	Rent PSF	Monthly Total	Annual Total
Market Rate Apartments	74,035	700	106	750	\$1.07	\$79,323	\$951,879
Affordable Housing	127,050	600	212	550	\$0.92	\$116,463	\$1,397,550
Total						\$195,786	\$2,349,429

TEAM 3

Nicole Ferrarini

Webber Huang

Matilde Beraja

Marianne Canero

PROJECT NAME: ST. JOHN VILLAGE

Team 3 proposed a development project for the block located between NW 16th and 17th Streets, between NW 1st Avenue and NW 1st Court, referred to in the project as “Block 3.” The project includes the renovation of an existing townhouse complex, the construction of new townhouses, and the rehabilitation of the historic Dorsey Memorial Library, named after one of Miami’s most prominent black businessmen and philanthropists and who donated the land for the library. It emphasizes the value of family-oriented developments to the long-term enhancement of the neighborhood.

Block 3 is located in the northeast quadrant of Overtown where there is the greatest concentration of schools, churches, and residences, making it the most populated part of the community. It is just west of the eastern boundary of Overtown, just over the tracks from the up-and-coming Biscayne Boulevard community referred to locally as the Upper East Side. There are seven vacant parcels on the north west side of the block and one parcel with the 2-story townhouse complex. The Dorsey Library is an excellent historical asset which the City of Miami owns, which unfortunately has had recent damage to the roof. It does, however, have a strong architectural character of which little is left in the neighborhood.

The properties on Block 3 are listed in Miami 21 as T-3-O, a designation intended to generate low-density projects including single family and two family residential units. Each unit must be provided with two parking spaces and

ZONING

Size: 1.03 Acres/45,000 sq. ft
Zoning: T3 - O (Open)

- Single-family and two family residential units
- Max Floors: 2
- Total Units: 17
 - Parking: 2 per units by right

2014 Aerial Photography

4

can be a maximum of two stories. The maximum density will allow up to 17 new units on the vacant land. While it has a Walk Score of 79, the team observed a deficiency of goods and services near the site. A Transit Score of 84 is well justified thanks to the proximity to the Omni Metro Mover Station, which links to the Metrorail station at Government Center in Downtown, with access to job centers in Dadeland, Coral Gables, the Civic Center Medical Campus, and Miami International Airport.

The target markets for this development project focused on families that already live in Overtown and others that might be looking near Overtown. Team 3 observed that many of the families in the neighborhood tended to grow inside the same home resulting in a children, parents, and grandparents living under one roof. Of those multi-generational households, Team 3 targeted those with a household income of \$25,000-\$35,000, and the 1% with \$35,000-\$50,000. Another observation in their market analysis was that the median household income immediately around Block 3 is \$12,000 less than those just two blocks east, and the difference in per capita income is almost \$10,000. As a result they expanded their target market to include those who may be looking for housing nearby and may be swayed to consider living in new market rate housing for a bargain.

Because of their long-term vision for a beautified and improved neighborhood, the team presented St. John Village as a "first" project which would improve the context for subsequent projects. Part of their vision is to create and nurture relationships with stakeholders like the St. John Community Development Corporation and with the residents. One way in which they would do so is with the adaptive re-use of the Dorsey Library as a child day care center.



The architectural presence of a civic building repurposed as a safe place to care for the community's children could have profound effects on the neighborhood's perception of new development in the neighborhood. While structural repairs are



necessary, the interior layout could lend itself to such a use with minor reconfiguration of space. And the surrounding space could be adapted for outdoor play areas by way of garden walls, fences, gates, landscape, etc., and the team has suggested the open space on the corner could be left open to the public as a small neighborhood park.

Another way Team 3 aims to nurture a relationship with the community is by providing housing that is specifically suited to the needs of the community, including both rental and owner opportunities. The existing development on the block would be renovated into a 20 unit apartment building with rents at \$600 per month. In addition a new townhome development is proposed with 17 3-bedroom 2-bath units a sale price of \$265,000. There is an inherent affordability in townhouses because they provide fee simple properties efficiently due to the shared party walls. Instead of free standing single family homes that have yard space all around, townhouses are an urban typology that yields a front yard and a back yard on a compact footprint. Furthermore, by setting them back from the street and providing a front porch on those front yards/gardens, the design creates a "defensible space" to help combat the perception, and unfortunate reality, of crime in Overtown.

The floor plans of those townhouse units reveal a sensitivity to the multi-generational household. The units each have an internal stair dividing the unit into a private floor upstairs and a public floor downstairs. However, at the back of the first floor is a flex-space which could be used as a third bedroom for an older resident, and rather than a downstairs powder room, they have provided a full bathroom with adequate space for handicap accessibility. Upstairs each of the bedrooms has an in-suite bathroom, essentially making them most flexible for a family's changing needs.

For-Sale Residential - Townhomes	
Number of 3bed/2bath Townhome Units	17
Average Size (SF)	1,490
Total Townhomes SF	25,330
Sale Price	\$265,000
Sale Price (SF)	\$177.85
Gross Sell-out	\$4,505,000

Apartment Building - Rent Assumptions				
Type	# Units	SF	Mkt Rent/Mo.	Rent per SF
Total	20	8,200	\$12,000	\$1.46
Average		410	\$600	\$1.46

VI CONCLUSIONS

Each of the three case studies presented a multi-faceted development proposal that succeeded in various ways. Historic assets were preserved and adapted to new uses. A variety of housing types were offered to meet the mix of needs. New opportunities for businesses were introduced as central to the developments' character, making them essential to the broader goal of place-making. In short, each of the three satisfied two major goals: sensitivity to the needs of a challenged community, and using the right combination of financial tools to make development feasible.

The case studies showed that meeting these goals is possible; however given the high cost of development in the area, in each case the financial model relied on some major contribution by a third party – a donation of land by an invested entity – without which it would be impossible to keep the developments out of the red. These public/private partnership leveraged the private financing for the preservation of the historic structures. Some teams saw the project as the first in a string of investments into Overtown that would – over time – improve economic conditions, making it more feasible for developments in the future. Projects aimed to tap into as many subsidies as possible, given the little room for profit. Historic designation status provided tax benefits for the renovation of historic structures, including Transfer of Development Rights (TDR)¹ which are available from the City of Miami, and the ad-valorem tax exemption available from Miami-Dade County.² Federal historic preservation tax credits were not used but could be an additional strategy for buildings that are eligible for federal designation.³

The case studies also show that new development can serve to protect and preserve historic structures while meeting the current needs of the community. However, without formal historic designation these structures are still in danger of being lost to deterioration or redevelopment. A formal designation would prevent the demolition and limit alterations to preserve the original building while providing for some modernization/improvements. But in addition to formal designation, incentives that encourage preservation and the adaptive reuse of historic buildings are also critical. Local policies can support a commitment to preservation by offering tax incentives and enacting provisions to protect historic assets. Neighborhood Conservation Districts, used in the City of Miami's zoning code Miami 21 and already in use in several other Miami neighborhoods, protect the remaining historic fabric of a neighborhood without stifling potential new development.

In one sense, the fact that so much of Overtown's historic fabric has been lost is a cautionary tale of what can happen without protections in place to preserve historic sites. However, growing recognition of the value of preserving community history within the built environment is leading to the development of new methods for telling the stories of diverse communities in ways that go beyond individual buildings. Overtown's legacy as a major site of African American and Caribbean history in Miami, and its place in urban planning history as a prime example of the impact of segregation and urban renewal policies, have on-going significance that are worthy of preservation.

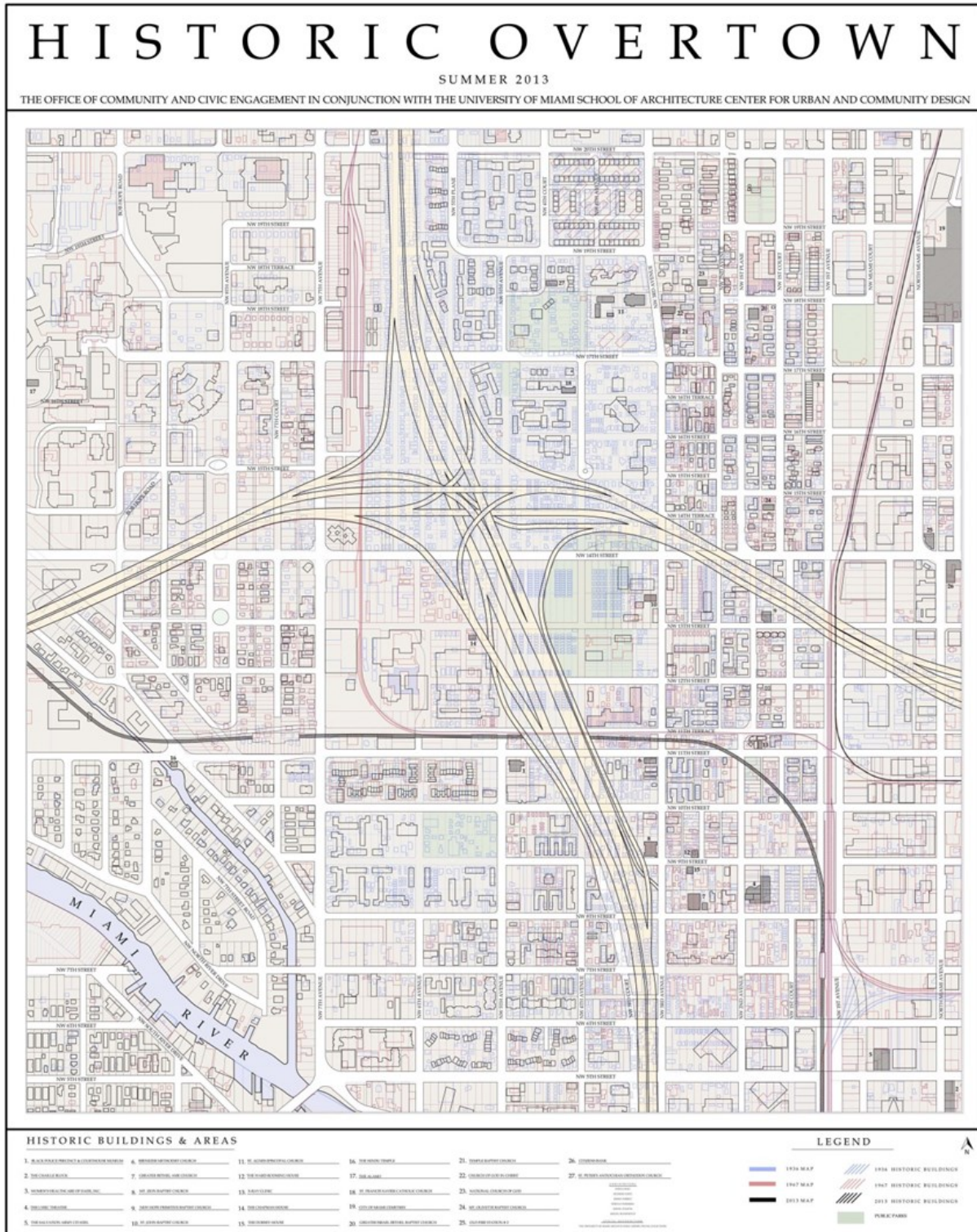
¹ See Miami21.org Historic Preservation FAQ's, available at: http://www.miami21.org/pdfs/Miami21_FAQ_HistoricPreservation_080820.pdf

² See Miami-Dade County Ad-Valorem Tax Exemption, available at: <http://www.miamidade.gov/planning/tax-exemption-ad-valorem.asp>

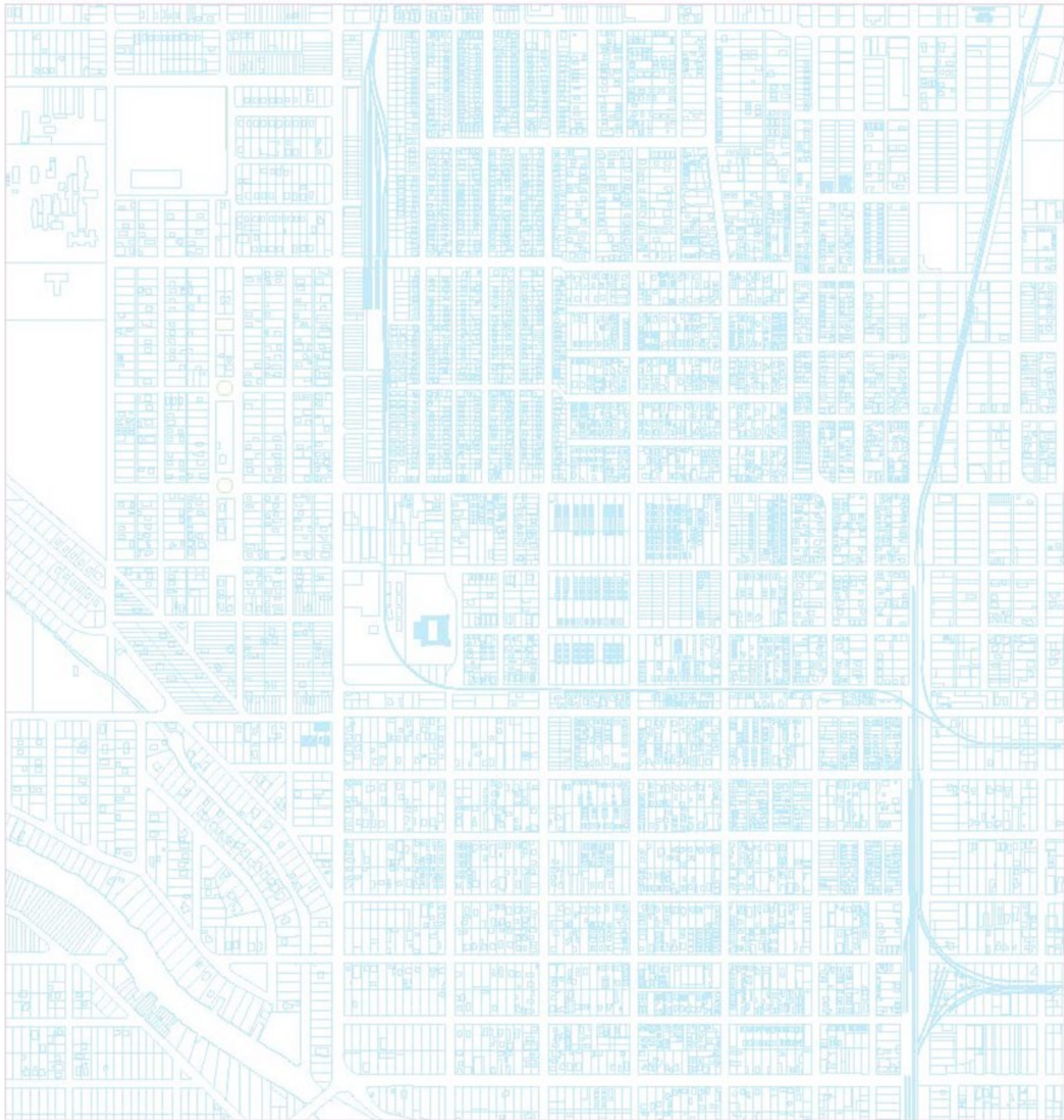
³ See National Park Service, Tax Incentives for Preserving Historic Properties, available at: <http://www.nps.gov/tips/tax-incentives.htm>

