

927 JEFFERSON AVENUE, MIAMI BEACH

I. Historical Context

The Lummus brothers' Ocean Beach Realty Company platted the Ocean Beach Addition 3 subdivision in February 1914, before Miami Beach had even become a town. In 1916, with the Lummuses in financial straits, developer Carl G. Fisher and his colleagues formed the Miami Ocean View Company and took over much of the Lummus property between 5th and 11th Streets.¹ The new company filled in much of the land, put in water mains and sewers, paved the streets, planted trees, and built several houses on its mostly-vacant land to promote the sale of lots.²

The subject house was built circa 1920 on Lot 12 of Block 70 in the Ocean Beach Addition 3 subdivision. No original building records or plans for the house survive in the Miami Beach Building Department. Some of its history can be traced from other sources, but there are some inconsistencies and unanswered questions. For one thing, the system of street addresses was arbitrary at first, and the house on this lot was identified as 915 Jefferson Avenue until the mid-1920s, and thereafter as 927 Jefferson.³

The earliest documentation of the house is the Sanborn Fire Insurance Map of January 1921, which shows it as a 1½ story "CB" (concrete block) dwelling with one-story front and rear porches and a one-story rear garage. The architect is unknown, but this verifies that the house was completed by 1921 as a single-family residence. The only other structures on this block at that time were a similar house next door on Lot 13, and a two-story frame house on Lot 10. Both were demolished in the 1960s.

¹ Howard Kleinberg, *Miami Beach: A History*; Centennial Press, Miami, 1994; pp. 53-4.

² Realty ads: *Miami Metropolis*; March 21, 1921; January 7, 1922 et al.

³ Sanborn Fire Insurance maps, Polks's City Directories, various years; Building Permit Card, 1924; City Atlas, 1935.

II. Ownership

The first deed record for Lot 12 is dated December 21, 1921, when the Miami Ocean View Company sold it to Peter J. McCormick of Suffolk County, Massachusetts.⁴ Deeds, of course, refer only to the lot and do not indicate whether any building is present on it, but the earlier Sanborn map confirms that a house was here by that time, so it was probably built by the Company. Oddly, a week before the sale, a notice had appeared in the *Miami Herald* that, "Mrs. Peter McCormick of Boston has opened up her beautiful home at 915 Jefferson Avenue. Mr. McCormick will come at Christmas."⁵

In 1919, the *Herald* mentioned Peter McCormick, identified as a Harvard professor, as one of four tourists who landed a 350-pound shark while fishing off Miami Beach.⁶ Apparently he soon got into realty speculation in the new city: on January 11, 1921, Peter McCormick bought Lot 13 of this block, next door to the subject property.⁷ He sold it to an Amelia Wheeler in November 1922.

In the meantime, Peter and Mabel McCormick apparently spent only one winter in the subject house on Lot 12. On March 14, 1922, they sold it to Arthur G. Norris⁸ and his wife Eda (sometimes misspelled Edna) from Chicago. Mr. Norris was a 36-year-old stock broker who had emigrated from Canada as a child.⁹ After Eda Norris died while in Chicago in 1927, Mr. Norris married his second wife Alice in October 1928. Arthur Norris himself died while in Chicago in July 1932, at age 46.¹⁰

In subsequent Polk's City Directories, the house stood vacant or had various individual owners until it became a rooming house during the housing

⁴ Dade County Deed Book 281, Page 357.

⁵ "About the Beach," *Miami Herald*, Dec. 14, 1921; p.6.

⁶ *Miami Herald*, March 3, 1919.

⁷ Dade County Deeds: Book 244, Page 310; Book 281, Page 357.

⁸ Dade County Deed Book 292, Page 53.

⁹ U.S. Census, 1920.

¹⁰ Ancestry Plus: Birth, Marriage & Death Records.

shortage following World War II. The 1947 directory first identifies it as Sytten's Guest House, operated by Harry and Dora Sytten. From 1955 to 1959 it was the Chicago Guest House, advertising "furnished rooms," run by Bessie Smith. In 1960 it was Min's Guest House, run by Mrs. Minnie Samuels, and in 1964, Sacks' Guest House, run by Samuel Sacks.

