



HISTORIC RESOURCES REPORTS

FOR

1665 + 1667 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

BY

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FOR

SHVO

745 FIFTH AVENUE

NEW YORK, NEW YORK 10151

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

JULY 18, 2022



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SITE LOCATION PLAN (1)

ADDRESS:	1665 WASHINGTON AVENUE
NAME:	KONIVER STERN BUILDING
DATE OF CONSTRUCTION:	1999
ARCHITECT:	KOBI KARP
HISTORIC STATUS:	NON-CONTRIBUTING
TYPICAL FLOOR SIZE:	3,370 SF
LOT SIZE:	4,500 SF
STORIES:	4
BUILDING SIZE:	10,111 SF
PARKING:	5 PARKING SPACES
HISTORIC DISTRICTS:	MIAMI BEACH ART DECO ARCHITECTURAL DISTRICT (NATIONAL) MUSEUM HISTORIC DISTRICT (LOCAL)
HISTORIC STATUS:	NON-CONTRIBUTING
ZONING:	CD-3 - COMMERCIAL HIGH INTENSITY DISTRICT



SITE LOCATION PLAN (1)

ADDRESS: **1667 WASHINGTON AVENUE**

NAME: PARKING LOT

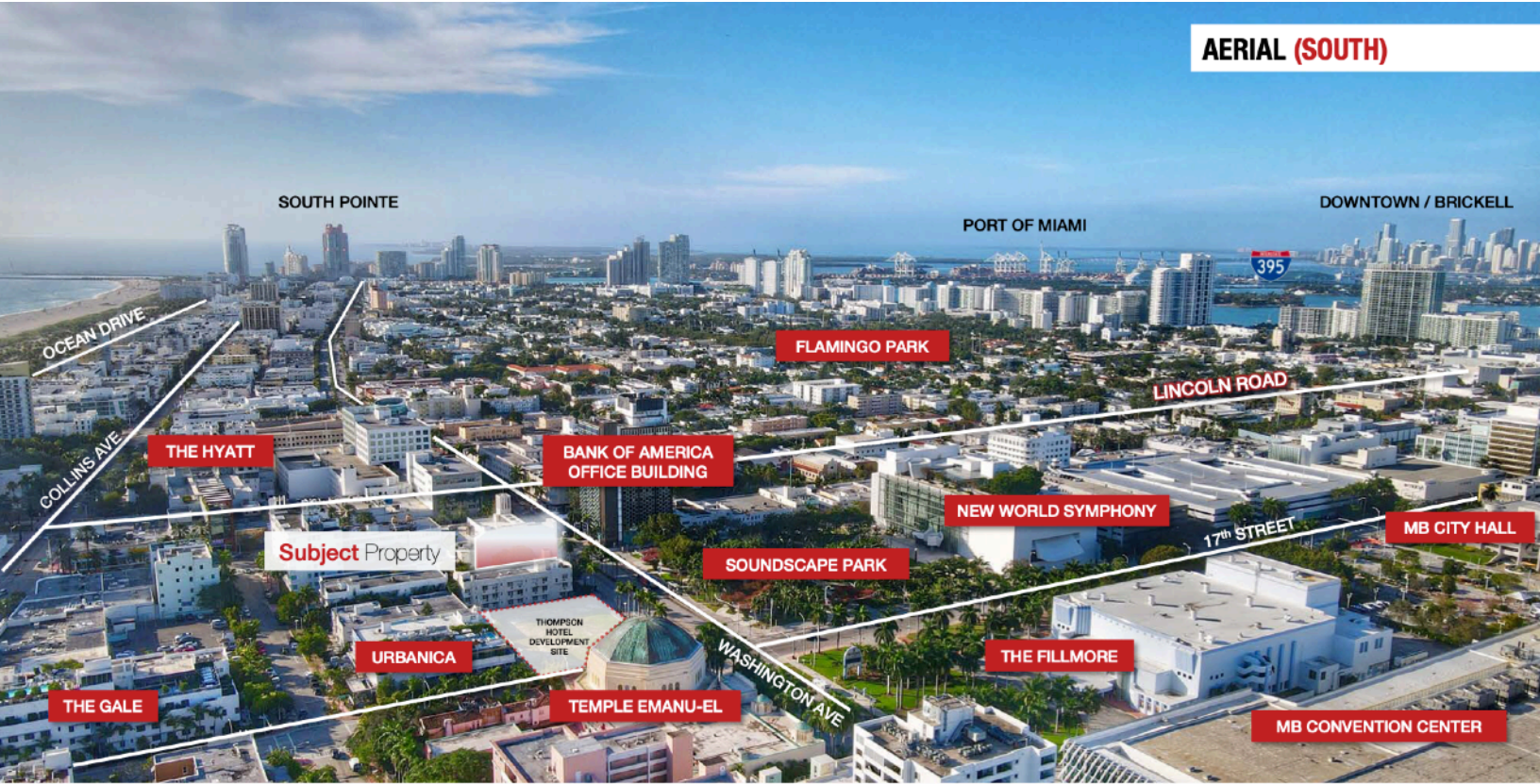
LOT SIZE 7,500 SF

HISTORIC DISTRICTS: MIAMI BEACH ART DECO ARCHITECTURAL DISTRICT (NATIONAL)
MUSEUM HISTORIC DISTRICT (LOCAL)

HISTORIC STATUS: NON-CONTRIBUTING

ZONING: CD-3 - COMMERCIAL HIGH INTENSITY DISTRICT

AERIAL (SOUTH)



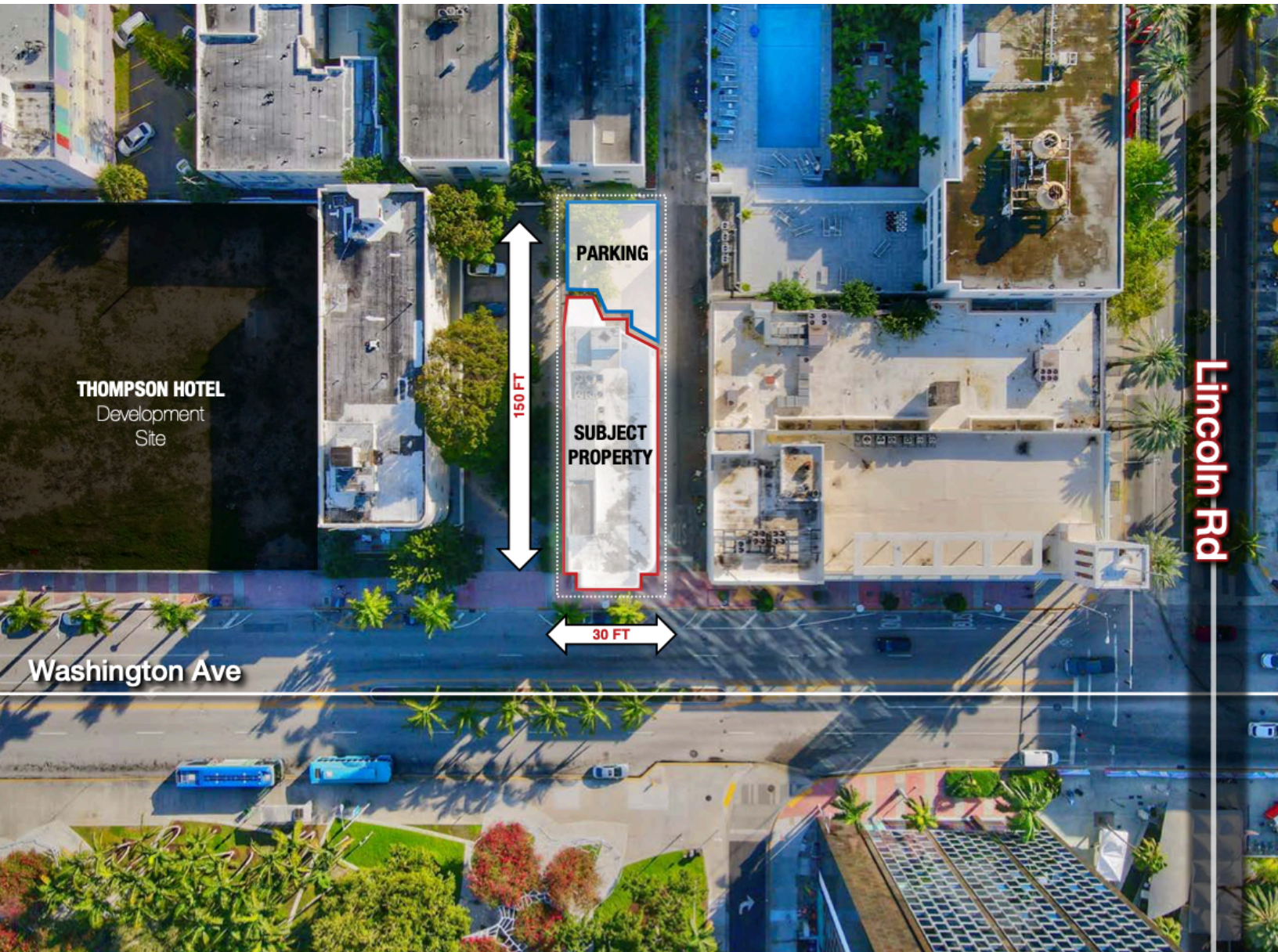
1665 Washington Ave

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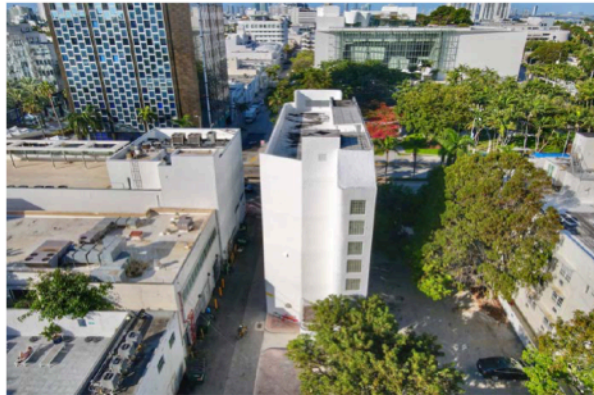
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SITE LOCATION AERIAL VIEW OF MIAMI BEACH (2)



SITE DIMENSION VIEW OF PROPERTIES (2)



