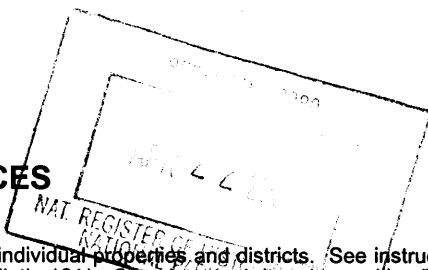


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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 OCEAN SPRAY HOTEL

other names/site number Carol Arms Hotel/DA09593

2. Location

street & number 4130 Collins Avenue N/A not for publication

city or town Miami Beach N/A vicinity

state Florida code FL county Miami-Dade code 025 zip code 33139-4104

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 C. Mattick, DSHPO for Survey & Registration 4/15/04
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, 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) _____

Edson H. Beall
Signature of the Keeper

6/2/04
Date of Action

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 Moderne

Materials

(Enter categories from instructions)

foundation STUCCO

walls STUCCO

roof TAR AND GRAVEL

other

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
ENTERTAINMENT/RECREATION

Period of Significance

1936-1954

Significant Dates

1936

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Hampton, Martin L.

Blder: Belsham & Hampton

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):

- Checkboxes for NPS documentation: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Checkboxes for primary location: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other. Name of Repository.

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional references on a continuation sheet.)

UTM grid 1: Zone 17, Easting 588200, Northing 2855330

UTM grid 3 and 4: Empty boxes for Zone, Easting, Northing

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 Stephanie Ferrell, Architect; Gary V. Goodwin, Historic Preservation Planner
organization Bureau of Historic Preservation date April, 2004
street & number R.A. Gray Building, 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 Ocean Sprav Associates, LLC, c/o Lauris Boulanger, Inc.
street & number 1986 N.E. 149th Street telephone (305) 940-0106
city or town North Miami state Florida zip code 33181

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

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

SUMMARY PARAGRAPH

The Ocean Spray Hotel (originally the Carol Arms Hotel but renamed by 1939), located at 4130 Collins Avenue, was constructed in 1936. The style of the building combines characteristics of both the Art Moderne and International styles. The seven-story building has 54 rooms and four apartments and overlooks Collins Avenue near the northern end of a strip of the roadway that features numerous hotel and apartment structures. The main facade includes the type of vertical and horizontal banding combined with low relief elements that were hallmarks of Moderne architecture and the sparse cubic planning of the early International style. The exterior decorative elements are confined to the main facade. The exterior walls are stuccoed. Distinctive bands of metal frame windows are found on the main facade, including those that wrap around the corners. These are also typical of the period.

SETTING

The city of Miami Beach comprises a main island approximately seven miles long and a number of smaller, natural and manmade islands. It is bounded on the west by Biscayne Bay, on the east by the Atlantic Ocean, on the north by the city of Surfside, and on the south and west by Government Cut and Biscayne Bay. The legal city limits include approximately seven square miles of land and nine square miles of water. Miami Beach has a total water frontage of 52.8 miles, including 7.4 miles of ocean, 10.5 miles along the Bay, 18.9 miles of island frontage and 16 miles rimming inland waterways. The climate of Miami Beach is subtropical and is influenced strongly by its nearness to the Atlantic Ocean and the Gulf Stream. Its proximity to the Caribbean and South America, combined with its Spanish-speaking culture, excellent transportation facilities, and varied entertainment attractions, has made Miami Beach one of the most popular tourist destinations in the world.¹ The city of almost 100,000 residents offers visitors traditional sandy beach and maritime activities along with the attractions that have sprung from the refurbished Art Deco Historic District. From cafes, clubs, and shopping along South Beach's Ocean Drive, Lincoln Road, and Washington Avenue, to the international hotels and restaurants of Collins Avenue and Middle Beach, Miami Beach offers a wide variety of amenities to enjoy. The Ocean Spray Hotel is found at the northern range of Collins Avenue, at the intersection of West 41st Street, across the street from Biscayne Bay and a block west of the beachfront. It stands in the midst of other hotels and commercial buildings.²

The locally designated Collins Waterfront Historic District, in which the Ocean Spray Hotel is located, is a two-mile long isthmus containing a cohesive collection of historic buildings dating from c. 1922-1954 and non-historic buildings dating to approximately 1968. The northern and southern boundaries of the district

¹ H. Michael Raley, Linda G. Polansky and Aristides J. Millas, Old Miami Beach, A Case Study in Historic Preservation July 1976-July 1980, (Miami Beach: Miami Design Preservation League, 1994), p. 3.

² The City of Miami Beach, Statistical Abstract 2000, (Miami Beach: Community Development Department, n.d.), p. 3.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

coincide with John Collins' original Oceanfront Subdivision filed in 1916, situated between Collins Park at 22nd Street and the mansions of "Millionaires Row" north of 44th Street. Since its inception, this subdivision has been developed almost exclusively as an area of multi-unit residential buildings (apartments and hotels) for upper middle class tourists and residents. At its center runs Collins Avenue. Geographically, this is a waterfront district on three sides, with the Atlantic Ocean to the east, Indian Creek on the west, and Lake Pancoast and the Collins Canal at the southern end. No property in the district is more than two blocks from a body of water and the vast majority are within one block.

DESCRIPTION

Exterior

The Ocean Spray Hotel is a seven-story, concrete block and stressed concrete frame building whose exterior walls have been surfaced with stucco and painted in a combination of sea and spring greens, pale yellow, and white (Photo 1). The main facade overlooks North Collins Avenue on the east and is bounded on the north by Northeast 42nd Avenue, also known as Arthur Godfrey Road, on the west by a narrow alley separating the hotel from the three-story building at 4121 Indian Creek Drive (constructed 1937), and on the south by an easement separating the hotel from the large residential condominium building at 4122 Collins Avenue (constructed 1980). The Ocean Spray lies one block west of the Atlantic Ocean beach, which can be accessed by either 41st or 42nd Street. Directly across Collins Avenue from the Ocean Spray is the high-rise King Richard Condominium (constructed 1981) that prevents a direct view of the sandy beach from the hotel. The main entrance to the hotel (Photos 2-3) is accessed by a short flight of concrete steps leading from the sidewalk bordering Collins Avenue to a raised patio at the front of the hotel. The patio, or terrace, is bordered by a masonry wall and surfaced with terrazzo. The slightly recessed main entrance porch lies in the center of the facade at the rear of the patio. Above the porch is a faceted marquee (Photos 4-5) bearing the name and address of the hotel. The entranceway contains a glass and aluminum double door with a narrow transom light recessed in a shallow alcove. Flanking the entrance alcove are two wall sconce light fixtures, and above the center of the alcove is the street address of the hotel executed in brass numbers.

The first story of the hotel rises to mezzanine level to allow for the height of the lobby ceiling on the interior of the building. The main facade is divided into three main bays. At ground level the entrance bay is separated from the two corner window bays by wide and shallow columns, or piers, that extend vertically to the roof parapet. The upper stories are separated by the columns into three bays of aluminum frame windows, the outer ones wrapping around the corners of the buildings. The spandrels separating the upper stories (Photo 6) are decorated with three-part horizontal bands that traverse the width of the facade and wrap around the corners of the building to the depth of the outer window bays. Fleur-de-lis decorations, executed in low relief are found both in the center of the entrance marquee and in the center spandrel of the seventh floor. The surface of the spandrels of the center bay of the hotel features vertical scoring. In the frieze area of the central bay just above

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

the seventh story windows is low relief decoration consisting of three vertical rectangular panels that feature round disks of various sizes, also executed in bas-relief. Above the frieze, the otherwise plain parapet that surrounds the flat roof of the building is pierced by rectangular holes.

The west elevation of the Ocean Spray repeats the window treatment of the corner windows of the main facade from the second to the seventh stories; however, the rear wall is a plain-stuccoed surface with windows that light the internal rear stairway and some of the bathrooms of the guest rooms. A service entrance and two windows that illuminate a service area in the basement of the building mark the grade level. The side elevations are likewise plain, marked by rows of multi-light windows that illuminate the guest rooms and single windows that provide natural light for the bathrooms. On top of the flat roof is the elevator penthouse containing the machinery that operates the elevator that conveys the guests to their rooms. There is no separate service elevator.

Interior

The first floor of the interior of the Ocean Spray Hotel consists of a lobby and reception area (Photos 7-15), a small dining area (Photo 16) where the hotel's guests can eat a "continental" breakfast of cereals, bagels, sweet rolls, coffee, orange juice, and milk. The hotel does not have kitchen facilities that could serve a formal restaurant. A central corridor (Photos 17-19) leads to the elevator, management offices, conference rooms, and mechanical/electrical rooms. The upper floors are all similar to one another. The elevator opens onto a small lobby connected to a central corridor (Photo 20) that provides access to the guest rooms (Photos 21-25), each of which features a bathroom and a closet area. At the rear end of the hall is another small lobby where one finds the staircase that connects all of the floors and also leads to the roof. Although much of the historical divisions of the guest areas have been maintained, all of the fixtures and finishes have been completely upgraded, with new central air conditioning and heating ducts, new lighting fixtures, and modern bathroom appliances.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

SUMMARY

The Ocean Spray Hotel, built as the Carol Arms Hotel in 1936 and renamed by 1939, is significant at the local level under Criterion A in the area of Entertainment/Recreation for its role in the development of tourism in Miami Beach during the period from c. 1925 to c. 1954. Architect Martin L. Hampton, who produced the designs for a number of buildings in Dade County and elsewhere in Florida, some of which are listed in the National Register of Historic Places, designed the building. The Ocean Spray Hotel is one of six buildings designed by him that survive within the locally designated Collins Waterfront District and elsewhere in the city of Miami Beach. The construction of the Ocean Spray Hotel represents a shift in emphasis in tourism in Miami Beach from catering to wealthy patrons to reaching out to members of the middle class. This change would help reinvigorate the tourist economy of the city during the 1930s and have profound effects on the demographic character of the community by the 1950s. The Ocean Spray Hotel is also significant under Criterion C for its design by Hampton that combines characteristics of the Moderne and International styles. It was among the first of such buildings to anticipate the characteristics of modern hotel design that would arise in the 1940s and 1950s. The Ocean Spray is one of 112 contributing buildings within the city of Miami Beach's Collins Waterfront Historic District, which was locally designated in 2001.

HISTORICAL CONTEXT

The Pioneers, Henry Flagler and John Collins

In 1870, a group of investors led by Henry and Charles Lum bought 165 acres of land for 75 cents an acre in the Miami area for the purpose of planting coconut trees for the commercial production of coconuts. The beach area at the time was largely a collection of small islands with sand beaches on the ocean side, dense palmetto growth in the middle, and mangrove swamps joining them on the bay side. Charles Lum built the first house on Miami Beach at the site of the present Tides Hotel at 12th Street and Ocean Drive. By 1894, the coconut venture had failed so the Lums moved away, leaving much of their property in the hands of John Stiles Collins, a wealthy Quaker farmer from New Jersey.³

The next stage in the development of Miami Beach began with the arrival of Henry Flagler's East Coast Railway in 1896. Henry Morrison Flagler (1830-1912) made his fortune as a partner in the Standard Oil Company and became interested in developing Florida's railroad system during a visit to St. Augustine in 1883. In 1885, he began to create a system of railroads and tourist hotel venues along the east coast of Florida, creating towns and prompting real estate development as he moved farther south. The rail line arrived in Miami in 1896, and the settlement was formally incorporated. Collins arrived to see his property in the same year, and by 1907 the community extended from what is now 14th Street to 67th Street. Collins, who was living in a

³ Raley et al, Old Miami Beach, A Case Study in Historic Preservation July 1976-July 1980, p. 5.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

Miami hotel, planted fruit trees and vegetables on the island, commuting by boat, since there was no land connection to the mainland. Collins constructed a dock and erected a few small dwellings for tenant farmers who oversaw his plantation operations.⁴ His cultivation of the land proved successful. Hiring predominantly black workers, Collins tamed the swamp, producing mangoes, avocados, tomatoes, and potatoes. Collins eventually became the sole owner of five miles of land between the Atlantic Ocean and Biscayne Bay—roughly 50 blocks of modern-day Miami Beach.⁵

The Promoter, Carl Fisher

Collins was joined in Florida by his sons Arthur, Lester, and Irving, and by his daughter Katherine and her husband, Thomas J. Pancoast. Collins was not interested in tourism, but other members of his family saw the future of Miami Beach as a “Tourist Mecca” and convinced Collins to build a bridge linking the island with the mainland, thereby opening the beach to traffic and enhancing its real estate value. To build their new “Atlantic City,” the family founded the Miami Beach Improvement Company. This appears to be the first official use of the term “Miami Beach,” even before the town was incorporated. Construction on the bridge in 1912, triggered a flurry of real estate activity and the land was soon advertised as “a veritable Treasure Island...and winter play ground for the masses.” Money for construction of the bridge, however, ran short, with half of it still to be built. Carl Fisher, an Indiana auto parts mogul, came to the rescue, giving Collins \$50,000 for completion of the project in exchange for 200 acres of beachfront property. With Fisher’s money, Collins finished his bridge on June 12, 1913, nearly a year after the project had begun. To remain competitive in the developing region, Collins and his son-in-law built a hotel. Collins never lost his interest in his avocado and mango groves, but the agricultural roots of Miami and Miami Beach would not last much longer. When John Collins died on February 11, 1928, Miami bore little resemblance to the wild swamp he had tamed little more than two decades before.⁶

The true creator of Miami Beach was Carl Fisher. Born in 1874 in Greensburg, Indiana, Fisher quit school at age 12 and five years later opened a bicycle shop in Indianapolis. A successful entrepreneur, Fisher made millions in 1909 after he sold his Prest-O-Lite automobile headlamp business to Union Carbide. Fisher loved speed and broke a record in 1904, driving his automobile two miles in 2.02 minutes around a track. As much as he loved speed, he loved publicity and gimmicks even more. In 1911, after his Indianapolis Motor Speedway failed to attract large crowds, he initiated his 500 mile auto race and drew more than 80,000 people to a race promoted as “the greatest spectacle in sports.”⁷

⁴ Ibid.

⁵ “John Collins,” PBS Online/WGBH, 1999-2000, p. 1., <http://pbs.org/wgbh/miami/peopleevents/pande02.html>.

⁶ Ibid., p.2.

⁷ “Carl Fisher,” PBS Online/WGBH, 1999-2000, p. 1., <http://pbs.org/wgbh/miami/peopleevents/pande03.html>.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

Soon Miami Beach caught Fisher's eye. Foreseeing the impact of the automobile on American life, he was instrumental in the construction of the first transcontinental highway, the Lincoln Highway, from New York to San Francisco in 1913. People questioned his next project, the Dixie Highway. What need could there be for a highway running from Indiana through the Deep South and terminating in Miami Beach? Fisher could not convince people of the value of Florida real estate. Even when he tried giving land away in the late 1910s, he had no takers—until a U.S. president and an elephant came along. Gimmicks, which Fisher relied upon from time to time, would propel him to success.⁸

Fisher had acquired a baby elephant named Rosie who was a favorite with newspaper photographers. In 1921, a picture of Rosie as a "golf caddy" for President-elect Warren G. Harding fixed Miami Beach in the mind of the public as a place "you had to see to believe." This and other publicity stunts began to have the desired effect. The population of Miami Beach soared some 440 percent from 1920 to 1925. At the height of the land boom, Carl Fisher's fortune was estimated at \$50 to \$100 million. Fisher's luck, however, was about to change rapidly. The boom leveled off, and the northern press began to run stories on shady land deals and charlatans who bilked investors of their money. Nature also had its own plans for Miami Beach. In September of 1926, a major hurricane slammed into the city, killing 113 people and doing enormous damage to the built environment. During the next year tourism dropped off dramatically, and the investment in real estate dried up. Fisher was financially ruined, but for the rest of his life he continued to promote his Miami Beach dream. He died in his Miami Beach apartment on July 15, 1939, at the age of 65.⁹

The combined disasters of the 1926 hurricane and the onset of the Great Depression at first appeared to have ended Carl Fisher's dream of Miami Beach becoming America's premier tourist destination, but recovery came quickly in spite of the economic difficulties faced by much of the nation. Not all Americans were left unemployed and destitute by the Great Depression, and efforts by the federal government to jump start the economic recovery by financing a wide variety of public works programs were beginning to have some success.¹⁰ Miami Beach's permanent population of 6,500 in 1930 more than doubled to 13,500 by 1935, and more than doubled again to 28,000 by 1940. The winter population in 1935 ballooned to 65,000 in 1935 and reached 75,000 in 1940. This surge in seasonal population was not limited to the elite. The new residents and visitors included a greater proportion of the still expanding middle class, and tourism—rather than land speculation—had become the major attraction drawing people to the area. New highways and excellent railroad service made Miami Beach easily accessible to cities east of the Mississippi River, especially those in the northeastern United States.

⁸ Ibid.

⁹ Ibid., pp. 1-2.

¹⁰ Old Miami Beach, p. 9.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

The Development of Tourism for the Middle Class

An option for intrepid tourists of limited means in the 1920s was assembling in campgrounds. With the arrival of the twentieth century, Americans continued in the pioneering spirit of their forebears and looked upon the automobile as a new way to explore the unknown. Throwing a tent in the back of the car, thousands of Americans set out to enjoy the back roads of the United States. Carrying extra gasoline in five-gallon cans, plenty of canned food, and extra tires strapped to the fenders, these intrepid souls began an exploration of the North American continent with a thoroughness that put Lewis and Clark to shame. These tourists became the symbol of another "New Generation" of Americans, restless, adventuresome, and filled with boundless curiosity. These were the "Tin Can" tourists.¹¹

Tropical Florida was a major lure for the new tourists. By 1930, Florida had built more than 3,000 miles of paved roads, and campsites, roadside motels, and exotic animal parks could be found along most major thoroughfares. The new roadways produced another phenomenon that would have a major impact on American traveling habits, the motels. Groups of tourist cabins began to appear along major roadways. These usually featured groups of about a dozen wood frame cabins, a separate office building—sometimes with a small restaurant—and maybe a filling station.¹² As useful and popular as these facilities became, they all had the same drawback—not having direct access to the beaches, making it necessary for families to drive many miles to beaches available for public use.

Although buildings in the "traditional" Mediterranean-eclectic style continued to be built in Miami Beach during the 1930s, architects began designing new hotels that mixed Mediterranean and abstracted ornamentation to produce an atmosphere of playful optimism that defied the gloomy mood of the Depression-ridden northern cities. These buildings, which were erected in the first years of the 1930s, heralded the arrival of the full-blown Art Deco, Moderne, and Streamline architectural monuments that would appear in the second half of the decade.¹³

Building construction on the Beach between 1930 and 1941 was mainly a process of "filling-in" of the development planned by Carl Fisher. Modest three- and four-story hotels in the Deco or hybrid styles began to rise alongside the older Mediterranean Revival style hotels along Ocean Drive and Collins Avenue from Fifth Street to Twenty-third Street. As lots began to become scarce and too expensive in the traditional confines of Miami Beach, construction began to move north, especially along Collins Avenue, inching inexorably toward the "Millionaires Row" residential area. The newer hotels and apartment buildings along the northern reaches

¹¹ Nick Wynne, Images of America, Tin Can Tourists in Florida 1900-1970, excerpt from <http://www.florida-historical-soc.org/tincan.html>.

¹² A few of these tourist cabin complexes can still be found in Tampa and elsewhere along what once were major traffic routes in the 1920s and 1930s.

¹³ *Ibid.*

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida

of the thoroughfare were less architecturally pretentious and less expensive, thereby being better suited to the taste and pocketbooks of the “newly arriving” middle class.¹⁴

The new tourist boom continued until the Japanese attack on Pearl Harbor. Tourism on the Beach ended officially when the Army Air Corps Technical Training Command took over the hotels for use as military housing and training facilities. After the war, it was again Middle America that prompted the resurgence of the Miami Beach economy. With a few notable exceptions, the builders of oceanfront hotels between 1945 and 1953 concentrated their efforts north of 23rd Street to 43rd Street, eventually extending the area of development as far north as 69th Street. The building and tourist boom continued with great intensity, finally consuming the mansions of “Millionaires Row” above 44th Street to produce Miami Beach’s still imposing “Hotel Row.” The last of these majestic oceanfront hotels was completed in 1967.¹⁵

HISTORIC SIGNIFICANCE

Entertainment and Recreation

Even though not among the largest most architecturally notable hotels erected in Miami Beach during the 1930s, the Ocean Spray Hotel, completed in 1936, is significant as one of those that reflected the new trend of appealing to the financial means of middle-class Americans seeking to enjoy a short winter vacation in America’s famous and exotic Florida resort city. Although not overlooking the Atlantic Ocean, the surf was a mere half block away, giving the hotel’s patrons ample opportunity to enjoy swimming in the ocean or sunning themselves on the sandy beach. A post card advertising the hotel proclaimed the facility to be “a modern home-like hotel. Facing the Ocean. Every room outside, attractively furnished and most having ocean view. Elevator. Roof Sun Club. Terrace. Private beach privilege. Coffee Shoppe. On bus lines. Finest neighborhood. Near golf courses, theatres, best shops, and—just across the street to the Ocean.” The Ocean Spray featured an attractive lobby, and guest rooms with private baths. The hotel also boasted gas space heaters in each guest room and maid and laundry service for its patrons.¹⁶ This was a far cry from the accommodations offered to middle-class tourists during the 1920s. Beachfront property was too valuable to construct hotels for the common man. The less than wealthy tourists had often found it necessary to stay at small, cramped hotels and rooming houses and had had to share bathroom facilities with other guests. New hotels, like the Ocean Spray, located on or near the Atlantic beach, close to the commercial and entertainment heart of Miami Beach, not only proved a boon to middle-class tourists but also helped reenergize the economy of the city during the difficult times of the 1930s.¹⁷

¹⁴ Ibid., p. 11.

¹⁵ Ibid.

¹⁶ Miami Beach City Building Permits, Permit No. 8481, July 15, 1936.

¹⁷ Old Miami Beach, p. 9.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

The construction of these “middle-class” hotels prior to World War II had an impact on the permanent population of Miami Beach. In the 1950s, the South Beach area of Miami Beach saw its small “seasonal” hotels and apartment buildings cater more to permanent residents, many of them retired senior citizens. This created changes in Miami Beach’s demographic profile, but also helped fulfill the founders’ original plan to create a permanent residential city fronting on the ocean, where the citizens could enjoy the benefits of the South Florida climate, a relaxed lifestyle, and easy access to moderately priced goods, services, and recreational opportunities.¹⁸

ARCHITECTURAL SIGNIFICANCE

The architect who designed the Ocean Spray Hotel was Martin Luther Hampton. He was born in Laurens, South Carolina, and was educated at Columbia University in New York City. After completing his education, Hampton had traveled extensively in Spain and mastered the Mediterranean architectural style. He arrived in Miami in 1914, adapting his building designs to the Florida landscape. Hampton was a master of design who made a significant impact in the articulation of the Mediterranean Revival style, which proliferated in the Miami area during the Boom. He was one of the six architects (the others being H. George Fink, Walter De Garmo, Richard Kiehnel, Harold Hastings Mundy and L. D. Brumm), who composed George Merrick's original design team in the creation of Coral Gables, Florida. In 1916, after Merrick wed Eunice Peacock, Hampton designed their first home at 937 Coral Way, known as “Poinciana Place.” In February 1924, at Merrick's request, Hampton designed the Biltmore Hotel and Country Club (N.H.L. 1996). His design included a replica of Seville's *Giralda* tower flanked by wings containing hotel rooms. The New York firm of Shultze and Weaver, who retained much of the original Hampton concept, executed the final design for the Biltmore.¹⁹ Before going to work for George Merrick in Coral Gables, Hampton worked with architect Addison Mizner in Palm Beach.

Hampton designed buildings in Palm Beach, Delray Beach, Miami Springs, and Miami, as well as Miami Beach. He also provided building designs for the Davis Islands subdivision in Tampa between 1926 and 1928. Several of the buildings he designed for Davis Islands, among them the Palace of Florence Apartments (N.R. 1989) are listed in the National Register of Historic Places. In the 1920s, he produced designs for a number of commercial buildings in Miami, including the Congress Building (N.R. 1985), constructed in 1925; the Miami National Bank Building, also constructed in 1925 (N.R. 1989); and the Meyer-Kiser Building, built in 1925 (N.R. 1989). Among the notable buildings he designed in Miami Beach prior to the erection of the Ocean Spray Hotel were the Miami Beach City Hall, which was completed in 1928, and numerous residences in Glenn Curtiss' development of Country Club Estates, now known as Miami Springs.

¹⁸ Ibid.; Jean-Francois Lejeune, and Allan T. Shullman, The Making of Miami Beach: 1933-1942, the Architecture of Lawrence Murray Dixon (Miami Beach, FL: Bass Museum of Art, 2000), p. 176.

¹⁹ City of Miami, Florida. “The Congress Building.” Local Historic Designation Report. 2003.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

In the 1930s, Hampton produced fine examples of the Art Deco style in Miami Beach, including the Embassy Hotel and the Monroe Towers, both constructed in 1935. The Art Deco and related Moderne styles were popularized by the 1925 Paris Exposition of Decorative and Industrial Arts, but their importation into Miami Beach architecture was delayed by the 1926 hurricane and ensuing economic slump. The avant-garde styles were well suited to the resurgence of Miami Beach's economy and fortunes as a popular resort and the demand for more hotel space—moderately priced—surged even during the Depression. The John S. Collins Historic District is bordered on the South by the Art Deco Architectural Historic District, 43rd Street on the North, Atlantic Ocean on the East to Indian Creek Waterway on the West. Hampton contributed designs for eight buildings in the district, including those for the Ocean Spray Hotel.

The Ocean Spray Hotel exhibits features that combine the characteristics of both the Art Moderne and International styles, both of which would help to usher in the development of modern architecture in the United States. Historical design references would rapidly disappear in commercial architectural design by the end of the 1950s. The Art Deco/Moderne love of verticality is reflected in the Ocean Spray's massive columns that create a wide frontispiece framing the main entrance to the building. Narrow horizontal bands that link the spandrels and columns are typical of the Art Deco/Moderne decorative vocabulary. The spandrels between the columns have vertical scoring, with a fleur-de-lis motif found in bas-relief in the seventh story spandrel. The central section of the frieze above the seventh floor contains three low-relief rectangular panels whose surfaces feature a scattering of low-relief disks or planchets. The otherwise plain parapet that surrounds the flat roof of the Ocean Spray Hotel is pierced by staggered rectangular holes. The only other notable decorative feature exhibited by the building is the marquee over the main entrance of the hotel on Collins Avenue. It consists of a series of four rectangular panels that telescope outward in diminishing sizes from the facade. Low relief horizontal bands, like the others found between each story of the main facade of the building, traverse the center of the marquee, whose outermost panel features the same fleur-de-lis motif found on the upper part of the facade. The glass block windows that embrace the corners of the main facade on the ground story, like the aluminum frame windows in the upper stories, are characteristic of both Art Deco/Moderne architecture and buildings of the International style. The style of the building reflected on its exterior is reflected in the lobby of the hotel and first floor lobby. The walls and ceiling combine receding and advancing horizontal surfaces, with the only curvilinear elements found in the small dining room area. The wall and ceiling light fixtures also reflect the Art Moderne tradition.

Overall, the stylistic qualities of the Ocean Spray Hotel are muted and subtle, diverging from the more flamboyant visual character of fully developed Art Deco/Modern architecture. The building seems to express efficiency, comfort, and economy in keeping with the tastes of the middle-class clientele that the hotel owners sought to attract in the 1930s.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

BIBLIOGRAPHY

Raley, H. Michael, Polansky, Linda G. and Millas, Aristides J. Old Miami Beach, A Case Study in Historic Preservation, July 1976-July 1980. Miami Beach, FL: Miami Design Preservation League, 1994.

The City of Miami Beach, Statistical Abstract 2000. Miami Beach: Community Development Department, n.d., p. 3.

“John Collins,” PBS Online/WGBH, 1999-2000, p. 1., <http://pbs.org/wgbh/miami/peopleevents/pande02.html>.

“Carl Fisher,” PBS Online/WGBH, 1999-2000, p. 1., <http://pbs.org/wgbh/miami/peopleevents/pande03.html>.

Miami Beach City Building Permits, Permit No. 8481, July 15, 1936.

Nick Wynne, Images of America, Tin Can Tourists in Florida 1900-1970, excerpt from <http://www.florida-historical-soc.org/tincan.html>.

Lejeune, Jean-Francois and Shullman, Allan T. The Making of Miami Beach: 1933-1942, the Architecture of Lawrence Murray Dixon. Miami Beach, FL: Bass Museum of Art, 2000.

Capitman, Barbara Baer. Deco Delights, Preserving the Beauty and Joy of Miami Beach Architecture. New York: E.P. Dutton, 1988.

Cerwinske, Laura. Tropical Deco: The Architecture and Design of Old Miami Beach. New York: Rizzoli, 1981.

City of Miami, Florida. “The Congress Building.” Local Historic Designation Report. Miami: Metropolitan Miami-Dade County, 2003.

Wisser, Bill. South Beach: America’s Riviera, Miami Beach, Florida. New York: Arcade Publishing, 1995.

From Wilderness to Metropolis: The History and Architecture of Dade County, Florida, 1825-1940. Miami: Metropolitan Dade County, 1982.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida

Verbal Boundary Description

23-26-27 34 53 42 PB 5-8 Miami Beach Improvement Co. Sub, Lot 13, Block 36.

Boundary Justification

The above described property contains all of the historic resources associated with the Ocean Spray Hotel, as constructed in 1936.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 1

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

LIST OF PHOTOGRAPHS

1. Ocean Spray Hotel
2. 4130 Collins Avenue, Miami Beach (Dade County), Florida
3. Stephanie Ferrell
4. November 2003
5. Stephanie Ferrell
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 1 of 24

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

6. Main (East) Facade, Detail of the Main Entranceway, Looking West
7. Photo 2 of 25

6. Main (East) Facade, Detail of the Main Entranceway, Looking West
7. Photo 3 of 25

6. Main (East) Facade, Detail of Entrance Marquee, Looking South
7. Photo 4 of 25

6. Main (East) Facade, Detail of Entrance Marquee, Looking West
7. Photo 5 of 25

6. Main (East) Facade, Detail of the 6th and 7th Stories, Looking West
7. Photo 6 of 25

6. Interior, Lobby, Looking East toward Main Entrance
7. Photo 7 of 25

6. Interior, Lobby, Looking East toward Main Entrance
7. Photo 8 of 25

6. Interior, Lobby Seating Area, Looking Southeast toward Main Entrance
7. Photo 9 of 25

6. Interior, Lobby, Reception Desk, Looking South
7. Photo 10 of 25

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 2

**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

6. Interior, Lobby, Reception Desk, Looking Southeast
7. Photo 11 of 25

6. Interior, Lobby, Sitting Area near Reception Desk, Looking South
7. Photo 12 of 25

6. Interior, Lobby, Sitting Area near Reception Desk, Looking Southeast
7. Photo 13 of 25

6. Interior, Lobby Sitting Area, Looking Northeast
7. Photo 14 of 25

6. Interior, Lobby Sitting Area, Looking Northeast
7. Photo 15 of 25

6. Interior, First Floor, Dining Area, Looking East
7. Photo 16 of 25

6. Interior, First Floor, Central Corridor, Looking West from Lobby
7. Photo 17 of 25

6. Interior, First Floor, Central Corridor, Looking West from East End
7. Photo 18 of 25

6. Interior, First Floor, Elevator, Looking Southwest from Elevator Lobby
7. Photo 19 of 25

6. Interior, Second Floor, Looking East Along Corridor
7. Photo 20 of 25

6. Interior, Second Floor Guest Room, Looking East
7. Photo 21 of 25

6. Interior, Second Floor Guest Room, Looking Southeast toward Corner Window
7. Photo 22 of 25

6. Interior, Fifth Floor Guest Room, Looking Northeast toward Corner Window
7. Photo 23 of 25

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 3

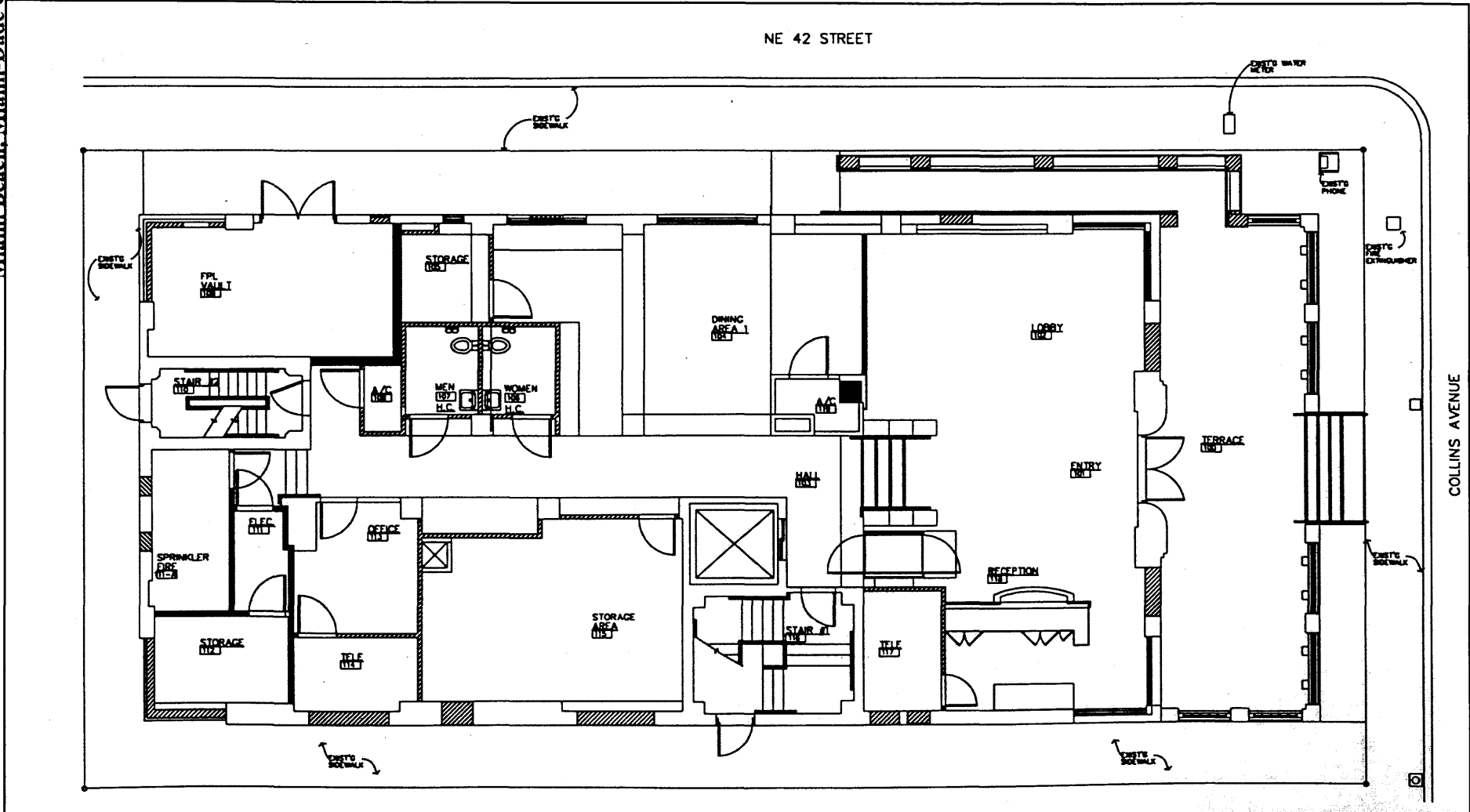
**OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida**

