

1117

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AUG 25 2005

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cadillac Hotel

other names/site number NPS Tax Act Project #11125/FMSF# DA6765

2. Location

street & number 3925 Collins Avenue n/a not for publication

city or town Miami Beach n/a vicinity

state Florida code FL county Dade code 025 zip code 33140-3711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Barbara E. Matlock / DSHPO for Survey & Registration 8/23/05
Signature of certifying official/Title Date

Florida State Historic Preservation Office, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Tom
Signature of the Keeper
Edson H. Beall Date of Action 10.5.05

Cadillac Hotel
Name of Property

Miami-Dade Co, FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Hotel

Current Functions
(Enter categories from instructions)

Domestic: Hotel

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT: Art Deco
MODERN MOVEMENT: Moderne

Materials
(Enter categories from instructions)

foundation Stucco
walls Concrete
roof Other: Tar & gravel
other Glass

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

- Entertainment/Recreation
- Commerce
- Architecture
- _____
- _____
- _____

Period of Significance

1940-1956

Significant Dates

1940

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Architect: France, Roy F. (1940); Grossman, Melvin (1956)
Builder: Davis, PJ Construction Co.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository
City of Miami Beach Planning Department

Cadillac Hotel
Name of Property

Miami-Dade Co., FL
County and State

10. Geographical Data

Acreage of Property 1.5 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 8 7 9 3 0	2 8 5 5 1 5 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Gary A. Appel, Esq. and David Payne/Consultant & Barbara E. Mattick/DSHPO for Survey & Registration

organization Bureau of Historic Preservation date August 2005

street & number R.A. Gray Bldg., 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dan Economos/Beta Epsilon Cadillac, LLC

street & number c/o Gary A. Appel, 4770 Biscayne Blvd., Suite 670 telephone 305-576-0033

city or town Miami state Florida zip code 33137

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**CADILLAC HOTEL
Miami Beach, Miami-Dade Co., FL**

SUMMARY

The Cadillac Hotel, located at 3925 Collins Avenue in Miami Beach, was constructed in 1940 by the PJ Davis Construction Company and designed by well-known Miami Beach architect Roy F. France. The style of the building combines the distinct characteristics of both the Art Deco and Streamline Moderne style, the predominant architectural styles of Miami Beach architecture at the time. The hotel, as it appears today, consists of the original 14-story tower at the northern end of the property, and an 8-story 1956 addition at the southern end. The Cadillac has been used as a hotel since its construction, except for the three years between 1942 and 1945 when it was leased by the United States military. The building is constructed of concrete block with a stucco finish over a wood piling and concrete slab foundation. It has recently been restored to its original grandeur, including the reintroduction of the original use of historic spaces. The recently completed rehabilitation has been approved by the City of Miami Beach and the Florida Division of Historical Resources. In addition, Part 2, the Description of Rehabilitation, and Part 3, the Certification of Completed Work, of the Historic Preservation Certification Application have been approved by the National Park Service (see attached correspondence) as being in compliance with the Secretary of the Interior's Standards for Rehabilitation of certified historic structures. Part I has received preliminary NPS approval as a certified historic structure contingent on subsequent individual designation or contributory status in a certified local district.

SETTING

The city of Miami Beach is sited on a barrier island off the coast of the city of Miami and includes several smaller islands, both natural and manmade. Its boundaries are Biscayne Bay on the west, the Atlantic Ocean on the east, the city of Surfside on the north, and Government Cut on the south. Miami Beach's climate is subtropical and is influenced greatly by its proximity to the Atlantic Ocean and the Gulf Stream. Due to its climate and also its beaches, maritime activities and attractions related to the preserved Art Deco District, Miami Beach has become an enormously popular tourist destination. The Cadillac Hotel is found on the east side of Collins Avenue, between 39th and 40th streets, north of the Art Deco District and adjacent to the beach.

The Cadillac Hotel is located in the Collins Waterfront Historic District, a locally designated district since 2001. The district is approximately two miles long and contains a collection of historic buildings dating from the 1920s through the 1960s. The southern and northern boundaries of the Collins Waterfront Historic District line up with the original Oceanfront Subdivision filed in 1916 by John Collins, one of the original developers of Miami Beach. This district has been developed mainly as an area of apartments and hotels since the beginning and abuts the Miami Beach Architectural District, a National Register District since 1979, on the south. All of the properties within the district are within two blocks of the ocean, since it is bordered by the Atlantic Ocean to the east, Lake Pancoast and the Collins Canal on the south, and the Indian Creek to the west.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

DESCRIPTION

Exterior

The original tower of the Cadillac Hotel is 14 stories tall and built of concrete block with a stucco finish. The west-facing primary façade is symmetrical and seven bays wide (photo #1). A wide vertical panel provides a strong central element with each flanking bay slightly further set back from the road. A centrally located finial is the highest point. The two-tiered finial is made up of three recessed vertical panels. At the base of each panel is a semi-circular feature. Decorative detailing is featured along the top of the parapet. The building height steps down on either side of it, creating partial 13th and 14th floors used as penthouse units. The stepped façade (photo #2) creates an illusion of momentum, both forward and upward.

Vertical bands of windows alternate with plain smooth vertical panels (photo #3). There are three windows at each level within each vertical row. The central bay (photo #4) consists of small 1/1 windows set into the wide central panel. The two bays on either side of the central vertical panel are rounded (photo #5), while the other four bays (photo #6) have two casement windows facing west and one facing either north or south, with a mullion at the corner. The casement windows are the historic window configuration. As part of the recent rehabilitation, the entire hotel has been repainted white, which is historically how it appeared. The front porch (photo #7) is partially covered by a canopy with a "Cadillac" sign above it (photo #8). The porch rail has a geometric design and the floor and stairs are covered in terrazzo (photo #9). The front door (photo #10) is glass and includes a large plate window above it, both flanked by sidelights. Stone panels with a marbled finish flank either side of the door, culminating in a fluted vertical detail on each side joined with a gentle arch in the center, over the base of the canopy behind the "Cadillac" sign. On either side of the stone panels are two bays of large multi-paned windows on both the first and second level (photo #11). Concrete eyebrows (photo #12) protrude above the second level windows (at the interior mezzanine level). This two-story five-bay entranceway (photo #13) stretches across the entire west façade of the 1940 building. As the upper floors of the hotel are stepped back, a shallow flat roof tops this second (mezzanine) level. A Cadillac coat of arms in pink, green and white terrazzo is located on the porch floor, just in front of the original front door of the 1940 building (photo #14).

The north elevation (photo #15) features vertical rows of windows visible from the west stepped-back elevation. There are also two bays of small 1/1 windows covered by wide rectangular concrete eyebrows. The 1-story extension (photo #16) is also original and contains multi-paned windows. The east elevation (photo #17) faces the ocean and is not visible from the primary public way. Even from the beach and boardwalk, palm trees and other natural vegetation largely obscure views to the hotel. This elevation is simple with double and triple 1/1 windows arranged in vertical bays with balconies in the historic portion of the hotel.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

In 1956, an 8-story addition (photo #18) was constructed along the south elevation of the original tower. The 1940 south elevation was plain and was characterized only by vertical banks of windows. Thus no character-defining features were lost by the construction of the addition. The addition is roughly L-shaped, with one corridor running parallel to 39th Street (east-west), and the other adjoining the corridor in the original building, and running north-south. The 1956 addition is simple, with horizontal window bays along Collins Avenue and 39th Street (photos #19-20).