Appendix A

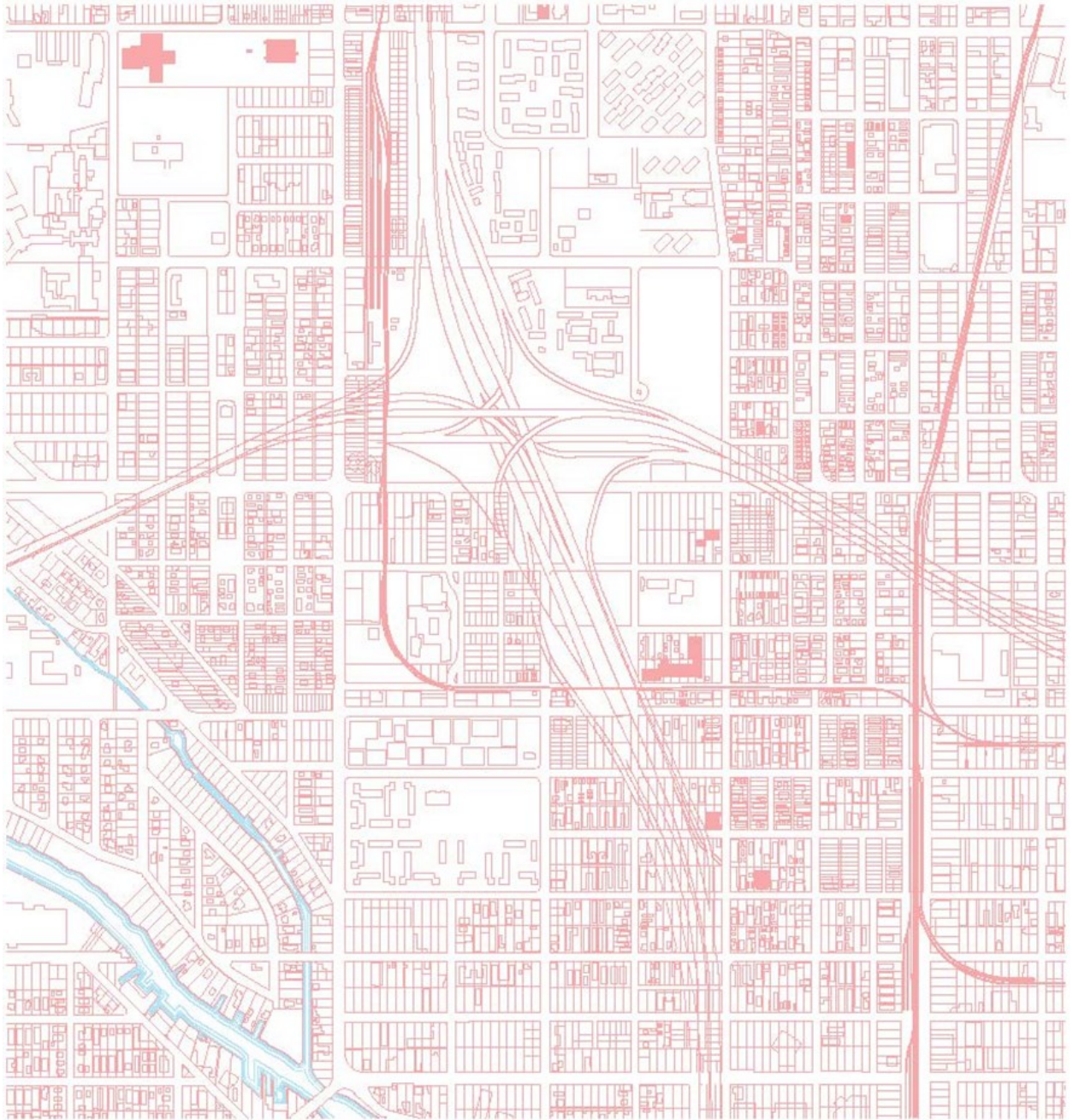
Overtown Historic Map



1936



1967



2013



Appendix B
Overtown Survey Data

Current use	Frequency	Percent
Missing	12	14.6
Commercial	5	6.1
Industrial	2	2.4
Mixed-use	13	15.9
Residential	3	3.7
RD	1	1.2
Residential: Multi-family	38	46.3
Residential: Single-family	8	9.8
Total	82	100

Number of stories	Frequency	Percent
1	22	26.8
2	42	51.2
3	15	18.3
5	1	1.2
12	1	1.2
27	1	1.2
Total	82	100

Architectural style	Frequency	Percent
Missing	15	18.3
Art Deco	4	4.9
Bungalow	1	1.2
I don't know	5	6.1
Masonry Vernacular	19	23.2
Mediterranean Revival	1	1.2
Mission	2	2.4
Other	33	40.2
Shotgun	2	2.4
Total	82	100

External material	Frequency	Percent
I Shape	4	15.9
L Shape	3	7.3
Rectangle	50	2.4
Square	5	62.2
U Shape	9	1.2
Other	3	9.8
Total	82	100

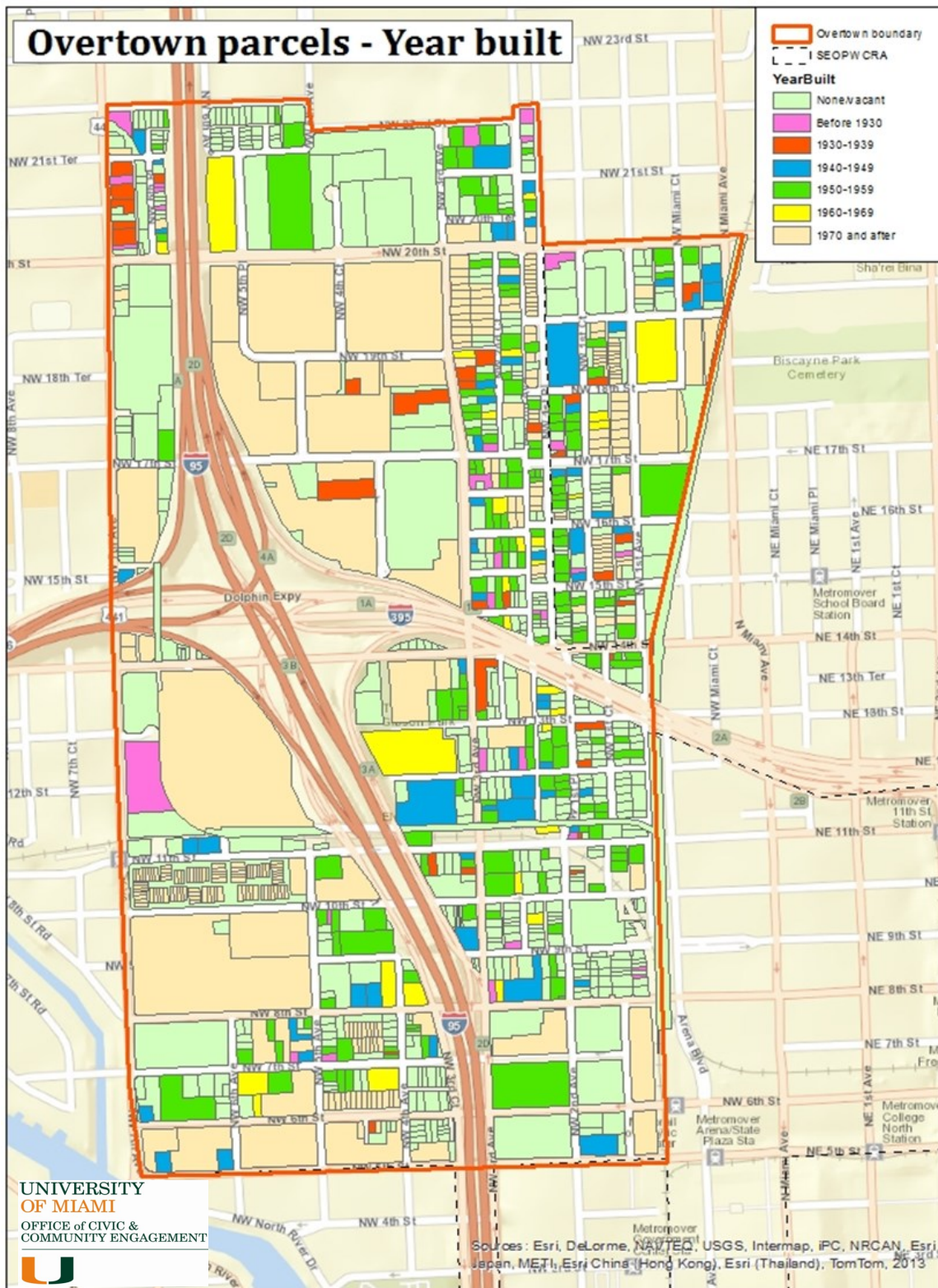
External material	Frequency	Percent
Missing	13	15.9
Concrete	6	7.3
Other	2	2.4
Smooth Stucco	51	62.2
Stone	1	1.2
Textured Stucco	8	9.8
Wood	1	1.2
Total	82	100

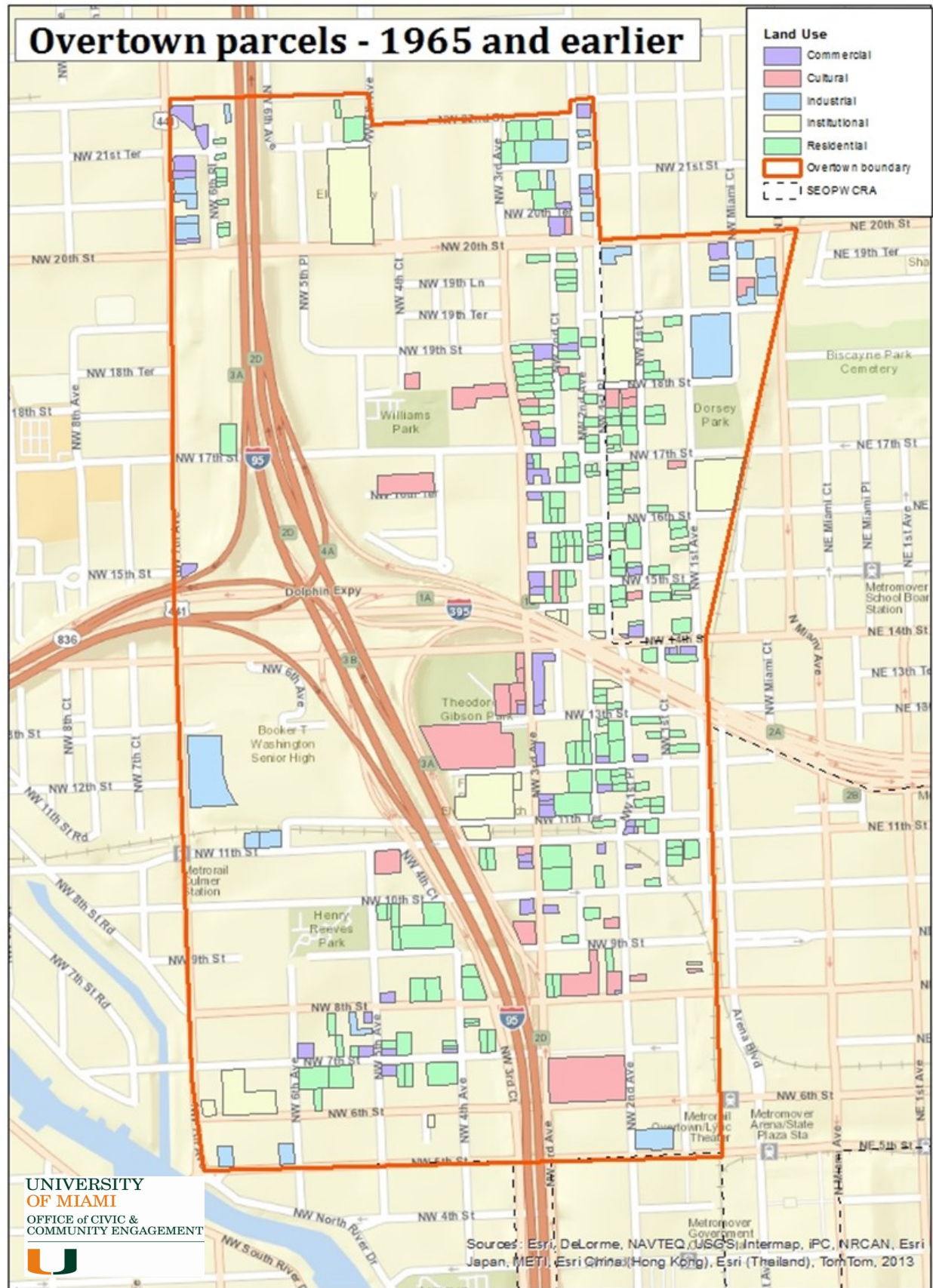
Overall Condition	Frequency	Percent
Missing	15	18.3
Habitable	57	69.5
Uninhabitable	10	12.2
Total	82	100

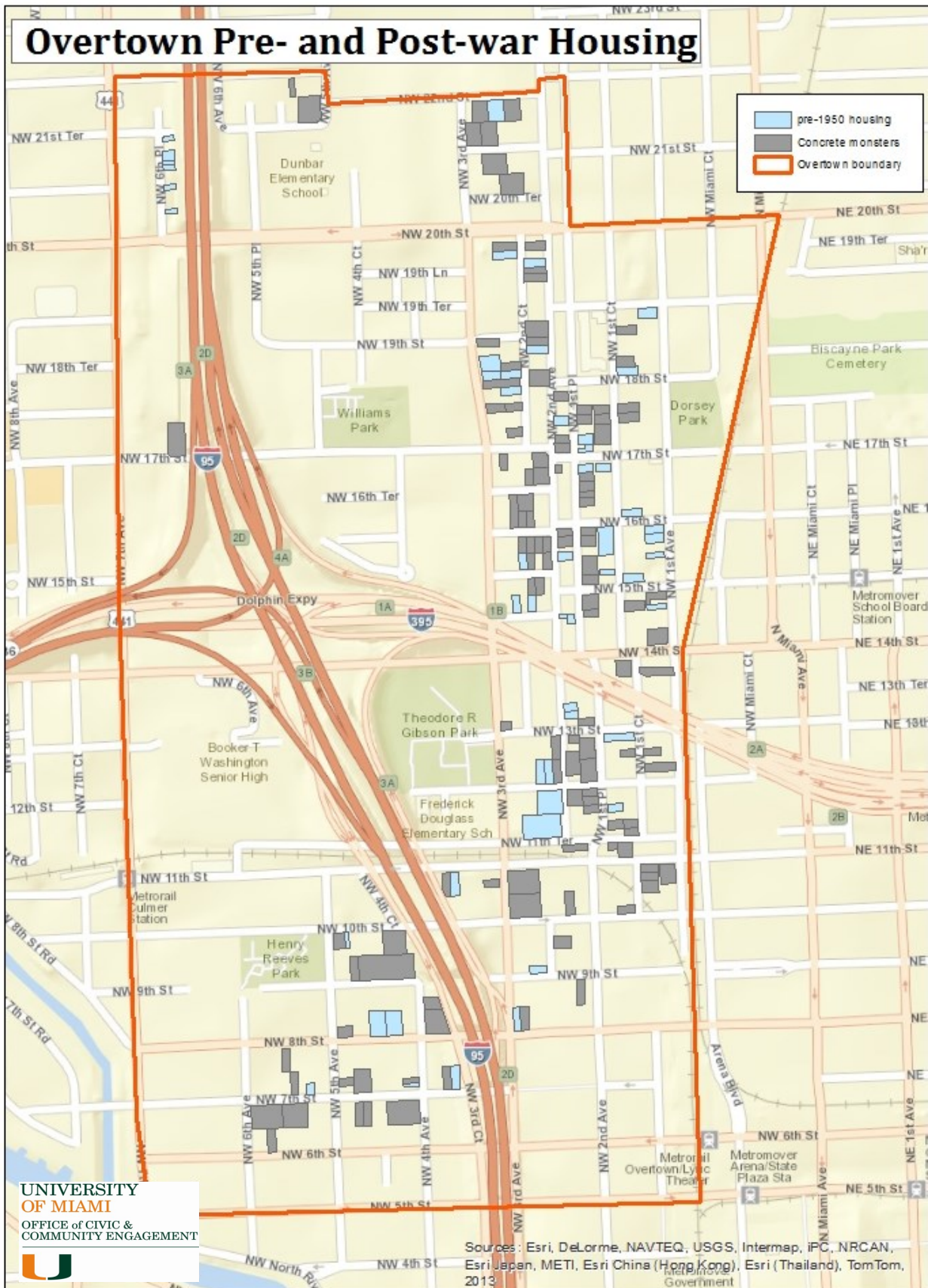
Landscaping	Frequency	Percent
Missing	35	42.7
Ground Cover Only	21	25.6
Mature Canopy Only	5	6.1
Mature Canopy with Ground Cover	21	25.6
Total	82	100