6. Interior, Fifth Floor Guest Room, Looking North toward Window

7. Photo 24 of 25

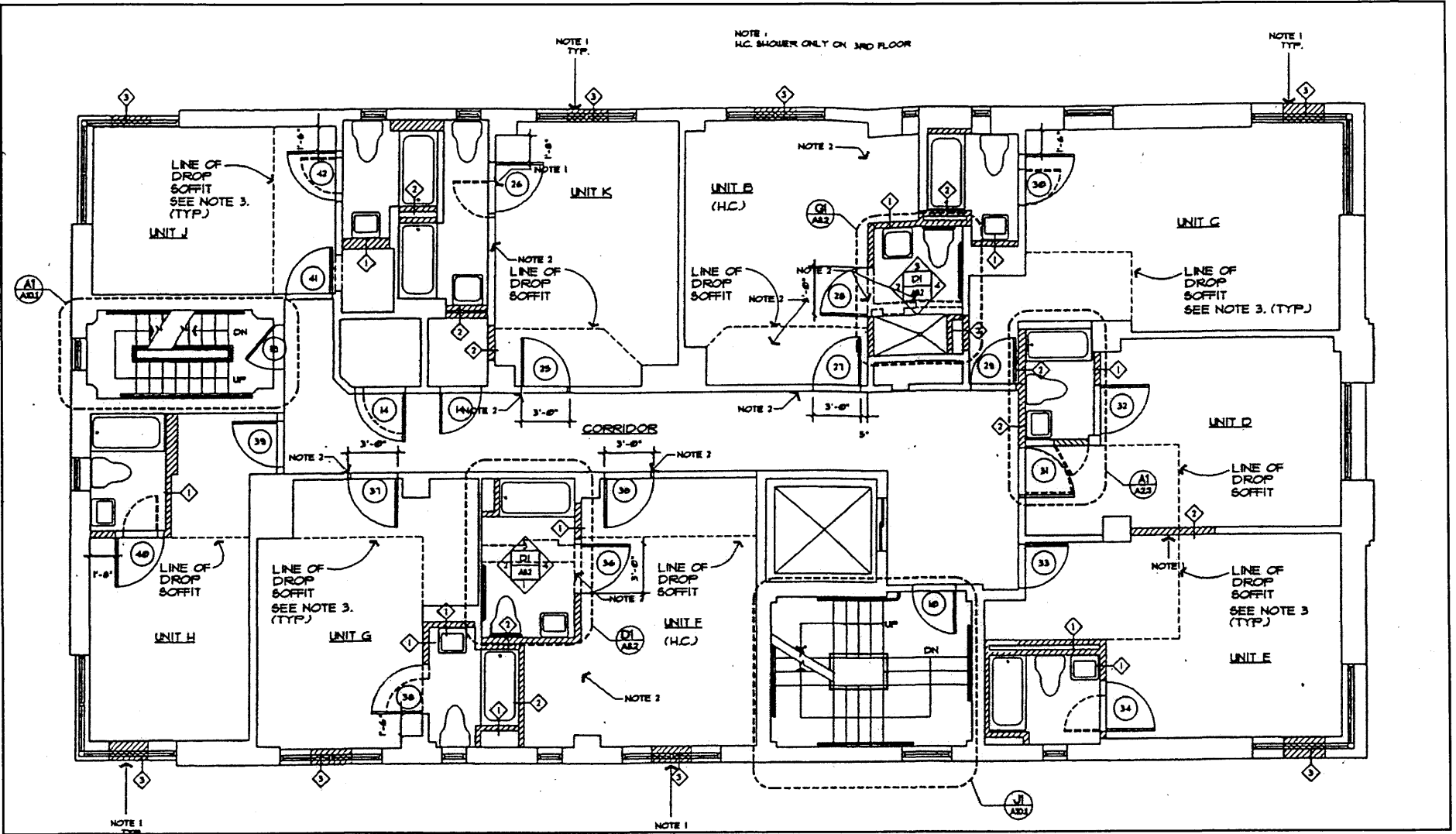
6. Interior, Fifth Floor Guest Room, Looking East toward Window

7. Photo 25 of 25



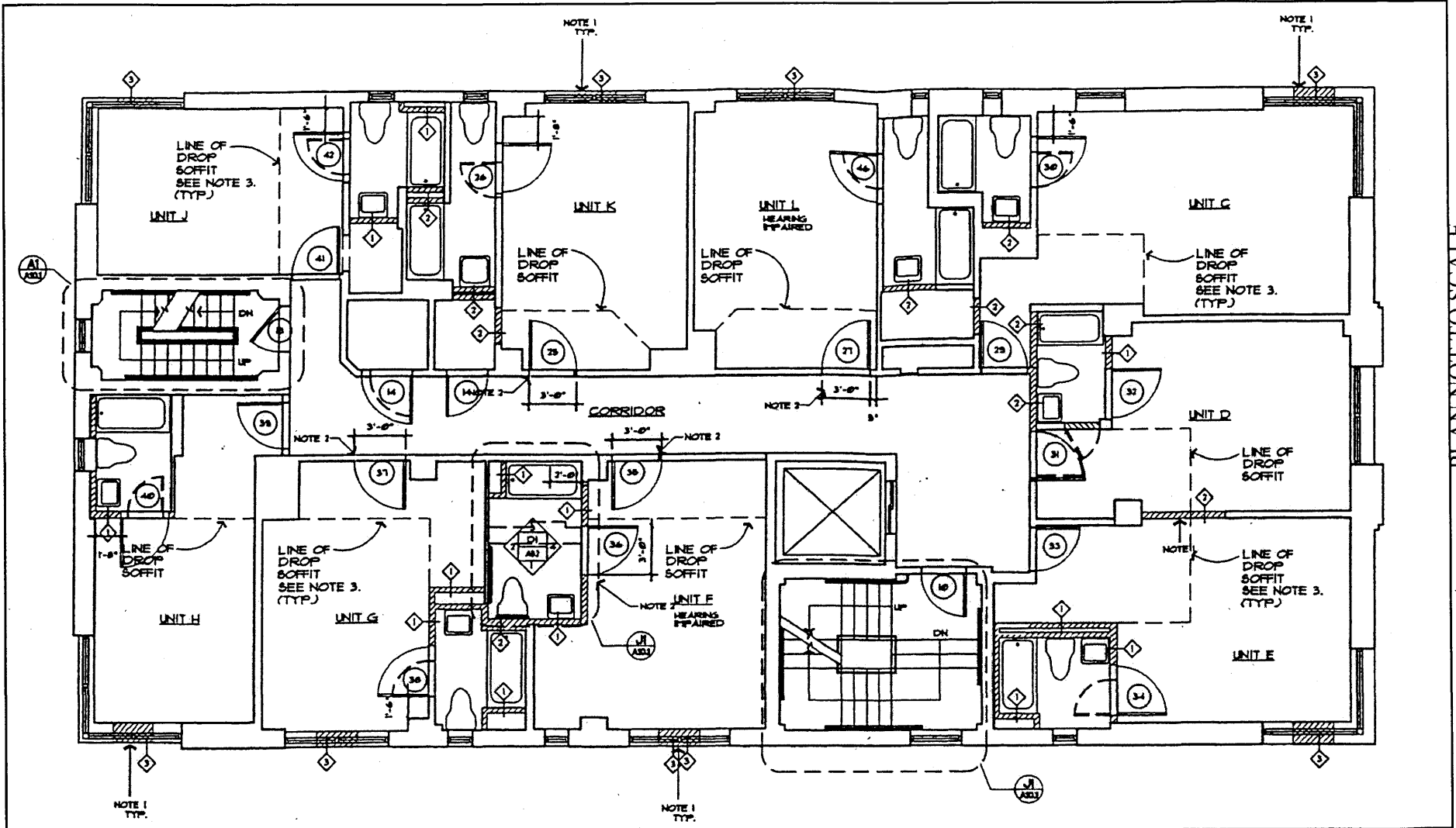
PLAN NOT TO SCALE

OCEAN SPRAY HOTEL---FIRST FLOOR PLAN



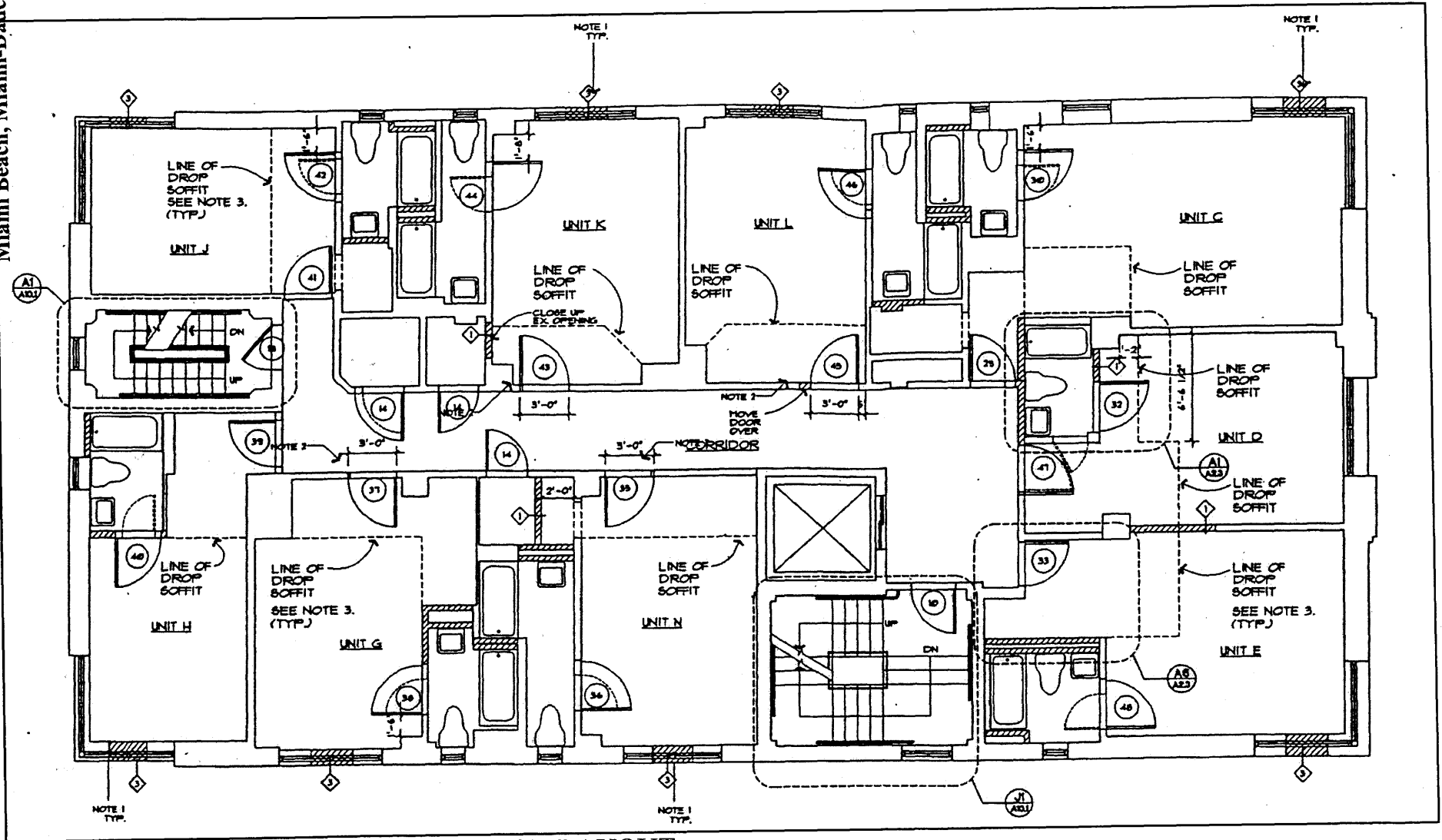
PLAN NOT TO SCALE

OCEAN SPRAY HOTEL---2ND & 3RD FLOORS



PLAN NOT TO SCALE

OCEAN SPRAY HOTEL---4TH FLOOR LAYOUT



PLAN NOT TO SCALE

OCEAN SPRAY HOTEL---5TH-7TH FLOOR LAYOUT

THE CAROL ARMS HOTEL
 MIAMI BEACH, FLORIDA

- Building Material — E. J. Warner Co., Inc.
- Building Material — Norman Graves Co.
- Building Material — Alfred Destin Co., Inc.
- Concrete Blocks — Miami Block Co.
- Hardware — Railey-Milam, Inc.
- Stone Work — Keystone Art Corp.
- Ornamental Iron — Seymour Art Metals
- Roofing — Baker Roofing Co.
- Waterproofing — S E C Manufacturing Co.
- Plumbing — Alexander Orr, Jr., Inc.
- Plastering Material and Gypsum Tile — United
- Printing — East Coast Painters
- Painting — Fred J. Walker Co.
- Paint — Murphy Paint & Varnish
- Paint — Pan American Paint & Varnish Co.
- Paint — Sherwin Williams Co.
- Steel Sash — Miami Metal Weatherstrip Co.
- Medicine Cabinets — Miami Metal Weatherstrip Co.
- Lighting Fixtures — Studio of Lighting, Inc.
- Venetian Blinds — Southern Venetian Blind Co.
- Venetian Blinds — Maxwell Co.
- Furniture and Furnishings — Maxwell Co.
- Foundation Piles — Geo. E. Bunnell, Inc.
- Heatitator Fireplace — Joseph H. Neuss
- Elevators — Otis Elevator Co.



H-1
 ARCHITECT'S RENDERING OF
 OCEAN SPRAY HOTEL
 PUBLISHED IN FLORIDA
ARCHITECTURE, 1937

(ATTN)
 TIN L. HAMPTON, ARCHITECT

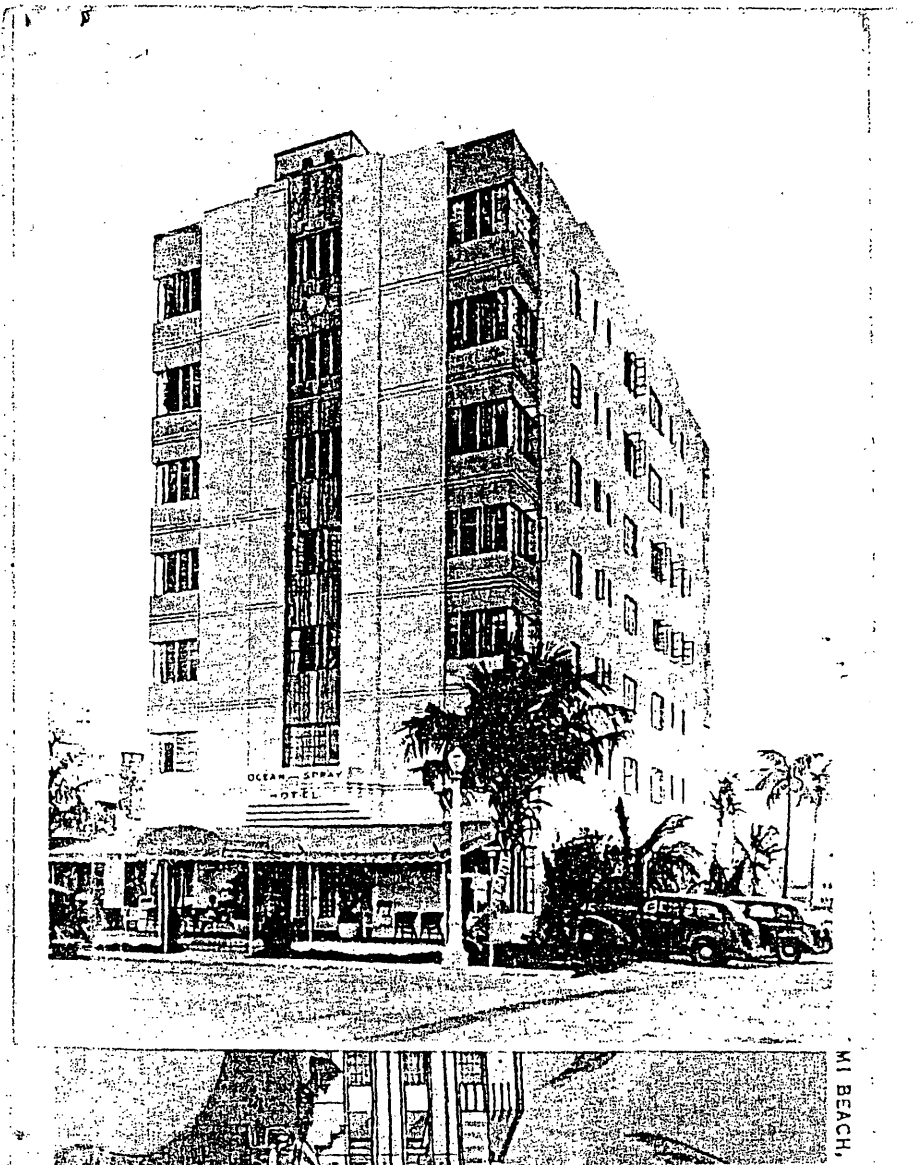
RICHARD A. BELSHAM
 Structural Engineers

Fla. Architecture, 1937, Miami Public Library

Photo TAM 2109 (1937)

Ocean Spray
1130 Collins Ave

H-2
PHOTOGRAPH OF
OCEAN SPRAY HOTEL, 1937

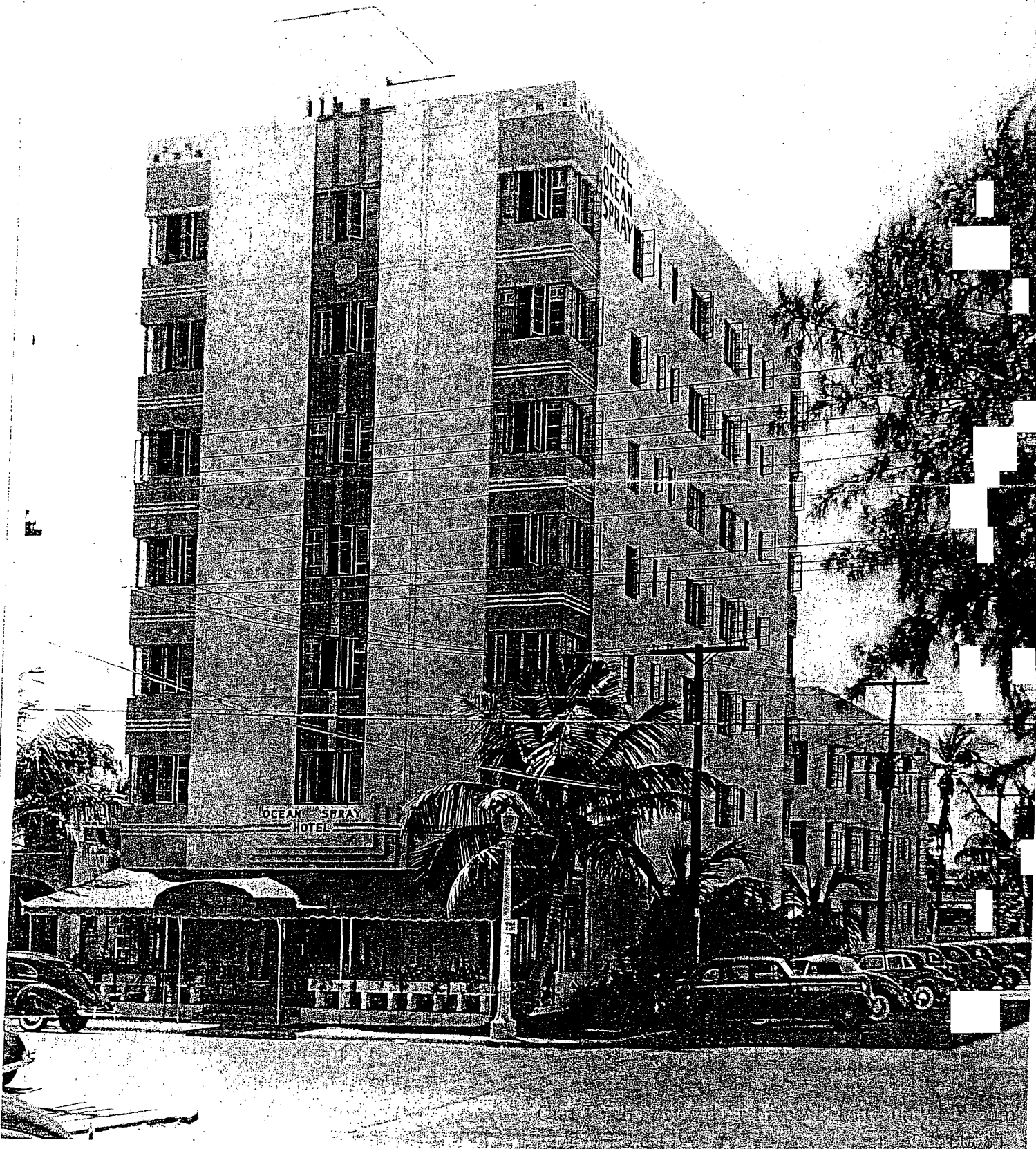


OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida
21

MI BEACH,

Teich 9A11869 (1939)
Ocean Spray - 4130 Collins Ave.

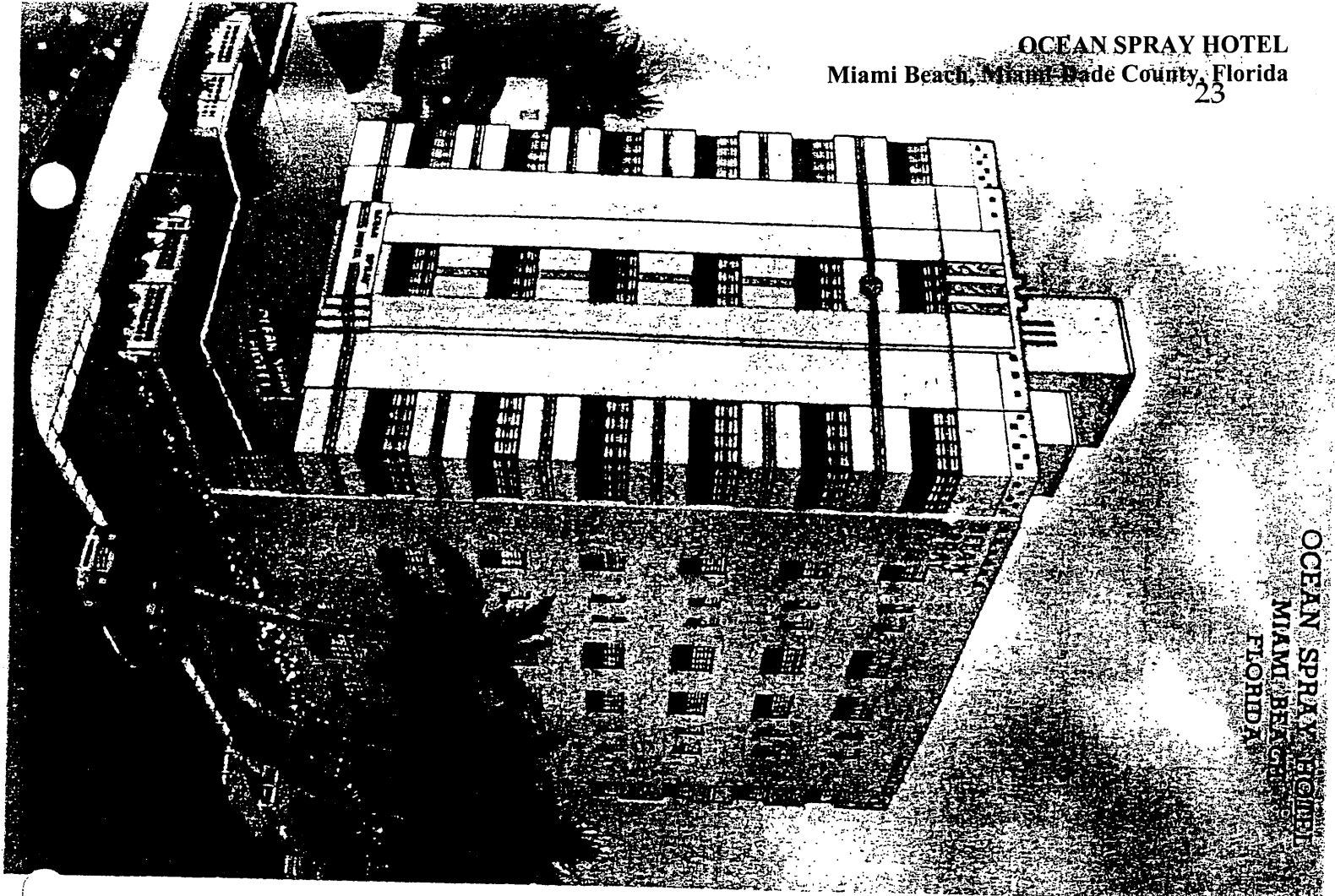
OCEAN SPRAY HOTEL
Miami Beach, Miami-Dade County, Florida
22



H-3
PHOTOGRAPH OF
OCEAN SPRAY HOTEL,
c. 1939

977 1939
EXEMPT FROM COPYRIGHT COPY
MAY BE REPRODUCED
MAY BE REPRODUCED UNDER COPYRIGHT LAW

OCEAN SPRAY HOTEL
Miami Beach, Miami Dade County, Florida
23



OCEAN SPRAY HOTEL
MIAMI BEACH
FLORIDA

197

OCEAN SPRAY HOTEL
CORNER 42nd ST. AND COLLINS AVE.
MIAMI BEACH, FLORIDA

● A modern home-like hotel. Facing the Ocean. Every room outside, attractively furnished and most having ocean view. Elevator. Roof Sun Club. Terrace. Private beach privilege. Coffee Shoppe. On bus lines. Finest neighborhood. Near golf courses, theatres, best shops, and—just across the street to the Ocean.

H-4
OCEAN SPRAY HOTEL
C. 1939

GENUINE CURTEICH-CHICAGO "C. T. ART-COLORTONE" POST CARD (REG. U. S. PAT. OFF.)

5-1

PLACE
STAMP
HERE
7B-H2136

POST CARD

(19 STREET - PLAT BOOK 5 PAGES 7 AND 8)

RIGHT OF WAY
PLAT BOOK 5 PAGES 7 & 8

SET NAIL & DISK IN
FOUND DRILLHOLE
LB3653 (4/9/01)

3' CURB & GUTTER
(TYP.)

PARKING METER
(TYP.)

STREET LIGHT
POLE (TYP.)

2' CURB & GUTTER
SET NAIL & DISK IN
FOUND DRILLHOLE
LB3653 (4/9/01)

SET NAIL & DISK
REFERENCE CORNER
4.00' OFFSET
LB3653 (4/9/01)
ELEVATION +3.34

ONE WAY

OVERHEAD
UTILITY

VAULT

S85°35'50"W

CONCRETE SIDEWALK

100.03' (100.00' PLAT)

VAULT

SIAMESE
CONNECTOR

PHONE

CONCRETE

4.97'

5.34'

5.26'

6.4'

4.50'

6" WATER MAIN

GAS LINE

4.50'

4.45'

72.8'

DOOR OPENING 6.34' WIDE
DOOR CLEARANCE 7.16' HIGH
ELEVATION AT ENTRY 4.47

LOT 14

3 STORY BUILDING

FLOOR ELEVATION 3.97

DOOR OPENING 2.95' WIDE
DOOR CLEARANCE 6.87' HIGH
ELEVATION AT ENTRY 3.90

S04°24'06"E

50.00'

MONITORING WELL

WOOD POWERPOLE

DIRT

5.01'

4.98'

4.98'

4.98'

4.98'

FOUND REBAR & CAP
I.D. NOT LEGIBLE
(4/9/01)

OCEAN SPRAY HOTEL

7 STORY BUILDING
4130 COLLINS AVENUE
2ND FLOOR ELEVATION 18.14

LOT 13

FLOOR ELEVATION 5.59

DOOR OPENING 5.25' WIDE
DOOR CLEARANCE 8.01' HIGH
ELEVATION AT ENTRY 5.61

TERRACE

16.07'

1.46'

5.01'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

N04°24'18"W

CONCRETE SIDEWALK

50.00'

5.01'

4.00'

4.00'

4.00'

4.00'

HANDICAP PARKING

COLLINS AVENUE

(PUBLIC RIGHT OF WAY)

SERVICE

CONCRETE

GRASS

ALLEYWAY

WALL ON AND ALONG PROPERTY LINE

(ADJACENT BUILDING)

FOUND #4 REBAR
NO I.D. (4/9/01)

SET NAIL & DISK
REFERENCE CORNER
4.00' OFFSET
LB3653 (4/9/01)
ELEVATION +3.49

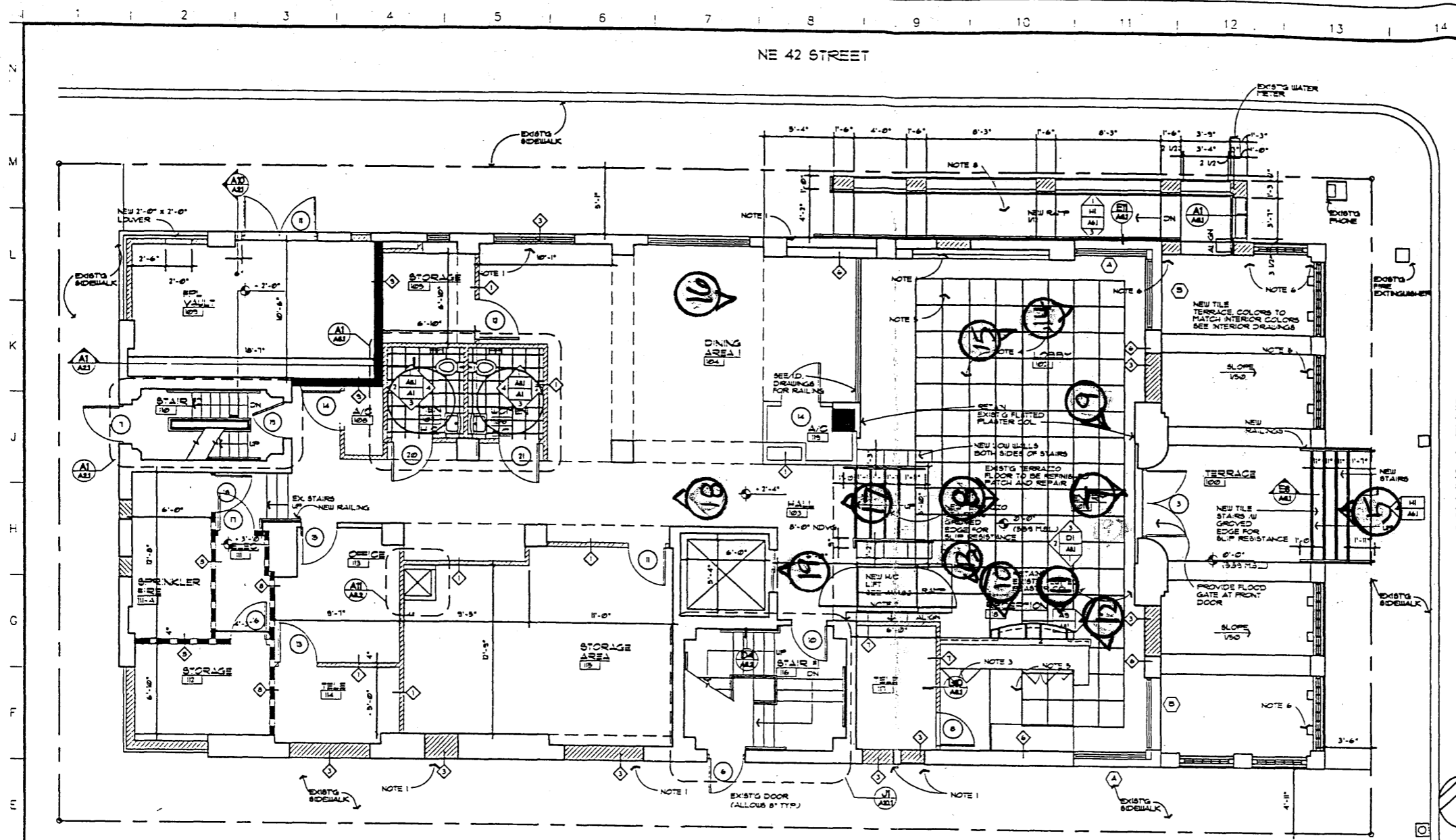
SURVEY -
SITE PLAN

LOT 15

LOT 12

30.00'
RIGHT OF WAY
PLAT BOOK 5 PAGES 7 & 8

B L O C K 36



MATERIAL KEYING LEGEND

---	EXISTING WALL TO REMAIN
---	NEW PARTITION WALL
---	NEW 1-HOUR RATED PARTITION WALL

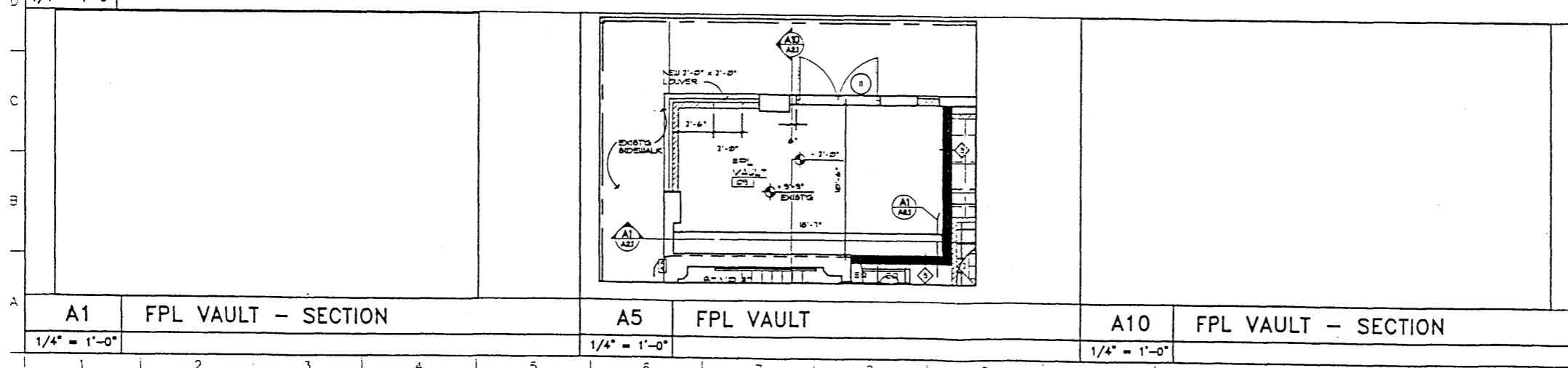
NOTES

- NOTE 1: FILL IN OPENING WHERE DOOR, WINDOW OR A.C. UNIT HAS BEEN REMOVED. PROVIDE CONTIGUOUS SURFACE TO MATCH EXISTING INTERIOR AND EXTERIOR FINISHES.
- NOTE 2: NEW H.C. LIFT TOWER TO BE POSITION AGAINST NEW WALL. CONTRACTOR TO COORDINATE ALL CONNECTION REQ. F.S.L. BE AS BY CONCORD ELEVATOR INC. PHONE: 800-661-1510 (FOR EQUAL).
- NOTE 3: ALLOW FOR NEW CONC. SLAB TO BE TOP WITH TERRAZZO DURING INTERIOR RENOVATION. FINISH TERRAZZO TO MATCH ELEVATION OF EXISTING TERRAZZO.
- NOTE 4: INTERIOR FINISHES OF LOBBY TO BE SUBMITTED UNDER SEPARATE PERMIT.
- NOTE 5: INTERIOR BAR AND REGISTRATION COUNTER TO BE SUBMITTED UNDER SEPARATE PERMIT.
- NOTE 6: NEW PATIO DRAIN, WITH GRATE COVER (TYP.)
- NOTE 7: NEW RAISED PATIO AND FRONT STEPS TO MATCH EXISTING TERRAZZO OF EXISTING PATIO.
- NOTE 8: NEW RAFT TO HAVE BRUSHED CONC. FINISH.

WALL TYPES

	WALL TYPE 1 5/8" GIB 3/4" METAL STUDS 5/8" GIB HEIGHT: 8' ABOVE CEILING FINISH: DFL 4 1/2"
	WALL TYPE 2 (1 HOUR RATED) 5/8" GIB 3/4" METAL STUDS # 24" RC 3" SOFT ATTENUATING INSULATION 5/8" GIB HEIGHT: 8' ABOVE CEILING FINISH: DFL 4 1/2" SEE SHEET A10 FOR WALL 'L' DESCRIPTION
	WALL TYPE 3 5/8" GIB 1" METAL FURRING 8" CMU EXTERIOR FINISHES TO MATCH EXISTING FINISHES
	WALL TYPE 4 5/8" GIB 3/4" METAL STUDS HEIGHT: 8' ABOVE CEILING FINISH: DFL 3 1/2"
	WALL TYPE 5 5/8" GIB 3/4" METAL STUDS 1 1/2" SOFT ATTENUATING INSULATION 5/8" GIB HEIGHT: UNDERFACE OF DECK FINISH: DFL 4 1/2"
	WALL TYPE A 5/8" GIB 1" METAL FURRING EXISTING CONCRETE OR CMU
	WALL TYPE B 5/8" GIB 8" SAGE 3/4" METAL STUDS 3" SOFT ATTENUATING INSULATION 5/8" GIB HEIGHT: SEE WALL SECTION (A10A) FINISH: DFL 4 1/2"
	WALL TYPE C (1 HOUR RATED) 5/8" GIB 3/4" METAL STUDS HEIGHT: 8' ABOVE CEILING FINISH: DFL 4 1/2"
	WALL TYPE D (1 HOUR RATED) 5/8" GIB 3/4" METAL STUDS HEIGHT: 8' ABOVE CEILING FINISH: DFL 4 1/2"

D1 1ST FLOOR PLAN
1/4" = 1'-0"



A1 FPL VAULT - SECTION 1/4" = 1'-0"
A5 FPL VAULT 1/4" = 1'-0"
A10 FPL VAULT - SECTION 1/4" = 1'-0"

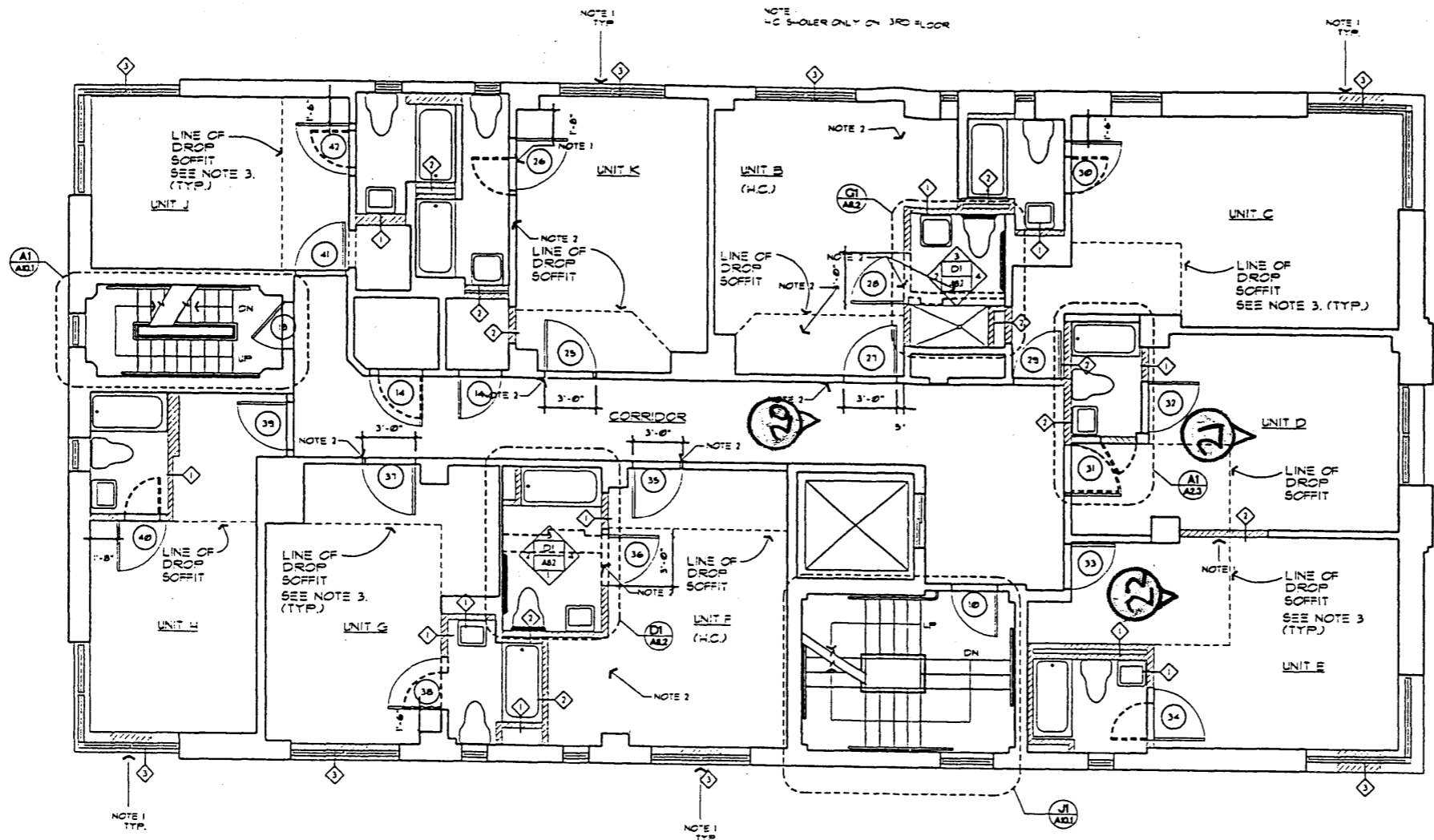
OCEAN SPRAY HOTEL
4130 COLLINS AVENUE
MIAMI BEACH, FLORIDA

1ST FLOOR PLAN

YOSHINO ARCHITECTS
ARCHITECTURE - PLANNING - INTERIORS
7700 Collins Road, Suite 200, Miami Beach, FL 33141
TEL: (305) 441-1000
FAX: (305) 441-1001

Project No. 20551
Date: 8/19/20
Drawing No. A2.1

YOSHINO ARCHITECTS PA, 2000
1000 BAYVIEW BLVD, SUITE 200, MIAMI BEACH, FL 33139
TEL: (305) 441-1000



MATERIAL KEYING LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION WALL

NOTES

- NOTE 1: ALL OPENING WHERE DOOR OR A/C UNIT HAS BEEN REMOVED PROVIDE SMOOTH CONTIGUOUS SURFACE TO MATCH EXISTING FINISHES.
- NOTE 2: REMOVE PORTION OF EXISTING WALL TO RECEIVE NEW 3'-0" DOOR.
- NOTE 3: DRYWALL SOFFIT TO ENCLOSE NEW A/C UNIT PROVIDE MAX CEILING HEIGHT AS POSSIBLE. MAX HEIGHT 7'-6". COORDINATE WITH ARCH.
- NOTE 4: USE MOISTURE RESISTANT GYP. BOARD IN WET LOCATIONS.

WALL TYPES

- PARTITION TYPE 1**
5/8" GIB
1 1/2" METAL STUDS
5/8" GIB
HEIGHT: 8" ABOVE CEILING
FINISH: DFL 4 1/8"
- PARTITION TYPE 2 (FIBER BOARD OR FIBER BOARD)**
5/8" TYPE "X" GIB
1 1/2" METAL STUDS + 2" I.C.
1/2" SOUND ATTENUATING INSULATION
5/8" TYPE "X" GIB
METAL STUDS AND GIB TO INTERLOCK AT DECK
FINISH: DFL 4 1/8"
SEE SHEET #51 FOR WALL 2 DESCRIPTION
- PARTITION TYPE 3**
5/8" GIB
1 1/2" METAL STUDS
8" I.C.
EXTERIOR FINISHES TO MATCH EXISTING FINISHES
- PARTITION TYPE 4**
5/8" GIB
1 1/2" METAL STUDS
HEIGHT: 8" ABOVE CEILING
FINISH: DFL 4 1/8"
- PARTITION TYPE 5**
5/8" GIB
1 1/2" METAL STUDS
1/2" SOUND ATTENUATING INSULATION
5/8" GIB
HEIGHT: INTERLOCK OF DECK
FINISH: DFL 4 1/8"
- PARTITION TYPE 6 (FIBER BOARD OR FIBER BOARD)**
1" MINERAL AND FIBER BOARD
5/8" GIB
5/8" GIB

NOTIFICATION NOTES

- WIRELESS DOOR BELL
(A) FLASHES LAMP
(B) VIBRATES BED
- TELEPHONE
(A) FLASHES LAMP (DISTINGUISHABLE)
(B) VIBRATES BED
- SEE SHEET (AUDIO ALERT MONITOR)
(A) FLASHES LAMP
(B) VIBRATES BED
(C) ROOM HAS NO CANDELLA STROBE TRIGGERED BY FACP.
ALERT MASTER AT 6000 OR APPROVED EQUAL APPLIES TO TOTAL OF 3 ROOMS

HANDICAP ACCESSIBLE ROOM NOTES

- ALL HARDWARE FOR DOOR TO BE LEVER. CONTRACTOR SHALL SUBMIT CUT SHEET FOR APPROVAL PRIOR TO PURCHASE.
- OPENING FORCE SHALL NOT EXCEED 5 POUNDS FOR INTERIOR DOORS AND 8.5 POUNDS FOR EXTERIOR DOORS.
- THRESHOLDS SHALL BE A MAXIMUM OF 1/2" HIGH AND BEVELLED WITH A SLOPE NO GREATER THAN 1/2" HIGHER THAN 1/4".
- TOILET SEAT SHALL BE 8" ABOVE FINISHED FLOOR. 47" LONG GRAB BARS AT BOTH SIDES 7" OFF BACK WALL AND 34" AP.
- ROBE HOOKS TO BE MOUNTED 4'-0" AND 4'-6" ABOVE FINISH FLOOR WITHIN CLOSET.
- PROVIDE ALL WC TOILET ACCESSORIES WITHIN BATHROOMS.
- ADJUSTABLE SHOULDER HEAD TO PROVIDE ACCESS AND ALL CONTROLS BELOW 48". SHOULDER HEAD SHALL BE REMOVABLE TYPE OR BE GUY ADJUSTABLE MOUNTING RAIL.
- STROBE UNITS SHALL PROVIDE A MINIMUM OF 10 CANDELLA IN SLEEPING AREAS AND 75 CANDELLA FOR BATHROOMS. STROBE MOUNTED 24" BELOW CEILING.

