

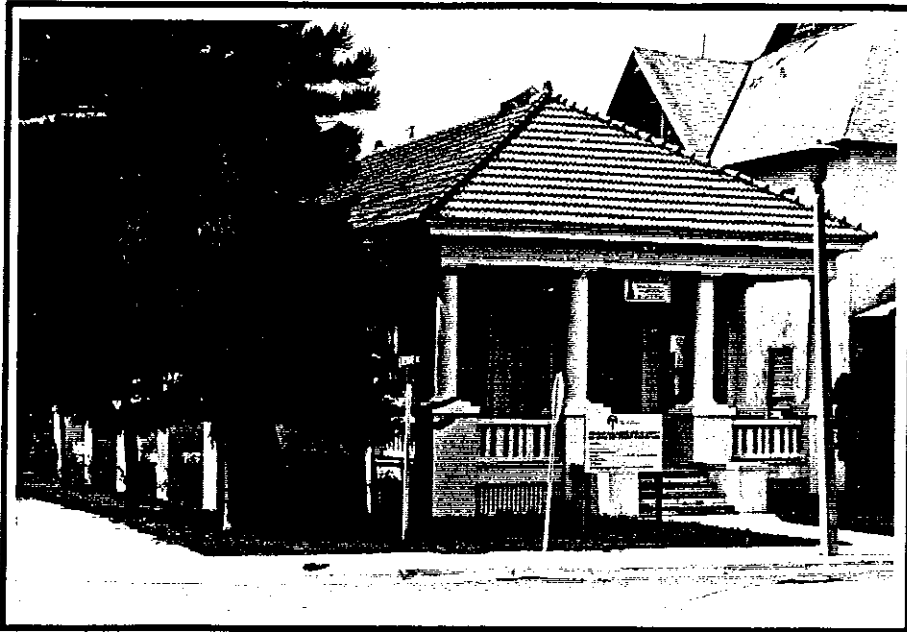
---

**DR. JAMES M. JACKSON OFFICE**

**190 S.E. 12 TERRACE**

---

## Designation Report



*City of Miami*

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT  
TO THE HERITAGE CONSERVATION BOARD  
ON THE POTENTIAL DESIGNATION OF  
THE DR. JAMES M. JACKSON OFFICE  
190 S.E. 12 TERRACE  
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah Eaton 9-15-82  
Historic Preservation Consultant Date

Accepted by Charles Edwin Chan 9/28/82  
Chairman Date

Designated by the Miami City Commission

Ordinance No. 9565 and 9566

Date JAN 13 1983

## CONTENTS

- I. General Information
- II. Significance
- III. Historical Information
- IV. Architectural Information
- V. Planning Context
- VI. HC Zoning Elements
- VII. Bibliography

I. GENERAL INFORMATION

Historic Name:

Dr. James M. Jackson Office

Current Name:

Dr. James M. Jackson Office

Location:

190 S.E. 12 Terrace  
Miami, Florida

Present Owner:

City of Miami  
3500 Pan American Drive  
Miami, Florida 33133

Present Occupant:

Dade Heritage Trust, Inc.  
190 S.E. 12 Terrace  
Miami, Florida 33131

Present Use:

Office

Present Zoning District:

R-CB

HC Zoning Overlay District:

HC-1

Boundary Description of HC Zoning District:

Lot A of Block 3 of the plat of HIBISCUS PLACE AMENDED, as recorded in Plat Book 3 at Page 110, of the Public Records of Dade County, Florida.

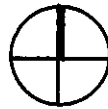
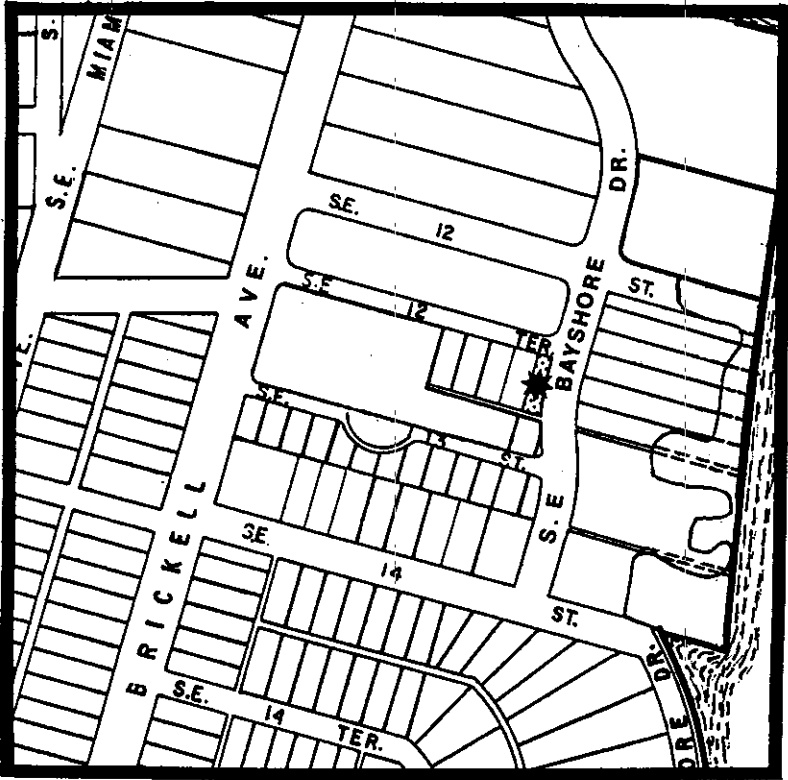
HC Zoning Classification:

Historic Site

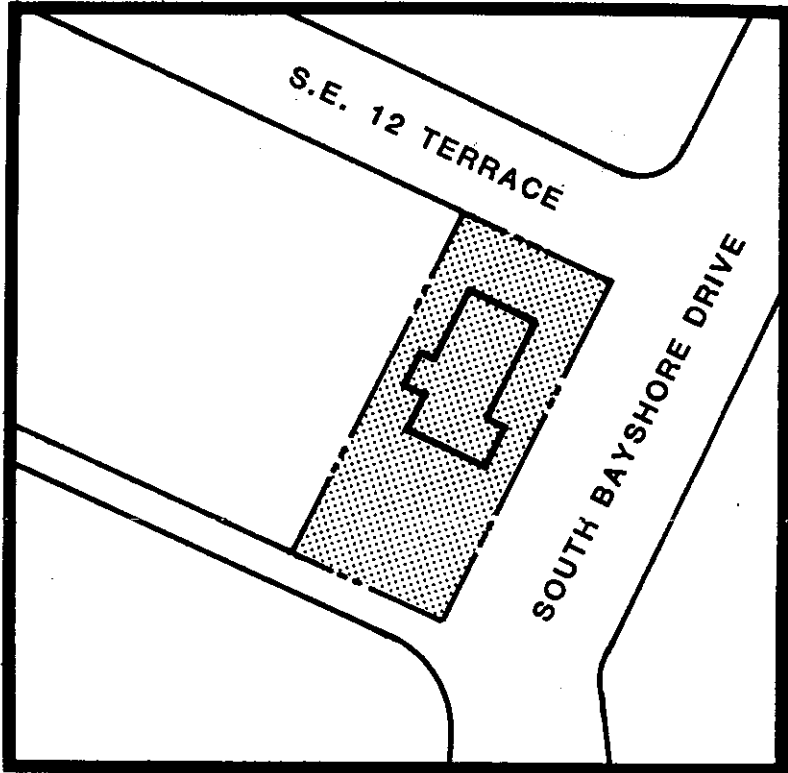
Dade County Historic Survey Rating:

Architectural Significance - 1  
Historical Significance - 1  
Contextural Significance - 2

**DR. JAMES M. JACKSON OFFICE**  
**190 S.E. 12 TERRACE**



**location**



**site plan**

## II. SIGNIFICANCE

### Statement of Significance:

The Dr. James M. Jackson Office is significant for its association with Miami's pioneer physician. The building is also a fine example of Neo-Classical style architecture and is noteworthy for the quality of its design, craftsmanship, and detailing.

Dr. James Jackson came to Miami in 1896 as the physician-surgeon for the Florida East Coast Railroad and was soon appointed hotel physician for Flagler's Royal Palm Hotel. He was a founder member of the Dade County Medical Association and was elected president in 1905, 1912 and 1923. Jackson also served as president of the Florida Medical Association in 1911 and organized the Miami City Board of Health in 1914. Serving for many years as city physician, Jackson was clearly recognized as the leader of the local medical profession.

The Dr. James M. Jackson Office is a fine example of the application of Neo-Classical style design and detailing to a small-scale structure. The building is architecturally noteworthy for its symmetrical facade, elegant proportions, and classical details.