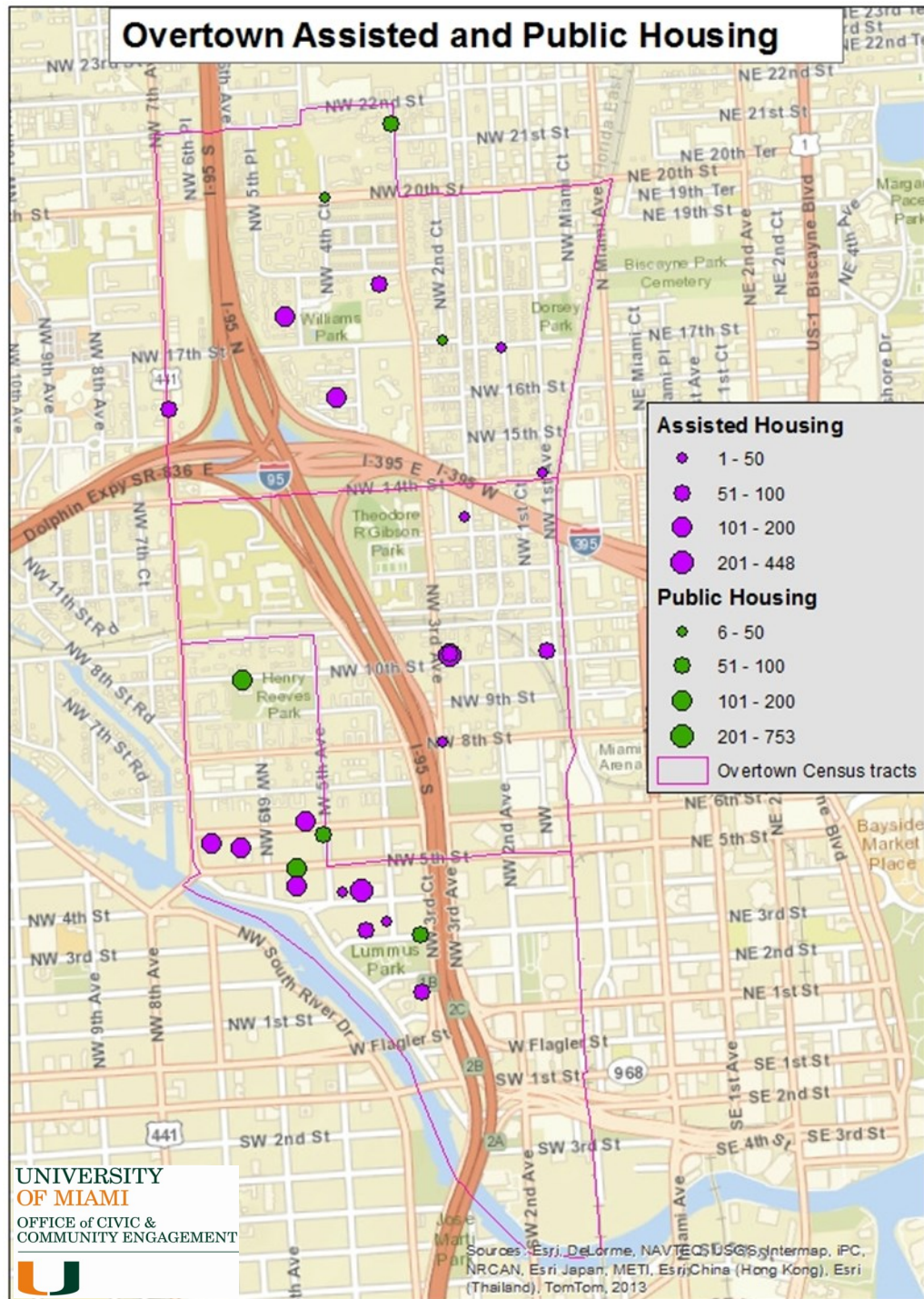
Appendix C

Maps









Appendix D

Pro Formas

Team 1 Calypso

Construction Loan, Construction/Hard Costs, Permanent Loan

Construction Loan	
Construction/Land Acquisition Costs	\$15,208,642
Max LTC	65%
Max Loan Amount	\$9,885,617
Equity Investments	\$5,323,025
Current 90 Day LIBOR Rate	0.27%
Risk Premium (+500 bps)	5.00%
Term (Months)	24
Rate	5.27%
Year 1-2 Interest Only Payment	\$520,972
Monthly interest Only Payments	\$43,414

Permanent Loan	
Term (Years)	30
Term (Months)	360
Current Yield on 10 Year Note	1.88%
Risk Premium (+500 bps)	5.00%
Rate	6.88%
Monthly Rate	0.57%
Loan Amount	\$9,885,617
Monthly Loan Payment	\$65,004
Yearly Loan Payment	\$780,051
10 th Year Balloon Payment	\$8,828,163

Construction/Hard Costs	
Restaurant Component	\$1,250,000
Retail Component	\$1,752,500
Parking Component	\$3,868,200
Office Component	\$1,350,000
Pocket Garden	\$750,000
Entry and Signage	\$1,279,300
Public Green Space	\$1,208,220
Contingency (7.5% of Hard Costs)	\$860,866.50
Soft Costs (20% of Hard Costs)	\$2,295,644.00
Developer Fee (5% of Hard Costs)	\$573,911.00
Loan Origination Fee (1% of Loan Amt)	\$98,856
Interest Reserve	\$520,972
Land Acquisition	\$0

Returns, Exit Strategy

	5 Year	10 Year
EGI	\$1,990,512.75	\$2,141,556.62
NOI	\$1,762,385.79	\$1,812,564.32
Cash Flows	\$951,017.70	\$996,208.18
DSCR	2.22	2.28
ROE	17.87%	18.72%

Exit Strategy	
Sale Price	\$20,721,347
Sales Expense	\$621,640
Net Sales Proceeds	\$11,271,543
IRR	22.46%
NPV	\$4,821,960
10 year hold	

Team 2 Overtown Folk Village

Pro Forma			
Years	1	2	3
	2015	2016	2017
Total Potential Retail Income			\$1,308,375
Affordable Housing Apartments			\$1,397,550
Market Rate Apartments			\$951,879
Total Potential Residential Revenue			\$2,349,429
Total Development Potential Income			\$3,657,804
Vacancy and Turnover Allowance			
Retail Vacancy and Absorption			\$1,308,375
Residential Vacancy and Turnover			\$733,385
Total Vacancy and Absorption Allowance			\$2,041,760
Total Effective Gross Income			\$1,616,044
Operating Expenses			
Retail Operating Expenses			\$43,613
Residential Operating Expenses			\$646,417
Total Retail & Residential Operating Expenses			\$690,030
Net Operating Income (NOI)			\$926,014
Leasing and Capital Costs			
Retail Leasing Commissions, TI and Capital Reserves			\$1,351,988
Residential Capital Reserves			\$50,271
Total Leasing and Capital Costs			\$1,402,259
Property CFs Before Debt Service			\$476,245
Debt Service		Construction Loan	
Total Debt Service		\$447,355	\$447,355
CF After Debt Service		(\$447,355)	(\$923,600)
Debt Service Ratio on NOI		0.00	-2.07
Debt Service Ratio on CF Before Debt Service		0.00	-1.06
Equity Investment	\$6,812,136		
LIHTC Limited Partner Equity	\$5,054,049		
Loan Amount	\$22,037,201		
Mortgage Constant	6.12%		
Terminal Cap Rate	6.50%		
Property Sale			
Sale Transaction Costs	3%		
Outstanding Loan Balance			
Net Sale Proceeds			
Cash Flow	-\$6,812,136	(\$447,355)	(\$923,600)
Discount Rate	10%		
IRR	21.29%		
PV	\$16,818,179		
Equity NPV	\$10,006,043		
Development NPV	(\$19,721,785)		
ROE		-3.77%	-7.78%
Avg Cash on Cash Return	8.16%		
ROA		0.00%	-1.33%
Avg ROA	5.96%		
Breakeven Occupancy for Retail			75.05%
Average Breakeven Occupancy for Retail	94.33%		
Breakeven Occupancy for Residential			67.74%
Average Breakeven Occupancy for Residential	86.89%		

Team 3: St. John Village

Pro Forma			
Years	1	2	3
	2015	2016	2017
St. John Village Townhomes			
Sales Revenue		\$1,351,500	\$3,153,500
Developer Fee		\$ -	\$144,250
Commissions		\$67,575	\$67,575
Townhome Sales Income		\$1,283,925	\$2,941,675
St. John Village Apartments			
Potential Gross Income		\$148,320	\$152,770
Total Absorption, Turnover and Vacancy Allowance		\$79,416	\$12,088
Effective Gross Apartment Income (EGI)		\$68,904	\$140,682
Operating Expenses		\$27,562	\$56,273
Apartment Net Operating Income		\$41,342	\$84,409
Renovation of Dorsey Library			
Developer Fee		\$18,300	
Dorsey Library Renovation Net Income		\$18,300	\$ -
Development Income Before Debt Service		\$1,343,567	\$ 3,026,084
Debt Service			
Construction Loan		\$101,824	\$3,023,794
Permanent Loan		\$62,149	\$62,149
Total Debt Service		\$163,973	\$3,085,943
Equity Draws	\$ (812,661)	\$ (82,119)	\$82,119
CF After Debt Service		\$1,097,475	\$22,260
Debt Service Ratio on CF Before Debt Service		8.19	0.98

Team 3: St John Village

Investment Summary Apartments			
Years	1	2	3
	2015	2016	2017
Equity Investment - Apartments	\$474,288		
Loan Amount	\$786,380		
Mortgage Constant	13.10%		
Terminal Cap Rate	7.00%		
Property Sale			
Sale Transaction Costs	3%		
Outstanding Loan Balance			
Net Sale Proceeds			
Property Cash Flows	\$(474,288)	\$ 41,342	\$84,409
Discount Rate	10%		
IRR	20.21%		
CFx	1.80x		
PV	\$845,414		
Equity NPV	\$371,126		
Development NPV	\$59,034		
ROE		8.72%	17.80%
Avg Cash on Cash Return	36.14%		
ROA		5.26%	10.73%
Avg ROA	21.80%		
Breakeven Occupancy for Apartment		18.6%	36.8%
Avg Breakeven Occupancy for Apartment	35.94%		

Investment Summary Townhomes			
Years	1	2	3
	2015	2016	2017
Equity Investment - Townhomes	\$812,661		
Loan Commitment	\$3,125,617		
Total Development Cost	\$3,938,278		
Sales Revenues		\$1,351,500	\$3,153,500
Developer Fee	5.0%		\$144,250
Sales Commissions	3.0%	\$67,575	\$67,575
Interest Rate (I/O)	6.00%	\$101,824	\$33,941
Outstanding Loan Balance			\$2,989,852
Reserve		\$ 82,119	\$82,119
Property Cash Flows	\$(812,661)	\$1,099,982	\$0
Discount Rate	10%		
IRR	35.36%		
CFx	1.80x		
NPV Townhomes	\$999,984		
Equity NPV	\$187,323		
ROE		73.88%	-
Avg Cash on Cash Return	36.94%		
ROA		27.93%	-
Avg ROA	13.97%		
Breakeven Sales for Townhomes		18.6%	100%
Avg Breakeven Sales for Townhomes	59.31%		

Image Credits

Page 4 – *Map of Colored Town, Florida Historical Quarterly*

Page 4 – *Overtown Historic Map layers, University of Miami Center for Urban and Community Design*

Page 5 – *Overtown Historic Map detail, University of Miami Center for Urban and Community Design*

Page 6 – *Overtown Historic Map layers, University of Miami Center for Urban and Community Design*

Page 6 – *Historic Overtown Survey Sites, University of Miami School of Architecture*

Page 7 – *Mid-century building in Overtown, Photo by Emily Eisenhauer*

Page 7 – *New Hope Primitive Baptist Church, photo and aerial view from Google Maps*

Page 7 – *New Hope Primitive Baptist Church, Google Street View and Google Maps*

Page 8 – *Housing Affordability in Overtown, University of Miami Office of Civic and Community Engagement*

Pages 10-12 – *RED 660 Spring 2015 Team 1 Final Report, University of Miami School of Architecture*

Pages 13-16 – *RED 660 Spring 2015 Team 2 Final Report, University of Miami School of Architecture*

Pages 18-21 – *RED 660 Spring 2015 Team 3 Final Report, University of Miami School of Architecture*

Appendix A – *Overtown Historic Map, University of Miami Center for Urban and Community Design*

Appendix B – *Overtown Survey, University of Miami School of Architecture*

Appendix C – *Maps, University of Miami Office of Civic and Community Engagement*

Appendix D – *RED 660 Spring 2015 Final Reports Teams 1-3, University of Miami School of Architecture*

For more information please contact:

Office of Civic & Community Engagement
Rhodes House Building 37 W
1204 Dickinson Drive
Coral Gables, FL, 33146
(305) 284-6636
civicengagement@miami.edu

 <http://www.miami.edu/index.php/civic>

 <https://www.facebook.com/umiamicivicengagement>

 <https://twitter.com/umiamicce>

The University of Miami's (UM) Office of Civic and Community Engagement fosters university community collaboration by engaging academic resources in the enrichment of civic and community life in Miami-Dade County. Our overarching goal is to foster engaged scholarship by developing teaching and research strategies that link academic scholarship to public service – promoting education for citizenship and civic responsibility.

Contributors:

Emily Eisenhauer

Rick Lopez

Chuck Bohl

Jorge Hernandez

**UNIVERSITY
OF MIAMI**

**OFFICE of CIVIC &
COMMUNITY ENGAGEMENT**



Preliminary Designation Report

Prepared by:

UM Office of Civic and Community Engagement

ALPHA Plan, LLC

This is a Preliminary Designation Report for the vacant office building at 1021 NW 2nd Avenue. The property is historically significant because of its association with Lawson Edward (“L.E.”) Thomas. Thomas, a civil rights activist and the first black judge in Miami-Dade County, used this site as his law office for nearly 30 years. He was engaged in a variety of groundbreaking civil rights campaigns and lawsuits throughout South Florida, including organizing a protest against the customary exclusion of blacks from Miami’s beaches and a successful lawsuit against the Broward County School Board in 1946 for unequal treatment of black students.

Contact: civicengagement@miami.edu

Lawson Edward Thomas' Overtown Law Office

1021 NW 2nd Avenue

Preliminary Designation Report



February 2016

This report was prepared by Jorge Damian de la Paz, University of Miami's Office of Civic and Community Engagement in collaboration with Alexander Adams, AICP, CNU-a, ALPHA Plan, LLC.

CONTENTS

- 1. General Information**
- 2. Preliminary Statement of Significance**
 - a. Dates of Significance**
 - b. Statement of Significance**
 - c. Criteria for Historical Designation**
- 3. Connection to Criteria for Historic Designation**
- 4. Historical Designation**
 - a. History of Lawrence Edward Thomas**
 - b. Connection to the history of Miami's Black Judicial System**
 - c. Connection to the history of Overtown**
 - d. Lawson Edward Thomas' Overtown Law Office**
- 5. Representative Photographs**
- 6. Bibliography**

1. GENERAL INFORMATION

Historic Name:

Lawson Edward Thomas' Overtown Law Office

Location:

1021 NW 2nd Avenue

Tax Folio Number:

01-0101-060-1130

Legal Description:

P W WHITES RE-SUB BLK 16

PB B-34

LOT 28

LOT SIZE 25.000 X 110

Date of Construction:

1936

Architect:

unknown

Contractor/Builder:

unknown

Primary Land Use:

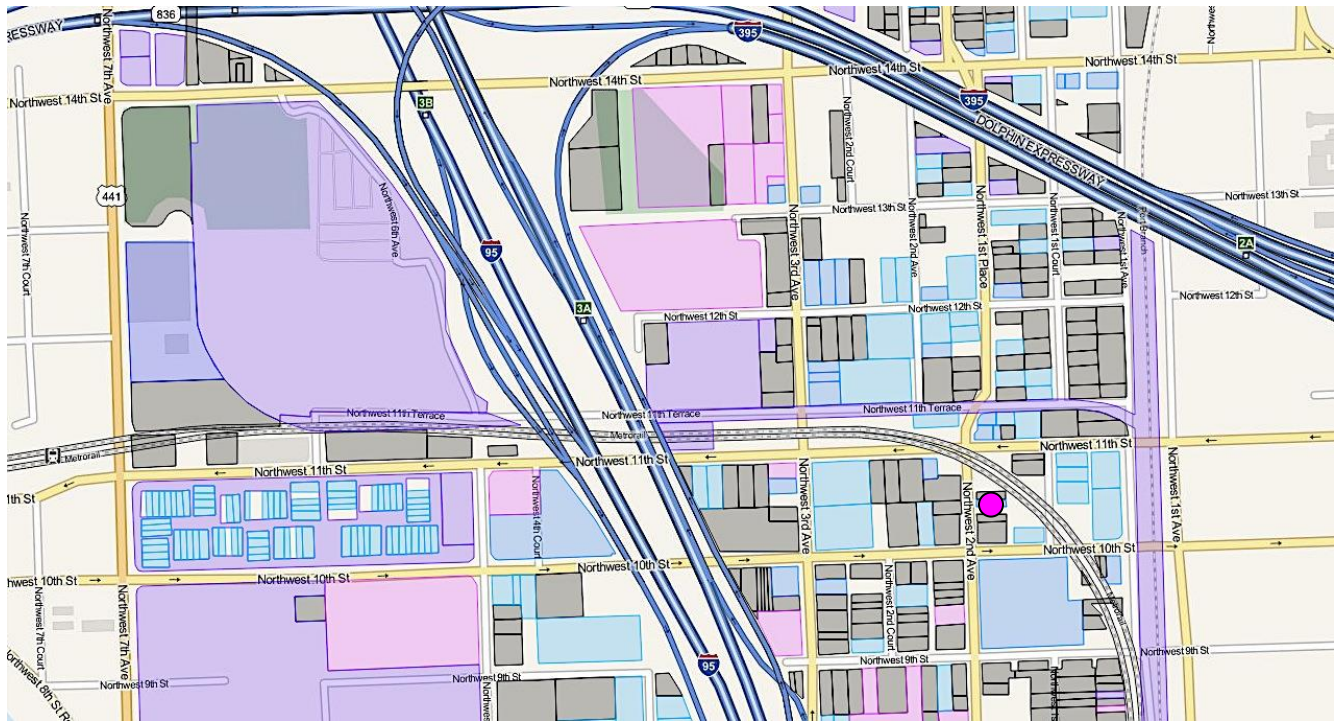
Office building

Present Use:

Vacant

Zoning:

T6-8 O



Map of the general area of the location, University of Miami's Office of Civic and Community Engagement (2015).



1021 NW 2nd Avenue, between NW 10th Street and NW 11th Street, Miami-Dade County Property Appraiser (2015).



Lot 28, Miami-Dade County Property Appraiser (2015).