Interior

The historically significant details on the interior were restored during the recent comprehensive historic rehabilitation approved by the Florida SHPO and the NPS. These included the damaged and faded partial terrazzo floor (photo #21), the two-story columns (photo #22), the mezzanine with decorative railing (photo #23), the cove ceiling (photo #24) and the recessed lighting (photo #25), all in the 1940 lobby (photo #26). The upper floors are all similar to one another and feature guest rooms (photo #27). The original floor plan was preserved, including the double-loaded corridor system (photo #28). All of the fixtures, furnishings and systems were updated with new energy efficient and code compliant mechanical, electrical, HVAC and plumbing systems, in order to ensure the Cadillac's viability in the 21st century.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

SUMMARY

The Cadillac Hotel is significant on the local level under Criterion A for its notable place in the evolution of Miami Beach resort architecture, and under Criterion C for its distinct Art Deco/Streamline Moderne style. The Cadillac was built in 1940 on the east side of Collins Avenue between 39th and 40th streets. The hotel is located in and is a contributing structure to the Collins Waterfront Historic District on Miami Beach, a locally designated district since 2001, which is located north of the famed Miami Beach Architectural District, a National Register District since 1979. The City of Miami Beach's historic preservation ordinance has been certified by the National Park Service and the City of Miami Beach has been approved as a Certified Local Government. As with many other structures on Miami Beach at the time, the United States Army Air Corps leased the Cadillac Hotel for use during World War II.

HISTORIC CONTEXT AND SIGNIFICANCE

The Cadillac Hotel, built in 1940, is significant as one of the hotels that reflected the new trend of attracting middle class Americans on vacation. Historically, Miami Beach had nearly always been a mecca for tourism. The East Coast Railway, founded and funded by Henry Flagler, had arrived in Miami in 1896 and the city was incorporated the same year. John Collins was one of the pioneer settlers on Miami Beach, arriving the same year, and he cultivated the land and cleared the mangrove swamps on the island. With the help of Carl Fisher, an Indiana auto parts magnate, Collins built the first wooden bridge to Miami Beach in 1913. Although Collins was not particularly interested in attracting tourism or building hotels, his family founded the Miami Beach Improvement Company, which prompted a great deal of real estate activity and was the first official use of the term "Miami Beach." The Collins Avenue oceanfront neighborhood is closely associated with the first known settlement of the barrier island that would eventually become the City of Miami Beach. Except for the small area west of Lake Pancoast, this land was first platted in 1916 as the Oceanfront Subdivision by the Miami Beach Improvement Company. The dredging and opening of the Collins Canal, as well as the construction and opening of the wooden Collins Bridge across Biscayne Bay, made the island conveniently accessible to the mainland. This literally paved the way for the Beach's subsequent development as the unique oceanfront resort that it is today, an area that has significantly benefited the city of Miami and the County, State and Nation as well.

Carl Fisher was the force that transformed Miami Beach into a vacation destination. Originally from Indianapolis, Fisher made a fortune in the auto parts business and soon turned his interest to the relatively new invention of the automobile. Predicting that it would have a tremendous impact on American life, Fisher built several highways and the Indianapolis Motor Speedway. He began promoting Miami Beach as a vacation destination and, as a result, the population increased 440 percent between 1920 and 1925. The devastating hurricane that hit Miami in 1926 as well as the Great Depression dampened the tourist business in Miami Beach, but it quickly revived by the late 1930s, when the number of hotels increased more than four-fold – from

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

60 to 250. The expanding middle class took advantage of the new highways and railroads that made Miami Beach readily accessible and began to arrive in droves. The new hotels, including the Cadillac, that were built to accommodate the new wave of visitors, were constructed north of the traditional confines of Miami Beach, above 23rd Street. In order to cater to the middle class, these hotels were generally less architecturally pretentious and less expensive.

Together with the rest of Miami Beach, the area north of 22nd Street also made a major contribution to the nation's World War II effort in 1942-45. The United States Army Air Corps leased about 300 structures throughout the City for use as barracks, mess halls, hospitals, and training facilities; of these, about 200 still remain today, and 31 of them are in the Collins Waterfront Historic District. While the area to the south served as a training ground for new recruits, the hotels along Collins Avenue from 24th to 42nd Streets comprised the Army Air Corps Redistribution Station #2, where war-weary GIs spent two to three weeks at the close of their service for the final processing of their records and payment in a recuperative setting. The Cadillac Hotel was used as part of a Redistribution Center where soldiers returning from war rested and underwent evaluations before returning home. After the war, the beach properties returned to providing recreation for visitors, including the newly arriving middle class tourists.

By the 1950s, tourism on Miami Beach was again booming. New hotels and apartment buildings were constructed, often requiring the demolition of older properties. Those hotels that remained standing kept up with the changing times by installing central air conditioning and constructing new post-war additions. These new additions created resort hotels that allowed guests to have a complete vacation without leaving the premises and to disembark comfortably from the new dominant mode of transportation, the automobile. Restaurants, bars, sundry items, guestrooms, pools, cabanas, and beach access were all provided on site. The Cadillac Hotel installed air conditioning in 1953 and a new addition, designed by architect Melvin Grossman, was constructed to the south of the original tower in 1956. After the addition was constructed, the Cadillac continued to operate until the late 1990s, despite the deterioration of the area and a general downward turn in the tourist-driven economy. The recent rehabilitation of the Cadillac was completed in 2004.

ARCHITECTURAL CONTEXTS AND SIGNIFICANCE

Art Deco (1920s to 1940s)

Art Deco is considered one of the first twentieth century architectural styles in America to break with traditional revival forms. It emanated largely from the impact of the 1925 Paris *Exposition des Arts Decoratifs et Industriels Modernes*, a design fair celebrating the reconciliation between the decorative arts and advancements in technology and industry. Architects searching for design "purity" became eager to explore new possibilities afforded by the rapidly evolving Machine Age. An architectural style unfolded which

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

looked to both the past and the future for its design inspiration.

Building forms in the Art Deco style were typically angular and clean, with stepped back facades, symmetrical or asymmetrical massing and strong vertical accenting. The preferred decorative language included geometric patterns, abstracted natural forms, modern industrial symbols and ancient cultural motifs employing Mayan, Egyptian and Indigenous American themes. In Miami Beach, the Art Deco style often employed nautical themes as well as tropical floral and fauna motifs. Ocean liners, palm trees, flamingos and numerous related elements graced the exteriors and interiors of the new local architecture. The favored materials for executing this distinctive “art” décor included features such as bas-relief stucco, keystone, and etched glass, a variety of metals, cast concrete, and patterned terrazzo.

Streamline Moderne (1930s to 1940s)

As Art Deco evolved on the Beach in the 1930s, modern transportation and industrial design began to have an even greater impact upon new construction. The “streamlined” character of automobiles, airplanes, trains, buses, ocean liners and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous “eyebrows,” racing stripe banding, radio tower-like spires, portholes, and deck railing like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it.

Smooth rounded corners often replaced sharp ones on Streamline Moderne buildings especially on corner lots. “Eyebrows” swept around them as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was upon curves or angles. Like earlier Art Deco buildings, the Streamline Modern style incorporated smooth and articulated stucco, architectural glass block, keystone and a variety of metals used in detailing. Predominating surfaces became smooth, planer and aerodynamic in character.

The Cadillac Hotel is described as Art Deco/Streamline Moderne in the City of Miami Beach’s Collins Waterfront Historic District Designation Report. The vertical orientation of the hotel, accented by the central parapet and crowning finial, create an upward thrust that is commonly associated with the influence of technology upon architecture – a common theme in 1930s Deco and Moderne buildings. The very name of the Cadillac Hotel clearly associates it with mechanical technology, specifically the Cadillac Car Company. Making the association even more obvious is the Cadillac Company trademark, the Cadillac coat of arms, represented in terrazzo in front of the main entrance.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

Roy F. France, Architect

Roy F. France designed more than twenty hotels and apartment buildings on Miami Beach, starting in 1935 with the Whitman Hotel at 31st Street and Collins Avenue, built for Chicago industrialist William Whitman. Some of his other significant projects on Miami Beach include the National Hotel at 1677 Collins Avenue, the Versailles Hotel at 3425 Collins Avenue, the St. Moritz Hotel at 1601 Collins Avenue, and the Sans Souci Hotel at 3101 Collins Avenue. France was a hotel architect in Chicago, birthplace of the skyscraper, prior to moving his practice to Miami Beach to work on the Whitman project. He brought his experience with skyscraper design to the Beach and began adapting hotel towers to the scale and style of Miami Beach architecture. France had a tremendous impact on the skyline of the Beach, particularly in the neighborhood of the Cadillac. Between 1938 and 1949, he designed nine different buildings along Collins Avenue between 30th and 40th streets. Many of these were beachfront hotel towers. France created a hotel prototype that he used on the Beach, making slight modifications for each hotel. The Cadillac, like his Versailles and the Sea Isle, is a variation of this prototype. These seven-bay hotels are 12 to 14 stories high, and each is topped with unique finial elements emphasizing their verticality. There are 20 of his surviving buildings in the locally designated Collins Waterfront Historic District (see attached pages from report). Along with Henry Hohausser and F. Murray Dixon, France is considered one of the three most important architects in the development of Miami Beach and specifically its resort architecture. The 1956 addition was designed by Melvin Grossman, who also designed the Seville, Empress, and Barcelona hotels and several post war additions to other hotels in addition to the Cadillac, including the Lord Tarleton and the Caribbean.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

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- Cerwinski, Laura. Tropical Deco: The Architecture and Design of Old Miami Beach. New York: Rizzoli, 1981.
- City of Miami Beach. Collins Waterfront Historic District Designation Report, 2001.
- City of Miami Beach. Request for National Register Certification of a Local Historic District, Ocean Beach Historic District, 2004.
- Kleinberg, Howard. Miami Beach: A History. Miami, Florida: Centennial Press, 1994.
- Nash, Eric P. and Robinson, Randall C. MiMo: Miami Modern Revealed. San Francisco: Chronicle Books, LLC, 2004.
- National Register of Historic Places. Ocean Spray Hotel Nomination Form. National Park Service, Washington, DC, 2004.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

VERBAL BOUNDARY DESCRIPTION

Miami Beach Improvement Co. Sub PB 5-8 Lots 1 To 8 Inc Block 31

BOUNDARY JUSTIFICATION

The above described property contains all of the resources associated with the Cadillac Hotel, including the original building constructed in 1940 and the addition constructed in 1956.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 1 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

1. Cadillac Hotel
2. 3925 Collins Avenue, Miami Beach (Miami-Dade County), Florida
3. David Payne
4. May 2005
5. Gary A. Appel
6. Main (west) façade, looking east
7. Photo 1 of 28

Numbers 1-5 are the same for the remaining photographs.

6. Main (west) façade, detail of stepped façade and finial, looking east
7. Photo 2 of 28

6. Main (west) façade, detail of windows and vertical panels, looking east
7. Photo 3 of 28

6. Main (west) façade, detail of central bay, looking east
7. Photo 4 of 28

6. Main (west) façade, rounded bay details, looking east
7. Photo 5 of 28

6. Main (west) façade and north facade, detail of windows and square bays, looking southeast
7. Photo 6 of 28

6. Main (west) façade, detail of front porch, looking northeast
7. Photo 7 of 28

6. Main (west) façade, detail of Cadillac sign, looking southeast
7. Photo 8 of 28

6. Main (west) façade, detail of porch rail and terrazzo on stairs, looking northeast
7. Photo 9 of 28

6. Main (west) façade, detail of front door, looking east
7. Photo 10 of 28

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 2 **CADILLAC HOTEL**
Miami Beach, Miami-Dade Co., FL

6. Main (west) façade, detail of windows on first and second floors, looking northeast
7. Photo 11 of 28
6. Main (west) façade, detail of concrete eyebrows, looking east
7. Photo 12 of 28
6. Main (west) façade, detail of entryway, looking east
7. Photo 13 of 28
6. Main (west) façade, detail of Cadillac coat of arms, looking east
7. Photo 14 of 28
6. North façade, detail of windows, looking southeast
7. Photo 15 of 28
6. North façade, detail of 1-story extension, looking southwest
7. Photo 16 of 28
6. East façade (ocean side), looking west
7. Photo 17 of 28
6. 1956 addition, west and south facades, looking northeast
7. Photo 18 of 28
6. Collins Avenue showing both the original Cadillac and the 1956 addition, looking south
7. Photo 19 of 28
6. 1956 addition, south and east facades, looking northwest
7. Photo 20 of 28
6. Interior, detail of terrazzo floor in lobby, looking east
7. Photo 21 of 28
6. Interior, detail of 2 story columns, looking east
7. Photo 22 of 28
6. Interior, detail of mezzanine with decorative railing, looking northeast

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 3

**CADILLAC HOTEL
Miami Beach, Miami-Dade Co., FL**

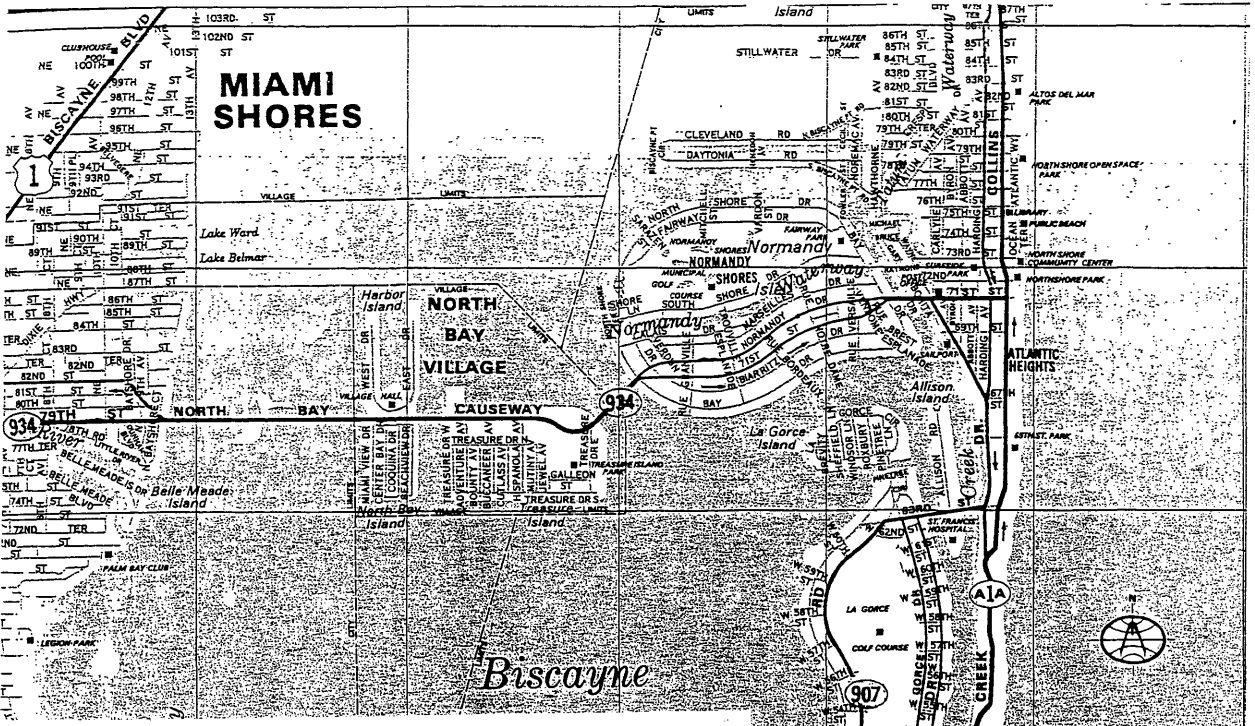
- 7. Photo 23 of 28
- 6. Interior, detail of cove ceiling, looking northeast
- 7. Photo 24 of 28

- 6. Interior, detail of recessed lighting, looking east
- 7. Photo 25 of 28

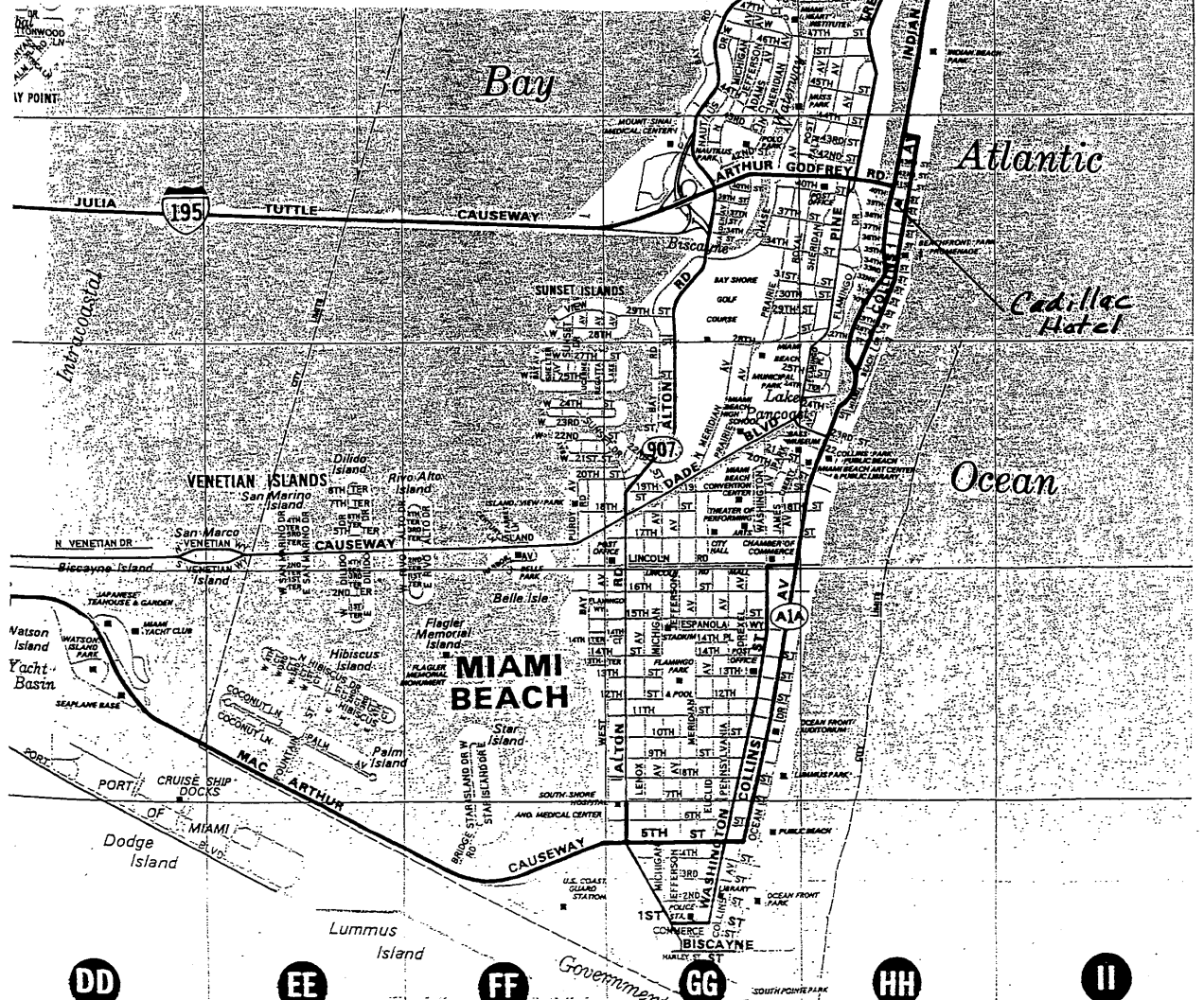
- 6. Interior, detail of lobby, looking southeast
- 7. Photo 26 of 28

- 6. Interior, detail of guest room, looking east
- 7. Photo 27 of 28

- 6. Interior, detail of double-loaded corridor, looking south
- 7. Photo 28 of 28



Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida



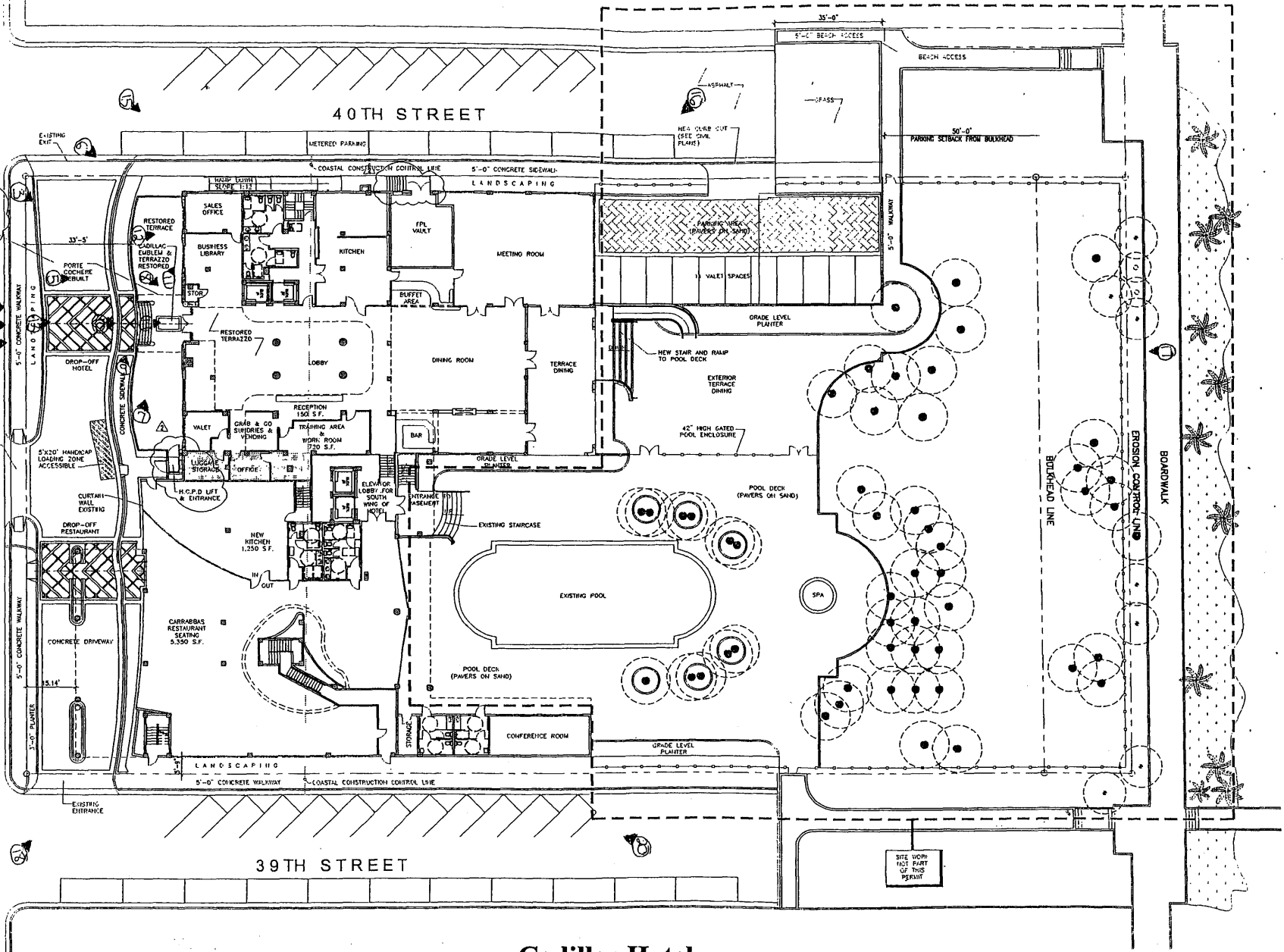
DD EE FF GG HH II



COLLINS AVENUE

40TH STREET

39TH STREET



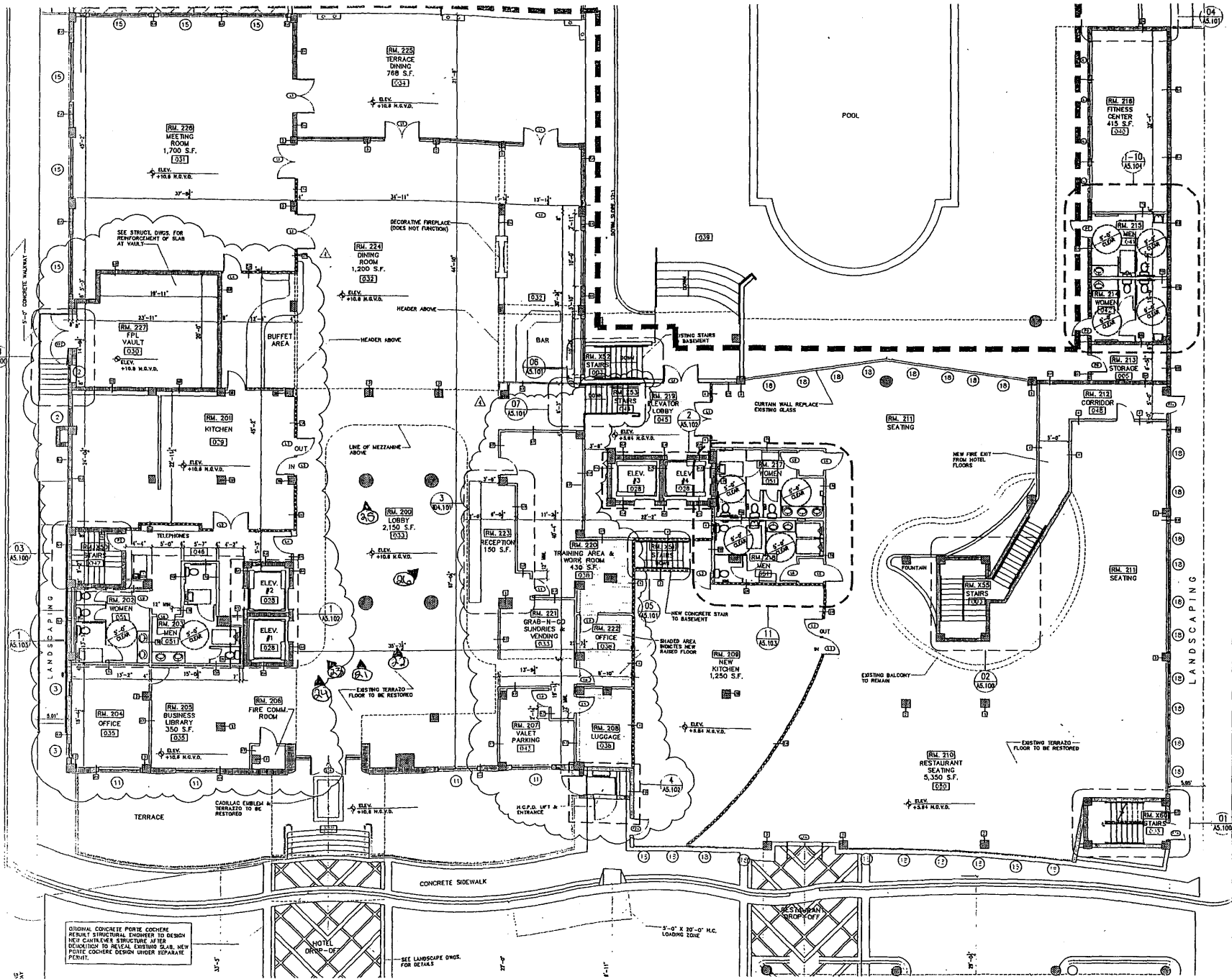
SITE PLAN

Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida

ZONING D	
ZONING DESIGNATION	ED-3
LAND USE DESIGNATION	RM-3
DATE: 1/1/00	

SITE WORK
NOT A PART
OF THIS
PERMIT

39TH STREET



WALL LEGEND

	2, 2A
	1 HR. BETWEEN GUEST ROOMS AND CORRIDORS
	10
	CHASE WALL 2 HR.
	17, 17B
	NON RATED INTERIOR PARTITION
	8A
	EXT. ROOMS

