



## United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240



April 29, 2020

[REDACTED]

**PROPERTY: Ardmore Apartments, 6755-6765 Harding Avenue, Miami Beach, FL**  
**PROJECT NUMBER: 36360**

Dear [REDACTED]

I received a submittal from [REDACTED] on March 9, 2020, including an Amendment to the Part 2 – Description of Rehabilitation application dated March 2, 2020, and an architectural drawing and recent photographs of the completed remedial work at the Ardmore Apartments. The photographs demonstrate that the remedial work stipulated in my letter of November 29, 2018, has been satisfactorily completed. Consequently, I find that the overall impact of the proposed rehabilitation of the Ardmore Apartments, as now modified, complies with the Secretary of the Interior's Standards for Rehabilitation.

Accordingly, I have reversed the January 23, 2018 Decision of Technical Preservation Services (TPS) denying certification of the Part 2 – Description of Rehabilitation application for the rehabilitation.

Although I am reversing the Part 2 denial of certification issued by TPS on January 23, 2018, please note that the project will not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by TPS after submitting a Part 3 – Request for Certification of Completed Work application through the normal process.

As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the January 23, 2018 Decision that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or

interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Burns".

John A. Burns, FAIA, FAPT  
Chief Appeals Officer  
Cultural Resources

cc: SHPO FL  
IRS

Three lines of contact information are redacted with black boxes.