2. STATEMENT OF SIGNIFICANCE

a. Specific Dates:

1936 (year built)

b. Statement of Significance:

The simple concrete block building at 1021 NW 2nd Avenue is historically significant because of its association with Lawson Edward (“L.E.”) Thomas. Thomas, a civil rights activist and the first black judge in Miami-Dade County, used this site as his law office for nearly 30 years. Thomas was engaged in a variety of groundbreaking civil rights campaigns and lawsuits throughout South Florida, including organizing a protest against the customary exclusion of blacks from Miami’s beaches and a successful lawsuit against the Broward County School Board in 1946 for unequal treatment of black students (Longa 126-127). Following his numerous legal achievements, Thomas was appointed judge of Miami’s Negro Municipal Court in 1950, becoming the first black judge in the South since Reconstruction (Connolly 127; Longa 125). During his intermittent 8-year tenure as judge, Thomas presided over cases for Miami’s black community involving violations of municipal ordinances and state misdemeanors (Longa 129; Chapman 70). Thomas opened his practice at 1021 NW 2nd Avenue in the late 1950s. After serving as judge, Thomas continued to practice law from the Overtown Law Office until just before his death in 1989. The front of the single story, 3-unit building still retains the practice’s original signage (“THOMAS” and “L.E. THOMAS ATTORNEY”).

c. Relationship to Criteria for Designation:

The Lawson Edward Thomas’ Overtown Law Office is significant to the historical heritage of the City of Miami and is eligible for designation under the following criteria:

1. Is associated in a significant way with the life of a person important to the past.

L.E. Thomas made significant contributions to Miami as a community activist, lawyer, and judge. During his lifetime, Thomas was widely considered “black Miami’s most renowned attorney” (Connolly 121). Thomas was the first African-American attorney to present a case in Miami’s municipal court and he holds the historic distinction of being the first black judge in the post-Reconstruction South (Longa 126; Connolly 127). Thomas presided over Miami’s Negro Municipal Court, which was the “United States’ first, and perhaps, only court ever set up on purely racial lines” (Longa 126). Miami’s Negro Municipal Court is currently preserved in Overtown as the Black Police Precinct and Courthouse Museum.

Thomas was involved in a number of successful civil rights lawsuits and actions, including an effective civil disobedience campaign protesting the lack of a black beach in Miami, a legal challenge against the unfair closing of a black school in Broward County, and a lawsuit that helped to restrict exclusionary zoning along racial lines in Miami-Dade County. This Overtown Law Office was the location of various meetings with community and national leaders both prior to and after Thomas’ appointment to Miami’s Negro Municipal Court.

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

The building reflects the historical, political, and social trends of postwar Overtown. Thomas' Overtown Law Office exemplifies the rapidly changing social and political environment of pre-civil rights era Miami-Dade County because of its association with the unique history of Miami's black judicial system. Thomas' Overtown Law Office was also located on one of the most popular and influential streets of Overtown during this era and is one of the few remaining office/commercial structures on Second Avenue still in existence from this period.

3. Description of Connection to Criteria for Historic Designation:

a. History of Judge Lawson Edward Thomas

Thomas was born in Ocala, Florida in 1898 and attended Florida A&M College (later University) and University of Michigan Law School. Thomas moved to Miami in 1935 and was already an accomplished lawyer before becoming involved in Florida's incipient civil rights movement. In 1937, Thomas became the first black attorney to present a case at trial in the City of Miami (Longa 126). In May 1945, Thomas participated in a "wade-in" at a whites-only beach in Miami to protest the area's lack of a black beach, almost a decade before the national civil rights movement began to take hold (Garvin, Sainato, and Dixon 2015). This action resulted in local officials designating Virginia Key a blacks-only beach in August 1945 (Connolly 122-123; Garvin, Sainato, and Dixon 2015).

Throughout the 1940s Thomas was involved in a number of civil rights lawsuits throughout Florida. Thomas filed and tried the first teacher equalization salary suits in Lake and Marion Counties and in 1946 assisted in the lawsuit that succeeded in restricting Miami-Dade County from formally zoning along racial lines (Longa 126-127). Thomas also sought an injunction and declaratory judgment against the Broward County School Board for closing a black school during the winter agricultural season without closing any nearby white schools (Longa 127). Thomas later collaborated with Thurgood Marshall and also represented Mary Thomas Bethune of Bethune Cookman College (John Thomas interview 2015).

In 1950, Miami's Mayor Robert L. Floyd nominated Thomas for judge of Miami's Negro Municipal Court making Thomas the first black judge in Miami-Dade County and the first in the South since Reconstruction (Longa 125-127). In the first year of his court, Judge Thomas presided over 7,000 cases and collected nearly \$60,000 in forfeitures (Chapman 77). Thomas served as judge until 1955. In 1959, he was reappointed judge and served until 1961. During and after his second tenure as judge, Thomas practiced law from 1021 NW 2nd Avenue until just before his death in 1989.

During his lifetime, Thomas was a prominent member of a number of various local civic and community organizations, including the Negro Service Council (a forerunner of the Urban League of Greater Miami), the Adelphian Club, YMCA, the Dade County Welfare Planning Council board, as well as a trustee of Overtown's Bethel A.M.E Church (John Thomas interview 2015; St. Petersburg Times 1954). In honor of his memory and various achievements, the Miami-Dade Board of County Commissioners renamed the downtown Courthouse Center the "Lawson E. Thomas Courthouse Center" in 2000.

b. History of Miami's Black Judicial System

Thomas was the first black judge in Miami-Dade County of the first black court in the United States (Longa 126). From 1950 to 1955 and 1959 to 1961, he presided over court cases involving black defendants arrested by Miami's black patrolmen (Longa 129 & 133). In the Jim Crow South, black residents had limited equal protection under the law. Thomas believed his post as judge provided black Miami "a measure of self-government within the bounds of segregation" (Connolly 127).

On May 22, 1950, Thomas began presiding over the Negro Municipal Court. Located in Overtown at NW 11th Street and NW 5th Avenue, the precinct building included a police station, courtroom, and judge's chamber (Chapman 71).



Courtesy of the State Archives of Florida. Judge Thomas is pictured in the front row, second to the right along with Miami's black patrolmen (c. 1952).

The Negro Municipal Court was the "realization of a dream" for several of Miami's prominent black leaders, including Reverend John Culmer and Dr. Ira P. Davis (Longa 125). Miami's black court on average heard up to 9,000 cases per year (Longa 129). Under Judge Thomas' court, many of Miami's black defendants experienced equal protection and due process for the first time (Longa 138). While serving as judge, Thomas continued to provide legal services to Miami's black community from the Overtown Law Office.

On July 1963, Miami's City Manager ordered all city buildings and recreational facilities desegregated and the Negro Municipal Court was closed (Longa 137).

c. Connection to the History of Overtown

Overtown initially housed black workers who built Henry Flagler's railroad, extending it to Miami and encouraging future settlement. The area quickly became a vibrant community and the centerpiece of black life and culture in Miami. As in other places in the South, black residents in Miami were subject to Jim Crow policies and Black Codes, which restricted their civil rights. Despite these limitations by the mid-1900s, Overtown had grown into a thriving community.



Clipping of a newspaper article on Judge Thomas. St. Petersburg Times (1954).

Overtown's social height lasted from around 1940-1960 (Dunn 143). During this period, Second Avenue contained over 140 separate proprietorships, including Thomas' Overtown Law Office (Connolly 102). Second Avenue, then called Avenue G and "the Stem," was "home to black Miami's most impressive businesses" and contained an abundance of dance halls, restaurants, theaters, and hotels (Connolly 102). Overtown's various businesses and professional firms like Thomas' Overtown Law Office flourished during the mid-century period helping to promote a sense of community pride. Thomas' Overtown Law Office is deeply connected to Overtown's history as a focal point of civil rights reform and as part of the neighborhood's social and commercial height. The building is one of the few remaining office/commercial structures on this thoroughfare still in existence from this period.

c. 1021 NW 2nd Avenue's Present and Original Appearance

The Masonry Vernacular style property was constructed as a mixed-use building, containing commercial office/store space as well as three residential units attached to the rear of the office. These rear rental units each contain an individual living room, kitchen, and bathroom. The flat-

roofed concrete building has a stucco exterior and like many Masonry Vernacular style buildings features a simple rectilinear plan.

The modest concrete block structure is an example of the second generation of neighborhood buildings built in Overtown. From the late 1800s until the mid-1920s, most of the structures in the neighborhood were made of wood construction. Beginning in the 1930s, as the area recovered from the Great Depression, more structures began to be made out of concrete, local stone, and lime-based slurry. Concrete blocks were easily manufactured from local materials. Unlike other buildings in Miami during this era, many of Overtown's early concrete buildings lacked heavy ornamentation, quarried stone facades, or other period motifs. The Overtown Law Office uniquely breaks from this tradition with some modest but distinctive classical details on the front of the building in the form of a row of low-relief pilasters. Most of Overtown's private structures during this time were built to achieve functionality without any excess costs.

Several obvious alterations to the exterior of the property includes the infilling of all the building's windows and doors. However, these alterations were not finished with any stucco or paint and are within the structure's original openings. These modifications are all reversible. The present state of disrepair to the structure's interior was due to vandalism and neglect. None of the building's permanent walls or floors has been changed.

L.E. Thomas' son, John Thomas, and Clarence Woods, Executive Director of the Southeast Overtown/Park West Community Redevelopment Agency (SEOPW CRA), describe the existing structure as being close to the building's original condition. The building retains the original signage of Thomas' law practice.

The building currently needs new roofing, painting, cleaning, as well as other repairs.

1071 NW 2nd Avenue has survived Overtown's rapid changes. In the mid-twentieth century, many of Overtown's structures were lost due to the completion of the Interstate Highway (I-95), urban renewal, and more recently due to neglect and disinvestment. In the 1980s riots led to the abandonment or destruction of numerous structures throughout the area. The construction of the Metrorail also cut through the neighborhood, and a portion of the rail line is behind 1071 NW 2nd Avenue. The most recent changes to Overtown's built environment are due to increased urban redevelopment activity. Most of the lots near the office building are currently empty due to demolition, fires, or redevelopment. The Overtown CRA is in negotiation with the Thomas family estate to purchase and renovate the structure.



City of Miami Tax Historic Tax Card Photo, 1021 NW 2nd Avenue (c. 1940s).

5. Representative Photographs



1021 NW 2nd Avenue; Original signage above the front door (2015).



Eastern elevation (2015).



Western elevation (2015).



Southern elevation (2015).



Northern elevation (2015).

6. Bibliography

“Ambassadors Honor Miss Hall Tonight; Hear Miami Judge.” *St. Petersburg Times*, 12 January 1954.

Chapman, Arthur E. “History of the Black Police Force and Court in the City of Miami.” Ph.D. dissertation University of Miami, 1986.

Connolly, Nathan. *A World More Concrete: Real Estate and the Remaking of Jim Crow South Florida*. Chicago: University of Chicago Press, 2014.

Dunn, Marvin. *Black Miami in the 20th Century*. Gainesville: University of Florida Press, 1997.

Garvin, Glenn, Michael Sainato, and Lance Dixon. “Remembering Protest that Led to Opening First Beach for Black Miamians.” *Miami Herald*, 9 May 2015.

Longa, Ernesto. *Lawson Edward Thomas and Miami’s Negro Municipal Court*. Miami Shores: St. Thomas Law Review, 2005.

Thomas, John. Phone interview with L.E. Thomas’ son on October 6, 2015 at 11:55am.

University of Miami Office of Civic and Community Engagement. 2015. *MAP: Miami Affordability Project*. University of Miami. <http://dx.doi.org/10.17604/M6159M> [12/2015].



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

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

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

[Reset Form](#)

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 ¼ 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 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. _____ Note: you may use the last box in each field to type in
 an answer that does not appear in the list provided
 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 ☒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)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input checked="" type="checkbox"/> building permits | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>The Black Archives accessed via Internet</u> | | | |

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 ☒insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒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. <u>African American</u> | 3. <u>Local</u> | 5. _____ |
| 2. <u>Performing arts/theater</u> | 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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

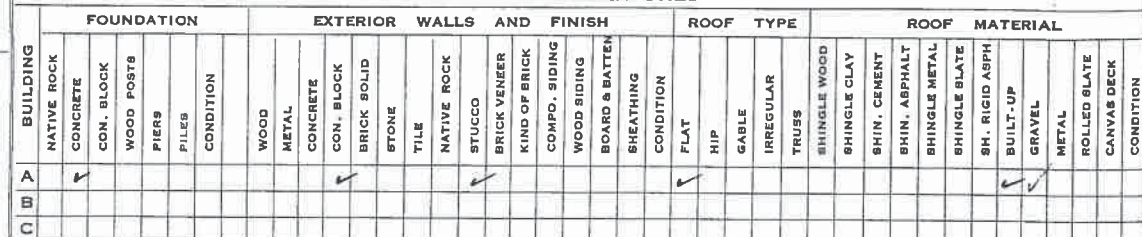
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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		CITY ASSESSOR FOLIO <u>3-42-005</u> CARDS
--	--	---

				TAX MAP		NO. <i>LOPL</i>
NO.	KIND OF STRUCTURE	USE	CONSTRUCTION	COND.	CLASS	TYPE
A	<i>GAS STATION - APT.</i>	<i>COMM. - RES</i>	<i>C.B.S.</i>		<i>38 2 1</i>	<i>Mod 3X</i>
B						
C						

EXTERIOR FEATURES					
-------------------	--	--	--	--	--



INTERIOR FEATURES

[illegible]

INTERIOR FEATURES

[illegible]

BUILDING COMPUTATIONS

NO.	SIZES	Sq. Ft.	MT.	CUBIC FT.	RATE	COST	% CON	AMOUNT	DESCRIPTION	2	3	4
	13 x 20	260	14		547	1422	80	2874	ELEVATORS			
	9 x 13	117						8278	SPRINKLER SYSTEM			
	4 x 17	68							SOLAR HEATER 1941			
	18 x 7	126			R	15.15	70	105.56	LAUNDRY TRAYS			
	15.5 x 18 x 50%	140							AIR CONDITIONING			
		451	(1)		4.03	1818			STORM SHUTTERS			
	15 x 17	255	(1)	48.65	6.15	1747	80		INSULATED WALLS			
	17 x 34	578	(2)	48.65	4.77	2766	100		INSULATED ROOF			
	13.5 x 29 (CAN)	392			178	698	80		GUTTER AND DOWNSPOUT			
	3 x 15	45	1		4.03	181	100		NO. OF ELECTRIC OUTLETS		21	
	CON. PAVING	1570			18	283	80		NO. OF ELECTRIC FIXTURES		13	
	3.34	102	1		2.00	204	100		TYPE OF WIRING		3	
									WROUGHT IRON			

REMARKS:

[illegible]

2-25-41

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		SUMMARY		1940						1960						
R-2			AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT							
R-3		GROSS LAND VALUE								R A T I O N 1961						
B-1		ENHANCING %								ADJUSTED BASE VALUE	130	82	3.40			
B-2		DETRACTING %								1 CONSTRUCTION						
B-3		NET LAND VALUE								2 FOUNDATION						
I-1		BUILDINGS								3 BASEMENT						
I-2		ITEM	AMOUNT							4 EXTERIOR WORKS	45	18				
		A								5 ROOF	- 02					
MISCELLANEOUS		B								6 FLOORS						
SCHOOLS		C								7 INTERIOR						
CHURCHES										8 PLUMBING	04					
SHOPS		GROSS BLDG. VALUE								9 HEATING						
TRANSPORTATION		ENHANCING %								10 ELECTRICITY						
DIST. TREND		DETRACTING %								11 MISC.	10					
		NET BLDG. VALUE								12						
		TOTAL VALUE								TOTAL UNIT COST	191	100				
		MARKET—INCOME—MISCELLANEOUS DATA														
		YEAR								NO.	DATE	KIND	AMOUNT			
		FAIR ANNUAL GROSS								97944	5-2-41	Add	1500			
		FAIR ANNUAL NET								98145	5-9-41	Roof	275			
		RATE								98713	6-2-41	Solar	165			
		CAPITALIZED VALUE								10000	10-1-41	Adm.	4500			
										10000	6-23-53	1/1	500			
		SALE, LEGITIMATE														
		SALE OTHERWISE														
		DETRACTING INFL.														
		OWNER'S ESTIMATE														
		FAIR MARKET VALUE														
		MORTGAGE														
		FIRE INSURANCE														

REMARKS:



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: Transverse Mercator, Zone 18

Vertical: 1983 North American Vertical Datum (NAVD83)

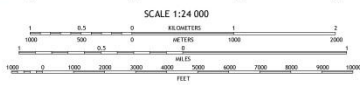
This map is not a legal document. Boundary lines may be

generalized for map scale. Private lands within government

landmarks may not be shown. Obtain permission before

entering private lands.

