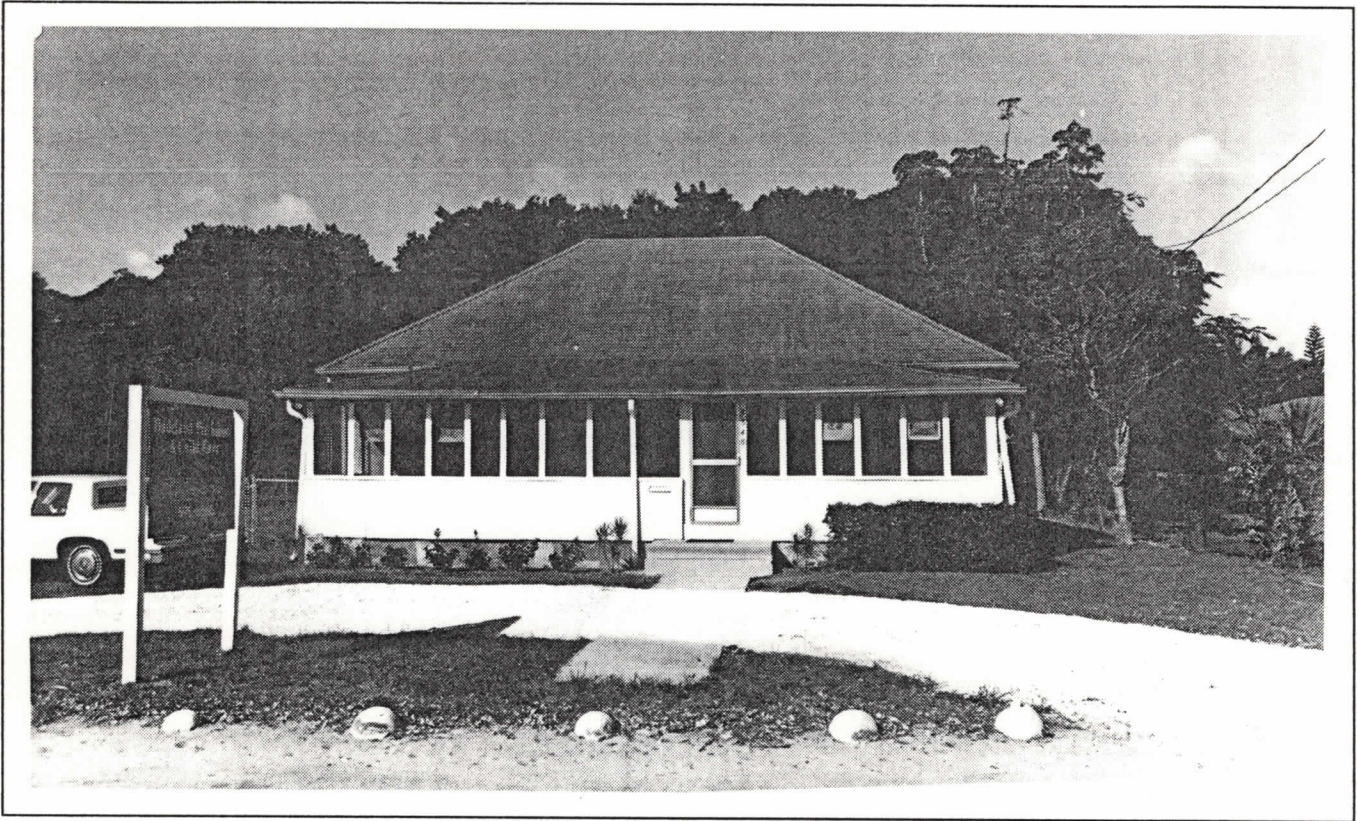


DESIGNATION REPORT



**THE DICE HOUSE
9840 SW 77 AVENUE
MIAMI, FLORIDA**



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT — INDIVIDUAL SITE

Designation No. 8804
Date of Filing 2-17-89
Date of Designation 3-15-89

Owner(s)