III. The House

Unfortunately a lack of early records or photographs makes it difficult to track the structural history of the house. The 1921 Sanborn map describes it as concrete block, but the 1935 City Atlas has it color-coded as frame-stucco. The footprint itself has changed little over the years since the 1921 map.

A newspaper ad for a "Miami Beach Home" from March 1921¹¹ gives 915 Jefferson Avenue as the address for inquiries, but it may or may not have been this house that was for sale. The ad describes a "brand-new 8-room semi-bungalow, completely furnished," with five bedrooms, front and rear screened porches, a garage, and a 300-gallon rainwater tank. (The Building Department's first record for the house on Lot 12 was its connection to the city sewer system in 1924.) This may well be describing the subject house, but there is no proof.

The only major alterations to the house listed on the Building Permit Card were two apartment units added in 1948 for \$7000 total, and a \$500 remodel of the second floor in 1951, "making a duplex (sic) 1 upstairs & 1 downstairs. Work on front house or (of?) main building." No plans were found for either of these projects, but both are attributed to architect Lester Avery. Little information is available on Avery, but he was active in Miami Beach from 1930 through the 1950s, designing small residences and apartment buildings including 321, 650 and 651 Jefferson Avenue and 719, 737, 765, and 1300 Lenox Avenue.

¹¹ *Miami Herald*, March 23, 1921; *Miami Metropolis*, March 24, 1921.

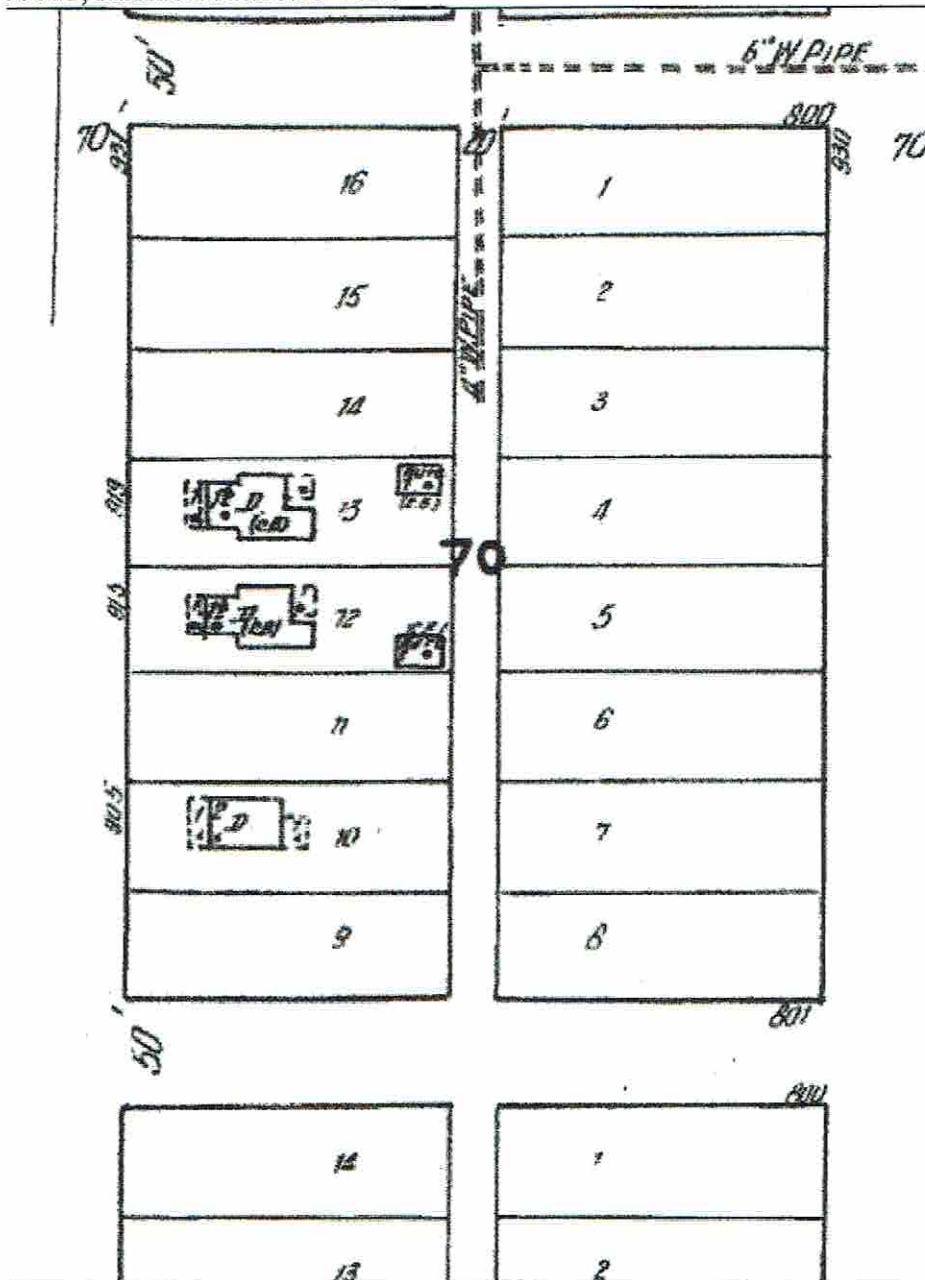
As seen today, the house is of unusual design in Vernacular style; whether CBS or frame-stucco would require examination of the walls. The west elevation facing the street is a 1½ story front gable with raised stucco banding resembling half-timber construction. The roof has exposed wood beams and corner brackets and is supported by two square pillars of stucco. The central doorway is flanked by windows that are now six-over-six sash type, but the Planning Department database from 1989 describes the windows as wood casements at that time. There is another bank of windows over the door.

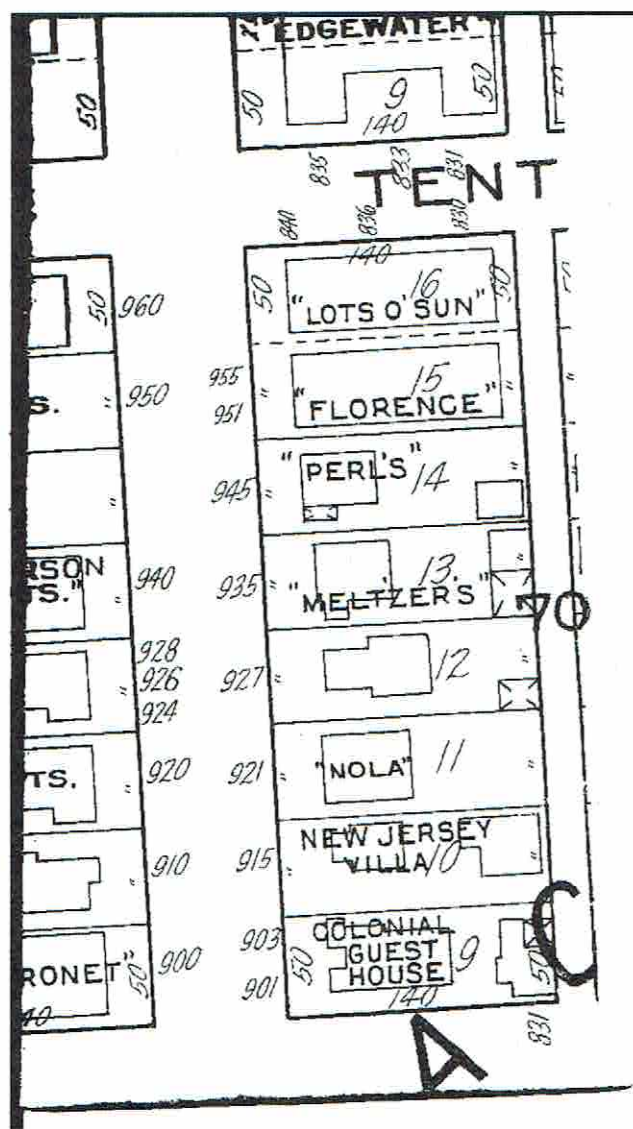
The most distinguishing feature of the house is its multiple-gable roof. Behind the front section with its own gable, the house rises to two stories, first with a single end-gable roof, then a slightly wider pair of end-gable roofs. All roofs are of asphalt tile. Smaller shed roofs are seen at the rear of the house. The rear garage structure is not visible from the street. The original garage occupied the southeast corner of the lot.