Imagery: Aerial, October 2013
Base: NAD83, 1983
Hydrography: National Hydrography Dataset, 2015
Contours: National Elevation Dataset, 1999
Boundaries: Multiple sources, not available after 1972, 2015
Public Land Survey System: BLM, 2015



SCALE 1:24,000

Horizontal Scale: 1 inch = 2,000 feet

Vertical Scale: 1 inch = 2,000 feet

Horizontal Scale: 1 inch = 2,000 feet

Vertical Scale: 1 inch = 2,000 feet

Horizontal Scale: 1 inch = 2,000 feet

Vertical Scale: 1 inch = 2,000 feet

Horizontal Scale: 1 inch = 2,000 feet

Vertical Scale: 1 inch = 2,000 feet



FLORIDA

MIAMI

MIAMI

MIAMI

MIAMI

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

1	2	3	4	5	6	7
Open Inland	Open Inland	Open Inland	Open Inland	Open Inland	Open Inland	Open Inland
Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland
Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland
Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland
Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland
Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland	Marsh Inland

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).

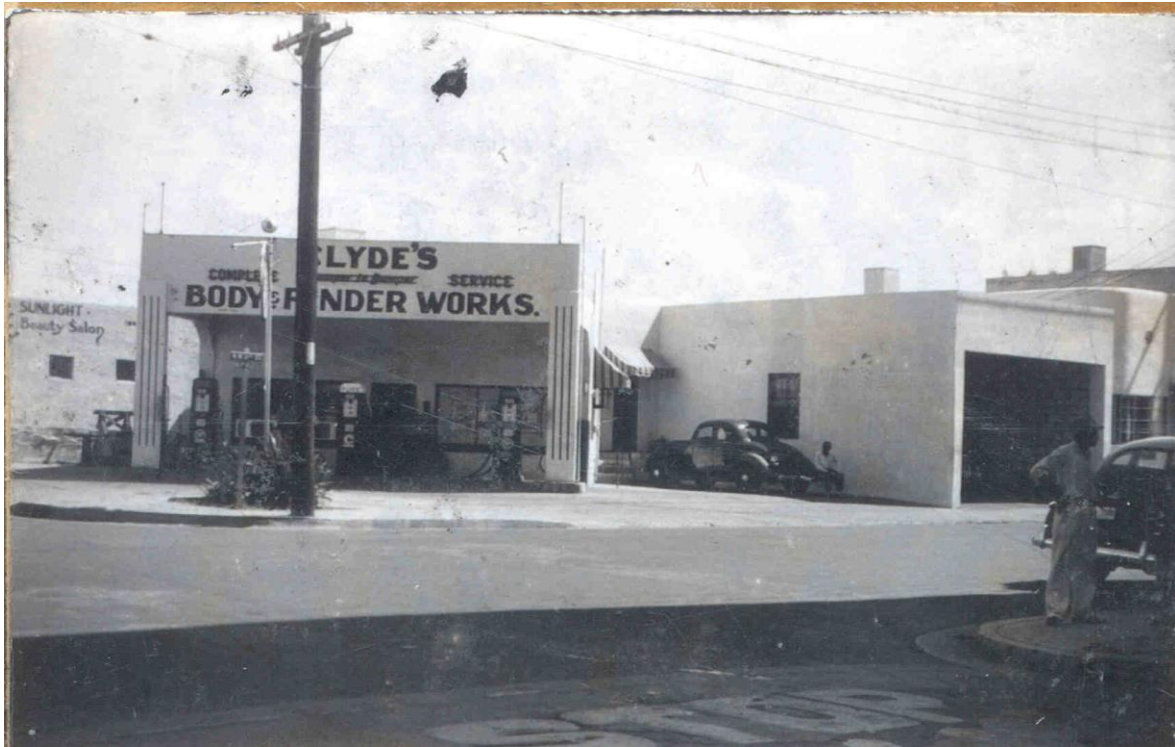
Short Legal Description	
MIAMI NORTH SUB PB B-41 W74FT OF LOT 6 BLK 5 LOT SIZE 3700 SQUARE FEET	

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 ¼ 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. _____ 2. _____
 Structural System(s): 1. Concrete 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete, Generic 2. _____ an answer that does not appear in the list provided
 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 ☒ 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)

☒ FMSF record search (sites/surveys) ☐ library research ☒ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ 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 ☒ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ 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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.	P. 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	AMOUNT									
R-3		GROSS LAND VALUE															
B-1		ENHANCING	%							RATING	A	A'					
B-2		DETRACTING	%							ADJUSTED BASE RATE	5.06	8.12					
B-3		NET LAND VALUE								1 CONSTRUCTION HT.		1.07					
I-1		BUILDINGS								2 FOUNDATION LESS 1 WALL		1.24					
I-2		ITEM	AMOUNT							3 BASEMENT GL. JAL.	.10	.10					
		A								4 EXTERIOR WALLS		.40					
MISCELLANEOUS		B								5 ROOF	.02	.03					
SCHOOLS		C								6 FLOORS	.10	.14					
CHURCHES										7 INTERIOR PART	.15						
SHOPS		GROSS BLDG. VALUE								8 PLUMBING	.21	.18					
TRANSPORTATION		ENHANCING	%							9 HEATING FRT. PL. GL.	.10						
DIST. TREND		DETRACTING	%							10 ELECTRICITY FRONT	.25						
		NET BLDG. VALUE								11 MISC. INSULATION	.06	.06					
		TOTAL VALUE								12		8.66					
										TOTAL UNIT COST	6.12	2.54	2.16				
		MARKET—INCOME—MISCELLANEOUS DATA		BUILDING PERMITS				REMARKS:									
		YEAR				NO.	DATE									KIND	AMOUNT
		FAIR ANNUAL GROSS				A99121	7-10-50									STORE	26,000
		FAIR ANNUAL NET															
		RATE															
		CAPITALIZED VALUE															
		SALE, LEGITIMATE															
		SALE OTHERWISE															
		OWNER'S ESTIMATE															
		FAIR MARKET VALUE															
		MORTGAGE															
		FIRE INSURANCE															



A663-1 B

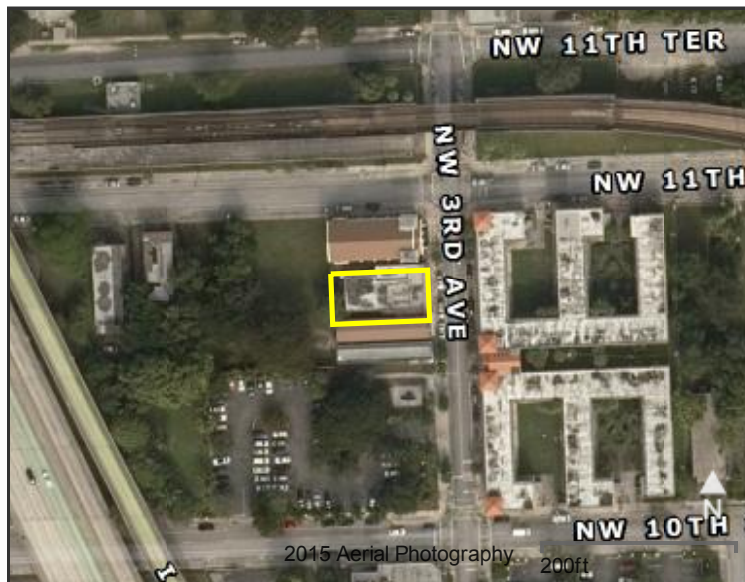


OFFICE OF THE PROPERTY APPRAISER

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

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 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

Street Number **342** Direction **NW** Street Name **11** Street Type **Street** Suffix Direction _____
 Address: _____
 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 ¼ 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"/> 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 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

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 ☒ fair ☐ deteriorated ☐ ruinousNarrative 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)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input checked="" type="checkbox"/> building permits | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input type="checkbox"/> 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 ☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☐ no ☒ insufficient informationExplanation 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 LLCRecorder 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

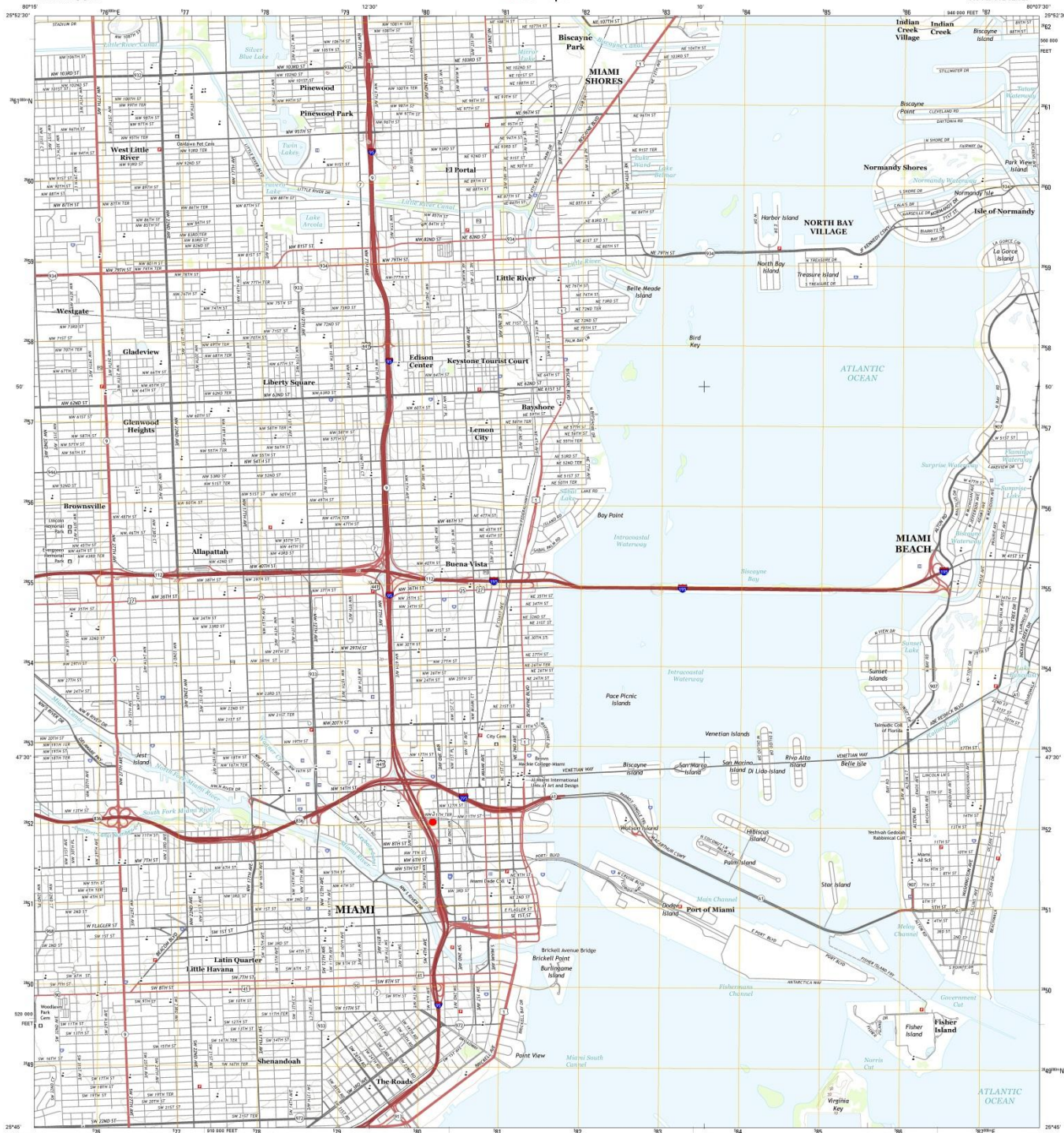
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



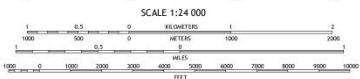
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



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
100-foot grid (National Triangulation Station, Zone 18
10 000 Foot State Plane Coordinate System of 1983 (sps 83))
This map is not a legal document. Boundary lines are
generalized for this map scale. Private lands within government
ownership are not shown. Obtain permission before
entering private lands.



SCALE 1:24,000
CENTROID INTERVAL 10 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in compliance with the
National Geospatial Program of Topographic Standards, 2011.
A metadata document associated with this product is draft version 0.6.18



ADJOINING QUADRANGLES
1 2 3
4 5 6
7 8 9

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Interstate Route
US Route
State Route

MIAMI, FL
2015

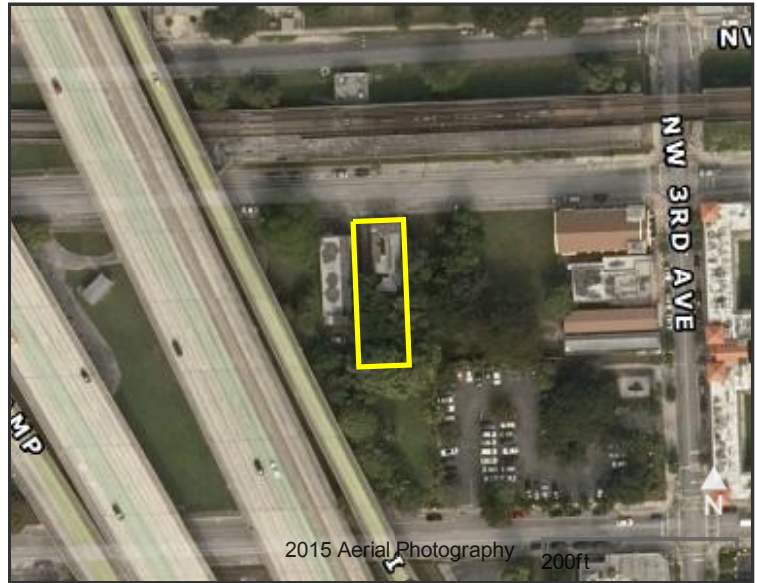


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/17/2016

Property Information	
Folio:	01-0101-040-1070
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

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 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).



Miami Affordability Project (MAP) : Historic Properties Dataset

Prepared by:

UM Office of Civic and Community Engagement

The [Miami Affordability Project \(MAP\)](#) contains data on subsidized housing and selected demographic data for Miami-Dade County. The intent is to provide an open-access tool for affordable housing and community development practitioners and advocates to better understand the supply and demand for housing and its geography, thereby leading to more informed housing policy and practice. The historic layer of MAP contains a list of historically significant sites in and around the Overtown neighborhood. The data was compiled from the City of Miami Historic Preservation Office and the Miami-Dade County Property Appraiser.

Contact: civicengagement@miami.edu

Table of Contents

- 1) Chaille Block
- 2) Hindu Temple
- 3) St. Agnes' Episcopal Church
- 4) Salvation Army Citadel
- 5) Mt. Zion Baptist Church
- 6) D.A. Dorsey House
- 7) Dorsey Memorial Library
- 8) Dr. William A. Chapman House
- 9) Black Police Precinct and Courthouse
- 10) Lyric Theater
- 11) X-Ray Clinic
- 12) New Providence Lodge Site No. 365
- 13) Ward Rooming House Gallery
- 14) Ebenezer Methodist Church
- 15) St. John's Baptist Church
- 16) Greater Bethel AME Church
- 17) Lawson Edward Thomas' Overtown Law Office
- 18) Clyde Killens' House
- 19) Clyde Killens' Pool Hall
- 20) The Josephine and Dunn Hotel
- 21) 1950 Moderne Office
- 22) Stirrup Building
- 23) Hotel Foster
- 24) Dorsey Park

Name: Chaille Block

Address: 401-447 N Miami Avenue

Year Built: 1914-1919

City of Miami Historic Designation: Yes

Owner: USA

Description: The buildings on the Chaille Block were built between 1914 and 1919, and the block is the only commercial streetscape from this period still intact in downtown Miami. The five buildings that comprise the block were built in the Masonry Vernacular style, a form of architecture typical of early twentieth-century South Florida. The block was named after William H. Chaille, a local businessman and politician who arrived in Miami in 1900. The mixed-use buildings are particularly noteworthy for their use of arcades, balconies, and canopies designed to adapt to the local climate.



Image courtesy of the Library of Congress (1991)

Citation: City of Miami Planning and Zoning Department [Chaille Block] Designation Report [CBD-1/9], Miami, Florida [1988]. Prepared by Sarah E. Eaton.

Name: Hindu Temple

Address: 870 NW 11th Street

Year Built: 1920

City of Miami Historic Designation: Yes

Owner: Krassimir Ivanov

Description: The Hindu Temple is a two-story frame and stucco building with domed octagonal towers and finely detailed windows. John Seybold, a German immigrant to Miami, originally commissioned the house. Seybold arrived in Miami in 1896 and eventually established himself as a prominent merchant and developer, building the Seybold Building and Arcade in downtown Miami in 1925. The Hindu Temple was inspired by one of the earliest motion pictures shot in Miami, the 1919 film *The Jungle Trail*. Seybold decided to construct a permanent structure based on a temporary set created for the movie, which included an elaborate temple. Seybold quickly sold the house to Charles Richardson, an actor who moved to South Florida in 1897. The Hindu Temple is still a private residence.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Hindu Temple] Designation Report [C-1], Miami, Florida [1991]. Prepared by Sarah E. Eaton.

