

## Freitas, Gabriela

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**From:** HPB  
**Sent:** Tuesday, December 13, 2022 10:59 AM  
**To:** Freitas, Gabriela  
**Subject:** Fwd: 803 2nd St  
**Attachments:** 1147 Venetia Ave before.jpg; 925B7C95-9F2E-45AF-B052-AF19694CA342.jpeg

FYI

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**From:** Brett Gillis <brett.gillis@gmail.com>  
**Sent:** Tuesday, December 13, 2022 6:02:38 AM  
**To:** Tackett, Deborah <DeborahTackett@miamibeachfl.gov>; HPB <HPB@miamibeachfl.gov>  
**Subject:** 803 2nd St

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

Hi Debbie, can you please forward?

I do not believe the list of email addresses are up to date on the website:

<https://www.miamibeachfl.gov/city-hall/city-clerk/boards-and-committees/historic-preservation-board/>

Dear Members of the Historic Preservation Board:

I have been studying, researching, and writing about Old Spanish and Mediterranean architecture for years and must express my concern over the application for the demolition of 803 2nd St.

I have walked by this building since I was a kid, when I'd go to South Pointe beach. This is one of the few very early buildings left in the area that serves as a visible reminder of this early history and early architecture. We run the risk of people forgetting the early Spanish and Mediterranean design motif that was used on the Beach if buildings like this are demolished. Art Deco, MiMo, and Post-Modern are important, but it's also important to know where we came from, where we went, how we got there, etc... we cannot escape and should not erase the early history that got us to Art Deco, and so on.

Furthermore, the criteria from Section 118 in the Regulations are clear:

- a. This building is designated.
- b. This is a simple but sleek, early building that is beautiful in its simplicity. Although an exact reproduction may not be possible or desired, please see attached photos of 1147 Venetia Avenue in Coral Gables which demonstrate how shells of these 1920's cottages can be saved, updated, and most of the inside rebuilt. The outside remains historic but it's like living in a crisp, new home on the inside. Many people think this is the best of both worlds. (There are other possible solutions, such as what they did at the Greystone.)
- c. This building is one of the last remaining examples of its kind.
- d. This building is a contributing structure.
- e. This building is an important visible reminder of the past.
- f. n/a (this request does not involve a parking garage)

g. Plans have been submitted, but they do not retain the designated, historic structure. The plans do not honor our history.

h. This building has not been declared an Unsafe Structure.

I do not see how you could, in good faith, allow this exceedingly early and significant contributing structure in a historic district to be demolished. What's the point of even having historic districts if the buildings end up getting demolished? ....It defeats the entire purpose. If you aren't going to save this, then what are you going to save?

Sincerely,

Brett Gillis, Historian and Preservationist