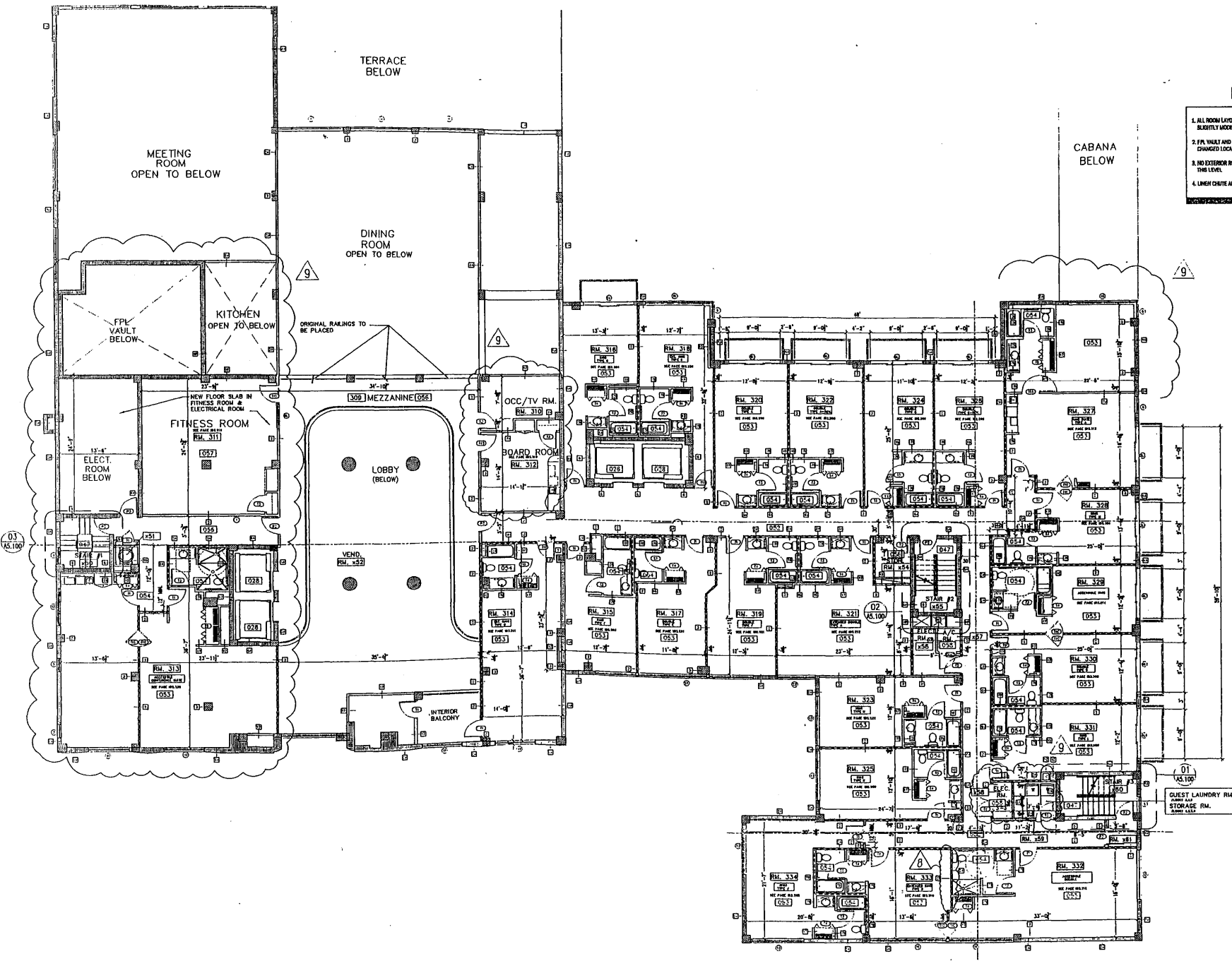
LOBBY PLAN

Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida

ORIGINAL CONCRETE PORTLAND CEMENT
 RESULT STRUCTURAL ENGINEER TO DESIGN
 NEW CAST-IN-PLACE STRUCTURE AFTER
 DEMOLITION TO REVEAL EXISTING SLAB, NEW
 PORTLAND CEMENT DESIGN UNDER SEPARATE
 PERMIT.

SEE LANDSCAPE DWG.
 FOR DETAILS

5'-0" X 30'-0" H.C.
 LOADING ZONE



REVISION NOTE

1. ALL ROOM LAYOUTS HAVE BEEN SLIGHTLY MODIFIED.
2. F.P. WHAT AND ELECTRICAL ROOM CHANGED LOCATION.
3. NO EXTERIOR REVISIONS TO THE BUILDING THIS LEVEL.
4. LINE# CRATE ADDED (WORTH TOWER)

WALL LEGEND

- 2, 2A 1 HR. BETWEEN GUEST ROOMS AND CORRIDORS
- 10 CHASE WALL 2 HR.
- 17, 17B NON RATED INTERIOR PARTITION
- 8A EXT. ROOMS

MEZZANINE PLAN

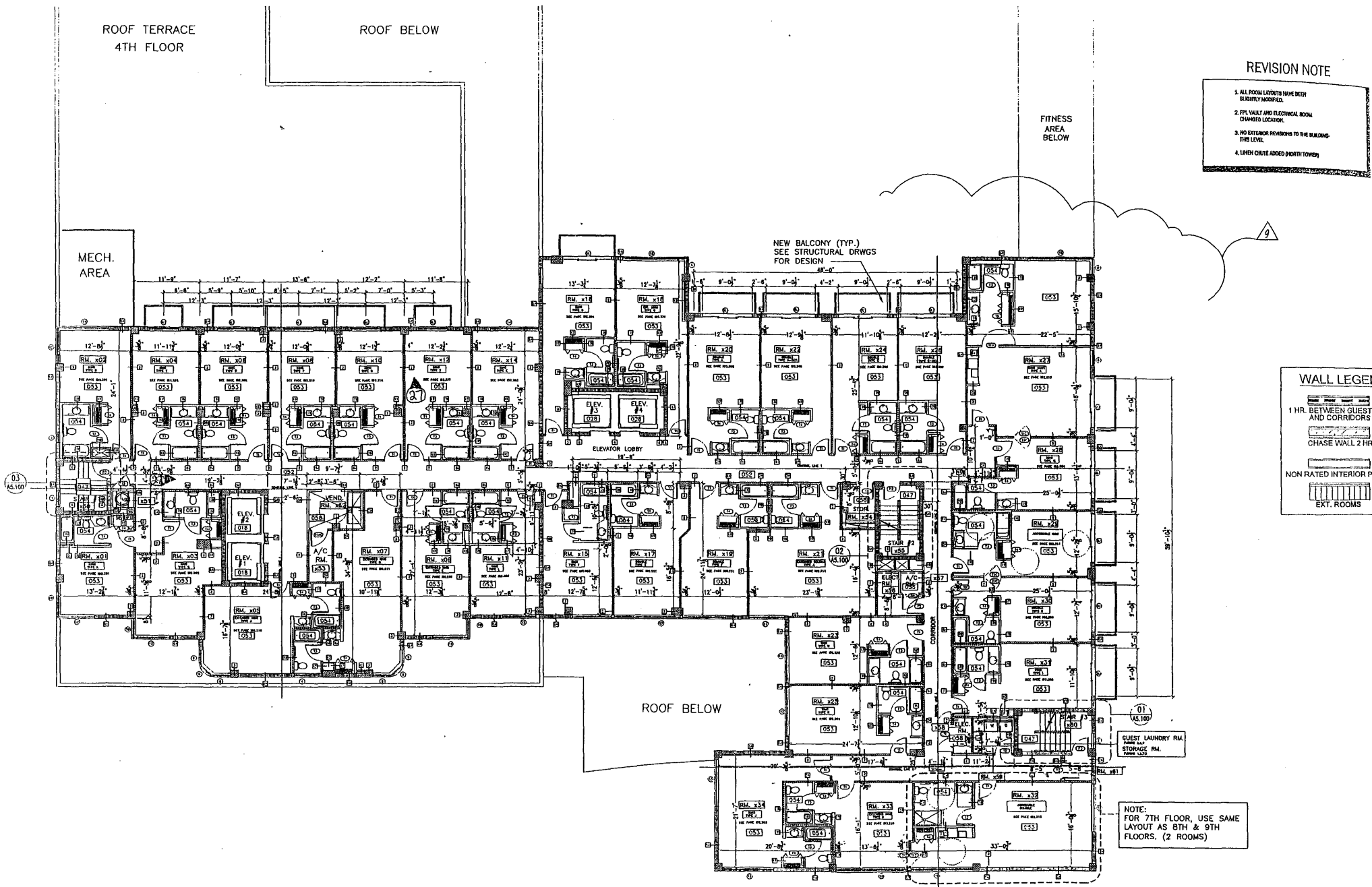
Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida

REVISION NOTE

1. ALL ROOM LAYOUTS HAVE BEEN SLIGHTLY MODIFIED.
2. PPL. VALVE AND ELECTRICAL ROOM CHANGED LOCATION.
3. NO EXTERIOR REVISIONS TO THE BUILDING THIS LEVEL.
4. LINEN CHUTE ADDED (NORTH TOWER)

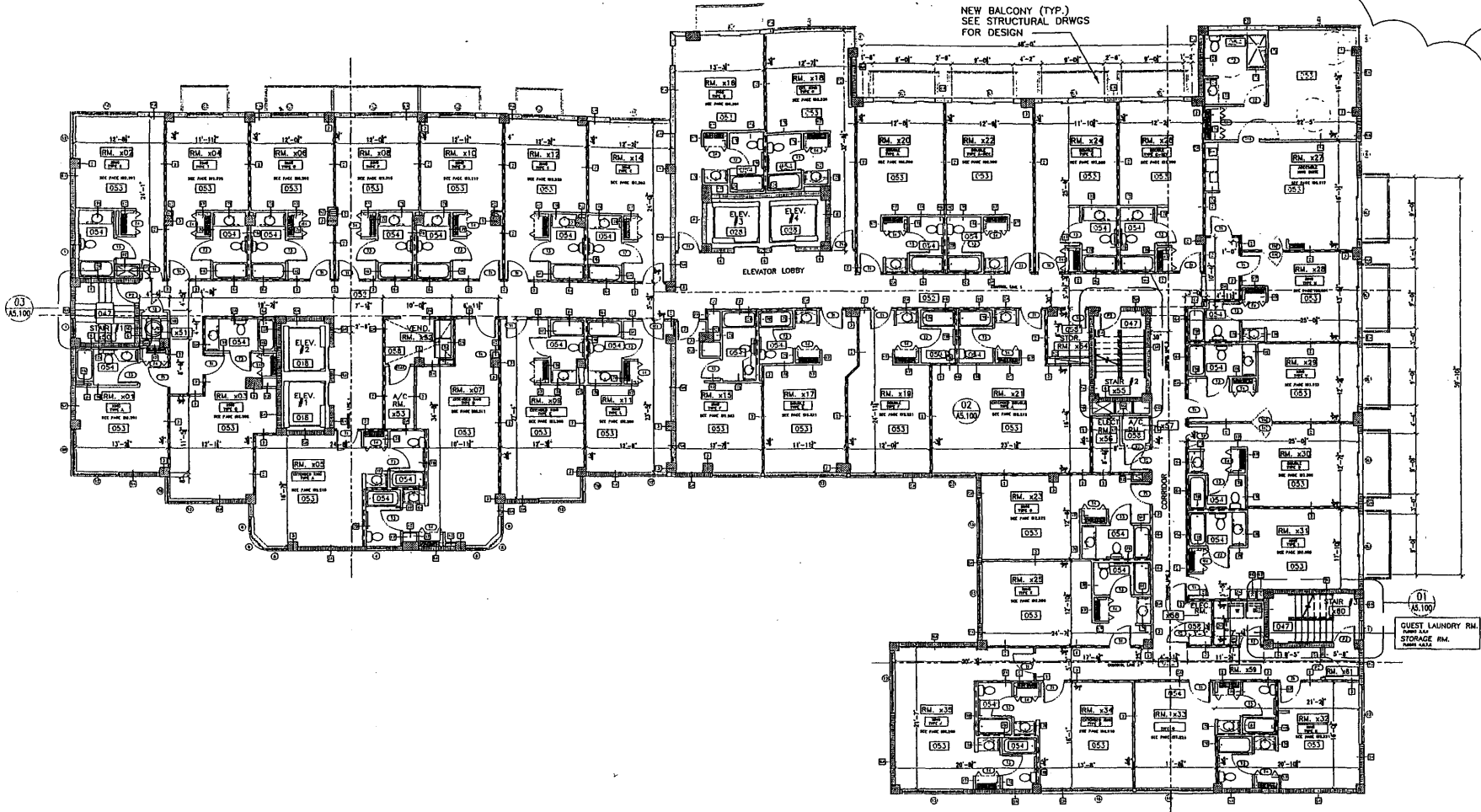
WALL LEGEND

- 1 HR. BETWEEN GUEST AND CORRIDORS
- CHASE WALL 2 HR
- NON RATED INTERIOR P
- EXT. ROOMS



FLOORS 4-7 PLAN

Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida



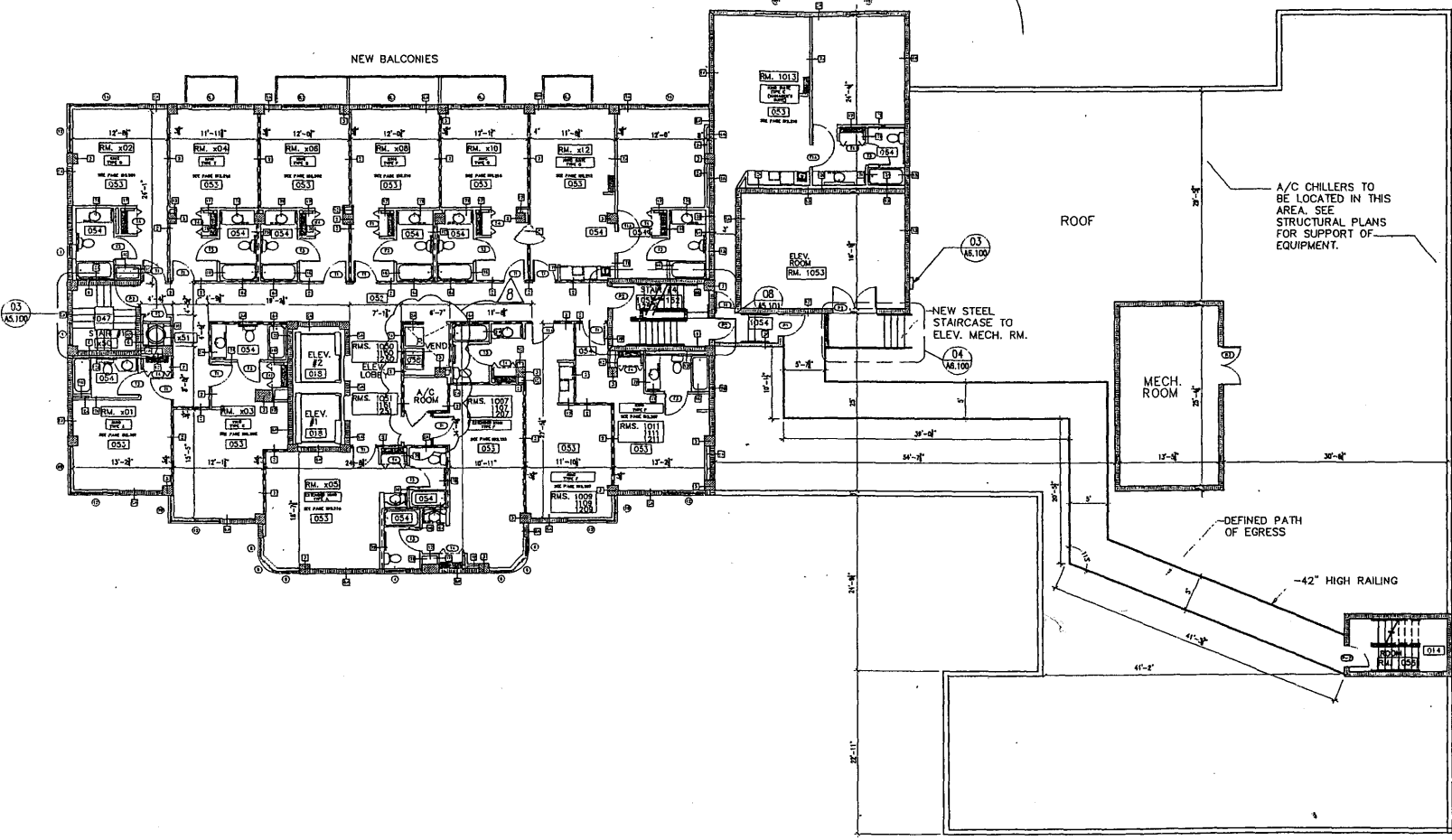
WALL LEGEND

	2, 1 HR. BETWEEN GUEST ROOMS AND CORRIDORS
	10 CHASE WALL 2 HR.
	17, NON RATED INTERIOR PARTITION
	6' EXT. ROOMS

FLOORS 8-9 PLAN

Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida

1. ALL ROOM LAYOUTS HAVE BEEN SLIGHTLY MODIFIED.
2. FPE, VULT AND ELECTRICAL ROOM CHANGED LOCATION.
3. NO EXTERIOR REVISIONS TO THE BUILDING THIS LEVEL.
4. LINEN CHUTE ADDED (NORTH TOWER)



WALL

1 HR. BETW AND C

CHASIS

NON RATED

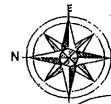
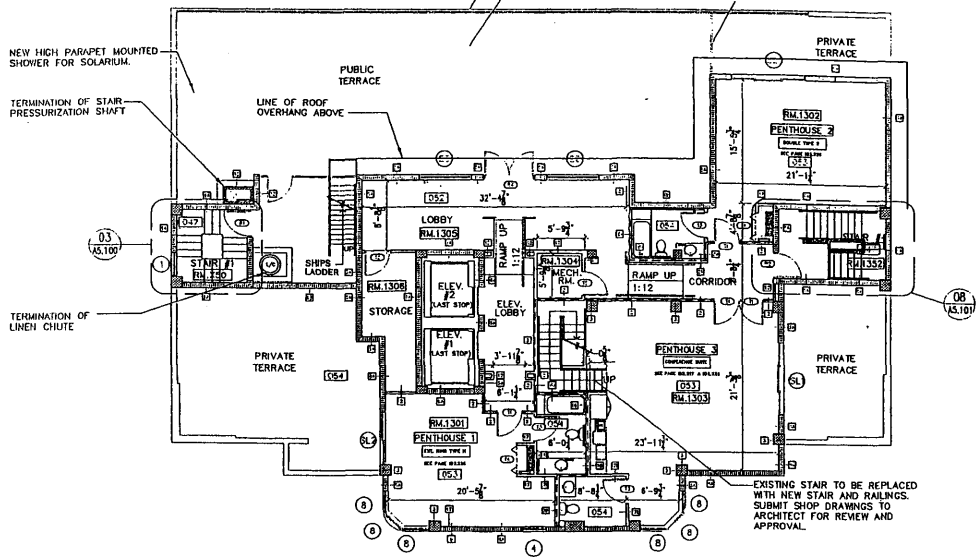
EXT

FLOOR 10 PLAN

Cadillac Hotel
3925 Collins Avenue
Miami Beach, Miami-Dade County, Florida



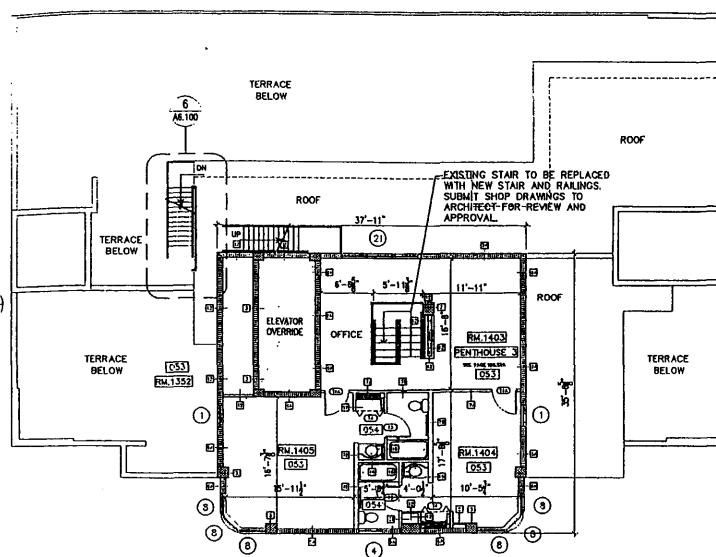
NEW CONSTRUCTION 10TH FLOOR PLAN
 SCALE



PENTHOUSE FLOOR 13

SCALE

1/8" = 1'-0"

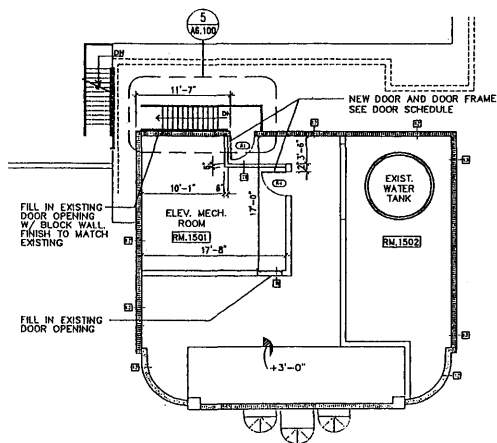
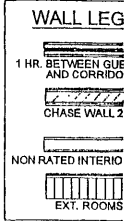


PENTHOUSE FLOOR 14

SCALE

1/8" = 1'-0"

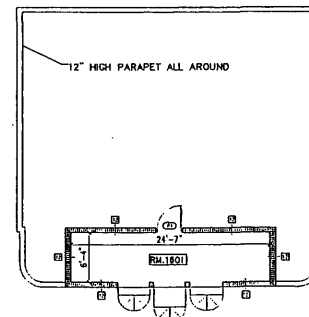
- REVISION NOTES:
1. PENTHOUSE FLOORS ARE DIVIDED INTO
 2. EXTERIOR ENVELOPE OF PENTHOUSE



FLOOR 15

SCALE

1/8" = 1'-0"



UPPER ROOF PLAN

SCALE

1/8" = 1'-0"

FLOORS 13-15 AND ROOF PLANS

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