Name: St. Agnes' Episcopal Church

Address: 1750 NW 3rd Avenue

Year Built: 1930

City of Miami Historic Designation: Yes

Owner: St. Agnes Episcopal Church

Description: In 1898 Reverend James O.S. Huntington founded the St. Agnes' Episcopal Church to serve the city's Anglican Bahamian community. The congregation continued to grow and in 1923 they broke ground on a new building. However, financial problems and a major hurricane in 1926 delayed the opening of the new church until 1930. Harold Hastings Mundy, a noted Miami architect, designed the church, which combines elements of Gothic Revival and Mission styles of architecture. The interior of the church is particularly noteworthy and includes a finely detailed barrel-vaulted ceiling. During the 1940s, St. Agnes' was the third largest black Episcopal congregation in the nation. St. Agnes Church leaders have played an important role in advocating for Miami's black community. Reverend John E. Culmer, a minister at St. Agnes, was actively involved in a variety of social campaigns, including advocacy that eventually led to the construction of Miami's first public housing project in 1937, Liberty Square.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [St. Agnes' Episcopal Church] Designation Report [R-3], Miami, Florida [2003]. Prepared by Amy Streelman, Aileen de la Torre, and Sarah E. Eaton.

Name: Salvation Army Citadel

Address: 49 NW 5th Street

Year Built: 1925-1926

City of Miami Historic Designation: Yes

Owner: The Citadel Arena Corporation

Description: The Salvation Army Citadel was constructed in 1925 as a response to the growing need for social services in Miami due to the rapid influx of people to the area during the land boom. The Salvation Army Citadel is one of the few examples of Venetian Gothic architecture in Miami-Dade County. Robert A. Taylor, the building's architect, adapted this style to South Florida by including a first story arcade that covers the sidewalk. The building's pointed arches resemble the Doge's Palace in Venice. The Salvation Army occupied the building until 1969, when the organization moved to a new location. Only the front portion of the building still exists and is currently used as an entry portico to an office building.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Salvation Army Citadel] Designation Report [CG-2/7], Miami, Florida [1983]. Prepared by Sarah E. Eaton.

Name: Mt. Zion Baptist Church

Address: 301 NW 9th Street

Year Built: 1928

City of Miami Historic Designation: Yes

Owner: Historic Mount Zion Missionary Baptist Church Inc.

Description: The Mt. Zion Baptist Church was founded on September 17, 1896 in a shack made of palmetto wood. The congregation eventually erected a wooden-framed structure on the church's present site, which was severely damaged by the hurricane of 1926. Construction of the present church building began in 1928 and took thirteen years to complete. Reverend J.R. Evans, one of the most prominent religious leaders of Overtown, oversaw construction. Mt. Zion is one of the few examples of Mediterranean Revival style architecture in Overtown. As with many other historical properties in this area, its design is also significant because of the ways planners adapted this style to the local environment by incorporating high ceilings and porches. The church was significantly impacted by the construction of Interstate 95 in the 1960s, when a portion of the church was acquired to build an entrance ramp. The congregation of Mt. Zion Baptist Church remains an active part of the community today.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Mt. Zion Baptist Church] Designation Report [RG-3/7], Miami, Florida [-]. Prepared by Sarah E. Eaton.

Name: D.A. Dorsey House

Address: 250 NW 9th Street

Year Built: 1913

City of Miami Historic Designation: Yes

Owner: Black Archives History & Research Foundation Inc.

Description: Dana A. Dorsey, Miami's first black millionaire, commissioned the Dorsey house in 1913. Dorsey moved to Miami in 1897 and soon became a prominent real estate investor. In addition, he founded the city's first black-owned bank, served on the school board, and remained an important civic leader within the black community for most of his life. Dorsey built the house at 250 NW 9th Street in 1913 for his second wife Rebecca, and lived in the home until his death in 1940. The house is in the Frame Vernacular style, a form of South Florida architecture that features porches, gables, and overhanging eaves. The structure is historically significant because of its association with an important Overtown civic leader, businessman and philanthropist.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [D.A. Dorsey House] Designation Report [R-4], Miami, Florida [1983]. Prepared by Sarah E. Eaton.

Name: Dorsey Memorial Library

Address: 100 NW 17th Street

Year Built: 1941

City of Miami Historic Designation: Yes

Owner: City of Miami Department of P&D Asset Management Division

Description: In 1940, Dana A. Dorsey, Miami's first black millionaire, donated land to the Washington Heights Library Association and the City of Miami to build a new library in Overtown for black residents. The Dorsey Memorial Library was the first city-owned building constructed specifically as a library and was only the second library in Miami to accommodate African-American residents. The library was partly financed by a fundraising campaign led by the Washington Heights Library Association and the Friendship Garden and Civic Club. The prominent local architectural firm of Paist and Steward (which also designed the first public housing project in Miami, Liberty Square) designed the building in the Masonry Vernacular style, which makes use of local materials like limestone, clay, and coral. In 1961, the collection at the Dorsey Library was moved to the new Dixie Park Branch Library, leaving the Dorsey Memorial Library building vacant. The Dorsey Memorial Library both reflects the unique, architectural history of Miami and the important history of black mutual aid associations in Overtown.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Dorsey Memorial Library] Designation Report [R-3], Miami, Florida [-]. Prepared by Ellen J. Uguccioni and Sarah E. Eaton.

Name: Dr. William A. Chapman House

Address: 526 NW 13th Street

Year Built: 1923

City of Miami Historic Designation: Yes

Owner: School Board of Miami-Dade County

Description: Dr. William A. Chapman was a pioneer physician in Miami's black community and was the first black doctor in Florida to travel throughout the state to educate people on disease prevention and treatment. The Chapman home was built in 1923 and exemplifies the type of Masonry Vernacular architecture prevalent in Dade County in the 1920s. The house features classic detailing on the large porch and front façade. Dr. Chapman occupied the property until his death in 1940. The home is one of the most elaborate personal residences in Overtown that survives from this period and is now located on the grounds of Booker T. Washington High School.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Dr. William A. Chapman House] Designation Report [R-4], Miami, Florida [1983]. Prepared by Sarah E. Eaton.

Name: Black Police Precinct and Courthouse

Address: 1009 NW 5th Avenue

Year Built: 1950

City of Miami Historic Designation: Yes

Owner: City of Miami – Department of P&D Asset Management Division

Description: In 1944, five African-Americans were officially sworn in as the City of Miami's first black police officers. By the late 1940s there were more than forty black officers and in 1949 city officials constructed a separate facility in Overtown to serve as a police station for the patrolmen and as a municipal court with an African-American judge presiding over black defendants. Lawson Edward Thomas was appointed to serve as judge of the Black Municipal Court in 1950 becoming the first black judge in Miami-Dade County and the first black judge in the South since Reconstruction. Under this court, many of the city's black defendants experienced equal protection and due process for the first time. Walter C. DeGarmo, a prominent local architect, designed the Black Police Precinct and Courthouse in a Modern style. The precinct operated until July 1963 when its officers were transferred to the main police headquarters. The building is currently preserved as the Black Police Precinct and Courthouse Museum.



City of Miami Designation Report (c. 1955)

Citation: City of Miami Planning and Zoning Department [Black Police Precinct and Courthouse] Designation Report [G/I], Miami, Florida [2002]. Prepared by Ellen J. Uguccioni and Sarah E. Eaton.

Name: Lyric Theater

Address: 819 NW 2nd Avenue

Year Built: 1913

City of Miami Historic Designation: Yes

Owner: Black Archives History & Research Foundation of South Florida Inc.

Description: Cedar Walker, a wealthy black businessman, commissioned the Lyric Theater in 1913. The theater served as a movie house and was an important venue on NW 2nd Avenue, which was then known as “Little Broadway.” Throughout the 1930s and 1940s, the theater and the surrounding area featured famous black performers such as Billie Holiday, Marion Anderson, Nat King Cole, and Bessie Smith, helping Miami earn the moniker “the Harlem of the South.” Built in the Masonry Vernacular style, the Lyric Theater also includes various classical details in its impressive façade such as Corinthian-style pilasters, recessed bays, and arched parapets. As the last surviving theater building from this era, the Lyric Theater represents an important period in Overtown’s history and is a historical testament to the community’s vibrant cultural life. After lying vacant for several years, the building has been restored and serves as a performing arts center.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [Lyric Theater] Designation Report [CR-3/7], Miami, Florida [-]. Prepared by Sarah E. Eaton.

Name: X-Ray Clinic**Address:** 171 NW 11th Street**Year Built:** 1939**City of Miami Historic Designation:** Yes**Owner:** Black Archives History & Research Foundation of South Florida Inc.

Description: Dr. Samuel H. Johnson constructed the X-Ray Clinic in 1939. Johnson arrived in Miami as a child in 1903 and eventually became the first black radiologist in South Florida. Black residents were denied access to x-ray facilities at Miami's City Hospital, and Johnson created his clinic to serve the area's black population. Dr. Johnson's brother, John, practiced law from the X-Ray Clinic between 1947 and 1955; in 1949, he hosted Thurgood Marshall, then legal counsel for the NAACP, at the clinic. Dr. Johnson continued to operate the clinic until 1967. He donated his former office building to the Black Archives in 1981. The X-Ray Clinic is an example of Streamline Moderne-style architecture, which can be seen in the building's rounded corners, horizontal band of windows, use of glass block, and central relief details. The building is an excellent example of 1930s Miami architecture, and an important historical site reflecting the city's history of segregation and black activism.



City of Miami Tax Historic Tax Card Photo

Citation: City of Miami Planning and Zoning Department [X-Ray Clinic] Designation Report [CR-3/7], Miami, Florida [1984]. Prepared by Sarah E. Eaton.

Name: New Providence Lodge Site No. 365

Address: 937-939 NW 3rd Avenue

Year Built: 1954

City of Miami Historic Designation: Yes

Owner: Loin Folk Life Village LLC

Description: In 1912, a Freemason chapter exclusively for black men was incorporated in Florida. The Overtown lodge was issued its charter in 1917; the chapter's building was completed in 1954. Prominent members of the New Providence Lodge included the founder of the *Miami Times*, Garth Rese; famed event promoter, Clyde Killens; owner of the Ward Rooming House, Shaddack Ward; and several others. The structure has numerous symbolic references to the Mason organization including the stones aligning the door, which allude to the stone quarries used to build King Solomon's Temple.



City of Miami Tax Historic Tax Card Photo (c. 1950s)

Citation: City of Miami Planning and Zoning Department [New Providence Lodge No. 365] Designation Report [SD-16], Miami, Florida [2009]. Prepared by Chelsa Arscott, Richard Eleman, and others.

Name: Ward Rooming House Gallery

Address: 249-51-53-55 NW 9th Street

Year Built: 1925

City of Miami Historic Designation: Yes

Owner: SEOPWCRA

Description: The Ward Rooming House is a two-story Masonry Vernacular building that served as a rooming house during segregation. The property is linked to Shadrack Ward, who arrived to Miami from Key West in 1894. Built in 1925, the structure has Conch and Mediterranean Revival influences. The building's porches and symmetry are elements of the Conch style—an architectural style that can be traced to Key West and the Bahamas. The structure's Mediterranean Revival influences can be seen in the ornamental brackets along the arches of each bay as well as the stucco finish. The Rooming House was frequently occupied by Bahamian immigrants and is historically significant because of its association with the early African-American community of Overtown.



City of Miami Tax Historic Tax Card Photo (c. 1940)

Citation: City of Miami Planning and Zoning Department [Ward Rooming House] Designation Report [Multi-Family, High Density Residential], Miami, Florida [2006]. Prepared by Kisa K. Hooks, Ellen J. Uguccioni, and Kathleen Kauffman.

Name: Ebenezer Methodist Church**Address:** 1042 NW 3rd Avenue**Year Built:** 1947**City of Miami Historic Designation:** Yes**Owner:** SEOPWCRA

Description: The Ebenezer Methodist Church, originally called the Ebenezer Methodist Episcopal Church, was founded in August 1898, and by 1907 was one of six active religious organizations in the Overtown community. Construction on the current church, the third site for the congregation, began in 1947. Ebenezer Methodist Church is an excellent example of a twentieth-century adaptation of the Gothic Revival style. The stylized front façade includes a recessed entry and the sides of the church feature large arched windows, important adaptations of the Gothic Revival style for the South Florida climate. The church has served as an important meeting place for the Overtown community throughout its history, and the congregation has provided important humanitarian and social services.



City of Miami Designation Report (1988)

Citation: City of Miami Planning and Zoning Department [Ebenezer Methodist Church] Designation Report [CR-2/7], Miami, Florida [1988]. Prepared by Sarah E. Eaton.

Name: St. John's Baptist Church

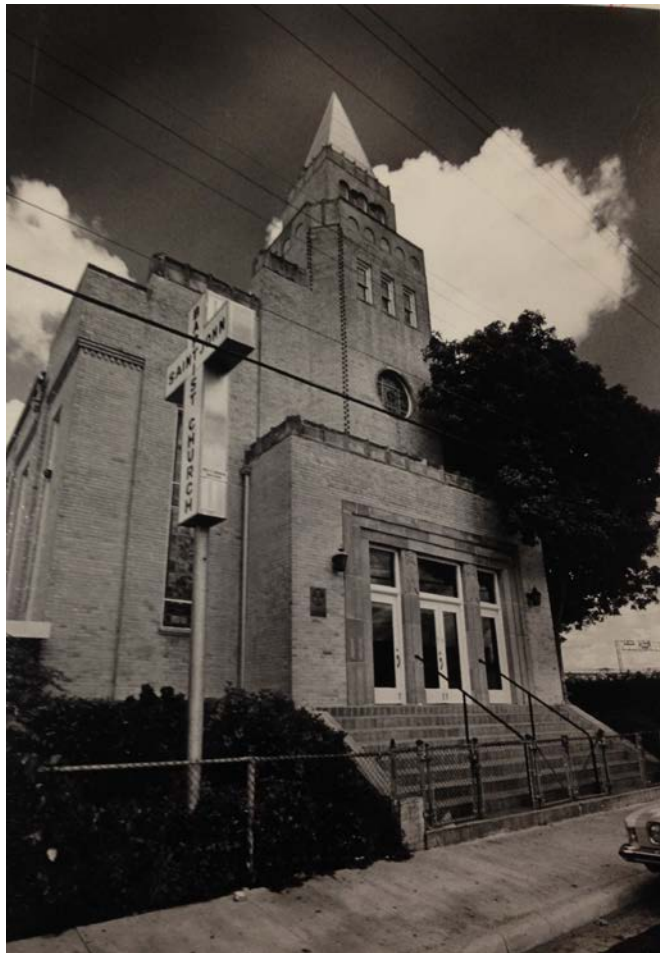
Address: 1328 NW 3rd Avenue

Year Built: 1940

City of Miami Historic Designation: Yes

Owner: St. Johns Baptist Church Inc.

Description: St. John's Baptist Church was founded in 1906 and is one of the oldest black churches in Miami. By 1939, the congregation exceeded 1,000 people, necessitating the construction of a larger church. The design of St. John's Baptist incorporates Art Deco and modernist architectural styles, a rarity for ecclesiastical buildings. The church is also one of the few Art Deco buildings in the Overtown area. McKissack and McKissack, one of the first major black architectural firms in the United States, designed the building. The structure has not been altered since its construction and the congregation remains an active part of the community today.



Courtesy of HistoryMiami (1979)

Citation: City of Miami Planning and Zoning Department [St. John's Institutional Baptist Church] Designation Report [CR-2/7], Miami, Florida [-]. Prepared by Sarah E. Eaton.

Name: Greater Bethel AME Church

Address: 245 NW 8th Street

Year Built: 1927

City of Miami Historic Designation: Yes

Owner: Greater Bethel AME Church

Description: The Greater Bethel AME Church houses the oldest black congregation in Miami. The congregation was established in 1896, several months before the City of Miami was incorporated. Construction on the present structure began in 1927 and was not completed until 1943. The two-story masonry building is architecturally significant because it is one of the few examples of the Mediterranean Revival style in Overtown. The structure includes stained-glass windows and a stylized Romanesque arch motif that wraps itself around the building's façade. The scale and façade of the church make it one of the most imposing structures in the neighborhood. Throughout its existence, the Greater Bethel AME Church has served the religious and humanitarian needs of the Overtown community.



Courtesy of HistoryMiami (1989)

Citation: City of Miami Planning and Zoning Department [Greater Bethel AME Church] Designation Report [CR-3/7], Miami, Florida [2004]. Prepared by Sarah E. Eaton.

Name: Lawson Edward Thomas' Overtown Law Office

Address: 1021 NW 2nd Avenue

Year Built: 1936

City of Miami Historic Designation: No

Owner: Lawson E. and Eugenia B. Thomas

Description: The simple concrete block building at 1021 NW 2nd Avenue was the law office of Lawson Edward Thomas. Thomas, a civil rights activist and the first black judge in Miami-Dade County, used this site as his office for over 30 years, from the late 1950s until the late 1980s. Thomas was involved in a number of groundbreaking civil rights campaigns and lawsuits, including organizing a protest against the customary exclusion of blacks from Miami's beaches and a lawsuit that succeeded in restricting Miami-Dade County from formally zoning along racial lines. Following his numerous legal achievements, Thomas was appointed judge of Miami's Black Municipal Court in 1950, becoming the first black judge in the post-Civil War South. Built in 1936, the Masonry Vernacular style building has a stucco exterior and features a simple rectilinear plan. The building still retains the law firm's original signage and is currently vacant.