Stanley and Patricia Simmons

Mailing Address

7960 S.W. 157 Street
Miami, Florida 33157

SURVEY FINDINGS:

H.A.B.S Natl. Reg. H.A.E.R. Other:
 Dade County Historic Survey Findings:
RATING: 2 Architecture 2 History 2 Context

SITE LOCATION:

Township 55, Range 40, Section 2 - 3
Hinson addition to Kendall, Block 1, Lots 5 & 6

SITE ADDRESS:

9840 S.W. 77 Avenue (Kendall Avenue)

Current Zoning (describe):

BU-1A, limited business

Current Use (describe):

Preschool and childcare center

Current Condition:

- Excellent Good Fair Deteriorated Unexposed
 Unaltered Altered
 Original Site Moved _____

Physical Description of Site (see attached photos):

The Dice House is a fine and rare example of early Frame Vernacular architecture in the Kendall area. The balloon frame structure is one story with a tall hipped roof coming to a ridge. It is built on a rectangular plan, the long side facing the front. The structure sits on concrete foundation piers, with wire mesh infills. The building is faced in abestos shingles and composition shingles on the roof. A porch across the front has vertical panels halfway up and screen above, framed into vertical sections by 2 x 2 members. The porch has a hipped roof of much shallower slope than that of the main roof. A screen door offset to the right leads into the porch. A French door is centrally located on the facade.

The windows are double hung sash-type, grouped in three pairs contained in simple wood frame on the south elevation, and single units on the north elevation. There is a lean-to addition to the rear of the structure, topped by a shed roof of slightly lower pitch than the main roof. The rear mass may have been added at a very early date or may have been built simultaneously with the main part, as it continues the same window pattern.

The property is sparsely landscaped. There is a gravelled circular driveway in the front. The building has undergone few alterations other than resurfacing of walls and roofs, and appears in good condition despite its age.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET

SIGNIFICANCE

- | | | |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> People |
| <input type="checkbox"/> Archeology-Historic | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Historical Events | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Art | <input type="checkbox"/> Invention | <input type="checkbox"/> Science |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Law | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Music | <input type="checkbox"/> Other (special) |
| <input type="checkbox"/> Education | | |

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The circa 1920s Dice House is located in the area known as Hinson's Addition to Kendall. The area was subdivided and platted in 1915 by John J. and Elizabeth Hinson who were among the first settlers in Kendall.

After the Florida East Coast Railway was extended from Miami to Homestead in 1903, Henry Flagler decided to sponsor a model grove to prove the worth of the land he had opened. The site he chose was in the Kendall area and consisted of approximately 70 acres.¹ Flagler hired J.J. Hinson, who had been a foreman on the South Dade Extension to manage "Flagler Groves."

Hinson later operated a small store and acquired a large amount of land in the area. By 1915 Hinson subdivided his holdings and was selling lots to early pioneers such as the David Dice family.

David Brantly Dice, and his wife Jessie May Vann Dice, had farmed in the Little River area from 1910 to 1916. They moved to Kendall on the advice of an uncle who lived there. Mrs. Dice recalled when they "came to Kendall there was nothing there but a little store approximately 20' x 20' and a post office containing four combination boxes. The store had been owned by Mr. Hinson--old man Hinson, as he was called--but Dan Killian had just bought it."² Dice farmed for awhile and "lived out near old Fairglade Dairy on Smoak Road."³ By 1917 Dice owned a store east of the railroad tracks and north of Johnson Road. The building was concrete and stucco and housed Dice's general store and a garage operated by his brother-in-law, Drayton Holland, another early Kendall settler. Dice's store was located on the present site of the Kendall Feed Store.

¹Taylor, Jean, Villages of South Dade, p. 39

²Vonk, Idalee, A Little Red Schoolhouse Grows Up, p. 8.

³Ibid, p. 8.

SIGNIFICANCE — CONTINUATION SHEET

David and Jessie Dice had two sons, Frank and Junior, and the family lived for awhile upstairs over the store. Historical research indicates J.J. Hinson sold lots 5 and 6 of Block 1 to D.B. Dice in 1920.⁴ The Dice House was probably built on these lots at this time.

Interestingly, Drayton Holland bought lots 2 and 3 and the families built their houses next door to each other. The Holland House, described as "a small two-story Dade County pine building" no longer stands.

Dice was well-liked and popular among the early settlers of Kendall. According to historian Jean Taylor, "Mr. Dice was sort of unnamed mayor of the community."

"There were only one or two telephones in town and most of the calls came to Mr. Dice's store. He would get in his car and go to notify the person the call was for and then drive them back to the store, if they did not have transportation...Mr. Killian had been named County Commissioner, but Mr. Dice was the one they went to if they were in trouble or needed money."⁵

Reportedly, at one time Dice also "ran a card game upstairs (above his store) and later got into bolita."⁶

The Dice House makes an important contribution to understanding the early days of Kendall. The house reflects settlement patterns in the area as well as pioneer architecture and lifestyles. The Dice House is a fine example of early frame vernacular architecture and fortunately few structural changes have been made through the years.

⁴Property Deed, Hinson to Dice, August 13, 1920, Book 233, Page 49, Abstract Book 4, page 15.

⁵Taylor, Jean, Village of South Dade, p. 47.

⁶Ibid, p. 45.

Bibliographic References:

Dade County, Florida, Records Library Deed Abstracts, Miami, Florida.

Dade County Historic Survey "Final Report" and site files, on file at the Metro Dade Historic Preservation Division, Miami, Florida, 1982.

Taylor, Jean, Telephone Interview by Emily Perry Dieterich, January, 1989.

Taylor, Jean, Villages of South Dade, St. Petersburg, Florida: Byron Kennedy and Company, 1987.

Vonk, Idalee Wolf, A Little Red Schoolhouse Grows Up, privately published, n.d. (circa 1963), on file at the Metro-Dade Historic Preservation Division, Miami, Florida.

Title Verification (attach copy): Book

Page No.

Deed Type

Impacts—Impact of the designation on proposed public improvements,
renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to
the property before the Preservation Board for review. Designation will
not affect current zoning.

Staff Recommendation:

Staff recommends the designation of the Dice House as an individual
historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for
historic structures as detailed in the "Rules and Regulations for Review of
Historic Site Designations and Issuance of Certificates of
Appropriateness."

Draft Resolution Designating the Property:

WHEREAS, the Dice House, built circa 1920, is one of only a few structures remaining from the pioneer period in Kendall,

WHEREAS, the Dice House was the home of well-known Kendall pioneer David Brantly Dice,

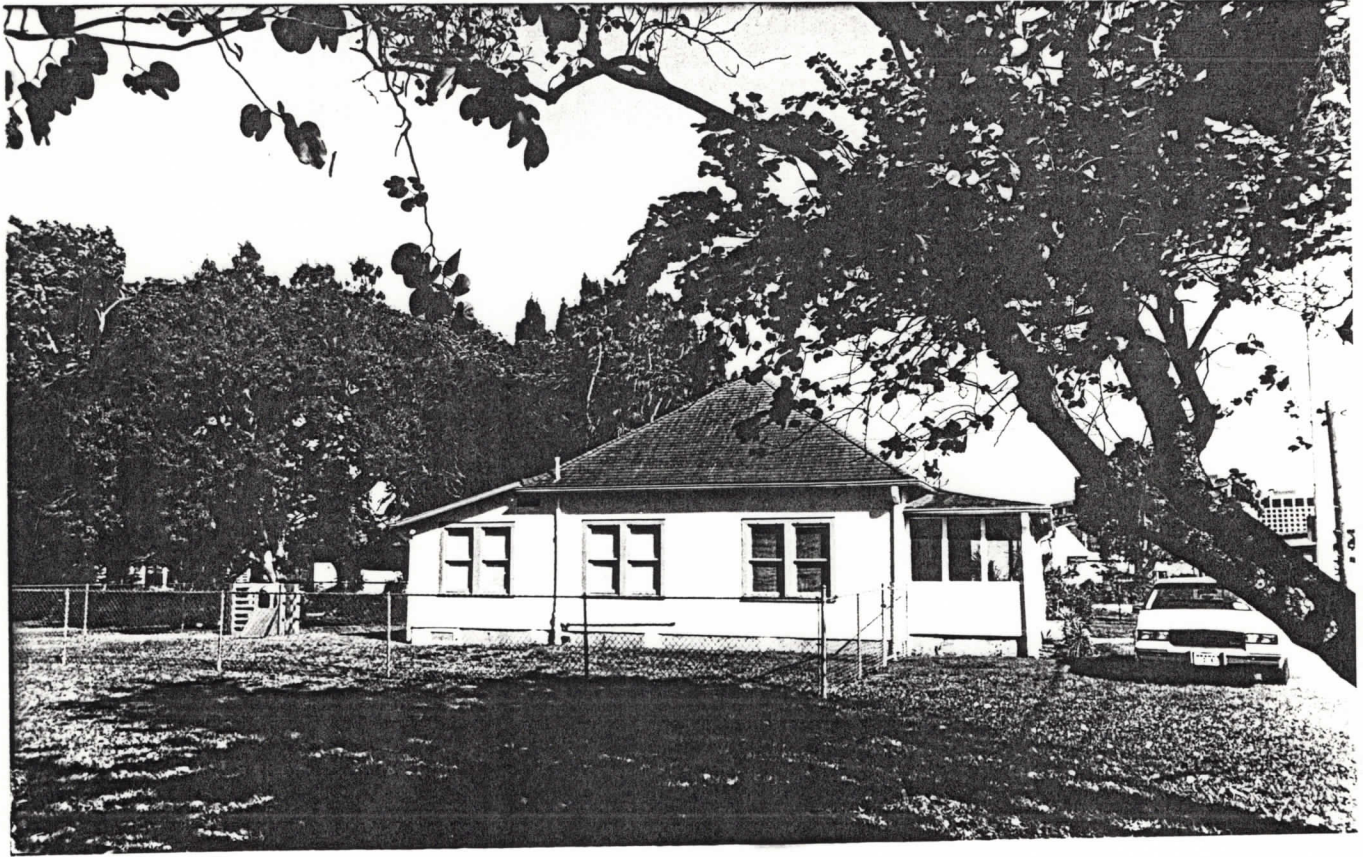
WHEREAS, the Dice House is a fine example of early Frame Vernacular architecture in Kendall,

WHEREAS, the Dice House is located:

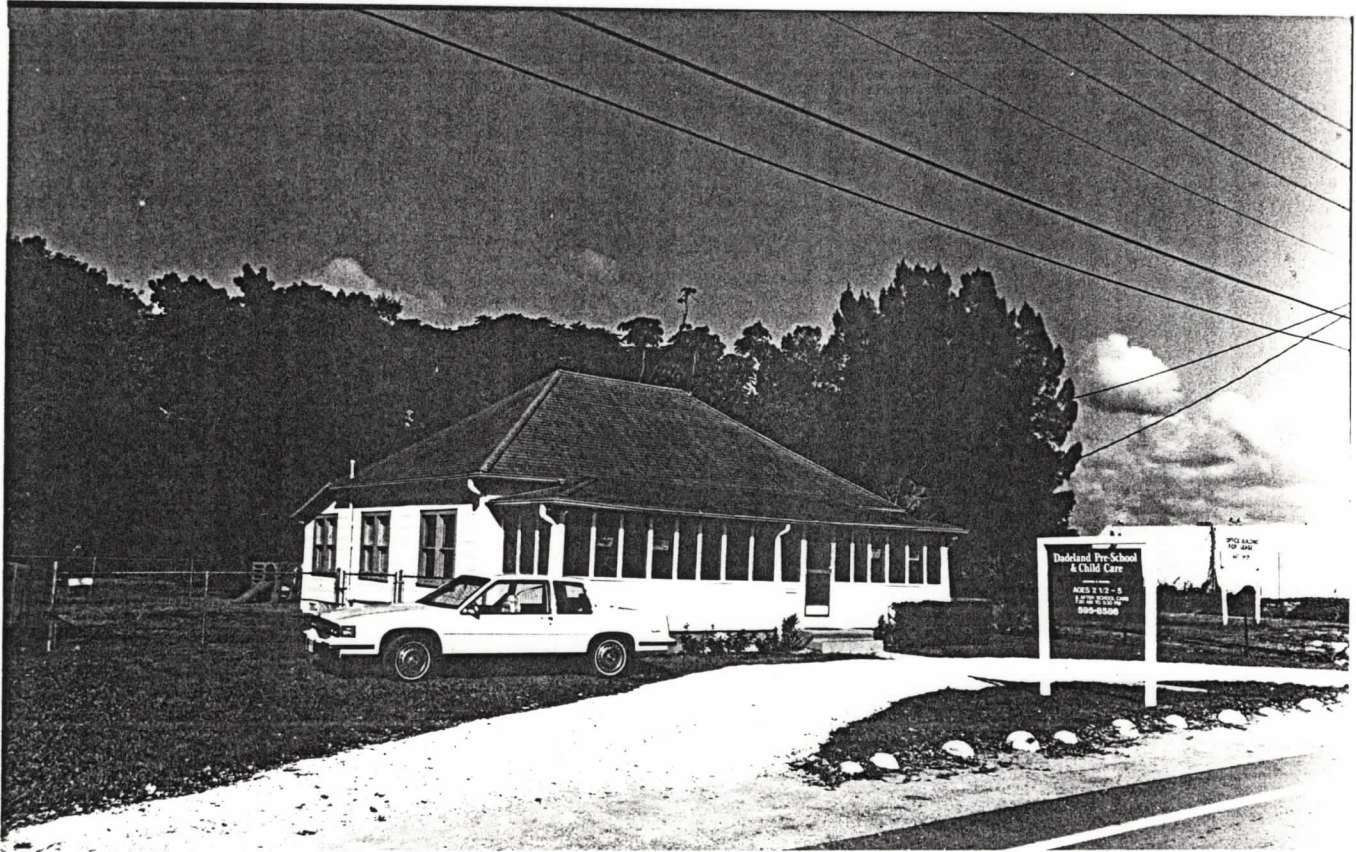
Township 55, Range 40, Section 2 - 3
Hinson addition to Kendall, Block 1, Lots 5 & 6

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, March 15, 1989 has designated the Dice House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Dice House is subject to all rights, privileges and requirements, of that ordinance.

