



**FLORIDA DEPARTMENT *of* STATE**  
DIVISION OF HISTORICAL RESOURCES

HUD, Section 106, & Public Housing  
in Miami, Florida

Corey Lentz  
Historic Preservationist  
Bureau of Historic Preservation  
Compliance and Review Section  
October 7, 2019

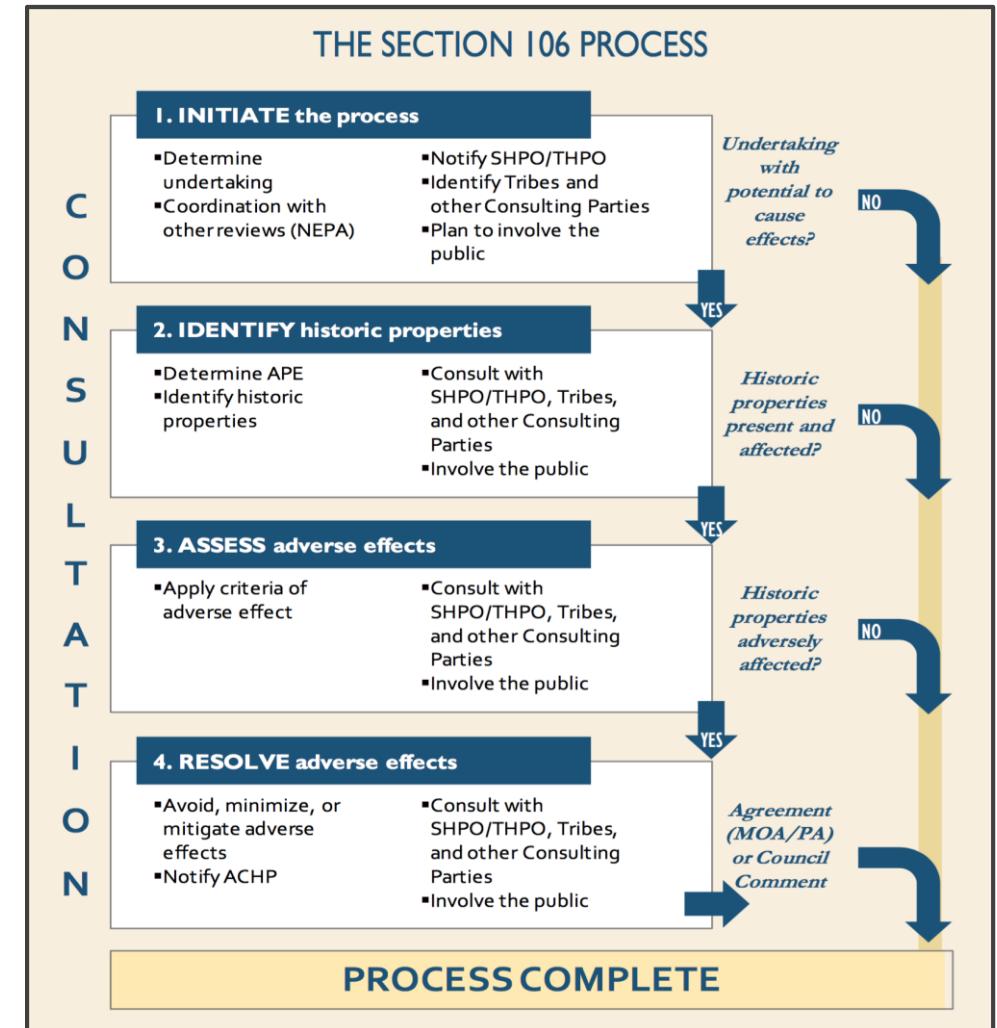
# National Historic Preservation Act & Section 106

## National Historic Preservation Act (1966, as amended 2016)

- Established federal historic preservation policy and programs, the Advisory Council on Historic Preservation, State Historic Preservation Officers, and Tribal Preservation Officers

## Section 106 Process – Regulation 36 CFR Part 800

- Requires federal agencies to consider the effects of agency undertakings on historic properties and archeological resources
- All HUD grant programs and projects are considered undertakings and are required to go through the Section 106 process



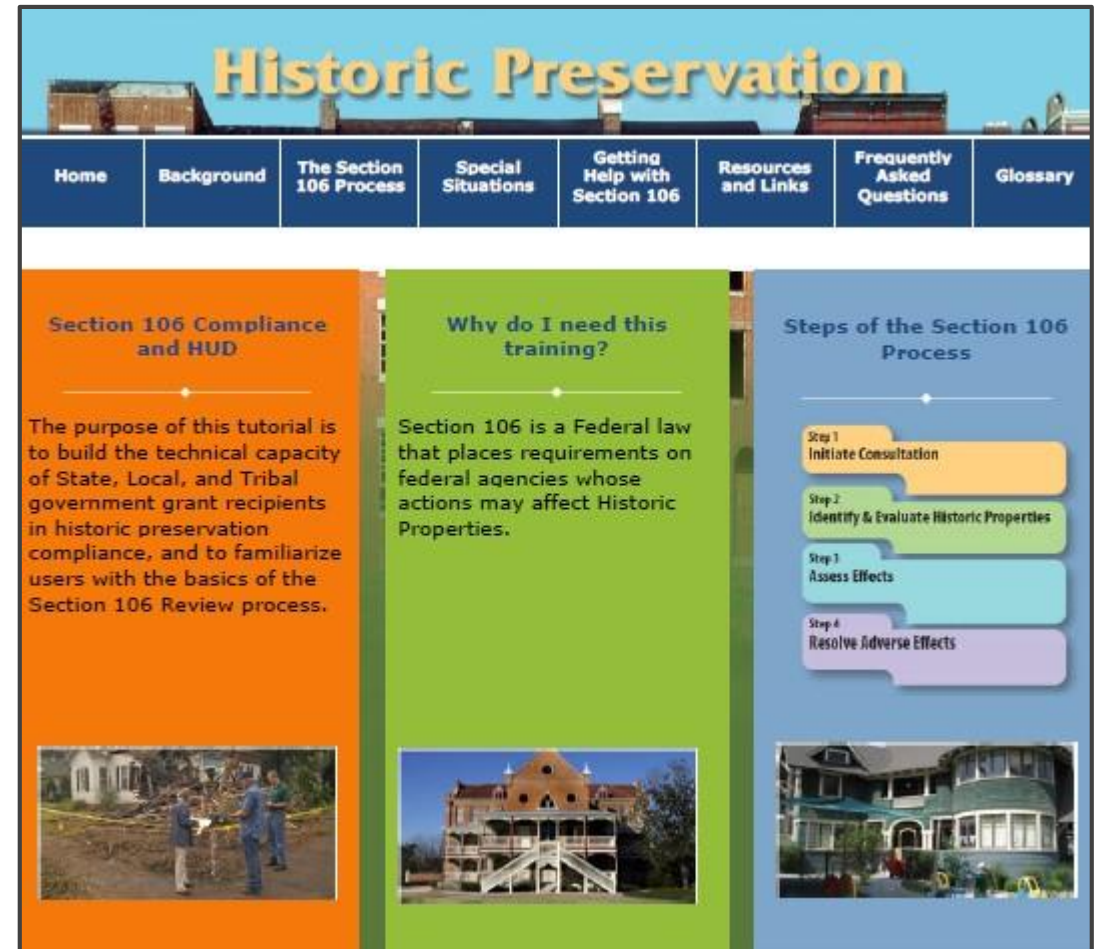
# HUD, Section 106, & The “Responsible Entity”

HUD grant recipients assume HUD’s Section 106 responsibilities as HUD’s “Responsible Entity” per HUD Environmental Procedures regulation 24 CFR Part 58

The Responsible Entity acts as lead federal agency

- Consults with SHPO, THPO and other parties to identify historic properties that may be affected by the undertaking and resolve any adverse effects

HUD’s *Historic Preservation Basics* – Historic Preservation and Section 106 Guide for HUD Projects – Free PDF Online -> [hudexchange.info/resource/2813/historic-preservation-basics](http://hudexchange.info/resource/2813/historic-preservation-basics)



# Martin Fine Villas

## HUD - Miami-Dade County Surtax Program

- Demolition of Alphabet Buildings and construction of Martin Fine Villas
- Reviewed by DHR Dec. 2015 – June 2016
  - DHR requested Phase I Cultural Resource Assessment Survey
    - Alphabet Buildings (Ineligible)
    - Metropolitan Senior Center (Ineligible)
    - Robert King High Towers (Eligible)
    - Robert King High Civic Center (Eligible)
    - Robert King High Midden (Eligible)
- DHR determined that demolition of ineligible Alphabet Buildings and construction of Martin Fine Villas did not result in an adverse effect to the identified eligible properties

 CRAS Boundary  Martin Fine Villas Project Area



# Brisas Del Rio

## HUD/FHFC- HOME Program

- Construction of East BDR Tower and associated infrastructure
- Reviewed by DHR June 2018 – May 2019
  - Potential visual effect on Robert King High Towers
    - Visual effect on Robert King High Towers minimal and comparable to other existing tower structures in vicinity; did not result an adverse effect
  - Potential disturbance of Robert King High Midden site
    - DHR consulted with Genesis Group to ensure ground disturbance would not occur in the vicinity of Robert King High Midden and recommended archeological monitoring during construction activities to avoid an adverse effect the eligible Robert King High Midden

— CRAS Boundary — Brisas Del Rio Project Area

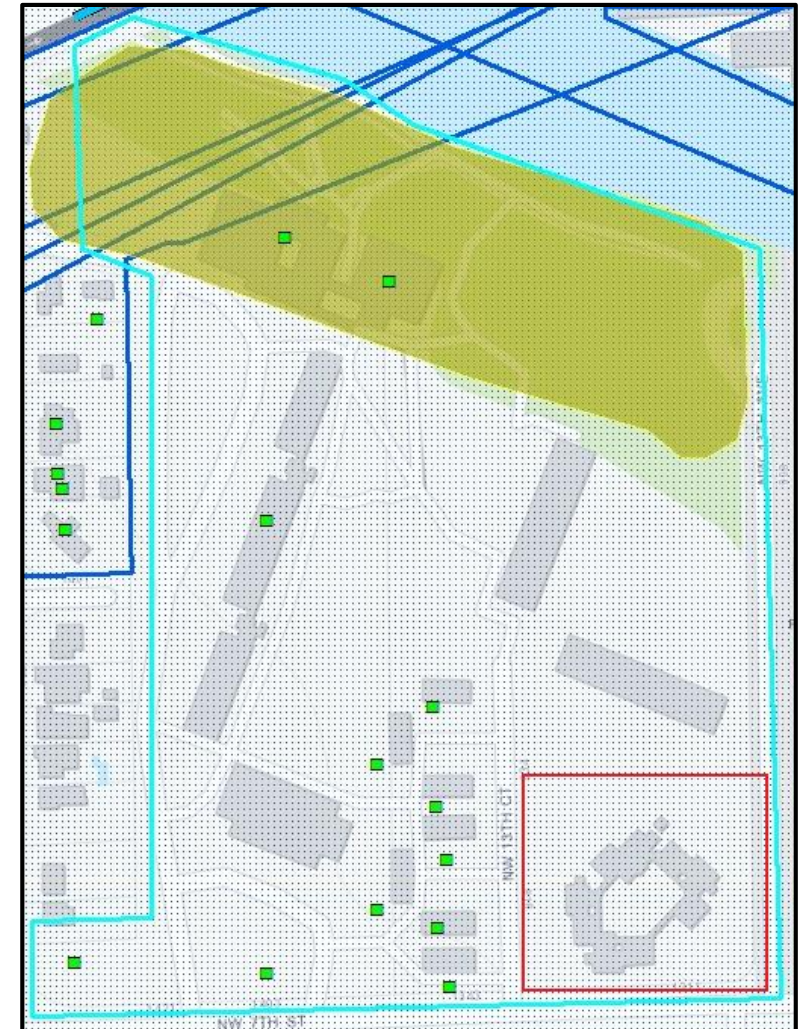


# Gallery at River Parc 1

## Proposed HUD - RAD Program

- Demolition of existing structure at corner of NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street and construction of new public housing complex
- Architectural concerns:
  - Existing structure to be demolished constructed in 1980 and is not considered a historic property
  - Potential visual effects on eligible Robert King High Towers similar to Brisas Del Rio project; likely would not result in an adverse effect
- Archeological concerns:
  - Project area previously disturbed and intact archeological deposits are unlikely to be present

— CRAS Boundary — Gallery at River Parc I Project Area



# Robert King High Towers Rehabilitation Project

## HUD - RAD Program

- Ongoing DHR Review – August 2019
  - Determined eligible for listing in National Register of Historic Properties in 2015 survey
    - Constructed in 1963
    - A – Earliest high-rise housing for elderly in Miami-Dade County
    - B – Project led by Miami Mayor Robert King High
    - C – Significant example of Brutalism style, designed by Hilario Candela
- Project involves:
  - Removal of historic fabric on western façade and new construction to interior edge of western exposed structural columns
  - Complete replacement of window system (jalousie to fixed and sliding)
  - Roof replacement
  - Interior work and appliance upgrades in non-public spaces



# Robert King High Towers Rehabilitation Project

Current proposal is not consistent with the *Secretary of Interior's Standards for the Rehabilitation of Historic Properties* and would result in an adverse effect to the eligible Robert King High Towers.

Consultation ongoing with Related Group and Miami-Dade PHCD to avoid, minimize, or mitigate Adverse Effect per 36 CFR 800.6

- Alter project plans to avoid/minimize removal or damage to character defining features (exposed structural columns and jalousie windows)
- Mitigate through documentation (HABS) and/or interpretative exhibits at site