### Relationship to Criteria for Designation:

The Dr. James M. Jackson Office is eligible for designation under the following criteria:

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

The Dr. James M. Jackson Office is the most important remaining structure associated with the life of Miami's pioneer leader of the local medical profession.

2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Dr. James M. Jackson Office is a fine example of the application of Neo-Classical style architecture to a small-scale structure. The building is particularly noteworthy for its symmetrical facade, elegant proportions, and classical detailing.

### III. HISTORICAL INFORMATION

Date of Erection:

1905

Architect:

Unknown

Builder/Contractor:

Unknown

Historical Context:

Dr. James M. Jackson was born in 1866 at White Sulphur Springs, Florida. He attended East Florida Seminary at Gainesville and graduated from Emory University at Oxford, Georgia, in 1885 and Bellevue Hospital Medical College in New York City in 1887. After practicing for eight years with his father in Bronson, Florida, Jackson moved to Miami in 1896.

Jackson constructed his office in 1905 in downtown Miami on what is now N.E. 2nd Avenue. The building was moved to its present location in 1917. After the move, the building was remodeled for residential rental use.

Jackson died in 1924, and on the day of his funeral, all businesses in the City closed. At that time, the City Commission voted to change the name of the Miami City Hospital to the James M. Jackson Memorial Hospital.

The Dr. James M. Jackson Office was acquired by the City of Miami in 1977 as a Bicentennial historic preservation project.



#### IV. ARCHITECTURAL INFORMATION

##### Description of Building:

The Dr. James M. Jackson Office is a one story rectangular structure with three bays across the north (front) facade. This wood frame building is covered with an early pattern of novelty siding and is topped with a hipped roof covered with flat, corrugated clay tiles.

The north facade features a front porch supported by four Doric columns. These columns rest on stuccoed masonry piers connected by a wooden balustrade. When the house was originally constructed, a small pedimented portico projected over the entrance steps, and the columns extended full height. The alterations to the porch occurred after the building was moved. Also added at this time was a porch extending the length of the east facade.

The main entrance is slightly recessed and features a wood and glass door surrounded by sidelights and topped with a transom. This entrance was added after the house was moved.

These alterations and additions reflect the building's early adaptation from office to residential use and have acquired their own significance.

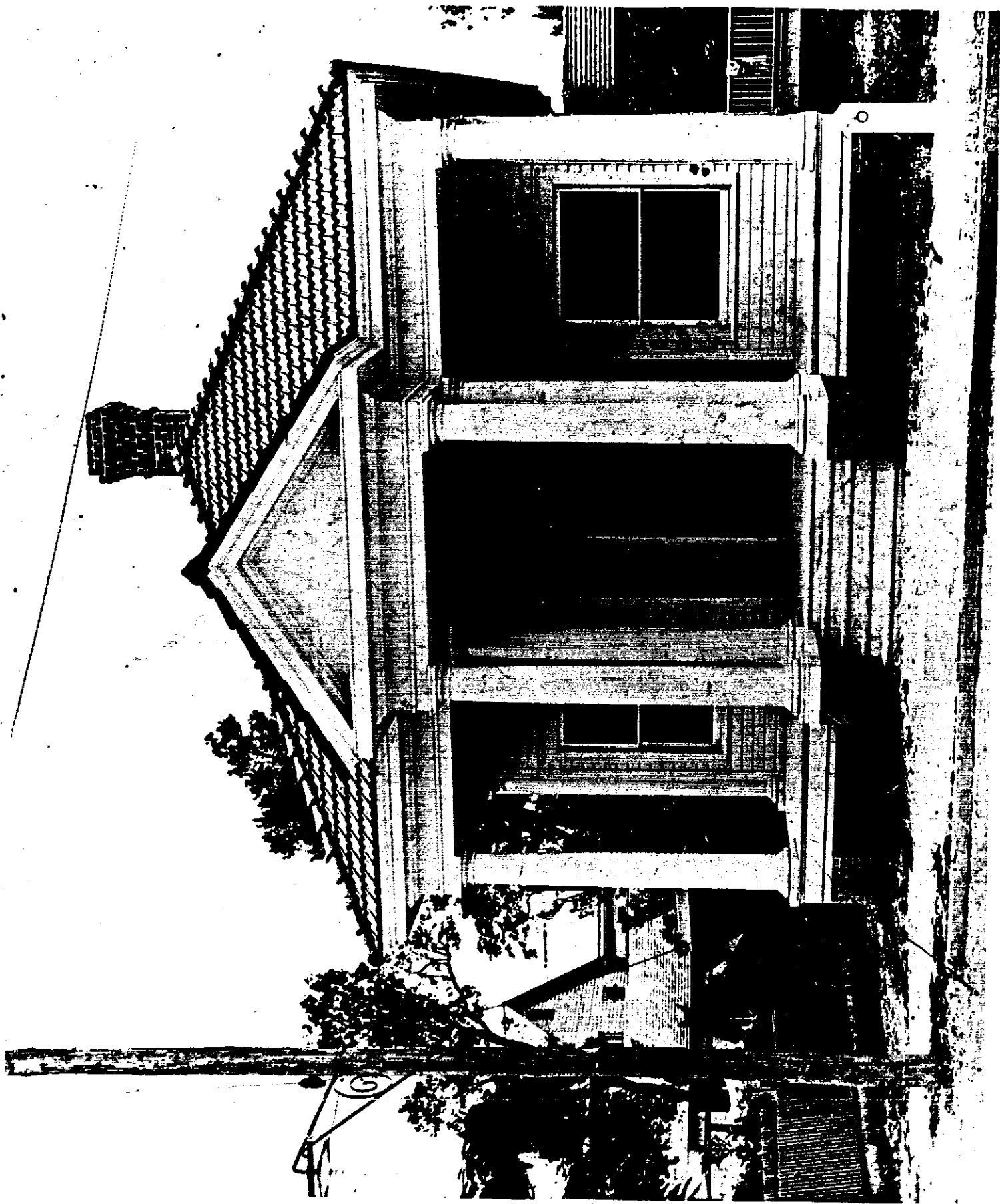
The majority of windows in the building are wooden double hung sash with one over one lights. A dormer window is located on the south (rear) facade.

##### Description of Site:

The Dr. James M. Jackson Office faces north and is located on the southwest corner of S.E. 12 Terrace and S. Bayshore Drive. Surrounding structures, which are primarily high rise offices and condominiums, present a sharp contrast to this small-scale building.



Dr. James M. Jackson Office  
190 S.E. 12 Terrace  
North (front) facade  
1982



Dr. James M. Jackson Office  
N.E. 2 Avenue North of Flagler Street  
Front facade showing building before relocation  
c. 1908  
(Courtesy of Dr. William M. Straight)

## V. PLANNING CONTEXT

### Present Trends and Conditions:

The City of Miami purchased the Dr. James M. Jackson Office in 1977 at a cost of \$115,000 in Community Development Block Grant funds. Since that time, the property has been leased to Dade Heritage Trust, Inc., which has complete responsibility for restoration, maintenance and management.

Restoration plans for the building were prepared by Elizabeth Plater-Zyberk, AIA. Exterior restoration is currently complete, and interior work is progressing as funds permit. A complete landscaping program is planned for the future.

The surrounding area is dramatically changing in character from the original low density residences to high-rise luxury offices, hotels and condominiums. Within three to five years, Dr. Jackson's Office will likely be the only surviving structure over 20 years of age within several blocks.

### Conservation Objectives:

The City of Miami should support plans of Dade Heritage Trust to establish a "preservation resource center" in Dr. Jackson's Office. This would include a library, referral service, and meeting center to provide information to the public on matters related to historic preservation. The structure would also serve as a museum with rooms furnished to reflect an early twentieth century doctor's office.

With its location in the downtown area, the site is well located for both uses. With some advertising, it can be exposed to the large downtown employment population. The building is centrally located as a county-wide resource.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the current zoning, requiring only the review of physical changes to the property.

## VI. HC ZONING ELEMENTS

### Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by the City of Miami.

### Major Exterior Surfaces Subject to Review:

All four facades of the Dr. James M. Jackson Office shall be considered major exterior surfaces subject to review.

### Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

VII. BIBLIOGRAPHY

Dade County, Florida. Community and Economic Development, Historic Preservation Division. Dade County Historic Survey, Site Inventory File for 190 S.E. 12 Terrace, Miami, Florida.

Shepard, Herschel E. "The Dr. James M. Jackson Office and Surgery." Unpublished Report, Shepard Associates, Architects and Planners, Inc., Jacksonville, Florida, 1978.

Straight, William M. "James M. Jackson, Jr., Miami's First Physician," Journal of the Florida Medical Association, Vol. 59, No. 8, August 1972, pp. 54-62.

United States Department of the Interior, National Park Service, National Register of Historic Places. Nomination Form for Dr. James M. Jackson's Office.