

# Memorandum



**Date:** September 21, 2004

**To:** Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**From:** George M. Burges  
County Manager

**Subject:** Supplement to Agenda Item 7M1A- Resolution Waiving Formal Bid and Bid Protest Procedures, and the Requirements of Administrative Orders 3-38 and 3-15 Authorizing Execution of a Grant Agreement with the Dade Heritage Trust for Relocation and Restoration of the David Brantley Dice House

Supplement to  
Agenda Item No. 7 (M) 1A

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Attached is supplemental information for Agenda Item 7M1A. This supplemental information includes the following items:

1. Work Schedule and Time line for the Project
2. Historic Preservation Designation Report
3. Newspaper Clippings

Attachments

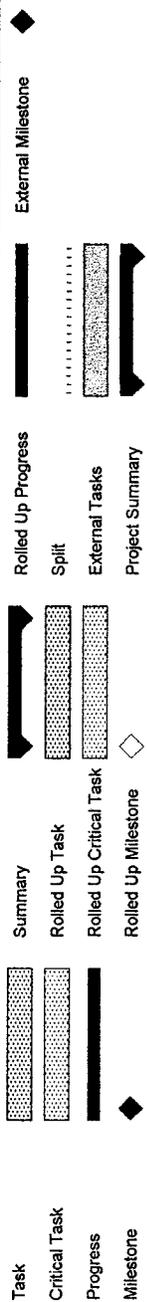
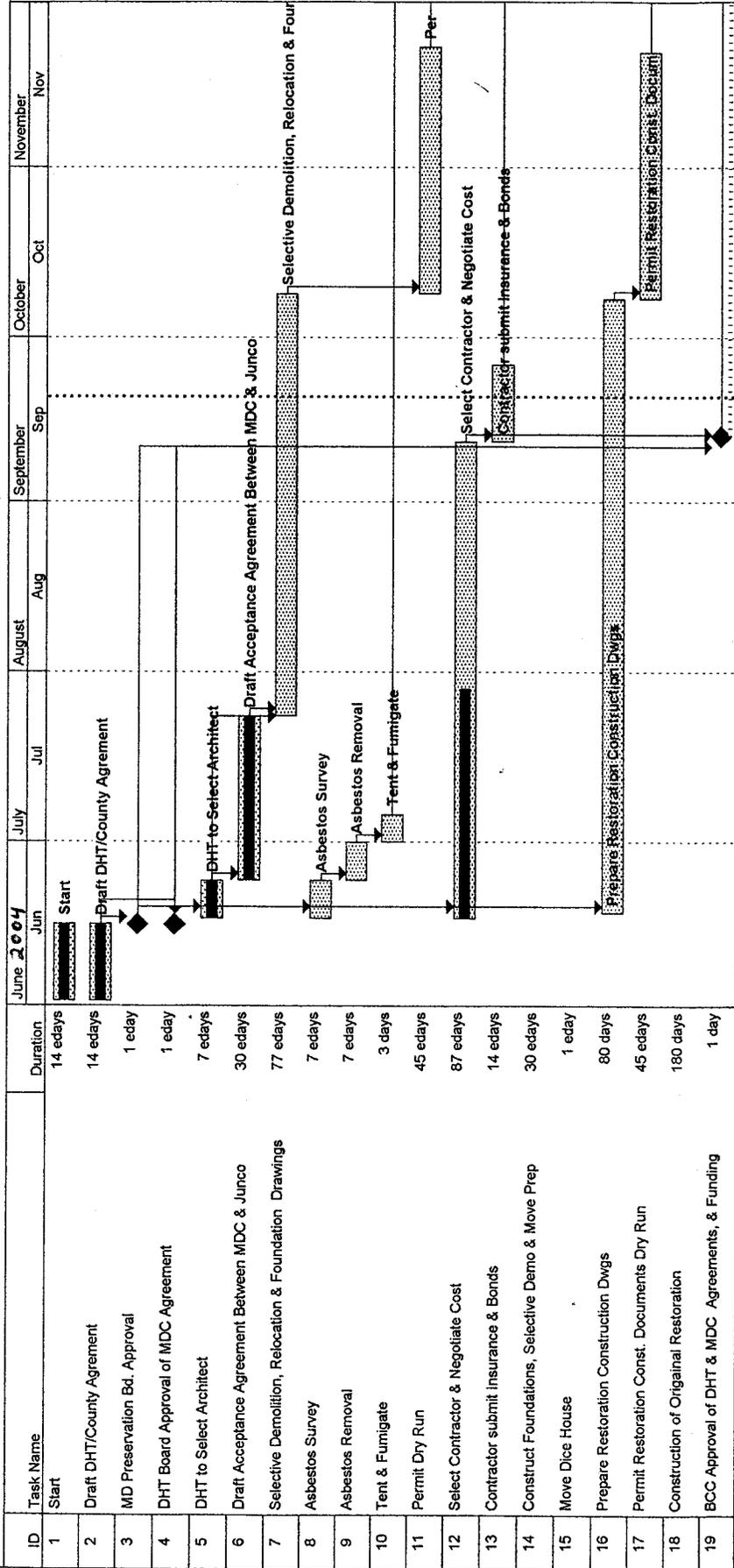
  
Assistant County Manager

## Dice House Relocation & Renovation Work Schedule

- Permits for Relocation, Renovation and Restoration Construction
- Prepare Design/Construction Plans
- Asbestos Abatement
- Tenting and Fumigation/Termites
- Construct Foundation At New Location
- Screw Jacks and Bracing
- Move Building
- Structural Repairs and Enhancements
- Reconstruct Porch and Rear Section
- Insulation
- Shake Shingle Roof
- Window and Door Restoration and Replacement
- Painting
- Metal and Masonry Work
- Tile - Bathroom and Kitchen
- Electrical Wiring and Fixtures to Code
- Plumbing to Code
- Air Conditioning to Code
- Design, Construct and Connect to Sewer Line