 **1665** Washington Ave

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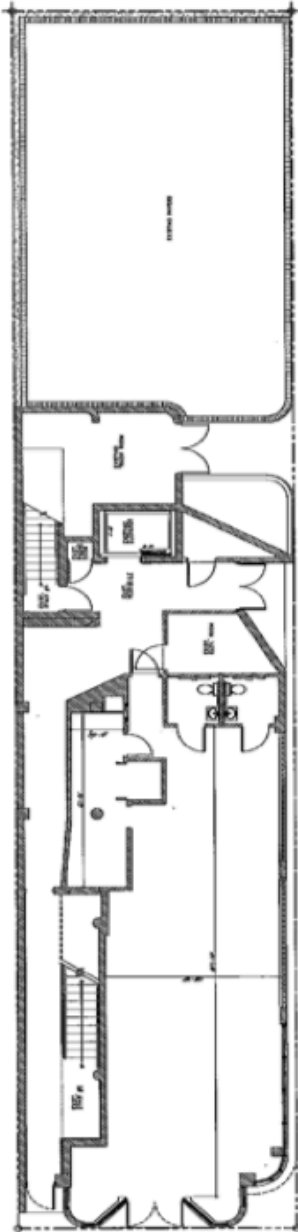
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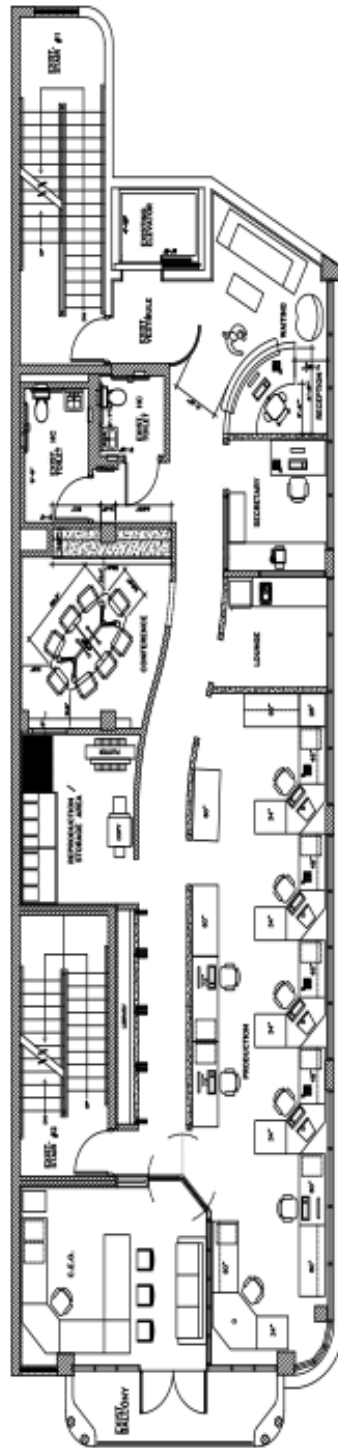
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PROPERTY PHOTOS FROM MULTIPLE DIRECTIONS. (2)



