



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT



THE FLIPSE / O'DONNELL HOUSE
8315 S.W. 153rd Terrace
Miami, Florida

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT — INDIVIDUAL SITE

Designation No
Date of Filing
Date of Designation
Folio # 30 5027 002 0450

Owner(s)

Margaret S. O'Donnell

Mailing Address

810 E. Ridge Village Drive
Miami, Florida

SURVEY FINDINGS:

H.A.B.S. Natl. Reg. H.A.E.R. Other

Dade County Historic Survey Findings:

RATING: 1 Architecture 1 History 2 Context

SITE LOCATION:

Southwood PB 65-49
Lot 6 Blk 4

Current Zoning (describe):

Residential

Current Use (describe):

Current Condition

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

Physical Description of Site (see attached photos):

ARCHITECTURAL DESCRIPTION - 8315 SW 153 Terrace

The residential structure at 8315 S.W. 153 Terrace is a fine and early example of the Mediterranean Revival style with some Mission influences. The structure, built in 1917, is a two-story masonry building on a basic rectangular floor plan with a one-story porch and porte cochere that extend eastward on either side of the principal central entrance bay. With the exception of the porch which has been enclosed, the structure retains most of its original windows which are six over six double hung sash. On the west side of the north facade are a bank of wood frame awning windows which also appear to be original, however, these represent an unusual and early use of awning windows which did not become common until the 1920s and 30s. The structure is embellished with decorative moldings and medallions frequently seen in the Mediterranean Revival style. Heavy scrolls atop corner pilasters are a more unusual feature.

Above the central entrance bay is an arched parapet. The roof is flat with clay barrel tile coping. The parapet, flat roof and tile coping are more characteristic of the Mission style. A secondary entrance portico is on the north facade. The original approach to the house was from this side.

The Flipse/O'Donnell House embodies an important transitional point in the architectural history of Dade County. The earliest known Mediterranean Revival structure in Dade County is "El Jardin" in Coconut Grove, also built

PHYSICAL DESCRIPTION OF SITE - CONTINUATION SHEET

in 1917. "El Jardin" is a large scale mansion on Biscayne Bay built for John Brindley, then president of Pittsburgh Steel. Its massing is more formal and it is embellished with the more ornate moldings, grille work and detailing of the Spanish Baroque. The Flipse/O'Donnell House is more modest and represents one of the earliest examples in Dade County of the Mediterranean Revival style in an early developmental period. The Mediterranean Revival style was not fully evolved or widely used until the 1920s. This structure appears to derive more influence from the Mission style than many later Mediterranean structures.

SIGNIFICANCE

- | | | |
|--|--|--|
| <input type="checkbox"/> Archeology Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> People |
| <input type="checkbox"/> Archeology Historic | <input 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 checked="" 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.

HISTORICAL SIGNIFICANCE

The Flipse/O'Donnell residence, located at 8315 S.W. 153 Terrace, is significant as the home of Louis F. Flipse, an early South Dade settler and for its Mediterranean Revival architectural style.

Louis Flipse, an agriculture teacher from Milwaukee, Wisconsin, came to Homestead, Florida in 1909. He moved south in search of a climate that provided a longer growing season. Once in Homestead, Mr. Flipse became close friends with William J. Krome, surveyor and chief engineer for the Florida East Coast Railroad. Mr. Krome was interested in tropical horticulture, especially the cultivation of mangos and avacados.¹ Flipse and Krome purchased acreage in Rockdale for the purpose of experimenting and propagating avacados and mangos. The land that they purchased was originally a portion of the land grant from the United States Government to Dr. Henry Perrine through an act of Congress to "encourage the introduction and promote the cultivation of tropical plants."²

Once Krome and Flipse set out their groves, they cut a dirt road through the property. Mr. Krome's acreage lay on the north side of the road and Mr. Flipse's on the south. This road was taken over and improved by the county and is now known as Coral Reef Drive (S.W. 152 Avenue). In 1917, Mr. Flipse commissioned Miami architect Henry La Pointe to design a home for his family. According to Frederick Flipse, son of Louis, Mr. La Pointe specialized in Mediterranean architecture. Fred Flipse recalls people

(Use additional sheets if necessary)

SEE CONTINUATION SHEET

SIGNIFICANCE CONTINUATION SHEET

coming from all over Dade County to admire his family's home which according to Fred was considered "state of the art". In 1919, Krome and Flipse hired a stone mason, Mr. Heavenridge, to build a coral rock wall that lined their property. Originally, there was a coral rock gate at the entrance of a long driveway leading to the Flipse residence.³

In 1925, at the height of South Florida's real estate boom, Flipse sold his home to Leo Gschwend and Harold Gelnow for \$80,000 and moved to Coconut Grove. However, the buyers defaulted on the loan and Flipse⁴ foreclosed, moving his family back to the home in 1926. Louis Flipse was also friends with Dr. David Fairchild, whom he deeded land to in 1929. The two men became business partners in a papaya plantation. According to Fairchild's historian, Bert Zukerman, Fairchild had been trying to develop a papaya for the commercial market. In the end, it was not successful.⁵

The Flipse family remained in this house until 1938. The acreage and house were sold in 1939 to Adolph C. Splinter; in 1944, to Benjamin Park; and in 1945 to W.M. Piowaty.⁶ Anthony and Margaret O'Donnell purchased the residence and twenty acres of avacado groves in 1950. They named their new residence "Paradise Grove." Mrs. O'Donnell learned from Louis Flipse that Dr. David Fairchild designed the landscape around the house which included a fish pond with a waterfall. The only alteration made by the O'Donnells was to enclose a screened-in porch on the southeast facade. They continued to grow and sell the avacados until 1957 when Mr. O'Donnell subdivided the acreage and platted the Southwood subdivision under the name of Gold Seal Properties. Currently, the home is⁷ vacant. However, it is still owned by the O'Donnell family.

CONTINUATION SHEET

Footnotes

¹Frederick C. Flipse, telephone interview with Teresa Lenox, 10 December 1992, Miami, Florida.

²Jean Taylor, Villages of South Dade, (St. Petersburg, Florida: Byron Kennedy and Company, 1972), p.43-45; Lawyers Title Insurance Corporation "Abstract of Title, Number 31905" (Miami Lawyers Title Insurance Corporation) p.1.

³Flipse, telephone interview.

⁴Lawyers, "Title Abstract," p. 43, 51.

⁵David B. Fairchild, "Correspondence, folder Fisher-Foster," (Miami: Montgomery Foundation Research Center, Archives, Special Collections, Fairchild Tropical Garden Research Center).

⁶Flipse, telephone interview; Lawyers, "Abstract of Title."

⁷Margaret O'Donnell, telephone interview with Teresa Lenox, 14 December 1992, Delray, Florida

Bibliographic References

Fairchild, David B. "Correspondence folder Fisher-Foster."
Miami: Lawyers Title Insurance Corporation, p.1.

Flipse, Frederick C. Telephone interview with Teresa Lenox.
10 December 1992. Miami, Florida

Lawyers Title Insurance Corporation. "Abstract of Title,
Number 31905." Miami: Lawyers Title Insurance
Corporation.

O'Donnell, Margaret. Telephone interview with Teresa Lenox.
14 December 1992. Delray, Florida.

Taylor, Jean. Villages of South Dade. St. Petersburg,
Florida: Byron Kennedy and Company, 1972.