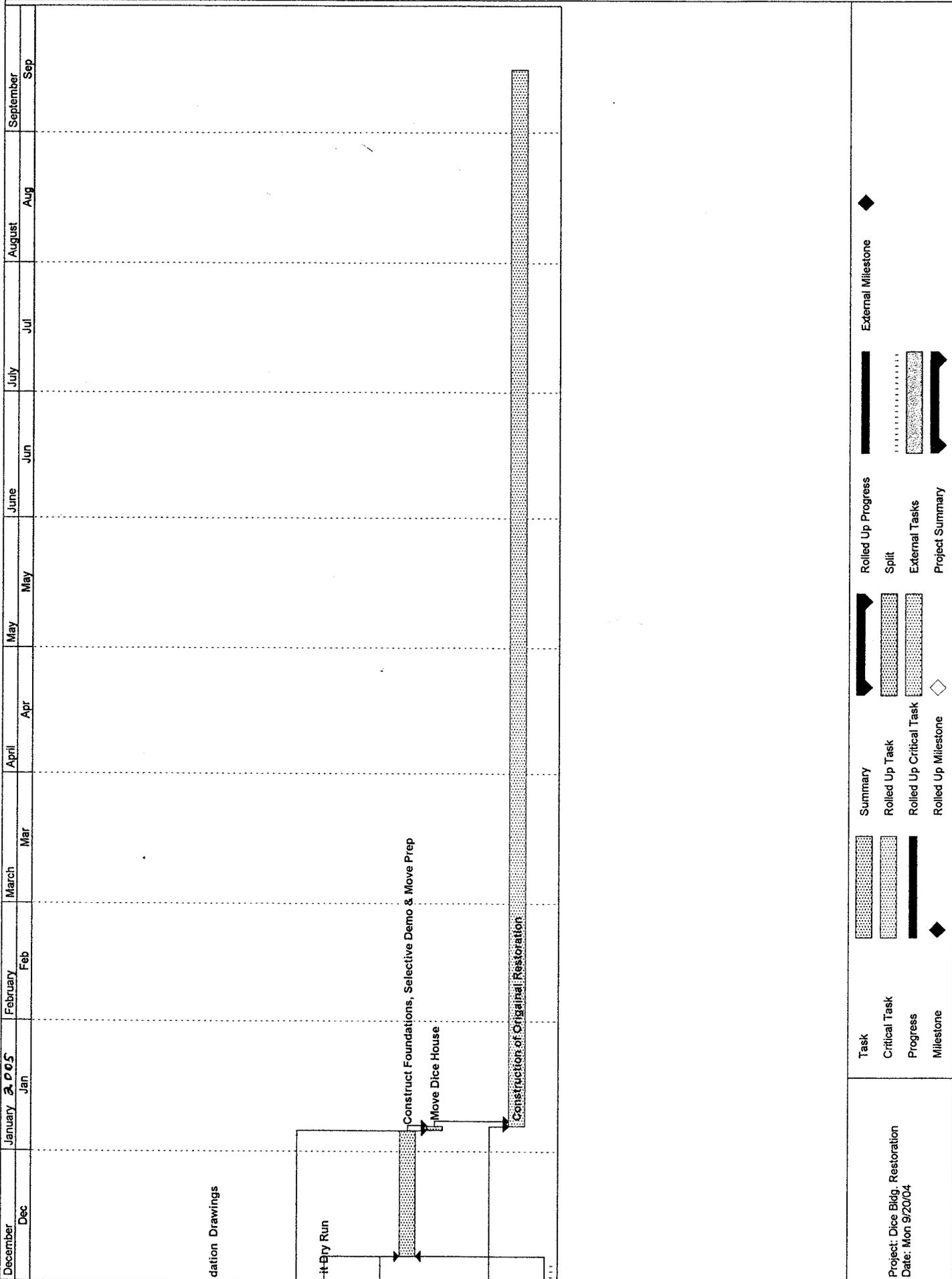
9/20/2004

# Dice House Relocation & Restoration 8-23-2004 Update



Project: Dice Bldg. Restoration  
Date: Mon 9/20/04

# Dice House Relocation & Restoration 8-23-2004 Update



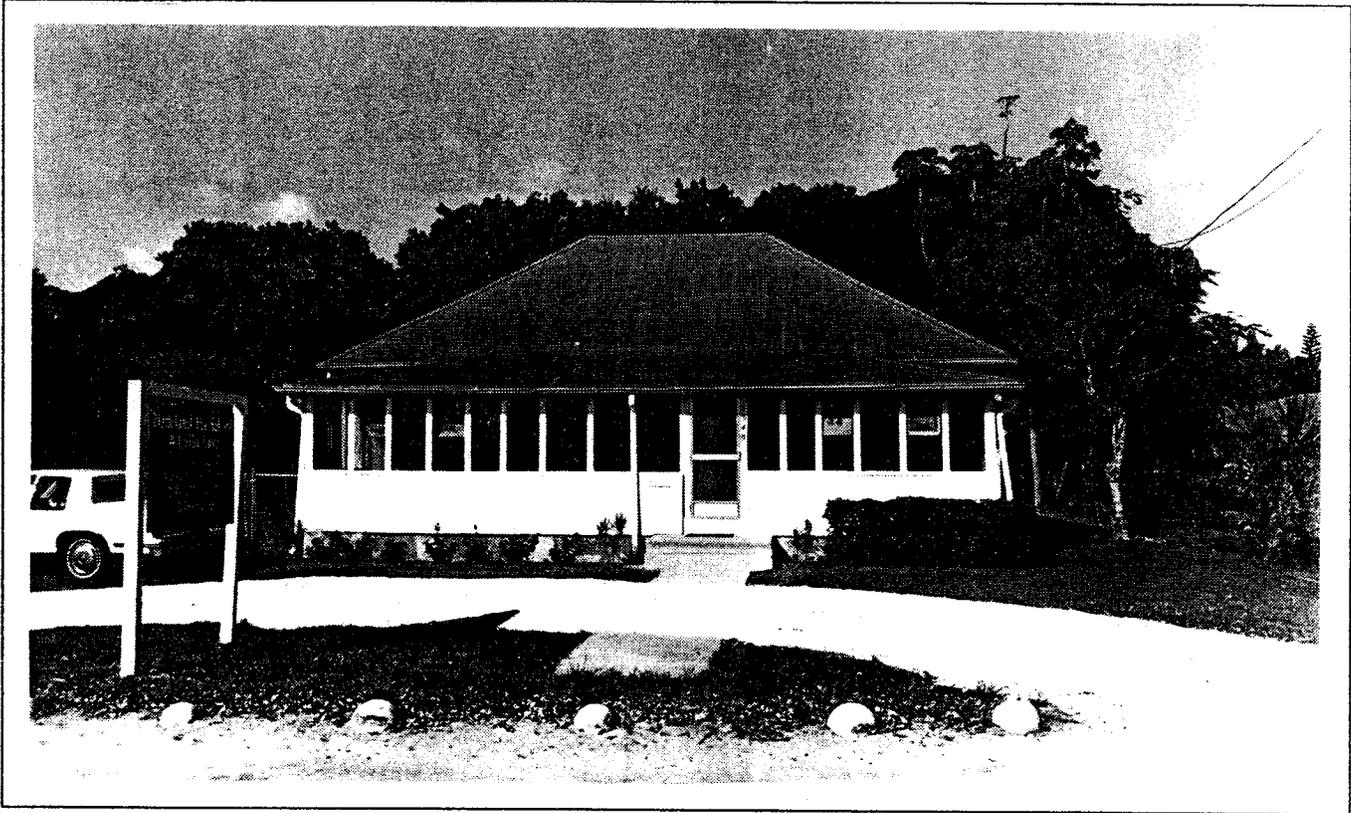
Task Critical Task Progress Milestone Summary Rolled Up Task Rolled Up Critical Task Rolled Up Milestone External Milestone

Project: Dice Bldg. Restoration  
Date: Mon 9/20/04



5

# 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

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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)

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Current Zoning (describe):

BU-1A, limited business

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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.

8

(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.<sup>1</sup> 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."<sup>2</sup> Dice farmed for awhile and "lived out near old Fairglade Dairy on Smoak Road."<sup>3</sup> 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.

<sup>1</sup>Taylor, Jean, Villages of South Dade, p. 39

<sup>2</sup>Vonk, Idalee, A Little Red Schoolhouse Grows Up, p. 8.

<sup>3</sup>Ibid, p. 8.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET

## 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.<sup>4</sup> 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."<sup>5</sup>

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

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.

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

<sup>5</sup>Taylor, Jean, Village of South Dade, p. 47.

<sup>6</sup>Ibid, 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.

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Title Verification (attach copy): Book 13763 Page No. 2175 Deed Type WARRANTY

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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.

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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.

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



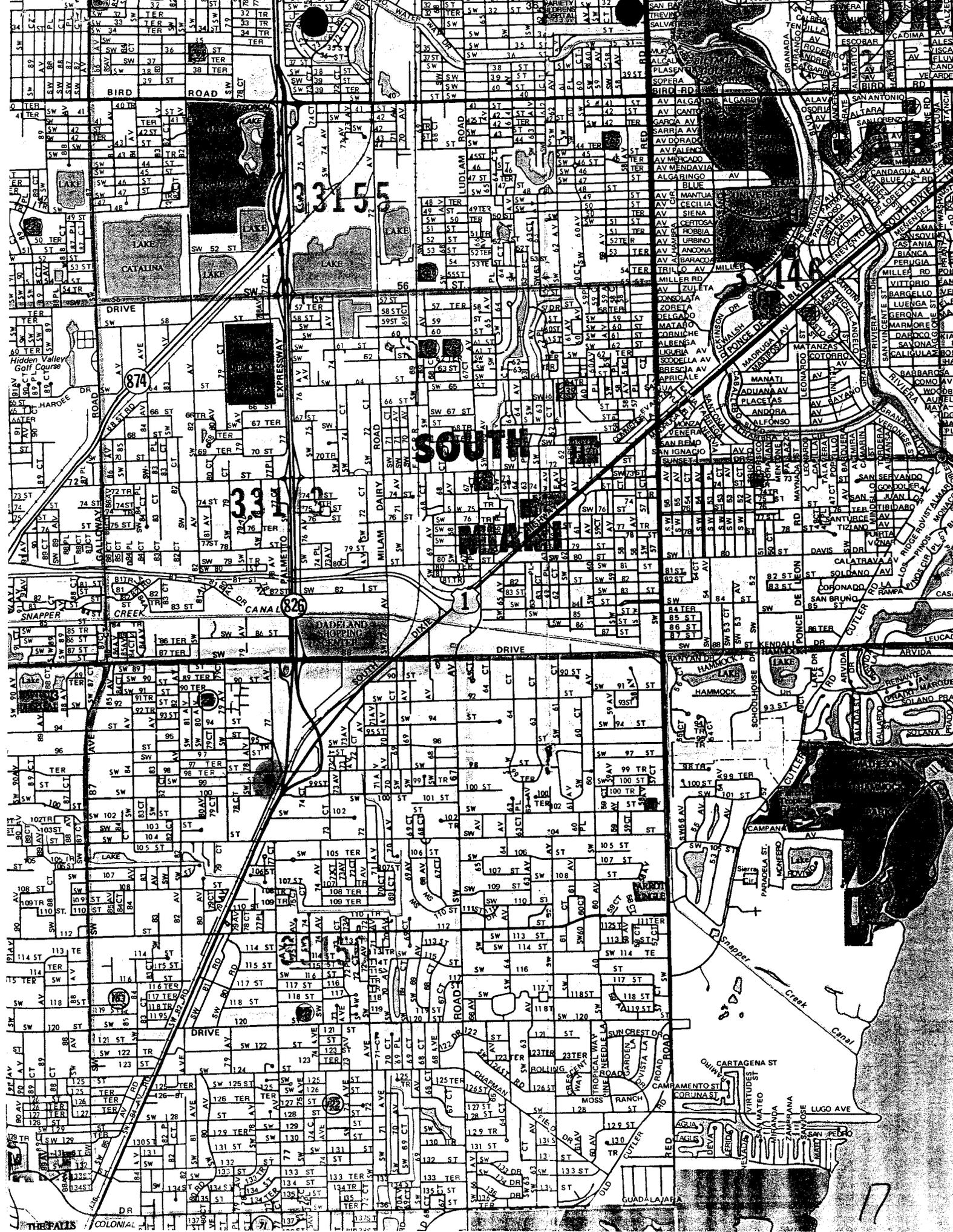
1. The Dice House
2. 9840 SW 77th Avenue  
Miami, Fl
3. front (east) elevation



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. south elevation



**SOUTH**

33155

339

826

874



REC. 1503512278

1991 MAY 22 AM 11:24

91R170958

WARRANTY DEED

SPECIAL WARRANTY DEED made this 9th day of May, 1991, between STANLEY J. SIMMONS and PATRICIA SIMMONS, his wife, of the County of Dade, State of Florida ("Grantor"); and STANLEY J. SIMMONS and PATRICIA SIMMONS, his wife, of the County of Dade, State of Florida ("Grantee"), whose post office address is: 8281 S. W. 27th Lane, Miami, Florida.

W I T N E S S E T H

THAT Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations, to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, his heirs and assigns forever, following described real property, located, situate and being in the County of Dade, State of Florida, to wit:

The East 162 feet of the West 324 feet of the South 1/2 of the East 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 55 South, Range 40 East, less the North 25 feet thereof, lying and being in Dade County, Florida.

-and-

Lots five (5) and six (6) of block one (1) of HINSON'S ADDITION TO KENDAL, according to the plat thereof recorded in Plat Book 5 at Page 1 of the Public Records of Dade County, Florida.

The purpose of this deed is to create an estate by the entireties on the above described property.

Grantor does hereby fully warrant the title to the premises hereby conveyed, and will defend the same against the lawful claims of all persons by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has affixed his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of)

Witness signatures

Stanley J. Simmons
PATRICIA SIMMONS

STATE OF FLORIDA )
)SS
COUNTY OF DADE )

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
Clerk of Circuit & County Courts

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STANLEY J. SIMMONS and PATRICIA SIMMONS, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May, 1991.

My Commission Expires: 1/8/94

Notary Public signature

This Instrument prepared by:
ROBERT C. EBER, ESQUIRE
10761 S. W. 104th Street
Miami, Florida 33176
(3059 279-9191

Documentary Stamps Collected \$ 0.55
\$ 0.45 SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$
Clerk, Dade County, Fla.
By W. Angel 5-22-91 DC

18

JUL 27 AM 9:42

88R269895

55

WARRANTY DEED  
STATUTORY  
7-1-69 07

RAMCO FORM 40

# This Indenture,

REC. 1376302175

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, their legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Made this 24<sup>th</sup> day of July A D 19 88,  
BETWEEN STANLEY J. SIMMONS

of the County of DADE in the State of FLORIDA part y of the first part, and  
STANLEY J. SIMMONS and PATRICIA L. SIMMONS, his wife,  
of the County of DADE in the State of FLORIDA whose post office address is  
9840 SW 77 Ave., Miami, Florida  
part ies of the second part

**Witnesseth,** That the said part y of the first part, for and in consideration of the sum of  
---TEN AND NO/100--- (\$10.00)--- Dollars.  
to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowl-  
edged has granted, bargained, and sold to the said part ies of the second part, their heirs  
and assigns forever the following described land situate and being in the County of Dade  
State of Florida to-wit

Lots five (5) and six (6) of Block One (1) of  
HINSON'S ADDITION TO KENDAL, according to the  
plat thereof recorded in Plat Book 5 at Page 1  
of the Public Records of Dade County, Florida

**SUBJECT TO:** Conditions, restrictions, limitations and easements of  
record, if any, and applicable zoning regulations, and  
taxes for the year 1988 and subsequent years.

THE CONSIDERATION FOR THIS CONVEYANCE IS BASED UPON LOVE AND AFFECTION.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD VERIFIED  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

Documentary Stamps Collected \$ 0.55  
\$ --- SURTAX Doc. Stamps Collected  
Class "C" Intangible Tax Collected \$ ---  
Richard P. Brinker, Clerk Dade County, Fla.  
By W. O'Connell 7-27-88 DC

And the said part y of the first part doeS hereby warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever

**In Witness Whereof,** The said part y of the first part ha s hereunto set his  
hand and seal the day and year first above written

Signed, sealed and delivered in the presence of

*Anthony J. Storn*  
*James L. Mills*

*Stanley J. Simmons*  
Stanley J. Simmons  
LS  
LS  
LS  
LS

STATE OF FLORIDA,  
COUNTY OF DADE,

SS.:

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
STANLEY J. SIMMONS

to me known to be the person described in and who executed the foregoing instrument and he acknowledged  
before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this  
24<sup>th</sup> day of July A D 19 88.

*Anthony J. Storn*  
Notary Public, State of Florida

This instrument prepared by: ANTHONY J. STORN, Esq.  
Address 8603 S. Dixie Hwy., Suite 302  
Miami, Florida 33143

NOTARY PUBLIC STATE OF FLORIDA  
I hereby certify that on this day, 1988  
before me, personally appeared  
and acknowledged to me that he executed the same

1988

19

4

OFF: 14041PG 777  
REC:

METRO-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 8804

THE DICE HOUSE

9840 S.W. 77 Avenue  
Miami, Florida 33157

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:

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Hinson addition to Kendall, Block 1, Lots 5 & 6

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*T. Blake*

Timothy Carl Blake  
Chairman, Historic Preservation Board

*March 15, 1989*

Date

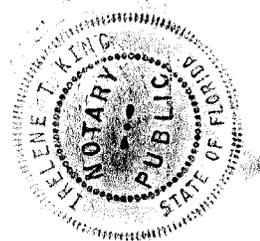
Prepared by:

*Ivan A. Rodriguez*

Ivan A. Rodriguez  
Staff Director  
Historic Preservation Board

*Irene T. King 3-15-89*  
IRELENE TERESE KING

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JAN. 4, 1991  
BONDED THRU GENERAL INSR. UND.



Board Members

Timothy Blake  
Dorothy Fields  
Faith Harkey  
Jeanie McGuire  
Donald Slesnick  
Dwayne Wynn

Vote

aye  
A  
aye  
aye  
aye  
aye

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD VERIFIED  
RICHARD P. BRINCKER  
CLERK CIRCUIT COURT

PRESERVATION | THE DICE HOUSE

# E. Kendall's oldest home to go to Continental Park

■ Miami-Dade County's Historic Preservation Board decided that East Kendall's oldest home will be moved to Continental Park.

BY DY FERNANDEZ  
inf@herald.com

After months of uncertainty, Miami-Dade's Historic Preservation Board has decided that Continental Park should be the new site for the Dice House, East Kendall's oldest home.

The turn-of-the-century house, once a stop on Henry Flagler's railroad, will become a recreational center on the 14-acre site that makes up Continental Park, 10000 SW 82nd Ave., overlooking the west side of the park's tennis courts.

Once there, the house will host programs for people of all ages and serve as a meeting place for residents, said Richard Hensenbortie, president of the Dade Heritage Trust. The nonprofit preservation group has assumed responsibility for the house's move and restoration.

The preservation board also gave the group eight months to move the house from the less-than-an-acre plot at 9840 SW 77th Ave., to the park, said Ivan Rodriguez, the board's executive director.

He said if the house is not moved within those eight months, the board will allow Bernardo Junco, the Dice House's owner, to demolish it. But the possibility of demolition is small, Rodriguez said. He expects the house to be moved within five months because most of the funds needed for the move are in place.

He also said only the

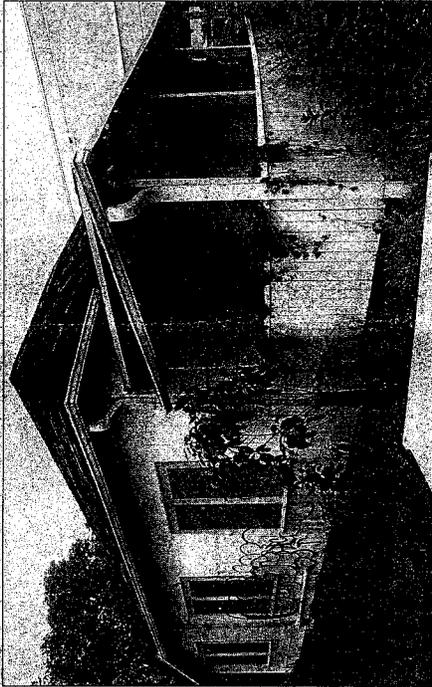


PHOTO BY HOWA WARD FOR THE HERALD

**RENOVATION SET:** Once moved, the Dice House will become a recreational center on the 14 acres that make up Continental Park, 10000 SW 82nd Ave.

house's main structure will be in active use for the community's benefit.

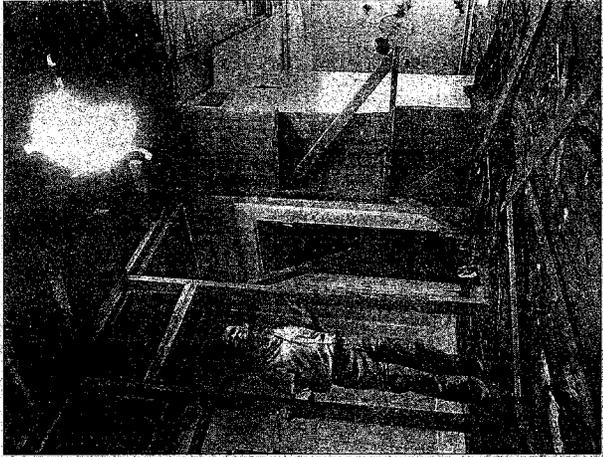
The board's June 16 decision came as a relief to Junco, who bought the house three years ago with hopes of converting it into a restaurant, but had been lobbying the board for a permit to demolish or relocate because he says he can no longer afford to keep the house, built by Kendall pioneer David Brandy Dice.

When the house is gone, Junco plans to sell the land, which is on the market for \$1.2 million. He bought the property for \$400,000 in 2001.

"I'm very happy with the results. We'll see the house finally saved and be around for many more decades for people to see," Junco said.

In April, Junco asked the board if the house could be dismantled and moved to Casley Square Historic Village, a Goulds business that restores and renovates homes, or be demolished. The board would not consider demolition.

Junco also brought in a team of experts who recommended demolishing the Dice House because of the wood's poor condition. Some of the house's ailments include water damage, termites and a gaping hole on the roof, which some neighbors say are a result of Junco's neglect. But plans to move the house to Casley Square tanked after the firm's manager, Veronica Gobin, said it did not want the house dismantled. Instead they wanted Junco to pay to move the house whole, and pay for a



**INTERIOR WORK:** Bernardo Junco, owner of the house, will donate about \$45,000 toward the move.

new foundation and for reinforcing the shell.

So the board gave Junco 30 days to find a new site and make sure the house's condition didn't worsen, or he would face fines.

The Dade Heritage Trust then started pushing for a move to Continental Park. After the 30 days expired, the board decided to give Junco and the Dade Heritage Trust 30 more days to finalize plans for the Continental Park move.

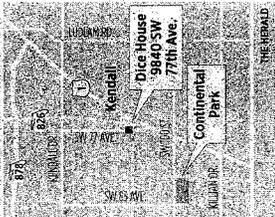
### 'LOSES SIGNIFICANCE'

Though county officials seem optimistic that the house will find a new niche at Continental Park, neighbors such as Mary Williams are disappointed it will be moved away from its original site.

"From the beginning I've said that once you move the house from the site, it's no longer the oldest house in Ken-

### HISTORIC HOME

The Dice House, East Kendall's oldest home, will move to Continental Park.



dall, and it loses some of its significance," Williams said. "But it's important to save whatever we can so I'm grateful that it will at least be put to good use."

# ETRO & STATE

11-20-2004 | EDITOR MANNY GARCIA magarcia@herald.com 305-376-3638 or 954-538-7150 | THE HERALD

## EAST KENDALL



RONNA GRADIS/FOR THE HERALD

**TO PRESERVE OR TO WRECK?** Bernardo Junco owns the Dice House, the oldest house in the Kendall area, which experts say will be difficult to preserve.

## Historic house faces a chancy future

### KENDALL'S OLDEST HOUSE MAY GET THE WRECKING BALL

**IDY FERNANDEZ**  
imfernandez@herald.com

Flagler's Railroad stopped here. So did all the neighbors, frequently, because the Dice House at one point had the only telephone in East Kendall.

In little ways, the turn-of-the-century home built by Kendall's unofficial Mayor David Brandy Dice made Miami-Dade history.

Now it may be history itself. Bernardo Junco, a Realtor who bought the Dice House three years ago with dreams of converting it into a restaurant, says he can no longer afford to keep it up. This week, he'll ask a county board whether it

should be moved, possibly to the Cauley Square Historic Village in Goulds, or be demolished.

Nature might have made that decision already. The home's Florida pinewood is weak with water and termite damage.

Meanwhile, neighbors and a group called the Dice House Coalition want to hold on to the

**TURN TO DICE HOUSE, 2B**

EAST KENDALL

# Historic home's future chancy

• DICE HOUSE, FROM 1B

little bit of history East Kendall has. They want Kendall's oldest house preserved or, and if moved, to at least someplace close like Pinecrest.

"We're facing reality now," Albert Harum-Alvarez, the coalition's secretary said. "We know the house is not likely to stay where it is. But we'd like to keep it close to home because the historic site is the most critical element of the [Dice House's] story."

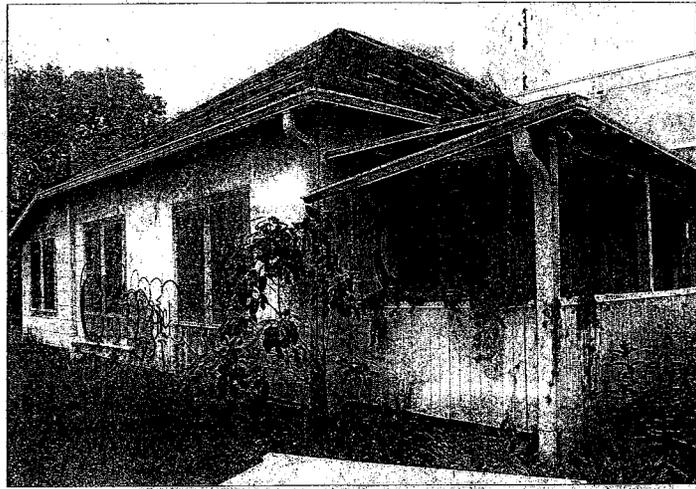
In the early 1900s, when Kendall was mostly farmland, the Dice House was a meeting place. Now it seems a bit out of place, at Southwest 98th Street and 77th Avenue, stuck between a Moose Lodge, an attorney's office and tailor shop, and the cars whizzing by on the Palmetto Expressway.

With boarded windows bolted shut and a caved-in front porch, the only way inside the house is through a back door that's part of an addition installed decades after the original structure was built. Inside, the smell of decay from the rotted wood permeates.

No need for lamps, the gapping hole in the roof provides sunlight. A holy bible sits in the corner, something, Junco says, a homeless squatter must have left behind.

The house may not be worth much monetarily, but the land it sits on is. Junco has put the less-than-an-acre plot on the market for \$1.2 million. He bought it in 2001 for \$400,000.

At Wednesday's meeting



RONNA GRADUS/FOR THE HERALD

**IN DISREPAIR:** The Dice House, Kendall's oldest house, was a meeting place for the neighborhood in the early 1900s. Some neighbors now call it an eyesore.

of Miami-Dade's Historic Preservation Board, Junco will provide testimony from a preservationist architect and a roofer. Neither will bring good news about the condition of the house.

### EXPERTS TO TESTIFY

Thorn Grafton, the preservationist architect who evaluated the house in March, concluded the wood is too rotten for restoration. The best option, he said, is to dismantle the house and rebuild a model from scratch.

Roofer Hector Cabrera, of Heights Roofing Inc., found the roof in such bad condition, he said it was a safety hazard to try to fix it.

"There are certain people that are pushing to save it, but they don't want to understand that it's not salvageable," Junco said. "From the experts I hired, it sounds like it's going to be very difficult to take the wood and make it work."

He added that it's up to the county board to decide the best future for the home.

Junco has talked with Cauley Square Historic Village, a sort of retirement home for

### SMART BOX

#### IF YOU GO

• **What:** The future of the Dice House will be discussed at the Miami-Dade Historic Preservation Board meeting.

• **When:** 2 p.m.

Wednesday

• **Where:** Conference Room 18-2 on the 18th floor of the Stephen P. Clark Center, 111 NW First St. in Miami.

retary Harum-Alvarez said the group plans to present a letter requesting detailed site plans of the house, if it is moved. They also want it moved in one piece, not dismantled as Junco's experts have suggested.

In addition, they want a wooden scale of the house displayed in the building that replaces it in East Kendall, as well as a plaque which explains the history behind the home, among other things.

### IN FAVOR OF MOVE

Unlike the coalition, some neighbors like Elsa Sierra, owner of a tailor shop in the building next to the house, and Clifford Andean of nearby Dadeland Cove, welcome the move — if it happens. They say the house is an eyesore that is attracting vandals who spray graffiti. "We'd like to see it saved but at the same time we don't want to see it turned into a crack house, which is lately what it's been looking like," Andean said.

Added Sierra: "I think [Junco] has done all he can. It needs to be moved and preserved elsewhere."



Posted on Tue, Apr. 20, 2004

## Historic house faces a chancy future

**KENDALL'S OLDEST HOUSE MAY GET THE WRECKING BALL**

EAST KENDALL

IDY FERNANDEZ

imfernandez@herald.com

Flagler's Railroad stopped here. So did all the neighbors, frequently, because the Dice House at one point had the only telephone in East Kendall.

In little ways, the turn-of-the-century home built by Kendall's unofficial Mayor David Brandly Dice made Miami-Dade history.

Now it may be history itself.

Bernardo Junco, a Realtor who bought the Dice House three years ago with dreams of converting it into a restaurant, says he can no longer afford to keep it up. This week, he'll ask a county board whether it should be moved, possibly to the Cauley Square Historic Village in Goulds, or be demolished.

Nature might have made that decision, already. The home's Florida pinewood is weak with water and termite damage.

Meanwhile, neighbors and a group called the Dice House Coalition want to hold on to the little bit of history East Kendall has. They want Kendall's oldest house preserved or, and if moved, to at least someplace close like Pinecrest.

"We're facing reality now," Albert Harum-Alvarez, the coalition's secretary said. "We know the house is not likely to stay where it is. But we'd like to keep it close to home because the historic site is the most critical element of the [Dice House's] story."

In the early 1900s, when Kendall was mostly farmland, the Dice House was a meeting place. Now it seems a bit out of place, at Southwest 98th Street and 77th Avenue, stuck between a Moose Lodge, an attorney's office and tailor shop, and the cars whizzing by on the Palmetto Expressway.

With boarded windows bolted shut and a caved-in front porch, the only way inside the house is through a back door that's part of an addition installed decades after the original structure was built. Inside, the smell of decay from the rotted wood permeates.

No need for lamps, the gaping hole in the roof provides sunlight. A holy bible sits in the corner, something, Junco says, a homeless squatter must have left behind.

The house may not be worth much monetarily, but the land it sits on is. Junco has put the less-than-an-acre plot on the market for \$1.2 million. He bought it in 2001 for \$400,000.

At Wednesday's meeting of Miami-Dade's Historic Preservation Board, Junco will provide testimony from a preservationist architect and a roofer. Neither will bring good news about the condition of the house.

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Roofer Hector Cabrera, of Heights Roofing Inc., found the roof in such bad condition, he said it was a safety hazard to try to fix it.

"There are certain people that are pushing to save it, but they don't want to understand that it's not salvageable," Junco said. "From the experts I hired, it sounds like it's going to be very difficult to take the wood and make it work."

He added that it's up to the county board to decide the best future for the home.

Junco has talked with Cauley Square Historic Village, a sort of retirement home for old houses, which would restore it and use it as an office and information center. But it's unclear how much of the original Dice House is in good enough condition to make it into the new structure at Cauley Square.

Neighbors and members of the Dade Heritage Trust, a nonprofit preservation group, plan to be at the Wednesday board meeting to ask for some guarantees so that the Dice House doesn't end up entirely in the junkyard.

Dice House Coalition Secretary Harum-Alvarez said the group plans to present a letter requesting detailed site plans of the house if it is moved. They also want it moved in one piece, not dismantled as Junco's experts have suggested.

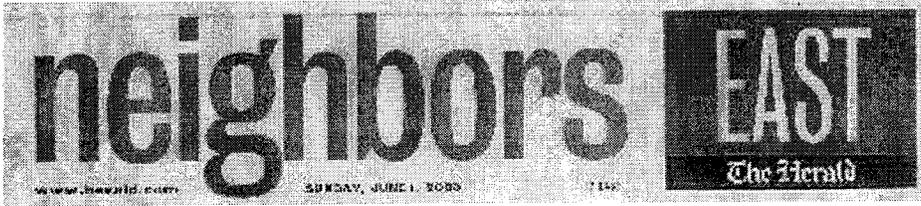
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Added Sierra: "I think [Junco] has done all he can. It needs to be moved and preserved elsewhere."

25



## Historic house may become a place to eat Change to stave off demolition

By Jonnelle Marte - The Miami Herald, June 1, 2003

Bernardo Junco decided to bring a little culture to the future of Kendall while preserving a little of its past.

Junco, 35, owns the Dice House, the oldest house in the Kendall area, and he wants to convert it to a restaurant to save it from demolition.

"At a time when a lot of properties are being demolished, we're going against what everybody else is doing and saving a part of history," Junco said.

The Dice House was built around the turn of the 20th century and expanded in 1917 by storekeeper and unofficial mayor of Kendall, David Brandly Dice. Kendall was mostly farmland at the time, and the Dice House, at Southwest 98th Street and 77th Avenue, was the center of the community. It was the place where residents would receive telephone calls and where the area's first street lamp was installed.

It was designated a historic landmark in 1989 by Miami-Dade's office of Historic Preservation, but has been in danger of being demolished for about a decade.

Time after time the Dice House Coalition, a group of neighbors who want to protect the Dice Home, saved it from demolition along with the Dade Heritage Trust, a nonprofit organization that pushes for the protection of historical sites.

"We're thrilled that Junco has found a wonderful use for the Dice House," said Becky Matkov, executive director of the Dade Heritage Trust. "He's made it useful for today while remaining true to the original building."

Junco, a real estate investor who lives about eight blocks away from the Dice home, bought the house in 2001. He spent two years working with the office of Historic Preservation until his plans met building code requirements.

"The Dice House is terribly significant to the Kendall Area, and we encourage putting it back into keeping," said Ivan Rodriguez, executive director of the Historic Preservation office.

Junco is now in what he calls the final stages of making his vision reality. He is narrowing down potential partners with expertise in the restaurant industry and should make his decision in a few weeks.

Once he decides on a partner, reconstruction will begin about 30 days later. The main structure of the building is being preserved, including the walls of Florida pine wood. The roof will be saved and an addition made to the back.

"We're going to keep it looking like the original," Junco said.

In a society saturated with fast-food chains and similar restaurants, Junco hopes to give Kendall residents the option to dine with culture -- and history.

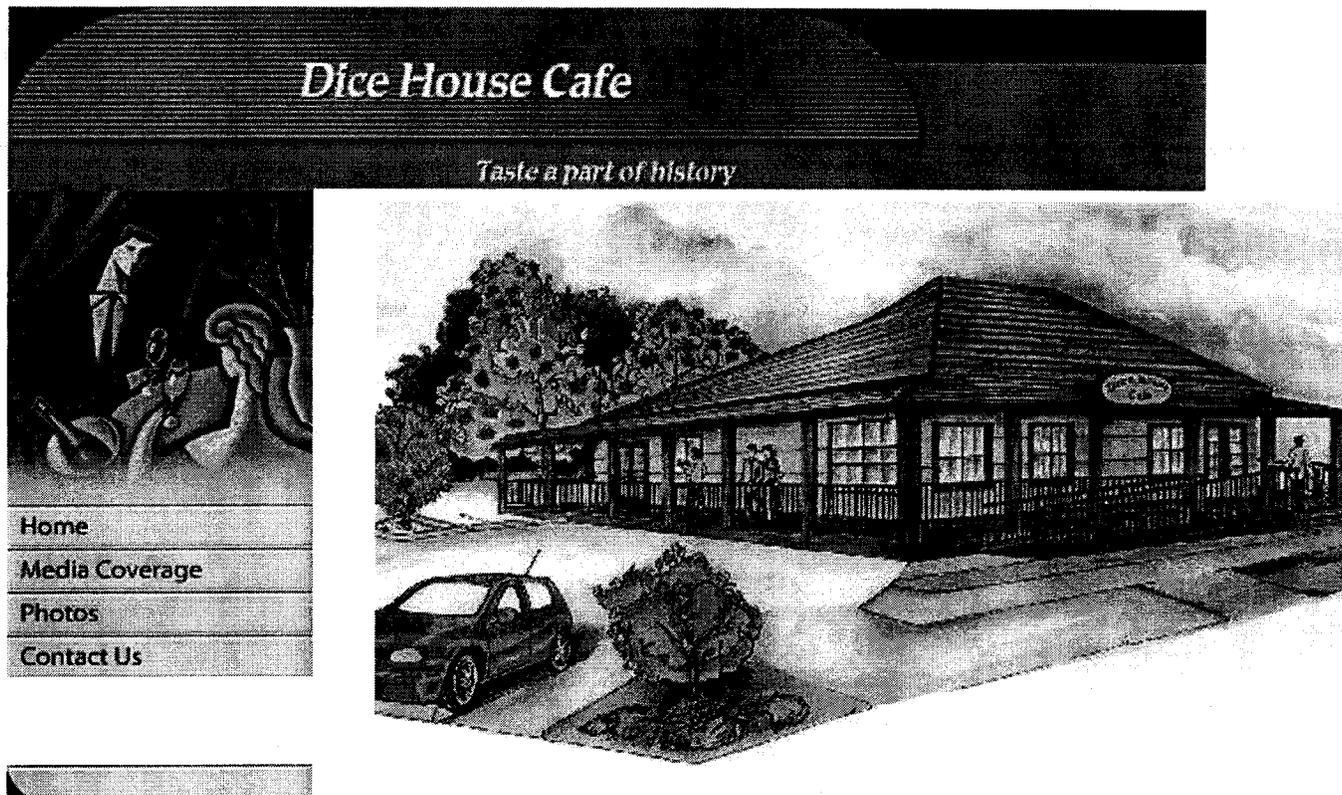
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"An interesting old restaurant would be a great addition because everything is so predictable," said Matkov. "It's something with character."



surrounding the home will be rebuilt, and the renovation will give the café the same old-Florida charm that it enjoyed in its heyday.”

The Dice House Café will offer traditional American and Latin neighborhood fare at modest prices in a uniquely historic setting. Additional information is available at [www.dicehousecafe.com](http://www.dicehousecafe.com).



### The Dice House Café – Downtown Kendall’s Neighborhood Ea

As downtown Kendall takes shape with the rise of new residential office towers off of Kendall Drive just west of U.S. 1, a historic landmark property is preparing for its reemergence as the heart of the fast-growing area. The Dice House Café will bring exceptional cuisine and service combined with a sense of history to the East Kendall and Pinecrest area when it opens in late 2004 at the corner of 77th Avenue and S.W. 99th Street.

The Café represents the vision of Bernardo Junco, an East Kendall resident who purchased the “Dice House,” the oldest house in Kendall, and saved it from the wrecking ball in 2001. The house was built in the late 1800s and expanded in 1917 by David Brantley Dice, the unofficial Mayor of Kendall and owner of the Kendall Feed and Supply Store one block north. It was the subject of a lawsuit filed by its previous owner seeking the county’s permission to demolish the structure to make way for a new condominium building. The lawsuit was defeated, and Mr. Junco purchased the property and began planning its restoration and renovation in order to give it a new lease on life as the most unique and appealing restaurant.

After years of planning, the Dice House Café will soon become a reality. To learn more, please [contact us](#).

website : “dicehousecafe.com”

## Dice House Cafe

Taste a part of history



Home

Media Coverage

Photos

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"An interesting old restaurant would be a great addition because everything is so predictable," said Matkov. "It's something with character."

## Historic Dice House to Open as a Café

The Pinecrest Tribune - May 5, 2003

The history of the East Kendall and Pinecrest area will be the special of the house when the Dice House Café opens for business later this year. The area's first home located just west of US 1 at the 98th Street intersection, the Dice House is getting a new lease on life as a neighborhood café after being saved from the brink of demolition in 2001.

The Dice House was built around the turn of the 20th century and expanded in 1919. David Brantley Dice, the unofficial Mayor of Kendall and owner of the Kendall Feed and Store one block north. It was designated as a historic landmark in 1989, and in 2001 subject of a lawsuit filed by its previous owner seeking the county's permission to demolish the structure to make way for a new condominium building. The suit was defeated, and the property at the corner of 77 Avenue and S.W. 99 Street was purchased by area resident Bernardo Junco.

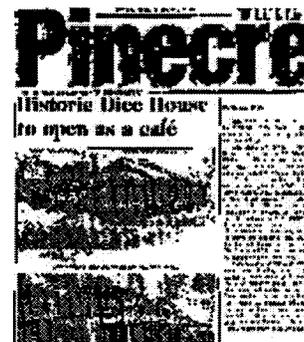
"My goal is to preserve and restore this unique piece of history in our community as it the area's most distinctive and appealing gathering place," Junco said. "The home's nearby store owned by Dice played a major role in the history of the Kendall and Pinecrest area, and the restaurant will feature photos and information that will allow diners to learn what must have been like to visit this very same landmark at the turn of the 20th century."

Dice's store and home marked the Kendall station of Henry Flagler's railroad as it crossed the limerock ridge southward. The store was a local attraction for decades. Along with the perpetual card game and "bolita" lottery that Dice ran upstairs, it was the only location in the area where residents would receive telephone calls. Those who were not in shouting distance would be sent "runners," typically young boys, to fetch them for their call. The area's first streetlamp was installed in front of the store in the early 1920s.

The Dice family's quaint home made of Dade County Pine withstood the horrific hurricanes of 1926, Hurricane Andrew and others. It is the area's oldest remaining home by several decades, and Junco plans to stay true to its original look and feel for the new café.

"The high, vaulted ceiling of exposed wood along with some of the floor and interior walls will be restored and reinforced, as they are in remarkably great condition," noted Junco. The front porch and rear terrace surrounding the home will be rebuilt, and the renovation will give the café the same old-Florida charm that it enjoyed in its heyday."

The Dice House Café will offer traditional American and Latin neighborhood fare at reasonable prices in a uniquely historic setting. Additional information is available at [www.dicehousecafe.com](http://www.dicehousecafe.com).



# Dice House Cafe

*Taste a part of history*



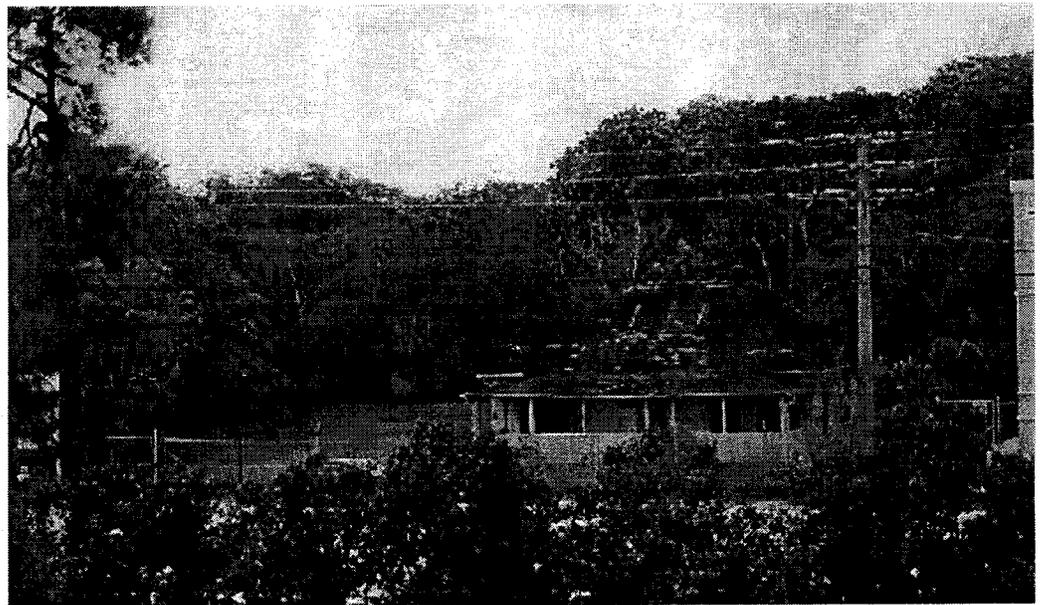
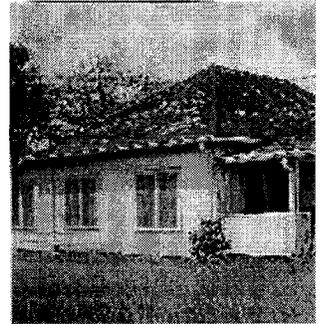
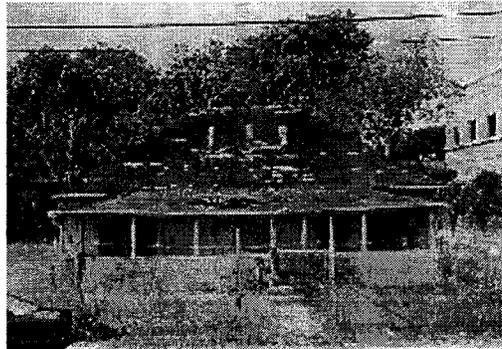
Home

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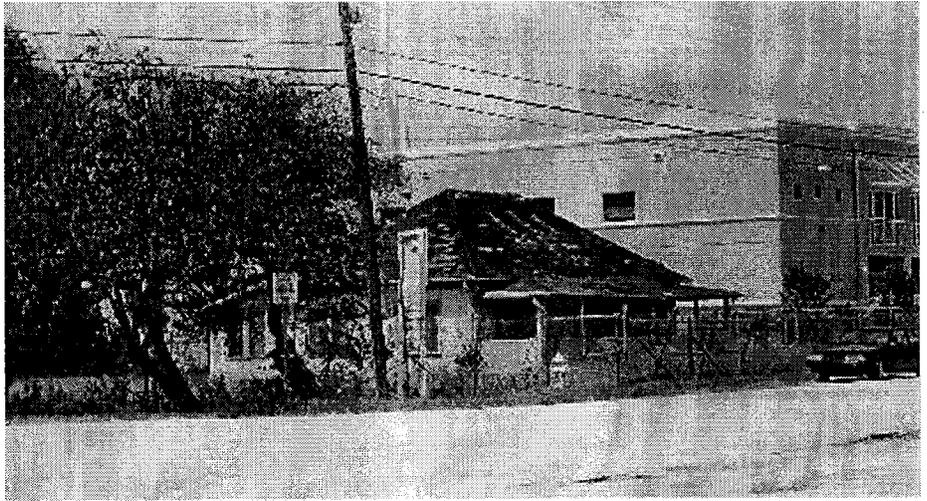
Photos

Contact Us

*Here are some photos of the Dice House as it looks today*



View from the Palmeto expressway (826)



# Dice House gets lucky — for now

BY TERE FIGUEROA  
tfigueroa@herald.com

For years, neighbors and activists have tried to keep the oldest home in Kendall from the rubble of bulldozers.

A new twist in the ongoing battle means the Dice House will get a reprieve — albeit a temporary one.

Angelo Rodriguez, who owns the 1.5 acres where the Dice House sits, sued the county over a lapsed demolition permit granted to the previous owner.

A circuit judge ruled against Rodriguez last month, agreeing with county attorneys that Rodriguez has to reapply for a permit. The news came as a relief to members of the Dice House Coalition, a group of neighbors who want to preserve the home at 56th Street and 77th Avenue.

"This is something that gives a sense of community to Ken-

## KENDALL

dall," activist Albert Harum-Alvarez said. "And it's something we need to hang on to."

The one-story building was built by David Brantly Dice in the early 1920s when Kendall was little more than a feed store and farmland. Dice would become the area's unofficial mayor, setting up the second general store just down the street from his house.

In later years, the house fell into disrepair. In April, the Dade Heritage Trust named it No. 8 on its list of the 10 most endangered sites in the county.

Longtime resident George Kunde happily passes down stories surrounding the Dice House, once a stone's throw from Henry Flagler's railroad.

DICE HOUSE HISTORIC MARKER

**PERSONS OR LANDMARKS:** Fighting to save the historic Dice House in Kendall are, from left, Leah La Plante, Joan Harum, Albert Harum-Alvarez, Mary Williams, Marlene Carter, Richard Johnson and Tommy John Schiavoni.

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# Dice House gets lucky — for the moment

• DICE HOUSE, FROM A

"If a call came through, they'd have to send a runner and tell whoever, 'There's a wireless for you,'" Kunde said. "There's a lot of nostalgia. It's been here since Henry came through the neighborhood."

But nostalgia comes with economic strain, said Gustavo Lage, Rodriguez's attorney.

"This is just the first step in what could be a prolonged legal battle regarding the Dice House," Lage said.

Lage plans to appeal the judge's May 24 ruling and is considering suing the county for what he says is a violation of Rodriguez's property rights. Rodriguez, who helped found the Blue Sky food chain, bought the property intending to build condominiums or a small office park, Lage said.

A condition of the purchase: demolishing Dice House. The previous owner had obtained a demolition permit from the county, claiming economic hardship. Rodriguez unwittingly let the six-month permit lapse and began stripping Dice House after it expired, Lage said.

The future of Dice House has been the subject of much speculation over the past decade. Ideas have included moving the building to nearby Kenwood Elementary or turning it into a bed and breakfast or a coffee shop, said Rick Ferrer of the county's historic preservation department.

But plans either failed to develop or fizzled as the years wore on.

That's a moot point in any

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RESERVATIONS

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wore on.

That's a moot point in any case, Ferrer said.

"There isn't any concrete plan right now to move it," he said. "We like to advocate adaptive re-use, which means property owners can incorporate historically designated sites into development."

That could mean converting the house into a community meeting center or offices, Ferrer said.

No dice, said Lage.

"We can move it from one side of the property to another, but you're still stuck with Dice House," said Lage, who said the asbestos-filled, crumbling structure is little more than an eyesore.

Neighbors believe Dice House can be restored to its picture-book glory and are willing to help Rodriguez out.

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# T·H·E COURIER

MARCH 5, 1999

'Your News. Your Newspaper'

VOL. 5, NO. 25



## Not welcome here

Mary Williams is one of a group of homeowners opposed to a new car dealership opening at S.W. 104th St.

See page 3

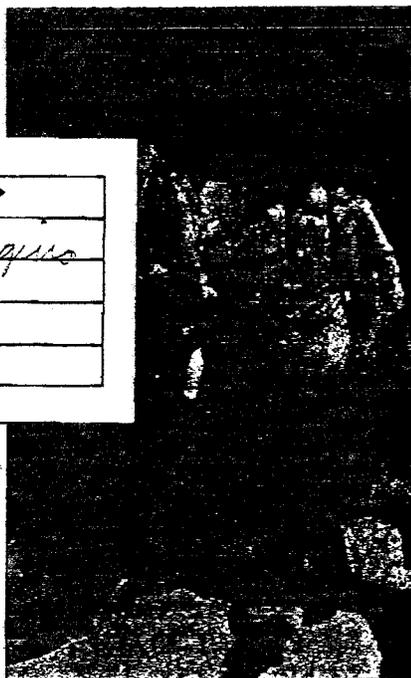
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## Competing cadets



Staff photos by WAYNE FLEISHER

AT ATTENTION: J.R.O.T.C. students from South Dade High School (above) and Killian High School (right) during first pass in review at Homestead Regional Airport. More than 1,000 cadets from Miami-Dade County schools competed.

## Dice House may be saved

By Linda Rodriguez Bernfeld  
COURIER STAFF WRITER

An attorney connected to the group trying to save Kendall's oldest home claims the certificate to demolish the Dice House is invalid.

Andrea Harum said the certificate issued by the Miami-Dade Historic Preservation Board had certain conditions attached to it and those conditions were not met.

"We're going to make the argument the COA is stale and hope it works," Harum said. "There was a list of conditions. The purchaser had to do certain things within a 90-day period."

Harum plans to contact the Historic Preservation Board to double check her findings and then make the argument that owner Angelo Rodriguez cannot demolish the house at this time.

Time is running out for the people attempting to save the Dice House, which was built around 1926. Rodriguez has a hearing scheduled before the Area 12 Community Council on his proposed townhouse project. If that's approved then the likelihood that he would try to demolish the house will increase.

Neighbors have been trying for years to save the house that is probably the only example of the early Kendall home left, now that its neighboring historic home burned. That fire is still under investigation.

The historic preservation advocates can't understand why Rodriguez won't allow them to move the house. They have asked him for the cost of the transfer, but they feel that would be equivalent to, or less than, paying for demolition.

Post-it™ Fax Note	7671	Date	# of pages ▶
To Rick K. Fournier		From Larry Nungesser	
Co./Dept.		Co.	
Phone #		Phone #	
Fax # 305-372-6394		Fax #	

## Community councils future may be in jeopardy

By Linda Rodriguez Bernfeld  
COURIER STAFF WRITER

The Greater Miami Chamber of Commerce has a Blue Ribbon Task Force that's studying Miami-Dade County's community council system. The task force has held several meetings and plans several more.

The community councils were formed by unincorporated Miami-Dade residents with a desire for localized zoning

decisions. The idea was to appease these forces by giving them their zoning rights and perhaps the need for incorporation would go away.

It hasn't quite worked that way and problems have now arisen with the boards regarding their method of making decisions.

"I'm of the mind there is a lack of uniformity in the decision making process caused by the fact there are too many community councils," said zoning

attorney Stanley Price. Price has always been a vocal critic of the community councils even before they were given zoning powers. He has not met with the task force, however, because he was hospitalized for pneumonia earlier this winter.

Price said because there are 15 councils the county staff is tired, both physically and mentally. In hopes of easing the load on first line staff, the decision

See COUNCILS on Page 11

Check classifieds on the web at [www.florida-news.com](http://www.florida-news.com)

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The Cutler Courier FEB 26, 1999

NEWS

# Mysterious fire destroys historic house

By Linda Rodriguez Bernfeld  
COURIER STAFF WRITER

The fire that destroyed a seventy-year-old historic home in Kendall last week was deliberately set, according to the Miami-Dade Fire Department. Department spokesman, Eugene Germaine, Jr., said his department has forwarded information about the fire at 7725 S.W. 99th Street to Miami-Dade Police.

The home was on the same property as the Dice House, the first house built in Kendall. Built out of Dade County Pine, the house wasn't quite as old as the Dice House, but was still considered historic. Both structures sit on land owned by Angelo Rodriguez, who is planning to build a townhouse community on the parcel.

Neighbors have been trying to save both homes and became quite suspicious when the wooden house went up in flames last week. Miami-Dade Police Detective Wil Furhman said he hadn't seen the fire department's report as of Tuesday afternoon.

"When we do, we'll act accordingly," Furhman said. "Like any other situation, we're going to give it the amount of attention it deserves."

Since Rodriguez was planning to demolish the home, his estimate of the value of the property was \$1, so the fire department didn't include damage estimates in the police report. Neighbors are hoping the police won't let that minimal damage estimate influence them and keep them from conducting a true investigation into the case.

And while the neighbors continue to try and save the struc-

tures, they feel they are at a standstill at the moment.

"We hope to still work with him (Rodriguez) in some fashion on the property," said Albert Harum-Alvarez, group spokesman.

He and neighbor George Kunde, a long-time firefighter, checked out the old house last week, just after the blaze was extinguished. They heard the Miami-Dade firefighters speculate the fire could be arson. Kunde said it looked like arson to him because fires don't normally start in more than location and this fire apparently began on both the porch and the living room at the same time. The fire department also found evidence of an incendiary liquid in the house.

Neighbors are worried the Dice House might also go up in flames. Not only because the home is historic, but also because the Dice House is known to have asbestos shingles.

Neighbors have tried for ten or more years to work with various owners to save the Dice House. Unfortunately, two years ago the historic designation was lifted by the Historic Preservation Board because of financial hardship claimed by the owners. It was sold a short time later to Rodriguez who now has plans to construct a townhouse development on the property.

The activists have tried for years move the Dice House to near-by Kenwood Elementary or Indian Hammocks Park, but the owner has refused to sign documents that would allow for its removal.

"Until it's flat on the trailer and gone, I still think there's a way to save it," Kunde said.

"But I don't have the resources or the clout."

Kunde added that the house still has usable parts that could be saved if they could get permission to do so.

"It's uncomfortable to see it in the condition it's in," Kunde said.

Post-it Fax Note	7671	Date	# of pages
To Rick Ferrer		From	1
Co./Dept.			Fury Rodriguez
Phone #		Co.	
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# Historic Dice House in Kendall faces demolition

**BY CHARLES RABIN**  
Herald Staff Writer

Metro's Historic Preservation Board may be one step closer to giving the OK to demolish one of Kendall's oldest homes.

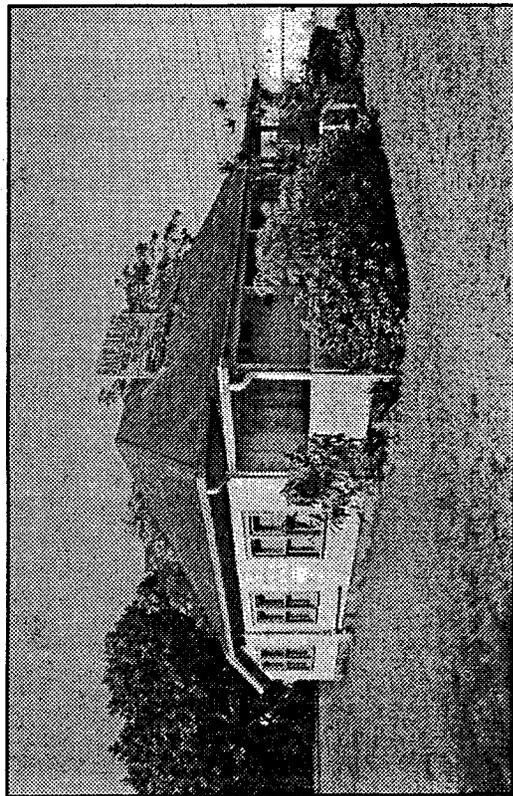
Claiming financial hardship, the home's owners, Christine and Randy Boynton, have found a buyer who wants to purchase the property and erect an office building.

The buyer's condition: demolition of the house.

It's not something that makes the Boyntons happy. They spent a year trying to save the "Dice House" at 9840 SW 77th Ave.

Two years ago, the Boyntons, Continental Park Homeowners Association and Kenwood Elementary School tried to get the worn-out structure moved to Kenwood's grounds. The Dade County School Board nixed that when it said the home had to be restored before moving it. That did not make any sense, residents said.

"It has to be cut in half before it is moved," Continental Homeowners Association President Mary Williams said.



**AL DIAZ / Herald Staff**  
**LAST REMAINS:** The Dice House at 9840 SW 77th Ave., one of Kendall's oldest structures, may soon be demolished.

"What's the point of restoring it first?" Boynton said he is about \$160,000 in debt. His electrical contracting firm collapsed, and he needs the money, he said.

"It's gotten to the point now that if I don't sell the property, I don't know what I'm going to do," he said.

Historic Preservation special-

## PENDING DECISION

The Historic Preservation Board will determine the fate of Dice House at a public meeting Wednesday at 2 p.m. at the Cauley Square Historic District Tea Room, 123 10 SW 224th St.

for a short time by Randy Boynton as an office after Hurricane Andrew. He got a \$5,000 grant to refurbish its roof. Before that, it was used as a preschool in the late 1980s.

The home's history is as rich as the Kendall soil it was originally built on.

According to the Historic Preservation Division of Metro's Office of Community Development, David Brantly Dice and his wife Jessie May Vann Dice farmed the Little River area between 1910 and 1916. By 1917 David Dice had bought property in Kendall and opened a general store east of Flagler's railroad tracks, now U.S. 1.

Dade historian Jean Taylor called Dice the unofficial

mayor of the community. His store had one of the few telephones in town; when calls for local folks came in, Dice would drive out and pick them up.

The family built the rectangular, one-story building with a high-pitched roof and porch in the 1920s on land that Henry Flagler used for citrus groves.

Dice's store is gone, and his house is the only designated historic house left in Kendall.

Destroying it would be a shame, said 19-year Kendall resident Trish Ramsay. She said there is another very old home directly behind the Dice House on 99th Street; if the right developer bought the property it could build a "Kendall Corners," sort of like Cauley Square.

"There was a home that Kilian lived in — it's gone," she said. "They've destroyed all the history here. This is the oldest section of Kendall."

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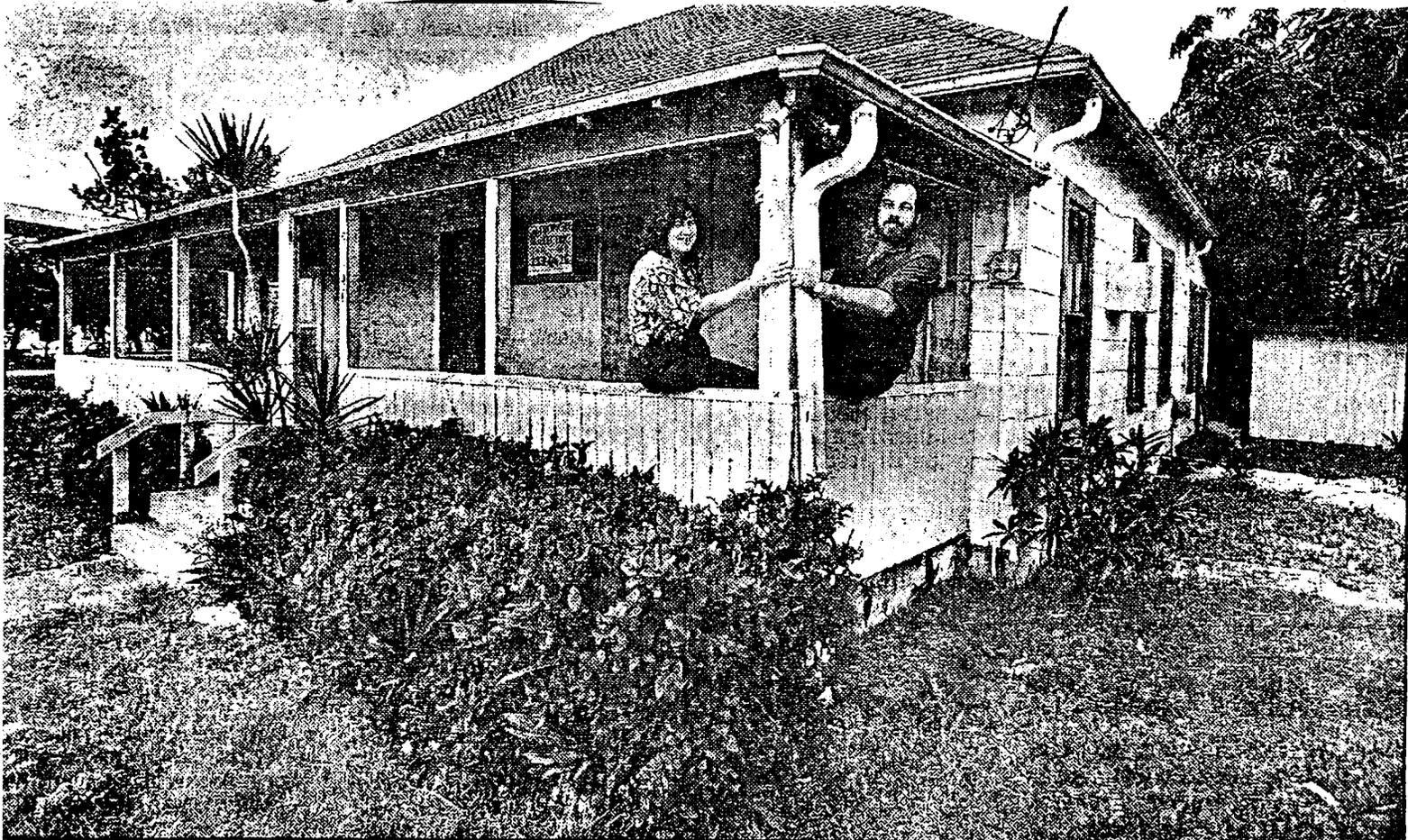
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# NEIGHBORS

COVERING YOUR COMMUNITY

The Miami Herald

SUNDAY  
JANUARY 23, 1994



RAUL RUBIERA / Miami Herald Staff

**DESTROYED:** The Dice House, shown here with owners Christine and Randy Boynton, may be the oldest surviving home in Kendall.

## Last of the past

### Groups toil to save Dice House

By AARON S. RUBIN  
Miami Herald Staff Writer

A group of school and community activists is trying to save what may be Kendall's oldest surviving home. David Brantly Dice and his family built their home in the 1920s on land Henry Flagler had used for citrus groves. Over

time, the surrounding area has been developed, and the "Dice House," 9840 SW 77th Ave., has deteriorated.

The Kenwood Elementary School PTA, the Continental Park Homeowners Association and others in the community are raising money and lining up volunteers to fix up the Dice

House and move it onto school grounds. The house would be used as a community meeting space and local history museum at Kenwood Elementary.

"We're way behind in America in holding onto our history," said Trish Ramsay, president of the Kenwood Elementary PTA.

Ramsay has lived in Kendall for 17 years. In that time, the old farmhouses on single-acre lots have given way to development, leaving only the Dice House.

"This is all changing very rapidly," Ramsay said. "You

To donate money or professional skills to the Dice House renovation and moving project, or to find out more about it, call Bill Ramsay at 984-0000. Homeowners Association of Continental Park, 9840 SW 77th Ave., 984-0000, 9 a.m. to 5 p.m. weekdays.

PLEASE SEE HOUSE, 6

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## Kendall activists working to preserve Dice House

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see the towering buildings. We should save something as representative of our heritage."

The Dice House seems a good choice.

David Brantly Dice and his wife, Jessie May Vann Dice, farmed the Little River area between 1910 and 1916, according to a report by the Historic Preservation Division of Metro's Office of Community Development.

The family bought property in Kendall; by 1917, David Dice had opened a general store east of

Flager's railroad tracks, now U.S. 1.

The store became a community hub.

Dade historian Jean Taylor called Dice the unofficial mayor of the community. His store had one of the few telephones in town; when calls for local folks came in, Dice would drive out and pick them up.

Dice's store is gone and his house is the only designated historic house in the Kendall area, said Margot Ammidown, director of Dade's Historic Preservation office.

Built of Dade County pine, it is

a rectangular, one-story building with a high-pitched roof and a porch. There is a rear lean-to addition that may have been built with the house or added shortly afterward.

"It's particularly important as one of the late remaining examples of pioneer architecture in that area," Ammidown said.

The county has awarded a \$5,000 grant to repair water and roof damage caused by Hurricane Andrew. Architect Gene Farmer has been lining up a team of volunteers to renovate the building — including owner Randy Boynton, an electrical contractor. But tens of thousands of dollars still are needed to move it, said Bill Rowe, a member of the Continental Park Homeowners Association.

"We're going to move the whole structure," said Luis Sierra, project manager of residential construction for Gene Farmer and Associates.

Boynton said he and his wife, Christine, didn't know the historic value of the Dice House when he bought the property.

"It's bringing out the New England in me; it's kind of exciting," said Boynton, who owns Tropical Electric.

Ramsay, the PTA leader, said she hopes the house could be moved this year to coincide with Kenwood's 65th anniversary.

January  
23<sup>rd</sup>  
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## Historic home, school a perfect match

AUDREY FARMER  
Education Editor

Kenwood Elementary's PTA President Trish Ramsay is doing double duty as a matchmaker this year.

According to Ramsay, and many other Kenwood parents, the pairing of the school, Kendall's oldest, and The Dice House, the oldest home in Kendall, is something that was meant to be.

Ramsay began her journey to acquire the home and have it moved to the school grounds in 1989 after reading an article in the *Kendall Gazette* announcing the home's place in Kendall's history. With the area made up predominantly of buildings under 20 years old, Ramsay felt the home, originally owned by the Dice family, needed to be saved in an effort to demonstrate to children the value of historical preservation.

But it wasn't until two months ago, when the new owner of the home, Randy Boynton, agreed to give the house to the school that things started to look favorable.

Fortunately for Kenwood, the Continental Park Homeowner Association has agreed to be a partner in the endeavor to move the home and help with repairs. But both parties were dismayed when the estimate for moving

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and repair of the 60 year old structure came to \$165,000.

Bill Rowe, a board member with Continental Park Homeowner Association, commented that even with an obviously tough financial nut to crack, he "would hate to see the home destroyed or significantly changed in any way."

However, because of the home's historic designation, Boynton does not legally have the option of destroying the house.



THIS OLD HOUSE MOVERS AND SHAKERS: Pictured left to right on the porch of Kendall's oldest house are: Sylvia Leslie, representative of G. Holmes Braddock; Bill Rowe, vice president of Continental Park Homeowner Association; Mickey Kelly, Kenwood assistant principal; Marla Tavel, Kenwood principal; Randy Boynton, homeowner and president of Tropical Electric Co.; Trish Ramsay, Kenwood PTA president.

### INFOBLOC

One step inside Kenwood Elementary's walls and parents can't help but be reminded of their own youthful days. Kenwood, built in 1928, is replete with evidence of earlier times. Exposed piping is not the kind of high tech, brightly colored plastic you see today, but the real thing. The high ceilings and doors make the children look even smaller than they really are. Pegs for rain coats are lined up outside of each classroom and water fountains are snugly placed in decorative alcoves in the walls. The only evidence of modern trappings are the jalousie windows and wall unit air conditioners - items these students probably think were around during the times of George Washington.

The school has an undeniable charm, something new principal Marla Tavel was delighted with upon her arrival. "I love this school and am thrilled with the idea of preserving its place in the area's history," she said.

He could use it in conjunction with the future construction he has planned for it's adjacent lot, but would rather give the charming square shaped home with a front porch extending across its width, to the school. "I'm hoping the house can be used for parents to meet in and also as a museum," he said.

Ramsay, Boynton and Rowe agreed that it would take a corporate sponsor to donate the kind of funds needed to move the home

to the school. When the anticipated approval from the school board is official, they will begin the search for financial assistance.

After seeing the home, Sylvia Leslie, a representative for school board member G. Holmes Braddock, commented, "It would be great to see the private sector working in conjunction with the public sector on such a worthwhile venture."

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# Kendall home's historic status faces challenge

## Neighbors want to save Dice House

By CHARLES STROUSE  
Herald Staff Writer

Helen Prentzer has lived in Kendall for 28 years. The Kansas native moved to a small wooden house near U.S. 1 and Southwest 98th Street in the 1960s. "It was just like country out here," she recalls.

"But now we're leaving all the old things behind," Prentzer said. "There's just nothing left of the way Kendall use to be, even 20 years ago."

Prentzer and some of her neighbors plan next week to try to preserve the Dice House at 9840 SW 77th Ave. The house was designated a county historic site in 1989 because it was built by David Dice, a popular storekeeper and one of Kendall's first residents.

A county report says the house was built in the early 1920s, which would make it one of Kendall's first homes, but a representative of owner Stanley Simmons says it wasn't built until the '30s.

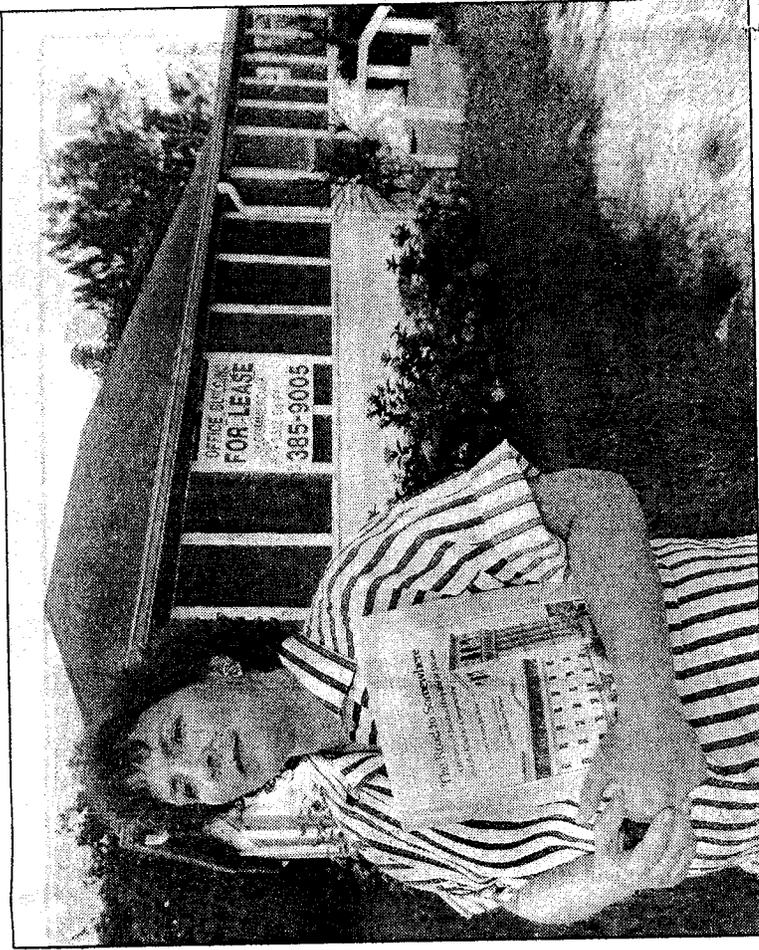
Simmons will ask Metro's Historic Preservation Board Wednesday to remove the historic designation granted in 1989. The house is on land zoned for business use. If board members remove the designation, the house can be demolished or modified to make way for commercial development.

Joseph Aguilera, Simmons' partner and agent, said the designation has created an economic hardship by discouraging potential buyers.

Buyers have offered as much as \$360,000 for the house, purchased in 1982 for \$150,000, but have withdrawn their offers when they learned the house could not be torn down, Aguilera said.

"The Simmons are retired and they want to sell the property, but no one will buy it with the designation," he said.

County historic preservation



RAUL RUBIERA / Miami Herald Staff

**PRESERVING HISTORY:** Trish Ramsay, is the former president of the Kenwood Elementary PTA, which tried to save the Dice House in 1989.

authorities say the application to remove historic designation is the first in 10 years. About 50 structures in Dade have been listed as historic, said Margo Ammidown, acting director of Metro's historic preservation division.

According to the county's report on the property, Dice moved to the area about 1917 and ran a store not far from the house. He was a popular man who owned one of Dade's first phones.

the school, but owners refused the offer, Ramsay said.

Aguilera said the house would fall apart if it were moved.

"This house is the last one of its type in Kendall, so it should be saved," said Ramsay. "This area's growing so fast we need to do something now to preserve it for our children."

Miami Herald 9-5-91

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## Oldest Kendall house may be historical site

**YOLANDA ULRICH**  
Managing Editor

It doesn't look like much of a building as buildings go, but the small, square-shaped frame house is Kendall's link to South Dade history.

By chance, Bob Carr, Dade County archiologist, spotted the single-story house on SW 77th Avenue at 98th Street recently as he returned a rental car to a garage. Driving down a back street, his trained eye recognized that the house might be a bit of history.

"We checked the archives and discovered we had found what is the first house built in Kendall" Mr. Carr said. "Actually, I hate to say 'found' because you can't find what is not lost, but we didn't know it existed."

Mr. Carr and Emily Dieterich, Dade's research historian, asked the Dade County Historical Preservation Committee to designate the house as an historical site.

Such a designation would require the house's owner to obtain special permits if its design was to be changed. The committee will decide by the middle of March, Ms. Dieterich said.

Owner Stanley Simmons is a bit dazed by the furor over the house.

"I've never been involved in something like this," he said. "I just learned about the historical implications. Until I understand

the ramifications of what it means, I really can't comment."

The house, known as the Dice house, was built around 1920 of Dade County pine by David Brantly Dice and his wife, Jessie May Vann Dice. Old records show that Mr. Dice moved from Little River to what is now Kendall around 1916 or 1917, Mr. Carr said.

A deed registered to Mr. Dice dates back to 1920. The lot where the house stands was part of a 70-acre plot owned by John Hinson, an employee of railroad tycoon and Florida pioneer Henry Flagler.

Sporting a new coat of white paint with vivid aqua trim, the house sits in the shadow of the Metrorail tracks and South Dixie Highway.

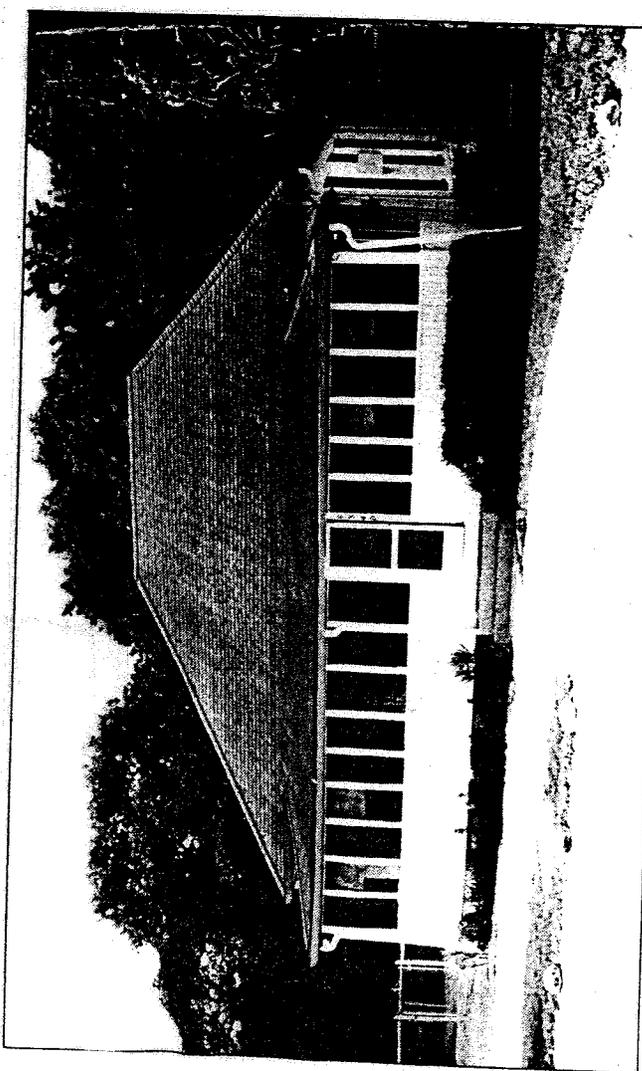
Mr. Simmons, a South Dade resident, bought the half-acre occupied by the little house, and the adjacent half-acre, in 1982. Both pieces of property are for sale, but he preferred not to divulge the asking price.

"I think it's more dignified not to mention that," he said.

Melody Mendez operates the Dadeland Pre-School and Child Care out of the house. She loves its coziness

"I knew it was old, but didn't realize it was as old as it is," she said last week while the 15 children she watches were napping.

"It would be a shame to see it go, but this is valuable property, I know," she said.



Kendall's oldest house, located at SW 77th Avenue and 98th Street, may gain historical status in March. Gazette Photo/BRYAN PACE

Handwritten initials or signature.