



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Pinal Ghandi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

November 22, 2024

RE: DHR Project File No.: 2023-5606-C  
Project: *311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small Cities CDBG*  
County: Martin

Ms. Ghandi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

This office notes that the property located at 311 SW 3<sup>rd</sup> Street, Stuart Florida (8MT346) appears to meet the criteria for listing in the *National Register of Historic Places* under Criterion A. We previously commented on the proposed rehabilitation of 8MT346 and in a letter dated December 1, 2023, stated that the undertaking should have no adverse effect on historic properties provided the new work match the old in material, design, scale, color, and finish.

Based on the information provided, the completed work does not conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and does not meet the conditions set forth by this office in our 2023 letter. Particularly, the replacement windows are larger and do not match the material or scale of the original.

Therefore, it is the opinion of this office that the referenced undertaking resulted in an adverse effect to 8MT346. As HUD's responsible entity for this project, the City of Stuart is directed to follow the process described in 36 CFR Part 800.6, *Resolution of Adverse Effects* to complete the Section 106 process. To complete this process, the City of Stuart should undertake the following actions:

- (1) The Agency (City of Stuart) official shall continue consulting with the SHPO and other consulting parties to develop and evaluate alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects on historic properties.
  - a. Since avoidance and minimization are not feasible at this stage, this office suggests the following mitigation options.
    - i. Public Interpretation (sign)
    - ii. Historical Context Statements and Narratives

**Division of Historical Resources**  
**R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399**  
**850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com**



- iii. National Register of Historic Places Nomination
- iv. Digital Photography Package

- (2) The Agency shall notify the Advisory Council on Historic Preservation (ACHP), 401 F Street NW, Suite 308, Washington, DC 20001-2637, of the adverse effect finding per 36 CFR 800.6 (a)(1). The notification to the ACHP should be similar to the project information submitted to this office and should include the following documentation as outlined in 36 CFR 800.11(c). The ACHP will advise of its decision to participate in consultation within fifteen (15) days of receipt of this notification or other request. If the ACHP chooses not to participate in consultation, the Agency shall resolve the adverse effect without ACHP participation and pursuant to 36 CFR 800.6(b)(1). Notification of the ACHP can also be completed digitally; information for digital notification is available at <https://www.achp.gov/e106-email-form>.
- (3) If the Agency, the SHPO and, if applicable, the ACHP agree on how the adverse effects will be resolved, they shall execute a Memorandum of Agreement (MOA) pursuant to 36 CFR 800.6(c).
- (4) If the Agency and the SHPO fail to agree on the terms of the MOA, the Agency shall request the ACHP to join the consultation. If the ACHP decides to join the consultation, the Agency shall proceed in accordance with 36 CFR 800.6(b)(2). If the ACHP decides not to join the consultation, the ACHP will notify the Agency and proceed to comment in accordance with 36 CFR 800.7.

Our office looks forward to consulting with you to resolve this adverse effect. If you have any questions, please contact Haylee Glasel, Historic Preservationist, by email at [Haylee.Glasel@dos.fl.gov](mailto:Haylee.Glasel@dos.fl.gov), or by telephone at 850-245-6453.

Sincerely,

Handwritten signature in blue ink that reads "Kelly L. Chase" with "for" written below it.

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer



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**RON DESANTIS**  
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Pinal Ghandi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

December 1, 2023

RE: DHR Project File No.: 2023-5606-B  
Project: 311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small  
Cities CDBG  
County: Martin

Ms. Ghandi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

Based on the information provided, 311 SW 3rd Street appears to be potentially eligible for listing in the NRHP under Criteria A: religion (Florida Master Site File Number: MT346). It is the opinion of this office that the proposed rehabilitation should have no adverse effect on historic properties provided the following conditions are met:

**Windows:**

Replacement windows must be based on the existing materials, or historic documentation and pictorial evidence; or they must be compatible with the historic character of the building. The new work should match the old in material, design, scale, color, and finish.

**Doors:**

Replacement doors must be based on the existing materials, or historic documentation and pictorial evidence; or they must be compatible with the historic character of the building. The new work should match the old in material, design, scale, color, and finish.

**Roof:**

Roofs are important in defining the overall historic character of a building. The form of the roof is significant, as are its decorative and functional features, roofing material, and size, color, and patterning. The new roof must be based on the existing materials, or historic documentation and pictorial evidence; or it must be compatible with the historic character of the building.

If you have any questions, please contact Alayna Gould, Historic Preservationist, by email at [Alayna.Gould@dos.myflorida.com](mailto:Alayna.Gould@dos.myflorida.com), or by telephone at 850-245-6343.

Sincerely,



Kelly L. Chase  
For

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer