



Once Mr. Flipse and Mr. Krome planted mango and avocado groves, they cut a dirt road through the property which is today Coral Reef Drive. Mr. Krome's property was on the north side of the road known as the Mangowood area today. Mr. Flipse's property was on the south side of Coral Reef Drive, SW 152nd Street, in what is today the Southwood area. The coral rock walls dividing the property were built by a stone mason, Mr. Heavenridge, in 1919.

In 1917, Mr. Flipse commissioned Miami architect Henry La Pointe to design a home for his family. The gardens, pond and cascading waterfall that once surrounded the property were designed by his close friend and partner in a papaya plantation venture, Dr. David Fairchild. The O'Donnell's purchased the residence and avocado groves in 1950. The home has been featured on the show, "This Old House." The home has been completely renovated by the current owners Dina and Harper Elmslie whom acquired the estate in 2004 and which has also been featured in the Miami Herald in 2007.



Harry Troeger House, built 1949

The *Troeger House* was hand-built in Rockdale, a community established in the 1890's, south of SW 152nd Street. The house is a good example of pioneer period construction techniques with a sensitivity toward the environment. The home is constructed of oolitic limestone and Dade County pine. Harry Troeger succeeded in his desire to live as the early settlers had without succumbing to modern amenities. Mr. Troeger lived in the home until his death in 2008. His house survives to tell the story of the community once known as Rockdale.

**Eugene P. Flinn, Jr.**  
Mayor

**Brian W. Pariser**  
Vice Mayor

**Ed Feller, M.D.**  
Councilmember, District 1

**Howard Tendrich**  
Councilmember, District 2

**Shelley Stanczyk**  
Councilmember, District 3

**Historic Preservation Advisory Board**

**Jack Fell Ph.D.**  
Professor Emeritus, University of Miami

**Beverly Gerald**  
Palmetto Bay Resident

**Francis Sicius Ph.D.**  
Professor of History, St. Thomas University

**Victor Vincent**  
ATFM Services

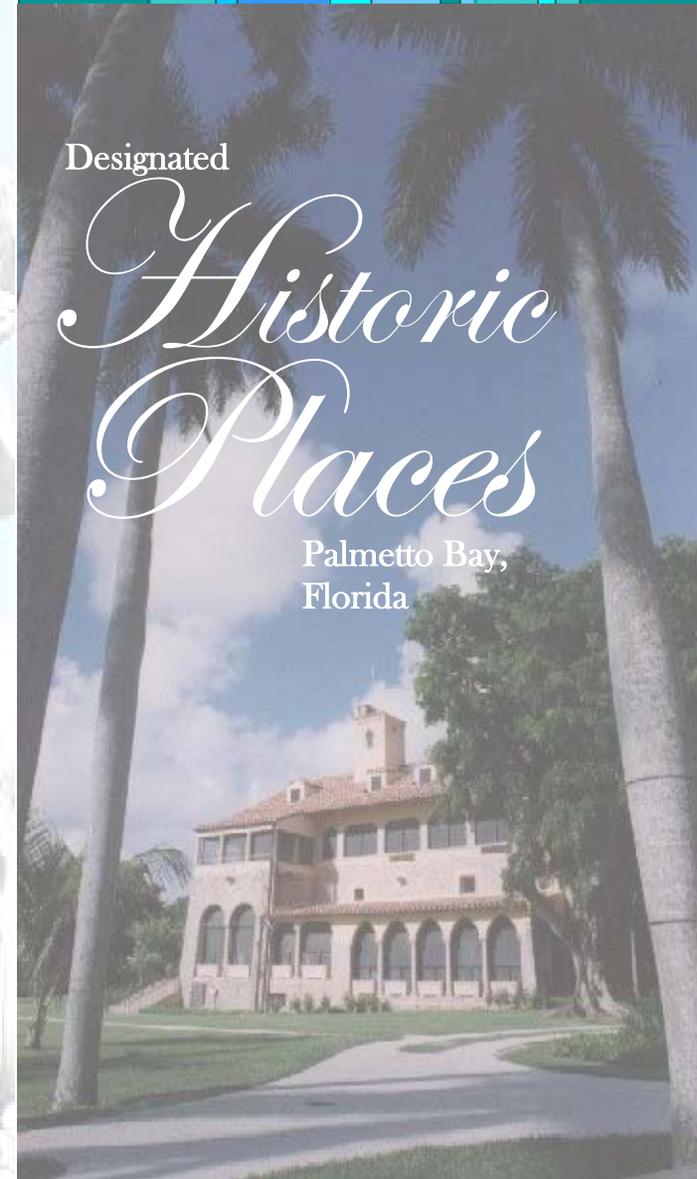
**Jorge Zamanillo**  
Curator, Historical Museum of Southern Florida