NO.	ISSUED FOR PERMIT	REVISIONS	DATE
1	PERMIT COMMENTS		7/7/00
2	OWNER REQUESTED		10/19/00
3	OWNER REQUESTED		12/21/00
4	PERMIT COMMENTS		12/21/00

Consultant: **Sepp**

OCEAN SPRAY HOTEL
4130 COLLINS AVENUE
MIAMI BEACH, FLORIDA

Drawing Title: **2ND & 3RD FLOOR PLAN**

YOSHINO ARCHITECTS
ARCHITECTURE - PLANNING - INTERIORS

1940 Ocean Park, Suite 272, Miami Beach, FL 33139
FAX: (305) 437-0841 TEL: (305) 437-7700



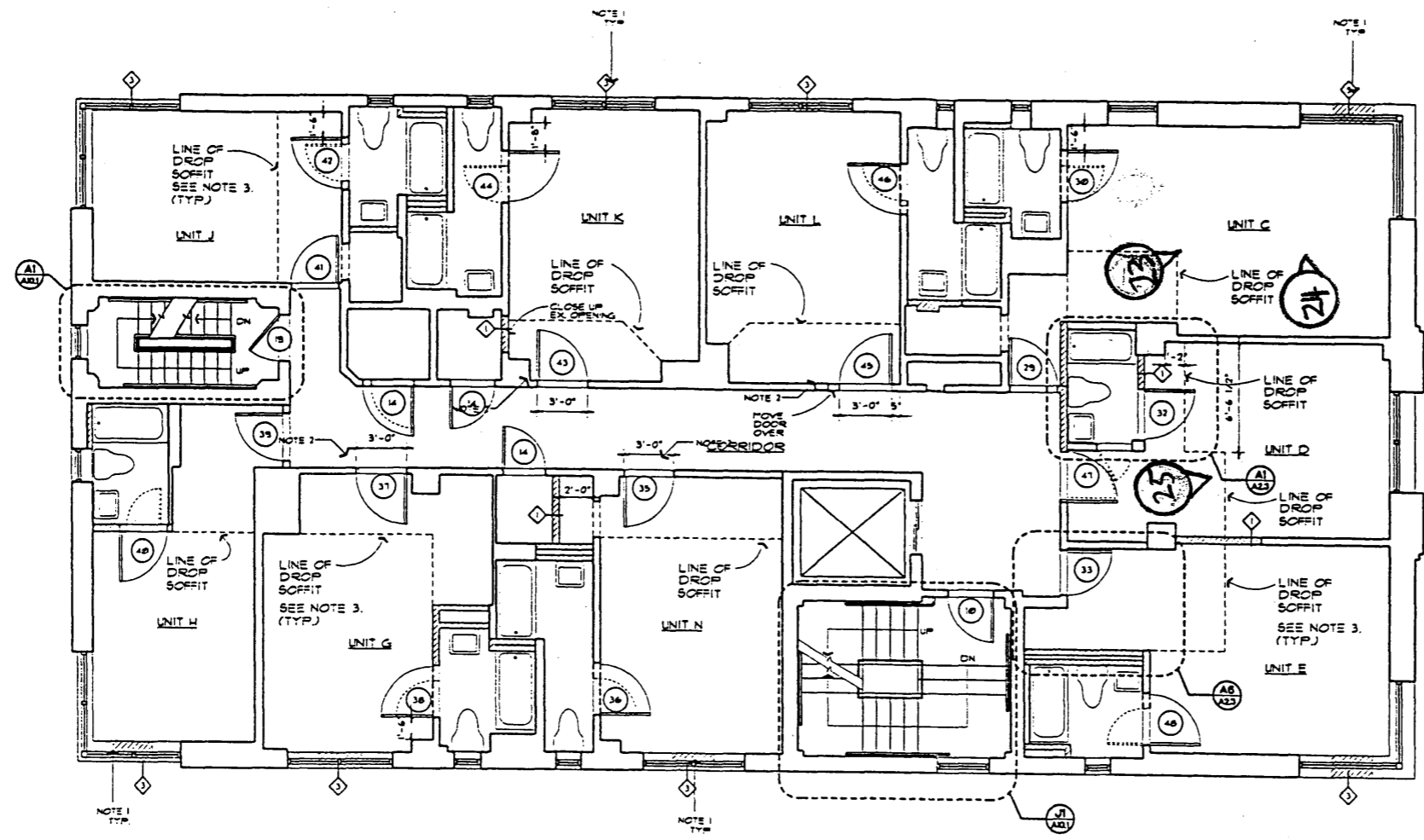
Florida License No. **AY 11,170**

Drawn: **TC**
Project No. **20551**
CD File No. **A2-2**
Date: **5/19/00**
Drawing No.

A2.2

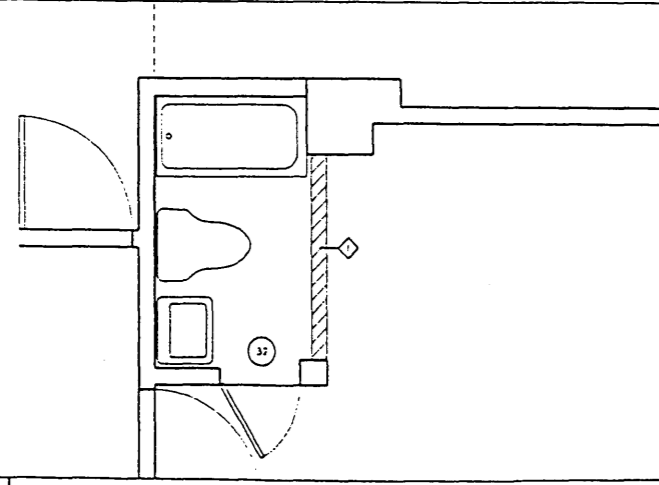
E1	2ND & 3RD FLOOR PLAN (GUEST ROOM LAYOUT)	
1/4" = 1'-0"		
A1	NOT USED	
1/4" = 1'-0"		
A8	UL - 301	
1/4" = 1'-0"		
A11	UL - 901	
1/4" = 1'-0"		

© YOSHINO ARCHITECTS P.A. 2000
THIS DOCUMENT IS THE PROPERTY OF YOSHINO ARCHITECTS P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



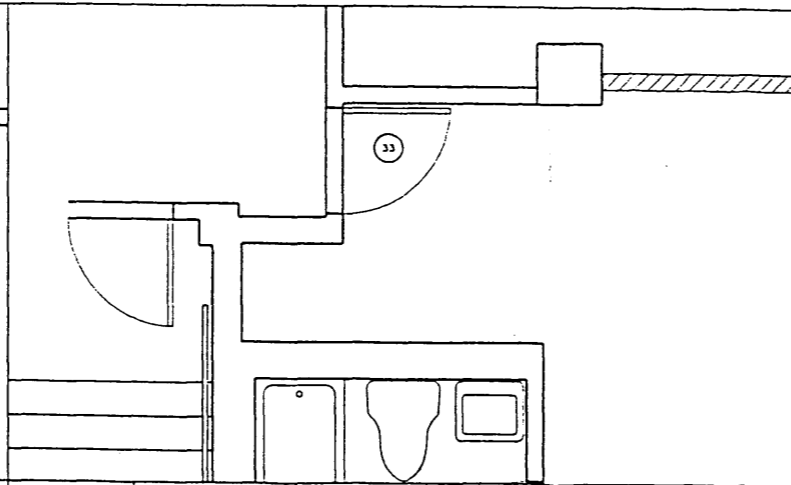
E1 5TH - 7TH FLOOR PLAN

1/4" = 1'-0"



A1 5TH AND 6TH FLOOR ONLY

1/4" = 1'-0"



A6 5TH AND 6TH FLOOR ONLY

1/4" = 1'-0"







MATERIAL KEYING LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION WALL

NOTES

- NOTE 1:
FILL IN OPENING WHERE DOOR OR A/C WALL UNIT HAS BEEN REMOVED. PROVIDE SMOOTH CONTINUOUS SURFACE TO MATCH EXISTING FINISHES.
- NOTE 2:
REMOVE PORTION OF EXISTING WALL TO RECEIVE NEW 3'-0" DOOR.
- NOTE 3:
DRYWALL SOFFIT TO ENCLOSE NEW A/C UNIT. PROVIDE MAX. CEILING HEIGHT AS POSSIBLE. MIN. HEIGHT 7'-6". COORDINATE WITH ARCH.
- NOTE 4:
USE MOISTURE RESISTANT GYP. BOARD IN SET LOCATIONS.

WALL TYPES

- 
EXISTING TYPE 1
 5/8" GAB
 3 3/4" METAL STUDS
 5/8" GAB
 HEIGHT: 8" ABOVE CEILING
 FINISH: DRY 1/2"
- 
EXISTING TYPE 2 (FLOOR MOUNTED)
 5/8" TYPE "D" GAB
 3 3/4" METAL STUDS @ 14" OC
 3 1/2" SOUND ATTENUATING INSULATION
 5/8" TYPE "D" GAB
 METAL STUDS AND GAB TO UNDERSIDE OF DECK
 FINISH: DRY 1/2"
- 
EXISTING TYPE 3
 5/8" GAB
 1/2" METAL FURRING
 5/8" METAL STUDS
 EXTERIOR FINISHES TO MATCH EXISTING FINISHES
- 
EXISTING TYPE 4
 5/8" GAB
 1 1/2" METAL STUDS
 HEIGHT: 8" ABOVE CEILING
 FINISH: DRY 1/2"
- 
EXISTING TYPE 5
 5/8" GAB
 3 3/4" METAL STUDS
 3 1/2" SOUND ATTENUATING INSULATION
 5/8" GAB
 HEIGHT: UNDERSIDE OF DECK
 FINISH: DRY 1/2"
- 
EXISTING TYPE 6 (FLOOR MOUNTED)
 1" FIBERGLASS AND FIBER BOARD
 SHAFF WALL

NO.	REVISIONS	DATE
2	OWNER REQUESTED REVISIONS	5/17/00
1	OWNER REC. REVISIONS	10/19/00
1	ISSUED FOR PERMIT	7/6/00

Consultant Seal

OCEAN SPRAY HOTEL
 4130 COLLINS AVENUE
 MIAMI BEACH, FLORIDA

4TH - 7TH FLOOR PLAN

YOSHINO ARCHITECTS
 ARCHITECTURE - PLANNING - INTERIORS

4000 Ocean Ave., Suite 275, Suite Room 2324
 F.A.E. (305) 487-0864 - (305) 487-1199



Florida License No.
 JAE 11,000

Drawn: TG
 Project No: 20551
 CAD File No: 12-3
 Date: 5/19/00
 Drawing No:

A2.3

© YOSHINO ARCHITECTS PA, 2000
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.