

**STAFF REPORT
MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

Miami-Dade County, Florida

Office of Historic Preservation

- AGENDA ITEM:** **Public Hearing 1**
Special Certificate of Appropriateness
#2020-34-S
- ADDRESS:** 12460 SW 152 Street
Miami-Dade County, FL 33177
- DATE OF
CONSTRUCTION:** 1942
- ARCHITECT:** Unknown. Builder: United States Navy
- OWNER:** Miami-Dade County Parks, Recreation and Open Spaces
Friends of the Military Museum of South Florida
- BACKGROUND:** The subject property, Richmond Naval Air Station (NAS) Building #25, was designated as a Miami-Dade County Historic Site in 2010, and listed on the National Register of Historic Places in 2017.
- Building #25 is a three-story wood frame vernacular building, that served as the administrative center for Richmond NAS during World War II. It has served a variety of military and government functions, including as a CIA operations headquarters in the 1960s during the Cuban Missile Crisis. It was relocated in 2010 from its original location within Richmond NAS to another location within the former base.
- PROJECT
DESCRIPTION:** The proposed project involves construction of a Quonset hut building at the Miami Military Museum, which is housed at the Richmond NAS Building #25. The building will be detached and placed to the rear of Building #25. The building is proposed to house military vehicles for display.
- During the first half of the 20th century, prefabricated structures became popularized, due to the need for inexpensive and quickly built buildings. The Quonset hut is an example of a

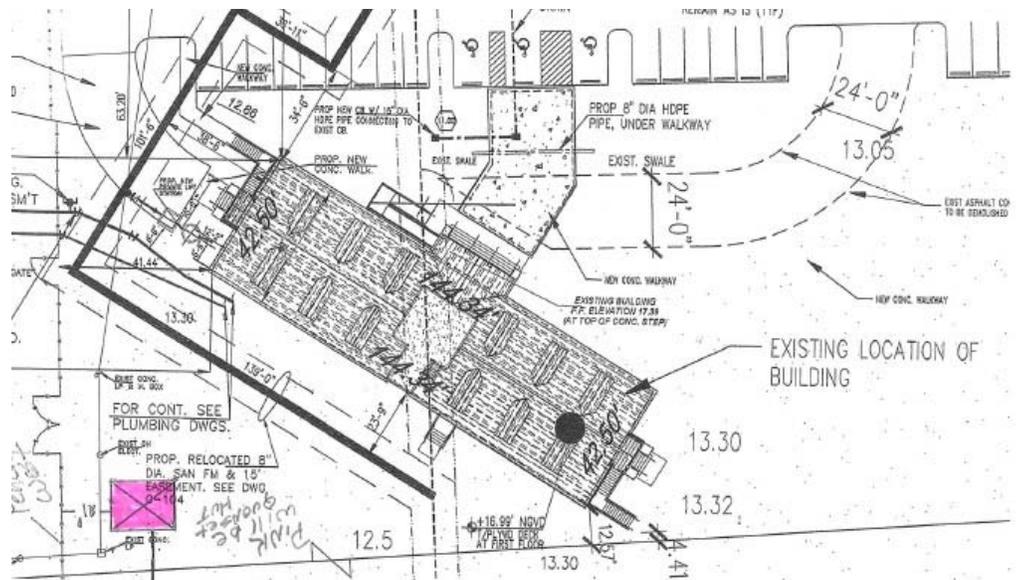
prefabricated structure that was one of the most widely used during and after World War II. The structure could be utilized for housing or a variety of other purposes. The building is recognizable for its half-cylinder walls made with corrugated steel. Quonset huts were initially developed for the U.S. Navy, and named after the location where it was first built in Quonset Point, Rhode Island.

There is not evidence available that shows that Quonset huts were actually utilized at the Richmond NAS; however, the structure is evocative of the World War II-era history of the site.

**SUPPORTING
PHOTOGRAPHS:**



Representative image of a Quonset hut; steelmasterusa.com.



Pink rectangle illustrates the proposed location of the Quonset Hut behind Building #25.

**SECRETARY
OF THE INTERIOR'S
STANDARDS:**

Applicable Standards for Rehabilitation

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and the environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF EVALUATION: Staff has reviewed the Special Certificate of Appropriateness application. In evaluating the request, Secretary of the Interior Standards (SOIS) 2, 3, 8, 9, and 10 are applicable. Staff finds that the project is compliant with these Standards. Contextually, Building #25 has already been moved from its original location, so the overall site is not compromised by adding another structure. The Quonset hut is separate, detached construction that does not impact the historic structure itself. It will be placed to the rear of the structure, is subordinate in size to Building #25, and could be removed in the future without impacting the integrity of Building #25 or the site.