Title Verification (attach copy): Book

Page No

Deed Type

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

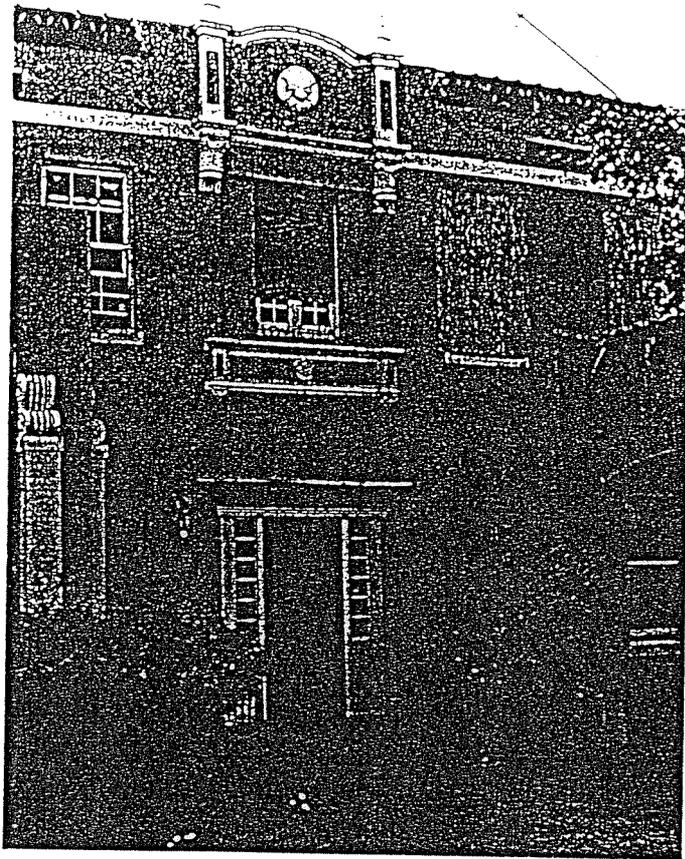
Designation would have the effect of bringing any plans for alterations
to the property before the Preservation Board for review. Designation
will not affect current zoning.

Staff Recommendation:

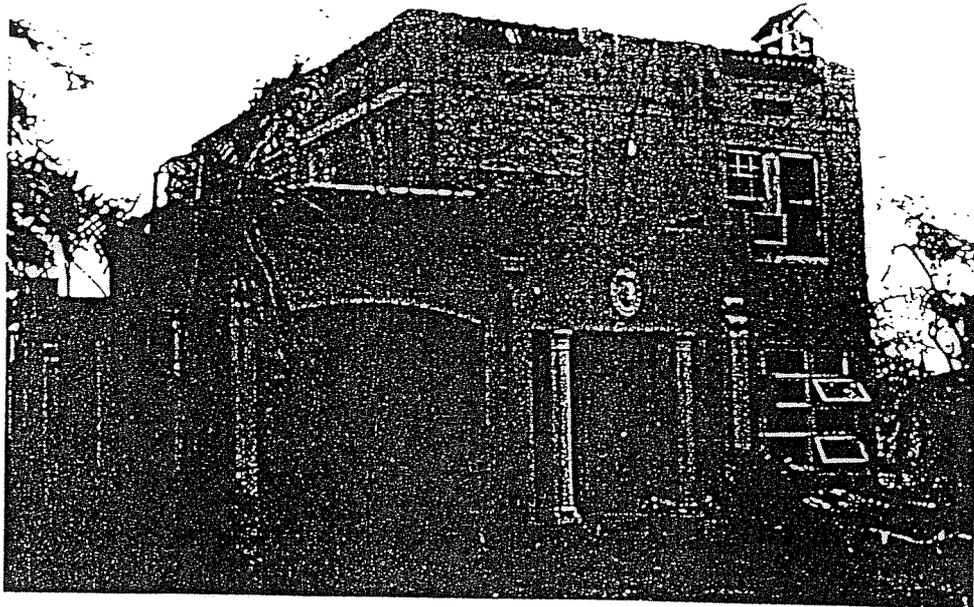
Staff recommends the designation of 8315 S.W. 153 Terrace as a local
individual historic site.

Special Standards for Certificate of Appropriateness:

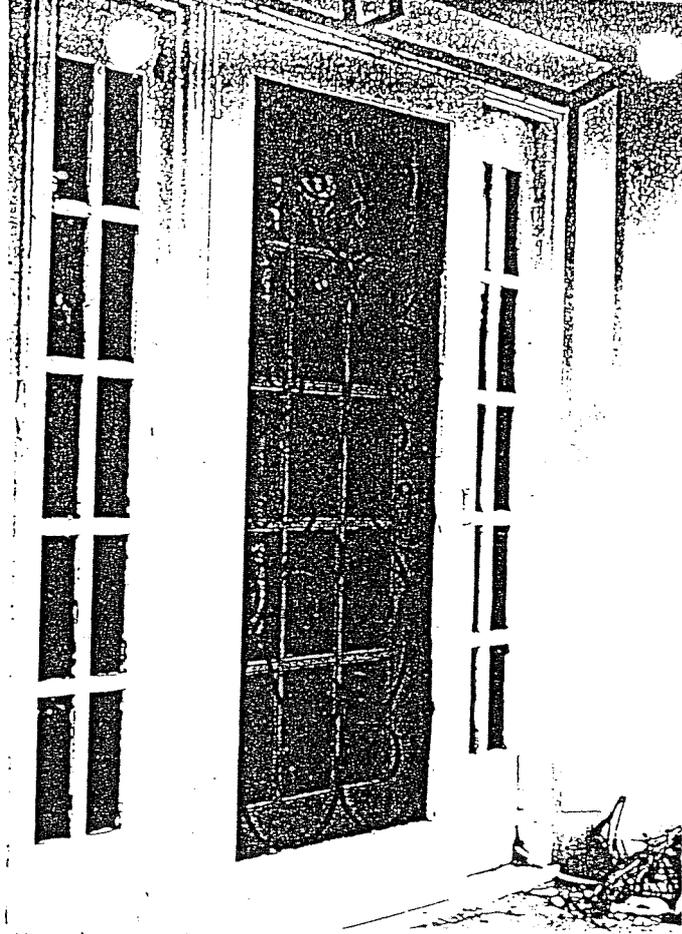
Any special standards will follow the general guidelines as recommended
for historic structures as detailed in the "Rules and Regulations for
Review of Historic Site designations and Issuance of Certificates of
Appropriateness."



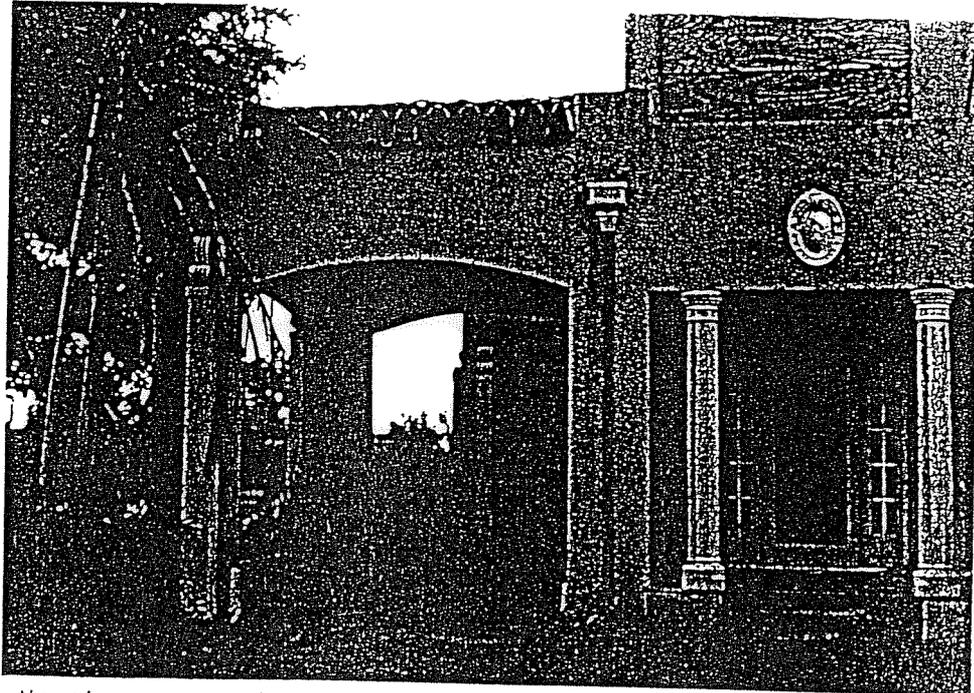
East Facade
8315 S.W. 153 Terrace



Northeast Facade
8315 S.W. 153 Terrace



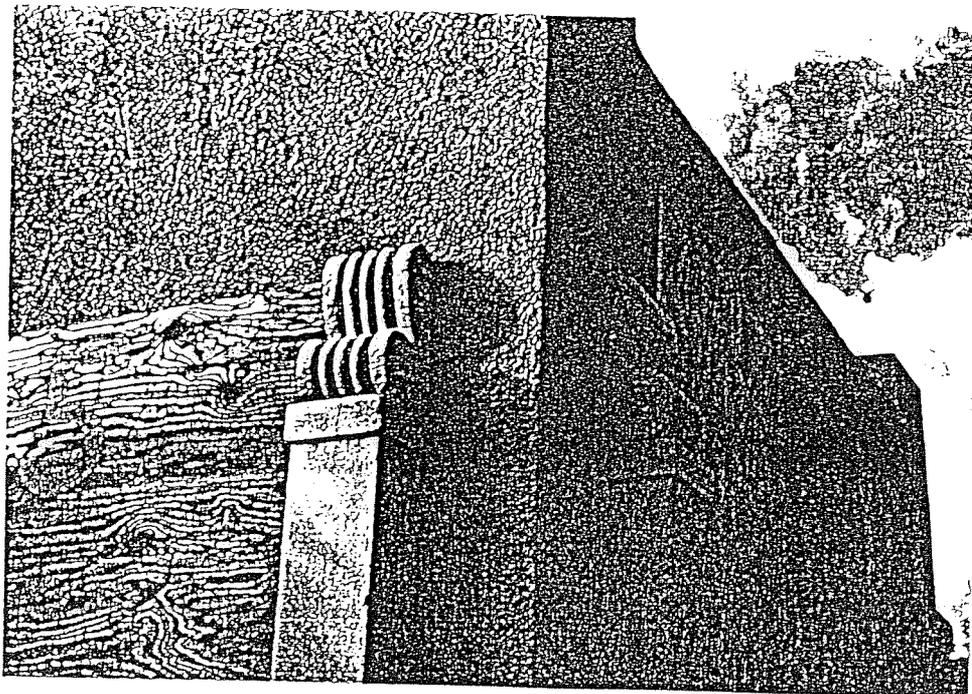
Northeast Entrance
8315 S.W. 153 Terrace



Northeast Facade
Porte cochere
8315 S.W. 153 Terrace



Southern facade
Salvaged stone surface



Demolition columns
Salvaged stone surface



· Landscape features
8315 S.W. 153 Terrace

3334-419

This Indenture

Made this 11th day of August, 1940,

Between VIRGIL J. PLOWY and EUNICE PLOWY, his wife,
(the said VIRGIL J. PLOWY being the husband of
E. J. PLOWY)

of the County of in the State of Florida
parties of the first part, and ANTHONY J. SIMONELL and EUGENIA
SIMONELL, his wife, (2224 Federal Street, Coral Gables, Florida)

of the County of in the State of Florida,
parties of the second part

Witnesseth, that the said parties of the first part, for and in consideration
of the sum of dollars and other value (to be hereinafter set forth) to be paid
to them in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, have granted, bargained and sold to the
said parties of the second part, their heirs and assigns
forever, the following described land, situate, lying and being in the County of
 State of Florida, to wit:

The West Half of the NE 1/4 of the NW 1/4 of Section 27, Township
55 South, Range 20 East of Tallahassee Meridian.

It is understood and agreed that the above described property
is subject to a purchase money mortgage in the sum of \$10,000.00
and that a purchase money mortgage in the sum of \$7,500.00
is also given at the time of the execution and delivery of
this deed to the grantors herein.



And the said parties of the first part do hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto
set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

J. L. Galanda
My Witness

Anthony Simonell
Eugenia Simonell



This document is a copy of the original and is not to be used as evidence in any court of law.

02/01/92

PUBLIC VALUE INQUIRY

PTXM0186

30 5027 002 0450

PROP ADDR 8315 SW 153 TER

NAME AND LEGAL
MARGARET S O DONNELL
10 E RIDGE VILLAGE DR
FL

YEAR	1991	1992
LAND	83829	83829
BLDG	74629	71966
TOTAL	158458	155795

MCD 3000

01/01/93

OUTHWOOD
LOT 6
LOT SIZE 128.930 X 301

331578066 HEX
FB 65-49
BLK 4

HEX	WVD	TOTEX	NONEX	CO NE
			158458	155795
			158458	155795

STATE EXEMPT:
SALE AMT
SALE DATE
SALE O/R
SALE TYPE
SALE I/V

1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU

*** PARCEL INFORMATION ***

DLID 30 5027 002 0450

PROPERTY ADDRESS 8315 SW 153 TER

PTXM0187

SLUC RESIDENTIAL - SINGLE FAMILY
SEC ZONE ESTATES - 15000 SQFT LOT
LOT SIZE 38,829 SQ FT
EXTRA FEA POOL & AC
3
SQFTG 3413
ZONING RESOLUTION
C CODE
TER - VALUE INQUIRY

SLUC RESIDENTIAL - SINGLE FAMILY
SEC ZONE
YEAR BLT 1920
LIVING UNITS 1
BATH 2 1/2 BATH
NO FLOORS 1
LEASE AREA SQFTG
SD WASTE MANAGEMENT
PF8 - MENU

Draft Resolution Designating the Property

WHEREAS, the Flipse/O'Donnell Residence was built in 1917,

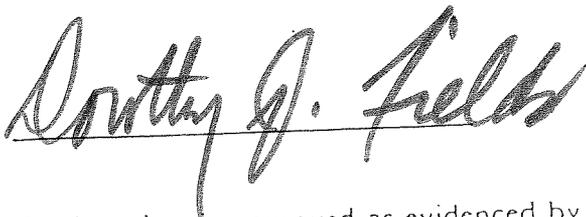
WHEREAS, the Flipse/O'Donnell Residence is an early and excellent example of Mediterranean Revival architecture,

WHEREAS, the Flipse/O'Donnell Residence was the family home of Louis F. Flipse, an early Dade County settler and fruit grower,

WHEREAS, the Flipse/O'Donnell Residence is located at:

Township 55, Range 40, Section 27
Southwood PB 65-49, Lot 6, Blk 4

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, January 20, 1993 has designated the Flipse/O'Donnell Residence as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-83) and that the Flipse/O'Donnell Residence 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.

METRO-DADE PRESERVATION BOARD

RESOLUTION NO. R-9301

THE FLIPSE/O'DONNELL HOUSE

8315 S.W. 153rd Terrace
Miami, Florida

WHEREAS, the Flipse/O'Donnell Residence was built in 1917;

WHEREAS, the Flipse/O'Donnell Residence is an early and excellent example of Mediterranean Revival architecture;

WHEREAS, the Flipse/O'Donnell Residence was the family home of Louis F. Flipse, an early Dade County settler and fruit grower; and

WHEREAS, the Flipse/O'Donnell Residence is located at :

x Township 55, Range 40, Section 27, Southwood PB 65-49, Lot 6, Blk 4

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on February 17, 1993 has designated the Flipse/O'Donnell Residence as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and the Flipse/O'Donnell Residence is subject to all rights, privileges and requirements of that ordinance.

Anthony J. Fields
Dorothy Jenkins Fields, Chairperson
Dade County Historic Preservation Board

2/17/93
Date

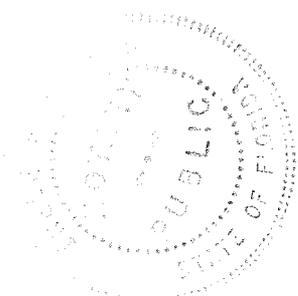
Prepared by:
Margot Ammidown
Margot Ammidown, Director
Historic Preservation Division

Debra J. King
NOTARY
2/17/93

<u>Board Members</u>	<u>Vote</u>
Judy Abrell	Absent
Carol Klingbeil	aye
Gary Dufek	aye
Dorothy J. Fields	aye
John Fullerton	ABSTAINED
Richard Groden	ABSTAINED
Robert McKinney	aye
Pan Courtelis	Absent
Ignacio Zabaleta	aye

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 4, 1995
BONDED THRU GENERAL INS. UND.



93R109477 1993 MAR 04 10:46