

From: [Freitas, Gabriela](#)
Cc: [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Herrera, Miriam](#)
Bcc: [John Stuart](#); [Linsey Lovell](#); [COLLINS PARK](#); [Elizabeth Camargo](#); [haskelhp01@gmail.com](#); [rp.hollingworth@gmail.com](#); [Mitch Novick](#)
Subject: FW: Partial Opposition to HPB24-0650 to be heard at the June 7, 2205 HPB Meeting
Date: Monday, June 16, 2025 5:55:00 PM
Attachments: [image001\[96\].png](#)
[Gloede Opposition to 1730 Jefferson Re-Application - Google Docs.pdf](#)
[image001.png](#)

Hello bcc'd Board members and Staff,

Please see attached and below public comment letter. Should you have any questions please contact us.

Thanks so much.

Kind regards,

MIAMI BEACH

Gabriela C. Freitas, Office Associate V
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Office: 305.673.7550 or Direct: 305.673.7000 ext.26302

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We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

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From: Chris Gloede <chris@chrisgloede.com>
Sent: Friday, June 13, 2025 11:52 AM
To: john.a.stuart@gmail.com; linseylovell.hpb@gmail.com; COLLINS PARK <Bresaro@aol.com>; brian.cityofmiamibeach@gmail.com; lwb.mbhpb@gmail.com; lauralewin2@outlook.com; haskelhp01@gmail.com; elizc@ecamargodesign.com
Cc: edwin@dgoarchitecture.com; Tackett, Deborah <DeborahTackett@miamibeachfl.gov>; Freking, Jessica <JessicaFreking@miamibeachfl.gov>; Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: Partial Opposition to HPB24-0650 to be heard at the June 7, 2205 HPB Meeting

You don't often get email from chris@chrisgloede.com. [Learn why this is important](#)

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

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 the applicant's continued efforts to demolish the historically-protected art deco facade of this property. This property was designated a contributing structure in the 1999 Palm View Historic District Designation Report.

I support improvement of the homes in the Palm View historic district and appreciate the property owner's intent to invest in this home, but I oppose their effort to remove the defining and protected art deco facade.

Despite clear direction from the HPB at its April meeting, the applicant has again proposed demolition and alteration of the defining elements of the protected art deco facade. I ask that the HPB deny these illegal alterations and preserve this rare art deco SFH in South Beach.

- Deny location changes: Elevating eyebrows above original location and moving gable vents
- Deny design changes: Squaring the rounded edges of the eyebrows and entrance shelves
- Deny volume changes: Extending the eyebrows
- Deny material changes: Replacing concrete with metal eyebrows
- Deny lighting changes: Addition of exterior can lighting recessed into the eyebrows



I request that the HPB require the applicant to comply with the requirements of our Historic District and require the preservation of the original art deco facade.

I request that the HPB make permitting conditional on the retention and restoration of the front façade consistent with historic documentation and City inspection for compliance before granting occupancy.

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

June 13, 2025

To: John Stuart, Chair	john.a.stuart@gmail.com
Linsey Lovell, Vice Chair	linseylovell.hpb@gmail.com
Ray Breslin, Member	bresaro@aol.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	debrahtackett@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 HPB24-0650 to be heard at the June 7, 2205 HPB Meeting

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Respectfully,

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