

MEMORANDUM

Agenda Item No. 8(F)(2)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 9, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving and
authorizing the County Mayor to
execute the acceptance of a
Quitclaim Deed from the Federal
Government at no cost to the
County for the Department of
Labor surplus property, located
at 12350 SW 285 Street,
Homestead, Florida for
Emergency Management
Response Purposes in perpetuity

Resolution No. R-943-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: October 9, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Resolution Approving and Authorizing the County Mayor or Mayor's Designee to Execute the Acceptance of a Quitclaim Deed for the Conveyance, at No Cost to the County, of Department of Labor Surplus Property Located at 12350 SW 285 Street, Homestead, Florida for Emergency Management Purposes
Folio Numbers: 30-7901-000-0280, a portion of 30-7901-000-0170, and a portion of 30-7901-000-0270

Executive Summary

This item seeks approval and authorization from the Board of County Commissioners (Board) to authorize the Miami-Dade County (County) Mayor or County Mayor's designee to execute the acceptance of a Quitclaim Deed from the Federal Government for the conveyance, at no cost to the County, of the United States Department of Labor (DOL) surplus property (DOL Property) located at 12350 SW 285 Street, Homestead, Florida and identified by Folio Numbers: 30-7901-000-0280, a portion of 30-7901-000-0170, and a portion of 30-7901-000-0270 (attached as Exhibit 1). The DOL Property is approximately forty-one (41) acres, upon which are sixteen (16) major buildings, including five (5) multi-story dormitories, a warehouse, recreation areas, and administrative offices. The total square feet of DOL Property building improvements is approximately 273,176 square feet. The County received written notice that the DOL Property had been declared surplus and available for conveyance to units of local government, states, and private not-for-profit entities interested in applying for no cost public benefit use conveyances or, in the alternative, a negotiated sale and given 30 days to submit expressions of interest. The County submitted two applications for public benefit use consideration including (1) emergency management response fire and rescue; and (2) public parks and recreation. The U.S. General Services Administration (Federal GSA) informed the County that the Federal Emergency Management Agency (FEMA) approved the County's Application for public use of the DOL Property for emergency management response purposes in accordance with 40 U.S.C. section 553.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the execution of the acceptance of a Quitclaim Deed between the County and Federal Government for the conveyance, at no cost to the County, of the DOL Property. More specifically, the resolution does the following:

- Accepts the Federal Government's selection and approval of the application submitted by the County for the conveyance, at no cost to the County, of the DOL Property for Emergency Management Response Purposes in perpetuity;
- Approves the conveyance, at no cost to the County, of the DOL Property pursuant to 40 U.S.C. Section 553(b)(3) and authorizes the County Mayor or County Mayor's designee to execute the acceptance of the Quitclaim Deed, and record the instrument of conveyance in the public records of the County and exercise any and all other rights set forth in the Quitclaim Deed (Attachment 1 to the Resolution); and

- Approves and authorizes the County Mayor or the County Mayor's designee to allocate any and all related conveyance costs and program implementation costs to the County's Fire Rescue Department.

Scope

The DOL Property is in Commission District 9, which is represented by Commissioner Kionne L. McGhee; however, the emergency management purposes are countywide.

Delegation of Authority

Authorizes the County Mayor or County Mayor's designee to accept and execute the Acceptance of the Quitclaim Deed and take all actions necessary to effectuate the conveyance.

Fiscal Impact/Funding Source

The County's Fire Rescue Department (MDFR) will be responsible for implementing the approved program use and assume immediate care and maintenance of the DOL Property. MDFR will be responsible for financial costs associated with the preparing, making, and filing of plans for permitting and other government regulatory filings; the filing of applications, reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds and other instruments pertaining to the transfer of the DOL Property; and the payment of any and all sums necessary on account of the purchase price thereof, including surveys, title searches, appraisals, recordation of instructions, or escrow costs, together with any payments by virtue of nonuse or deferral of use of the DOL Property. In the event of unauthorized DOL Property use, the United States Government may elect in its sole discretion to revert the DOL Property or require the County to obtain United States Government consent to abrogate the use and make payment of 1/360th of the DOL Property's fair market value as of the date of the requested abrogation.

Track Record/Monitor

The People and Internal Operations Department (PIOD) will be responsible for carrying out the initial acquisition procedures of the DOL Property to include the execution, acceptance, delivery, and recordation of the conveyance deed at no cost to the County and other instruments pertaining to the transfer of the DOL Property. Compliance thereto will be monitored by Jessica Gutierrez, PIOD, Real Estate Manager. MDFR will be responsible for implementing and operating the DOL Property for emergency management purposes in perpetuity.

Background

DOL utilized the DOL Property for a Job Corp Center for approximately twenty-one (21) years. Upon suspension of the Job Corp Center, the DOL property was utilized by the Department of Health and Human Services (DHHS) as an Emergency Influx Shelter for Unaccompanied Alien Children until June 2021 when DHHS' operations ceased. The DOL Property has not been operational since that date with the Department of Labor having determined that the DOL Property is no longer needed to fulfill its mission and is considered excess.

On August 31, 2023, the Department of Housing and Urban Development (HUD) published the DOL Property on the HUD Exchange List of Excess Properties and deemed the DOL Property suitable for possible homelessness assistance use. On September 6, 2023, the County received written notice that the DOL Property had been declared surplus and available for conveyance to units of local government, states, and private not-for-profit entities interested in applying for no cost public benefit use conveyances or, in the alternative, a negotiated sale and given 30 days to submit expressions of interest.

On October 17, 2023, the Board adopted Resolution No. R-944-23 (Exhibit 2) delegating to the County Mayor or the County Mayor's designee the authority to pursue acquisition of the DOL Property to include submission of two (2) applications: (1) emergency management response fire and rescue; and (2) public parks and recreation. The County moved forward with the two applications for public benefit conveyance and received a letter from the Federal GSA, on January 19, 2024, informing the County that FEMA had approved the County's Application for public use of the DOL Property for emergency management response purposes in accordance with 40 U.S.C. 553 (b)(3).

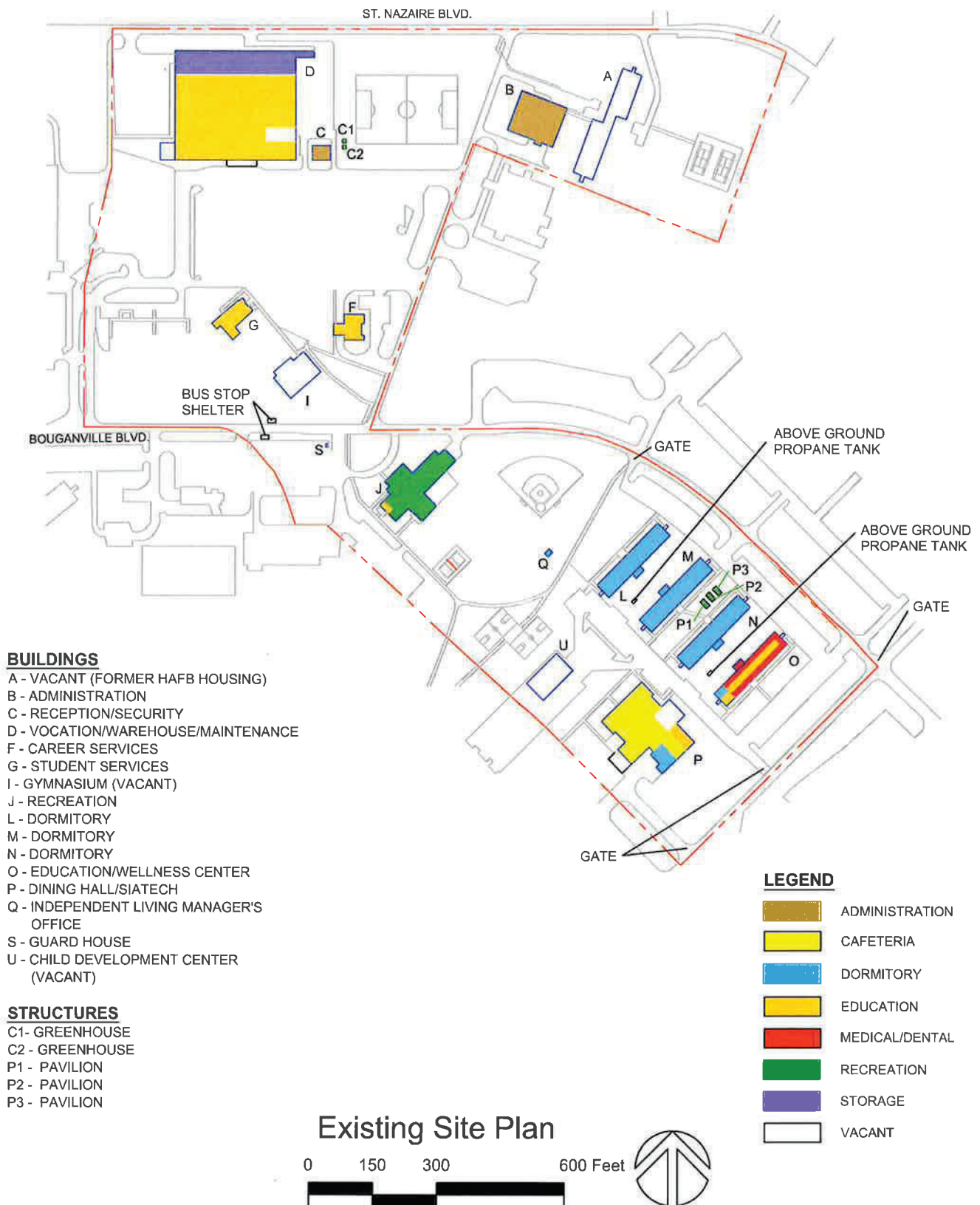
Attachment



Carladenise Edwards
Chief Administrative Officer

Homestead Job Corps Center

Homestead, Florida



MEMORANDUM

Agenda Item No. 14(A)(10)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 17, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving and authorizing the County Mayor to: (1) execute concurrent applications to the Federal Government for a public benefit use conveyance at no cost to the County of Department of Labor surplus property, located at 12350 SW Street, unincorporated Miami-Dade County, Florida for emergency management response fire and rescue use, and public parks and recreation use or in the alternative approving and authorizing the County Mayor to submit to the Federal Government any relevant documentation in furtherance of a negotiated sale; (2) identify legally available funding; (3) allocate any and all acquisition costs and program implementation costs to the County department associated with the Federal Government approved application use; and (4) conduct all necessary due diligence including but not limited to confirmation that the application may be withdrawn after approval by the Federal Government; and subject to such confirmation, directing the County Mayor to submit the approved application for public benefit conveyance or negotiated sale to the Board for approval

Resolution No. R-944-23

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: October 17, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Resolution Approving and Authorizing the County Mayor or Mayor's Designee to Execute and Submit Concurrent Applications to the Federal Government for a Public Benefit Use Conveyance at No Cost to the County of Department of Labor Surplus Property Located at 12350 SW 285 Street, Miami, Florida for Emergency Management Response Fire and Rescue Use, Public Parks and Recreation Use or, in the Alternative, to Pursue a Conveyance for a Negotiated Sale

Executive Summary

This item is for approval and authorization of the execution and submittal of two (2) applications to the Federal Government for a deed at no cost for emergency management response fire and rescue and public parks and recreation public benefit conveyance uses and, in the alternative, to pursue a negotiated sale, and to allocate any and all related acquisition costs to the County department associated with the approved application for conveyance of the Department of Labor surplus Property ("DOL Property"). The DOL Property is approximately 42 acres, upon which are sixteen (16) major buildings, including five (5) multi-story dormitories, a warehouse, recreation areas, and administrative offices. The total square footage of DOL Property building improvements is approximately 273,176 square feet.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the County Mayor or the Mayor's designee to execute and submit two (2) applications to the Federal Government to acquire approximately 42 acres of DOL Property located at 12350 SW 285 Street, Miami, Florida and identified by Folio Numbers: 30-7901-000-0280, a portion of 30-7901-000-0170, and a portion of 30-7901-000-0270 (Site Plan, attached as Exhibit 1), to submit any relevant documentation in the furtherance of a negotiated sale and to allocate any and all related acquisition costs and program implementation costs to the County department associated with the approved application use for the DOL Property. More specifically, the resolution does the following:

- Approves and authorizes the County Mayor or the Mayor's designee to submit an application for a public benefit conveyance for emergency management response fire and rescue use to the U.S. Department of Homeland Security;
- Approves and authorizes the County Mayor or the Mayor's designee to submit an application for a public benefit conveyance for public parks and recreation use to the U.S. Department of the Interior;
- Approves and authorizes the County Mayor or the Mayor's designee to submit any relevant documentation in furtherance of a negotiated sale to the U.S. General Services Administration;
- Approves and authorizes the County Mayor or the Mayor's designee to allocate any and all related acquisition costs and program implementation costs to the County department associated with the Federal Government approved application use of the DOL Property; and
- Directs the County Mayor to place a resolution seeking Board approval of the Federal Government's approved application use if selected, and, in the event of more than one application approval for public benefit use conveyance or negotiated sale, the Board delegates authority to the County Mayor to determine the application best suited for the DOL Property or to pursue a negotiated sale, to be submitted to the Board for ratification no later than one hundred eighty (180) days from the date of the Federal Government application approval for public benefit use conveyance or negotiated sale.

Scope

The Premises is in Commission District 9, which is represented by Commissioner Kionne McGhee.

Fiscal Impact/Funding Source

There is no cost for the County's concurrent application submissions to acquire the DOL Property. Subject to the Board's approval at a date in the future, if the County successfully applies for a public benefit use conveyance and the County advances the DOL Property acquisition for the approved use, the County will be responsible to financially implement the approved program use and assume immediate care and maintenance of the DOL Property. In the event of a negotiated sale, the DOL Property will have no use restrictions. The County will be responsible for financial costs associated with the planning, construction and development/redevelopment; physical and environmental due diligence and remediation as applicable; preparing, making, and filing of plans for permitting and other government regulatory filings; the filing of applications, reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds and other instruments pertaining to the transfer of the DOL Property; and the payment of any and all sums necessary on account of the purchase price thereof, including surveys, title searches, appraisals, recordation of instructions, or escrow costs, together with any payments by virtue of nonuse or deferral of use of the DOL Property. In the event of unauthorized DOL Property use, the United States Government may elect in its sole discretion to revert the DOL Property or require the County obtain United States Government consent to abrogate the use and make payment of 1/360th of the DOL Property's fair market value as of the date of the requested abrogation.

The funding source for the DOL Property acquisition will be allocated to the County department that receives an approved public benefit use conveyance application and upon Mayoral approval. If the Federal Government decides to convey the DOL Property by negotiated sale the Federal Government will be responsible for appraisal costs and the Internal Services Department ("ISD") will be responsible for all other related acquisition costs.

Track Record/Monitor

The County has no record of negative performance issues with the United States Government. ISD will be responsible for carrying out the initial acquisition procedures of the DOL Property to include the preparing, making, and filing of plans for permitting and other government regulatory filings; the filing of applications, reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds and other instruments pertaining to the transfer of the DOL Property. Compliance thereto will be monitored by Shavannie Braham, ISD Real Estate Advisor. The County department that receives an approved public benefit use conveyance application that the County Mayor submits before the Board for ratification will be responsible for implementing and operating the approved use for the DOL Property. If the DOL Property is acquired by negotiated sale, ISD will be responsible for its operation.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute public benefit use conveyance applications for: 1) emergency management response fire and rescue use to the U.S. Department of Homeland Security; 2) public parks and recreation use to U.S. Department of the Interior; to submit any relevant documentation in the furtherance of a negotiated sale; and to allocate any and all related acquisition costs to the County department associated with the approved application use, or a negotiated sale, of the DOL Property, subject to verification that such applications can be withdrawn after approval by the Federal Government. The County Mayor or County Mayor's designee is further authorized to (1) perform due diligence, (2) identify legally available funding sources, and (3) obtain clarifications from the Federal Government.

Background

The Department of Labor utilized the DOL Property for a Job Corp Center for approximately twenty years. Upon suspension of the Job Corp Center, the DOL property was utilized by the Department of Health and Human Services ("DHHS") as an Emergency Influx Shelter for

Unaccompanied Alien Children until June 2021 when DHHS' operations ceased (Architectural Survey and Evaluation Homestead Job Corps Center, attached as Exhibit 2). The DOL Property has been non-operational since that date with the Department of Labor having determined that the DOL Property is no longer needed to accomplish its mission and is excess to its need.

Public benefit use applications for the DOL Property are being considered for conveyance with a deed use restriction and reversion clause. The reversion clause restricts the property's use in perpetuity to the use stated in the approved application and reverts the property interest back to the Federal Government if such use is violated in the event of non-compliance. In the event of a negotiated sale, no use restriction is imposed. Full utilization of the DOL Property is required for a successful application to include details of the services to be offered, program implementation milestones, demonstrated need for the proposed services, the organization's demonstrated prior experience operating similar programs, and financial ability to operate and maintain the DOL Property.

On September 6, 2023, the County received written notice that the DOL Property had been declared surplus and available for conveyance to units of local government, States, and private not-for-profit entities interested in applying for no cost public benefit use conveyances or, in the alternative, a negotiated sale and given thirty (30) days to submit expressions of interest.

On September 29, 2023, ISD submitted non-binding written expressions of interest for conveyance of the DOL Property for public benefit uses and interest for a negotiated sale. In response to ISD's expressions of interest, ISD received two (2) applications that are recommended for submission to the Federal Government: (1) emergency management response fire and rescue use from the U.S. Department of Homeland Security due on November 6, 2023 (attached as Exhibit 3); and (2) public parks and recreation use from the U.S. Department of the Interior due on November 15, 2023 (attached as Exhibit 4). ISD received an acknowledgment of receipt for negotiated sale from the U.S. General Services Administration.

The County's acquisition of the DOL Property would address various immediate needs. The County has an immediate emergency management response and fire and rescue use need to relocate the County's Urban Search and Rescue (USAR) team. USAR currently uses a portion of County-owned property, namely, "Hole in the Doughnut" located adjacent to the Homestead Air Reserve Base (HARB) originally conveyed to the County in 2004. On November 15, 2022, the Board adopted Resolution No. R-1129-22, directing the Mayor to perform all necessary due diligence and to reconvey "Hole in the Doughnut" or negotiate a lease agreement for a 99-year term to the United States of America for the purpose of national security. Board Directive No. 222772, dated February 27, 2023, further mandated ISD and Miami-Dade Fire Rescue work to develop a plan for the relocation of USAR from the "Hole in the Doughnut". The DOL Property has been identified as a suitable property to relocate USAR and utilize the remainder of the DOL Property for hurricane disaster preparedness, storage for global disaster relief readiness, and other fire and rescue purposes.

In the event the U.S. Department of Homeland Security does not approve an application for emergency management response fire and rescue use, the County has a continuing need for the installation of public parks and recreation use which provides valuable green spaces that assist with storm water collection, and reduce urban heat caused by the abundance of asphalt and concrete surfaces. If the Department of the Interior accepts the County's application for this use, the DOL Property would allow for additional park and recreation space in South Dade and provide a safe place for families and individuals to be outside with the development of an array of recreational spaces to include pickleball courts, tennis courts, soccer fields, basketball courts, walking trails, and outdoor exercise equipment.

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and Members, Board of County Commissioners
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Federal GSA considers a negotiated sale concurrently with the other public benefit uses. If the Federal Government decides to convey the DOL Property by negotiated sale, the Federal Government will assume financial responsibility of DOL Property appraisals to assist in market value negotiations. The submission of concurrent applications for different public benefit uses and a negotiated sale does not by itself bind the County to acquire DOL Property. The resolution is conditioned upon the verification that the applications may be withdrawn after approval by the Federal Government.

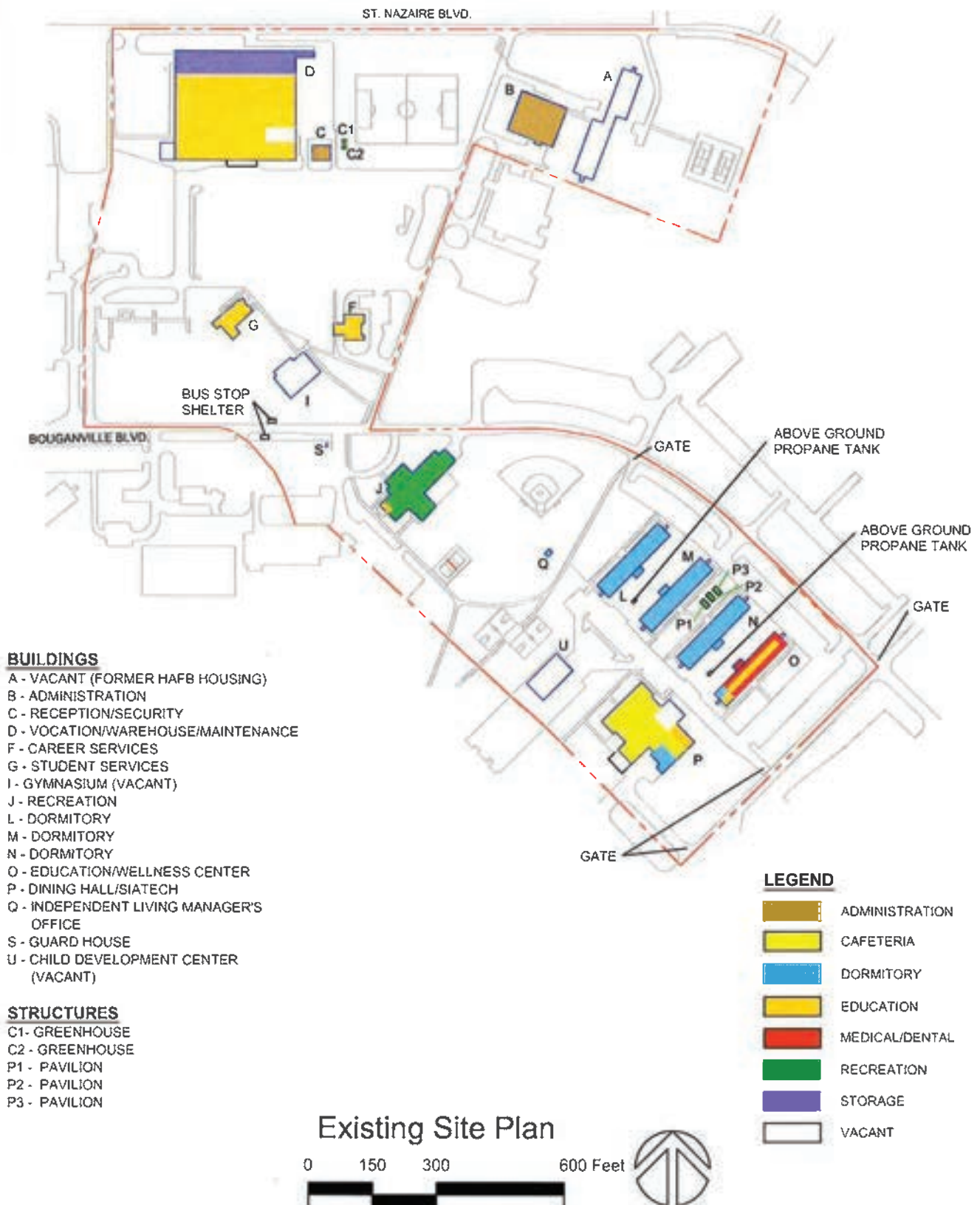
Attachments

A handwritten signature in blue ink, appearing to read 'C Edwards', written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer

Homestead Job Corps Center

Homestead, Florida



ARCHITECTURAL SURVEY AND EVALUATION

August 2021

HOMESTEAD JOB CORPS CENTER HOMESTEAD, FLORIDA

Prepared for:

DEPARTMENT OF LABOR

Office of Job Corps

Division of Facilities and Asset Management

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MANAGEMENT SUMMARY

The U.S. Department of Labor (DOL) administers the Job Corps, a national residential training and employment program, that helps young people improve the quality of their lives through vocational and academic training. DOL intends to close the Homestead Job Corps Center as it is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. The DOL proposes to dispose of and transfer the property and all appurtenances, including buildings and infrastructure, comprising the Center to the General Services Administration (GSA) for potential reuse.

As required under the National Environmental Policy Act, an environmental assessment is being prepared for the proposed disposal and transfer, and in compliance with Section 106 of the National Historic Preservation Act (NHPA), consultation is ongoing with the Florida Division of Historical Resources, which houses the Florida State Historic Preservation Office (SHPO). The Florida SHPO requested additional information including a National Register of Historic Places (NRHP) Determination of Eligibility for six (6) buildings (Buildings G, J, L, M, N, O) on the former Homestead Job Corps Center that are more than 45 years old.

The six buildings, constructed on Homestead Air Force Base (AFB) during the late 1950s were evaluated to determine eligibility for listing on the NRHP following Department of Defense (DoD) Cold War guidance, an Advisory Council on Historic Preservation (ACHP) program comment on unaccompanied personnel housing (UPH) facilities at military installations, and contexts developed for mid-century modern architecture. Although all six buildings were constructed within the Cold War period (1946-1989), DoD guidelines indicated these types of facilities are not directly associated with the Cold War mission and they are considered not eligible under the Cold War context (Criterion A). The buildings were constructed under the purview of the U.S. Army Corps of Engineers and each contains various design elements which reflect a mid-century modern architectural aesthetic. However, these design elements are characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, the six buildings do not embody distinctive characteristics of a type, period, or method of construction, do not represent the work of a master, and do not possess high artistic values (Criterion C). None of the buildings were associated with the lives of any persons significant in the past (Criterion B) nor are they likely to yield historically valuable information (Criterion D).

Buildings L, M, N, and O were originally constructed as UPH. The programmatic comment as defined by the ACHP, and the programmatic treatment as fulfilled by DoD, have been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

All six buildings were heavily damaged during Hurricane Andrew in 1992. After the hurricane, the buildings were left unoccupied and exposed to the elements for a period of four years until 1996 when the buildings were transferred to DOL. The effect of this

substantial damage was the destruction of significant historic material on the resources. Between 1996 and 1999, extensive building repairs and alterations were undertaken to reuse the buildings as part of the Homestead Job Corps Center, which resulted in further loss of original building elements and physical integrity to all six buildings.

None of the six buildings are recommended as eligible for listing on the NRHP.

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1.0 INTRODUCTION

The U.S. Department of Labor (DOL) administers the Job Corps, a national residential training and employment program, that helps young people improve the quality of their lives through vocational and academic training. The Job Corps was created during the administration of President Lyndon B. Johnson in 1964 as part of Johnson's War on Poverty and Great Society initiatives that sought to expand economic and social opportunities for Americans, especially minorities and the poor. The Job Corps was modeled on the Depression-era Civilian Conservation Corps of the 1930s, which provided room, board, and employment to thousands of unemployed people. DOL oversees residential training campuses nationwide and is responsible for facilities and asset management at the Centers, to include construction as well as operations and maintenance.

On August 2, 2017, the Office of Job Corps (OJC) in the Employment and Training Administration (ETA) of the DOL announced its proposal to close the Homestead Job Corps Center in Homestead, Florida based on an evaluation of the Center by publishing a Notice in the Federal Register and requesting comments on the proposed decision at 82 FR 35992. After reviewing and considering all of the relevant public comments, the DOL made a final decision in September 2017 to close the Homestead Job Corps Center. The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need.

The DOL proposes to dispose of and transfer the property and all appurtenances including buildings and infrastructure comprising the Center to the General Services Administration (GSA) for potential reuse. As required under the National Environmental Policy Act (NEPA), an environmental assessment (EA) is being prepared, detailing an evaluation of the impacts of the proposed action on the natural and built environment.

1.1 PROJECT LOCATION

The DOL property (formerly the Homestead Job Corps Center) is located on a 41-acre site in Miami-Dade County, Florida with a mailing address of 12350 SW 285th Street, Homestead, FL 33033 and the closest physical address is 470 Bougainville Boulevard, Homestead, Florida. It is located approximately 5.5 miles northeast of the center of Homestead and about 3.3 miles west of Biscayne Bay on the coast of Florida (Figures 1 and 2). Elevation of the site is approximately 3.4 feet above mean sea level.

The former Job Corps Center is bisected by Bougainville Boulevard. The portion of the campus north of Bougainville Boulevard is bounded on the north by St. Nazaire Boulevard, on the west by a driveway for a large building that was formerly an Army-Air Force Exchange Service (AAFES) exchange/mart, and on the east by Ramey Avenue.



Figure 2. Project Area Vicinity

The southern half of campus is bounded by Bougainville Boulevard on the north and northeast and St. Lo Boulevard on the southeast with vacant buildings of former Homestead Air Force Base (AFB) on the southwest and actively used buildings of the current Homestead Air Reserve Base (ARB) to the west. A parcel containing a vacant building, the former First National Bank of Homestead, is on the west side of the main entrance to the Center.

The former Homestead Job Corps Center is comprised of 16 buildings generally organized in two clusters, separated by Bougainville Boulevard: a group of seven (7) buildings on the northern portion of the campus with a large parking area and another group of nine (9) buildings on the southern portion (Figure 3). The northern portion contains buildings for administration, security, vocational trades, a warehouse, career services center, student services, and a gymnasium. Two buildings on northern portion of the campus are vacant, the Gymnasium (Building I) due to structural issues, and former Homestead AFB Housing (Building A) which was never occupied but once considered for independent student living housing/single parent dormitories. The southern portion of the campus contains buildings for recreation, residential administration, dormitories, a dining hall, education, wellness, and a Child Development Center (CDC) (Building U).

1.2 SECTION 106 COORDINATION

In compliance with Section 106 of the National Historic Preservation Act (NHPA), DOL initiated consultation for the proposed with the Florida Division of Historical Resources, which houses the Florida State Historic Preservation Office (SHPO), in a letter dated November 28, 2018. The project initiation letter described the proposed project (disposal and transfer of the former Homestead Job Corps Center), defined the Area of Potential Effects (APE), identified cultural resources, assessed project impacts, and requested concurrence with a finding of No Adverse Effect on Historic Properties. In a letter dated December 6, 2018 (Parsons 2018), the Florida SHPO responded with a request for additional information including a Determination of Eligibility for the National Register of Historic Places (NRHP) for buildings on the former Homestead Job Corps Center.

1.3 HISTORICAL BACKGROUND

The history of the former Homestead Job Corps Center facilities is defined in three phases: Homestead Air Force Base (1942- 1994), DOL Job Corps Center (1996-2016), and Emergency Influx Shelter for Unaccompanied Alien Children (UAC) for the U.S. Department of Health and Human Services (HHS), Administration for Children and Families (ACF), Office of Refugee Resettlement (ORR) (2016-2021).

1.3.1 Homestead Air Force Base

Homestead Army Air Field was activated in September 1942 when the Caribbean Wing Headquarters of the United States Army acquired a commercial airfield owned by Pan American Ferries, Inc., just east of Homestead, Florida. The airline had developed the property a few years earlier and used it primarily for pilot training. Prior to its use as an airfield, the area was undeveloped.

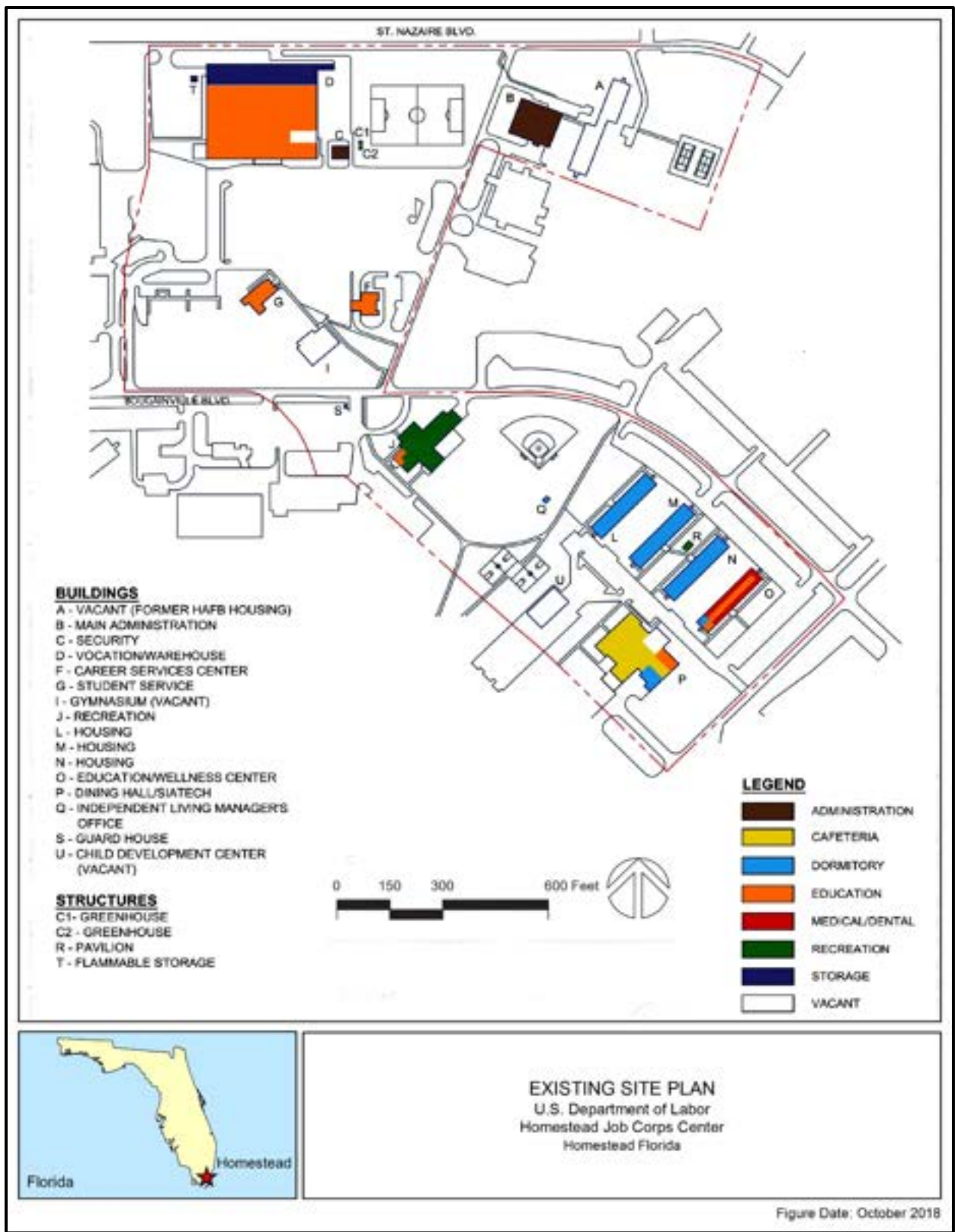


Figure 3. Former Homestead Job Corps Center Site Plan (DOL 2014)

The Army Air Transport Command which was responsible for maintaining and dispatching aircraft to overseas locations, initially operated it as a staging facility to serve as a scheduled stopover point for military aircraft traveling from the Caribbean and North Africa. As the events of World War II progressed, in 1943 the field mission was changed to a fighter pilot and crew training facility when the Second Operational Training Unit was activated. Homestead Army Air Field remained in operation until September 1945 when a major hurricane caused extensive damage to most of the airfield's facilities. Because of the high costs of rebuilding, coupled with the anticipated post-war-time reductions in military operations, the facility was placed on inactive status.

The property was turned over to Dade County (now known as Miami-Dade County) and for the following eight years, the base runways were lightly used by crop dusters and the buildings housed a few small commercial and industrial operations. In 1953, the federal government again acquired the facility and rebuilt it as Strategic Air Command (SAC) base for the U.S. Air Force (USAF).

The first operational squadron arrived in 1955, and Homestead Army Air Field was redesignated Homestead Air Force Base (AFB). By the end of the decade, over 6,000 USAF personnel were stationed at the base. In 1960, the facility was modified to accommodate B-52 aircraft. In 1962, the population of the base was greatly expanded in response to the Cuban Missile Crisis when the 31st Tactical Fighter Wing (TFW) moved from George AFB, California, to Homestead AFB. The growing concerns regarding Cuba resulted in the recognized need for an operational tactical air force presence in southern Florida. On July 1, 1968, the command of the facility was changed from SAC to Tactical Air Command (TAC), and while the 31st TFW was deployed to Southeast Asia, the 4531st TFW was established as provisional host unit until the return of the 31st TFW. During this time, the TFW was flying F-4, F-100 Cs and Ds. In 1981, the wing was redesignated the 31st Tactical Training Wing (TTW). In 1984, the 31st TTW converted to F-16 aircraft. In 1992, TAC transitioned into the Air Combat Command (ACC) (U.S. Department of the Air Force 2009) and the base continued to operate as a training and tactical facility.

In 1992, Hurricane Andrew, a Category 4 hurricane with winds estimated at 150 miles per hour, caused extensive damage to Homestead AFB. As a result, in 1993, Homestead AFB which totaled approximately 2,938 acres at that time, was placed on the Base Realignment and Closure (BRAC) list and slated for realignment with a reduced mission; approximately one-third of the base was to be retained for military reserve training. The USAF determined that approximately 1,632 acres of Homestead AFB were excess to its needs and surplus to the needs of the federal government. The Air Force Base Conversion Agency (AFBCA) managed the disposal of the land declared excess and surplus, the remediation of sites at the Base that were contaminated by petroleum products, and assisted the local community in determining property reuse and conveyance. Among several other agencies, the U.S. DOL requested transfer of approximately 41 acres of improved property, plus a former credit union building, if available, for use as a training and employment program for the Job Corps Program.

In total, approximately 1,943 acres of former Homestead AFB property were retained by the USAF for use by the 482nd Fighter Wing (FW) and its tenant commands, including the airfield. Surplus former Homestead AFB property totaling approximately 1,000 acres was conveyed or leased to a variety of outside entities, including the DOL for a Job Corps Center (U.S. Department of the Air Force 2009).

1.3.2 Homestead Job Corps Center

As part of the BRAC process, an approximately 41-acre area that had historically been used for residential, recreational, and retail purposes on Homestead AFB was designated as Parcel 1f and determined excess (AFBCA 1995). In May 1994, the DOL expressed interest in acquiring this parcel for a Job Corps Center and proposed no new structures or additional development of the campus; however, renovations to repair damage from Hurricane Andrew and to meet the needs of the program would be required for the majority of the buildings being transferred. Additionally, repairs to utilities damaged by Hurricane Andrew would be required.

A Letter of Transfer and Operating Agreement between the Secretary of the Air Force and Secretary of the Department of Labor was entered into on April 29, 1996 for the transfer of the excess property and buildings comprising Parcel 1f at Homestead AFB for the Job Corps Center. The parcel comprised paved asphalt parking lots, concrete sidewalks, and grass areas in addition to 15 buildings including mess hall/dining hall (Building 646; P), barracks/dormitories (Buildings 656-659, L-O), the former base exchange (Building 914; D), base pharmacy (Building 916; C), child development/care center (former Building 917, now demolished), conference center (Building 931; B), and other community support facilities. In addition, an approximately one-acre area called Parcel 9, consisting of the land underlying a credit union building along Ramey Avenue (Building 903; F) was first offered for sale to the Florida Horizons Federal Credit Union but apparently after not being sold, was made available to DOL as part of the Job Corps Center.

The primary changes to the Job Corps Center parcel after acquisition from the USAF have been the demolition of Building 917, the former child care/development center on the north side of Bougainville Boulevard; demolition of Building 902B, the original gymnasium, attached to the northwest side of the current gymnasium (Building 902C; I); infilling of an outdoor Olympic-sized swimming pool (Structure 653) and demolition of the associated bath house (Building 654), previously located southeast of the Recreation Building (Building 665; J); interior alterations to convert a barracks (Building 656) to a Wellness/Dental building with educational classrooms on the second and third floors (Building O); the construction of Building U for a new child development center; the addition of small buildings for an Independent Living Manager's Office (Building Q) and Guard House (Building S), and the addition of structures for vocational training including two greenhouses (Structures C1 and C2) and Flammable Storage (Structure T) and a Pavilion (Structure R) for outdoor space near the dorms. The DOL retained tennis courts (Structure 941), located east of former AFB housing (Building 938; A) and added outdoor recreational facilities including baseball and soccer fields and basketball and volleyball courts.

Following repairs and renovations to the campus, the Homestead Job Corps Center was activated in 1999. The Center is owned by the DOL but was operated by a contractor, the last of which was ResCare, Inc., under a contract beginning August 1, 2011. The Center provided residential living, academic education, recreation, and vocational training for a population of 391 students consisting of 184 resident men, 188 resident women and 19 non-residents as of June 2014 (DOL 2014a). DOL ceased operations at the Homestead Job Corps Center in 2015 but continued to manage the facility in caretaker status.

1.3.3 Homestead Branch, Emergency Influx Shelter

In January 2016, during the suspension of the Job Corps program at the Homestead Center, DOL granted a Memorandum of Understanding (MOU) and a Revocable License Agreement to the Administration for Children and Families (ACF), part of the U.S. Department of Health and Human Services (HHS) to have exclusive use of the property to operate an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) for the HHS, ACF, Office of Refugee Resettlement (ORR). DOL terminated the MOU with HHS in June 2021.

HHS, ACF had exclusive use of the property in its entirety in an “as is condition,” which included the existing buildings and infrastructure, water supply, sewer capacity, and electrical systems. To prepare the site for occupation, the HHS facilities contractor set up perimeter fencing, readied available existing buildings for occupancy, and set up temporary, portable facilities. Portable facilities were brought onsite and included large, soft-sided tents, office trailers, bathroom trailers, and back up utilities to augment existing facilities.

In several locations on the south side of campus, asphalt pavement was added over dirt or grass to create new paths or connect existing concrete sidewalks to provide accessible pathways between existing and temporary facilities. In addition, crushed limestone was brought onsite in grass or dirt covered areas to raise and level the ground surface and improve drainage under tents and other temporary structures. Crushed limestone was also brought in for an additional parking area on the west side of the gymnasium (Building I).

With the termination of the MOU in 2021, the HHS facilities contractor removed trailers, tents, temporary work stations, and dormitory furnishings in addition to removal of all temporary sanitary, water, and electrical utilities (DOL DFAM 2021). During the HHS operations and maintenance process, the HHS facilities contractor completed general architectural wall repairs, painting, tiling and/or re-tiling bathroom areas where applicable, repair of door hardware, routine replacement of light bulbs, mechanical air filters, and security door alarm batteries, and any other items requiring maintenance repair work for next potential facility occupation (DOL DFAM 2021). Buildings J, L, M, N, and O dormitories were returned to their original DOL functions.

2.0 METHODOLOGY

2.1 ARCHIVAL RESEARCH

Archival research consisted of a site files search of the Florida Master Site File (FMSF), a review of records available through the DOL Engineering Support Contractor (ESC), including previous NEPA documentation for the BRAC closure of the former Homestead AFB and opening of the Job Corps Center, the Engineering and Resources Flights of the Homestead ARB, and a data request with the Air Force Historical Research Agency (AFHRA) at Maxwell AFB in Montgomery, Alabama. No previous cultural resources surveys have been conducted of the former Homestead Job Corps Center campus and no previously recorded cultural resources have been identified on the campus.

2.2 FIELD DOCUMENTATION

Field documentation was conducted October 22-23, 2018, and included photography of the former Job Corps Center campus, including all permanent buildings and temporary structures and facilities installed by the HHS contractor for the Emergency Influx Shelter with emphasis on those buildings that appeared to be at least 45 years of age. Due to the sensitive nature of photography around the UAC, an escort was provided during the field survey and photographs were reviewed after the survey. Views to some buildings were partially obscured or not accessible while UAC were outside or congregating in front of some buildings; however, an attempt was made to document the primary façade of each building more than 45 years old during the survey. Photographs of the interior of each building were taken when possible. Field notes were also taken to record information on specific architectural details, condition, and alterations to each building. Personnel with the HHS contractor were interviewed for information on modifications to specific buildings and the overall campus since the shelter was established. A FMSF number was requested from the Florida SHPO for each of the six buildings more than 45 years of age documented in the survey.

2.3 EVALUATION CRITERIA USED FOR ASSESSING NRHP ELIGIBILITY

According to the National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, a resource must meet one or more established criteria to be eligible for listing on the NRHP. Eligibility is based on significance in American history, architecture, archaeology, or culture present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or

- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
- D. that have yielded, or may be likely to yield, information important to prehistory or history (National Park Service 2002).

For a resource to be eligible for listing in the NRHP, it must also possess a sufficient integrity to convey its significance. According to National Register Bulletin 15 (National Park Service 2002), *How to Apply the National Register Criteria for Evaluation*, the seven aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred;
- Design is the combination of elements that create the form, plan, space, structure, and style of a property;
- Setting is the physical environment of a historic property;
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time; and
- Association is the direct link between an important historic event or person and a historic property.

To qualify for listing in the NRHP, a property must be historically significant (i.e., meet one or more eligibility criteria) and must possess physical integrity to convey that significance.

2.4 GUIDANCE ON EVALUATING COLD WAR RESOURCES

The DoD Legacy Cold War Task Area did not suggest that all Cold War resources should be considered as eligible for the National Register under Criterion A should they retain sufficient integrity (Center for Air Force History 1994). Instead, the guidance indicated that important types of resources from within the entire Cold War-era inventory of buildings and structures should be identified. To determine historical value of Cold War resources, the resources should first be broadly catalogued according to property type and function. The Cold War Task Area suggests asking the following questions regarding the resource:

- How central were they to the military mission?

- How many were developed or constructed?
- How much did the Defense Department invest in them?
- Does a site or structure retain historical integrity?
- What, and where, are similar or equivalent properties?

The Cold War Task Force suggested the following criteria for determining historic significance of Cold War properties: Buildings, structures, objects, sites, or districts that possess exceptional value or quality in illustrating the Cold War heritage of the United States, that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

- That are directly associated with events that have made a significant contribution to, and are directly identified with, or that outstandingly represent, the broad national pattern of United States Cold War history and from which an understanding and appreciation of those patterns may be gained; or
- That are associated directly and importantly with the lives of persons *nationally significant* in the Cold War history of the United States; or
- That represent some great idea or ideal of the American people (e.g. “Peace through Strength”); or
- That embody the distinguishing characteristics of an architectural, engineering, technological, or scientific type specimen exceptionally valuable for a study of a period, style, method, or technique of construction, or that represent a significant, distinctive and *exceptional* entity whose components may lack individual distinction. (Center for Air Force History 1994)

To be considered a Cold War resource, the U.S. DoD guidelines state that the resource should be directly associated with the Cold War and not merely constructed or developed during that time (Lavin 1998). Examples of Cold War resources that meet this definition include operational and support installations (i.e., command centers, missile stations and launch complexes), combat weapons systems and combat support systems (e.g., missiles, aircraft, and ground vehicles), training facilities (i.e., combat support and intelligence schools, combat training areas, and impact areas and targets), material development facilities (e.g., research laboratories, manufacturing sites, test sites and proving grounds), and intelligence gathering facilities (i.e., radar sites and listening posts) (U.S. Air Force 1993a).

Most buildings erected by the DoD during the Cold War era were related to standard base operations and have been divided into two categories: troop/family support and base support. Troop/family support includes housing, medical, mess hall/dining, laundries, lavatories, recreational facilities, on base banks, chapels, and libraries (Lavin 1998; Prior et al. 2017: 54). Base support facilities include utilities, fire stations, motor pools, and administration buildings.

Because these properties would have been built as part of the normal evolution of the various military branches, the DoD does not consider these resources to be related to the Cold War historic context and based on a proposed Program Alternative (Van Citters Historic Preservation, LLC and SRI Foundation 2015, Appendix I:4), these buildings and structures would not be eligible under the Cold War context (Van Citters Historic Preservation, LLC and SRI Foundation 2015, Appendix I:4; Lavin 1998; Prior et al. 2017).

2.5 UNACCOMPANIED PERSONNEL HOUSING (UPH) PROGRAM COMMENT

In 2006, the Advisory Council on Historic Preservation (ACHP) issued a program comment for Cold War Era Unaccompanied Personnel Housing (1946-1974) (Nau 2006). The ACHP program comment provided direction on documenting these resources (including associated buildings and structures such as dining halls and laundry facilities) and defined an alternative approach for assessing effects in place of the standard case-by-case consultation under Section 106. The programmatic treatment of UPH facilities included the preparation of a nationwide historic context on UPH facilities constructed or modified during the Cold War era and site visits to U.S. Army, U.S. Navy, and U.S. Air Force Cold War era installations with representative examples of UPH. With the completion of the nationwide historic context, the DoD and its Military Departments would meet their Section 106 responsibilities for effects to NRHP-eligible or listed UPH facilities from ongoing operations, maintenance and repair, rehabilitation, renovation, mothballing, ceasing maintenance activities, new construction, demolition, deconstruction and salvage, remedial activities, and transfer, sale, lease, and closure (Nau 2006).

In 2003, the U.S. Army nationwide context and documentation of representative examples of UPH facilities was prepared (Kuranda et al. 2003). In 2011, documentation of UPH facilities managed by the U.S. Air Force and U.S. Navy was completed (Kuranda et al. 2011). With the completion of these reports, the programmatic treatment, as required by the ACHP, has been met and Section 106 compliance responsibilities for federal undertakings involving NRHP-eligible or listed UPH facilities have been fulfilled.

2.6 MID-CENTURY MODERN MILITARY ARCHITECTURE

In 2012, the DoD published a guide intended to assist consultants, cultural resources managers, and other individuals who would be evaluating DoD buildings that date from the years 1950 to 1975 and exhibit characteristics of architectural design that are associated with Modernist architectural movements (Hampton et al. 2012). The guide describes the characteristics of each movement or style that should be considered when evaluating buildings for NRHP eligibility. For 1954 to 1963, some military construction was influenced by the Bauhaus, European Modernism, and the Miesian movement although architects Louis Kahn and Philip Johnson adapted the Miesian approach with emphasis on architectural elements other than exposed structural frameworks (Hampton et al. 2012:47).

During the 1950s and early 1960s, many architectural firms embraced a more conservative form of Modernism resulting in more conventional buildings with cubic (box-like) forms, concrete and/or brick exteriors, lack of applied ornamentation, and a very regular series of punched-in windows (Hampton et al. 2012: 56). These buildings contained few of the features that give Modernist buildings a sense of visual excitement or monumentality (Hampton et al. 2012:56). These types of conservative Modernist buildings are ubiquitous across the United States.

For Modernist buildings constructed in a conservative style during the period when the Homestead AFB facilities documented in this study were built (1956-1959), the guide lists the following character-defining elements under the “Other Modernism Movements in the 1950s-mid-1960s”:

- Exteriors often contained glass, steel, reinforced concrete, brick, or wood paneling.
- Rooflines are flat or shed.
- In some cases, horizontal bands of glass (ribbon windows) are used.
- Exposure of, or representation of, steel or reinforced-concrete structural frame on the exterior of the building.
- Cubic forms were often used, but the buildings were not always rectangular boxes; sometimes they had a more complex, irregular, asymmetrical shape.
- Like Miesian buildings, sometimes the bottom floor of the building is a recessed porch area with thin supports (pilotis) that make the upper floors of the building appear to be hovering above the ground.
- The structure is sometimes shown on the exterior of the building, but some designers like Louis Kahn and Philip Johnson obscured the structure of the building with exterior walls. Kahn liked to use brick for exterior walls; Johnson favored glass.
- Open interiors, but the interior design was often specifically designed for the function to be contained within. This is in contrast to some Miesian buildings that were left open on the interior with movable partitions provided, with the idea that a building interior should be a somewhat generic large open space that was easily configured to fit changing functions.
- Buildings are not always grouped together at right angles; sometimes they are oriented diagonally or at a skewed angle, either for aesthetic effect or to take advantage of factors like sunlight. Site plans may include long, narrow, low-rise buildings arranged in an asymmetrical composition with landscaped areas in between the buildings.
- Important materials are reinforced concrete, concrete block, steel, aluminum, and many different types of glass. Brick is used more extensively in these buildings than it was in high-style Miesian design, and wood and stone exterior cladding can also be seen on some of these buildings (Hampton et al. 2012:97-98).

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3.0 ARCHITECTURAL RESOURCES

Although a military presence was first established in the Homestead area in the 1940s, the portion of the Homestead AFB that became the Job Corps Center was initially developed in the 1950s as a residential, recreational, and retail shopping area on the installation. Thirteen of the sixteen buildings at the former Job Corps Center date to the Homestead AFB period of occupation through 1992. Of these, six (6) buildings are 45 years old or older and have not been previously evaluated for the NRHP.

The six buildings 45 years old or older on the former Homestead Job Corps Center include three dormitory buildings (Buildings L, M, and N), an education/wellness center housing medical/dental offices and classrooms (Building O), a recreation center (Building J), and a Student Services building (Building G) (Table 1; Figure 4).

Table 1. Surveyed Buildings at the Former Homestead Job Corps Center

Building No.	FMSF Site No.	Current (HHS) Name/ Function	Job Corps Center Name/ Function	Homestead AFB Name/ Function	Date of Construction	Gross Square Feet
G	DA16535	Administration	Student Services	902A; Chapel	1955	4,422
J	DA16534	Dormitory	Recreation	665; Recreation	1959	19,685
L (1)	DA16536	Dormitory 1	Housing (Dormitory)	659; Barracks	1956	26,640
M (2)	DA16537	Dormitory 2	Housing (Dormitory)	658; Barracks	1956	26,640
N (3)	DA16538	Dormitory 3	Housing (Dormitory)	657; Barracks	1956	26,640
O	DA16539	Administration	Education/ Wellness Center	656; Barracks	1956	26,640

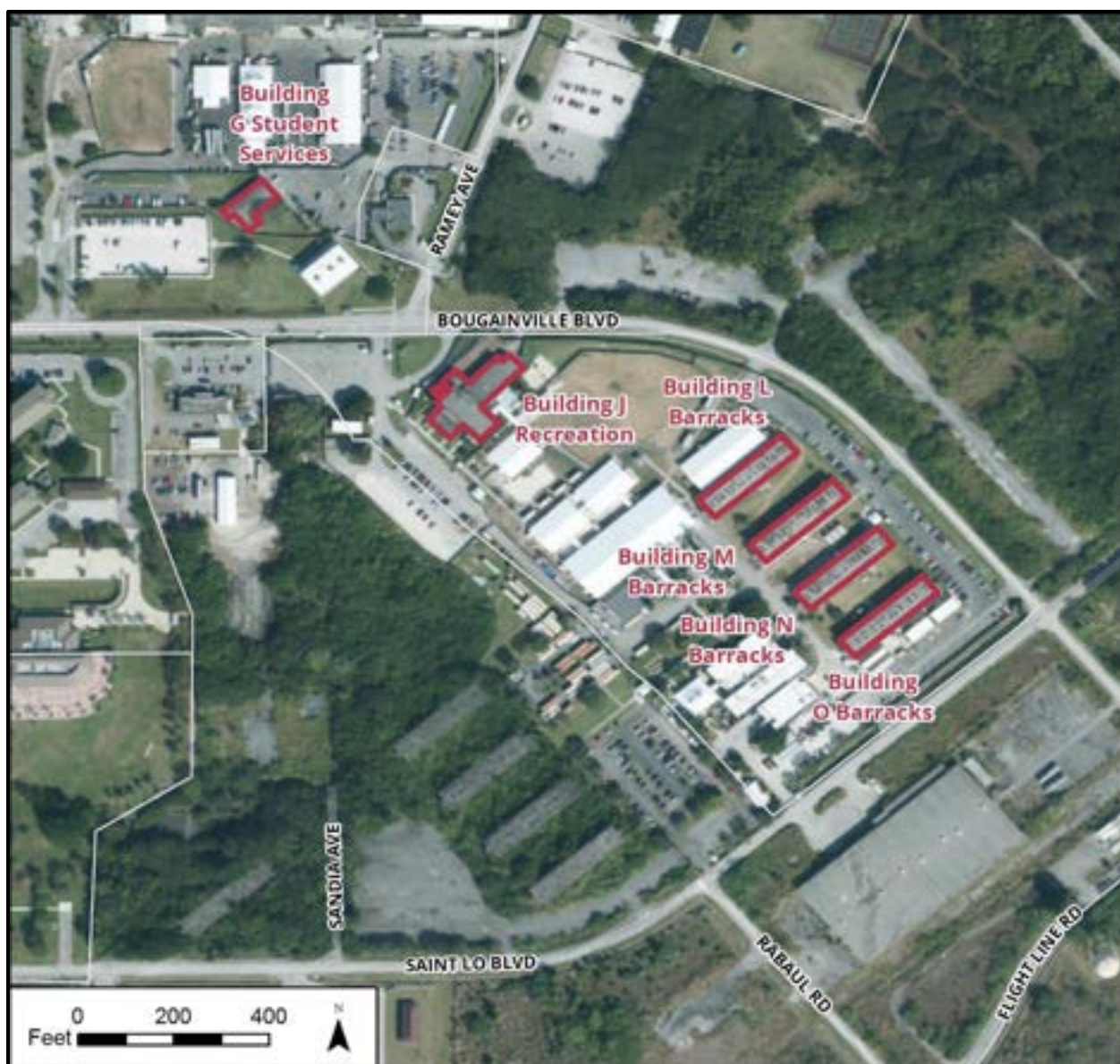


Figure 4. Surveyed Buildings at the Former Homestead Job Corps Center

3.1 STUDENT SERVICES BUILDING (BUILDING G- FORMER CHAPEL)

Building G is a single-story, gable roofed, detached building with a multi-pane glass curtain wall entryway (FMSF No. DA16535; Figure 5). At the time of transfer to the DOL in 1996, the USAF reported the building as being a recreational space; however, the building was originally constructed in 1955 as a chapel. Evidence of its original use is reflected in its form and long rectangular plan. The building's most prominent feature is the main entryway on the northeast side. The entry is a center door gabled façade with full height engaged, projecting masonry (brick) piers facing east, located on either side of the doorways.



Figure 5. Student Services Building (Building G – Former Chapel), northeast (primary) façade, facing southwest

On the north and south sides of the building, framed by concrete ribbed supports, are four sets of six fixed pane windows with sash sidelights. The exterior walls are covered in stucco and painted brick in stretcher bond. Appended to the south side of the building is a flat roofed single-story square extension that is perpendicular to the main mass of the building. This extension contains the men's and women's restrooms.

The building's mechanical systems are housed in a small square extension on the southwest wall at the rear of the building. This mechanical room has a flat roof and no windows.

Alterations. During Hurricane Andrew in 1992, this building sustained extensive damage. The windows, doors and parts of the roof were lost and the building was left unoccupied and exposed to the elements until 1996 when the building was transferred to DOL. Between 1996 and 1999 the building was repaired and converted into administrative office space. Repairs and alterations include new non-historic metal framed exterior doors and windows, tile flooring and roof. Interior walls were added to what would have been the main hall of the chapel to create interior office rooms. A drop ceiling was also added (Figure 6).



Figure 6. Student Services Building (Building G – Former Chapel), interior

NRHP Evaluation. Building G was constructed as a chapel in 1955 as part of troop/family support facilities at Homestead AFB. Although Building G was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998;

Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context (Criterion A).

Building G is not associated with the lives of any persons significant in the past (Criterion B).

Building G was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete and brick, and concrete ribbed supports, which reflect a mid-century modern architectural aesthetic. Building G is characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s before the changes that occurred after the damage from Hurricane Andrew (Hampton et al. 2012). However, because of changes over time, including work that was completed between 1996-1999, Building G does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values (Criterion C).

Chapels (Building G) are commonly represented on military installations and Building G is not exceptional or significant. Building G is therefore not likely to yield historically valuable information (Criterion D).

Building G is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information).

Building G retains location and setting; however, repairs and alterations, such as roof replacement, replacement of non-historic metal framed exterior doors and windows, the addition of a curtain wall, and interior modifications have compromised design, materials, workmanship and feeling. The transfer of the building from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building G no longer contains sufficient integrity to convey its significance.

3.2 RECREATION BUILDING (BUILDING J- FORMER RECREATION)

Building J is composed of four rectangular masses. The primary mass of the building is oriented from the northeast to the southwest. This is a single height flat roofed structure with a band of fixed windows (FMSF No. DA16534; Figure 7). The elevator tower is affixed to the primary mass at the northwest. A single height entry foyer is located off to the north of the elevator tower. This single height feature has a flat roof and a metal entry door and small rectangular fixed windows. A double height mass set perpendicular to the building is oriented along an axis from the northwest to the southeast. A flat roofed, covered walkway oriented to the northwest with projecting eaves and wide, unadorned fascia is appended to this third mass. The walkway roof is supported by round concrete columns. The main entryway has metal framed, double, shop style doors which are offset to the west side of the walkway. The fourth mass of the building is located on the southwest extent of the building. This is a flat roof single height mass with a banded parapet roof. This section of the building has a fixed rectangular window. There is a decorative concrete screen at the south end of the building and a curved stepped arched monument sign facing to the northwest identifying the building. A low masonry planter surrounds the base of the building. Views to the primary façade of the building are currently obscured by privacy screening surrounding the property.



Figure 7. Former Recreation Building (Building J). northwest (primary) façade facing southeast (Google Map data 2019 [May 2011])

Originally built as a recreation building for Homestead AFB in 1959, Building J has undergone substantial changes over its history. The building had an outdoor swimming pool, bathhouse and deck located along its southeast margin that were removed after the transfer of the facility to DOL in 1996. Other modifications are visible on the main facade of the building; these include the addition of an elevator shaft, a metal stairway and a new primary entryway. The building is currently being used as a temporary dormitory.

Alterations. Building J was substantially damaged by Hurricane Andrew in 1992. The windows, doors and roof were significantly damaged and the building was left open to the elements for four years from 1992 until DOL began repairs and renovations in 1996. In this process the original doors and windows were replaced, an elevator and stairway were added to the primary facade and a new entryway was constructed.

NRHP Evaluation. Building J was constructed as a recreational facility in 1959 as part of troop/family support facilities at Homestead AFB. Although Building J was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context.

Building J is not associated with the lives of any persons significant in the past (Criterion B).

Building J was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of cubic forms, a flat roof, and a band of windows, which reflect a mid-century modern architectural aesthetics. Building J is characteristic of a ubiquitous type of conservative Modernist building in popular usage during the 1950s and 1960s before the changes that occurred after the damage from Hurricane Andrew (Hampton et al. 2012). However, because of changes over time, including work that was completed between 1996-1999, Building J does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values (Criterion C).

Recreation facilities (Building J) are commonly represented on military installations and Building J is not exceptional or significant. Building J is therefore not likely to yield historically valuable information (Criterion D).

Building J is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information).

Building J retains location and setting; however, repairs and alterations, such as replacement of non-historic metal framed exterior doors and windows, the addition of an elevator shaft and metal stairway, and construction of a new primary entryway, have compromised design, materials, workmanship and feeling. The removal of an outdoor swimming pool, bathhouse, and deck have compromised the building's setting. The transfer of the building from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building J no longer contains sufficient integrity to convey its significance.

3.3 RESIDENCE HALLS AND EDUCATIONAL TRAINING WELLNESS CENTER (BUILDINGS L-M-N-O FORMER BARRACKS)

Buildings L, M, N and O are four nearly identical buildings located on the south side of campus that previously served as barracks on Homestead AFB. All four buildings are three-story, flat roofed, rectangular buildings constructed of concrete with stucco exteriors and are oriented southwest to northeast (FMSF No. DA16536- DA16539; Figure 8). The main entryways for all of the buildings occur near the center of the long side (north or south) of each building except for Building O which has a double entryway that faces south and east, with the addition of an elevator shaft near the center of the south façade (Figure 9). Concrete sidewalks parallel the edge of the buildings leading to each entrance. These buildings retain their original footprint; however, significant interior modifications have occurred. Buildings L, M, and N, which are currently used as residence halls/dormitories have been renamed Buildings 1, 2, and 3 respectively. Building O is primarily used as office/administrative space currently.

Alterations. In 1992, Hurricane Andrew caused extensive damage to these buildings. All of the windows and exterior doors were destroyed. Parts of the roof were lost and water leaked into the building damaging interior walls, flooring and furniture. Compounding the damage, the buildings then stood abandoned for four years until acquired by the DOL in 1996. From 1992 to 1996 the buildings were unoccupied and exposed to the elements. When transferred to DOL, a major renovation was undertaken to bring the buildings up to code and to meet the requirements of their new use as housing (Buildings L, M, and N) or as a Wellness Center and classrooms (Building O)

for the DOL Job Corps Center. This renovation enclosed the character defining oversized longitudinal apertures which had contained ribbon windows and former window openings and replaced them with a stucco wall and small non-historic sash windows. A new concrete masonry unit (CMU) foyer was appended to each of the buildings, creating a new primary entryway in the center of the primary (north or south) elevation. A multi-paned glass curtain was placed on the primary elevation entrance above the foyer, as part of the post 1996 renovation.

During the 1996 to 1999 renovation, Building O was converted from a barracks/dormitory style building to provide medical and dental offices on the first floor and classrooms on the second and third floors. As a result, Building O has a slightly different plan due to its function as classrooms and medical offices. The building has an exterior elevator tower installed on the south elevation. This creates a double fronted entryway with a CMU foyer facing south and an elevator lobby which faces east.



Figure 8. Residence Hall, Building N (Former Barracks), north (primary) and west façades

NRHP Evaluation. Buildings L, M, N, and O were constructed as barracks in 1956 as part of troop/family support facilities at Homestead AFB. Although Buildings L, M, N, and O were constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context.



Figure 9. Educational Training Wellness Center, Building O (Former Barracks), south (primary) façade, showing addition of an elevator shaft

The housing initiative at Homestead AFB was initiated by Base Commander Col. Robert S. Kittel beginning in 1954. As the base became operational implementation of the housing program was led by Col. James W. Twitty. Buildings L, M, N, and O are not associated with the lives of any persons sufficient to be covered by Criterion B.

Buildings L, M, N, and O were constructed under the purview of the U.S. Army Corps of Engineers and contain design elements such as use of concrete with stucco on the exteriors, flat roofs, and bands of horizontal windows, which reflect a mid-century modern architectural aesthetic. Buildings L, M, N, and O are characteristic of a ubiquitous type of conservative Modernist building in popular usage during the 1950s and 1960s before the changes that occurred after the damage from Hurricane Andrew (Hampton et al. 2012). However, because of changes over time, including work that was completed between 1996-1999, Buildings L, M, N, and O do not embody distinctive characteristics of a type, period, or method of construction, do not represent the work of a master, and do not possess high artistic values (Criterion C).

Barracks (Buildings L, M, N, and O) are commonly represented on military installations and Buildings L, M, N, and O are not exceptional or significant. Buildings L, M, N, and O are therefore not likely to yield historically valuable information (Criterion D).

Buildings L, M, N, and O are recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information). Buildings L, M, N, and O were constructed as unaccompanied personnel housing (UPH) and the programmatic comment, as defined by the ACHP (Nau 2006) and the programmatic treatment as fulfilled by DoD (Kuranda et al. 2011), have been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

Buildings L, M, N, and O retain location and setting; however, repairs and alterations, such as enclosing the ribbon windows and replacing them with a stucco wall and small non-historic sash windows, appending a new foyer creating a new entryway for each building, the addition of an elevator shaft on Building O, and interior modifications have compromised design, materials, workmanship, and feeling. The transfer of the buildings from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Buildings L, M, N, and O no longer contain sufficient integrity to convey their significance.

4.0 SUMMARY AND RECOMMENDATIONS

The DOL property (formerly the Homestead Job Corps Center) is located on a 41-acre site in Miami-Dade County, Florida and consists 16 buildings organized in two clusters, separated by Bougainville Boulevard. Thirteen of the sixteen buildings date to the Homestead AFB period of occupation. Of these, six (6) buildings are 45 years old or older and include three dormitory buildings (Buildings L, M, and N), an education/wellness center housing medical/dental offices and classrooms (Building O), a recreation center (Building J), and a Student Services building (Building G). Historically, the six buildings were constructed as air force troop/family support facilities: a chapel (Building G), a recreation facility (Building J) and four barracks or unaccompanied personnel housing (UPH) (Buildings L, M, N, and O) (Table 2).

The six buildings were evaluated to determine eligibility for listing on the NRHP in terms of DoD Cold War guidance, an ACHP program comment on UPH facilities, and use of mid-century modern architecture (Table 2). Although all six buildings were constructed within the Cold War time frame (1946-1989), DoD does not consider these types of facilities to be associated with the Cold War mission and they are considered not eligible under the Cold War context (Criterion A). The buildings are not specifically associated with the lives of any persons significant in the past (Criterion B). The buildings were constructed under the purview of the U.S. Army Corps of Engineers and each contains various design elements which reflect a mid-century modern architectural aesthetic. However, these design elements are characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, the six buildings do not embody distinctive characteristics of a type, period, or method of construction, do not represent the work of a master, and do not possess high artistic values (Criterion C). None of the buildings are likely to yield historically valuable information (Criterion D).

Buildings L, M, N, and O were constructed as UPH, and the programmatic comment as defined by the ACHP and the programmatic treatment as fulfilled by DoD, have been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

All six buildings were heavily damaged during Hurricane Andrew in 1992. The buildings were left unoccupied and exposed to the elements from 1992 to 1996 when the buildings were transferred to DOL. As a result of the hurricane damage and subsequent long-term exposure to the elements, all six buildings lost critical character defining features that were integral to their viability as historic resources. Between 1996-1999, extensive building repairs and alterations were undertaken resulting in a further loss of historic integrity for all six buildings.

None of the six buildings 45 years old and older (Table 2) are recommended as eligible for listing on the NRHP.

Table 2. NRHP Eligibility Recommendations for Surveyed Buildings at the Former Homestead Job Corps Center

Building Number	FMSF Site No.	Current (HHS) Name/Function	Job Corps Center Name/Function	Homestead AFB Name/Function	Date of Construction (estimated)	Physical Integrity	NRHP Status
G	DA16535	Administration	Student Services	902A; Chapel	1955	Alterations	Not Eligible
J	DA16534	Dormitory	Recreation	665; Recreation	1959	Alterations	Not Eligible
L (1)	DA16536	Dormitory 1	Housing (Dormitory)	659; Barracks	1956	Alterations	Not Eligible
M (2)	DA16537	Dormitory 2	Housing (Dormitory)	658; Barracks	1956	Alterations	Not Eligible
N (3)	DA16538	Dormitory 3	Housing (Dormitory)	657; Barracks	1956	Alterations	Not Eligible
O	DA16539	Administration	Education/Wellness Center	656; Barracks	1956	Alterations	Not Eligible

5.0 REFERENCES CITED

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2021 Homestead Job Corps Center, Homestead, Florida, Site Visit Report. Job Corps National Office. June 14, 2021.

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- Parsons, Timothy A.
2018 Letter from Timothy A. Parsons, Director, Division of Historical Resources and State Historic Preservation Officer, Tallahassee, Florida (signed by Jason Aldridge) to Johannes Hoffman, Historic Preservation Officer, U.S. Department of Labor – Office of the Job Corps, Washington, D.C. regarding the need for further information on the historic buildings at the Homestead Job Corps Center and a request for an architectural survey and evaluation to determine eligibility for listing on the National Register of Historic Places. December 6.
- Prior, Marsha, Karen Van Citters, and Duane Peter
2017 National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas. On file at the Air Force Civil Engineer Center, Technical Support Division.
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6.0 LIST OF PREPARERS

The Engineering Support Contractor (ESC) prepared this Architectural Survey and Evaluation under Contract DOL 121A21848 for the DOL Job Corps program. The ESC's Parsons cultural resources specialists who prepared this document are listed as follows:

- Susan Bupp, Senior Cultural Resources Specialist, Parsons – M.A., 1981, Anthropology, University of Wyoming, Laramie. Years of Experience: 45. Role on the project: Author.
- Rachael Mangum, Project Manager/Cultural Resources Specialist, Parsons – M.A., 2008, Anthropology, The George Washington University, Washington, DC. Years of Experience: 20. Role on the project: Project Manager, Author and Technical Reviewer.
- Jill Vescei, Architectural Historian, Parsons – M.A., 2004, Architecture and Historic Preservation, University of Southern California. Years of Experience: 17. Role on the project: Author.

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APPENDIX A FLORIDA HISTORICAL STRUCTURE FORMS

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☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16535**
 Field Date **10/25/2018**
 Form Date **3/11/2019**
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Administrative Student Services --Building G Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 902 A Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Ramy Ave
 USGS 7.5 Map Name GOULDS USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☒ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0270 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1955 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Other From (year): 1955 To (year): 1996
 Current Use Offices, government From (year): 1996 To (year): 2019
 Other Use Chapel From (year): 1955 To (year): 1996
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Windows and doors replaced 1996-1999
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.
 Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mid-Century Modern Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. Stucco 3. Concrete
 Roof Type(s) 1. Gable 2. Flat 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed, metal, window wall, 5/6, Tinted. SHS metal, square. SHS and fixed, metal picture, 3/3 fixed and 1/3 SHS.
 Distinguishing Architectural Features (exterior or interior ornaments) Brick facade, stretcher bond. Engaged, projecting, brick piers facing east on either side of entryway. Poured in place concrete columns project from both north and south elevations. Double height, medium gabled roof over the main One story restroom facility appended at the southwest creating a lateral extension to the rectangular plan. Flat roof, one story mechanical room at west elevation.
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	Init.		
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Cast-in-place concrete 2. Wood frame 3. BrickFoundation Type(s): 1. Slab 2. _____Foundation Material(s): 1. Concrete, Generic 2. _____ Note: you may use the last box in each field to type in an answer that does not appear in the list +Main Entrance (stylistic details) Center door, gable facade. Tinted glass curtain wall surrounds metal framed double storefront doors. Engaged, brick piers on either side of curtain wall. Two poured concrete steps and ADA compliant ramp with metal handrail extends to the south.

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Originally constructed as a Chapel for Homestead Air Force Base. The building was extensively damaged byHurricane Andrew in 1992. The building was significantly altered between 1996-1999 to repair hurricane damage and to accommodate its new use as an administrative office.Alterations include: new roof, drop ceiling, tile flooring and interior walls to create offices within what had been the main hall of the Chapel. New windows, doors and curtain wall are non-historical. Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|---|--|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Historic aerial photographs, environmental documents for Homestead AFB</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) United States Air Force. 1993. Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida. December.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) See continuation sheet.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation ParsonsRecorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000
(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Administrative Student Services -Job Corps Center Building G

Narrative Description of Resource:

Building G is a single-story, gable roofed, detached building with a multi-pane glass curtain wall entryway. At the time of transfer to the DOL in 1996, the U.S. Air Force (USAF) reported the building as being a recreational space, however the building was originally built in 1955 as a chapel. Evidence of its original use is reflected in the building's form and elongated rectangular plan. The building's most prominent feature is the main entryway on the northeast side. The entry is a center door gabled facade with full height masonry piers located on either side of the doorways.

On the north and south sides of the building, framed by concrete ribbed supports, are four sets of six fixed pane windows with sash sidelights. The exterior walls are covered in stucco and painted brick. Appended to the south side of the building is a flat roofed single story square extension that is perpendicular to the main mass of the building. This extension contains the men's and women's restrooms. The building's mechanical systems are housed in a small square extension on the southwest wall at the rear of the building. This mechanical room has a flat roof and no windows.

During Hurricane Andrew in 1992, this building sustained extensive damage. The windows, doors and parts of the roof were lost and the building was left unoccupied and exposed to the elements until 1996 when the building was transferred to DOL. Between 1996-1999 the building was repaired and converted into administrative office space. Repairs and alterations include new non-historic metal framed exterior doors and windows, flooring and roof. Interior walls were added to what would have been the main hall of the chapel to create interior office rooms. A drop ceiling was also added.

Explanation of Evaluation:

Building G was constructed as a chapel in 1955 as part of troop/family support facilities at Homestead Air Force Base. Although Building G was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context (Criterion A).

Building G is not associated with the lives of any persons significant in the past (Criterion B).

Building G was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete and brick, and concrete ribbed supports, which reflect a mid-century modern architectural aesthetic. However, character defining features such as windows, doors and the roof were all destroyed by Hurricane Andrew in 1992. Replacement of these elements with non-historic materials was undertaken between 1996 and 1999. The level of repair and alteration to the building was substantial, and this work was completed without consideration of the Secretary of the Interior's standards for historic preservation. As a result the building no longer retains its historic integrity. Building G may have been characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s before the changes that occurred after the damage from Hurricane Andrew (Hampton et al. 2012). However, because of changes over time including work that was completed between 1996 and 1999, Building G does not embody distinctive characteristics of a type, period, or method of construction, and does not represent the work of a master and does not possess high artistic values (Criterion C).

Chapels similar to Building G are commonly represented on military installations and Building G is not exceptional or significant. Building G is therefore not likely to yield historically valuable information (Criterion D).

Building G is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War Context), Criterion B (association with important persons), Criterion C (Mid-Century Modern Architecture), or Criterion D (historically valuable information).

Building G retains location and setting; however, repairs and alterations, such as roof replacement, replacement of non-historic metal framed exterior doors and windows, the addition of the curtain wall, and interior modifications have compromised design, materials, workmanship and feeling. Significant historic fabric was replaced after 1996 and the material condition of the building has changed significantly without consideration of the Secretary of the Interior's Standards for the treatment of Historic Properties. The transfer of the building from the U.S. Air Force to the Department of Labor has compromised its association as a military chapel. Building G no longer contains sufficient integrity to convey its significance.

Bibliographic References

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2017 *National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War*. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

1993a *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations*. United States Air Force.

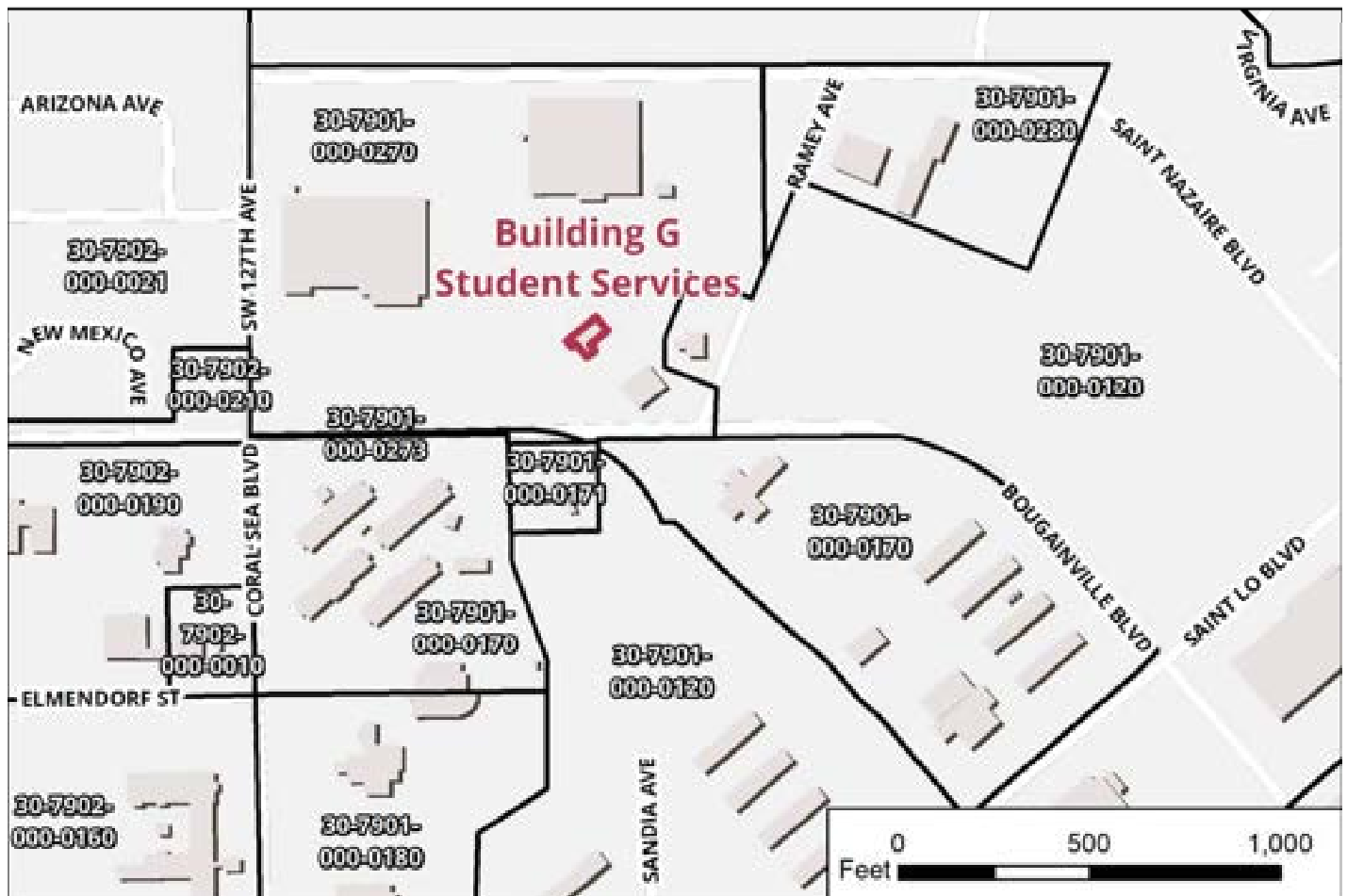
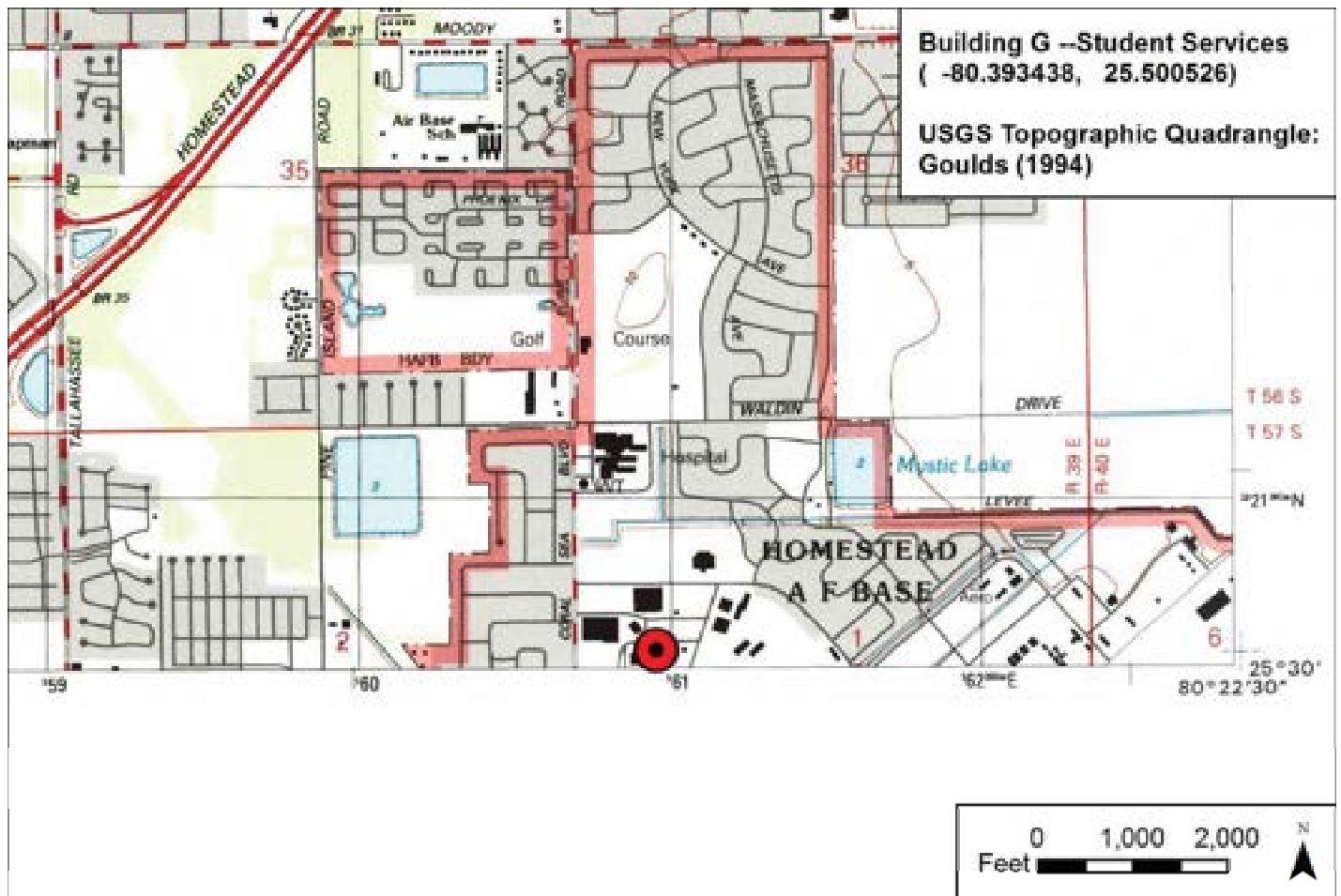
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MDC058

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16534**
 Field Date **10/28/2018**
 Form Date **3/11/2019**
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Recreation, Building J Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 665 Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Ramy Ave
 USGS 7.5 Map Name HOMESTEAD USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0170 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Recreation, building From (year): 1959 To (year): 1996
 Current Use Other From (year): 1996 To (year): 2019
 Other Use Dormitory From (year): 1996 To (year): 2019
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: After 1996 Nature New entryway, elevator and metal exterior stairs added to facade.
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mixed, none dominant Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. Concrete-poured 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Composition roll 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed metal ribbon, fixed metal rectangular

Distinguishing Architectural Features (exterior or interior ornaments) The building is comprised of four rectangular masses of single and double heights. The facade has been altered with the addition of an elevator tower and a commercial grade exterior metal stairway. The building is utilitarian in character with one decorative concrete screen on the east elevation. There is a curved, stepped monument sign at the driveway facing north. Brick masonry planters are present on the north and south elevations.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date		SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____	
☐ Owner Objection		KEEPER – Determined eligible: ☐ yes ☐ no	Date _____		
		NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)			

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. Cast-in-place concrete 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____ Note: you may use the last box in each field to type in an answer that does not appear in the list +

Main Entrance (stylistic details) Flat roofed, covered walkway oriented to the northeast with projecting eaves and wide, unadorned fascia. Walkway roof supported by round concrete columns. Metal framed, double, glass shop style doors are offset to the east side of the walkway.

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Building J was originally built as a recreation facility for Homestead Air Force Base in 1959. It was substantially destroyed

Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|--|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☐ other methods (describe) Historic aerial photographs, environmental documents for Homestead AFB | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) United States Air Force. 1993. Basewide Environmental Baseline Survey Homestead Air Force Base, Florida" United States Air Force, December.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation Parsons

Recorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Recreation -Job Corps Center Building J

Narrative Description of Resource:

Building J is composed of four rectangular masses. The primary mass of the building is oriented from the northeast to the southwest. This is a single height flat roofed structure with a band of fixed windows. The elevator tower is affixed to the primary mass at the northwest. A single height entry foyer is located off to the north of the elevator tower. This single height feature has a flat roof and a metal entry door and small rectangular fixed windows. A double height mass is set perpendicular to the building is oriented along an axis from the northwest to the southeast. A flat roofed, covered walkway oriented to the northeast with projecting eaves and wide, unadorned fascia is appended to this third mass. The walkway roof is supported by round concrete columns. The main entryway has metal framed, double, shop style doors which are offset to the east side of the walkway. The fourth mass of the building is located on the southeast extent of the building. This is a flat roof single height mass with a banded parapet roof. This section of the building has fixed rectangular window. There is a decorative concrete screen at the south end of the building and a curved stepped arched monument sign facing to the northwest identifying the building. A low masonry planter surrounds the base of the building.

Originally built as a recreation building for Homestead AFB in 1959, Building J has undergone substantial changes over its history. The building had an outdoor swimming pool, bathhouse and deck located along its southeast margin that were removed after the transfer of the facility to DOL in 1996. Other modifications are visible on the main facade of the building, these include the addition of an elevator shaft, a metal stairway and a new primary entryway. The building is currently being used as a temporary dormitory.

Building J was substantially damaged by Hurricane Andrew in 1992. The windows, doors and roof were significantly damaged and the building was left open to the elements for four years from 1992 until DOL began repairs and renovations in 1996. In this process the original doors and windows were replaced, an elevator and stairway were added to the facade and a new entryway was constructed. These changes were undertaken without reference to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Explanation of Evaluation:

Building J was constructed as a recreational facility in 1959 as part of troop/family support facilities at Homestead Air Force Base. Although Building J was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence,

retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context. Because of these previous determinations Building J is not eligible under Criteria A.

Building J is not associated with the lives of any persons significant in the past (Criterion B).

Building J was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of cubic forms and a flat roof, which can sometimes reflect a mid-century modern architectural aesthetics. However, Building J does not reflect a coherent modernist design aesthetic or approach. As such, Building J does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master and does not possess high artistic values (Criterion C).

Recreation facilities, which was the original use of Building J, are commonly represented on military installations and Building J is not exceptional or significant. Building J is therefore not likely to yield historically valuable information (Criterion D).

Building J is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War Context), Criterion B (association with important persons), Criterion C (Mid-Century Modern Architecture), or Criterion D (historically valuable information).

Building J retains location and setting; however, repairs and alterations, such as replacement of non-historic metal framed exterior doors and windows, the addition of an elevator shaft and metal stairway, and construction of a new primary entryway, have compromised design, materials, workmanship and feeling. The removal of an outdoor swimming pool, bathhouse, and deck have compromised the building's setting. The transfer of the building from the U.S. Air Force to the Department of Labor has compromised its association. Building J no longer contains sufficient integrity to convey its significance.

Bibliographic References

Department of Labor (DOL)

2014 Facility Planning Report, Homestead Job Corps Center, Volume I and II. June 2014.

Hampton, Roy, Maria Burkett and Christine Trebellas

2012 *Historic Context for Evaluating Mid-Century Modern Military Buildings*. Department of Defense Legacy Resource Management Program, Project Number 11-448. Hardlines Design Company. Available on line at: http://www.denix.osd.mil/cr/upload/DoD-Legacy_11-448_Final-Report-2.pdf

Kuranda, Kathryn, Brian Cleven, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich
2003 *Army Unaccompanied Personnel Housing (UPH) During the Cold War (1946-1989)*. Prepared for the US Army Environmental Center, Aberdeen Proving Ground, Aberdeen, Maryland. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Kuranda, Kathryn, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood

2011 *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)*. Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington, DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Lavin, Mary K.

1998 *Thematic Study and Guidelines: Identification and Evaluation of U.S. Army Cold War Era Military-Industrial Properties*. Aberdeen Proving Ground, Maryland. Prepared for U.S. Army Environmental Center, Environmental Quality Division, Aberdeen Proving Ground, Maryland. Prepared by Mary K. Lavin, Horne Engineering & Associates. Available on line at: https://www.aec.army.mil/index.php/download_file/view/244.

Nau, John L.

2006 *Program Comment for Cold War Era Unaccompanied Personnel Housing (1947-1974)*. Prepared by the Advisory Council on Historic Preservations, Washington, DC. Available as Appendix A in *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)* by Kathryn Kuranda, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood, 2011 and as Appendix C in *Historic Context for Evaluating Mid-Century Modern Military Buildings* by Roy Hampton, Maria Burkett and Christine Trebellas, 2012.

Prior, Marsha, Karen Van Citters, and Duane Peter

2017 *National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War*. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

1993a *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations*. United States Air Force.

1993b *Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida*. December 1993.

U.S. Department of the Air Force

2009 *Integrated Natural Resources Management Plan (INRMP) for Homestead Air Reserve Base, Homestead, Florida*.

Van Citters Historic Preservation, LLC and SRI Foundation

2015 *Programmatic Approaches to the Management of Cold War Historic Properties*. Legacy Resource Management Program. Project 13-701. Available on line at: <https://www.denix.osd.mil/cr/lrmp/factsheets/reports-and-other-products/programmatic-approaches-to-the-management-of-cold-war-historic-properties-report-legacy-13-701/>

Building J—Recreation
(-80.39217, 25.499418)

USGS Topographic Quadrangle:
Homestead (1994)





☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16536**
 Field Date 10/25/18
 Form Date 3/11/19
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Housing -- Building L Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 659 Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Between Remy and St. Lo
 USGS 7.5 Map Name HOMESTEAD USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0170 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1956 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Air Force/Army/Navy/Military base From (year): 1956 To (year): 1996
 Current Use Other From (year): 1996 To (year): 2019
 Other Use Dormitory From (year): 1996 To (year): 2019
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Reconfiguration of building's fenestration pattern, rebuilt interiors, new roof
 Additions: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Appendage of CMU foyer to main entry. New commercial grade exterior stairs
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mixed, none dominant Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Concrete block 2. Concrete 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) SHS, metal, tinted. Fixed, metal, window wall, 4/3, tinted. Fixed, square, tinted.

Distinguishing Architectural Features (exterior or interior ornaments) Originally Mid-Century Modern military style. Suffered significant damage from Hurricane Andrew (1992). Renovation begun in 1996 removed character defining features such as ribbon windows and plain parapet roof. Original window apertures filled in with stucco wall. Replacement windows non historic. Due to these alterations the building now has a commercial vernacular style.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
None

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	Init.		
	KEEPER – Determined eligible: ☐ yes ☐ no	Date			
☐ Owner Objection	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. Cast-in-place concrete 3. Reinforced concrete
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____ Note: you may use the last box in each field to type in an answer that does not appear in the list **+**
 Main Entrance (stylistic details) New concrete block foyer appended to the southeast elevation as added as part of the post 1996 renovation of the building serves as main entrance.
 Porch Descriptions (types, locations, roof types, etc.) None

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Building L was originally built as a barracks for Homestead Air Force Base in 1956. It was substantially destroyed by Hurricane Andrew in 1992. In the aftermath of the hurricane the building sat vacant and exposed to the elements for four years until the property was transferred to the US Dept. of Labor for use as a Job Corps center. The building was significantly altered after 1996 when it was converted in to a dormitory.

Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Historic aerial photographs, environmental documents for Homestead AFB</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Kathryn Kuranda et al. 2011. Air Force and Navy Unaccompanied Personnel Housing during the Cold War (1946-1989). Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This resource is covered by a program comment letter by the Advisory Council on Historic Preservation for Unaccompanied Personnel Housing (UPH) During the Cold War Era (1946-1989). This comment letter serves a programmatic exemption for this resource under Section 106 of NHPA. In addition, substantial modifications after 1996 would also make resource not eligible for National Register listing.

Area(s) of historical significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|----------|----------|----------|
| 1. _____ | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation Parsons
 Recorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Barracks --Job Corps Center Building L

Narrative Description of Resource:

Building L is one of four nearly identical buildings located on the south side of campus that previously served as barracks on Homestead AFB. All four buildings are three-story, flat roofed, rectangular buildings constructed of concrete and are oriented southwest to northeast. The main entryway for the building faces north. All of these buildings retain their original footprint; however, significant modifications have occurred.

In 1992 Hurricane Andrew caused extensive damage to Building L. All of the windows and exterior doors were destroyed. Parts of the roof were lost and water leaked into the building damaging interior walls, flooring and furniture. Compounding the damage, the buildings then stood abandoned for four years until acquired by the DOL in 1999. From 1992 – 1996 Building L was unoccupied and exposed to the elements. When transferred to DOL, a major renovation was undertaken to bring the buildings up to code and to meet the requirements of their new use as housing for the DOL Job Corps Center. This renovation enclosed the character defining oversized longitudinal apertures which had contained ribbon windows and former window openings and replaced them with a stucco wall and small non-historic sash windows. A new concrete masonry unit (CMU) foyer was appended to each of the buildings, creating a new primary entryway in the center of the primary elevation. A multi-paned glass curtain wall was placed on the south elevation above the foyer, as part of the post 1996 renovation.

Explanation of Evaluation:

Building L was constructed as barracks in 1956 as part of troop/family support facilities at Homestead Air Force Base. Although Building L was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context. Because of these previous determinations Building L is not eligible under Criterion A.

The housing initiative at Homestead Airforce Base was initiated by Base Commander Col. Robert S. Kittel beginning in 1954. As the base became operational implementation of the housing program was led by Col. James W. Twitty. Building L is not associated with the lives of any persons significant in the past (Criterion B).

Building L was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete, flat roofs, and bands of horizontal windows, which reflect a mid-century modern architectural aesthetic. Building L was characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, Building L does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master and does not possess high artistic values (Criterion C).

Barracks, such as Building L are commonly represented on military installations and Building L is not exceptional or significant. Building L is therefore not likely to yield historically valuable information (Criterion D).

Building L is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information). Building L was formerly unaccompanied personnel housing (UPH), and the programmatic treatment, as defined by the ACHP and fulfilled by DoD, has been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

Building L retains its location and setting; however, repairs and alterations, such as enclosing the ribbon windows and replacing them with a stucco wall and small non-historic sash windows; appending a new foyer to create a new entryway for the building; and interior modifications have compromised design, materials, workmanship, and feeling. The transfer of the buildings from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building L no longer contains sufficient integrity to convey its significance.

Bibliographic References

Department of Labor (DOL)

2014 Facility Planning Report, Homestead Job Corps Center, Volume I and II. June 2014.

Hampton, Roy, Maria Burkett and Christine Trebellas

2012 *Historic Context for Evaluating Mid-Century Modern Military Buildings*. Department of Defense Legacy Resource Management Program, Project Number 11-448. Hardlines Design Company. Available on line at: http://www.denix.osd.mil/cr/upload/DoD-Legacy_11-448_Final-Report-2.pdf

Kuranda, Kathryn, Brian Cleven, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich

2003 *Army Unaccompanied Personnel Housing (UPH) During the Cold War (1946-1989)*. Prepared for the US Army Environmental Center, Aberdeen Proving Ground, Aberdeen, Maryland. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Kuranda, Kathryn, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood

2011 *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)*. Prepared for the Naval Facilities Engineering Command, Washington Navy Yard,

Washington, DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Lavin, Mary K.

- 1998 *Thematic Study and Guidelines: Identification and Evaluation of U.S. Army Cold War Era Military-Industrial Properties*. Aberdeen Proving Ground, Maryland. Prepared for U.S. Army Environmental Center, Environmental Quality Division, Aberdeen Proving Ground, Maryland. Prepared by Mary K. Lavin, Horne Engineering & Associates. Available on line at: https://www.aec.army.mil/index.php/download_file/view/244.

Nau, John L.

- 2006 *Program Comment for Cold War Era Unaccompanied Personnel Housing (1947-1974)*. Prepared by the Advisory Council on Historic Preservations, Washington, DC. Available as Appendix A in *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)* by Kathryn Kuranda, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood, 2011 and as Appendix C in *Historic Context for Evaluating Mid-Century Modern Military Buildings* by Roy Hampton, Maria Burkett and Christine Trebellas, 2012.

Prior, Marsha, Karen Van Citters, and Duane Peter

- 2017 National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

- 1993a *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations*. United States Air Force.
- 1993b Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida. December 1993.

U.S. Department of the Air Force

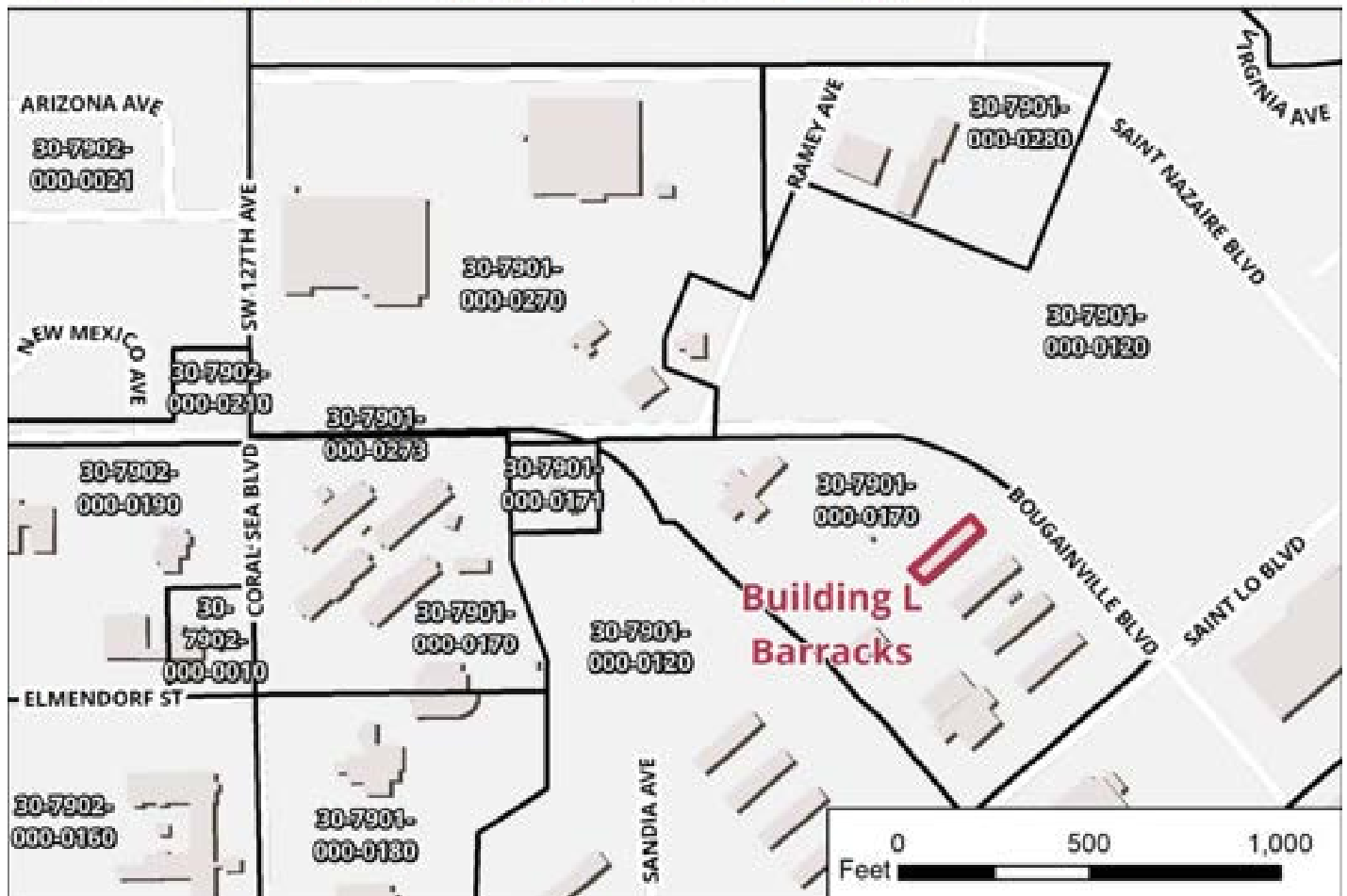
- 2009 Integrated Natural Resources Management Plan (INRMP) for Homestead Air Reserve Base, Homestead, Florida.

Van Citters Historic Preservation, LLC and SRI Foundation

- 2015 *Programmatic Approaches to the Management of Cold War Historic Properties*. Legacy Resource Management Program. Project 13-701. Available on line at: <https://www.denix.osd.mil/cr/lrmp/factsheets/reports-and-other-products/programmatic-approaches-to-the-management-of-cold-war-historic-properties-report-legacy-13-701/>

Building L—Barracks
(-80.390591, 25.498973)

USGS Topographic Quadrangle:
Homestead (1994)





MDC072

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16537**
 Field Date 10/25/18
 Form Date 3/11/19
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Housing -- Building M Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 658 Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Between Remy and St. Lo
 USGS 7.5 Map Name HOMESTEAD USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0170 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1956 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Air Force/Army/Navy/Military base From (year): 1956 To (year): 1996
 Current Use Other From (year): 1996 To (year): 2019
 Other Use Dormitory From (year): 1996 To (year): 2019
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Reconfiguration of building's fenestration pattern, rebuilt interiors, new roof
 Additions: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Appendage of CMU foyer to main entry. New commercial grade exterior stairs
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mixed, none dominant Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Concrete block 2. Concrete 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) SHS, metal, tinted. Fixed, metal, window wall, 4/3, tinted. Fixed, square, tinted

Distinguishing Architectural Features (exterior or interior ornaments) Originally Mid-Century Modern military style. Suffered significant damage from Hurricane Andrew (1992). Renovation begun in 1996 removed character defining features such as ribbon windows and plain parapet roof. Original window apertures filled in with stucco wall. Replacement windows non historic. Due to these alterations the building now has a commercial vernacular style.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____
None

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date		SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____	
		KEEPER – Determined eligible: ☐ yes ☐ no	Date _____		
☐ Owner Objection		NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)			

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. Cast-in-place concrete 3. Reinforced concrete
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____ Note: you may use the last box in each field to type in an answer that does not appear in the list **+**
 Main Entrance (stylistic details) New concrete block foyer appended to the southeast elevation as added as part of the post 1996 renovation of the building serves as main entrance.
 Porch Descriptions (types, locations, roof types, etc.) None

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Building M was originally built as a barracks for Homestead Air Force Base in 1956. It was substantially destroyed by Hurricane Andrew in 1992. In the aftermath of the hurricane the building sat vacant and exposed to the elements for four years until the property was transferred to the US Dept. of Labor for use as a Job Corps center. The building was significantly altered after 1999 when it was converted in to a dormitory.

Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Historic aerial photographs, environmental documents for Homestead AFB</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Kathryn Kuranda et al. 2011. Air Force and Navy Unaccompanied Personnel Housing during the Cold War (1946-1989). Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This resource is covered by a program comment letter by the Advisory Council on Historic Preservation for Unaccompanied Personnel Housing (UPH) During the Cold War Era (1946-1989). This comment letter serves a programmatic exemption for this resource under Section 106 of NHPA. In addition, substantial modification in after 1996 would also make resource not eligible for National Register listing.

Area(s) of historical significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|----------|----------|----------|
| 1. _____ | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation Parsons
 Recorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Barracks --Job Corps Center Building M

Narrative Description of Resource:

Building M is one of four nearly identical buildings located on the south side of campus that previously served as barracks on Homestead AFB. All four buildings are three-story, flat roofed, rectangular buildings constructed of concrete and are oriented southwest to northeast. The main entryway for this building faces south (toward Building N). All of these buildings retain their original footprint; however, significant modifications have occurred.

In 1992 Hurricane Andrew caused extensive damage to Building M. All of the windows and exterior doors were destroyed. Parts of the roof were lost and water leaked into the building damaging interior walls, flooring and furniture. Compounding the damage, the buildings then stood abandoned for four years until acquired by the DOL in 1999. From 1992 – 1996 Building M was unoccupied and exposed to the elements. When transferred to DOL, a major renovation was undertaken to bring the buildings up to code and to meet the requirements of their new use as housing for the DOL Job Corps Center. This renovation enclosed the character defining oversized longitudinal apertures which had contained ribbon windows and former window openings and replaced them with a stucco wall and small non-historic sash windows. A new concrete masonry unit (CMU) foyer was appended to each of the buildings, creating a new primary entryway in the center of the primary elevation. A multi-paned glass curtain wall was placed on the south elevation above the foyer, as part of the post 1996 renovation.

Explanation of Evaluation:

Building M was constructed as barracks in 1956 as part of troop/family support facilities at Homestead Air Force Base. Although Building M was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context. Because of these previous determinations Building M is not eligible under Criterion A.

The housing initiative at Homestead Airforce Base was initiated by Base Commander Col. Robert S. Kittel beginning in 1954. As the base became operational implementation of the housing program was led by Col. James W. Twitty. Building M is not associated with the lives of any persons significant in the past (Criterion B).

Building M was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete, flat roofs, and bands of horizontal windows, which reflect a mid-century modern architectural aesthetic. Building M was characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, Building M does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values (Criterion C).

Barracks, such as Building M are commonly represented on military installations and Building M is not exceptional or significant. Building M is therefore not likely to yield historically valuable information (Criterion D).

Building M is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information). Building was formerly unaccompanied personnel housing (UPH), and the programmatic treatment, as defined by the ACHP and fulfilled by DoD, has been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

Building M retains its location and setting; however, repairs and alterations, such as enclosing the ribbon windows and replacing them with a stucco wall and small non-historic sash windows; appending a new foyer creating a new entryway for the building; and interior modifications have compromised design, materials, workmanship, and feeling. The transfer of the buildings from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building M no longer contains sufficient integrity to convey its significance.

Bibliographic References

Department of Labor (DOL)

2014 Facility Planning Report, Homestead Job Corps Center, Volume I and II. June 2014.

Hampton, Roy, Maria Burkett and Christine Trebellas

2012 *Historic Context for Evaluating Mid-Century Modern Military Buildings*. Department of Defense Legacy Resource Management Program, Project Number 11-448. Hardlines Design Company. Available on line at: http://www.denix.osd.mil/cr/upload/DoD-Legacy_11-448_Final-Report-2.pdf

Kuranda, Kathryn, Brian Cleven, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich

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Kuranda, Kathryn, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood

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Washington, DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Lavin, Mary K.

- 1998 *Thematic Study and Guidelines: Identification and Evaluation of U.S. Army Cold War Era Military-Industrial Properties*. Aberdeen Proving Ground, Maryland. Prepared for U.S. Army Environmental Center, Environmental Quality Division, Aberdeen Proving Ground, Maryland. Prepared by Mary K. Lavin, Horne Engineering & Associates. Available on line at: https://www.aec.army.mil/index.php/download_file/view/244.

Nau, John L.

- 2006 *Program Comment for Cold War Era Unaccompanied Personnel Housing (1947-1974)*. Prepared by the Advisory Council on Historic Preservations, Washington, DC. Available as Appendix A in *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)* by Kathryn Kuranda, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood, 2011 and as Appendix C in *Historic Context for Evaluating Mid-Century Modern Military Buildings* by Roy Hampton, Maria Burkett and Christine Trebellas, 2012.

Prior, Marsha, Karen Van Citters, and Duane Peter

- 2017 National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

- 1993a *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations*. United States Air Force.
- 1993b Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida. December 1993.

U.S. Department of the Air Force

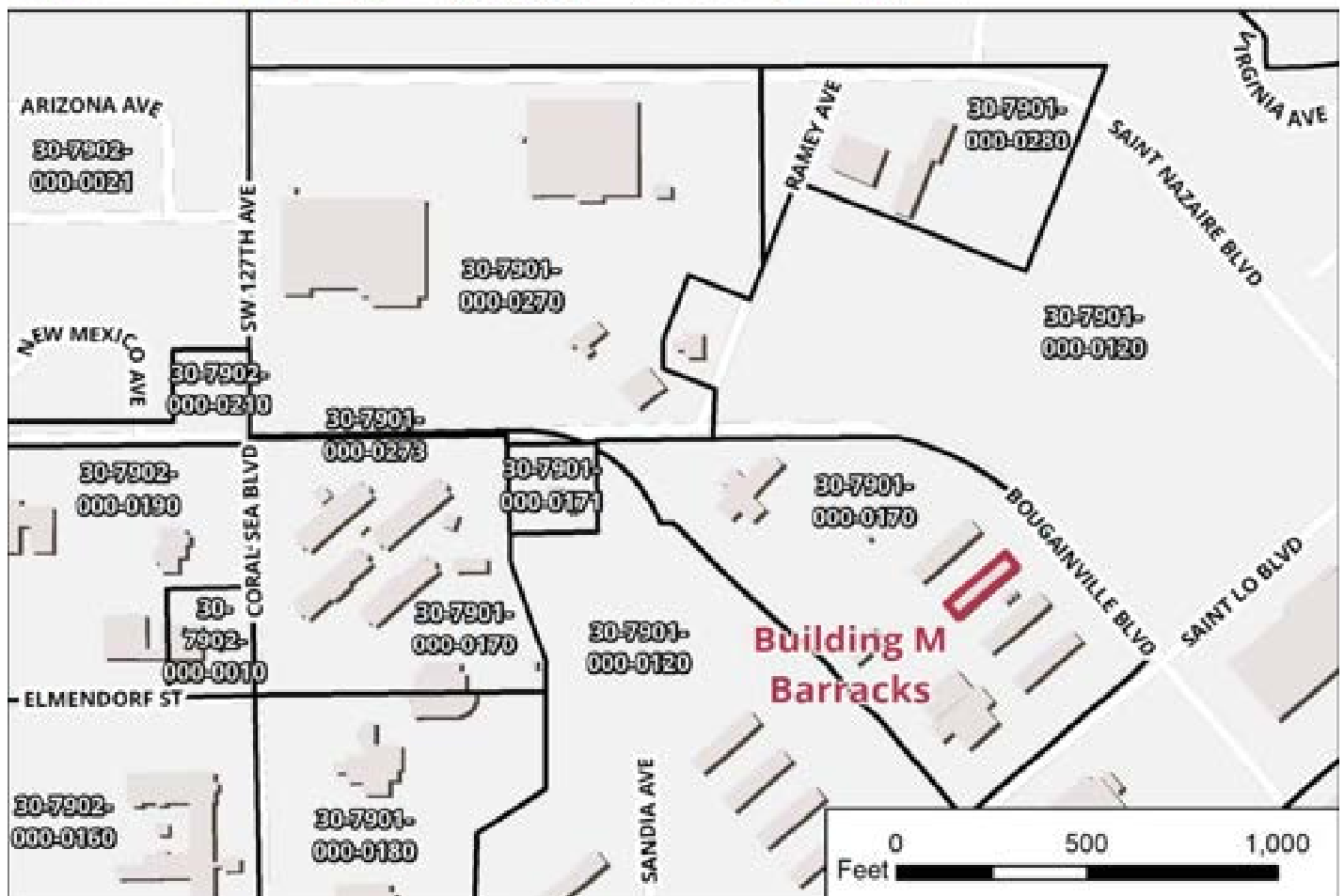
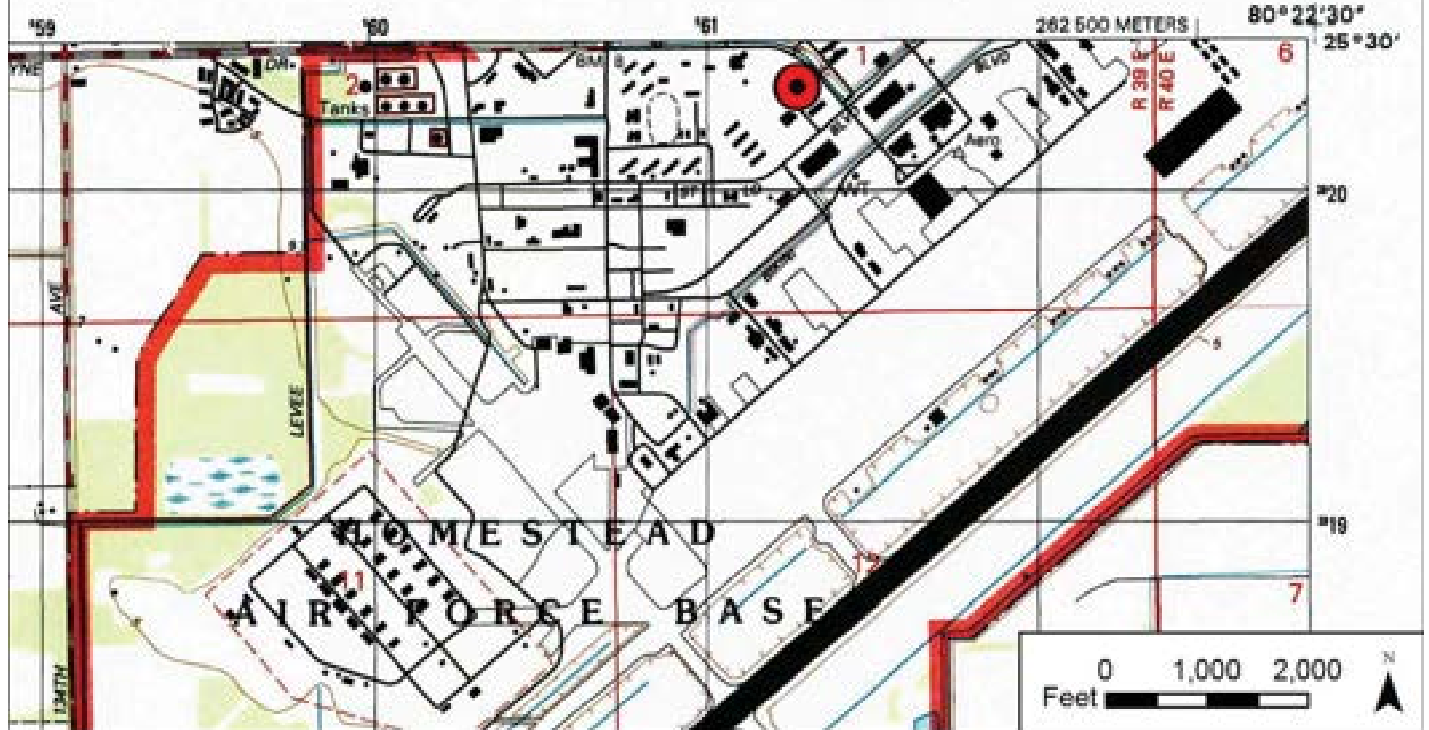
- 2009 Integrated Natural Resources Management Plan (INRMP) for Homestead Air Reserve Base, Homestead, Florida.

Van Citters Historic Preservation, LLC and SRI Foundation

- 2015 *Programmatic Approaches to the Management of Cold War Historic Properties*. Legacy Resource Management Program. Project 13-701. Available on line at: <https://www.denix.osd.mil/cr/lrmp/factsheets/reports-and-other-products/programmatic-approaches-to-the-management-of-cold-war-historic-properties-report-legacy-13-701/>

Building M—Barracks
(-80.390298, 25.49872)

USGS Topographic Quadrangle:
Homestead (1994)





☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16538**
 Field Date 10/25/18
 Form Date 3/11/19
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Housing -- Building N Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 657 Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Between Remy and St. Lo
 USGS 7.5 Map Name HOMESTEAD USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0170 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1956 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Air Force/Army/Navy/Military base From (year): 1956 To (year): 1996
 Current Use Other From (year): 1996 To (year): 2019
 Other Use Dormitory From (year): 1996 To (year): 2019
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Reconfiguration of building's fenestration pattern, rebuilt interiors, new roof
 Additions: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Appendage of CMU foyer to main entry. New commercial grade exterior stairs
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mixed, none dominant Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Concrete block 2. Concrete 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) SHS, metal, tinted. Fixed, metal, window wall, 4/3, tinted. Fixed, square, tinted

Distinguishing Architectural Features (exterior or interior ornaments) Originally Mid-Century Modern military style. Suffered significant damage from Hurricane Andrew (1992). Renovation begun in 1996 removed character defining features such as ribbon windows and plain parapet roof. Original window apertures filled in with stucco wall. Replacement windows non historic. Due to these alterations the building now has a commercial vernacular style.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____
None

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date		SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____	
☐ Owner Objection		KEEPER – Determined eligible: ☐ yes ☐ no	Date _____		
		NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)			

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. Cast-in-place concrete 3. Reinforced concrete
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) New concrete block foyer appended to the southeast elevation was added as part of the post 1996 renovation of the building and serves as main entrance.

Note: you may use the last box in each field to type in an answer that does not appear in the list +

Porch Descriptions (types, locations, roof types, etc.) None

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Building N was originally built as a barracks for Homestead Air Force Base in 1956. It was substantially destroyed by Hurricane Andrew in 1992. In the aftermath of the hurricane the building sat vacant and exposed to the elements for four years until the property was transferred to the US Dept. of Labor for use as a Job Corps center. The building was significantly altered after 1996 when it was converted in to a dormitory.

Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Historic aerial photographs, environmental documents for Homestead AFB</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Kathryn Kuranda et al. 2011. Air Force and Navy Unaccompanied Personnel Housing during the Cold War (1946-1989). Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This resource is covered by a program comment letter by the Advisory Council on Historic Preservation for Unaccompanied Personnel Housing (UPH) During the Cold War Era (1946-1989). This comment letter serves a programmatic exemption for this resource under Section 106 of NHPA. In addition, substantial modification after 1996 would also make resource not

eligible for historical significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|----------|----------|----------|
| 1. _____ | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation Parsons
 Recorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Barracks --Job Corps Center Building N

Narrative Description of Resource:

Building N is one of four nearly identical buildings located on the south side of campus that previously served as barracks on Homestead AFB. All four buildings are three-story, flat roofed, rectangular buildings constructed of concrete and are oriented southwest to northeast. The main entryway for the building faces north (toward Building M). All of these buildings retain their original footprint; however, significant modifications have occurred.

In 1992 Hurricane Andrew caused extensive damage to Building N. All of the windows and exterior doors were destroyed. Parts of the roof were lost and water leaked into the building damaging interior walls, flooring and furniture. Compounding the damage, the buildings then stood abandoned for four years until acquired by the DOL in 1999. From 1992 – 1996 Building N was unoccupied and exposed to the elements. When transferred to DOL, a major renovation was undertaken to bring the buildings up to code and to meet the requirements of their new use as housing for the DOL Job Corps Center. This renovation enclosed the character defining oversized, longitudinal apertures which had contained ribbon windows and former window openings and replaced them with a stucco wall and small, non-historic sash windows. A new concrete masonry unit (CMU) foyer was appended to each of the buildings, creating a new primary entryway in the center of the primary elevation. A multi-paned glass curtain wall was placed on the primary elevation above the foyer, as part of the post 1996 renovation.

Explanation of Evaluation:

Building N was constructed as barracks in 1956 as part of troop/family support facilities at Homestead Air Force Base. Although Building N was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered not eligible under the Cold War context. Because of these previous determinations Building N is not eligible under Criterion A.

The housing initiative at Homestead Airforce Base was initiated by Base Commander Col. Robert S. Kittel beginning in 1954. As the base became operational implementation of the housing program was led by Col. James W. Twitty. Building N is not associated with the lives of any persons significant in the past (Criterion B).

Building N was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete, flat roofs, and bands of horizontal windows, which reflect a mid-century modern architectural aesthetic. Building N was characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, Building N does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values (Criterion C).

Barracks, such as Building N, are commonly represented on military installations and Building N is not exceptional or significant. Building N is therefore not likely to yield historically valuable information (Criterion D).

Building N is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information). Building was formerly unaccompanied personnel housing (UPH), and the programmatic treatment, as defined by the ACHP and fulfilled by DoD, has been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

Building N retains its location and setting; however, repairs and alterations, such as enclosing the ribbon windows and replacing them with a stucco wall and small non-historic sash windows, appending a new foyer creating a new entryway for the building, and interior modifications have compromised design, materials, workmanship, and feeling. The transfer of the buildings from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building N no longer contains sufficient integrity to convey its significance.

Bibliographic References

Department of Labor (DOL)

2014 Facility Planning Report, Homestead Job Corps Center, Volume I and II. June 2014.

Hampton, Roy, Maria Burkett and Christine Trebellas

2012 *Historic Context for Evaluating Mid-Century Modern Military Buildings*. Department of Defense Legacy Resource Management Program, Project Number 11-448. Hardlines Design Company. Available on line at: http://www.denix.osd.mil/cr/upload/DoD-Legacy_11-448_Final-Report-2.pdf

Kuranda, Kathryn, Brian Cleven, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich

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Nau, John L.

- 2006 *Program Comment for Cold War Era Unaccompanied Personnel Housing (1947-1974)*. Prepared by the Advisory Council on Historic Preservations, Washington, DC. Available as Appendix A in *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)* by Kathryn Kuranda, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood, 2011 and as Appendix C in *Historic Context for Evaluating Mid-Century Modern Military Buildings* by Roy Hampton, Maria Burkett and Christine Trebellas, 2012.

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- 2017 National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

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- 1993b Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida. December 1993.

U.S. Department of the Air Force

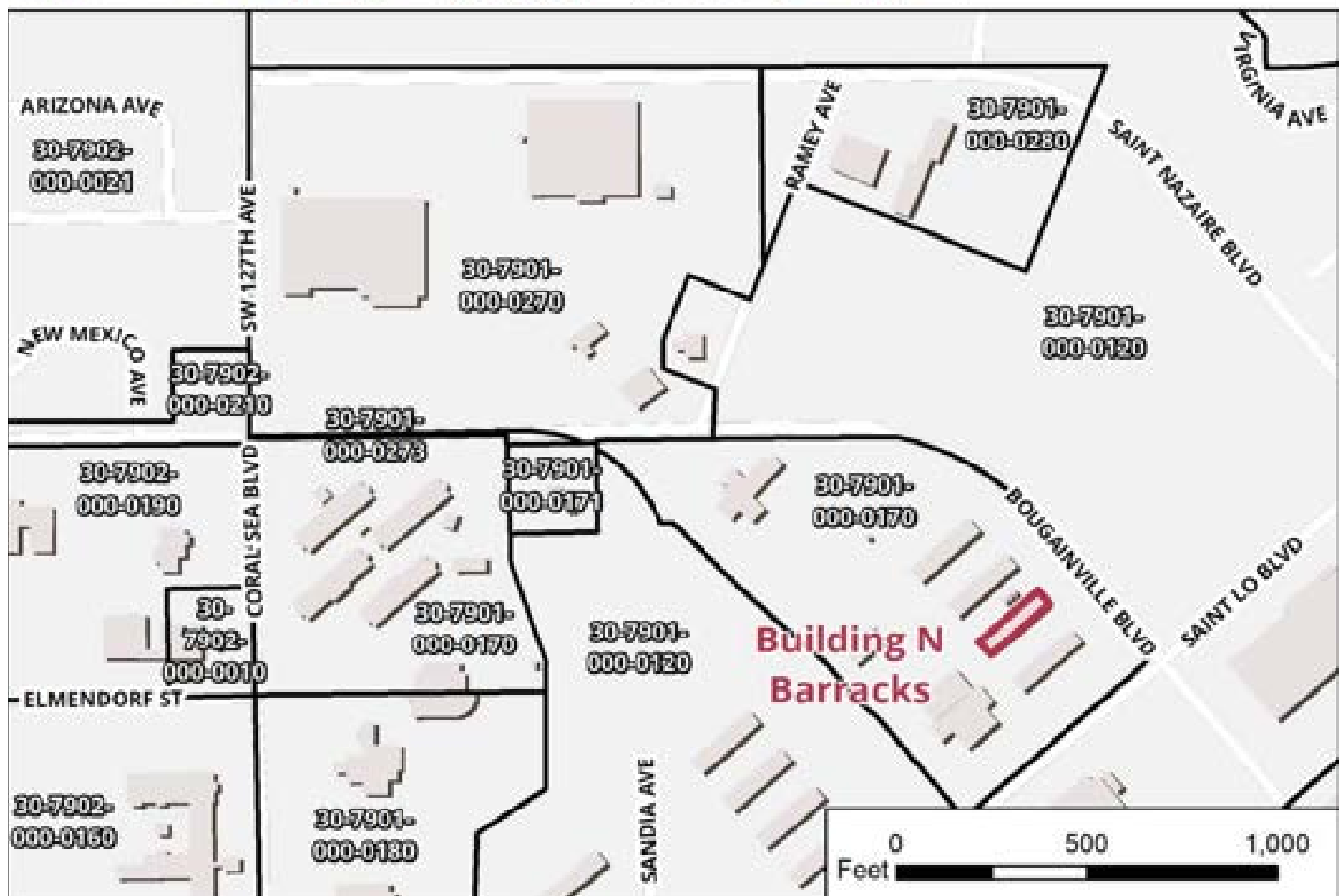
- 2009 Integrated Natural Resources Management Plan (INRMP) for Homestead Air Reserve Base, Homestead, Florida.

Van Citters Historic Preservation, LLC and SRI Foundation

- 2015 *Programmatic Approaches to the Management of Cold War Historic Properties*. Legacy Resource Management Program. Project 13-701. Available on line at: <https://www.denix.osd.mil/cr/lrmp/factsheets/reports-and-other-products/programmatic-approaches-to-the-management-of-cold-war-historic-properties-report-legacy-13-701/>

Building N—Barracks
(-80.390042, 25.498447)

USGS Topographic Quadrangle:
Homestead (1994)





☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **DA16539**
 Field Date 10/25/18
 Form Date 3/11/19
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Educational Training Wellness Center -- Building O Multiple Listing (DHR only) _____
 Survey Project Name Architectural Inventory and NRHP Evaluation Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☒ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: Street Number 656 Direction _____ Street Name Bougainville Street Type Boulevard Suffix Direction _____
 Cross Streets (nearest / between) Between Remy and St. Lo
 USGS 7.5 Map Name HOMESTEAD USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Homestead In City Limits? ☐ yes ☒ no ☐ unknown County Dade
 Township 57S Range 39E Section 01 ¼ section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 30-7901-000-0170 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) U.S. Department of Labor

HISTORY

Construction Year: 1956 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Air Force/Army/Navy/Military base From (year): 1956 To (year): 1996
 Current Use Educational-related From (year): 1996 To (year): 2019
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1999 Nature Reconfiguration of building's fenestration pattern, rebuilt interiors, new roof
 Additions: ☒ yes ☐ no ☐ unknown Date: 1999 Nature New elevator lobby with tinted glass commercial doors. New exterior stairs
 Architect (last name first): US Army Corps of Engineers Builder (last name first): US Army Corps of Engineers
 Ownership History (especially original owner, dates, profession, etc.) US Air Force 1956 to 1996. US Dept. of Labor 1996 to 2019.

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Mixed, none dominant Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Concrete block 2. Concrete 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) SHS, metal, tinted. Fixed, metal, window wall, 4/3, tinted. Fixed, square, tinted.

Distinguishing Architectural Features (exterior or interior ornaments) Originally Mid-Century Modern military style. Suffered significant damage from Hurricane Andrew (1992). Renovation begun in 1996 removed character defining features such as ribbon windows and plain parapet roof. Original window apertures filled in with stucco wall. Replacement windows non historic. Due to these alterations the building now has a commercial vernacular style.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____
None

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	Init.		
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. Cast-in-place concrete 3. Reinforced concrete
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list 

Main Entrance (stylistic details) T-shaped foyer with elevator lobby on the south elevation. Single metal framed storefront door with tinted glass on east elevation of elevator lobby. South elevation has a curtain wall with tinted glass over the double metal framed tinted glass door with adjoining fixed tinted glass windows on either side.
 Porch Descriptions (types, locations, roof types, etc.) None

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Building O was originally built as a barracks for Homestead Air Force Base in 1956. It was substantially destroyed by Hurricane Andrew in 1992. In the aftermath of the hurricane the building sat vacant for four years until the property was transferred to the US Dept. of Labor for use as a Job Corps center. The building was significantly altered after 1996 when classrooms and medical training facilities were added.

Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Historic aerial photographs, environmental documents for Homestead AFB</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Kathryn Kuranda et al. 2011. Air Force and Navy Unaccompanied Personnel Housing during the Cold War (1946-1989). Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This resource is covered by a program comment letter by the

Advisory Council on Historic Preservation for Unaccompanied Personnel Housing (UPH) During the Cold War Era (1946-1989). This comment letter serves a programmatic exemption for this resource under Section 106 of NHPA. In addition, substantial modifications after 1996 would make resource not eligible.

See continuation sheet
 Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|----------|----------|----------|
| 1. _____ | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Jill Vesci Affiliation Parsons
 Recorder Contact Information 100 W Walnut St, Pasadena, CA 91124 (626) 440-2000
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Educational Training Wellness Center -- Job Corps Center Building O

Narrative Description of Resource:

Building O is one of four nearly identical buildings located on the south side of campus that previously served as barracks on Homestead AFB. All four buildings are three-story, flat roofed, rectangular buildings constructed of concrete and are oriented southwest to northeast. The main entryway for the building faces south. These buildings retain their original footprint; however, significant modifications have occurred. Unlike the other three former barracks buildings, Building O has had its use changed from housing to an educational training and wellness center with medical and dental facilities on the first floor with classrooms on the second and third floors. Building O also has an external elevator tower that was added to the building after 1996 on its south elevation.

In 1992 Hurricane Andrew caused extensive damage to Building O. All of the windows and exterior doors were destroyed. Parts of the roof were lost and water leaked into the building damaging interior walls, flooring and furniture. Compounding the damage, the buildings then stood abandoned for four years until acquired by the DOL in 1999. From 1992 – 1996 Building O was unoccupied and exposed to the elements. When transferred to DOL, a major renovation was undertaken to bring the building up to code and to meet the requirements of its new use as an Educational Training Wellness Center for the DOL Job Corps Center. This renovation enclosed the character defining oversized, longitudinal apertures which had contained ribbon windows and former window openings and replaced them with stucco walls and small, non-historic sash windows.

As a result of the renovations to the building that were conducted by DOL between 1996 and 1999, Building O was converted from a barracks to provide medical and dental offices on the first floor and classrooms on the second and third floors. This change included the addition of an exterior elevator tower installed on the south elevation which creates a double fronted entryway with a concrete masonry unit (CMU) foyer facing south and an elevator lobby which faces east.

Explanation of Evaluation:

Building O was constructed as barracks in 1956 as part of troop/family support facilities at Homestead Air Force Base. Although Building O was constructed within the Cold War time frame (1946-1989), DoD guidelines have identified troop/family and base support facilities as fulfilling standard basic installation operations regardless of changes in missions across the various military branches. DoD does not consider these types of facilities to be associated with the Cold War context because they did not directly contribute to deterrence, retaliation, or survivability in a military conflict with the Soviet Union (Prior et al. 2017). Subsequent guidance (Lavin 1998; Prior et al. 2017) has determined that troop/family support facilities are considered

not eligible under the Cold War context. Because of these previous determinations Building O is not eligible under Criterion A.

The housing initiative at Homestead Air Force Base was initiated by Base Commander Col. Robert S. Kittel beginning in 1954. As the base became operational, implementation of the housing program was led by Col. James W. Twitty. Building O is not associated with the lives of any persons significant in the past (Criterion B).

Building O was constructed under the purview of the U.S. Army Corps of Engineers and contains design elements such as use of concrete, flat roofs, and bands of horizontal windows, which reflect a mid-century modern architectural aesthetic. Building O was characteristic of a ubiquitous type of Modernist building in popular usage during the 1950s and 1960s (Hampton et al. 2012). As such, Building O does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values (Criterion C).

Barracks, such as Building O, are commonly represented on military installations and Building O is not exceptional or significant. Building O is therefore not likely to yield historically valuable information (Criterion D).

Building O is recommended as not eligible under any of the four NRHP Criteria: Criterion A (Cold War context), Criterion B (association with important persons), Criterion C (mid-century modern architecture), or Criterion D (historically valuable information). Building O was formerly unaccompanied personnel housing (UPH), and the programmatic treatment, as defined by the ACHP and fulfilled by DoD, has been met and Section 106 compliance responsibilities for federal undertakings involving UPH facilities have been fulfilled.

Building O retains its location and setting; however, repairs and alterations, such as enclosing the ribbon windows and replacing them with a stucco wall and small, non-historic sash windows; appending a new foyer creating a new entryway for the building and adding an elevator shaft on the south façade; and interior modifications have compromised design, materials, workmanship, and feeling. The transfer of the buildings from the USAF as part of an military installation to the DOL for a vocational training center has compromised its association. Building O no longer contains sufficient integrity to convey its significance.

Bibliographic References

Department of Labor (DOL)

2014 Facility Planning Report, Homestead Job Corps Center, Volume I and II. June 2014.

Hampton, Roy, Maria Burkett and Christine Trebellas

2012 *Historic Context for Evaluating Mid-Century Modern Military Buildings*. Department of Defense Legacy Resource Management Program, Project Number 11-448. Hardlines Design Company. Available on line at: http://www.denix.osd.mil/cr/upload/DoD-Legacy_11-448_Final-Report-2.pdf

Kuranda, Kathryn, Brian Cleven, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich
2003 *Army Unaccompanied Personnel Housing (UPH) During the Cold War (1946-1989)*. Prepared for the US Army Environmental Center, Aberdeen Proving Ground, Aberdeen, Maryland. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Kuranda, Kathryn, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood
2011 *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)*. Prepared for the Naval Facilities Engineering Command, Washington Navy Yard, Washington, DC and the United States Air Force Center for Engineering and the Environment, Lackland AFB, Texas. Prepared by R. Christopher Goodwin & Associates, Inc., Frederick, Maryland.

Lavin, Mary K.

1998 *Thematic Study and Guidelines: Identification and Evaluation of U.S. Army Cold War Era Military-Industrial Properties*. Aberdeen Proving Ground, Maryland. Prepared for U.S. Army Environmental Center, Environmental Quality Division, Aberdeen Proving Ground, Maryland. Prepared by Mary K. Lavin, Horne Engineering & Associates. Available on line at: https://www.aec.army.mil/index.php/download_file/view/244.

Nau, John L.

2006 *Program Comment for Cold War Era Unaccompanied Personnel Housing (1947-1974)*. Prepared by the Advisory Council on Historic Preservations, Washington, DC. Available as Appendix A in *Air Force and Navy Unaccompanied Personnel Housing During the Cold War Era (1946-1989)* by Kathryn Kuranda, Dean A. Doerrfeld, Christine Heidenrich, and Rebecca Gatewood, 2011 and as Appendix C in *Historic Context for Evaluating Mid-Century Modern Military Buildings* by Roy Hampton, Maria Burkett and Christine Trebellas, 2012.

Prior, Marsha, Karen Van Citters, and Duane Peter

2017 National Register of Historic Places Themes and Historic Context for Air Force, Army and Navy in the Cold War. Prepared for the U.S. Army Corps of Engineers, Fort Worth District, Fort Worth, Texas. Prepared by Geo-Marine, Inc./Versar, Inc, Richardson, Texas.

U.S. Air Force

1993a *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations*. United States Air Force.

1993b Basewide Environmental Baseline Survey, Homestead Air Force Base, Florida. December 1993.

U.S. Department of the Air Force

2009 Integrated Natural Resources Management Plan (INRMP) for Homestead Air Reserve Base, Homestead, Florida.

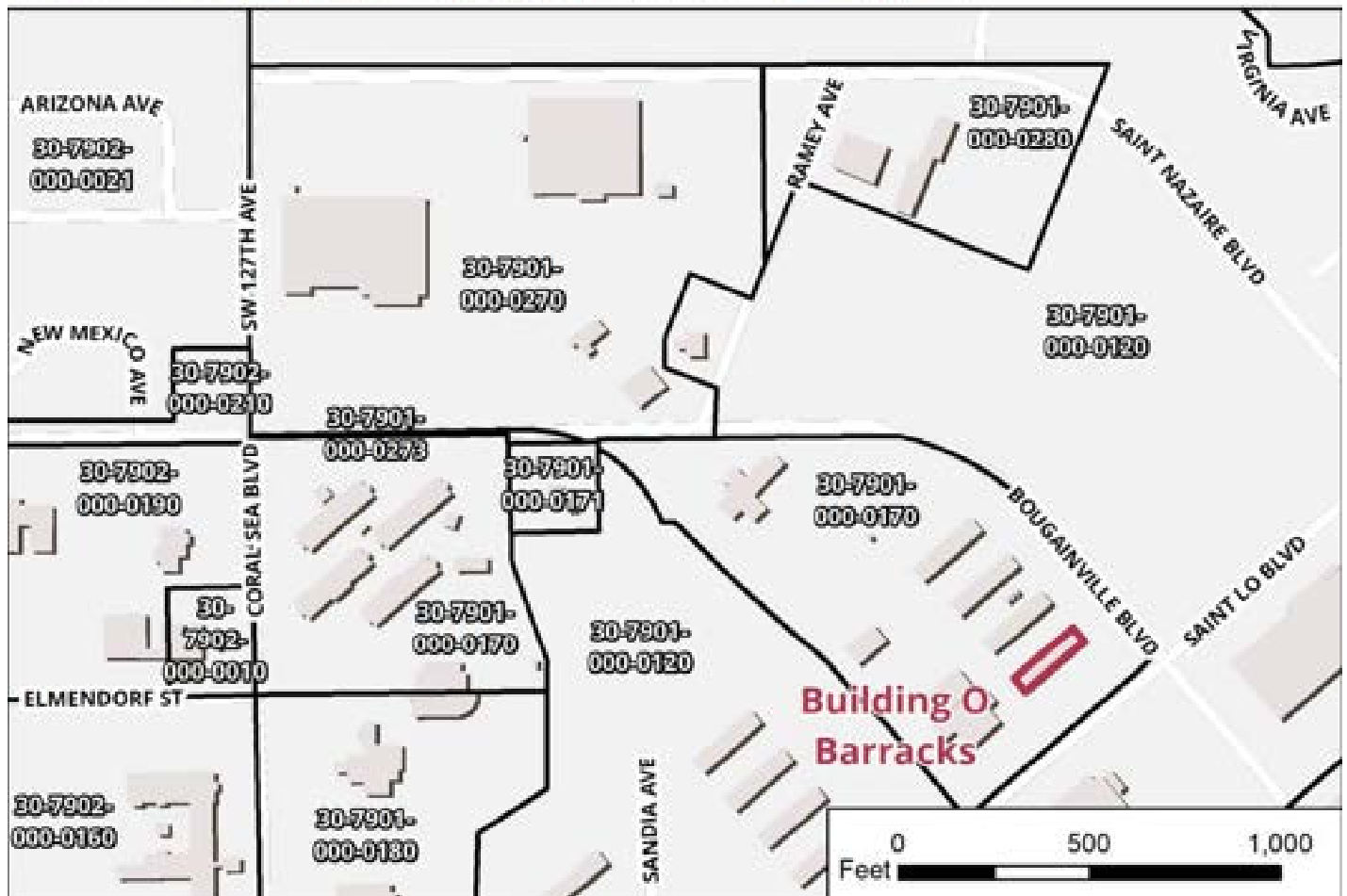
Van Citters Historic Preservation, LLC and SRI Foundation

2015 *Programmatic Approaches to the Management of Cold War Historic Properties*. Legacy Resource Management Program. Project 13-701. Available on line at:

<https://www.denix.osd.mil/cr/lrmp/factsheets/reports-and-other-products/programmatic-approaches-to-the-management-of-cold-war-historic-properties-report-legacy-13-701/>

Building O—Barracks
(-80.389784, 25.498172)

USGS Topographic Quadrangle:
Homestead (1994)





DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0060
Expiration Date: 03/31/2026

**SURPLUS FEDERAL REAL PROPERTY PUBLIC BENEFIT CONVEYANCE
PROGRAM APPLICATION AND GUIDANCE FOR FEDERAL EMERGENCY
MANAGEMENT RESPONSE AND FIRE AND RESCUE USE**

ELIGIBILITY
The fifty States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, Palau, and the Northern Mariana Islands.
DEADLINE
The completed application is due within 60 days of the announcement date on the NOTICE OF SURPLUS DETERMINATION (or within 30 days of the expiration date of the NOTICE OF SURPLUS DETERMINATION).
CONTACT INFORMATION
PBC Coordinator Federal Emergency Management Agency Installations & Infrastructure - Real Property Suite 100, 400 C Street, SW, Washington, DC 20472 202-212-3631 (office) PBC-BRAC-Coordinator@fema.dhs.gov SURPLUS FEDERAL REAL PROPERTY PUBLIC BENEFIT CONVEYANCE (PBC) AND BASE REALIGNMENT AND CLOSURE (BRAC) PROGRAMS
BACKGROUND
Excess Federal Real property is defined as property that is no longer mission critical to the needs of the Federal government. The conveyance and disposal of excess real property is governed by the Federal Property and Administrative Services Act of 1949 (Property Act) as amended, 40 U.S.C. 541, et. seq., and applicable regulations (Title 40 U.S.C. 553 and 41 C.F.R. parts 102-75.750 through 102-75.815). Under the sponsorship of Federal Emergency Management Agency (FEMA), the Act gives the Administrator of the General Services Administration (GSA) authority to convey Federal real and related personal property (without monetary consideration) to units of State and local government for emergency management response purposes, including fire and rescue services. PBC - GSA and other Federal and local government land holding agencies are tasked with regularly surveying government-owned properties to determine if properties are being fully utilized, under utilized, or not put to best use. GSA reviews the resulting reports and makes a determination as to the availability of these properties. If available, GSA categorizes them as excess and the properties are offered to other Federal government agencies for acquisition*. If no other Federal agency expresses an interest in the excess properties, the properties are then deemed surplus and are offered to State and local government agencies for acquisition via negotiated sale or through the vehicle known as <i>public benefit conveyance (PBC)</i>. GSA will determine the appropriate program for which the properties are best suited and will inform the proper sponsoring agency of availabilities. GSA is responsible for enforcing compliance with the terms and conditions of disposals of property to be used for emergency management response purposes. BRAC - Under the Department of Defense Base Realignment And Closure (BRAC) Act of 1990, PBC sponsoring agencies, such as FEMA, work under the auspices of the Office of Economic Adjustment (OEA) and in conjunction with Local Redevelopment Authorities (LRA) to efficiently utilize military base locations that have been approved for public use*. The LRA is responsible for developing a reuse plan that appropriately balances the needs of the various communities affected by these modifications. OEA manages and directs the Defense Economic Adjustment Program and coordinates the involvement of other federal agencies and Local Redevelopment Authorities in assisting communities that may be adversely impacted by such program changes. While GSA assumes primary administration responsibilities for BRAC properties, final disposition rests solely with DoD.
FEMA
FEMA reviews all applications to make recommendations to the GSA Administrator or the Secretary of Defense, as to whether: (1) the use proposed by the state or unit of local government meets the requirements of the statute; and/or (2) the environmental impact of the proposed transfer has been properly assessed under the National Environmental Policy Act (NEPA). FEMA is also responsible for providing interested parties with an application kit, which requests relevant information so that FEMA can determine if the proposed use is appropriate and in compliance with applicable Federal laws. *In 1987, Congress enacted the Stewart B. McKinney Homeless Assistance Act. Title V of this Act made serving the homeless the first priority for use of all surplus Federal properties, including military installations. The Department of Housing and Urban Development (HUD) reviews all LRA plans to determine compliance with the statute.

DISCLAIMER

Please note under 40 U.S.C. 553, the GSA Administrator and/or the Secretary for Defense has final approval authority with respect to any and all surplus property conveyances.

ELIGIBILITY

The fifty states, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, Palau, and the Northern Mariana Islands, or any political subdivision or instrumentality thereof, may authorize applications for conveyance of surplus real property for correctional facility, law enforcement or emergency management response purposes.

STIPULATIONS AND COMPLIANCE

The deed of conveyance for each and every Program surplus property, stipulates that all of the subject property must always be used and maintained for the purpose(s) set forth in the Program application. Periodic inspections of properties will be made by GSA and FEMA to ensure continuing compliance with the terms and conditions of the conveyance. Recipients can suffer hardship and financial loss when properties revert back to Federal ownership for noncompliance. For example, if a facility is constructed on property conveyed for Federal emergency management response use, and is later found, instead, as being used for mental health facility purposes, the recipient would be deemed in non-compliance and the property would be subject to reversion to the Federal Government. Recipients must coordinate any proposed deviation, however minor, with FEMA and GSA. Recipients must also file an annual self-certification with their respective regional GSA representatives stating that their current program of use is consistent with those identified in the application.

NON-DISCRIMINATION CLAUSE

Section 102-75.360: The Grantee covenants for itself, its heirs, successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such heirs, successors, and assigns shall not discriminate upon the basis of race, creed, color, religion, sex, disability, age, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon.

INTERGOVERNMENTAL REVIEW OF FEDERAL PROGRAMS

To foster intergovernmental partnerships between the States and their local governments, your intent to apply for excess Federal property must be communicated to your State's Single Point of Contact (SPOC) for review as per Executive Order 12372: <https://www.fws.gov/policy/library/rgeo12372.pdf>.

APPLICATION

Please complete and sign the attached application and submit with required attachments via e-mail to: PBC-BRAC-Coordinator@fema.dhs.gov

Mail: Suite 100, 400 C Street, SW, Washington, DC 20472

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 4.5 hours per response. The burden estimate includes the time for reviewing instructions and searching existing data sources, gathering and maintaining the data needed and completing and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington DC, 20472, Paperwork Reduction Project (1660-0080). NOTE: Send completed form to Federal Emergency Management Agency, Installations & Infrastructure Division - Real Property, 400 C Street SW, Suite 100, Washington DC 20472.

PRIVACY NOTICE

AUTHORITY: FEMA collects, uses, maintains, retrieves, and disseminates the records in this system under the authority of the Federal Property and Administrative Services Act of 1949 (Property Act) as amended, and 40 U.S.C. §§ 541,553, and 41 C.F.R. 102-75.750-102-75.815.

PRINCIPAL PURPOSES: This information is being collected for the primary purpose of processing applications for Public Benefit Conveyance (PBC) and Base Realignment and Closure (BRAC) programs whereby state, local or tribal governments may acquire federal surplus property for emergency management purposes at no cost.

USES: The information on this form will be used by FEMA for the purpose described above and will be shared with the General Services Administration (GSA) and the applicant. FEMA will retain these records for 3 years, but longer retention is authorized if required for business use; pursuant to the General Records Schedule 5-4, item 40.

CONSEQUENCES OF FAILURE TO PROVIDE INFORMATION: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to process applications for excess real property.

SECTION I - APPLICANT INFORMATION				
1. STATE, LOCAL, OR TRIBAL GOVERNMENT NAME		2. ORGANIZATION		
3. ADDRESS	4. COUNTY	5. CITY	6. STATE	7. ZIP CODE
8. CONGRESSIONAL DISTRICT(S)		9. NAME OF PRINCIPAL POINT OF CONTACT		
10. TELEPHONE NUMBER		11. EMAIL ADDRESS		
SECTION II - ACQUISITION AUTHORITY				
1. IDENTIFY THE STATE AND LOCAL GOVERNMENT AGENCY THAT IS AUTHORIZED BY LAW TO ENTER INTO CONTRACTS WITH THE FEDERAL GOVERNMENT FOR THE CONVEYANCE OF REAL PROPERTY. (Please provide a copy of the State enabling legislation and cite the actual paragraph or portion of the legislation that establishes that authority)				
2. IF THE ABOVE-AUTHORIZED AGENCY IS NOT THE APPLICANT AGENCY, PROVIDE WRITTEN DELEGATION FROM THE AUTHORIZED AGENCY TO PROCURE THE REQUESTED PROPERTY.				
3. ACQUISITION AUTHORITY: Name, title, address, telephone number, and email address of official with legal authority to enter into contracts with the federal government. 3a. NAME/TITLE _____ 3b. ADDRESS (Include city, state, and zip code) _____ 3c. TELEPHONE NUMBER _____ 3d. EMAIL ADDRESS _____				
SECTION III - PROPERTY INFORMATION				
1. PROPERTY IDENTIFICATION* (Name, city, county, and state)		2. GSA NUMBER (if applicable) OR BASE REALIGNMENT ID NO.		
3a. DATE APPLICANT NOTIFIED GSA OR LOCAL REDEVELOPMENT AUTHORITY (LRA) OF INTEREST (Please attach notice)		3b. DATE APPLICANT NOTIFIED FEMA (Please attach notice)	3c. DATE PROPERTY WILL BE AVAILABLE FOR CONVEYANCE	
4. DESCRIPTION OF PROPERTY (Attach separate sheet, as necessary) a. Provide a legal description of the subject property and identify all buildings, structures, and current use. Attach metes and bounds survey with aerial photos. Mark property area to be conveyed. b. Identify the property's current zoning classification. c. Attach or itemize all inventories (personal property) to be conveyed as described in Notice of Availability.				
*Attach copy of Determination of Surplus Announcement or BRAC announcement.				

SECTION III - PROPERTY INFORMATION (continued)	
5. ASSIGNED FEDERAL GSA OR OEA PROPERTY SPECIALIST	
5a. NAME	5b. REGIONAL OFFICE LOCATION
5c. TELEPHONE NUMBER	5d. EMAIL ADDRESS
<i>If you are seeking a determination for property under the Base Realignment and Closure (BRAC) program, please complete items #6 and #7.</i>	
6. BRAC ONLY: APPLICANT'S LOCAL REDEVELOPMENT AUTHORITY (Recognized LRA name, address, telephone, & contact person; please attach copy of final LRA Plan)	
7. BRAC ONLY: DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) DETERMINATION (Please attach letter)	
SECTION IV - PROJECT INFORMATION	
1. PROJECT TITLE	
2. PROPOSAL: PROVIDE A DETAILED DESCRIPTION OF THE APPLICANT'S PROJECT AND INCLUDE THE FOLLOWING INFORMATION	
☐ a. Describe the applicant's mission, problems to be addressed, and how it will benefit from the proposed PBC.	
☐ b. Describe the activities to be conducted (e.g., training), the population the PBC will serve, and the anticipated benefits to that population	
☐ c. Federal Emergency Management Response and Fire and Rescue Renovation: Describe the State, local or national authority standards or guidelines that will be met in designing, renovating, and operating an emergency management facility and the process and procedural requirements that must be met to assure compliance. Provide detailed description of design, type, and size of structure and interior floor plans.	
☐ d. Provide a schedule for accomplishing renovation/construction and implementing activities after conveyance.	
SECTION V - BUDGET	
☐ a. Provide an estimate of the total funds needed to renovate, furnish, and/or remodel requested property or to construct on requested property and the projected cost to maintain it. (Include monthly upkeep, maintenance, utilities, landscaping, telephone, Internet, etc.)	
☐ b. Give source of funds, process to obtain the funds, and projected date of availability of funds.	
☐ c. Provide a timetable for acquiring funds and maintaining funding to sustain requested property.	
SECTION VI - INTERGOVERNMENTAL REVIEW	
☐ a. Applicable. Attach a copy of the cover letter addressed to the applicant's State Single Point of Contact (SPOC) for review.	
☐ b. State Single Point of Contact. Attach response from SPOC to above notification.	
☐ c. Not Applicable. Applicant's State does not require an Intergovernmental Review.	
SECTION VII - ENVIRONMENTAL IMPACT	
NATIONAL ENVIRONMENTAL POLICY ACT: All applicants for surplus property for corrections facility, emergency management, or law enforcement purposes or use must complete the attached environmental questionnaire to comply with Title 41 C.F.R. part 102-75.785(d) which states in part: "Any determination that DOJ or FEMA submits to the disposal agency must provide complete information concerning the correctional facility, law enforcement, or emergency management response use, including:... (d) The environmental impact of the proposed correctional facility, law enforcement, or emergency management response use." Please complete the attached Environmental Questionnaire. GSA will consult with the State Historic Preservation Officer, if required.	

SECTION VIII - CERTIFICATIONS

- 1. Equal Employment Opportunity:** Applicant agrees that for receiving federal surplus real property, it will not discriminate upon the basis of race, color, national origin, sex, age, disability, or religion in the use, occupancy, or lease of the property for the period during which the real property is used for the purpose under which the federal financial assistance is extended.
- 2. Perpetual Use:** Applicant understands that the property transfer is pursuant to 40 U.S.C. 553, and agrees that the property will be used and maintained for Federal emergency management response purposes in perpetuity and that in the event the property ceases to be used or maintained for the purposes for which the property was conveyed, all or any portion of the property shall in its then existing condition at the option of the grantor, revert to the grantor.
- 3. Application Certification:** I certify that to the best of my knowledge, the information provided in this application is true and correct and the application has been duly authorized by the governing body of the applicant.

TITLE	PRINTED NAME
CERTIFYING REPRESENTATIVE SIGNATURE	DATE

**APPLICATION FOR FEDERAL SURPLUS PROPERTY PUBLIC BENEFIT CONVEYANCE (PBC)
SECTION VII - ENVIRONMENTAL QUESTIONNAIRE**

PROPERTY:

ADDRESS:

CITY, STATE, AND ZIP CODE:

Provide a narrative explanation of the probable environmental effects of the proposed program of use on the particular property and its surrounding community, both in the short and long term, based on the following criteria. Attach separate sheet, as necessary.

1. Please describe the specific property that will be directly affected in terms of its current use and proposed use. If the land is in a natural state, please provide a brief description with respect to plant and animal life.
2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Is the property in a rural, urban, or suburban area? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile.
3. Broadly and briefly discuss the geography of the area, wildlife, water and air quality, area population, and potential users of the service to be provided, the economy of the area, any current environmental concerns, and historic and cultural resources.
4. If the proposed action is in a floodplain or affects a floodplain, please list all pertinent restrictions (with citations) on land use under Federal, State, and local laws and regulations, and any actions the Applicant proposes to mitigate foreseeable adverse effects.
5. Will the proposed action directly or indirectly affect a wetland? Please list any pertinent Federal, State, and local wetland regulations and any actions the Applicant proposes to mitigate foreseeable adverse effects.
6. Will the proposed action have a direct or indirect effect on any Federally-listed or State-listed endangered species? If so, please describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.
7. Is it reasonably foreseeable that the proposed activity will have a direct or indirect effect on natural resources, land uses, or water uses in the coastal zone? If so, describe how the Applicant will comply with the State's enforceable and mandatory coastal zone policies. Please describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.
8. Approximately how many vehicles will be introduced into the area on a daily basis as a result of the operation of the facility? Will there be any identifiable increased traffic in the surrounding area as a result of the proposed use of the property?
9. How much water will the Applicant use on the property in a normal day? What system will provide the water (name and address of system)? Will the sewage be handled by a sewage treatment facility? If so, please provide the name and address of the system.
10. Will the proposed use of the property likely result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials, or in the exposure of people to those materials? If so, please describe these proposed activities and under what authority they will be regulated.
11. Will the proposed use of the property affect historic, cultural, or archaeological resources that exist either on the property or in the vicinity of the property? Please describe any actions the Applicant proposes to mitigate any adverse effects on, or access to, historic, cultural, or archaeological resources resulting from the proposed use. Please describe any plans for preservation or mitigation of foreseeable adverse effects the Applicant proposes for such resources existing on the subject property.

12. Will the proposed use of the property require a variance from any Federal, Tribal, State, or local laws pertaining to any of the following: land, air, or water pollution; the visual environment; odors; public health; or noise? If so, please specify, and describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.	
Name of Preparer:	Preparer's Contact Information (including mailing address, telephone number, fax, and email address):
Qualifications of Preparer:	
Signature of Certifying Official:	Date:
Title:	Agency:

APPLICATION INSTRUCTIONS AND REQUIRED ATTACHMENTS

Please mark any field on the application that is not applicable as "N/A" or "Not Applicable"

SECTION I - APPLICANT INFORMATION

1. Provide state, local, or tribal government name.
2. For Organization, this is usually the agency, department, or office that will occupy the property if granted (e.g., Office of Emergency Management)

SECTION II - ACQUISITION AUTHORITY

Provide a copy of the governing legislation enabling applicant to receive or act on behalf of applicant for the purpose of receiving Federal property. Attach copy and cite.

SECTION III - PROPERTY INFORMATION

- 3a. Applicant's Notice of Interest: Attach Notice of Interest to the General Services Administration or Department of Defense.
- 3b. Applicant's Notice of Interest: Attach Notice of Interest to FEMA.
4. Property's Legal Description: Attach the legal description of subject property and identification of all buildings and structures and current use(s). Attach list of personal inventory to be conveyed with the property as found in the Notice of Availability.

***NOTE:** Attach copy of Determination of Surplus Announcement or DoD (BRAC) announcement.

6. BRAC Only: Attach applicant's Local Redevelopment Authority (LRA) Plan.
7. BRAC Only: Department of Housing and Urban Development's determination in compliance with the Stewart B. McKinney Homeless Assistance Act. This can be received from your LRA or:

Base Realignment and Closure Coordinator
Department of Housing and Urban Development
Office of Special Need Assistance Programs
451 Seventh Street, SW., Room 7266
Washington, D.C. 20410
202-402-2595 (Office) / 202-401-0053 (Fax)

SECTION IV - PROJECT/PROPOSAL INFORMATION

Please submit as an attachment.

SECTION V - BUDGET

Please submit as an attachment. Applicant must show ability to maintain requested property.

SECTION VI - INTERGOVERNMENTAL REVIEW

Does your State require an Intergovernmental Review? www.OMB.gov and search Intergovernmental Review - State Point of Contact (SPOC). If your state is listed, submit your application to your SPOC for review, obtain the SPOC's response, and attach to this application when submitted to FEMA. If your state is not listed, please check "C" for not applicable.

SECTION VII - ENVIRONMENTAL IMPACT/ NATIONAL ENVIRONMENTAL POLICY ACT

Read and complete the attached Environmental Questionnaire. Sign and attach supporting documentation as needed.

SECTION VIII - CERTIFICATIONS

Confirm you have read and agree to the terms of #1, #2, #3 before you sign this PBC Program Application by checking the box below.

☐ I agree with the terms of this application.



APPLICATION TO ACQUIRE SURPLUS FEDERAL PROPERTY

**U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE**

Revised January, 2022

Introduction

Bringing Parks to People: Through the Federal Lands to Parks program*, the National Park Service helps communities create new parks and recreation areas by conveying surplus Federal land to state and local governments at no cost. The goal of the program is to expand public parks and recreation areas while reducing the costs of the Federal government by disposing of its unneeded property. The National Park Service works with communities to identify eligible Federal land and develop a plan for its recreational use. Federal Lands to Parks permanently preserves the land for recreational use which improves a community's quality of life and protects its important resources. Since 1949, the Federal Lands to Parks program has transferred over 1,600 properties (totaling approximately 170,000 acres) nationwide to state and local governments.

Background: Under the authority of the Federal Property and Administrative Services Act of 1949, as amended, the United States Government may transfer surplus Federal property to state and local governments for a variety of public purposes. These purposes include public health, education, emergency management, corrections, ports, airports, wildlife conservation, historic preservation, and park and recreational use. This method of surplus Federal property disposal is referred to as a "public benefit conveyance." The law allows public benefit conveyances to be made without monetary consideration in return for the public benefit that is derived. Use restrictions are placed on properties conveyed through this method to ensure that they will be used for the intended public purpose.

By delegation of authority from the Secretary of the Interior, the National Park Service helps state and local governments acquire surplus Federal property for public park and recreational use through the Federal Lands to Parks program. This type of public benefit conveyance allows the transfer of surplus Federal property to a public agency for up to a 100 percent discount of the property's value if it is used for public parks and recreation in perpetuity. Property acquired through the program cannot be used for any other public or private purpose. Only states, counties, municipalities, and other public agencies can acquire surplus Federal property through the Federal Lands to Parks program.

To learn more about the National Park Service's partnership programs, please visit our web site at: www.nps.gov. The Federal Lands to Parks program web site is: www.nps.gov/flp.

* The Federal Lands to Parks program is authorized by 40 U.S.C. § 550 (e).

Federal Lands to Parks Program Regional Contacts

National Office

U.S. Department of the Interior
National Park Service
1849 C. Street NW
Washington, D.C. 20240

tel: (202) 354-6915

Pacific West Region

Alaska, American Samoa, Arizona, California, Colorado, Guam, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, Wyoming:

Mr. David Siegenthaler
U.S. Department of the Interior
National Park Service
909 First Ave, Suite 500
Seattle, WA 98104

david_siegenthaler@nps.gov

tel: (206) 220-4083

Northeast Region & Midwest Region

Connecticut, Illinois, Indiana, Iowa, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Rhode Island, South Dakota, Vermont, Wisconsin:

Ms. Diane Keith
U.S. Department of the Interior
National Park Service
15 State Street
Boston, MA 02109-3572

diane_keith@nps.gov

tel: (617) 981-2154

Southeast Region

Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, Pennsylvania, Puerto Rico, South Carolina, Tennessee, Texas, Virgin Islands, Virginia, West Virginia:

Mr. John Barrett
U.S. Department of the Interior
National Park Service
100 Alabama Street, S.W.
Atlanta, GA 30303

john_barrett@nps.gov

tel: (678) 372-6573

Terminology

Base Realignment and Closure (BRAC): of or relating to a series of laws passed by Congress in 1988, 1991, 1993, and 1995 to reduce the land base and infrastructure of the military departments.

Constructive Possession: the condition under which the applicant assumes responsibility for the care and handling of a property and all obligations and liabilities of ownership prior to obtaining actual title to the property.

Disposal Agency: a Federal agency, commonly the General Services Administration, with authority to dispose of real or related personal property on behalf of the holding agency (in certain cases, the disposal agency may also be the holding agency).

Excess Federal Property: any real or related personal property held by a Federal agency that is no longer needed to perform its mission; excess property may be transferred to another Federal agency if needed.

Federal Real Property: any right or interest in land together with the improvements, buildings, and fixtures located thereon that is owned by the United States of America.

Federal Related Personal Property: property owned by the United States of America, such as equipment, furnishings, and vehicles that are related to, designed for, or especially adapted to the functional or productive capacity of the real property and, if removed, would significantly diminish the use or value of the real property.

General Services Administration (GSA): a Federal agency which is responsible for, among other administrative functions, the disposal of Federal real and related personal property with the general exceptions of public domain lands, national forest and park lands, and property designated for disposal under BRAC.

Holding Agency: a Federal agency which has custody of and responsibility for real or related personal property that is proposed for disposal. (In certain cases, the holding agency may also be the disposal agency.)

McKinney Act (Stewart B. McKinney Homeless Assistance Act of 1987, P.L. 100-77): a Federal law that requires the disposal agency to make suitable surplus Federal property available for transfer to approved nonprofit organizations and public agencies to assist the homeless prior to making it available for public benefit conveyances.

Public Benefit Conveyance (PBC): a transfer of surplus Federal property to a state or local government, typically at no cost, for a congressionally authorized public purpose, such as an airport, park, or school.

Surplus Federal Property: any real or related personal property that has been designated as excess and is not needed by another Federal agency; the disposal agency may dispose of surplus property through a McKinney Act transfer, public benefit conveyance, negotiated sale to a government body, or public sale.

Steps to Acquire Surplus Federal Property

The procedure for acquiring property through the Federal Lands to Parks program begins when a disposal agency issues a notice announcing the availability of Federal property. If no other Federal agencies want the property, the disposal agency designates the property as “surplus” to the needs of the Federal government and makes it available for state or local government use (assuming that no requests have been made to use the property for homeless assistance under the McKinney Act). The disposal agency decides what types of public benefit conveyances are appropriate for a particular property. If the disposal agency allows a public benefit conveyance for park and recreational use, the procedure for acquiring the property involves the following steps:

1. Notification: At this stage, any state or local government wishing to acquire the property for public park and recreational use must submit an expression of interest in writing to the National Park Service within 20 days of the “Notice of Surplus Determination.” The National Park Service, in turn, notifies the disposal agency of the interest in the property and requests a mutually agreeable time frame for the state or local government to submit an application. (Legislative authorities for the program do not give priority for acquiring surplus Federal property to any particular level of government.)
2. Application: The state or local government must then submit an application to the National Park Service which describes the need, suitability, and proposed use of the property, as well as the capability of the applicant in administering a park and recreation program. If the National Park Service approves the application, it requests assignment of the property from the disposal agency.
3. Conveyance: Prior to assigning the property to the National Park Service, the disposal agency must comply with the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended [42 U.S.C. § 9620(h)], which requires Federal agencies to take prompt and effective action to address threats posed by the release or potential release of hazardous substances on their property. After the disposal agency assigns the property to the National Park Service, the applicant must assume constructive possession of the property immediately upon notification. Constructive possession allows the applicant to take control of the property during the time the National Park Service requires to prepare a quitclaim deed to convey title.

After surplus Federal property is conveyed to a state or local government, the National Park Service monitors the use of the land and facilities to ensure they are managed according to the terms and conditions of the deed. The monitoring component of the program ensures continued public access to and the appropriate development of the property for recreational use.

General Instructions

These instructions will assist you in completing the application to acquire surplus Federal property through the Federal Lands to Parks program. We recommend that you send a draft of the application to the appropriate National Park Service office for comments prior to submitting in a final version.

When you have completed the final application, submit an original and two copies to the National Park Service. All text, maps, photographs, and other materials submitted as part of the application should be bound and fit into an 8½ x 11 inch format (*fold-out* maps and site plans are acceptable).

The application consists of three Parts labeled A, B, and C:

Part A: Acceptance of Terms and Conditions by the Applicant identifies the applicant and property, and presents the terms and conditions which will be made part of the deed transferring title to the property upon approval of an application by the National Park Service and concurrence by the disposal agency. Part A should be separated from this application packet, filled out, and submitted in its entirety as part of your completed application.

Part B: Justification for Acquiring Property provides the National Park Service with information upon which approval or rejection of an application is based, including:

1. Description of the property.
2. Program of Utilization for the property.
3. Need for the property.
4. Suitability of the property for public park and recreational use.
5. Capability of the applicant in developing, operating, and maintaining the property for public park and recreational use.

Part C: Resolution/Certification of Authority to Acquire Property provides a sample format for a public declaration to be prepared by the applicant that states its desire and ability to acquire surplus Federal property for public park and recreational use and designates the person legally authorized to apply for the property on its behalf.

The National Park Service will complete the “Acceptance by the United States of America” page if the application is approved. This page should be separated from the application packet and attached to the end of your completed application.

Instructions for Completing Part A:
Acceptance of Terms and Conditions by the Applicant

Part A presents the terms and conditions under which the property will be conveyed through the Federal Lands to Parks program. The terms and conditions will be enforced through a reversionary right in the property reserved to the United States of America.

1. Insert the following information on the first page of Part A, as indicated by the corresponding numbers:
 - ① Date application is submitted.
 - ② National Park Service office name and address. Please see “Federal Lands to Parks Contacts” above for the proper address.
 - ③ Name of applicant.
 - ④ Name, title, address, and telephone number of person having legal authority to submit the application on behalf of the applicant.
 - ⑤ Name of disposal agency. This is typically the General Services Administration or the Department of the Army, Navy, or Air Force.
 - ⑥ Name of the surplus Federal property and the city, county, and state in which it is located.
 - ⑦ Acreage of the total property being requested in this application for public park and recreational purposes only. If the precise acreage is not known, please provide an estimate.
 - ⑧ General Services Administration Control Number for the property, if applicable; otherwise, leave blank.
2. Read the terms and conditions thoroughly. We recommend that your legal counsel review the terms and conditions and advise you on their implications because they will be included in the instrument of conveyance and are binding in perpetuity.
3. The person having legal authority to submit the application and the responsibility for carrying out the terms and conditions of the deed must sign and date Part A in the space provided following Term and Condition 11.

Part A:

Acceptance of Terms and Conditions by the Applicant

Date: ① _____

To: U.S. Department of the Interior, National Park Service, ② _____

The undersigned, ③ _____,

hereinafter referred to as the Applicant or Grantee, acting by and through

④ _____

hereby makes application to the U.S. Department of the Interior, National Park Service,
acting for and on behalf of the Secretary of the Interior pursuant to 40 U.S.C. § 550 (e),
and in accordance with the regulations and policies of the U.S. Department of the Interior
for the transfer of the following property which has been declared surplus by the

⑤ _____,

and is subject to assignment to the National Park Service for disposal for public park or
recreational purposes:

Property: ⑥ _____

Acres: ⑦ _____

General Services Administration Control Number: ⑧ _____

The property is more fully described in Part B of this application, attached hereto and
made a part thereof. Enclosed herewith as Part C of the application is a resolution or
certified statement showing the authority of the undersigned to execute this application
and to do all other acts necessary to consummate the transaction.

The following agreement is made by the Applicant in consideration of and for the purpose of obtaining the transfer of any or all property covered by this application, and the Applicant recognizes and agrees that any such transfer will be made by the United States of America in reliance on said agreement. The undersigned understands and agrees that the application is made and the property is conveyed subject to the following terms and conditions which may be enforced through a reversionary right in the property reserved to the United States of America:

1. This application and its acceptance by the National Park Service shall constitute the entire agreement between the Applicant and the United States of America, unless modified and approved in writing by both parties. This agreement becomes binding once the instrument of conveyance has been executed by the applicant. The applicant is required to duly record the instrument of conveyance in a timely manner.
2. The description of the property set forth herein is believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.
3. The Applicant understands and agrees that the property is to be conveyed “as is” and “where is” without representation, warranty, or guaranty as to quantity, quality, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose intended and no claim for any adjustment upon such grounds will be considered after this application has been accepted. Notwithstanding the foregoing, the United States is bound by any covenants contained in the deed regarding Section 120(h) of CERCLA, 42 U.S.C. §9620(h).
4. The Applicant agrees to assume constructive possession of the property upon receipt of written notification from the National Park Service. Should the Applicant fail to assume constructive possession of the property, it shall nonetheless be charged with constructive possession upon receipt of such notification from the National Park Service.
5. At the date of assumption of constructive possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes, which may have been or may be assessed on the property, and to prorate sums paid, or due to be paid, by the United States of America in lieu of taxes; and for care and handling and all risks of loss or damage to the property, and have all obligations and liabilities of ownership.
6. If a purchase price is due, the Applicant shall tender the purchase price to the United States of America on a mutually agreeable date after the property has been assigned to the National Park Service.

7. Conveyance of the property shall be accomplished by an instrument, or instruments, in a form satisfactory to the National Park Service without warranty, express or implied, and shall contain substantially, but may not be limited to, the following reservations, restrictions, and conditions:
- (a) The Grantee shall forever use the property exclusively for public park and recreational use in accordance with its application for property, particularly the Program of Utilization contained in Part B of the application, and approved amendments thereto, as provided below.
 - (b) The Program of Utilization contained in Part B of the application may be amended only for the continued use of the property for public park or recreational purposes at the request of either the Grantee or the National Park Service with the written concurrence of the other party. Such amendments will be added to and become a part of the original application and of this Quitclaim Deed, and shall be consistent with purposes for which the property was originally transferred. The Grantee shall furnish any documentation, maps, photographs, studies, and other information to support the request as requested by the National Park Service to evaluate any proposed use or development of the property.
 - (c) The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the National Park Service agrees in writing can assure the continued use and maintenance of the property for public park or recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bonds shall not in any way restrict, encumber, or constitute a lien on the property, or from providing related recreational facilities and services consistent with the approved application through concession agreements, permits, and licenses entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the National Park Service.
 - (d) The Grantee shall, within six months of the date of this deed, erect and maintain a permanent sign or marker near the principal point or points of access to the property that states: "This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for use by the general public".
 - (e) Beginning two years from the date of conveyance, the Grantee shall prepare biennial reports describing the development and use of the property, and any

revenue generated from its operation during the preceding two-year period. The Grantee shall prepare and submit ten consecutive biennial reports to the appropriate National Park Service office and further as the National Park Service may determine to be necessary.

(f) All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization or the operation of park and recreation facilities and programs on the property. After the Program of Utilization is fully implemented, and as long as the property is properly and sufficiently operated and maintained, the revenue may be used only for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the National Park Service.

(g) The Grantee further covenants and agrees for itself, its successors, and assigns, to comply with the provisions of the Federal Disaster Protection Act of 1973 (87 Stat. 975); Executive Order 11988, relating to the evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution; and Executive Order 11990, relating to the protection of wetlands, where and to the extent said Act and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Act and Orders.

(h) The Grantee further covenants and agrees for itself, its successors and assigns, to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the property requested in this application, including, but not limited to:

All requirements imposed by or pursuant to the non-discrimination regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);

Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;

The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;

Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;

The Architectural Barriers Act of 1968, as amended (42 U.S.C. § 4151), which requires facilities located on the property to be accessible to the physically handicapped;

The Americans with Disabilities Act of 1990 (42 U.S.C. § 12181) which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance; and

Executive Order 13672 which prohibits discrimination on the basis of sex, sexual orientation, or gender identity.

The Applicant further agrees to require any other person or entity who through contractual or other arrangements with the Applicant, is authorized to provide services or benefits on or in connection with the property requested herein, and to promptly take and continue to take such action as may be necessary to effect this agreement.

(i) Title to the property transferred shall revert to the United States of America at its option for non-compliance with any of the terms and conditions of the conveyance. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title, and interest in and to the said premises shall revert to and become the property of the Grantor at its option which, in addition to all other remedies for such breach, shall have the right of entry upon said premises, and the Grantee, its successor and assigns, shall forfeit all right, title, and interest in said premises and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

(j) The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercises its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in its Federal Property Management Regulations in effect at the time of the reversion. Prior to any such reversion, the Grantee further agrees to complete and submit to the Grantor an environmental assessment of the property that sufficiently documents and evaluates its condition in regard to the release of hazardous substances as defined under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended [42 U.S.C. § 9620(h)].

(k) The National Park Service, and any representative it may so delegate, shall

have the right of entry upon said premises at all reasonable times to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of the conveyance.

(l) The failure of the National Park Service, or any other agency of the United States, to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

(m) The Grantee, its successors and assigns, shall hold harmless, defend, and indemnify the United States, its employees, agents, and representatives from and against any suit, claim, demand or action, liability, judgment, cost or other fee arising out of any claim for personal injury or property damage (including death, illness, or loss of or damage to property or economic loss) that arises from the Grantee's or the Grantee's agent's use or occupancy of the property and/or the Grantee's failure to comply with the terms of this deed.

(n) The United States of America shall have the right to reserve all oil, gas, and mineral rights in the property.

8. Any title evidence which may be desired by the Applicant will be procured by the Applicant at its sole expense. The National Park Service will, however, cooperate with the Applicant or its authorized agent in this effort and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved as it may have available. The United States of America will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.
9. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded at the Applicant's expense within 30 days of their receipt in the manner prescribed by local recording statutes. The Applicant shall provide the National Park Service with a certified copy of the instrument of conveyance within 30 days of the date of recordation which indicates the date, location, and book and page number of its recording.
10. The Applicant agrees to comply with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470) by (a) consulting with the State Historic Preservation Officer and conducting investigations, as necessary, to identify sites and resources on the property listed on or eligible for nomination to the National Register of Historic Places, (b) notifying the National Park Service and disposal agency of the existence of any such sites and resources, and (c) complying

with the requirements of 36 C.F.R. Part 800, as established under the National Historic Preservation Act of 1966, as amended, to avoid or mitigate adverse effects on such sites and resources.

11. The National Park Service or disposal agency may require additional reservations, restrictions, and conditions in the instrument of conveyance to safeguard the interests of the United States of America, including covenants relating to environmental protection and historic preservation. The National Park Service will give the Applicant sufficient opportunity to review any additional requirements prior to the conveyance of title to the property.

I agree that the instrument effecting the transfer to the Applicant of any property covered by this application will contain provisions satisfactory to the United States of America, incorporating the substance of the foregoing agreement, with such provisions to consist of (1) a condition, coupled with a right reserved to the United States of America to cause the property to revert to the United States of America at its option in the event of any breach of such condition, and (2) a covenant running with the land. The Applicant understands that the United States of America shall have the right to seek judicial enforcement of this agreement, and that this agreement shall be binding upon the successors and assigns of the Applicant.

(Date of Application)

(Signature)

(Title)

(Agency)

Instructions for Completing Part B: Justification for Acquiring Property

Part B presents the applicant's proposed Program of Utilization and justification for acquiring the property. This part provides the National Park Service with information upon which approval or rejection of an application is based. The information requested should be presented in the application using the outline and titles provided below.

1. Description of Property

(a) Narrative: Provide a physical description of the property, including *existing* improvements (structures, buildings, recreation facilities, roads, etc.) and key geographic features (topography, vegetative cover, water bodies, outstanding natural features, etc.)

(b) Maps: Provide a map of the property that you are requesting. The map should show the property boundary, *existing* improvements (structures, buildings, recreation facilities, roads, etc.), and key geographic features (topography, vegetative cover, water bodies, outstanding natural features, etc.). If you are applying for a portion of the total surplus Federal property, include a map that shows the property requested in relation to the entire site. Include a locus map that shows the location of the surplus Federal property in its larger geographic context.

(c) Legal Description: Provide a legal survey description of the property by metes and bounds survey. A legal description may be available from the disposal agency. If this information is not available, we will request that you survey the property when we are confident you will be the recipient. In that case, the legal description may be submitted subsequent to the application.

(d) Photographs: Provide representative photographs of the property being requested, showing topography, roads, buildings, facilities, improvements, and points of special interest.

2. Program of Utilization

Discussion of the information requested in the following sections should be interrelated and consistent. For example, a building or facility which is described in the Narrative should be listed in the Schedule of Development and identified on the Site Plan. *The Program of Utilization must be stated in the affirmative; the proposed uses and developments may not be conjectural or conditional.*

(a) Narrative: Provide a thorough description of the proposed recreational use(s) and development of the property requested. Describe the new facilities to be developed, if any, as well as the proposed reuse, alteration, demolition, or renovation of any existing buildings, facilities, and improvements. Explain any recreational or related programs,

activities, and services proposed for the property. Discuss any anticipated third party agreements for providing services on the property or for managing any aspect of it.

(b) **Schedule of Development:** Prepare a tentative time frame for the development (including the reuse, alteration, demolition, or renovation) of buildings, facilities, and improvements on the property. Provide a schedule of development indicating what and when development will take place, how long the development will require, and the estimated annual capital improvement costs. The period of development should commence no later than one year from the date of conveyance of the property and should not normally exceed a consecutive five-year period. Plans for development beyond the initial five-year period should be submitted to the National Park Service in the future as amendments to the Program of Utilization, as provided in Terms and Condition 7(b) in Part A.

(c) **Site Plan:** Provide a site plan of the proposed use and development of the property, including the location of buildings, facilities, and improvements discussed above. In the case of buildings and other enclosed structures, provide generalized floor plans indicating the proposed recreational use of the interiors. Indicate where the principal access roads will be located to and within the property, as well as public parking areas, if applicable. Please *do not* include detailed architectural or engineering plans with the application unless otherwise requested.

(d) **Historic Preservation Plan:** If the property, or portion thereof, is listed on or is eligible for nomination to the National Register of Historic Places, the applicant must coordinate with the State Historic Preservation Officer and National Park Service to address the requirements of the National Historic Preservation Act of 1966, as amended. Provide information on the historic preservation plan, including a statement and supporting documentation from the State Historic Preservation Officer showing that the Program of Utilization meets the requirements of the National Historic Preservation Act of 1966, as amended. Please refer to Terms and Conditions 10 and 11 in Part A.

3. Need

Provide a statement explaining the current and future need for the property, including a justification for each building, facility, and improvement to be acquired, if any. This section should also include the following information:

(a) Current population and growth trends within the surrounding area, including recreation patterns and relevant social and economic conditions.

(b) A description of existing park and recreation areas and facilities in the surrounding area, including type, acreage, recreational uses, and other pertinent information.

(c) A description of park and recreation deficiencies in the area explaining present and future demands. Summarize and reference any relevant state and local plans, policies,

and objectives relating to public park and recreational use. Describe how the property will meet current and future recreational demands. Please *do not* attach planning or policy documents.

(d) Anticipated annual volume of public use for the property.

4. Suitability

Provide a statement explaining the suitability of the property for the proposed recreational use as determined by:

(a) Appropriateness of the property in terms of its physical characteristics (size, configuration, topography, water bodies, vegetation, etc.) for the intended public recreational development and use, including notable scenic, natural, or historic resources that may contribute to public enjoyment and education.

(b) Buildings, facilities, infrastructure, and other improvements, if any, on the property that are suitable for use by the applicant for the intended public recreational development and use.

(c) Location of the property in terms of accessibility and proximity to population centers.

(d) Public transportation and road systems serving the property, including ingress and egress to the property. Describe any other means of access to the property, such as hiking trails and bike paths.

5. Capability

Provide a statement which describes the applicant's capability in carrying out the Program of Utilization described above. This section should include the following information:

(a) The applicant's programming, development, and operational experience in providing park and recreational facilities and services to the public. If more than one department or agency is involved, indicate their respective responsibilities.

(b) The applicant's financial ability to acquire, develop, maintain, and operate the property for the proposed recreational use, including the current annual operating budget and future sources of funding for the property. If available, include the applicant's most current bond rating from *Standard and Poor's* or a similar rating authority.

(c) The organization and staff (number and type) available to develop, maintain, and operate the property. Include a current organization chart for the agency that will manage the property showing its relationship to its governing body. If other departments, agencies, or non-governmental organizations are involved in the property's operation or

maintenance, describe their level of experience or expertise in their respective areas of responsibility.

Instructions for Completing Part C:
Resolution/Certification of Authority to Acquire Property

Part C requires the applicant to submit a certified copy of a resolution, certificate of authority, or similar public document executed by its governing body, which states its desire and ability to acquire surplus Federal property for public park and recreational use, and designates the person legally authorized to apply for the property. A sample format is attached for your convenience.

The document must contain the following:

1. A statement that the application is being made for acquisition of the property under the provisions of 40 U.S.C. § 550 (e), and regulations and procedures promulgated thereunder.
2. Identification of the name, location, acreage, and General Services Administration Control Number, if applicable, of the property requested.
3. An authorization to acquire the property exclusively for public park or recreational purposes.
4. A certification that the applicant is authorized, willing, and able to assume liability and responsibility for the development, maintenance, and operation of the property for public park and recreational use.
5. A designation by title of a specific official to act as the authorized representative in all matters pertaining to the transfer of the property.
6. A certification that the applicant is willing and authorized to pay the administrative expenses incident to the transfer.

Part C:

Sample Resolution/Certification of Authority to Acquire Property

Whereas, certain real property owned by the United States of America, located in the (city/town/township/village) of (name of city/town/township/village), County of (name of county), State of (name of state), has been declared surplus and, at the discretion of the (name of disposal agency), may be assigned to the Secretary of the Interior for disposal for public park or recreational purposes under the provisions of 40 U.S.C. § 550 (e), and any regulations and policies promulgated pursuant thereto, more particularly described as follows:

(Name of the surplus federal property)

(Acreage of the total property being requested under this application for public park and recreational purposes only; if the precise acreage is not known, please provide an estimate)

(General Services Administration Control Number for the property, if applicable; otherwise, leave blank)

Whereas, (name of applicant) needs and will use said property in perpetuity for public park or recreational purposes as set forth in its application and in accordance with the requirements of said Act and any regulations and policies promulgated thereunder;

Now, Therefore, Be It Resolved, that (name of applicant) shall make application to the National Park Service for, and secure the transfer to, the above-mentioned property for said use and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the National Park Service and the Federal disposal agency may require in connection with the disposal of said property under said Act and the regulations and policies issued pursuant thereto.

Be It Further Resolved that (name of applicant) has legal authority, and is willing and able, to properly develop, maintain, operate, and assume liability of the property, and that (name and title of official) is hereby authorized, for and on behalf of the (name of applicant) to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation or instruments, or other costs identified with the acquisition of said property.

continued

(name and address of applicant)

I, (name of certifying official), hereby certify that I am the (title of certifying official), of the (name of applicant); and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said (name of applicant), present at meeting of said body on the ____ day of _____, 20____, at which a quorum was present.

(Signature)

Acceptance by the United States of America

The foregoing application is hereby approved and accepted by and on behalf of the Secretary of the Interior for the United States of America this _____ day of _____, 20____.

(Signature)

(Title)

(Office)

National Park Service
U.S. Department of the Interior



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 17, 2023

FROM: 
Curt Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(10)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(10)
10-17-23

RESOLUTION NO. R-944-23

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO: (1) EXECUTE CONCURRENT APPLICATIONS TO THE FEDERAL GOVERNMENT FOR A PUBLIC BENEFIT USE CONVEYANCE AT NO COST TO THE COUNTY OF DEPARTMENT OF LABOR SURPLUS PROPERTY, LOCATED AT 12350 SW STREET, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA FOR EMERGENCY MANAGEMENT RESPONSE FIRE AND RESCUE USE, AND PUBLIC PARKS AND RECREATION USE OR IN THE ALTERNATIVE APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT TO THE FEDERAL GOVERNMENT ANY RELEVANT DOCUMENTATION IN FURTHERANCE OF A NEGOTIATED SALE; (2) IDENTIFY LEGALLY AVAILABLE FUNDING; (3) ALLOCATE ANY AND ALL ACQUISITION COSTS AND PROGRAM IMPLEMENTATION COSTS TO THE COUNTY DEPARTMENT ASSOCIATED WITH THE FEDERAL GOVERNMENT APPROVED APPLICATION USE; AND (4) CONDUCT ALL NECESSARY DUE DILIGENCE INCLUDING BUT NOT LIMITED TO CONFIRMATION THAT THE APPLICATION MAY BE WITHDRAWN AFTER APPROVAL BY THE FEDERAL GOVERNMENT; AND SUBJECT TO SUCH CONFIRMATION, DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT THE APPROVED APPLICATION FOR PUBLIC BENEFIT CONVEYANCE OR NEGOTIATED SALE TO THE BOARD FOR APPROVAL

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the U.S. Department of Labor declared surplus property located adjacent to the Homestead Airforce Reserve Base located at 12350 SW 285 Street, Unincorporated Miami-Dade County, Florida, 33033, and identified by Folio Numbers: 30-7901-000-0280, a portion of 30-7901-000-0170, and a portion of 30-7901-000-0270 ("DOL Property"); and

WHEREAS, the DOL Property is approximately 42 acres upon which are sixteen (16) major buildings, including five (5) multi-story dormitories and six (6) accessory structures including: warehouse spaces, recreational spaces, and administrative office spaces totaling approximately 273,176 square feet of building improvement space; and

WHEREAS, the Federal Government will review public benefit use conveyance applications for its disposition of the DOL Property to include emergency management response and fire rescue and public parks and recreation, all of which shall include a deed use restriction and reversion clause, restricting in perpetuity the DOL Property's use as stated in the approved application and subject to a reverter; and

WHEREAS, in the event of a negotiated sale, no use restriction is imposed, and the Federal Government will incur DOL Property appraisal costs associated with the negotiated sale; and

WHEREAS, although the GSA has confirmed in writing that the applications are non-binding, the Internal Services Department needs to perform additional due diligence to confirm that the County may withdraw the applications after approval of same in light of certain ambiguous language included in the form application; and

WHEREAS, the County will need to perform all necessary due diligence, identify any fiscal impact, and identify legally available funds in the event of a purchase by negotiated sale or to address any identified fiscal impacts, prior to acceptance of a deed of conveyance from the Federal Government; and

WHEREAS, the County may submit concurrent applications, and this Board desires to submit concurrent applications for no cost deed public benefit uses conveyance or negotiated sale of the DOL Property, as acquisition of the DOL Property would address the immediate needs of various County departments and support the community interest and welfare,

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

Section 1. This Board ratifies and adopts the matters set forth in the foregoing recitals as if fully set forth herein.

Section 2. This Board finds that acquisition of the DOL Property would address the immediate needs of various County departments and support the community interest and welfare.

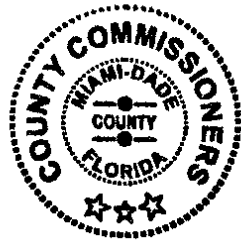
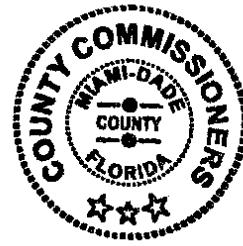
Section 3. This Board approves and authorizes the County Mayor or County Mayor's designee to submit concurrent public benefit use applications in generally the form attached to the Mayor's Memorandum as Exhibits 3 and 4 to: (i) the U.S. Department of Homeland Security for emergency management response and fire and rescue use; (ii) the U.S. Department of the Interior for public parks and recreation use; and (iii) the U.S. General Services Administration to pursue a negotiated sale and to submit any relevant documentation in furtherance of a negotiated sale, conditioned upon verification that such applications can be withdrawn after approval by the Federal Government.

Section 4. This Board further authorizes the County Mayor or County Mayor's designee to: (i) perform all necessary due diligence regarding the purchase of the DOL Property, including but not limited to identification of all fiscal impacts; (ii) identify legally available funds in the event of a negotiated purchase or to address any identified fiscal impacts; (iii) allocate any and all related acquisition costs and program implementation costs to the County department associated with the Federal Government approved application use of the DOL Property; (iv) obtain clarification that such applications may be withdrawn after acceptance by the Federal Government; and (v) in the event of more than one application approval for public benefit use conveyance or negotiated sale, determine the application best suited for the DOL Property or to pursue a negotiated sale.

Section 5. This Board directs the County Mayor or County Mayor’s designee to place a resolution seeking Board approval of the conveyance of the DOL Property Federal Government’s approved application use no later than 30 (thirty) days from the date of the Federal Government application approval for public benefit use conveyance or negotiated sale.

The foregoing resolution was offered by Commissioner **Eileen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

	Oliver G. Gilbert, III, Chairman	aye	
	Anthony Rodríguez, Vice Chairman	absent	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		





MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 9, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(2)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(2)
10-9-25

RESOLUTION NO. R-943-25

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF A QUITCLAIM DEED FROM THE FEDERAL GOVERNMENT AT NO COST TO THE COUNTY FOR THE DEPARTMENT OF LABOR SURPLUS PROPERTY, LOCATED AT 12350 SW 285 STREET, HOMESTEAD, FLORIDA FOR EMERGENCY MANAGEMENT RESPONSE PURPOSES IN PERPETUITY

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the U.S. Department of Labor declared surplus property located adjacent to the Homestead Airforce Reserve Base (HARB) located at 12350 SW 285 Street, Homestead, Florida, 33033, and identified by Folio Numbers:30-7901-000-0280, a portion of 30-7901-000-0170, and a portion of 30-7901-000-0270 (DOL Property); and

WHEREAS, the DOL Property is approximately 41 acres upon which are sixteen (16) major buildings, including five (5) multi-story dormitories, a warehouse, recreational spaces, and administrative offices totaling approximately 273,176 square feet of building improvement space; and

WHEREAS, pursuant to Resolution No. 944-23, Miami-Dade County submitted two applications for the use of the property; and

WHEREAS, the Federal Government (General Services Administration) and the Federal Emergency Management Agency (FEMA) approved the County's application for Emergency Management Response Purposes in perpetuity on January 19, 2024, including a deed use restriction and reverter clause, restricting in perpetuity the DOL Property's use as stated in the

approved application and reverting the property interest back to the Federal Government if such use is violated in the event of non-compliance except the Federal Government in its sole discretion may accept the County request for abrogated use and require payment of 1/360th of the DOL Property fair market value as of the date of the requested abrogation,

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

Section 1. This Board ratifies and adopts the matters set forth in the foregoing recitals as if fully set forth herein.

Section 2. This Board finds that the conveyance at no cost of the DOL Property would address the immediate needs of the Miami-Dade Fire Rescue Department for emergency management purposes and support the community interest and welfare.

Section 3. This Board approves and authorizes the Mayor or Mayor's designee to execute the Acceptance of the Quitclaim Deed in substantially the form of Attachment 1 to the Resolution, to record the instrument of conveyance in the public records of the County, and to exercise any and all other rights set forth in the Quitclaim Deed.

Section 4. This Board approves and authorizes the County Mayor or County Mayor's designee to allocate any and all related acquisition costs and program implementation costs to the Miami-Dade Fire Rescue Department.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 9th day of October, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

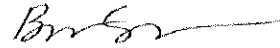
JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

Prepared by:



BEN LORBER
General Services Administration
Office of General Counsel
Region IV, Atlanta, Georgia
GSA Control No. 4-L-FL-1078-BJ

QUITCLAIM DEED

THIS INDENTURE, made as of this 02 day of July, 2024, between the **UNITED STATES OF AMERICA** (the "United States" or the "Government"), Grantor, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Property Act, 40 U.S.C. § 101, §§ 541, et. seq., (formerly the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended) at 40 U.S.C. 553(b)(3), and regulations and orders promulgated thereunder, and **MIAMI-DADE COUNTY** (the "County"), Grantee¹, a political subdivision of the State of Florida, whose address is 111 NW 1st Street, 24th Floor, Miami, Florida, 33128.

WITNESSETH

The Grantor, without monetary but for the good and valuable consideration of the use of the Property for emergency management purposes pursuant to the provisions of 40 U.S.C. 553(b)(3) and the covenants, conditions, and restrictions hereinafter contained and other good and valuable consideration, does hereby release, transfer, convey and quitclaim unto the Grantee without representation or warranty, expressed or implied, except as hereinafter stated, unto its successors and assigns, all right, title, and interest the UNITED STATES OF AMERICA has or may have, if any, in or to that certain real property situated within Miami-Dade County, Florida, and consisting of approximately 41+/- acres of land across two parcels and improved with 16 major buildings, and more particularly described in Exhibit "A", which is attached hereto, made a part hereof, and consists of three (3) pages.

IT BEING comprised of two parcels. Parcel 1, the Job Corps Center Parcel, was acquired by Grantor via Judgement on the Declaration of Taking in favor of United States of America dated December 9, 1942, recorded December 11, 1942, in Miami-Dade County Deed Book 2260, Page 159, and Judgement of Declaration of Taking in favor of the United States of America dated

¹ Wherever in this instrument or the terms "Grantee" or "Grantees" are used, they shall be construed to represent either singular or plural, as the case or context may demand. In addition, the singular shall include the plural and the plural the singular where context shall so require. The term "Grantor" refers to the United States of America and includes where context requires, the "Government" or "GSA." The terms "land", or "Property", and the real estate described in Exhibit "A" shall be referred to interchangeably. The parcels or tracts, or areas specified in any attachments shall be indicated and referred to where the case so demands.

September 9, 1954, recorded September 20, 1954, in Miami-Dade County Deed Book 3974, Page 85. Parcel 2, the Former Pan Am Horizons Federal Credit Union Parcel, was acquired from Pam Am Horizons Federal Credit Union by Warranty Deed to the United States of America dated April 30, 1999, and recorded May 4, 1999, in Miami-Dade County Official Records Book 18591, Page 3921.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof, excepting any right as herein specifically reserved or accepted.

"AS IS, WHERE IS"

a. Grantee agrees and acknowledges that Grantor is conveying the property at no cost strictly on an "as is, where is", with all faults basis, without warranty, express or implied, with any and all latent and patent defects. Grantee acknowledges that Grantor has made the property available for inspection by Grantee and Grantee's representatives. Grantee has inspected, or will have inspected prior to closing, the physical condition of the property to the extent felt necessary by Grantee, including all improvements thereon, and accepts title to the same "as is" in its existing physical condition. Grantee acknowledges that it is not relying upon any representation, warranty statement or other assertion of the United States of America, as Grantor, including its agencies or any official, agent representative or employee of the foregoing, with respect to the property's conditions. except as set forth in the contract, Grantee is relying solely and wholly on Grantee's own examination of the property, is fully satisfied with the property, and accepts any liabilities or costs arising in connection with the condition of the property, including, but not limited to any costs or liabilities pertaining to any environmental condition on the property. Except as set forth in Section c, below, the United States of America and its agencies disclaim any and all express or implied warranties and specifically make no warranties of title, habitability, merchantability, suitability, fitness for any purpose, or any other warranty whatsoever. Grantee is put on notice that any prior grant and/or encumbrance may be of record and Grantee is advised to examine all public records available regarding the property.

b. No employee or agent of Grantor is authorized to make any representation or warranty as to the quality or condition of the property, merchantability, suitability or fitness of the property for any use whatsoever, known or unknown to Grantor, or compliance with any environmental protection, pollution or land use laws, rules, regulations, orders, or requirements including, but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance. In no event shall Grantor be responsible or liable for latent or patent defects or faults, if any, in the property or for remedying or repairing the same including, without limitation, defects related to asbestos or asbestos containing materials, lead, lead-based paint, underground storage tanks, mold, radon or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, utilities or other improvements shown on any plat of the property.

c. Nothing in this "as is, where is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA covenant or any other statutory obligations.

SUBJECT to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, including but not limited to rights-of-way for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and

other rights-of-way, and any easements, reservations, rights and covenants reserved by the Grantor herein, and any matters which a current accurate survey would disclose.

(A) NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

(B) CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

(1) This covenant shall not apply:

- (a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR
- (b) to the extent but only to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - i. results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - ii. causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
 - iii. in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).

(2) In the event Grantee, its successor(s) or assign(s), seek to have Grantor conduct or pay for any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days' written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

- (a) the associated contamination existed prior to the date of this conveyance; and
- (b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or

any party in possession.

(C) Access. Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action, or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors, and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

(D) Emergency Management Use Covenant. The Grantee acknowledges that the Property is transferred pursuant to 40 U.S.C. Section 553(b)(3) and it has been determined that the Property is required by the Grantee for emergency management response purposes. The Grantee covenants and agrees for itself, its successors and assigns, and every successor in interest to the Property hereby conveyed, or any part thereof, that the Property will be used and maintained for emergency management response purposes in perpetuity and that in event the Property ceases to be so used or maintained, all or any portion of the Property shall, in its then existing condition, at the option of the Grantor, revert to the Grantor. In the event of a reversion of the Property, the Grantee agrees to provide an acceptable level of protection and maintenance for the Property until title has actually reverted.

(E) Nondiscrimination Covenant. The Grantee covenants for itself, its successors and assigns, and every successor in interest to the Property hereby conveyed, or any part thereof, that the said Grantee and such successors and assigns shall not discriminate upon the basis of race, color, religion, national origin, or sex in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have sole right to enforce this covenant in any court of competent jurisdiction.

(F) Lead-Based Paint Notice. The Grantee is notified that the Property is improved with one or more buildings built prior to 1978 and may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the Property to a residential dwelling.

(G) Pesticide Notice. The Grantee is notified that the Property may contain the presence of pesticides that have been applied in the management of the property. The United States knows of no use of any registered pesticide in a manner inconsistent with its labeling, and believes that all applications were made in accordance with the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA - 7 U.S.C. Sec. 136, et seq.), its implementing regulations, and according to the labeling provided with such substances. Furthermore, that in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA -- 42 U.S.C. Sec. 9601, et seq.), the use of such substances is not a "release" (as defined in CERCLA, 42 U.S.C. Sec. 9601 (22)), but instead the use of a consumer product in consumer use (42 U.S.C. Sec. 9601 (9)), and the application of a pesticide product registered under FIFRA for which recovery for response costs is not allowed (42 U.S.C. Sec. 9607(i)).

(H) Asbestos Notice. Notice of the presence of asbestos containing materials:

(a) The Grantee is warned that the property offered contains asbestos containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

(b) Grantee was invited, urged and cautioned to inspect the property to be transferred prior to submitting an offer. More particularly, Grantee was invited, urged and cautioned to inspect the property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The disposal agency offered to assist Grantee in obtaining any authorization(s) required in order to carry out any such inspection(s). Grantee shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the property including, without limitation, any asbestos hazards or concerns.

(c) No warranties either express or implied are given with regard to the condition of the property including, without limitation, whether the property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any grantee to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.

(d) The description of the property set forth in the Surplus Notice and any other information provided therein with respect to said property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Grantee against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.

(e) The Government assumes no liability for damages for personal injury, illness, disability or death, to the Grantee, or to the Grantee's successors, assigns, employees, invitees, or any other person subject to Grantee's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation,

removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

(f) The Grantee further agrees that in its use and occupancy of the property it will comply with all Federal, State, and local laws relating to asbestos.

(H) Mold Notice. Grantee is notified that various forms of mold may be present at various locations in the subject building(s) on the Property. Molds and mold growth may create toxins that can cause adverse health reactions to some humans after exposure, and which falls within the CERCLA "Limitations on Response" standards at 42 U.S.C. 9604(a)(3). The Federal and State government have not set Standards of Threshold Limit Values for airborne concentration of mold or mold spores.

Information provided to the Grantee with respect to the Property is based on the best information available to the U.S. General Services Administration and is believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other Federal agency, will not constitute grounds for liability for damages by the Government for personal injury, illness, disability, or death, to the Grantee, its successors assigns, employees, invitees, or any other person subject to the Grantee's control or direction.

(I) Coastal Zone Management Act. The Property is located in the Florida coastal zone. The Grantee shall comply with the goals and policies of the State of Florida federally-approved Coastal Management Program and with applicable regulatory standards established by the State of Florida for coastal zones.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referred to laws, regulations and orders.

TO HAVE AND TO HOLD the above-described Property unto the said Grantee, its successors and assigns, so that neither the said Grantor nor its assigns (other than the said Grantee), shall at any time claim or demand any right, title, or interest to the said hereinbefore described property hereby conveyed or its appurtenances.

[The remainder of this page intentionally is left blank.]

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name and on its behalf this the 02 day of JULY, 2024.

UNITED STATES OF AMERICA

Acting by and through Administrator
of General Services

WITNESSES:

Joseph Crenshaw
JOSEPH CRENSHAW
REGINA AVERY

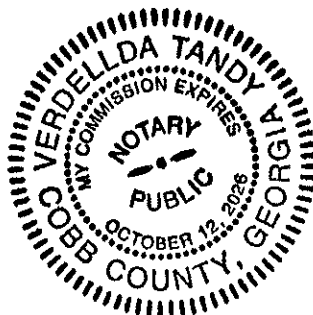
By: Perry Gibbs

PERRY GIBBS
Contracting Officer
Real Property Disposition Division
General Services Administration
Region IV, Atlanta, Georgia

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for the State of Georgia, do hereby certify that this day personally appeared before me in the state and county aforesaid, PERRY GIBBS, Disposal Contracting Officer, Real Property Disposition Division, General Services Administration, Region IV, Atlanta, Georgia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), for and on behalf of the UNITED STATES OF AMERICA, who acknowledged she executed, signed and delivered the foregoing document after being authorized to do so.

Given under my hand and seal this 2nd day of July, 2024.



Verdella Tandy
Notary Public
State of Georgia

My commission expires: 10/12/2026

[NOTARY SEAL]

"EXHIBIT A"

PROPERTY LEGAL DESCRIPTIONS

Parcel 1 – Job Corps Center Parcel

A parcel of land being a portion of the Homestead Air Reserve Base Military Reservation lying in Section 1, Township 57 South, Range 39 East of Dade County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1 / 4 of said Section 1;

Thence North 89 degrees, 22 minutes, 36 seconds East along the South line of said Northwest 1 / 4 of Section 1 for 535.41 feet;

Thence North 01 degrees, 03 minutes, 28 seconds West for 12.31 feet to the POINT OF BEGINNING of the hereinafter described parcel of land;

Thence continue North 01 degrees, 03 minutes, 28 seconds West for 332.58 feet;

Thence North 14 degrees, 24 minutes, 22 seconds East for 286.70 feet;

Thence North 00 degrees, 07 minutes, 33 seconds West for 334.86 feet;

Thence North 89 degrees, 52 minutes, 27 seconds East for 1320.00 feet to a point of curvature of a circular curve concave to the Southwest;

Thence Southeasterly along the arc of said curve having a radius of 602.00 feet, a central angle of 28 degrees, 39 minutes, 12 seconds and a chord bearing of South 75 degrees, 47 minutes, 57 seconds East for 297.93 feet to the point of termination along the arc of said curve;

Thence South 21 degrees, 08 minutes, 29 seconds West for 468.60 feet;

Thence North 68 degrees, 44 minutes, 53 seconds West for 639.14 feet;

Thence South 21 degrees, 15 minutes 07 seconds West for 705.41 feet;

Thence North 88 degrees, 56 minutes, 32 seconds East for 348.98 feet to a point of curvature of a circular curve concave to the Southwest;

Thence Southeasterly along the arc of said curve having a radius of 719.00 feet, a central angle of 49 degrees, 57 minutes, 58 seconds and a chord bearing of South 66 degrees, 04 minutes, 29 seconds East for 607.34 feet to the point of tangency;

Thence South 41 degrees, 05 minutes, 30 seconds East for 474.17 feet;

Thence South 49 degrees, 28 minutes, 59 seconds West for 671.80 feet;

Thence North 40 degrees, 31 minutes, 01 seconds West for 345.89 feet;

Thence North 42 degrees, 51 minutes, 23 seconds West for 85.14 feet;

Thence North 40 degrees, 51 minutes, 41 seconds West for 133.77 feet;

Thence North 48 degrees, 51 minutes, 24 seconds West for 292.52 feet;

Thence North 45 degrees, 37 minutes, 13 seconds West for 254.77 feet;

Thence South 88 degrees, 46 minutes, 17 seconds West for 73.18 feet to a non radial point of intersection with the arc of a circular curve concave to the Southwest;

Thence Northwesterly along the arc of said curve having a radius of 375.00 feet, a central angle of 46 degrees, 59 minutes, 06 seconds and a chord bearing of North 39 degrees, 06 minutes, 28 seconds West for 298.97 feet to the point of termination of said curve;

Thence South 88 degrees, 56 minutes, 32 seconds West for 323.74 feet to the POINT OF BEGINNING.

Said parcel contains 1,774,563 square feet or 40.74 acres, more or less.

Parcel 2 – Former Pan Am Horizons Federal Credit Union Parcel

A parcel of land being a portion of the Homestead Air Reserve Base Military Reservation lying in Section 1, Township 57 South, Range 39 East of Dade County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1 / 4 of said Section 1;

Thence North 89 degrees, 22 minutes, 36 seconds East along the South line of said Northwest 1 / 4 of Section 1 for 535.41 feet;

Thence North 01 degrees, 03 minutes, 28 seconds West for 12.31 feet;

Thence continue North 01 degrees, 03 minutes, 28 seconds West for 332.58 feet;

Thence North 14 degrees, 24 minutes, 22 seconds East for 286.70 feet;

Thence North 00 degrees, 07 minutes, 33 seconds West for 334.86 feet;

Thence North 89 degrees, 52 minutes, 27 seconds East for 1320.00 feet to a point of curvature of a circular curve concave to the Southwest;

Thence Southeasterly along the arc of said curve having a radius of 602.00 feet, a central angle of 28 degrees, 39 minutes, 12 seconds and a chord bearing of South 75 degrees, 47 minutes, 57 seconds East for 301.06 feet to the point of termination along the arc of said curve;

Thence South 21 degrees, 08 minutes, 29 seconds West for 468.60 feet;

Thence North 68 degrees, 44 minutes, 53 seconds West for 639.14 feet;

Thence South 21 degrees, 15 minutes, 07 seconds West for 333.79 feet to the POINT OF BEGINNING "A" of the hereinafter described parcel of land;

Thence North 68 degrees, 44 minutes, 53 seconds West for 173.18 feet;

Thence South 21 degrees, 15 minutes, 07 seconds West for 176.85 feet;

Thence South 01 degrees, 23 minutes, 42 seconds West for 77.70 feet;

Thence South 68 degrees, 44 minutes, 53 seconds East for 146.79 feet;

Thence North 21 degrees, 15 minutes, 07 seconds, East for 249.93 feet to the POINT OF BEGINNING "A".

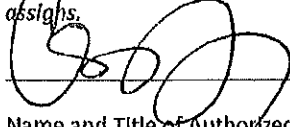
Said parcel contains 42,318 square feet or 0.97 acres, more or less.

"EXHIBIT B"

**ASSURANCE OF COMPLIANCE WITH THE CIVIL RIGHTS LAWS AND
REGULATIONS**

4-L-FL-1078-BJ

Miami-Dade County, Florida, an approved applicant for receiving surplus Federal real property to be used for a public purpose program, certifies it has no unresolved violations of any civil rights laws, regulations or policies and that it will not discriminate on the basis of race, color, national origin, sex, age, disability, religion or any other protected class under the nation's civil rights laws in the use, occupancy, lease of surplus Federal real property. The approved applicant understands that remaining in compliance is a condition of continued possession and use of the real property and that compliance will be monitored at a frequency determined by the United States. The approved applicant further understands and agrees that compliance with Federal civil rights laws, regulation and policies extends to its successors, transferees, and assigns.



DATE 2/21/24

Name and Title of Authorized Official
(Approved Applicant)

**CARLADENISE A. EDWARDS, PH.D., MS.ED.
CHIEF OF ADMINISTRATIVE OFFICER,
MIAMI-DADE COUNTY, FL**

ACCEPTANCE

I, _____, on behalf of Miami-Dade County, the GRANTEE,
hereby accepts this Quitclaim Deed and by such acceptance agrees to all the terms and
conditions thereof.

Executed this _____ day of _____, 2024.

Name: _____
Title: _____
Miami-Dade County

STATE OF _____)
)
COUNTY OF _____)

I HEREBY CERTIFY, that on this ____ day of _____, in the year 2024,
before the subscriber, personally appeared _____, with whom I am
personally acquainted (or proved to me on the basis of satisfactory evidence), executed the
foregoing instrument for the purposes therein contained, by signing their respective names.

Notary Public

My Commission Expires: _____

[NOTARY SEAL]

CERTIFICATE OF RECORDATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

This is to certify that a Deed dated the _____ day of _____, 2024, from the **UNITED STATES OF AMERICA to MIAMI-DADE COUNTY** was filed for record at _____ o'clock ____m., on the ____ day of _____, 2024, and has been recorded in Book No. _____, Page _____, of the public records of my office.

This the _____ day of _____, 2024.

Office of the
Clerk of the Circuit Court,
Miami-Dade County,
Florida

By: _____
Clerk of the Circuit Court

PLEASE RETURN TO:

General Services Administration
Office of Real Property Utilization
and Disposal (4PZ)
77 Forsyth Street, Suite 130
Atlanta, Georgia 30303

GSA Control No. 4-L-FL-1078-BJ