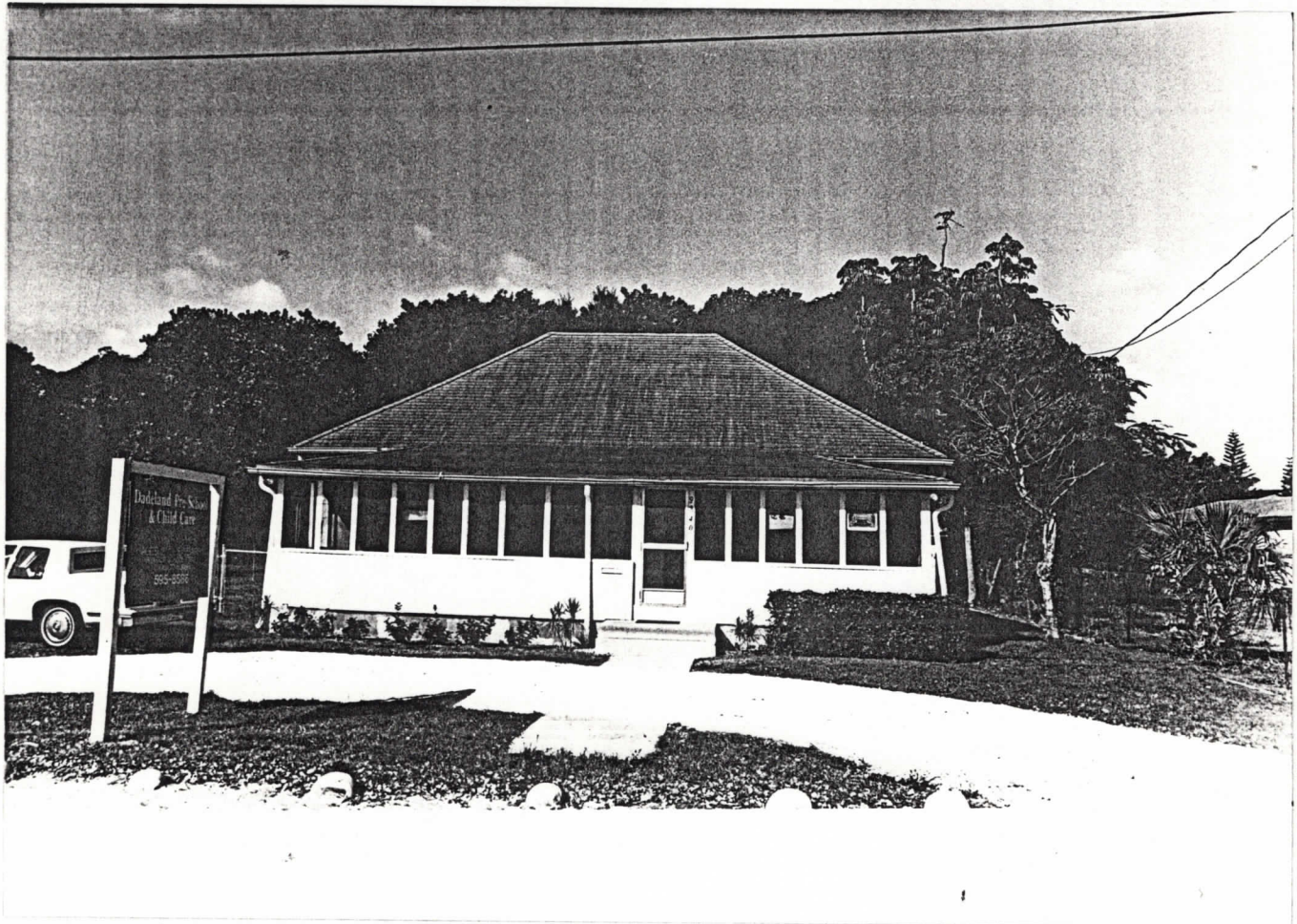
Designation is approved as evidenced by the signature of the
Historic Preservation Board Chairman.



1. The Dice House
2. 9840 SW 77th Avenue
Miami, Fl
3. south elevation



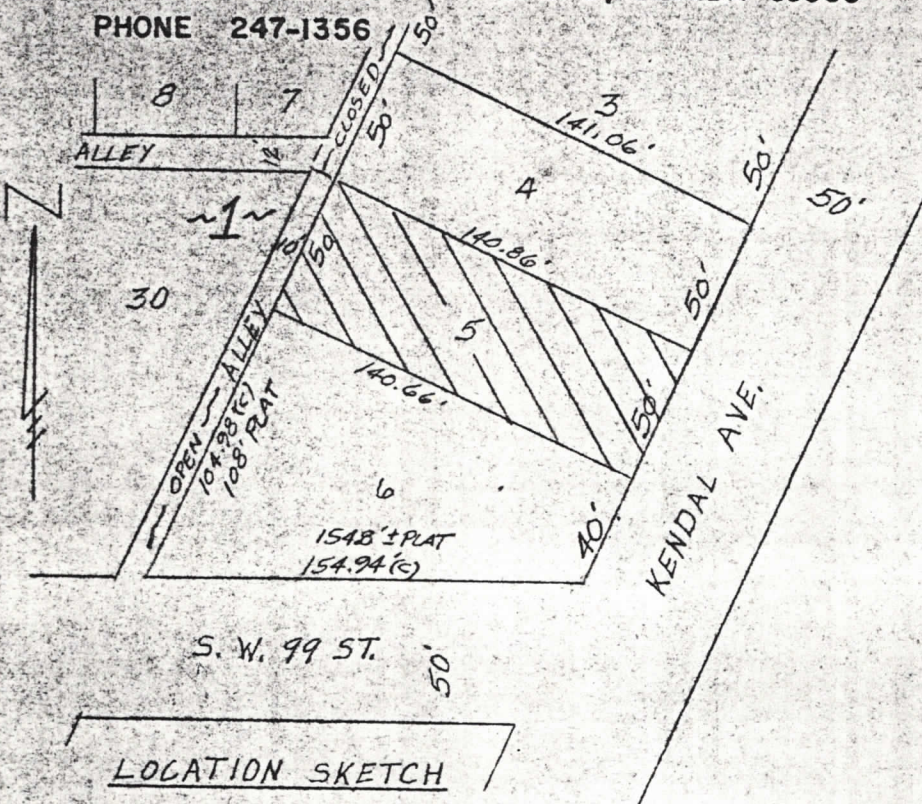
1. The Dice House
2. 9840 SW 77th Avenue
Miami, FL
3. southeast view



1. The Dice House
2. 9840 SW 77th Avenue
Miami, Fl
3. front (east) elevation



MAKOWSKI & ASSOCIATES, INC.
 LAND SURVEYORS · ENGINEERS · PLANNERS
 1135 N. KROME AVE. · HOMESTEAD, FLORIDA 33030
 PHONE 247-1356



LOCATION SKETCH

LEGAL DESCRIPTION

Lot 5 in Block 1 of HINSON'S ADDITION, according to the Plat thereof, as recorded in Plat Book 5 at page 1 of the Public Records of Dade County, Florida.

SURVEYORS NOTES

- 1) Easements, restrictions, and limitations of record are not shown.
- 2) Right of way information obtained from Dade County Plat Book 5, Page 1.
- 3) Elevations shown hereon are referenced to National Geodetic Vertical Datum, 1929 Adjustment (NGVD29).
- 4) Benchmark used- D.C. BM# V-269 Loc. at S.W. 98 St. and 27' North of C/L and Palmetto X-Way, under the Southbound Lanes. El. 16.00'.

Boundary, Improvements and Elevations Survey

SURVEY FOR: Dade County Community and Economic Development Department

CERTIFICATE NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS' SEAL."

I hereby certify that the survey represented hereon meets the minimum standards as set forth by the Florida Board of Land Surveyors and is true and correct to the best of my knowledge and belief, and that there are no above ground encroachments except as shown hereon.

Frank Makowski
 FRANK MAKOWSKI

PROFESSIONAL LAND SURVEYOR # 2614
 STATE OF FLORIDA



REVISIONS		BY	DATE	
DRAWN BY	SCALE	DATE	FB./PG.	JOB #
D.A.B.	1" = 20'	2-24-89	292/35	89-3110

HISTORIC PRESERVATION BOARD

Donald Slesnick, II, Chairman

Ralph Johnson, Vice Chairman

Ted Baker

Dov Dunaevsky

Dorothy J. Fields

Faith Harkey

Maureen Harwitz

Robert Jensen

William F. Westcott



METRO-DADE COMMUNITY AND ECONOMIC DEVELOPMENT

Ernest Martin, Director

Dean Taylor, Deputy Director

Ivan Rodriguez, Historic Preservation Division Director

Richard Hoberman, Preservation Planning Specialist

Robert S. Carr, Archeologist

Emily Perry Dieterich, Research Historian

Irelene King, Administrative Secretary



BOARD OF COUNTY COMMISSIONERS

Stephen P. Clark, Mayor

Barbara M. Carey

Clara Oesterle

Beverly B. Phillips

James F. Redford, Jr.

Harvey Ruvin

Barry D. Schreiber

Jorge E. Valdes

Sherman S. Winn

Sergio Pereira, County Manager