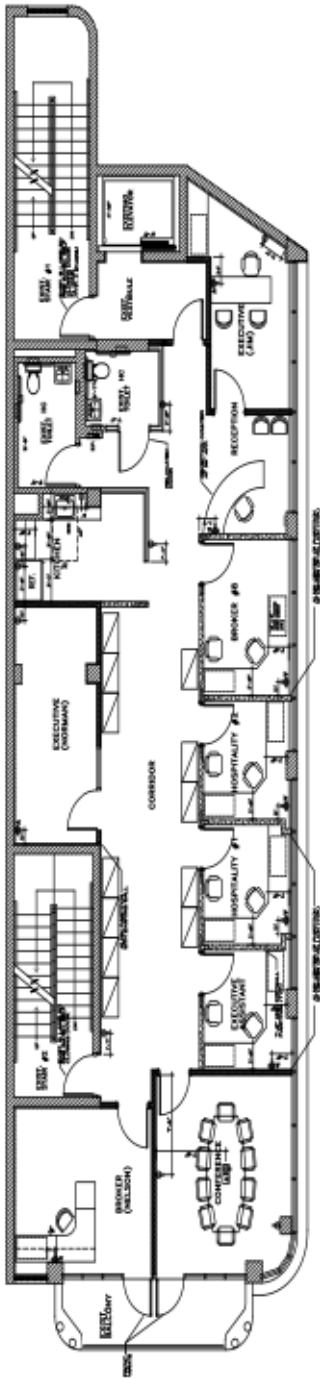
GROUND FLOOR

FLOOR PLANS (2)

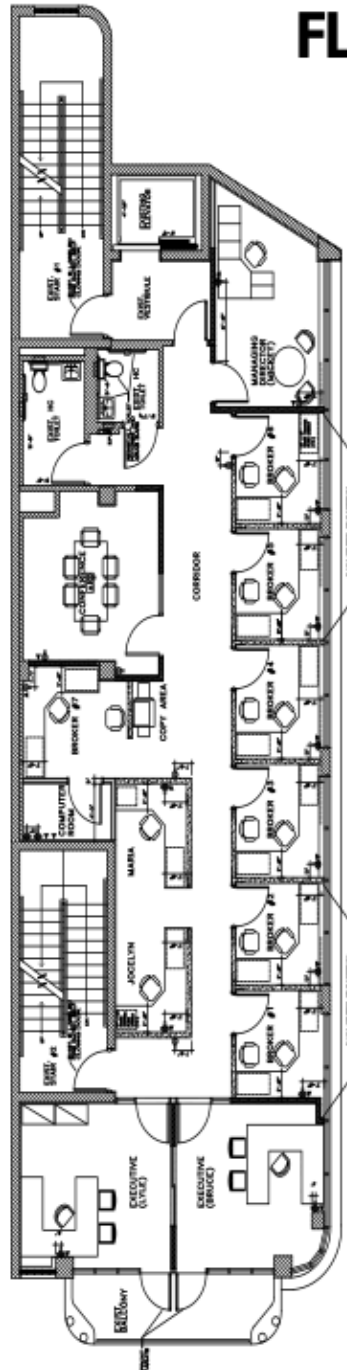


2nd FLOOR

FLOOR PLANS



3rd FLOOR



4th FLOOR

FLOOR PLANS (2)



2022 SITE PHOTOGRAPHS (3)





2022 SITE PHOTOGRAPH (3)

CITY OF MIAMI BEACH BUILDING CARD (3)

Owner MRS. IRENE SUE FLETCHER Mailing Address *Peninsula* Permit No. 14524 Date July 18-1944
 Lot 19 Block 31 Subdivision FISHER'S FIRST Address 1667 Washington avenue
 General Contractor Masterbilt Corp. 5075 Address BOND - 2464
 Architect L. Murray Dixon Address
 Front 40' Depth 125' Height 26'8 Stories 2 Use Apartment- 16 uni & 4 hotel rms
 Type of construction c/b/s/ Cost \$ 39,000. Foundation spread FOOTING Roof Flat

Plumbing Contractor Alex. Orr, Inc. # 13800 Address Date 7-24-1940
 21 water closets - 21 lavatories - 16 bath tubs - 16 sinks - 4 showers - 1 flr drain -
 Plumbing Fixtures Rough approved by Bell- 8/20/1940 Date
 Gas Stoves 16 # 13892- Alex. Orr, Inc. 1 Oil Burner and 550 gal tank- Aug. 9-1940
 Gas Heaters #14798- Gas Company connect 16 gas ranges- 12- 17- 40 Date
 # 13779 - 7/18/1940 Final approved by--GAS -OK 12-17-40 Date
 Alex. Orr, Inc. 1 temporary closet 1 Sewer connection Septic tank Make Date

Electrical Contractor Rafael # 15317 Address Date 7-25-1940
 Switch 70 Range Motors Fans Temporary service - 7-22-1940
 OUTLETS Light 125 HEATERS Water # 15299- Rafael
 Receptacles 130 Space Centers of Distribution 6,
 Refrigerators 16, Irons 16, Address Date
 Electrical Contractor # 15913- Myers Electric- 2 motors- 2 centers of distribution
 No. fixtures set 120 Final approved by Date 10-16-1940
 Date of service

Alterations or repairs ELECTRICAL PERMIT # 16100 - (RAFEL ELECT.) 1 Temporary Service Date Nov. 4-40
 " " # 16330 - (ABBOTT ELECT.) 2 notors for 1ol Burner - -11-26-40

1669 Washington (Heyman) # 21145 - Re-surfacing roof - Acme Supply Company, roofer \$ 242..Oct. 30, 1945
 1667 Washington # 28011 Toby Electric: 1 switch outlet, 3 light outlets, 5 receptacles, 4 fixtures, violations - Jan. 3, 1949

Over

CITY OF MIAMI BEACH BUILDING CARD (3)

ALTERATIONS & ADDITIONS

Building Permits: # 30512 Painting - C. K. Harrington, contractor \$ 300... August 11, 1949
 OK, Plaag 6/6/55 #47509 C. H. Ervin: Install one - 1 ton A. C. Unit \$ 200 May 16, 1955
 OK, Plaag 6/6/55 #47634 C. H. Ervin: Install one -1 ton A. C. Unit \$ 200 May 27, 1955
 OK A. Plaag 11/20/56 51084 C. H. Ervin: Install 1 - 1 ton A. C. Unit \$ 200 July 26, 1956
 52412 Surf Air Conditioning Co.: One - 1 Ton Window A.C. Unit: \$200.00:
 OK 4/22/57 Plaag January 7, 1957
 5269 Douglas Joss: Entire Exterior painting - \$300 - Dec. 26, 1957
 63179 Owner: Paint front of building - \$150.00 - Oct. 11, 1960
 #77120 Porterfield Industries: Replace 3 windows - \$75 - 10/6/66
 38 Dewey Hawkins 1-2 H.P. Air-Conditioning \$4.00 7/18/68 *OK SHERREY - 10/24/68*
 #05816-Big Chief, Inc.- Demolish two story CBS residence-\$2000-6-27-74

Plumbing Permits:

Electrical Permits: #33917 Emanuel Electric: 1 Meter change, April 24, 1951 Meginniss 5-10-51
 #41705..Astor Electric: 1 Motor (1HP) April 14, 1954 OK, Plaag 4/30/54
 # 43733 Lewis H Pratt: one television antenna December 28, 1954
 6/6/55 OK, Plaag # 44508 Lyon Electric Company: one motor May 17, 1955
 6/6/55 OK, Plaag #44609 Ace Electric: one motor May 27, 1955
 44929 Ace Electric: one motor June 28, 1955 OK, Plaag 7/11/1955
 46341 Philip Lane T. V. one television antenna December 8, 1955
 OK, Fidler 2/13/1956 46758 B. & W. Electric: 4 centers of distribution, 1 service, 4 motors Feb.10, 1956
 46952 Ace Electrical Service: one motor March 13, 1956 OK, Fidler 3/13/56
 OK, Plaag 4/18/1956-- 47022 B & W Electric: one motor March 22, 1956
 OK, Plaag 6/18/1956 47571 B & W Electric: one motor May 28, 1956
 #49325, B & W Electric, 1 center distbn. Jan. 24, 1957 - 2 motors 0-1 HP OK 3/8/57 Fidler
 44294 Holiday Shop one television antenna April 15, 1955



NEIGHBORHOOD PLAN (1)

BIBLIOGRAPHY

- 1) COURTESY MIAMI DADE PROPERTY APPRAISER
- 2) COURTESY KONIVER STERN FOR ONLINE REAL ESTATE FOR SALE ADVERTISEMENT.
- 3) ARTHUR MARCUS PHOTOGRAPHY
- 4) COURTESY THE MAKING OF MIAMI BEACH 1933 - 1942 BY JEAN FRANCOIS LEJEUNE AND ALLAN T. SHERMAN, P. 128.
- 5) COURTESY HISTORY MIAMI.