For more information, contact 305.259.1260  
[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)

Designated

*Historic Places*

Palmetto Bay,  
Florida



## Historic Preservation in Palmetto Bay

The Village of Palmetto Bay's Historic Preservation Program was established by the Village Council in late 2007. Five members were appointed to an Advisory Board in March 2008 to coordinate Village activities with Miami Dade County. Four properties are currently designated historic in our Village, as described in this pamphlet. Additionally The Deering Estate, also located in Palmetto Bay, is listed on the National Register of Historic Places.



Castle Residence, c. 1928

The *Castle Residence* was one of the first homes built in the J.W. Dougherty subdivision, an area to the south of the C-100 canal and adjacent to Old Cutler Road. During the 1890's, James W. Dougherty, a world traveler who thought the Biscayne Bay area was the most beautiful spot in the world, platted ten lots in the Town of Cutler. The Castle Residence was the family home of Arthur Castle, Treasurer of the Dade Canning & Preserving Co. and his wife, Olive, until 1954. The structure is a fine example of Mission style architecture. During the 1920's, South Dade was primarily a rural area of scattered farm houses. Although the Mission style was a typical suburban style of architecture prevalent during the development boom of the 1920's in Miami, the structure is fairly unique to this area.



Perrine Community House, built 1935

The *Perrine Community House*, located at 900 Perrine Avenue, was built by the Works Project Administration (WPA) as a County recreational center. Constructed of oolitic block on a rectangular floor plan, it represents a fine example of masonry vernacular architecture found in Dade County during the 1930's. In 1934, the Perrine Land Grant Company donated the property to the County. The donation came with the restriction that the lot was to be used for general community and recreational purposes or it would revert to the original owner. Construction of the Community House began in 1935, the same year the WPA was established. The WPA was considered the most important relief agency of President Roosevelt's New Deal. The Community House served as a significant center for social and recreational activities, hosting various clubs in its meeting space and offering its ball fields (now a part of Palmetto Bay Park) for play.



Perrine Community House, north façade dedication marker

The high quality of the masonry and the use of local materials along with its community function, are the features that contribute to the historic significance of the Community House.

The *Flipse / O'Donnell, Elmstie House* is a remarkable example of Mediterranean Revival style architecture with some Mission style influences. The house embodies an important transitional point in the architectural history of the County representing one of the earliest examples of Mediterranean Revival although more modest than most other homes built at the time. The Flipse/O'Donnell House appears to derive more influence from the Mission style, with its parapet, flat roof and tile coping, than many later Mediterranean structures.

The home was built by Louis Flipse, an agricultural teacher from Milwaukee, Wisconsin who came to Homestead in 1909 in search of a climate that provided a longer growing season. Once in Homestead, Mr. Flipse became close friends with Mr. 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 avocados. Mr. Flipse and Mr. Krome purchased acreage in Rockdale for the purpose of



Flipse/O'Donnell House, built 1917

experimenting and propagating these tropical fruits. The land that they purchased to establish their groves was originally a portion of the land grant from the United States Government to Dr. Henry Perrine.

(continued on next page)