

Hotel Pancoast
Miami Beach, Florida

DIRECTLY -ON -THE -OCEAN

July 23, 1943

Post Engineer
927 Lincoln Road
Miami Beach

Gentlemen:

We are returning to you herewith one signed copy of the "Statement of Condition" of the Pancoast Hotel and Lodge as prepared by your office.

We are signing this copy simply to comply with your request that such be done but under no circumstances as an acknowledgment that this is a true statement of condition of the Pancoast Hotel and Lodge at the time the Army took possession, and we request that this letter be filed with our condition report, in fact, as part thereof.

We object to the reports as a proper statement of condition in that it is misleading and in many instances, creating the false impression of a very run-down condition of the buildings and equipment. Furthermore, criticisms such as "marred, rusty, plaster cracks, etc." are not qualified as to extent, nor any indication given as to whether they do in fact affect the life or use of the things in question. In many instances the report is actually contrary to fact.

Another thing that should be taken into consideration in interpreting this condition report is that though the Army occupied the hotel beginning November 12th, this condition report was not made immediately, but made from time to time starting November 19th and ending April 7th, 1943. This is almost five months after the premises had been under Army control, and not a true statement of condition as of November 12th, 1942.

Also photographs were taken at various times to substantiate conditions which were criticized in the report. Some of these were taken as late as March 26th and April 2nd, 1943, and for this reason often do not reflect conditions as found by the Army at the time of its coming into possession of the property.

Furthermore, the owner was not given an opportunity to join in making this report or the inspections on which it is based.

Yours very truly,

J.Arthur Pancoast.
President

Enc. Condition Report
5 certificates

JAP:J