City of Miami Tax Historic Tax Card Photo (c.1940s)

Citation: UM Office of Civic and Community Engagement [L.E. Thomas' Overtown Law Office] Preliminary Designation Report [T6-8 O], Miami, Florida [2016]. Prepared by Jorge Damian de la Paz and Alexander Adams.

Name: Clyde Killens' House

Address: 173 NW 11th Street

Year Built: 1925 (Remodeled in 1941)

City of Miami Historic Designation: No

Owner: SEOPWCRA

Description: The Clyde Killens' House was originally built as a gas station and was significantly remolded in 1941 to include a second-story addition over the commercial garage. The property was the home of Clyde Killens, a local musician, club owner and promoter. Count Basie, Nat King Cole, Aretha Franklin, and numerous others played at his venues located along NW 2nd Avenue, which was then known as "Little Broadway." The property is currently vacant.



City of Miami Tax Historic Tax Card Photo

Name: Clyde Killens' Pool Hall

Address: 920 NW 2nd Avenue

Year Built: 1954

City of Miami Historic Designation: No

Owner: SEOPWCRA

Description: Built in 1954, the billiards hall was once owned and operated by club promoter and musician, Clyde Killens. The Clyde Killens' Pool Hall was located on Overtown's major entertainment corridor, NW 2nd Avenue. The property is being renovated by the Southeast Overtown/Park West Community Redevelopment Agency. Once the renovations are completed the agency plans to lease the building as an art gallery and/or jazz club.



City of Miami Tax Historic Tax Card Photo

Name: The Josephine and Dunn Hotel

Address: 1028 NW 3rd Avenue

Year Built: 1938

City of Miami Historic Designation: No

Owner: JEJ Properties Inc.

Description: The two hotels, which consisted of two separate buildings, are some of the few remaining hotels in the area from the early and middle twentieth century. The Josephine Hotel was built in 1938 and the Dunn Hotel in 1947. During segregation, hotels in Overtown would serve black entertainers barred from receiving accommodation in Miami Beach. The Josephine and Dunn Hotel is being renovated into a boutique hotel with funding from the Southeast Overtown/Park West Community Redevelopment Agency.



City of Miami Tax Historic Tax Card Photo

Name: 1950 Moderne Office

Address: 1034 NW 3rd Avenue

Year Built: 1950

City of Miami Historic Designation: Lion 1034 LLC

Owner: No

Description: The 1950 Moderne Office is a great example of mid-century Modern architecture in Overtown. The concrete block, mixed-use building includes three recessed, angled entrances for the first floor business and a large rectangle relief on the second floor, which contains seven apartment units. The building's stone trim along the ground floor entrance is a common detail of the mid-century Modern style. The 1950 Moderne Office is currently occupied by various small businesses.



City of Miami Tax Historic Tax Card Photo

Name: Stirrup Building

Address: 801-23 NW 3rd Avenue

Year Built: 1925

City of Miami Historic Designation: No

Owner: MTZ Carver LLC C/O Mt. Zion Development Inc.

Description: The Stirrup Building was constructed in 1925 by Ebenezer Woodbury Franklin Stirrup, a Bahamian developer and entrepreneur. Stirrup was the first black developer in Coconut Grove and by the time of his death in 1957 had built more than one hundred houses for the black community. The three-story Stirrup Building includes ten residential units as well as commercial space on the first floor. The Mt. Zion Community Development Corporation and the Southeast Overtown/Park West Community Redevelopment Agency recently redeveloped the structure into a mixed-use affordable housing development.



City of Miami Tax Historic Tax Card Photo

Name: Hotel Foster

Address: 342 NW 11th Street

Year Built: 1938

City of Miami Historic Designation: No

Owner: 342BH LLC

Description: The Hotel Foster is one of the few remaining examples of Mediterranean Revival architecture in Overtown. Built in 1938, this property has been significantly remolded over time. The structure initially contained a detached bungalow in the rear, an open porch, wood windows, and plaster walls, all of which have been removed. The two-story building is a now multifamily residence with twenty-four living units.



City of Miami Tax Historic Tax Card Photo

Name: Dorsey Park

Address: 1775 NW 1st Avenue

Year Built: 2000

City of Miami Historic Designation: No

Owner: City of Miami – Department of P&D Asset Management Division

Description: In 1917, Dana Dorsey, a local civic leader and philanthropist, provided land to the City of Miami for the first public park for black residents in Overtown. The site is still a public park.



City of Miami Tax Historic Tax Card Photo



TECHNICAL DOCUMENTATION AND INSTRUCTIONS FOR USE MAP | Miami Affordability Project

Overview

The Miami Affordability Project (MAP) contains data on subsidized housing and selected demographic data for Miami-Dade County. The intent is to provide an open-access tool for affordable housing and community development practitioners and advocates to better understand the supply and demand for housing and its geography, thereby leading to more informed housing policy and practice. This technical documentation is for the first phase of the MAP, and will be updated as we complete future releases of MAP with expanded functionality and additional and updated data. This MAP is led by the University of Miami's Office of Civic and Community Engagement and supported by JPMorgan Chase, with additional support from the Jesse Ball duPont Fund. Software development is by University of Miami's Center for Computational Science.

To cite MAP:

University of Miami Office of Civic and Community Engagement. 2015. *MAP: Miami Affordability Project*. University of Miami. <http://dx.doi.org/10.17604/M6159M> [access date]

Disclaimer

The University of Miami furnishes this data as a public service. The University of Miami and all of its trustees, faculty, staff, and administrators assume no liability or responsibility associated with the use or misuse of this data and specifically disclaim any warranties, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Users of this data assume full responsibility for any loss or damages incurred as a result of their use of or reliance on this data and this website. Persons who notice information that is incomplete, incorrect, or out of date are asked to contact the Office of Civic and Community Engagement at civicengagement@miami.edu.

How the MAP works

The map contains five different datasets that are represented as layers that can be turned on or off of the visual display, and that can be filtered for analysis. Three of the datasets cover all of Miami-Dade County: the Developments layer, the Neighborhoods layer, and the Section 8 layer. The Parcels layer and Historic layer are only available at present for the Overtown neighborhood.

Basic Functionality:

Click the **Layers** button at the top left of the screen to display the available data layers.

Click on a tab to display the filters available for that dataset.

To display features (housing developments, census tracts or parcels), activate a filter either by checking the box next to the filter or adjusting the sliding control, and then click the update button at the top of the screen.



If more than one filter is selected, the map will only display those features that meet ALL the selected criteria.

To view the attributes of a particular feature, click the feature on the map and a pop-up will appear, displaying all available data for that feature.

To reset the map to its default state with no filters activated, click the **Reset** button.

Datasets and Layers

All of the datasets were compiled from publicly available data sources. The data is provided here as a public service; charging for its use, or redistribution without permission, is prohibited.

Developments

The Developments layer consists of two principal datasets – Assisted Housing and Public Housing. Assisted Housing developments include all the project-based subsidized rental housing in Miami-Dade County. This encompasses all the units that received a subsidy, whether federal, state, or local, for the construction or rehabilitation of the unit and which have requirements or regulations for the level of affordability of the units. Section 8 vouchers are not included. The dataset was compiled from three principal sources: The Shimberg Center at the University of Florida, Miami-Dade County Public Housing and Community Development Department, and the City of Miami Community and Economic Development Department. Additional data came from the Miami-Dade County Property Appraiser.

To create the Assisted Housing dataset, the three datasets were merged and developments were matched based on name and address. Year Built and Owner information were cross-checked with the Property Appraiser's dataset based on address. Since each dataset included different types of information, only those developments that appeared in each dataset have all the available data. Those that only appeared in one or two datasets are therefore incomplete. In some cases, data were incomplete within a dataset for a variety of reasons, and in some cases there may be errors. We attempted to resolve discrepancies that appeared in certain cases but did not attempt to verify all the information in each dataset. Therefore, users should take caution and verify any information related to a particular development of interest.

Shimberg Center at the University of Florida

The Shimberg Center at the University of Florida maintains a clearinghouse for data on housing affordability. The Center compiles data from HUD, Florida Housing Finance Corporation, and local housing authorities, and provides it in Excel spreadsheets for download through their website. The data used for this map is updated annually and includes all rental units funded through HUD mortgage assistance and rental assistance, Low-Income Housing Tax Credits, state HOME, SAIL, and Local Housing Finance Authority bonds. The data in MAP from the Shimberg Center were downloaded in May 2015 and are current as of late 2013 and early 2014.



Miami-Dade County Public Housing and Community Development Department

Miami-Dade County funds the development and rehabilitation of rental units through its HUD entitlement funds (CDBG, HOME, and NSP) as well as through its own Documentary Surtax Program. The data available in this layer include the type of project, the type of funding source, and the funding amount. The data in MAP are current as of June 2015. The Public Housing dataset contains all the housing developments publicly owned and operated by Miami-Dade County. The data comes from the Miami-Dade County Public Housing and Community Development and is updated annually.

City of Miami Community and Economic Development Department

The City of Miami funds housing developments through its HUD entitlement programs, principally CDBG and HOME. The data available in this layer include the funding source, type of development, number of units and bedrooms, affordability levels, the dates of affordability restrictions placed by the City (which are independent of restrictions placed by other funding programs that may apply to the same development), and inspection dates. The data in MAP are current as of June 2015.

Data Availability by Funding Source

	FHFC Funded	HUD Multifamily Funded	HUD Public Housing Funded	RD Funded	LHFA Funded	MDC and City of Miami Funded
Units by Income Restrictions	X					X
Average Rents	X	X		X	X	
Average Utility Allowance	X	X			X	
Household Composition	X	X	X	X	X	
Race/Ethnicity		X	X			
Tenant Annual Household Income (\$)	X	X	X	X	X	
Tenant Annual Household Income (% Area Median Income)	X	X	X	X	X	
REAC Scores		X				

Neighborhoods Layer

The Neighborhoods layer contains data maps and filters at the census tract level. The Housing Characteristics and Demographics data come from the American Community Survey (ACS), which is an annual survey of households conducted by the U.S. Census Bureau and is the most complete source for demographic information in the United States. Five year averaged data is the most reliable for small geographies, so tract level data were downloaded using the Summary File Retrieval Tool for the 2008-2013 time frame. A list of definitions is included in the Appendix.

The Market Indicators data maps and filters are part of a project conducted in the spring of 2015 by the Office of Civic and Community Engagement with the assistance of Alan Mallach of the Center for



Community Progress. The indicators were created from a variety of different data sources and aggregated to the census tract level using ArcGIS. The USPS Vacancy data and HMDA data contained census tract identifiers, and the remaining datasets contained folio identifiers. Folios were matched to census tracts using the Parcel Poly shapefile available from the Miami-Dade County GIS department. Dates are indicated in the title of each filter or data map. A complete list of indicators and sources is available in Appendix C.

Section 8 Layer

The Section 8 layer contains Section 8 data at the census tract level. The Section 8 information was provided by Miami-Dade County Public Housing and Community Development and is current as of April 2015.

Parcels Layer

The Miami-Dade County Property Appraiser maintains a database of all parcels in the county, which includes when buildings were constructed, building characteristics, zoning, sales and appraisal information. The Overtown parcels dataset was constructed by merging parcel boundaries downloaded from Miami-Dade County Geographic Information Systems Self Services with folio data from the Property Appraiser. The data in MAP are current as of March 2015 and users should verify information for any particular property by visiting the Property Search website.

Historic Layer

The historic layer contains a list of historically significant sites in and around the Overtown neighborhood. The data was compiled from the City of Miami Historic Preservation Office and the Miami-Dade County Property Appraiser.

Boundaries Layer

The Boundaries layer contains neighborhood and municipal boundaries. Municipal boundaries were downloaded from the Miami-Dade County GIS portal. The method for determining neighborhood boundaries varies by neighborhood.



Appendix A: Developments Dataset

Development Type	Type of development
Development Name	Development name
Street Address	Street address
City	City
Zip Code	Zip Code
Total Units	Total units
Assisted Units	Assisted units
RD/HUD Rental Assistance Units	RD/HUD Rental Assistance units
Agency/Developer	Agency/Developer
Owner Name	Owner name
Mailing Address	Mailing address
Management Name and Contact Info	Management name and contact info
Population Served	Population served
Description	Project description (public housing only)
Year Built	Year structure was built/finished
Affordability Start Date	Year beginning affordability restrictions
Overall Expiration Date of Governing Program	Latest expiration date of all funding program restrictions
Housing Program(s)	All funding sources
HUD Funded	Funded by U.S. Department of Housing and Urban Development
RD Funded	Funded by the U.S. Department of Agriculture Rural Development program
FHFC Funded	Funded by the Florida Housing Finance Corporation
LHFA Funded	Funded by a local housing finance authority
City of Miami Funded	Funded by the City of Miami
MDC Funded	Funded by Miami-Dade County
Rental Assistance/HUD	Includes HUD Rental Assistance units (project based Section 8)
Public Housing	Includes Public Housing units
Other HUD	Includes other HUD programs
Rental Assistance/RD	Includes RD Rental Assistance units
Other RD	Includes other RD funding
Housing Credits 4%	Includes Low-income Housing 4% Tax Credits
Housing Credits 9%	Includes Low-income Housing 9% Tax Credits
SAIL	Includes SAIL funding
State HOME	Includes state HOME funding
Local Bonds	Includes local bonds
MDC HOME	Includes Miami-Dade County HOME funding
MDC CDBG	Includes Miami-Dade County CDBG funding
MDC NSP	Includes Miami-Dade County NSP funding
MDC Surtax	Includes Miami-Dade County Surtax funding
Miami HOME	Includes City of Miami HOME funding
Miami CDBG	Includes City of Miami CDBG funding



Miami AHTF	Includes City of Miami Affordable Housing Trust Fund funding
Miami NSP	Includes City of Miami NSP funding
Miami SHIP	Includes City of Miami SHIP funding
HUD Rental Assistance Expiration	HUD Rental Assistance units contract expiration date
HUD Use Restriction Expiration	Other HUD funding program restrictions expiration date
HUD Mortgage Maturity (Sec 236)	HUD Mortgage Maturity date
FHFC 4% Housing Credit Expiration	Expiration date of affordability restrictions tied to LIHTC 4%
FHFC 9% Housing Credit Expiration	Expiration date of affordability restrictions tied to LIHTC 9%
FHFC SAIL Expiration	Expiration date of affordability restrictions tied to SAIL funding
FHFC Bonds Expiration	Expiration date of affordability restrictions tied to FHFC bonds
FHFC HOME Expiration	Expiration date of affordability restrictions tied to FHFC HOME funding
LHFA Bond Maturity	Maturity date of LHFA bonds
MDC Expiration	Expiration date of affordability restrictions tied to MDC funding
Miami Expiration	Expiration date of affordability restrictions tied to City of Miami funding
Project Rent to FMR	Ratio of project rent to Fair Market Rent
REAC Score	HUD Real Estate Assessment score of building physical inspections. http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/aboutreac
REAC Score Release Date	REAC Score Release Date
Units restricted to <=35% AMI	Units available for tenants at <=35% of the Area Median Income
Units restricted to 40-50% AMI	Units available for tenants at 40-50% of the Area Median Income
Units restricted to 55-60% AMI	Units available for tenants at 55-60% of the Area Median Income
Units restricted to 65-80% AMI	Units available for tenants at 65-80% of the Area Median Income
Units restricted to >80% AMI	Units available for tenants at >80% of the Area Median Income
Public Housing	Number of public housing units
Homeless	Number of homeless units
Elderly	Number of elderly units
Special Needs	Number of special needs units
UFAS Mobility	Number of units for limited mobility households
UFAS Hearing/Visual	Number of units for hearing/visually impaired households
Average 0 BR Rent	Average rent for a 0 bedroom unit
Average 1 BR Rent	Average rent for a 1 bedroom unit
Average 2 BR Rent	Average rent for a 2 bedroom unit
Average 3 BR Rent	Average rent for a 3 bedroom unit
Average 4+ BR Rent	Average rent for a 4 bedroom unit
Average Rent/FMR (%)	Average rent as a percent of Fair Market Rent
Number of 0 BR	Number of 0 bedroom units (studio/efficiency)
Number of 1 BR	Number of 1 bedroom units
Number of 2 BR	Number of 2 bedroom units
Number of 3 BR	Number of 3 bedroom units
Number of 4 or more BR	Number of 4 or more bedroom units
Number of Households Reporting	Number of households reporting
Average Household Size (Persons)	Average household size (persons)