In 1969 a proposal to demolish the house and construct an 18-unit apartment house in its place did not transpire, and the house remains today as a Contributing building in the National Register and Flamingo Park Historic Districts. While it is difficult to trace its structural history, the house has its roots in the earliest days of Miami Beach development, and, illustrating another chapter of the City's history, evolved from a single-family residence to a rooming house during the Postwar housing shortage.

---Carolyn Klepser, researcher
August 2, 2015

00005, Miami Beach Jan. 1921





WICT VET IN

CONSPIRACY CASE

March 24.—This jury was called today at 10 o'clock to try the conspiracy charge against Fred Thomas, a laborer, W. E. Ruppel, a lumberjack, and C. W. Swearingin, a farmer. The case went to 4:30 yesterday afternoon.

The cigar box manufacturers charged with conspiring to fix prices are the American Cigar Manufacturers' Association by the federal government. It has filed its charges and declaring that it has no jurisdiction over it of the cigar strike and it was charged that makers refused to furnish factories employing union

**CONVENTION
CLOSED YESTERDAY**

March 24.—The annual convention of the Woodmen of the World was closed here yesterday afternoon at 6 o'clock. The convention was held at the Elksville as the 1923 con-
vention was held at W. A. Frazier, national president of the organization, refused to accept a check for \$4,000 expense money which the convention here made out against him restraining him from participating in the convention. This was done Tuesday night.

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Lexonville, Fla.

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Four new houses in the highly restricted residential section of Miami Beach, property of the Miami Ocean View Company. Within a few blocks of the causeway entrance. Just the proper location to insure all conveniences.

These are priced at figures reasonable.

**BUY NOW AND AVERT THE INCONVENIENCE OF LOOK-
ING FOR HOMES NEXT SEASON.**

For prices and terms call at our office at Fifth Street and Alton Road, and we will be glad to show the properties.

Miami Ocean View Company

Miami Beach

Causeway Entrance

Miami Beach Home

FOR SALE—Brand new 8-room semi-bungalow completely furnished. Five bedrooms, electric stove and electric hot-water heater. Every known convenience to a home. Furnished and decorated to please the most fastidious. Has screened front and rear porches, copper screens throughout. Garage, granolithic walks and driveway, awnings, 300 gallon rain-water tank. Grounds all improved. Must be seen to be appreciated. For inspection apply 915 Jefferson Ave., Miami Beach.

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**"TYPEWRITER
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The Foster & Reynolds Co.,

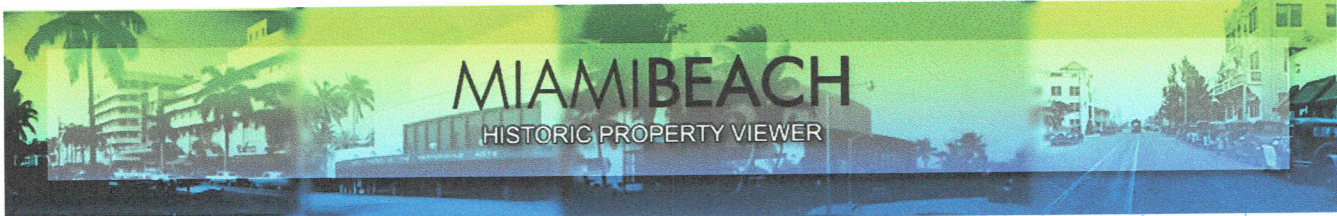
39 N. E. First St.

COLLINS AVENUE
EAST FRONT

75 X 125

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.