Because there is not any evidence that a Quonset hut was onsite at Richmond NAS during World War II, placement of the structure could lead to a false sense of historical development as addressed in SOIS 3. Any concerns around SOIS 3 could easily be alleviated by providing interpretation that the structure is not part of the original Richmond NAS.

Jeff Ransom, County Archaeologist, reviewed the application and did not note any areas of concern. The proposal is compliant with SOIS 8.

RECOMMENDATION: Staff recommends the Board approve the Special Certificate of Appropriateness to construct a Quonset hut on the property with the following condition:

1. The applicant shall provide signage on or near the exterior of the building explaining that the structure was not originally part of the Richmond Naval Air Station, but is instead new construction representative of military architecture during World War II.

COA approval is valid for one year. Approval of this application does not constitute approval or assurance that the proposed development satisfies applicable planning, zoning, subdivision, building, or other development regulations



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2020-xx

**RESOLUTION DECIDING THE APPLICATION FOR
SPECIAL CERTIFICATE OF APPROPRIATENESS
#2020-34-S FOR THE RICHMOND NAVAL AIR STATION
BUIDLING #25, 12460 SW 152 STREET**

WHEREAS, the Miami Military Museum, a structure historically known as the Richmond Naval Air Station Building #25, located at 12460 SW 152 Street, Miami-Dade County, Florida was designated as a historic site by the Historic Preservation Board of Miami-Dade County on June 16, 2010; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness for construction of a military structure known as a Quonset hut; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 30-5926-000-0070

LEGAL DESCRIPTION: 25-26 55 39 49.67 AC M/L
 BEG 35FTS & 42.17FTW & 712.44FT
 SWLY OF NW COR OF NE1/4 TH SWLY
 & SELY986.31FT SE79.24FT S 58
 DEG E 1957.17FT SWLY260.87FT S
 58 DEG E 2009.93FT WLY1366.98FT
 N 58 DEG W 906.55FT N 28 DEG W
 492.59FTNWLY AD 330.34FT N 4
 DEG W 290.73FTNWLY AD 706.06FT
 N 58 DEG W 696.41FTNWLY & SWLY
 AD 861.46FTNELY AD ALG SELY
 R/W/L OF SCL 1161.10FT TO POB
 SUB TO NFC ON 2.373 AC
 OR 13844-1088 0787 3



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**Resolution #2020-xx
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WHEREAS, on October 21, 2020, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for a Special Certificate of Appropriateness for construction of a Quonset hut at the Miami Military Museum, historically known as the Richmond Naval Air Station Building #25, located at 12460 SW 152 Street, Miami-Dade County, Florida, pursuant to the procedures set forth in Section 16A-11(5).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for After-the-Fact Special Certificate of Appropriateness #2020-34-S is hereby _____.

Section 3: This approval has been conditioned upon the following:

1. The applicant shall provide signage on or near the exterior of the building explaining that the structure was not originally part of the Richmond Naval Air Station, but is instead new construction representative of military architecture during World War II.

The foregoing resolution was offered by Board Member _____ who moved its adoption. The motion was seconded by Board Vice Chair _____ and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	xxx	
	W. R. (Bob) Smith, III, Vice Chairman	xxx	
Gary Appel	xxx	Paul George	xxx
Melinda Jester	xxx	Anthony Rionda	xxx
Lourdes Solera	xxx	Harry Tapias	xxx



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**Resolution #2020-xx
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Prepared by:

Sarah K. Cody, Historic Preservation Chief
Office of Historic Preservation

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by _____ who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 20____, in the County and State aforesaid.

(Notary Seal)

Signature of Notary

Notary, Public State of _____

Printed Name

My Commission Expires: _____



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS 12460 SW 152 STREET **CITY** MIAMI, FL **ZIP** 33177
(Dirección) *(Ciudad)* *(Zip)*

SITE DESIGNATION NAME (if applicable) MIAMI MILITARY MUSEUM AND MEMORIAL
(Nombre del Edificio)

DISTRICT NAME (if applicable) NA
(Nombre del Distrito)

FOLIO NUMBER 3059360000070
(Numero de Folio)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER Anthony D. Atwood, Ph.D., Exec. Director **PHONE (teléfono)** 305-905-5196
(Nombre de Dueño)

ADDRESS 12460 SW 152 St, Miami, FL 33177 **EMAIL** Anthony.Atwood@miamimilitary
(Dirección) *(correo electrónico)*

NAME OF APPLICANT (if other than owner) N/A
(Nombre del Solicitante)

CONTACT PHONE N/A **EMAIL** N/A
(Teléfono) *(Correo electrónico)*

APPLICANT IS: **OWNER** **RENTER/LEASEE** **CONTRACTOR** **LEGAL AGENT**
(Solicitante es:) *(Dueño)* *(Inquilino)* *(Contratista)* *(Representante legal)*

FOR OFFICE USE ONLY <i>Solamente por uso de oficina</i>		
APPLICATION# <u>2020-34-S</u> <small>("R" for Regular, "S" for Special)</small>	DATE RECEIVED <u>10/5/2020</u>	STAFF INITIALS <u>SKC</u>
<input type="checkbox"/> APPROVED	APPROVAL DATE _____	
<input type="checkbox"/> DENIED		
<input type="checkbox"/> APPROVED WITH CONDITIONS <small>(see attached conditions sheet)</small>	BOARD DATE <u>10/21/2020</u>	



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|--|---|
| <input checked="" type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input type="checkbox"/> Paint <i>(pintura)</i> |
| <input type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el interior)</i> |
| <input type="checkbox"/> Excavation/
Ground Disturbing Activities <i>(excavación)</i> | |

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

QUONSET HUT PROJECT

This project is to erect a "Quonset Hut" structure iconic of the World War II era.

We have several military jeeps which cannot be displayed outdoors because of the elements. So the quonset hut will preserve them and allow them to be displayed, while at the same time being a structure evocative of military bases.

There is no removal, or demolition of anything required.

Attached are scimatic drawings of floor plan and quonset hut structure, and photos.

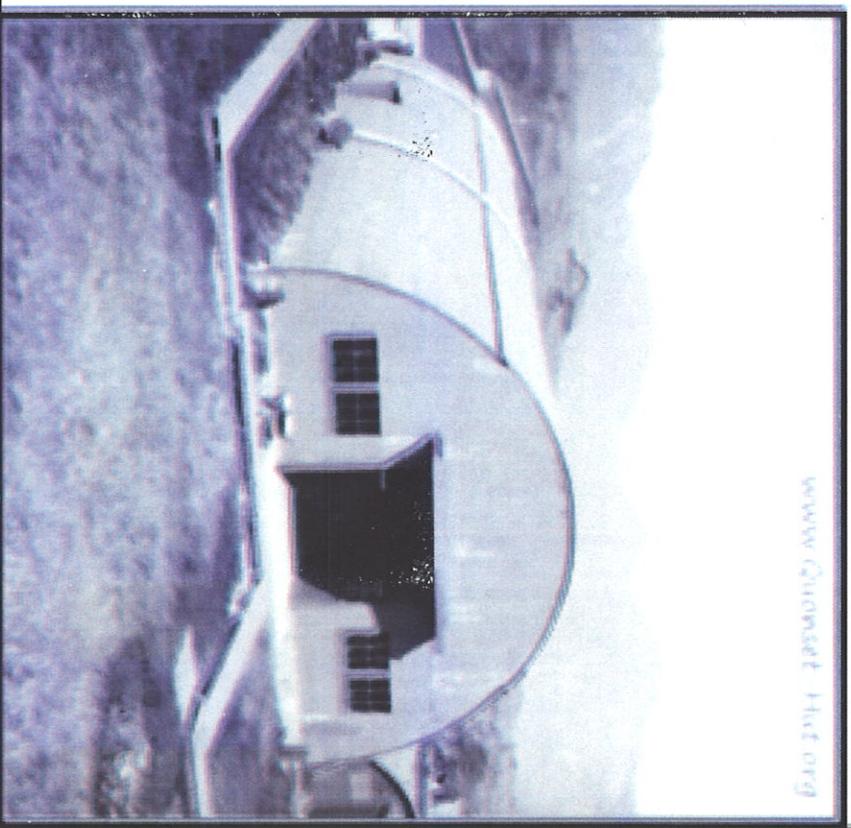
CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|--|---|---|
| <input type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input type="checkbox"/> Windows
<i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input type="checkbox"/> Doors
<i>(puertas)</i> | <input type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared óestructura)</i> |

History of Quonset-Hut Buildings

In 1941, the United States Navy needed an all-purpose, lightweight building that could be shipped anywhere and assembled without skilled labor. The George A. Fuller construction company was selected to manufacture them. The first was produced within 60 days of contract award. As the original design used low grade (non-strategic) steel, a more.. rust-resistant version was called for. The all-spruce "Quonset-Hut" was created for use in the Pacific Theater of Operations.



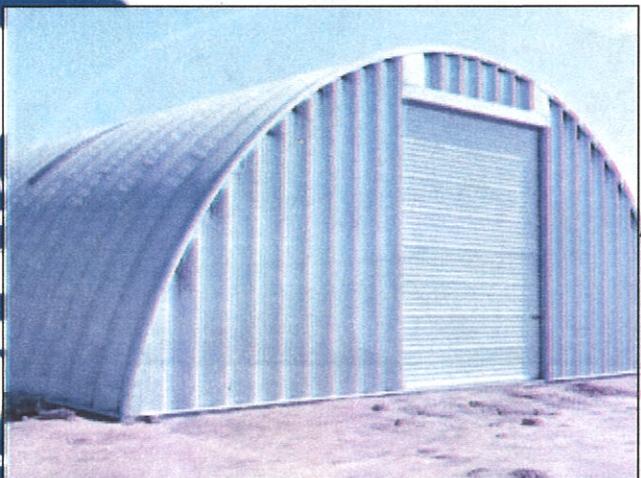
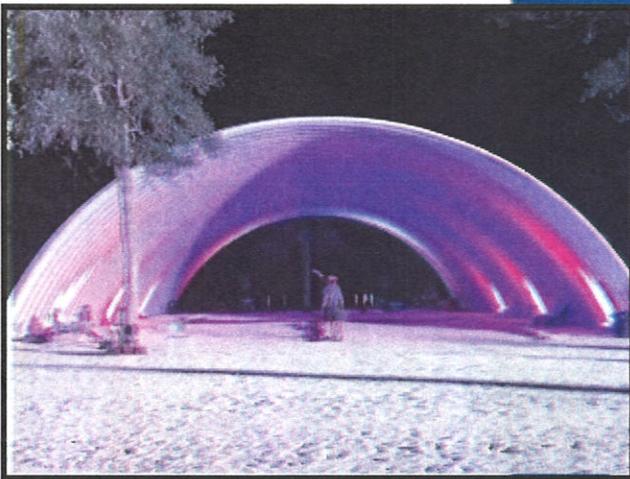
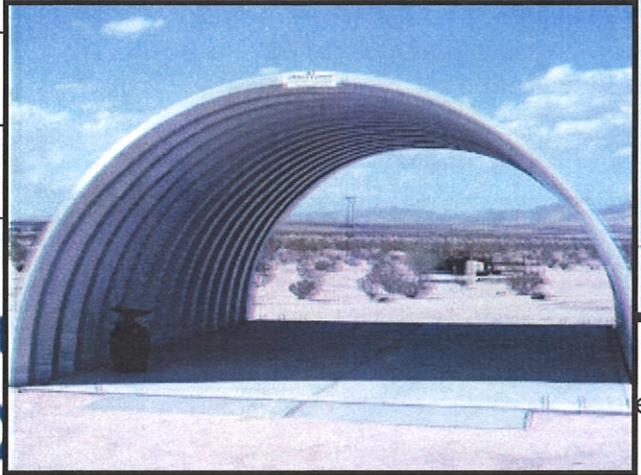
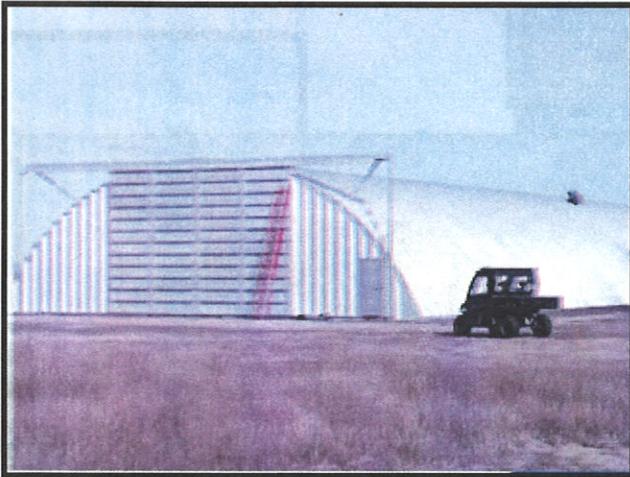
PARKS + RECREATION

Pricing

Disaster Resistant

Parts and Accessories

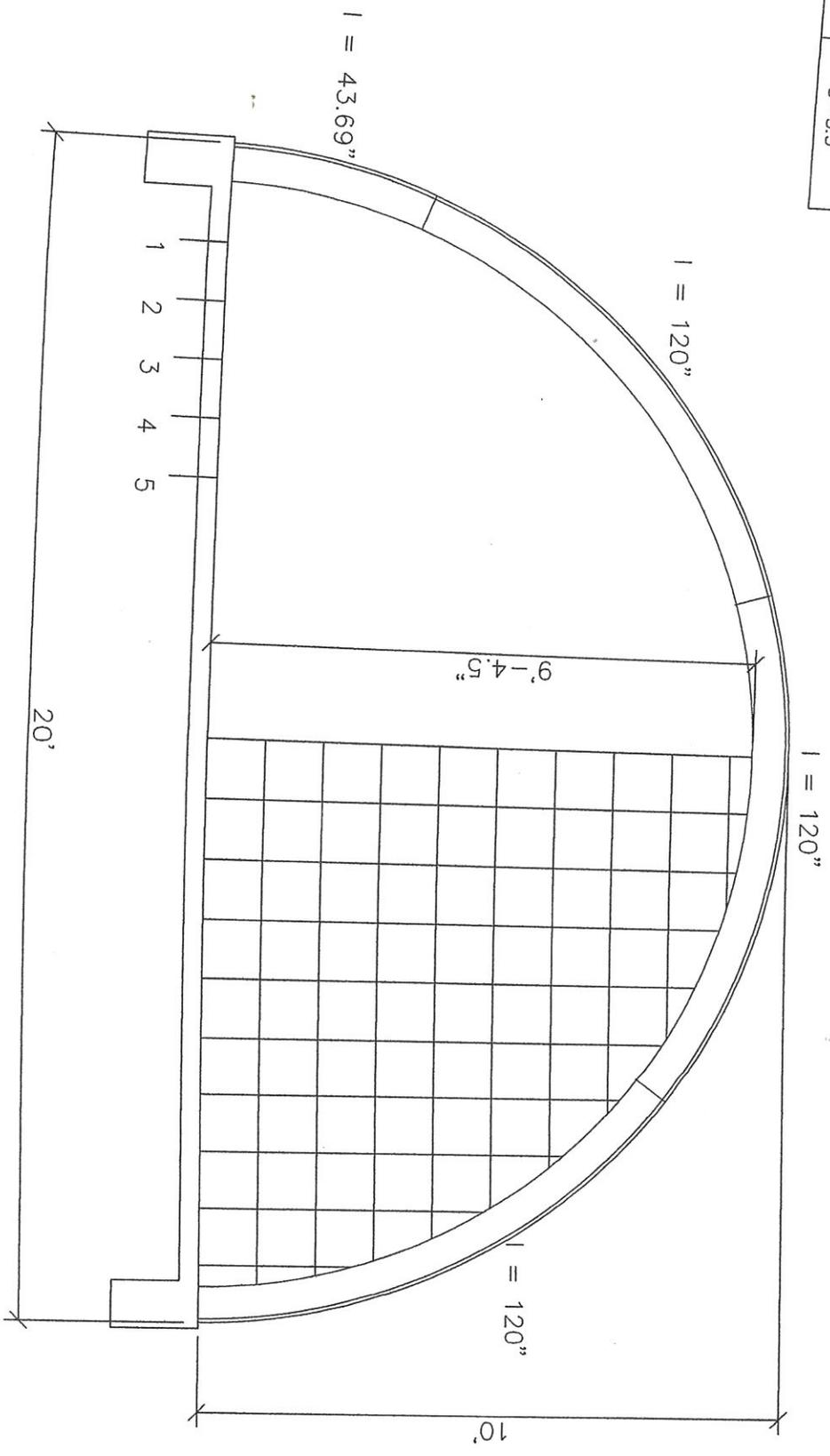
Eco-Friendly Buildings

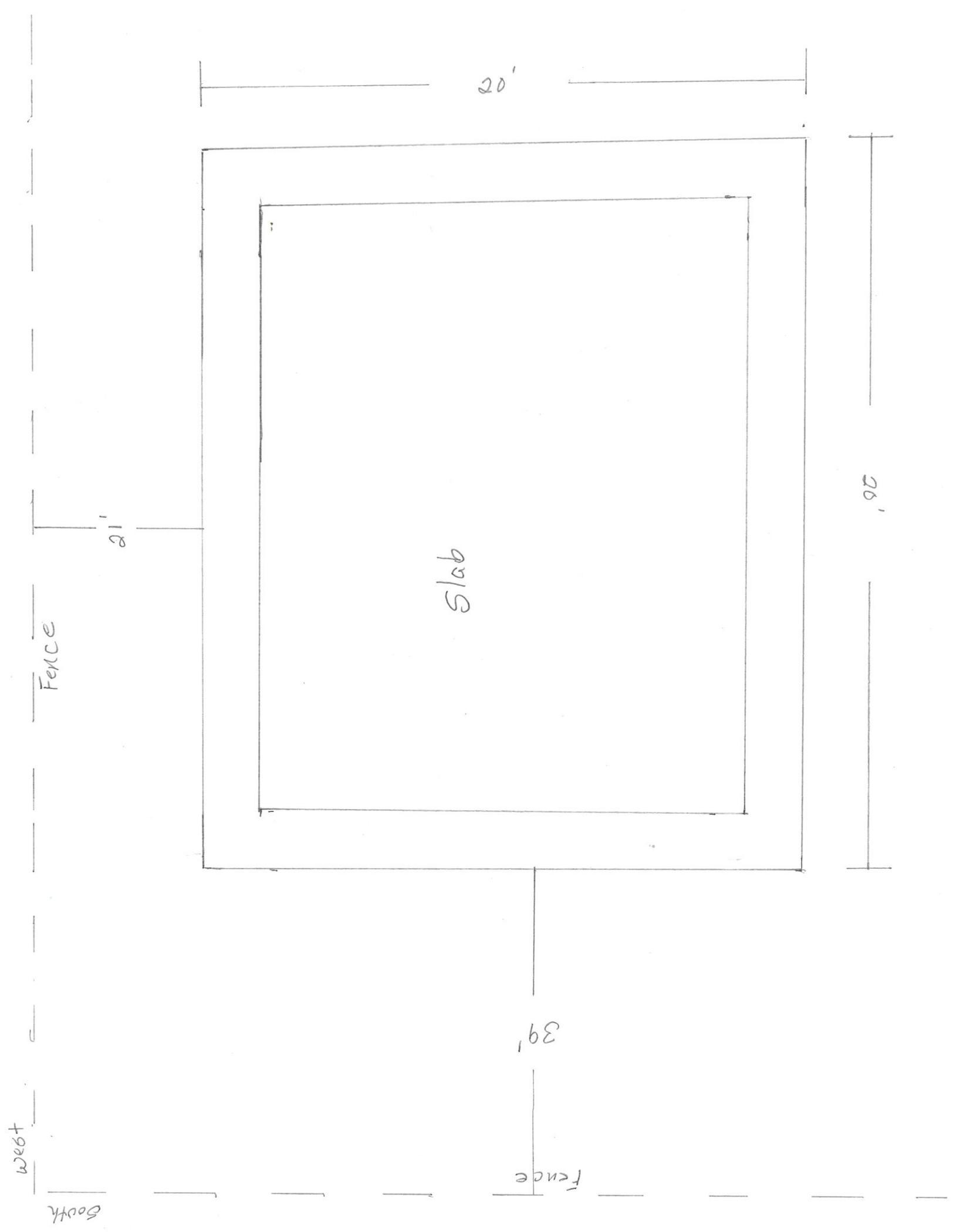


Florida P
Approval
3-R4

NOTE: THIS DRAWING IS PRELIMINARY. PLEASE REFER TO THE CERTIFIED BLUEPRINT FOR FINAL DIMENSIONS.

Horizontal Distance	Inside Clearance
1'	4'-2.5"
2'	5'-9.5"
3'	6'-10.5"
4'	7'-8"
5'	8'-3.5"





20'

21'

Fence

Slab

39'

39'

Fence

West

South