% of Households with Elderly Members	Percent of Households with Members 65 and over
% of Households with Children	Percent of Households with Children under 18
% White (non-Hispanic)	Percent White (non-Hispanic) residents
% Asian (non-Hispanic)	Percent Asian (non-Hispanic) residents
% Black (non-Hispanic)	Percent Black (non-Hispanic) residents
% Hispanic	Percent Hispanic residents
Average Annual Household Income (\$)	Average Annual Household Income of tenants
Income range \$0-\$4,999	Number of households with income in range \$0-\$4,999
Income range \$5,000-\$9,999	Number of households with income in range \$5,000-\$9,999
Income range \$10,000-\$14,999	Number of households with income in range \$10,000-\$14,999
Income range \$15,000-\$19,999	Number of households with income in range \$15,000-\$19,999
Income range \$20,000 and above	Number of households with income in range \$20,000 and above
Average Annual Household Income (% AMI)	Average Annual Household Income as a percent of Area Median Income (% AMI)
Percent Extremely Low-Income (0-30% AMI)	Percent Extremely Low-Income (0-30% AMI)
Percent Very Low-Income (0-50% AMI)	Percent Very Low-Income (0-50% AMI)
MDC - Type of Project	Miami-Dade County - type of project
MDC Assisted Units	Number of assisted units funded by Miami-Dade County
MDC Restriction Period	Miami-Dade County affordability restriction period
MDC Total Amount	Miami-Dade County total funding amount
MDC Surtax Funded	Funded by Miami-Dade County Surtax (yes/no)
MDC Notes	Notes on Miami-Dade County funding
City of Miami Assisted	Number of assisted units funded by the City of Miami
City of Miami Affordability Begins	City of Miami affordability period begin date
City of Miami Affordability Ends	City of Miami affordability period end date
City of Miami Notes	City of Miami notes
Data Source	Original datasets

Appendix B: American Community Survey Definitions¹

I. Housing Characteristics Data Fields

Housing Units	The total number of housing units in the specified area. Table B25002 Occupancy Status.
Occupied Housing Units	Number of occupied housing units
Vacant/seasonally Occupied Units	The number of units that are vacant or seasonally occupied. Table B25002 Occupancy Status.
Percent Vacant Units	The percent of vacant/seasonally occupied units divided by the number of total housing units.
Owner Occupied Units	The number of housing units which are occupied by the unit owner. Table B25003.
Percent Owner Occupied	The number of units occupied by the unit owner divided by the total number of occupied units.
Renter Occupied	The number of units occupied by renters. Table B25003.
Percent Renter Occupied Units	The number of renter occupied units divided by the total number of occupied units. Table B25003.
Owner Occupied Units with Mortgage	The number of owner occupied units which are mortgaged. Table B25081.
Percent Owner Occupied Units with Mortgage	The number of owner occupied units which are mortgaged divided by the total number of owner occupied units.
Median Number of rooms	The median number of rooms per housing unit for all units in the selected area. Table B25017.
Overcrowded	The number of housing units occupied by more than one person per room. Table B25014.
Percent Overcrowded	The number of overcrowded housing units divided by the total number of occupied housing units.
Severely Overcrowded	The number of housing units occupied by more than 1.5 persons per room. Table B25014.
Percent Severely Overcrowded	The number of severely overcrowded housing units divided by the total number of occupied housing units.
Overcrowded Owner Occupied	The number of owner occupied housing units occupied by more than one person per room. Table B25014.
Overcrowded Renter Occupied	The number of renter occupied housing units occupied by more than one person per room. Table B25014.
0 Bedrooms	The number of housing units with 0 bedrooms. Table B25041.
Percent 0 Bedrooms	The number of housing units with 0 bedrooms divided by the total number of housing units.
1 Bedroom	The number of housing units with 1 bedroom. Table B25041.
Percent 1 Bedroom	The number of housing units with 1 bedroom divided by the total number of housing units.
2 Bedrooms	The number of housing units with 2 bedrooms. Table B25041.
Percent 2 Bedrooms	The number of housing units with 2 bedrooms divided by the total

¹ Adapted from the American Community Survey 2012 Subject Definitions.



	number of housing units.
3+ Bedrooms	The number of housing units with 3+ bedrooms. Table B25041.
Percent 3+ Bedrooms	The number of housing units with 3+ bedrooms divided by the total number of housing units.
Lacking Complete Plumbing Facilities	The number of housing units lacking complete plumbing facilities. Table B25047
Lacking Complete Kitchen Facilities	The number of housing units lacking complete kitchen facilities. Table B25051
Median Year Structure Built	The median year that housing structures were built in the selected geographic area. B25035.
Built 2010 or later	The number of housing units built 2010 or later. Table B25035.
Built 2000 to 2009	The number of housing units built between 2000 and 2009. Table B25035.
Built 1990 to 1999	The number of housing units built between 1990 and 1999. Table B25035.
Built 1980 to 1989	The number of housing units built between 1980 and 1989. Table B25035.
Built 1970 to 1979	The number of housing units built between 1970 and 1979. Table B25035.
Built 1960 to 1969	The number of housing units built between 1960 and 1969. Table B25035.
Built 1950 to 1959	The number of housing units built between 1950 and 1959. Table B25035.
Built 1940 to 1949	The number of housing units built between 1940 and 1949. Table B25035.
Built 1939 or earlier	The number of housing units built 1939 or earlier. Table B25035.
Percent built 2000-2012	The number of housing units built between 2000 and 2012 divided by the total number of housing units.
Percent built 1980-1999	The number of housing units built between 1980 and 1999 divided by the total number of housing units.
Percent built 1950-1979	The number of housing units built between 1950 and 1979 divided by the total number of housing units.
Percent built 1949 or earlier	The number of housing units built 1949 or earlier divided by the total number of housing units.
Median monthly housing costs	The median monthly housing costs for both owner and renter occupied units. Table B25105.
Median household income	Median household income in the past 12 months (in 2012 inflation-adjusted dollars). Table B19013.
Median monthly housing cost as a % of household income	The median monthly housing costs for all occupied units as a percent of household income. Table B25105.
Median monthly owner housing costs	The median monthly housing costs for owner occupied units. Costs include: payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Table B25088.
Median monthly renter housing costs	The median monthly housing costs for renter occupied units. "Gross Rent" includes: The amount of the contract rent plus the estimated



	average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Table B25064.
Median owner household income	Median household income in the past 12 months for owner households. Table B25119.
Median renter household income	Median household income in the past 12 months for renter households. Table B25119.
Median monthly owner costs as a percentage of household income	Median percent of income that households spend on housing costs. Table B25092. Values are top-coded at 0.50 and bottom-coded at 0.10.
Median monthly owner costs as a percentage of household income - with mortgage	Median percent of income that households with a mortgage spend on housing costs. Table B25092. Values are top-coded at 0.50 and bottom-coded at 0.10.
Median monthly owner costs as a percentage of household income - with no mortgage	Median percent of income that households without a mortgage spend on housing costs. Table B25092. Values are top-coded at 0.50 and bottom-coded at 0.10.
Median monthly renter housing costs as a percentage of household income	Median percent of income that renter occupied households spend on housing costs. Table B25071.
Cost burdened owner households (paying more than 30% of income on housing cost)	Number of owner households paying more than 30% of income in housing cost. Table B25106.
Percent of owner households that are cost-burdened	Number of owner households paying more than 30% of income in housing cost divided by total number of owner occupied households.
Cost burdened owner households with a mortgage (paying more than 30% of income on housing cost)	Number of owner households with a mortgage paying more than 30% of income in housing cost. Table DP04.
Percent of owner households with a mortgage that are cost-burdened	Number of owner households with a mortgage paying more than 30% of income in housing cost divided by total number of owner occupied households.
Cost burdened owner households with no mortgage (paying more than 30% of income on housing cost)	Number of owner households with no mortgage paying more than 30% of income in housing cost. Table DP04.
Percent of owner households with no mortgage that are cost-burdened	Number of owner households with no mortgage paying more than 30% of income in housing cost divided by total number of owner occupied households.
Cost burdened renter households (paying more than 30% of income on housing cost)	Number of renter households paying more than 30% of income in housing cost. Table DP04.
Percent of renter households that are cost-burdened	Number of renter households paying more than 30% of income in housing cost divided by total number of owner occupied households.



II. Demographic Characteristics Data Fields

Population	Total population of the selected area. Table B03002.
Persons living below poverty line	Number of persons with income below the poverty line for the last 12 months. Table B17001.
Percent of persons living below poverty line	Number persons with income below the poverty line for the last 12 months divided by the total population. Table B17001.
Percent Hispanic	Number of persons of any race and Hispanic or Latino origin divided by the total population. Table B03002.
Percent White non-Hispanic	Number of White or Caucasian persons not of Hispanic ethnicity, divided by the total population. Table B03002.
Percent Black non-Hispanic	Number of Black or African American persons not of Hispanic ethnicity, divided by the total population. Table B03002.
Percent Other race	Number of persons of another race or more than one race not of Hispanic ethnicity, divided by the total population. Table B03002.
Number foreign born	Number of persons born outside the U.S. Table B05002.
Percent foreign born	Number of persons who were not U.S. citizens at birth divided by the total population. Table B05002.
Number persons with disabilities	<p>Number of persons who report anyone of the six disability types. Table B18101.</p> <ul style="list-style-type: none"> • Hearing difficulty - deaf or having serious difficulty hearing (DEAR). • Vision difficulty - blind or having serious difficulty seeing, even when wearing glasses (DEYE). • Cognitive difficulty - Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM). • Ambulatory difficulty - Having serious difficulty walking or climbing stairs (DPHY). • Self-care difficulty - Having difficulty bathing or dressing (DDRS). • Independent living difficulty - Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).
Number households with someone 65 years or over	Number of households with at least one member 65 years old or older. Table B11007.
Number of households with someone 18 years or under	Number of households with at least one member 18 years or younger. Table B11005.
Number of limited English speaking households	Number of households in which no one 14 and over speaks English only, or speaks a language other than English at home and speaks English "very well." Table B16002.
Percent of limited English speaking households	Number of households in which no one 14 and over speaks English only, or speaks a language other than English at home and speaks English "very well," divided by total number of households. Table B16002.
Number of households with 3 or	Number of households with 3 or more persons. Table B11016.



more persons	
Number of households with no vehicle	Number of households with no vehicle available. Table B08201.
Percent of households with no vehicle	Number of households with no vehicle available divided by the total number of households. Table B08201.
Number of households with income less than \$15,000 per year	Number of households with income less than \$15,000 in the past 12 months, including wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income (in 2012 inflation-adjusted dollars). Table B19001.
Number of households with income \$15,000 - \$29,000 per year	Number of households with income \$15,000 - \$29,000 in the past 12 months, including wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income (in 2012 inflation-adjusted dollars). Table B19001.
Number of households with income \$30,000 to \$45,000 per year	Number of households with income \$30,000 - \$45,000 in the past 12 months, including wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income (in 2012 inflation-adjusted dollars). Table B19001.
Median household income	Median household income in the past 12 months (in 2012 inflation-adjusted dollars). Table B19013.
Total household income	Sum of household income for all households in the past 12 months in the selected area (in 2012 inflation-adjusted dollars). Table B19025.



Appendix C: Market Indicators Dataset

Percent of single-family homes sold 2013-2014	The share of single-family homes in a census tract that were sold at least once between 2013 and 2014. Source: Miami-Dade County Property Appraiser.
Percent of condos sold 2013-2014	The share of condo units in a census tract that were sold at least once between 2013 and 2014. Source: Miami-Dade County Property Appraiser.
Home mortgages as a percent of sales in 2013	The number of home mortgages made in 2013 divided by the number of homes sold in the census tract. Source: HMDA and Miami-Dade County Property Appraiser.
Percent of residences vacant 12 mo. or longer 2013	Percent of residential addresses that had been vacant twelve months or longer in 2013. Source: U.S. HUD and USPS.
Percent of homes foreclosed 2010-2014	The number of foreclosures from 2010 to 2014 divided by the total number of homes in a census tract. Source: Miami-Dade County Clerk of Courts.
Percent of homes with property tax delinquencies 2009-2013	The number of homes with property tax delinquencies 2009 to 2013 divided by the total number of homes in a census tract. Miami-Dade County Tax Collector.



Appendix D: Section 8 Dataset

Section 8 Housing Units	Total number of Section 8 housing units
Average Number of Bedrooms	Average number of Section 8 bedrooms
Average Family Size	Average family size of Section 8 household
Average Contract Rent	Average contract rent
Average Monthly Tenant Payment	Average monthly tenant payment
Average Tenant % of Contract Rent	Average percentage of the total tenant payment
Average Total Years in Program	Average total years in the Section 8 program
Percent Units Failing Inspection	Percent of units failing inspection
Percent People in Units Failing Inspection	Percent of people in units failing inspection



Appendix E: Overtown Parcels Dataset

Street Address	Street address of property
City	City where property is located
Zip Code	Zip Code where property is located
Owner	Owner last name
Mailing Address Zip Code	Zip Code of owner mailing address
Ownership	Public or private ownership
Land Use	Primary land use categories
DOR-Primary Land Use	DOR code - Primary Land Use code
Zoning	Primary Zoning Code
Bedrooms	Number of bedrooms
Bathrooms	Number of bathrooms
Stories	Number of floors in the building
Living Units	Number of units in the building
Building Square Feet	Building square footage
Lot Size (Sq. ft.)	Lot size in square feet
Lot Size (acres)	Lot size in acres
Year Built	Year structure was built/finished

DOR - Primary Land Use Codes

66 - VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
81 - VACANT RESIDENTIAL : VACANT LAND
101 - RESIDENTIAL - SINGLE FAMILY : 1 UNIT
303 - MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
407 - RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
410 - RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
508 - COOPERATIVE - RESIDENTIAL : COOPERATIVE - RESIDENTIAL
802 - MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
803 - MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
1066 - VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
1081 - VACANT LAND - COMMERCIAL : VACANT LAND
1111 - STORE : RETAIL OUTLET
1209 - MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
1713 - OFFICE BUILDING - ONE STORY : OFFICE BUILDING
1913 - PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
1943 - PROFESSIONAL SERVICE BLDG : HEALTH CARE
2111 - RESTAURANT OR CAFETERIA : RETAIL OUTLET
2512 - REPAIR SHOP/NON AUTOMOTIVE : REPAIRS - NON AUTOMOTIVE
2719 - AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
2865 - PARKING LOT/MOBILE HOME PARK : PARKING LOT
3215 - ENCLOSED THEATER/AUDITORIUM : ENTERTAINMENT



4066 - VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
4081 - VACANT LAND - INDUSTRIAL : VACANT LAND
4132 - LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
4236 - HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD
4731 - MINERAL PROCESSING : MINERAL PROCESSING
4837 - WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
7065 - VACANT LAND - INSTITUTIONAL : PARKING LOT
7144 - RELIGIOUS - EXEMPT : RELIGIOUS
7241 - EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
7503 - CHARITABLE - EXEMPT : MULTIFAMILY 3 OR MORE UNITS
7742 - BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
7758 - BENEVOLENT - EXEMPT : YMCA - YWCA
7950 - LITERARY - EXEMPT : CULTURAL - LITERARY
8040 - VACANT GOVERNMENTAL : MUNICIPAL
8047 - VACANT GOVERNMENTAL : DADE COUNTY
8066 - VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
8080 - VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
8081 - VACANT GOVERNMENTAL : VACANT LAND
8099 - VACANT GOVERNMENTAL : STATE
8348 - BOARD OF PUBLIC INSTRUCTION : BOARD OF PUBLIC INSTRUCTION
8647 - COUNTY : DADE COUNTY
8786 - STATE : TRUSTEE II FUND
8799 - STATE : STATE OF FLORIDA
8898 - FEDERAL : FEDERAL
8940 - MUNICIPAL : MUNICIPAL
9016 - LEASEHOLD INTEREST: LEASEHOLD INTEREST
9163 - UTILITY : UTILITY
9751 - PVT PARK -REC AREA -ROADWAY : COMMON AREA
9862 - CENTRALLY ASSESSED : RAILROAD ASSESSMENT
1229 - MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
7081 - VACANT LAND - INSTITUTIONAL : VACANT LAND
8240 - PRIVATE PARK



Appendix F: Historic Properties Dataset

Name	Name of site
Address	Address of site
Year Built	Year structure was built/finished
City of Miami Historic Designation	Whether the site has been designated as historic by the City of Miami (Yes/No)
Description	Description of the site
Image	Historic photograph of the site
Citation	Source material for the description



UM Office of Civic and Community Engagement

Robin Bachin, Ph.D, Assistant Provost for Civic and Community Engagement

Jorge Damian de la Paz, Program Manager

Emily Eisenhauer, Ph.D, Program Coordinator

Tanya Desdunes, AmeriCorps VISTA, Civic Engagement Fellow, Research Associate

Crystal Godina, AmeriCorps VISTA, Civic Engagement Fellow

UM Center for Computational Science

Christopher Mader, Director - Software Engineering

Nakul Datar, Software Engineer

Chance Scott, Research Analyst - Software Engineering

Graduate Assistants

Amelia Hintzen, Graduate Assistant - Fall 2015

Ricky Reboredo, Graduate Assistant - Fall 2013