CEMENTITIOUS PAPER



MIAMI BEACH

HISTORIC PROPERTY VIEWER

ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
							927	JEFFERSON				
14257	Flamingo Park		Contributing		NOLA APTS	1924	927	JEFFERSON AVE	BUNGALOW			
Exterior Ornament			Explanation Evaluation			Notes						
WOOD SUPPORTS UNDER EVES; GABLES;CASEMENT WINDOWS; TOOLED WOODWORK.			EARLY, RARE EXAMPLE OF BEL. BUNGALOW STLYE REMAINING IN MIAMI BEACH, STRUCTURE AND FEATURES INTACT.			Update - 9/11/89 CB						



7111 MISO

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: EMOTIONS AP, LLC
 IN CARE OF: ELVIS MARTINEZ
 ADDRESS: 6355 NW 36 ST
 MIAMI, FL 33166-7027

RECEIPT NUMBER: RL-10007121
 Beginning: 10/01/2014
 Expires: 09/30/2015
 Parcel No: 0242030094440

TRADE ADDRESS: 927 JEFFERSON AVE

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Code	Certificate of Use/Occupation
016600	ROOMING HOUSE (SMOKE DETECTOR)

CERTIFICATE OF USE	200
C_U # OF UNITS	5
# OF HOTEL ROOMS	5

Storage Locations

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED
 FIRST CLASS
 U.S. POSTAGE
 PAID
 MIAMI BEACH, FL
 PERMIT No 1525

BELVIS MARTINEZ
 927 JEFFERSON AVE
 MIAMI BEACH, FL 33139-8451





MIAMI BEACH

RESORT TAX REGISTRATION CERTIFICATE

1955118

Issued Pursuant to City Of Miami Beach Ordinance No. 1619

This certifies that

Refer to this certificate
number when reporting tax

This Certificate
is non-transferable
or assignable

EMOTIONS AP LLC
927 JEFFERSON AVE
MIAMI BEACH, FL 33139
Is hereby authorized and empowered to collect
Resort Tax for the City of Miami Beach, Florida

Finance Director

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

FORM CMB RT-2 3-98

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

B1303970 BCO14175 CO

Certificate of Occupancy
Certificate Number: BCO14175

Status: APPROVED

Issued By: BUILD00B

Site Address: 927 JEFFERSON AV MBCH
Parcel #: 42030094440

Applied: 04/03/2014
Issued: 04/04/2014
Extended:
To Expire:

Tenant: EMOTIONS AO LLC
927 JEFFERSON AVE
MIAMI BEACH FL

Property Owner: EMOTIONS AP LLC
6365 NW 36 ST #505-B
VIRGINIA GARDENS, FL 33166

Class Code: R1

Issued For: CO/ Change of use R2 to A3 Rooming House/Work to be done in
buildinh A, unit 1, 2,3.

Temporary Expiration Date:

Current Use: Boarding House
Previous Use: APARTMENT

OCCUPANCY INFORMATION

Building Permit #: B1303970	Zoning Use District: RM-1
Occupancy Group: R1	Construction Type:
Maximum Occupant Content	Minimum Number of Exits:
Zoning Ordinance Number: 89-2665	SS # or Taxpayer ID#:

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted above, and said proposed use or uses being in comformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

NOTE: Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.



01/26/15

Building Official Signature and Date
MARIANO V. FERNANDEZ, PE

This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.
[CERTOCCP14]

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Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
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Office: (305) 673-7610

B1303970 BCO15118 CO

Certificate of Occupancy
Certificate Number: BCO15118

Status: APPROVED

Issued By: BUILROBM

Site Address: **927 JEFFERSON AV MBCH**
Parcel #: 42030094440

Applied: 01/23/2015

Issued: 01/23/2015

Extended:

To Expire:

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927 JEFFERSON AVE
MIAMI BEACH, FL

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6365 NW 36 ST #505-B
VIRGINIA GARDENS, FL 33166

Class Code: R1

Issued For: CO/ Change of use R2 to A3 Rooming House/Work to be done in
building B, unit 4, & 5.

