



# United States Department of the Interior



NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

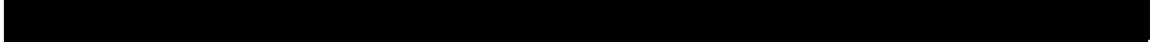
1.A.2.(0573)

January 26, 2026



Property: **Versailles Hotel, 3425 Collins Ave, Miami Beach, FL**  
Project Number: **TPS #49698, Part 1**  
Appeal Number: **1709**  
Action: **Final Administrative Decision**

Dear 

I have concluded my review of your appeal of the August 12, 2025 Decision of the National Register of Historic Places, National Park Service, denying certification of the Part 1 –Evaluation of Significance application for the property cited above (the Decision). The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. Part 67) governing certifications for the Federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank  for their participation in the appeal meeting on October 3, 2025, and for providing a detailed account of the project.

I have carefully considered the complete record and all available documentation, including the information provided as part of your appeal meeting and information submitted in response to my request that was received on October 6 and November 11. As a result, I have determined that the Versailles Hotel building did contribute to the Collins Waterfront Architectural District in which it is located before the rehabilitation project began in 2022. Accordingly, the opinion issued in the National Register's August 12, 2025 Decision denying "certified historic structure" status for this building is hereby reversed.

The Versailles Hotel was designed by architect Roy France and constructed in 1940-41 on an oceanfront block of Collins Avenue. The hotel originally consisted of a 16-story tower with a 1-story dining room extending toward the ocean. It is often referred to as one of the "skyscraper hotels." A 9-story addition designed by France was constructed circa 1955 south of the tower along with a redesigned porte cochere entrance at the front of the tower.

Considerable demolition has taken place on the property over the last ten years. In 2015 the 1955 south addition was demolished, and in 2016 an original 1940s 1-story dining room and a 1955 porte cochere were also removed. In addition to this demolition, the National Register Decision cited the following issues as the primary reason for the denial,

*More impactful, however, is the complete gutting of the interior of all finishes and floorplates on the upper levels. The removal of the tower, even if stowed safely away, roof, floors, and much of the east wall leaves the condition of the property such that it cannot be classified as a building. As such, it no longer contributes to the historic district.*

This description of the building reflects its condition in 2024 at a mid-point of structural intervention due to severe deterioration of the concrete structure. As you noted in the appeal meeting, program regulations state, “certifications of significance will be made on the appearance and condition of the property before rehabilitation was begun.” (36 CFR 67.5(d)) In 2022 when this project began, the original tower was intact with floorplates, roof, the east wall, and the historic cupola that crowned the tower. Therefore, because the original 1940-41 building retained integrity at the beginning of the project, I must disagree with the National Register and reverse its August 12 Decision.

Although I have reviewed the structural engineering reports and other available information to make my determination on this Part 1 appeal, please note that my decision does not constitute any form of review of the recent demolition and structural repairs for compliance with the Standards for Rehabilitation. Based on the limited information available about this project, I anticipate that demonstrating compliance with the Standards and obtaining a Part 2 approval of planned rehabilitation work will likely be a challenge. If you plan to continue the process to apply for Federal Historic Rehabilitation Tax Credits, I strongly encourage you to submit Part 2 of your application as soon as possible.

As Department of the Interior regulations provide, my decision is the final administrative decision regarding certifications of significance for the Federal income tax incentives for historic preservation. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision, or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

**JENNIFER PARKER**

Digitally signed by JENNIFER PARKER  
Date: 2026.01.26 17:48:58 -05'00'

Jennifer Parker  
Chief Appeals Officer  
Cultural Resources, Partnerships, and Science Directorate

cc:

FL SHPO  
IRS