

April 18, 2025

To: John Stuart, Chair	john.a.stuart@gmail.com
Linsey Lovell, Vice Chair	linseylovell.hpb@gmail.com
Ray Breslin, Member	bresaro@aol.com
Brian Ehrlich, Member	brian.cityofmiamibeach@gmail.com
Laura Weinstein, Member	lwb.mbhp@gmail.com
Laura Lewin, Member	lauralewin2@outlook.com
Elizabeth Camargo, Member	elizc@ecamargodesign.com
Haskel Mayer, Member	haskelhpb01@gmail.com
cc: Edwin Herrera, Lead Architectural Designer	edwin@dgoarchitecture.com
Debbie Tackett, City of Miami Beach	deborahackett@miamibeachfl.gov
Jessica Freking, City of Miami Beach	jessicafreking@miamibeachfl.gov
Gabriela Freitas, City of Miami Beach	gabrielafreitas@miamibeachfl.gov

From: Chris Gloede, Palm View Historic District Homeowner

Subject: Partial Opposition to HPB24-0632 to be heard at the April 22, 2205 HPB Meeting

Honorable Chair and Members of the Miami Beach Historic Preservation Board,

As a Palm View Historic District homeowner and nearby neighbor to the applying property, I am writing to oppose demolition and renovation of the facade to this single family home.

I support improvement of the homes in the Palm View historic district and appreciate the property owner's intent to invest in this home.

However, I oppose the owner's plan to remove the important 1938 Streamline Moderne facade architectural elements. This property was designated a contributing structure in the 1999 Palm View Historic District Designation Report.

Original



Current



Proposed



I request that the HPB require the applicant to comply with the requirements of our Historic District and deny these application requests:

- Modification of entrance door and entrance stoop with incompatible contemporary styling
- Modification of front facade windows with incompatible contemporary styling
- Modification of front facade and north facade projecting eyebrows
- Elimination of the front facade horizontal racing stripes
- Elimination of the front facade faux gable vents
- Extension of front facade second level overhang
- Addition of front facade light sconces
- Addition of a sidewalk wall, pedestrian gate, and car gate with incompatible contemporary styling; I do not object to these elements but I do object to their styling

I request that the HPB make permitting conditional on the retention and restoration of the front façade consistent with historic documentation and specify the exact requirements that I have detailed above.

Thank you for your service to the Palm View Historic District residents and the City of Miami Beach.

Respectfully,

Christopher Gloede
Homeowner and Resident
1760 Jefferson Ave, Miami Beach, FL 33139
chris@chrisgloede.com
773-510-6066