Temporary Expiration Date:

Current Use: Boarding House
Previous Use: Apartment

OCCUPANCY INFORMATION

Building Permit #: B1303970	Zoning Use District: RM1
Occupancy Group: R1	Construction Type:
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Additional Information

Storage Locations

Code 016600	Certificate of Use/Occupation ROOMING HOUSE (SMOKE DETECTOR)
CERTIFICATE OF USE C_U # OF UNITS # OF HOTEL ROOMS	200 5 5

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

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MIAMI BEACH, FL 33139-8451





MIAMI BEACH

RESORT TAX REGISTRATION CERTIFICATE

1955118

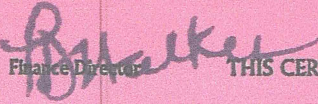
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FORM CMB RT-2 3-98



Detail by Entity Name

Florida Limited Liability Company

EMOTIONS AP LLC

Filing Information

Document Number	L13000029002
FEI/EIN Number	33-1227316
Date Filed	02/25/2013
Effective Date	02/25/2013
State	FL
Status	ACTIVE

Principal Address

927 JEFFERSON AV
MIAMI BEACH, FL 33139

Changed: 04/22/2013

Mailing Address

5805 BLUE LAGOON DR STE 200
MIAMI, FL 33126

Registered Agent Name & Address

ALONSO & GARCIA PA
5805 BLUE LAGOON DR STE 200
MIAMI, FL 33126

Name Changed: 04/22/2015

Authorized Person(s) Detail

Name & Address

Title OWNER

MARTINEZ, MARIA
927 JEFFERSON AVE.
MIAMI BEACH, FL 33139

Title OWNER

COLOMER, PALOMA
927 JEFFERSON AVE
MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
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2014	04/30/2014
2015	04/22/2015

Document Images

[04/22/2015 -- ANNUAL REPORT](#)

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[04/30/2014 -- ANNUAL REPORT](#)

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[02/25/2013 -- Florida Limited Liability](#)

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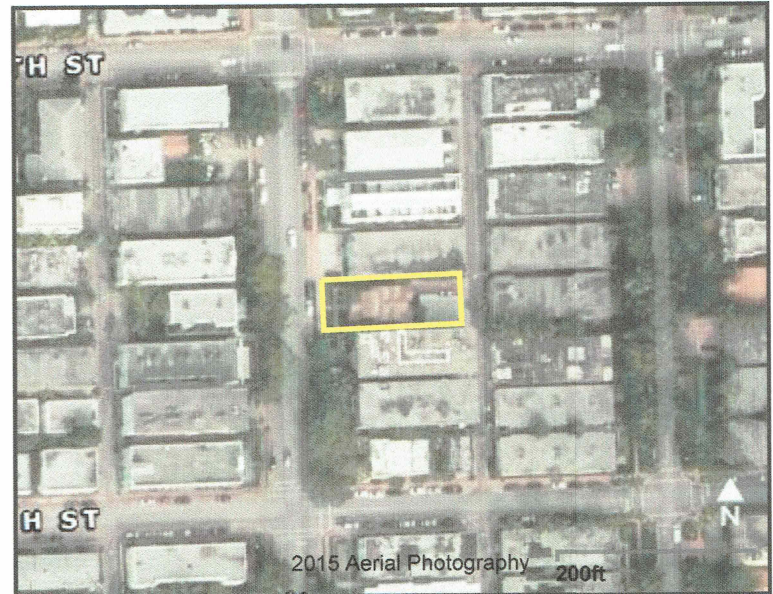


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/6/2015

Property Information	
Folio:	02-4203-009-4440
Property Address:	927 JEFFERSON AVE
Owner	EMOTIONS AP LLC
Mailing Address	927 JEFFERSON AVE MIAMI BEACH, FL 33139
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 6 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,388 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$840,000	\$684,250	\$805,000
Building Value	\$131,640	\$126,764	\$126,764
XF Value	\$295	\$299	\$302
Market Value	\$971,935	\$811,313	\$932,066
Assessed Value	\$892,444	\$811,313	\$782,628

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$79,491		\$149,438
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 12 BLK 70 LOT SIZE 50.000 X 140 OR 12338-1973 1084 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$971,935	\$811,313	\$932,066
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/28/2013	\$745,000	28562-0710	Qual by exam of deed
10/01/1984	\$140,000	12338-1973	2008 and prior year sales; Qual by exam of deed

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Version: