



## HISTORIC RESOURCES REPORT

FOR

1501 COLLINS AVENUE aka THE BANCROFT HOTEL

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

1501 COLLINS LLC

c/o PEBB CAPITAL

7900 GLADES ROAD #540

BOCA RATON, FLORIDA 33434

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

January 4, 2021



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## NEIGHBORHOOD CONTEXT

*"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, the prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. (6)*

*The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach." (6)*

*"By 1921 this residence had become the estate of Frank A. Seiberling - the Goodyear Tire magnate. He co-founded the GoodYear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project. The distinguished Beaux-Arts mansion, when finished, had a porch with two-story Corinthian columns facing the ocean, quoins at its edges and a stone balustrade around its project." (5)*

*"Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's. ....Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life. It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization." (7)*

TOP PHOTO: LINCOLN ROAD CIRCA 1921 WITH CARL & JANE FISHER'S HOUSE 'THE SHADOWS' AT FOREGROUND LEFT ON THE OCEAN.

TOP CENTER PHOTO: 1924 SINGLE FAMILY HOMES SOUTH OF LINCOLN ROAD NEAR THE OCEAN

LOWER CENTER PHOTO: JAMES AVE. TENNIS COURTS CIRCA 1918

LOWER PHOTO: 1924 PHOTO OF 230 LINCOLN ROAD, LIKELY THE FIRST ART DECO BUILDING ON MIAMI BEACH.





1951 CITY OF MIAMI BEACH AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS



CIRCA 1950 AVENUE LOOKING SOUTH FROM 18TH STREET

“The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohaus, Anton Skisiewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure.” (13)

Although coordination between architects is never explicit, an ‘echo effect’ is often discernible in the work of competing architects. The overall consistency of forms and details between all the architects of the era is remarkable. (14)



COLORED POSTCARD PHOTO CIRCA 1940's.

Another revival style...was "Phoney" Colonial Georgian. Three hostleries which (formerly) stood next to each other at eh ends of Ocean drive were costumed in columns and gables and bearing suitably subtle names; The White House, Betsy Ross and Jefferson Hotels." (15)

Plus the Georgian was around the corner on Collins avenue at the site of the present day Georgian Condominium.

"Lincoln Road, in the beginning, was merely a dirt street, shaded by newly planted palm trees, stretching from Biscayne Bay to the Atlantic Ocean. Only a half dozen structures lined the thoroughfare - the first Fisher Office building (Van Dyke building), the glass enclosed tennis a court, the polo stands, the initial unit of the Lincoln Hotel, two oceanfront estates, a modest grocery and the Spanish mission type structure t!hat was - and still is - the Church." (1)

VIEW ABOVE LOOKING SOUTH ON COLLINS AVENUE FROM ABOVE 16th STREET. THE GEORGIAN HOTEL FORMERLY STOOD ON THE SITE OF THE PRESENT GEORGIAN CONDOMINIUM. THE SANDS HOTEL DESIGNED BY ROY FRANCE ARCHITECT WAS DEMOLISHED IN 1992. THE NEW YORKER HOTEL WAS DEMOLISHED IN 1981. THE BANCROFT HOTEL SIGN IS VISIBLE IN THE DISTANCE.



*On the west side of the front facade is an original sculptural relief panel by Earl LaPan [1908-1996], a famous local art-deco painter and sculptor who lived locally, and who in the 1930 was commissioned to provide artwork for many of the new hotels being built at that time in Miami. (1)*



1941 PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND

BUILDING NAME: THE BANCROFT HOTEL

ADDRESS: 1501 Collins Avenue

ORIGINAL ARCHITECT: Albert Ansi

YEAR of CONSTRUCTION: 1939

ARCHITECTURAL STYLE: Streamline Moderne

RENOVATION ARCHITECTS: Michael Graves Architects & Robert Swedroe Architects

YEAR of RENOVATIONS: 1996

LOCATED IN THE:  
1979 Miami Beach Architectural District  
1992 Ocean Drive / Collins Avenue Historic District  
Expansion Designation

HISTORIC STATUS: Contributing

Records show that the hotel was built during the height of the streamline moderne boom in 1939 in Miami Beach. An Archie Greenberg who came from Worcester, Massachusetts is listed as the Owner on the Building Card - as attached elsewhere in this report. (1)

BUILDING NAME: THE BANCROFT MOTEL aka THE BANCROFT ANNEX (Demolished)

ADDRESS: 1521 Collins Avenue

ARCHITECT: Albert Anis

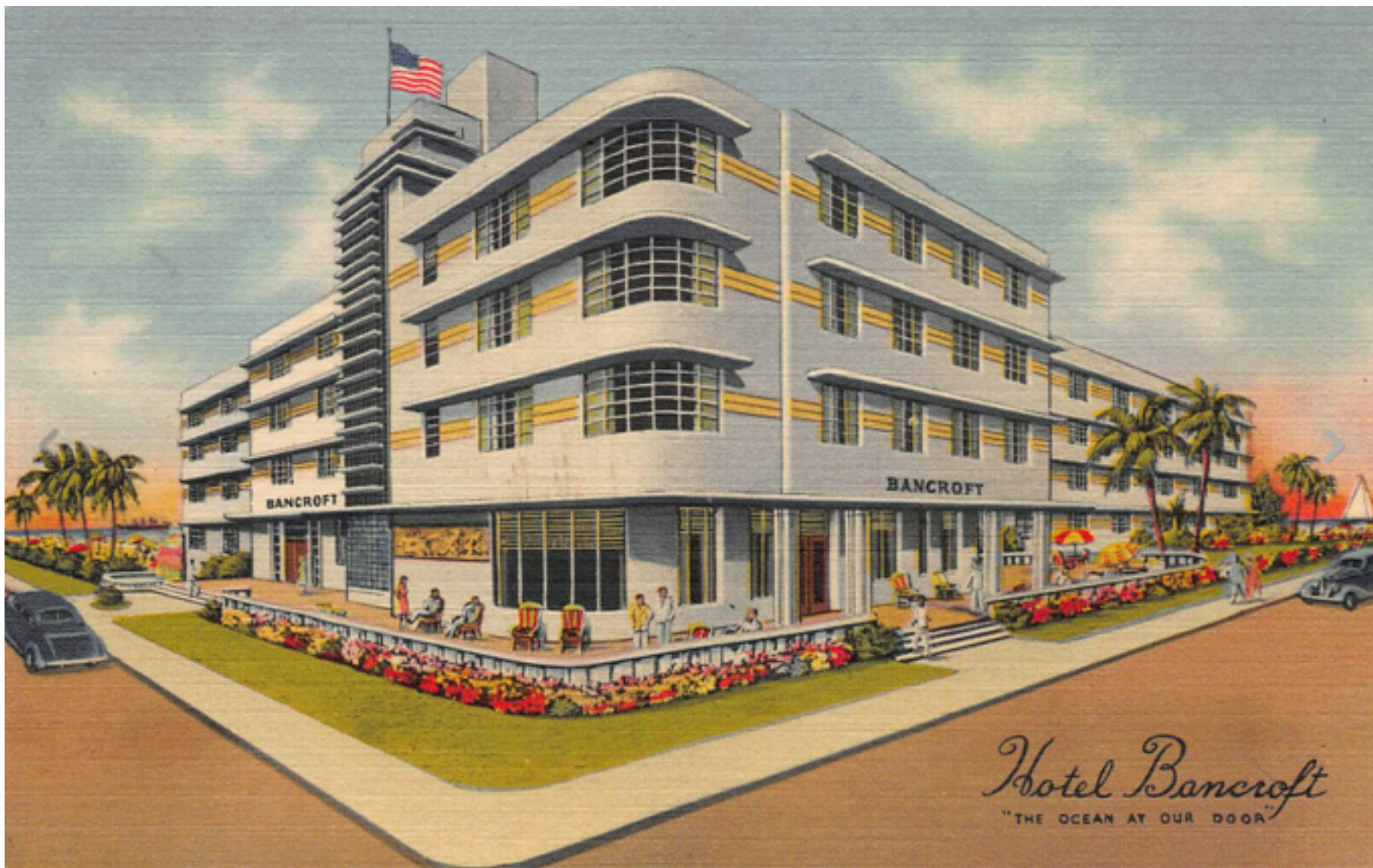
YEAR of CONSTRUCTION: 1941

ARCHITECTURAL STYLE: Streamline Moderne/Art Deco

The 1940 U.S. Census records also show that Archie was living together in the newly completed hotel with his parents, Max and Lena Greenberg, who had come from Poland, together with hotel staff and guests. (1)

*Just how it got it's Bancroft name, remains a bit of a mystery. It is known that Archie Greenberg came to Miami from Worcester, Massachusetts, and there was another Bancroft Hotel in that city, built in the 1920's and run as part of a large hotel group, and that hotel was named after a local historian and politician called George Bancroft.... so maybe Archie Greenberg, was not the owner of the Miami hotel but just the front-man for this large hotel group...who knows?" (1)*





CIRCA 1940's POSTCARD SHOWING EXTENT OF HOTEL ALONG BOTH MAJOR ELEVATIONS AT COLLINS AVENUE (LEFT) AND 15th STREET

According to the Building Card the hotel originally contained 98 hotel rooms plus two one-bedroom/two-bath apartments within its four stories. .

"Records (also) show that the Hotel went into major alteration in the 1980's, when it was turned into private apartments and a restaurant..." (1)

"In the early 1990's the developer of CoCoWalk in Coconut Grove - Constructa Corp. retained noted architect Michael Graves to design a condominium tower (on the beach at the former location of the Jefferson Hotel) plus a shopping arcade similar to CoCoWalk and designed to terminate the Ocean Drive view corridor." (2)

The shopping arcade was constructed along with the playful new architecture of Arquitectonica for the new additions to the Royal Palm Hotel. The arcade was originally designed to connect with the adjacent Royal Palm; however this connection was unfortunately not completed." (2)

(

(Today)... "The former Bancroft Hotel is literally but a shadow of its former self. In the early 1990's the building's interior structure was removed (with the exception of the first floor lobby space including terrazzo floors and decorative ceiling) with new parking and new taller floor-to-ceiling heights to provide increased commercial marketability. The building elevations along Collins Avenue and 15th Street have been renovated and refurbished." (1)

"However the windows and doors are opaque because this hides the current changed alignment of new interior floors with existing-to-remain exterior windows. Thus unfortunately the building looks abandoned with these blank windows." (1) Perhaps an intrusion of artists might transform these now blank. An octagonal addition at the northwest portion of the historic building along Collins Avenue was also added as part of the 1990's renovations and additions.



CIRCA 1940's POSTCARD PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND

FROM HISTORIC REVIEWS OF THE BANCROFT ONLINE:

RAQUEL LLOBERA BUNCE says: January 6, 2016 at 7:48 pm: My family, parents, sisters, aunts and cousins would rent multiple rooms and take 3 month vacations at the Bancroft Motel, in a building that was sadly demolished that was next to the remaining Bancroft Hotel building. It had several floors and a long balcony/terrace that stretched the length of the building with beach chairs outside the motel doors. We would sit outside and make friends summer after summer, starting when I was about 9 years old, from about 1974 to 1980, meeting other kids vacationing from New York and other northern states. The pool had a tiki hut where you could eat grilled hamburgers with potatoes chips by the pool. There were stairs leading down to the beach. The lobby had a painted red payphone in a phone booth, and there were ping-pong tables. The basement had a projection screen and movies and cartoons were played at night i.e.. "Gone With the Wind." (11)

*We were there when the sand was soft and when the shoreline receded, with waves hitting the seawall on the neighboring hotel at high tide. I remember when Miami Beach refurbished the sand and there were conveyor belts on the sand, dredging sand (and occasional conchs) from the ocean, creating "quick sand" areas where the sand had not settled. We would laugh when we sank, and our sisters and cousins would pull us out of the sinking sand. (11)*

*The Bancroft Hotel, across the other side of the parking lot, had a lobby where we would meet and play pin-ball, play cards at the card tables, and play bingo. We would walk nightly to eat ice-cream nearby or eat at Wolfies. Lincoln Road had a tram to take you back and forth. My parents owned Goodies Deli a block away for many years. (11)*



The Jefferson Hotel formerly located at 121 15th Street directly to the east of the Bancroft on the ocean (right image) was lost to a fire circa 1990 with the site later becoming a part of the combined 1501 Collins consisting of both the Bancroft and Jefferson Hotel properties.

Several years before, according to the CMB Building Card for 1521 Collins Avenue dated April 5, 1985 (included in this report) the applicant had requested several setback and other variances to enable the construction of a proposed new 11-story hotel tower comprising 128 hotel rooms along with the renovation of both the Bancroft and Jefferson Hotels. (12)

This situation changed at a later Board hearing. "At its October 1, 1987 meeting the (CMB) Historic Preservation Board granted a Certificate of Appropriateness for the partial demolition of the Bancroft Hotel (1501 Collins Avenue) the demolition of the Bancroft Motel (1521 Collins Avenue) and the demolition of the Jefferson Hotel at 121 15th Street in order to develop a new hotel structure with associated pool and landscaping. (12)



TOP PHOTO: CIRCA 1940's POSTCARD PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND. THIS IS PRIOR TO ALL OF THE GREEN SPACE BEING PAVED FOR PARKING AREAS.

LOWER POSTCARD: THE JEFFERSON HOTEL WAS DESIGNED BY ROY FRANCE ARCHITECT IN 1939 AND WAS FORMERLY EXISTING DIRECTLY EAST OF THE BANCROFT HOTEL, ON THE SITE OF THE PRESENT 1501 CONDOMINIUM TOWER DESIGNED BY MICHAEL GRAVES ARCHITECT.



The Bancroft Hotel was designed and constructed at the time when the Art Deco architecture of the 1930's in Miami Beach was already morphing into the Streamline Moderne style. Much of what is commonly labeled as 'Art Deco' style architecture actually belongs more to the Streamline Moderne style.

Streamline Moderne accentuated the aerodynamic look of airplanes and cars with simplified lines and architectural massing.

Most of the building is composed of individually punctuated window openings and continuous projecting flat concrete sunshades over the windows. Inserted into all this regularity is the asymmetrical and audacious vertical tower of illuminated glass block. This vertical insertion brings the building design right into the Streamline Moderne era.

Albert Anis was a master in manipulating facade massing to maximize the size and scale and neighborhood friendliness of his architecture. This can be seen in the recessed volumes of the front facade of the Bancroft as it is balanced design-wise by the vertical tower. Anis continues this recessed massing along the 15th Street elevations.

The influence of the Streamline Moderne style upon the architecture of the Bancroft Hotel includes: Asymmetrical facade designs; Building rounded at southwest corner; Exterior and Interior terrazzo floor design the three horizontal racing stripes running through each of the three upper rows of windows and the vertical illuminated glass block tower aiming towards the entrance.

On the west side of the building is an original sculptural relief panel by Earl LaPan [1908-1996], a famous local art-deco painter and sculptor who lived locally, and who in the 1930's was commissioned to provide artwork for many of the new hotels being built at that time in Miami. Records show that the Hotel went into major alteration in the 1980, when it was turned into private apartments and a restaurant... (1)

TOP PHOTO: 1985 PHOTOGRAPH (3)  
WEST ELEVATION

MIDDLE PHOTO: 1985 PHOTOGRAPH (3)  
SOUTH ELEVATION

LOWER PHOTO: 1987 PHOTOGRAPH (4)j  
NORTH + WEST ELEVATIONS



UNDATED HISTORIC PHOTOGRAPHS





PHOTOGRAPHS

ABOVE: FRONT (WEST) ELEVATION OF HISTORIC BANCROFT HOTEL  
BELOW: VIEW LOOKING NORTHEAST TOWARDS THE BANCROFT HOTEL



For a relatively small hotel by Miami Beach standards, the Bancroft Hotel visually maximizes its prominent location with architecture and architectural details worthy of the larger hotels further north on the Beach. The free-standing fountain at the front entrance to the hotel would be a welcome respite from the traffic noise of Collins Avenue when working.



2020 CORNER VIEW SHOWING CONCRETE SUNSHADES AND THE EARL LE PAN MURLA AT THE FIRST FLOOR FACING COLLINS AVENUE.





PHOTO ABOVE: SOUTH ELEVATION OF HISTORIC BANCROFT HOTEL



THE SOUTH PLAZA AS VIEWED FROM THE THIRD FLOOR OF THE HISTORIC HOTEL WING ALONG COLLINS AVENUE. NOTE THE THEME OF SQUIGGLY LINES IN THE PAVING OF THE PLAZA WHICH CONTINUES INTO THE HOTEL INTERIORS. THE HISTORIC BANCROFT SIGNAGE IMBEDDED INTO THE PLAZA SIDEWALK IS SIMILAR YET SLIGHTLY LARGER THAN THE FLOOR ENTRANCE SIGNAGE AT COLLINS AVENUE.



OCEAN STEPS RETAIL AND RESTAURANT DEVELOPMENT WITH 1501 COLLINS CONDOMINIUM BY MICHAEL GRAVES ARCHITECT AT RIGHT AND THE ROYAL PALM AND ST. MORITZ HOTELS BEYOND. THE BANCROFT HOTEL IS TO THE LEFT OUTSIDE OF THIS PHOTO.



PHOTO of the OCTAGONAL TOWER AT NORTH END OF HISTORIC BUILDING ALONG COLLINS AVENUE.

## HISTORIC PUBLIC INTERIOR PHOTOS



LEFT PHOTO: VIEW UPON ENTERING FRONT DOORS

RIGHT PHOTO: VIEW OF FORMER LOBBY LOOKING SOUTHEAST FROM LOBBY ENTRANCE.

At first glance the view upon immediately entering the former hotel lobby is the impression of a really large lobby in all directions; one far larger than the norm in similar 4-story South Beach hotels. The unique terrazzo floor designs appear to have been recently restored and look to be in excellent condition - as are also the ceiling moldings.

This former hotel lobby space has been renovated multiple times for different restaurant renovations. Although there does not appear to be any remaining evidence of the former hotel reception desk - it may have been located inside the concrete archway on the left side of the left photo above.



This spectacular terrazzo floor medallion is a very large composition which is still almost lost in the vastness of the total room terrazzo floor.

The wood partitions and banquette seating were installed by a previous restaurant tenant and should be removable without damaging the terrazzo floor.



Framing the entire former lobby space is this whimsical squiggly rectangular terrazzo floor frame with rounded corners. Three undulating bands form a huge rounded-corner rectangular terrazzo floor design framing the central terrazzo medallion. The molded ceiling complements the floor designs in a similar but different interpretation. The floor stripes are squiggly in a rounded rectangle. The ceiling stripes are linear in a rounded rectangle. They both help to formulate the 'inside' and 'outside' spaces designed into the lobby



Interior Lobby views:

TOP PHOTO: Historic Handrail with ADA railing attachments likely completed during the 1996 renovations.



LOWER PHOTO: Squiggly terrazzo floor lines leading to the stairs from the front doors.





Upon entering through the main double door entrance from Collins Avenue and turning left into the Bar Area there is another unique terrazzo floor design which is partially obscured from view by the storage of dining chairs and tables. However the viewable portion looks to be in good condition.





On the second floor is this large room facing south. The faux panelling on the walls and the faux ceiling timbers on the ceiling do not appear to be historic. And the scalloped grill looks interesting - even if not historic.



At left is an interior view of the stairwell looking towards the inside of the vertical glass block tower on Collins Avenue.



Interior view of the 4th floor of the Bancroft looking towards the front (Collins Avenue) facade

## ALBERT ANIS ARCHITECT

Albert Anis was a master in modeling the facades of buildings in order to introduce a sense of depth into the composition. Even a depth of several feet on the facade - or less - can make a great difference in massing appearance. This can especially be seen in the Shore Club (photo below) and Avalon Hotels and the Lord Charles Apartments (Photos are on second page following).

Sometimes it is an abrupt change in materials, as in the dramatic entrance facade of the Bancroft where guest room windows with eye-brows gives way to the three story high vertical glass block lantern leading vertically towards the entrance. And sometimes it may be dramatic scalloping as in the Shore Club Hotel below.

Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His architectural style successfully morphed from pre-war Art Deco through Streamline Moderne and then on to post-war MiMo or mid- 20th Century Modernism.

He was born in Illinois and attended the Armour Institute of Technology. He became certified as an Architect in 1926 in Illinois upon graduation from and again in 1935 upon moving to Florida.

He was one of a group of architects working in Miami Beach before World War II who reinterpreted the architectural principles of the International Style while incorporating the tropical ornamentation themes of Miami Beach.

"Dixon, Hohaus, Anis, France, Skisiewicz, Kiehnel & Elliott, Plevitzsky & Russell, and so many others, formed an ensemble cast of actors, at work designing and building a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the 'architecture of the city.'" "Miami Beach hotels and apartment buildings of the 1930's...frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing "pretensions to infinity, sublimity and the artistic." (2)

TOP PHOTO: MERCANTILE NATIONAL BANK WITH DOMED ROOF FORMERLY STOOD ON THE NW CORNER OF AT LINCOLN ROAD & WASHINGTON AVENUE

MIDDLE PHOTO: SHORE CLUB HOTEL



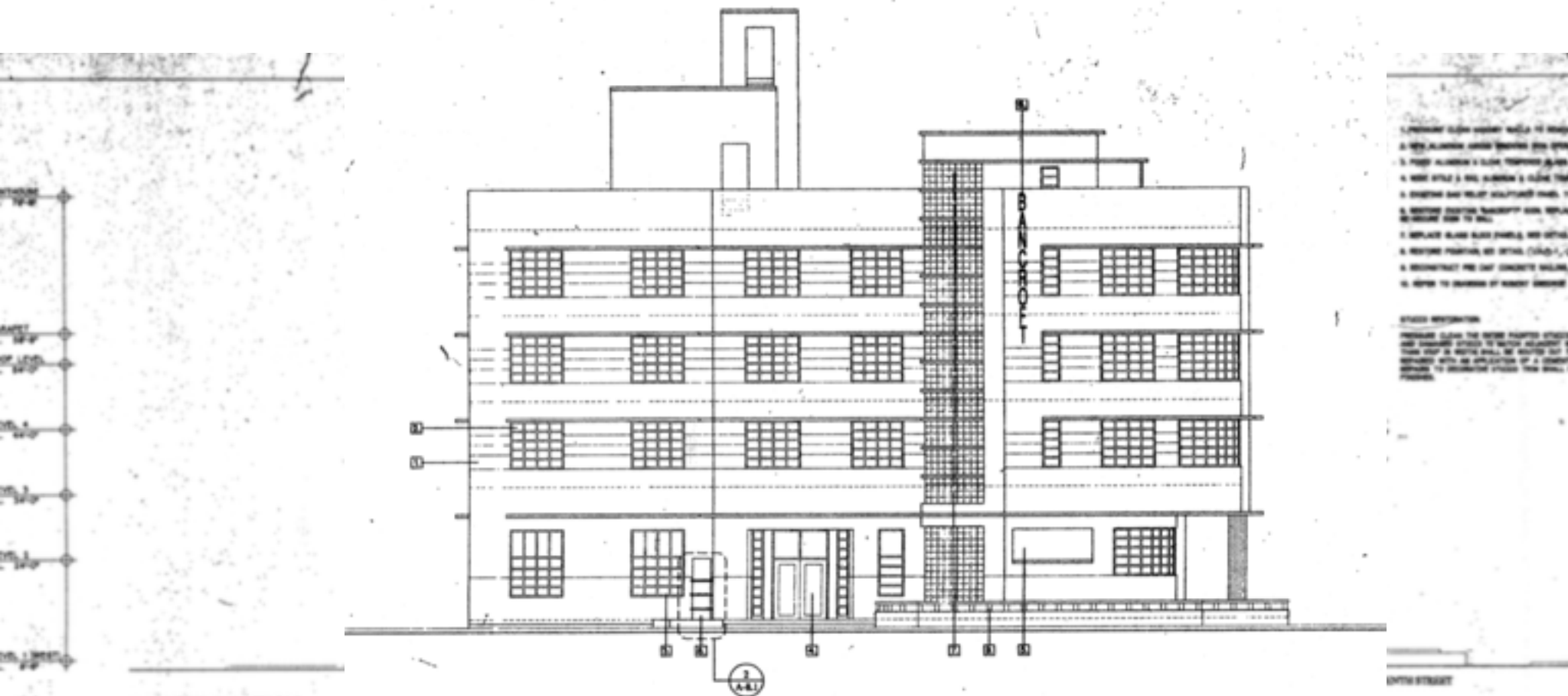
## ALBERT ANIS ARCHITECT

### REPRESENTATIVE PROJECTS in MIAMI BEACH

- Abbey Hotel 300 21st Street 1940)
- American Savings 341 Lincoln Road (1945)
- Avalon Hotel 700 Ocean Drive (1941)
- Bancroft Hotel aka Ocean Steps (1939)
- Berkeley Shore Hotel 1610 Collins Avenue (1940)
- Cadet Hotel 1701 James Avenue (1941)
- Chesterfield Hotel, Miami Beach FL( aka Helmor Hotel) (1938)
- Claremont Hotel 1700 Collins Avenue =(1947)
- Clevelander Hotel 1020 Ocean Drive =(1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive,  
aka Tradewinds Apartment Hotel
- Dezerland Hotel (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Ave.
- Gaylord Hotel 2700 Collins avenue (1939)
- Gamshire Apts 2035 Washington Ave. (1953) h
- Leslie Hotel (1937) 1244 Ocean Drive
- Lord Charles Apartments (1953)
- Majestic Hotel 660 Ocean Drive (1940)
- Mantell Plaza 255 24th Street (1942)
- Mercantile National Bank Building, 420 Lincoln Road (1940)
- Monte Carlo Hotel, Collins Avenue. 1951
- Nassau Apartments 1414 Collins Ave. (1936)
- Pineview Apartments (1947) 2351 Pinetree Drive, -  
(currently called Tradewinds Apartment Hotel)
- Paramount Plaza 455 Ocean Drive (1941)
- Poinciana Hotel 1555 Collins Avenue (1939)
- Sagamore Hotel 1671 Collins Avenue
- Sea Gull Hotel, 100 21st Street, (19950)
- Shirley Apartments 1424 Collins Ave.(1935)
- Shore Club Hotel 1901 Collins AvenueFL (1949)
- Tarleton Hotel 2469 Collins Avenue (1948)
- Tyler Hotel 430 21st Street (1940)
- Temple Emanu El, (1947)USE BLOCK LONG BUILDING
- Viscay Hotel (1941)
- Whitelaw Hotel 808 Collins Avenue (1936)
- Waldorf Towers Hotel (1937) 860 Ocean Drive
- Winter Haven Hotel 1400 Ocean Drive (1939)

TOP PHOTO: 420 LINCOLN ROAD - OFFICE+RETAIL+RESTAURANT  
LOWER PHOTO: DEZERLAND HOTEL (DEMOLISHED)





- 1. REMOVE EXISTING WINDOW WALLS TO EXPOSE
  - 2. REPAIR ALUMINUM WINDOW SILLING AND SILL
  - 3. FRESH ALUMINUM SILLING TRIMMER ALONG
  - 4. NEW STILES & SILL UNIFORM & CLEAN TOP
  - 5. EXISTING AND NEW ALUMINUM PANELS TO
  - 6. REMOVE EXISTING BANCROFT SIGN, REPAIR
  - 7. REPLACE SIGN ALUM PANELS AND SILLING
  - 8. REPAIR PAINTING ON STILES (COLOR)
  - 9. RECONSTRUCT THE LIFT CONCRETE WALLS
  - 10. REFER TO DRAWINGS BY ROBERT GARDNER
- STEEL REVISIONS:  
 PROVIDE SLABS FOR NEW PAINTED STEEL  
 AND CONCRETE STEEL TO MATCH EXISTING  
 FROM ROOF TO FLOOR LEVEL. BE SURE TO  
 INCLUDE ALL STEEL AND CONCRETE  
 DETAILS TO MATCH EXISTING AND THE  
 DRAWING.

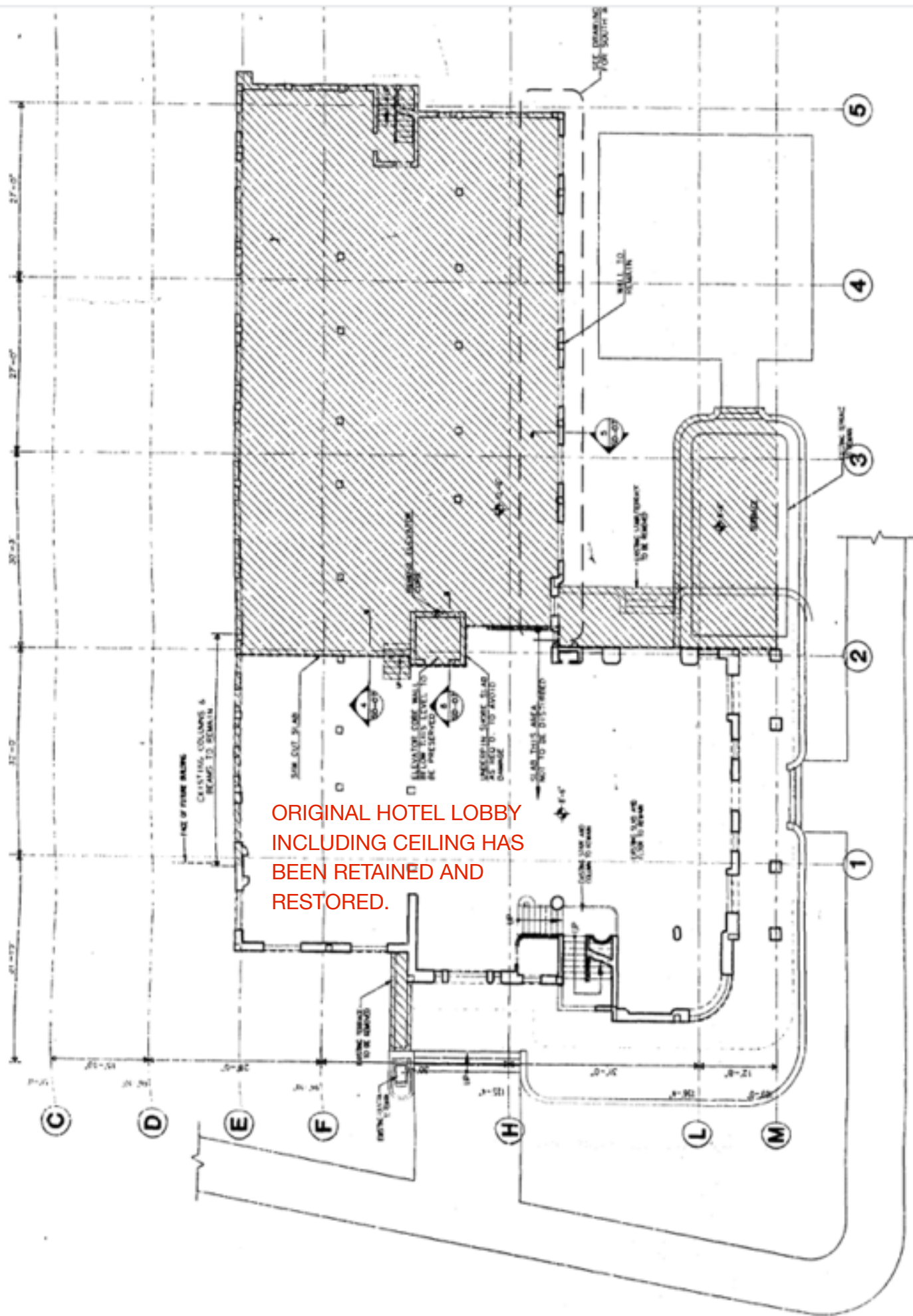
WEST ELEVATION



NOTE: ALL WINDOWS & EXISTING WINDOW WALLS  
 AND SILLING SHALL BE REPLACED BY NEW ALUMINUM  
 WINDOWS IN ACCORD TO NOTES REFERRING TO  
 SECURITY WINDOW

SOUTH ELEVATION

<p>EXISTING DRAWING                  DRAWING NUMBER                  1501 COLLINS AVENUE                  1501 COLLINS AVENUE                  1501 COLLINS AVENUE                  1501 COLLINS AVENUE</p>	<p>CONSULTANT                  ROBERT GARDNER                  ARCHITECT                  1501 COLLINS AVENUE                  SUITE 100                  MIAMI, FL 33136                  TEL: 305-371-1111                  FAX: 305-371-1112</p>	<p>ARCHITECT                  ROBERT GARDNER                  ARCHITECT &amp; PLANNING                  1501 COLLINS AVENUE                  SUITE 100                  MIAMI, FL 33136                  TEL: 305-371-1111                  FAX: 305-371-1112</p>	<p>ARCHITECT                  MICHAEL GAYNE                  ARCHITECT                  1501 COLLINS AVENUE                  SUITE 100                  MIAMI, FL 33136                  TEL: 305-371-1111                  FAX: 305-371-1112</p>	<p>ENGINEER                  CONSTRUCTION                  INC.                  1501 COLLINS AVENUE                  SUITE 100                  MIAMI, FL 33136                  TEL: 305-371-1111                  FAX: 305-371-1112</p>	<p><b>OCEAN STEPS</b>                  THE BANCROFT/JEFFERSON PROPERTY                  1501 COLLINS AVENUE &amp; COLLINS AVENUE                  MIAMI BEACH, FLORIDA</p>	<p>DATE</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE																												<p>PROJECT                  1501 COLLINS AVENUE                  MIAMI BEACH, FLORIDA</p>	<p>CONS</p>
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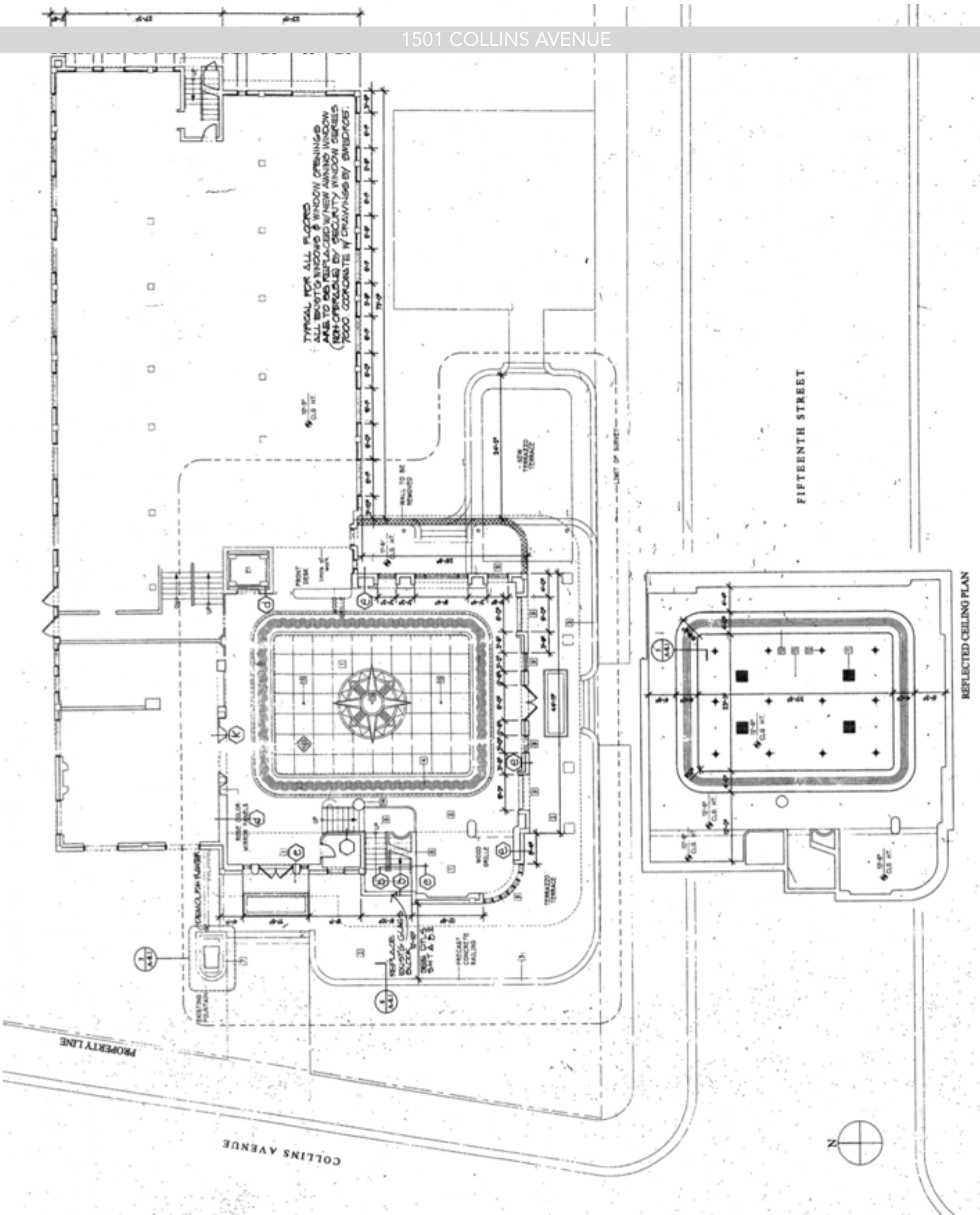


ORIGINAL HOTEL LOBBY INCLUDING CEILING HAS BEEN RETAINED AND RESTORED.

LEVEL 1 - DEMOLITION PLAN

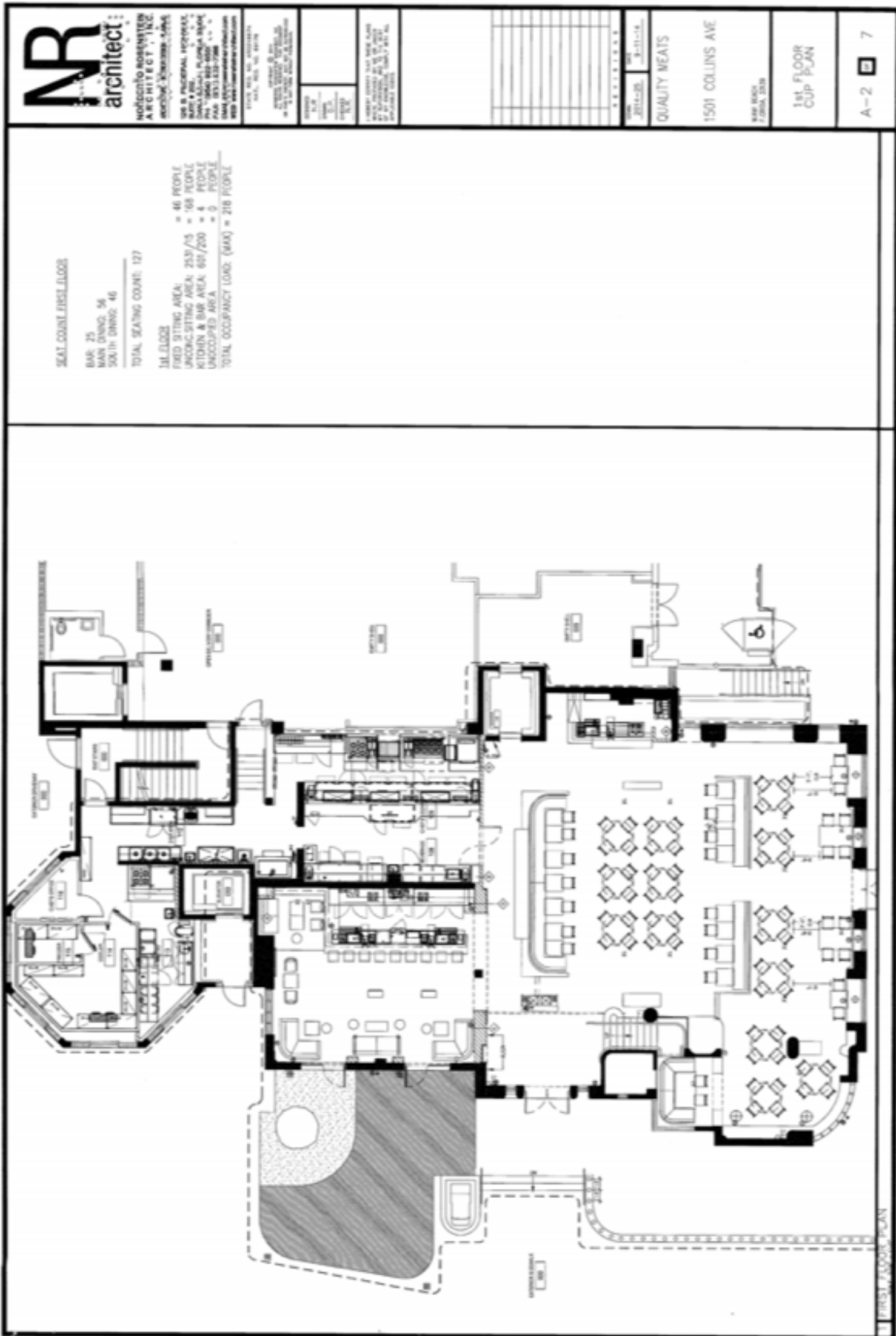
<b>STRUCTURAL ENGINEERS</b> <b>DAWSON, CRAFFLIN, DOBBY AND ASSOCIATES</b> 1101 JAMES M. LEWIS BLVD CORAL GABLES, FL 33134 PHONE (305) 441-1000 FAX (305) 441-9022	<b>ARCHITECT</b> <b>ROBERT SWEDROS, ARCHITECT &amp; PLANNER</b> 1000 PINEHURST ROAD MIAMI BEACH, FL 33139 PHONE (305) 441-1000 FAX (305) 441-9022	<b>ARCHITECT</b> <b>MICHAEL GRAYES ARCHITECT</b> 2400 BAYVIEW BLVD MIAMI BEACH, FL 33133 PHONE (305) 441-1000 FAX (305) 441-9022	<b>OWNER</b> <b>CONSTRUCTA INC.</b> 2805 S. LAUREL DRIVE CORAL GABLES, FL 33134 PHONE (305) 441-1000 FAX (305) 441-9022	20.1.9 <i>Michael Grayes</i>	<b>NO. OF SHEETS</b> 10	<b>NO. OF SHEETS USED</b> 10	<b>DATE</b> 10/1/96	<b>SCALE</b> AS SHOWN	<b>PROJECT NO.</b> 96-001	<b>CLIENT</b> CONSTRUCTA INC.	<b>DESIGNED BY</b> RSW	<b>CHECKED BY</b> RSW	<b>DATE</b> 10/1/96	<b>PROJECT</b> OCEAN STEPS 1500 OCEAN DRIVE MIAMI BEACH, FLORIDA	<b>NO. OF SHEETS</b> 10	<b>NO. OF SHEETS USED</b> 10	<b>DATE</b> 10/1/96	<b>SCALE</b> AS SHOWN	<b>PROJECT NO.</b> 96-001	<b>CLIENT</b> CONSTRUCTA INC.	<b>DESIGNED BY</b> RSW	<b>CHECKED BY</b> RSW	<b>DATE</b> 10/1/96	<b>PROJECT</b> OCEAN STEPS 1500 OCEAN DRIVE MIAMI BEACH, FLORIDA
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1996 RENOVATION PLANS - GROUND FLOOR

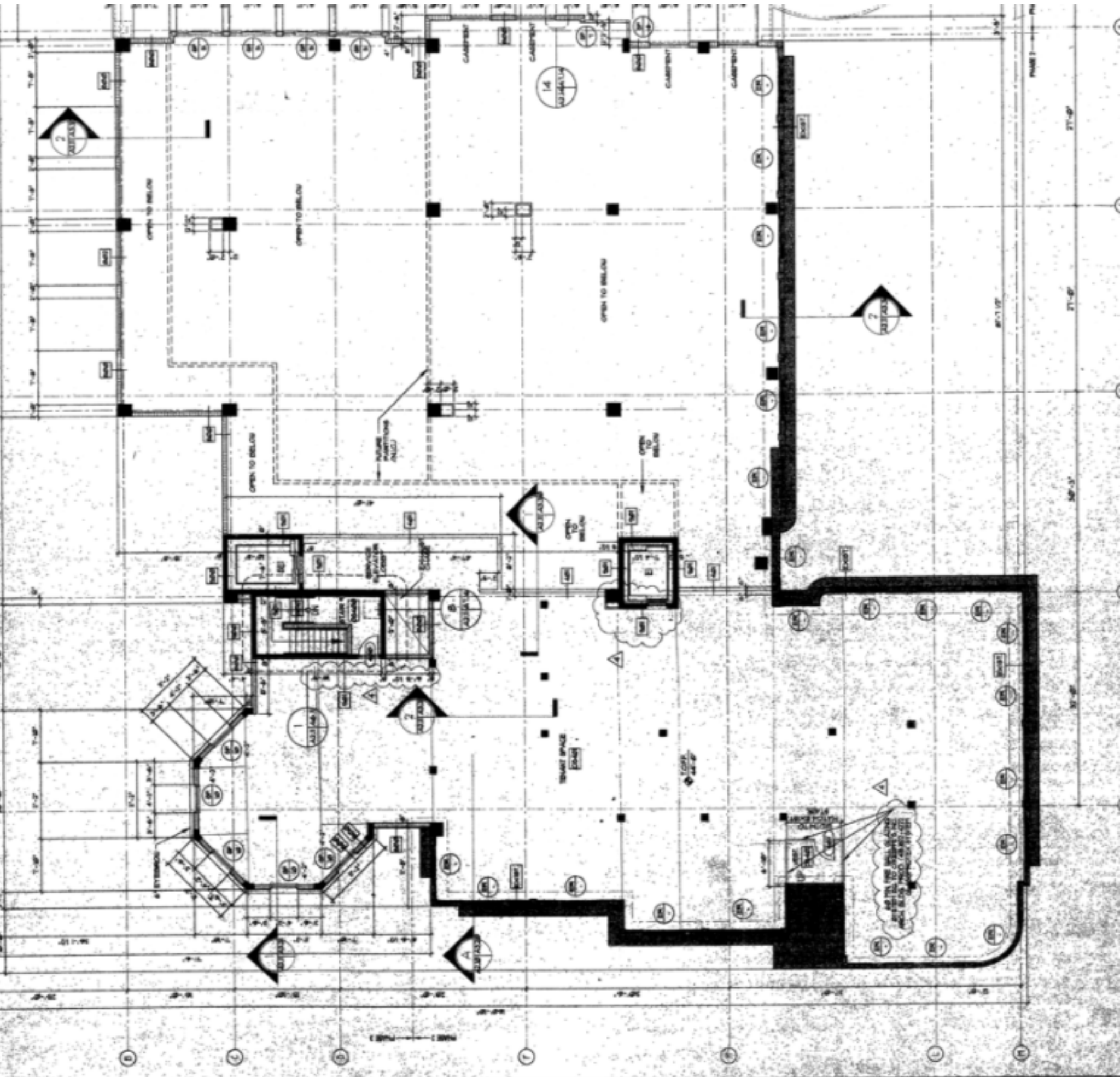


1996 RENOVATION PLANS - GROUND FLOOR TERRAZZO FLOORING AT LEFT AND REFLECTED CEILING PLAN AT RIGHT

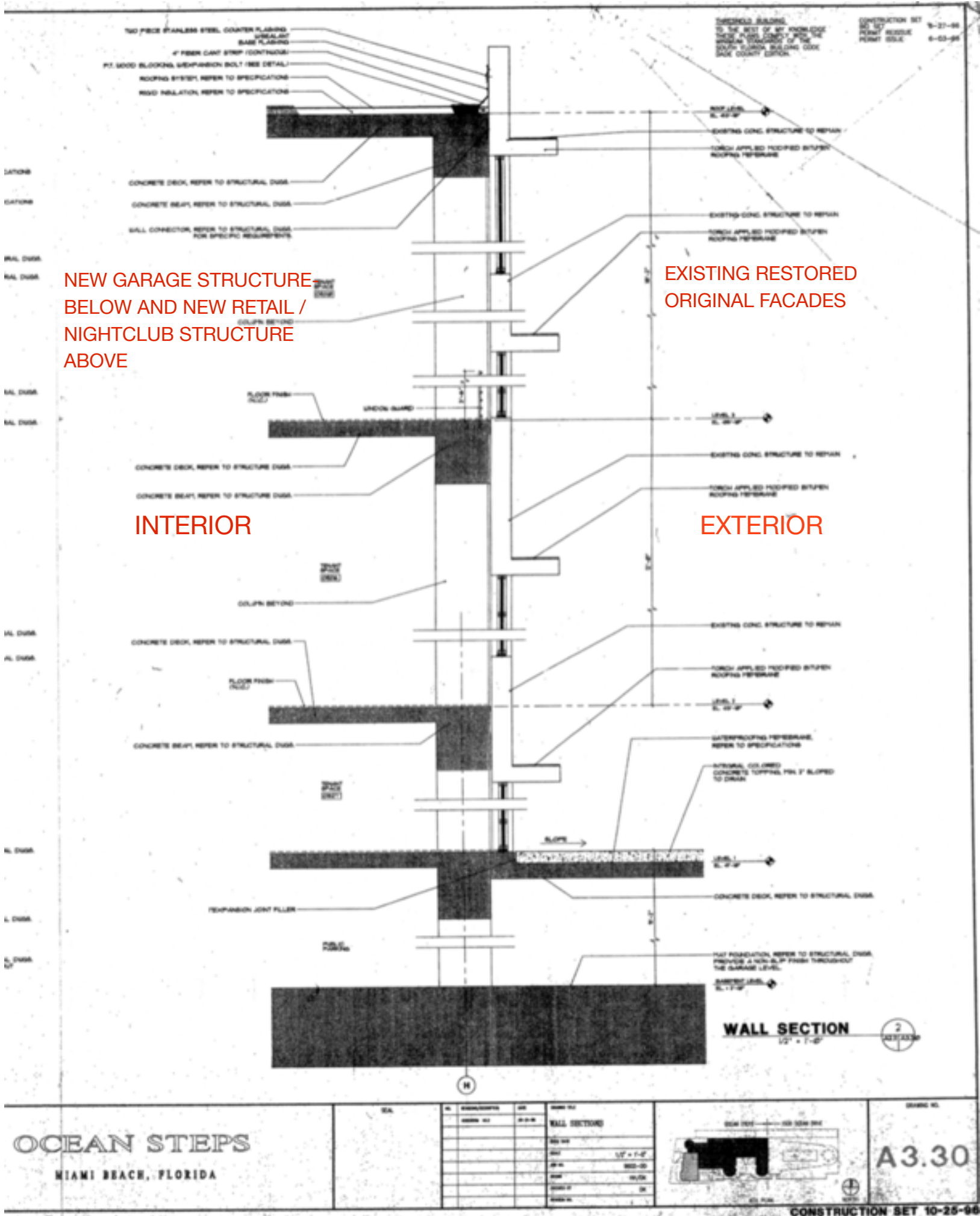




1996 RENOVATION PLANS - NEW RESTAURANT PLANS



1996 RENOVATION PLANS - 4th FLOOR



NEW GARAGE STRUCTURE  
BELOW AND NEW RETAIL /  
NIGHTCLUB STRUCTURE  
ABOVE

EXISTING RESTORED  
ORIGINAL FACADES

INTERIOR

EXTERIOR

1996 RENOVATION PLANS - STRUCTURAL SECTION

**WEST ELEVATION**

**SOUTH ELEVATION**

**EAST ELEVATION**

**NORTH ELEVATION**

**CONSTRUCTION SET 90-25-96**

**OCEAN STEPS  
THE BANCROFT/JEFFERSON PROPERTY**

**A-5.1**

**NOTES**

1. 1/4" = 1'-0" UNLESS NOTED OTHERWISE.
2. EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.
3. EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.
4. EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.
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9. EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.
10. EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.

**GENERAL NOTES**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PROJECT.

**CONTRACTOR SHALL PROVIDE A PRICE FOR REPAIRS TO THE EXISTING ROOF AND EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.**

**CONTRACTOR SHALL PROVIDE A PRICE FOR REPAIRS TO THE EXISTING ROOF AND EXISTING ROOF SHALL BE DEMOLISHED AND A NEW ROOF SHALL BE INSTALLED IN ALL EXISTING AREAS.**

1996 RENOVATION PLANS

**FIXED GLASS WINDOW DETAIL**

**WALL ASSEMBLY**

**PRECAST RAILING DETAIL**

**PLASTER SOFFIT AND COVE**

**HANDRAIL**

**FOUNTAIN / PLAN**

**FOUNTAIN / REAR ELEVATION**

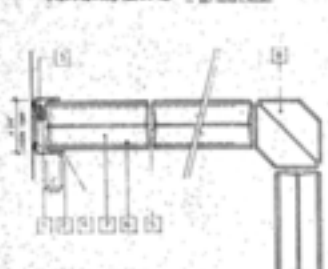
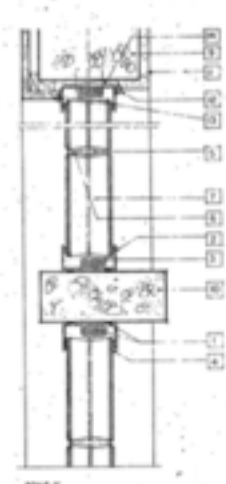
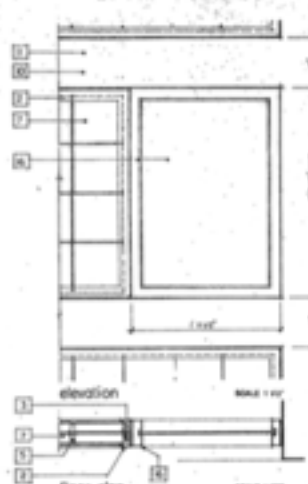
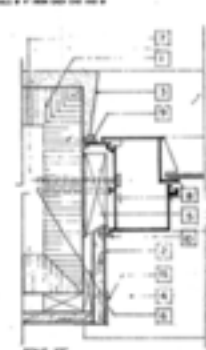
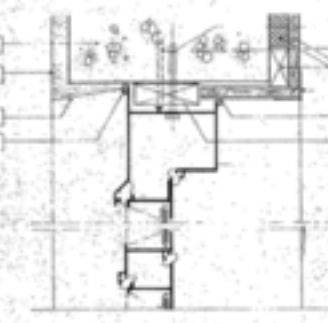
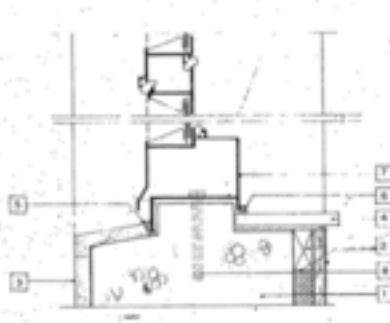
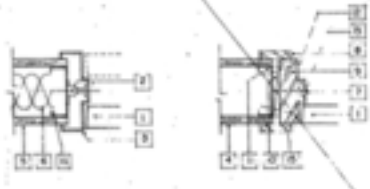
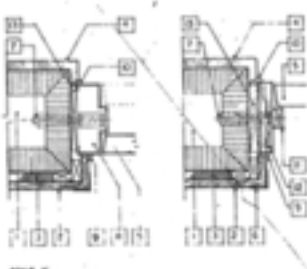
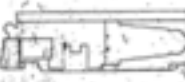
**FOUNTAIN / SIDE ELEVATION**

**CONSTRUCTION SET 10-25-98**

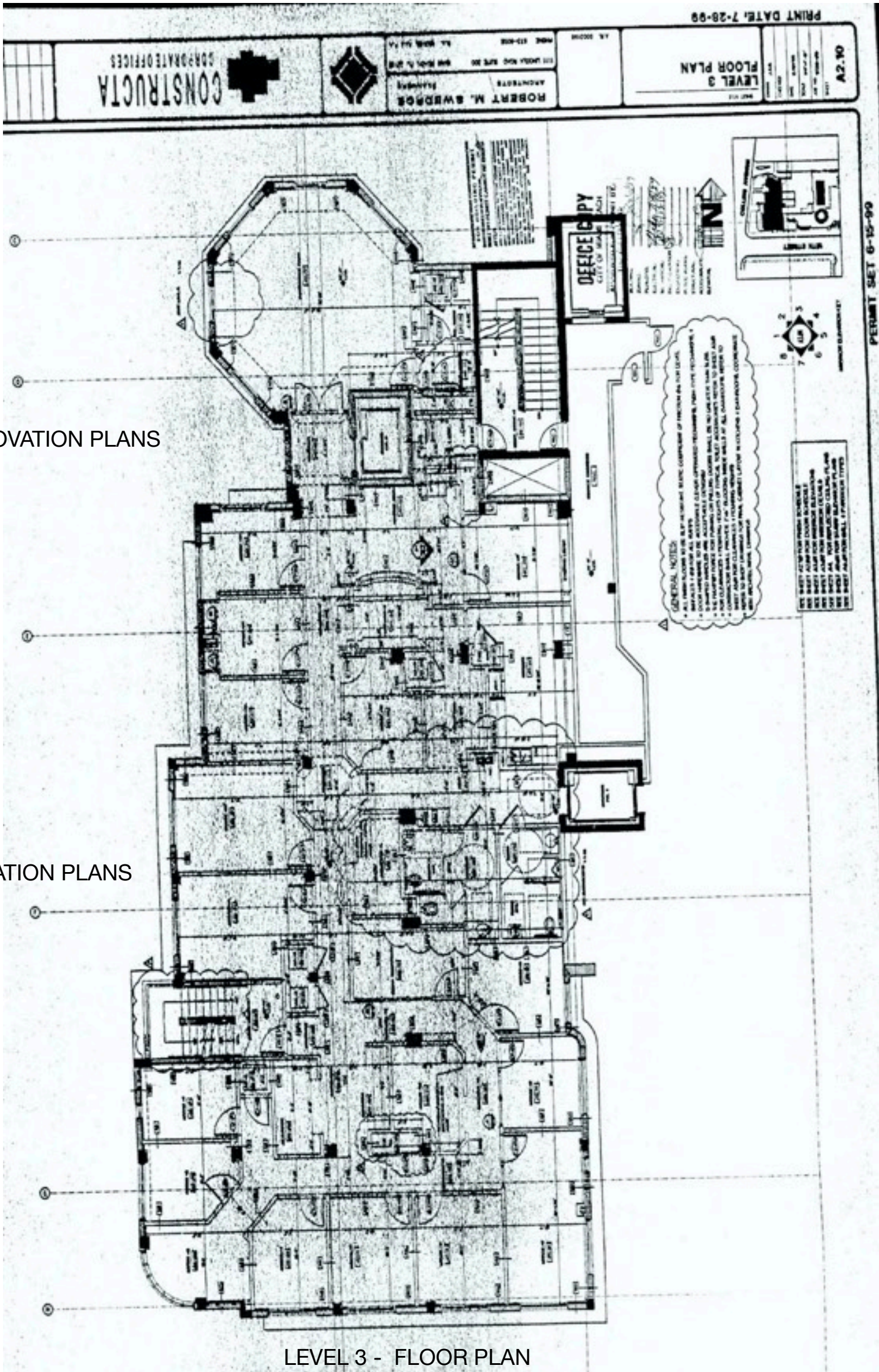
**OCEAN STEPS  
THE BANCROFT/JEFFERSON PROPERTY**

**A-8.1**

1996 RENOVATION PLANS

 <p>SCALE 1/4" = 1'-0"</p>	 <p>SCALE 1/2" = 1'-0"</p>	 <p>SCALE 1/4" = 1'-0"</p>	 <p>SCALE 1/2" = 1'-0"</p>										
<p>1 A-2</p> <p>GLASS BLOCK WALL</p>	<p>1 A-3</p> <p>GLASS BLOCK</p>	<p>1 A-4</p> <p>GLASS BLOCK / FIXED GLASS</p>	<p>1 A-5</p> <p>WINDOW JAMB</p>										
 <p>SCALE 1/4" = 1'-0"</p>	 <p>SCALE 1/4" = 1'-0"</p>	 <p>SCALE 1/2" = 1'-0"</p>	 <p>SCALE 1/2" = 1'-0"</p>										
<p>1 A-6</p> <p>WINDOW HEAD</p>	<p>1 A-7</p> <p>WINDOW SILL</p>	<p>1 A-8</p> <p>DOOR JAMB / INTERIOR PARTITIONS</p>	<p>1 A-9</p> <p>DOOR JAMB / EXTERIOR WALLS</p>										
<p align="right"><b>CONSTRUCTION SET 10-25-96</b></p>													
<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p>DESIGNED BY</p> <p>BRADLEY B. BROWN, INC.</p>	<p align="center"><b>OCEAN STEPS</b> <b>THE BANCROFT/JEFFERSON PROPERTY</b></p>	<p>NO. 10</p> <p>NO. 11</p> <p>NO. 12</p> <p>NO. 13</p> <p>NO. 14</p> <p>NO. 15</p> <p>NO. 16</p> <p>NO. 17</p> <p>NO. 18</p> <p>NO. 19</p> <p>NO. 20</p>	<p>NO. 21</p> <p>NO. 22</p> <p>NO. 23</p> <p>NO. 24</p> <p>NO. 25</p> <p>NO. 26</p> <p>NO. 27</p> <p>NO. 28</p> <p>NO. 29</p> <p>NO. 30</p>	<p>NO. 31</p> <p>NO. 32</p> <p>NO. 33</p> <p>NO. 34</p> <p>NO. 35</p> <p>NO. 36</p> <p>NO. 37</p> <p>NO. 38</p> <p>NO. 39</p> <p>NO. 40</p>		<p align="right"><b>A-8.2</b></p>

1996 RENOVATION PLANS



1996 RENOVATION PLANS

1996 RENOVATION PLANS

LEVEL 3 - FLOOR PLAN

BUILDING CARD for 1501 COLLINS AVENUE - THE BANCROFT HOTEL

**HOTEL BANCROFT**  
 Owner Archie Greenberg  
 Lot 19 & 20 Block 56  
 Mailing Address 1501 Collins Avenue  
 Subdivision FISHER'S FIRST  
 Bond No. 2044  
 Permit No. 12649  
 Cost \$ 145,000

General Contractor Prufert-Wein Construction Company  
 Architect Albert Anfs  
 Engineer OTIS ELEVATOR  
 Planning Regulations: Use 4, 17, 18, 19, Area 5103  
 Building Size: Front 89'10" 20 Depth 133'10" 50'  
 Height 50'  
 Lot Size 4644 R.  
 Use HOTEL--- 88 Rooms 98 Hotel Rooms, 2-1 Bdrm, 2 Bath Apts  
 (CORRECTED Stories 4 + 28-1 B.C., 2 B.A.)  
 Certificate of Occupancy No. Roof Flat Date July 1, 1939  
 Type of Construction Fireproof CBS Foundation Spread footing

Plumbing Contractor #12182 Alexander Orr, Jr. Date July 1, 1939  
 Sewer Connection 1.  
 Temporary Connections Date July 1, 1939

Plumbing Contractor (#12183 Alex. Orr, Jr.)  
 Water Closets 93 Bath Tubs 87  
 Lavatories 95 Showers 9,  
 Urinals 1, Sinks 1, (Service sinks 4 Drinking Fountains 1,  
 Gas Stoves Gas Heaters  
 Gas Radiators Gas Turn On Approved  
 Rough Approved T.J. Bell - OK Date Sept 13, 1939

Septic Tank Contractor Tank Size  
 Oil Burner Contractor # 12848 Alex. Orr, Jr.: 1 Burner & Tank Size 275 gallons (\$600) Date  
 Sprinkler System

Electrical Contractor #13233 Geo LaVigne Electric Address Date Aug. 21, 1939  
 Switch 194 Range Motors 4 Fans Temporary Service #12957 - July 1, 1939  
 OUTLETS Light 385 HEATERS Water Space LaVigne Electric:  
 Receptacles 311 Refrigerators  
 Centers of Distribution 15,  
 #13650 - Oct. 27, 1939  
 Temporary: LaVigne :

No. 393 Sign Outlets 4 Date Dec. 1, 1939  
 Electrical Contractor #13964 LaVigne Electric:  
 H. C. Inman Date of Service January 15, 1940

Repairs—Over ELECTRICAL # 14373 : LaVigne: 61 Light outlets, 48 Fixtures, 48  
 2 Refrigerators. 2 appliances, 1 fan, 13 centers, January 13, 1940 OVER --

**REPERIFICATION DATE: 12-19-39**  
 (Stamp: REPERIFICATION DATE: 12-19-39)

**#391**



ALTERATIONS & ADDITIONS

# 13344 2 Flat wall signs & 1 Pole sign: Neon Sign & Service \$ 450: Nov  
 # 14669 Addition of 2 rubbing rooms: R.A. Belsham, engineer: \$ 500: Oct.  
 Harry Sayles, contractor: Steel & concrete: \$ 2,000: Nov. 12, 1947  
 #26022 Fireproofing ceiling: Arkin Construction Company \$ 510: Nov. 23, 1948  
 #28905 Painting, exterior: Parker-Wolfert, painter: \$ 500: May 6, '55

#41441 Install two 1-ton Units Air Cond: C.E. Morgan: OK Plsag 6-17-53 . \$ 500: May 6, '55  
 #52740 Owner: Converting hotel rooms 211 & 215 into 1 bedroom, 2 bath apartment, converting hotel rooms 311 & 315 into 1 bedroom, 2 bath apartment-\$200.00-Feb. 27, 1957

#54923 Leifert Construction: 11'x9' Elevator shaft, concrete & masonry near s.w. corner of building - \$5000.00 - Nov. 7, 1957

#54932 Owner: Converting 52 hotel rooms into 26-1 brm, 2 bath apts- \$200- Nov. 8, 1957

#55035 East Coast Paving: Paving area approx. 1600 sq. ft. - \$3000- Nov. 22, 1957  
 #55298 Claude Neon: Flat wall neon sign- 1'x21'-21 sq. ft. - \$300- Jan. 3, 1958  
 #55347 Otis Plumbing Permits: Passenger elevator-3 floors-21' rise-\$12,000-Jan. 13, 1958  
 #55434 Leifert Construction: 50' chain link fence 5' high, 2 1/4' of chain link fence-\$1000-1/28/58  
 # 14368 Alexander Orr, Inc. 1 Water closet, 1 Lavatory, October 19, 1940  
 # 24658 Alexander Orr, Jr. 1 Water closet, 1 Lavatory, 1 Shower, January 6, 1947  
 # 24698 Alexander Orr, Jr. 1 Water closet, 1 Lavatory, 1 Shower, January 11, 1947  
 # 25131 Alexander Orr, Inc. 1 Gas Water Heater, May 19, 1947

**Electrical Permits:** # 13889 Neon Sign & Service: 4 Neon transformers, November 24, 1939 (7/11/1940)  
 # 15231 2 Switch outlets, 2 Light outlets, 2 Receptacles, 1 underground service.  
 # 16619 L. R. Goddard: 4 Switch outlets, 5 Light outlets, 7 Receptacles, 9 Fixtures,  
 # 19317 Biscayne Electric: 1 Light outlet, February 24, 1943  
 # 20803 Neon Sign & Service: 1 Neon transformer, December 20, 1944  
 # 26874 Astor Electric: 2 Motors, 3 Centers of distribution, July 30, 1948  
 # 28292 Astor Electric: 1 Service equipment, February 18, 1949  
 # 30377 Harold Friedman: 1 television antenn a- Dec. 9, 1949  
 # 39820 Astor Electrical Service: 4 Centers of distribution, 16 Motors, July 6, 1953 OK, Rosser,  
 # 4000 Astor Elec Serv: 6 Centers of Distribution, 25 Motors (1 HP) & July 27, 1953 OK, Rosser, 7-27-53  
 #51304 Astor Elec: 26 refrigerator outlets, 26 iron outlets, 26 range outlets, 4 centers of distrib, 4  
 1 service temporary, 1 meter change, 1 sign outlet, 1 motor(2-5HP)- 11/29/57  
 #51441 Claude Neon: 2 Neon Transformers - Jan. 3, 1958  
 #51477 Otis Elevator: 1 motor (1HP), 1 motor(2-5HP)- Jan. 13, 1958  
 #51540 Astor Elec: 3 sign outlets - Jan. 31, 1958  
 #51893 GRAY & CO.: 30 centers, 57 0-1 hp motors, 1 2-5 motor, 1 11-25 motor, May 2, 1958

**ALTERATIONS & ADDITIONS**

#15681 Remodeling basement for Recreation room only, Concrete slab over:  
 Toilets to have booster pump:  
 Harry Sale, contractor \$ 2,500.. May 19, 1943  
 Remodeling basement: Gerard Pitt, arch: Arkin-Prufert, contr \$ 1,000.. Aug. 21, 1946  
 Remodeling for cocktail lounge in coffee shop: \$ 300.. Oct. 23, 1946  
 Painting: exterior: A. Petri, painter: \$ 2,000... Nov. 12, 1946  
 Flat wall neon sign - 16 sq. ft. - Neon Sign & Service \$ 150... Dec. 10, 1948  
 Wet sandblasting & painting - Bailey-Lewis-Williams \$ 4,500....Oct. 2, 1950  
 Re-roofing - Giffen Industries, Inc. \$ 1,808....Nov. 15, 1950  
 # 37250 Painting & Buffing - Jacob Katz, contr. \$ 1,700....Oct. 24, 1951  
 # 38441 Sandblasting with water - All American Sandblasting Co. \$ 700....May 12, 1952  
 # 47467 C. H. Ervin: Install 1 - 1/2 ton A. C. Unit OK-6/22/Plaag \$ 200 May 10, 1955

**Plumbing Permits:** #19764 Alex. Orr, Jr. 3 Floor drains, May 27, 1946  
 #19905 Fixzit System: 4 Water closets, 4 Lavatories, 4 Showers, 1 slop sink,  
 1 sump pump. July 3, 1946  
 # 28500 Alex. Orr, Jr. 3 Lavatories, July 22, 1949

#39155 Economy Plmbg: 2 Sinks - Feb. 27, 1957  
 40036 Serota Plbg: 26 Sinks - Nov. 6, 1957

**Electrical Permits:** #17877 Abbott Electric: 1 Motor: Oct. 30, 1941 Final OK Linc. Brown, Jr. 11-4-41  
 #18640 B.L. Reisner 4 Neon transformers, December 8, 1941  
 #18792 Bankier Bros: Correction of violations, August 25, 1942  
 #19807 USAAFTC Meter restoration: November 20, 1943  
 #20492 Biscayne Electric: 1 Light outlets, September 15, 1944  
 #22163 Astor Electric: 1 Center of distribution, February 8, 1946  
 #22534 Astor Electric: Relocation of feeders, May 9, 1946  
 #22754 Astor Electric: 4 Switch outlets, 25 Light outlets, 20 Receptacles,  
 25 Fixtures, 1 motor, July 2, 1946  
 #23014 Otis Elevator Company: 1 Motor, September 10, 1946  
 #23018 Astor Electric Co: 1 Temporary service: September 11th, 1946  
 #25704 Astor Electric: 15 Light outlets, 6 Receptacles, 15 Fixtures, 1 Motor, 2 Centers: 1-26  
 #27869 Neon Sign & Service: 1 neon transformer - Dec. 10, 1948  
 #32791 Melrose Electric: 1 fixture - Nov. 28, 1950 Meginniss 12-11-50  
 #37789 Claude Neon: 5 neon transformers strip lights-Oct. 14, 1952  
 #37895 Astor Electric Service: 1 sign repull . 10-29-52 OK, H. Rosser, 10-30-52  
 #39237 Astor Elec Serv: 1 Refrigerator Outlet, 1 Range Outlet, 2 Centers of Distribution,  
 2 Motors (1 HP): Apr 24, 1953 - OK, Rosser, 8-7-53

LOT

BLOCK

SUBDIVISION

ADDRESS

## ALTERATIONS &amp; ADDITIONS

**Building Permits:**

FILE NO.: 1671 - APRIL 5, 1985 - "THE PLACING OF THESE REQUESTS ON THE AGENDA IS CONTINGENT UPON THE APPLICANT OBTAINING THE DESIGNATION OF "HOTEL OVERLAY ZONE" FOR THIS SITE FROM THE DESIGN REVIEW BOARD." (THE PROPOSED DEVELOPMENT HAS BEEN REVIEWED UNDER THE REGULATIONS OF SECT. 33 OF ZONING ORDINANCE 1891, HOTEL OVERLAY REGULATIONS). APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE RENOVATION AND CONVERSION OF THREE EXISTING STRUCTURES INTO A TOTAL HOTEL BUILDINGS AND THE CONSTRUCTION OF A NEW HOTEL TOWER, AND THE OPERATION OF CERTAIN ACCESSORY USES TO THIS HOTEL DEVELOPMENT: 1. APPLICANT WISHES TO WAIVE 13 FT. 6 IN. OF THE REQUIRED 34 FT. 6 IN. NORTH SIDE YARD SETBACK AT THE TOWER LEVEL, IN ORDER TO CONSTRUCT A NEW ELEVEN STORY TOWER CONSISTING OF 128 HOTEL ROOMS. 2. APPLICANT REQUESTS THE WAIVING OF 12 FT. 9 IN. OF THE REQUIRED 17 FT. 9 IN. NORTH SIDE YARD SETBACK AT THE GROUND LEVEL, IN ORDER TO CONSTRUCT 13 ACCESSORY CABANAS. 3. APPLICANT WISHES TO WAIVE 10 FT. OF THE REQUIRED 15 FT. SOUTH SIDE YARD SETBACK, IN ORDER TO BUILD A POOL DECK. 4. APPLICANT REQUESTS PERMISSION TO EXCEED BY 20 FT. 7 IN. THE MAXIMUM PERMITTED PROJECTION OF 6 FT., IN ORDER TO CONSTRUCT AN OPEN TERRACE ADJACENT TO THE SOUTH PROPERTY LINE AT THE GROUND LEVEL. 5. APPLICANT WISHES TO EXCEED BY 7 FT. 7 IN. THE MAXIMUM PERMITTED PROJECTION OF 6 FT., IN ORDER TO LOCATE A SERVICE AREA AT 13 FT. FROM THE SOUTH PROPERTY LINE. 6. APPLICANT REQUESTS PERMISSION TO PROVIDE ACCESS TO AN ACCESSORY COMMERCIAL USE (RETAIL STORES) DIRECTLY FROM THE STREET, AND NOT THRU THE MAIN LOBBY OF THE HOTEL AS REQUIRED. 7. APPLICANT WISHES TO WAIVE SECTION 7-2 THAT PROHIBITS THE OPERATION OF AN ACCESSORY COMMERCIAL USE IN A RESIDENTIAL DISTRICT VISIBLE FROM PUBLIC WAY, IN ORDER TO OPERATE A CAFE/TERRACE/ LOUNGE WITH 146 OUTDOOR SEATING CAPACITY. 8. APPLICANT REQUESTS THE WAIVING OF 145 OF THE REQUIRED (ADDITIONAL) 155 OFF-STREET PARKING SPACES, IN ORDER TO CONSTRUCT A NEW TOWER WITH 128 HOTEL ROOMS, CONVERT THE JEFFERSON FROM 64 UNITS (54 HOTEL ROOMS AND 10 APARTMENTS) TO 56 HOTEL ROOMS, CONVERT THE BANCROFT HOTEL FROM 53 UNITS (18 HOTEL ROOMS AND 35 APARTMENTS) TO 56 HOTEL ROOMS, CONVERT THE ROOMS WITH A TOTAL OF 5,160 SQ. FT., TO OPERATE A CAFE/LOUNGE/RESTAURANT/TERRACE/SNACK BAR WITH A TOTAL SEATING CAPACITY OF 433 CHAIRS, AND TO OPERATE A RETAIL AREA WITH 870 SQ. FT. (THIS DEVELOPMENT UNDER THE SPECIAL REQUIREMENTS OF THE HOTEL OVERLAY DISTRICT, IS ENTITLED TO A CREDIT OF 134 PARKING SPACES DUE TO THE PROPOSED CONVERSIONS, AND THE TOTAL OVERALL PARKING REQUIREMENT FOR THIS REQUIRED FIVE (5) LOADING SPACES. 10. APPLICANT WISHES TO WAIVE SECTION 33-3D. THAT REQUIRES A MINIMUM OF 300 SQ. FT. OF FLOOR AREA PER SLEEPING UNIT, IN ORDER TO RETAIN 137 UNITS WITH AN AVERAGE OF 290 SQ. FT.: AND TO PROVIDE 40% OF THE TOTAL NUMBER OF UNITS WITH A MINIMUM OF 335 SQ. FT. INSTEAD OF THE 85% REQUIRED. DEFERRED BY THE BOARD TO AN INSTANT CALL FOR A MEETING OF THE BOARD.

LOT 19020

BLOCK 56

5103

SUBDIVISION Fisher Field

ADDRESS 1501 Collins Ave

ALTERATIONS & ADDITIONS

#

Building Permits:

Plumbing Permits:

- #61447 2/17/84 Serota Plumb - gas piping hook up
- #61456 2/23/84 Serota Plumb - gas piping 120' 5 outlets

Electrical Permits:

- #77630 12/14/81 County Wide Elect - 2 telephone booth
- #77782 2/23/02 County Wide Elect + 2 telephone booths

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

### ALTERATIONS & ADDITIONS

#### BUILDING PERMITS

SUBJECT: JEFFERSON - BANCROFT  
121 15TH STREET AND 1501-21 COLLINS AVENUE

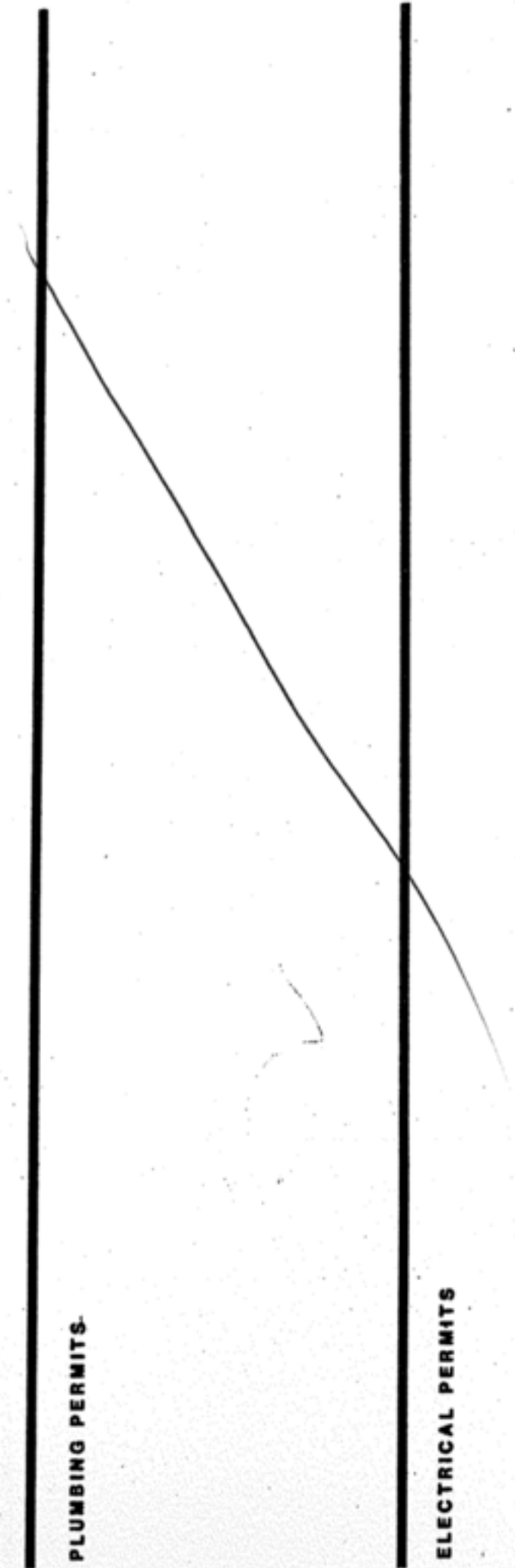
At its October 1, 1987 meeting, the Historic Preservation Board granted a Certificate of Appropriateness for the partial demolition of the Bancroft Hotel (1501 Collins Avenue, the demolition of the Bancroft Motel (1521 Collins Avenue) and the Jefferson Hotel (121 Collins Avenue) in order to develop a new hotel structure with associated pool/landscaping and parking. This approval is contingent upon the following conditions:

1. The decorative stair railing in the Bancroft Motel (to be demolished) shall be removed and utilized in the new structure;
2. No new ornamentation shall be added to the retained Bancroft Hotel facades;
3. Final plans for the new construction shall substantially comply with the schematic plans which were submitted in support of the application for Certificate of Appropriateness for demolition;

4. Plans shall note the retention/restoration of all significant architectural features of the Bancroft Hotel including, but not limited to, the glass block fountain, relief sculpture, glass block, neon, interior features (ceiling moldings, floor, stairway, and any other significant features), and terrazzo porch including Bancroft inset;
5. The developer shall take such steps necessary to secure and protect the Bancroft Motel from vandalism and further decay;
6. The project shall attempt to utilize any significant architectural elements or materials from the Jefferson Hotel (to be demolished) as is practical; and,
7. No permit for demolition shall be issued until such time as a building permit for the new development has been paid for and issued.

#### PLUMBING PERMITS

#### ELECTRICAL PERMITS



2. FILE NO. 1848

5103

NEW BANCROFT, INC.  
 TRUMAN DEVELOPMENT CORP. and  
 ABE RESNICK, TRUSTEE  
 1501 COLLINS AVENUE  
 LOTS 1 THRU 3; 18 THRU 20;  
 AND THE SOUTH 1/2 OF 4 and 17;  
 BLOCK 56; FISHER'S FIRST SUBDIVISION  
 PB 2/77

NOV 5 1987

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT A NEW HOTEL WITH 228 ROOMS:

1. Applicant wishes to waive 20'-2" of the minimum required 50 ft. front yard setback in order to build this new hotel which will encompass the retention and renovation of the west side of the Bancroft Hotel.
2. Applicant wishes to waive 26'-5" of the minimum required 31'-7" south side yard setback (facing a street) in order to construct this hotel.

CONTINUED ON NEXT PAGE . . .

BOARD OF ADJUSTMENT SUMMARY

NOVEMBER 5, 1987

FILE NO. 1848 (continued)

3. Applicant wishes to waive Section 6-22E.3. that requires a hotel room to contain a minimum of 400 sq. ft., and instead, be permitted to construct 213 units that range between 204 and 375 sq. ft. (The average floor area for those under-sized units is 325 sq. ft.).
4. Applicant wishes to waive Section 9-6B.3. that prohibits the location of parking spaces within a required front yard setback area, and instead, be permitted to locate eight (8) parking spaces in the front yard.
5. Applicant wishes to waive 10 ft. of the minimum required 15 ft. south side yard setback in order to construct a pool deck.
6. Applicant wishes to waive 21'-7" of the minimum required 31'-7" south side yard setback in order to build a gazebo.
7. Applicant wishes to exceed by 15 ft. the maximum permitted width of 15 ft. in order to construct a 30 ft. wide entrance canopy facing 15th street.

Approved with the condition that working plans be submitted by June 30, 1988, a permit obtained within 90 days, and 24 months to complete the project. Also approved with the recommendations of the Planning & Zoning Department as follows:

1. The applicant shall construct parking and related improvements in the 15th Street-end prior to the issuance of a Certificate of Occupancy.
2. At the request of the City, the applicant shall construct the Beachfront Park and promenade or an alternate system from the north lot line of the property to the south right-of-way of 15th Street-end.
3. A landscape plan shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material approved by the Planning & Zoning Department prior to the issuance of a Certificate of Occupancy. The landscape plan shall include the entire property as well as the area between the pool deck to the erosion control line.

Also approved with the Building Department's recommendation which recommends a gargage room, and with the recommendations of the Public Services Department as follows:

1. All improvements within the right-of-way will require a Public Services Permit.
2. Proper drainage from the property will be required.
3. Proper garbage facilities will be required.
4. State Permit will be required.

JUL 8 1988

12. FILE NO. 1848

NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP.  
and ABE RESNICK, TRUSTEE  
1501 COLLINS AVENUE  
LOTS 1 THRU 3; 13 THRU 20; AND THE  
SOUTH 1/2 OF 4 & 17; BLOCK 56  
FISHER'S FIRST SUBDIVISION; PB 2/77

5103

APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY PLANS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL NOVEMBER 30, 1988 TO SUBMIT WORKING DRAWINGS FOR THE PROCESSING OF A BUILDING PERMIT.

APPROVED with the condition that all City liens be satisfied by August 12th.

All variances are revoked if the closing for sale on August 11, 1988 does not occur. City liens to be paid at closing.

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: ~~#25~~ #2452-Amber Oil Corp.- 170gal hot water boilers-\$677-2-1-73

#02812-Alcan Garrett-Zoning inspection fee-\$300-4-5-73

#2549-Amber Oil Corp.- 1 275 gal.-\$500-4-9-73

#05604-Capital Roofing-Reeroof 500 sq.ft-\$1800-5-22-74

#20986 10/6/81 Eddys painting paint exterior \$7,000.

#21007 10/9/81 owner - repair as per engineer letter erect wood around steel columns \$2,000.

Plumbing Permits:

#53399-)e Peoples Gas System- meter set(gas)2-4-76

#55028-Ed Michel Plumbing-2 lavatory-7-14-77  
#57342-Socar Service Corp- repair water pipes-6-11-79

Electrical Permits:

#72209-Arco Electronics- 10 stations, 2 central-5-2-75



Lot 19,20 Block 56 Subdivision Fishers First

ALTERATIONS & ADDITIONS

Building Permits: #56043 Biscayne Awning: Canvas Canopy - 11'6" wide, 38' long- \$820 - May 5, 1958  
 #56063 Miami Air Cond: 1-15 ton pkg air conditioner, 1 F.D. cooling tower-\$4500-5/6/58OK 6/4/58 Flaag  
 #56136 Shinn Construction, Inc: 25'x55' Reinforced concrete rectangular swimming pool, Approved by Dade County Health Dept. SP 1-123 on May 13, 1958 (\$20,000.00 - May 14, 1958 <sup>OK-Cox</sup> 7-23-58)  
 #56473 Claude Southern: Flat Wall Neon Sign "OFFICE"- \$75.00 - June 16, 1958 /OK Flaag 7-17-58  
 #56626 C.E. Morgan: 55 - 1 ton window air conditioners - \$11,000 - July 1, 1958

~~#57409 Tropicair Eng. Co. of Fla: 5-1 HP window air conditioners - \$1000 - Oct. 6, 1958~~

~~#57971 Owner: Converting rooms 224 & 226 into apartment - \$200.00 - Nov. 28, 1958~~

~~#58015 Owner: Convert hotel rooms 324-326 into apartment - \$200 - Dec. 2, 1958~~

~~#58086 Owner: Convert rooms 424 and 426 to an apartment- \$200.-Dec.11,1958~~

Plumbing Permits: #40626 Central Plbg: 1 Swimming Pool Trap - May 29, 1958

~~#41148 Service Plumbing: 1 Sink - Nov. 28, 1958~~

~~#41150 Service Plbg: 1 Sink - Dec. 2, 1958~~

~~#41180 Service Plumbing: 1 sink - Dec.12,1958~~

OKAY 12/15/58 LROTHMAN

Electrical Permits:

#52094 Claude Southern: 1 Neon Transformer - June 16, 1958

#52173 Gray #elec: 2 receptacles, 18 light outlets, 18 fixtures, 1 center of distribution, 1 motor (2-5HP)- June 30, 1958 OK 8/13/58 Newbold

#53102 Rosser Electric Co.: 3 refrigerator outlets, 3 iron outlets, 3 range outlets, 3 centers of distribution. December 10, 1958

#53692 Rosser Elec: 4 centers of distrib, 1 service equip, 42 motors (1HP)- 5/19/59

~~#62753 Rosser Electric Co: 12 receptacles, 12 refrig. outlets, 12 appliance outlets, 12 cent. of dist. OK 10/6/65~~

Subdivision

Block

Lot

ALTERATIONS & ADDITIONS

Building Permits:

- #53140 Tropicaire Eng: 5 - 1 ton window air conditioners - \$1000 - Dec. 22, 1958 OK 2/19/59 Flaag
  - #59042 Tropicaire Eng: 45 - 1 H.P. air conditioners-window, \$9,000.00, 5/20/59 OK 10/5/59 Flaag
- CITY COUNCIL GRANTED APPROVAL ON 9/21/60 TO THE BANCROFT HOTEL FOR CONVERSION OF 8 HOTEL ROOMS INTO 4 APARTMENTS WITHOUT PARKING.
- #63032 Owner: Council approved conversion of 8 hotel rooms to 4 apts without parking on 9/21/60- Panic doors to be equipped so that no entry devices will be on these doors from the corridor. 101-103FD, 217-215FD, 317-315FD, 417-415FD-\$800-9/26/60
  - #63672 Claude Neon: Flat wall neon sign vertical letters, face changed - 17 1/2 sq. ft. - \$350 - Nov. 18, 1960
  - #66231 Rite-May: Exterior painting - \$1690. - 10/27/61
  - #69214 Owner, Bancroft: Paint exterior - \$1,000. - 4/25/63
  - #74899 Armando Orbello: Partitions to make a closet in each of 12 rms. - \$800 - 10/4/65
- Plumbing Permits: #42582 Service Plumbing: 4 sinks, 9/26/60
- #44953 Serviced Plumbing Co.: 12 lavatories - 10/1/65
  - #45932 Morgen Plumbing: 12 lavatories - 5/16/67
  - #46598 Peoples Gas System 1 Dryer 5/28/68
  - #46606 Morgen Plumbing 3 sinks, 1 urinal \$8.00 6/7/68

Bldg. Permits cont'd

BUILDING PERMITS: (continued)

- #74967 Levy-Gray: Reroofing - \$590 - 10/12/65
  - #75373 Campbells Grouting & guniting: Gunite repairs to pool & patio, \$2,000. - 11/30/65
  - #75837 Porterfield Ind. Inc.: Replace all windows with D. H. Alum. - \$3,000 - 2/17/66 OK CB 3/23/66
  - #78317 Airko Air Cond. Co.: 1 - 75 ton a.c. system as per plan and specifications - \$22,500 - 5/19/67
- #55827 Rosser Elec: 4 refrigerator outlets, 4 iron outlets, 4 range outlets, 4 centers of distrib-9/27/60 (continued below)
- Electrical Permits: #56068 Claude Southern: 1 Neon Transformer - Nov. 18, 1960
- #56525 Jones Elec: 1 Telephone Booth - April 3, 1961
  - #57049 Jones Elec: 1 telephone booth - 7/19/61
  - #57924 Rosser Elec. Co.: 3 cent. of dist. - 2/21/62
  - #62753 RosserElec. Co.Inc.: 12 receptacles; 12 refrigerator outlets; 12 appliance outlets; 12 cent. of dist. - 10/6/65
  - #64765 Oil McDonald Co.: 50 light outlets; 1 motor, 3 hp; 1 motor, 5 hp; 1 motor, 10 hp; 3 motors, 20 hp - 6/13/67
  - #64897 Rosser Electric Co.: 14 range outlets; 14 refrig. outlets; 14 appliance outlets - 7/27/67
  - #65877 C.J. Kay Elect. Co. 3 Range Outlets \$4.50, 3 Iron Outlets \$3.00, 3 Refrigerator Outlets \$3.00. \$10.50 6/19/68

BUILDING PERMITS - continued:

- #78732 Mal De Colte: Paint exterior and interior - \$8550 - 8/11/67
  - #78915 Campbell's Pressure Grouting & Gunite Co.: Remove 21 lin. ft. of sidewalk, curb & gutter & replace same. \$320. 9/8/67
- OK WHITE 1/10/68

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#82517 Levy Grey Roof Repair - 1 square \$375.00 6/16/69  
 #82599 Levi Gray Roofing Re-roof 65 squares \$6,900.00 6/30/69  
 #85242 - Owner - Enclose stairway as required by fire prevention division \$1,000.00  
 #86053 - Levy Grey - 70' gutters \$475.00 1/29/71  
 #69300 - Rosser Elect. - 23 receptacles - 28 range outlets - 28 refrig outlets - 1 service 400A  
 #00264 - Rudys Glass Const. - remove old wood install new wood reset glass 11/30/71  
 \$300.00 12/16/71

Plumbing Permits:

#48454 - Morgen Plumb - 20 rgh - 29 set sink residence 6/3/71  
 #48695 - Morgan Plumb - 9 rgh 9 set sink slop 10/12/71  
 #48728 - Morgen Plumb - 9 rgh 9 set sink rewidence 11/2/71

Electrical Permits:

#69086 - Rosser Elect. - 27 receptacles - 27 range outlets - 27 refrig.outlets  
 1 service equip 400A 9/8/71

*Encl. #2*

BOARD OF ADJUSTMENT AGENDA

JULY 3, 1988

? FILE NO. 1848 NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP.  
and ABE RESNICK, TRUSTEE  
1501 COLLINS AVENUE

APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY PLANS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL NOVEMBER 30, 1988 TO SUBMIT WORKING DRAWINGS FOR THE PROCESSING OF A BUILDING PERMIT.

? FILE NO. 1855

1846 APPLICANT: NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP. and  
ABE RESNICK, TRUSTEE 1501 COLLINS AVENUE

LEGAL: (Lot-Block-Subdivision) L: 1 thru 3; 18 thru 20; and the south 1/4 of 4 and 17;  
B: 56; Fisher's First Sub. PB 2/77

VARIANCE REQUESTED:

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT A NEW HOTEL WITH 228 ROOMS:

1. Applicant wishes to waive 20'-2" of the minimum required 50' front yard setback in order to build this new hotel which will encompass the retention and renovation of the west side of the Bancroft Hotel.
2. Applicant wishes to waive 26'-5" of the minimum required 31'-7" south side yard setback (facing a street) in order to construct this hotel.
3. Applicant wishes to waive Section 6-22E.3. that requires a hotel room to contain a minimum of 400 sq. ft., and instead, be permitted to construct 213 units that range between 204 and 375 sq. ft. (The average floor area for those under-sized units is 325 sq. ft.).
4. Applicant wishes to waive Section 9-6B.3. that prohibits the location of parking spaces within a required front yard setback area, and instead, be permitted to locate 8

DATE OF HEARING: Nov. 5, 1987

CONTINUED ON OTHER SIDE...

VARIANCE GRANTED: Nov. 5, 1987

VARIANCE DENIED: \_\_\_\_\_

VARIANCE DEFERRED: \_\_\_\_\_

parking spaces in the front yard.

5. Applicant wishes to waive 10' of the minimum required 15' south side yard setback in order to construct a pool deck.
6. Applicant wishes to waive 21'-7" of the minimum required 31'-7" south side yard setback in order to build a gazebo.
7. Applicant wishes to exceed by 15' the maximum permitted width of 15' in order to construct a 30' wide entrance canopy facing 15th Street.

APPROVED with the condition that working plans be submitted by June 30, 1988, a permit obtained within 90 days, and 24 months to complete the project. Also approved with the recommendations of the Planning & Zoning Dept. as follows:

1. The applicant shall construct parking and related improvements in the 15th St.-end prior to the issuance of a Certificate of Occupancy.
2. At the request of the City, the applicant shall construct the Beachfront Park and promenade or an alternate system from the north lot line of the property to the south right-of-way of 15th St.-end.
3. A landscape plan shall be approved by the Planning & Zoning Dept. prior to the issuance of a building permit and the installed material approved by the Planning & Zoning Dept. prior to the issuance of a Certificate of Occupancy. The landscape plan shall include the entire property as well as the area between the pool deck to the erosion control line.

Also approved with the Building Dept.'s recommendation which recommends a garbage room, and with the recommendations of the Public Services Dept. as follows:

1. All improvements within the right-of-way will require a Public Services Permit.
2. Proper drainage from the property will be required.
3. Proper garbage facilities will be required.
4. State Permit will be required.

COASTAL CONTROL ZONE  
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
		<p>15. <u>FILE NO. 1848</u>                      5103</p>				<p><u>NEW BANCROFT INC., TRUMAN DEVELOPMENT CORP.</u>  <u>AND ABE RESNICK, TRUSTEE</u>  <u>1501 COLLINS AVENUE</u>  <u>LOTS 1 THROUGH 3; 18 THROUGH 20;</u>  <u>AND THE SOUTH 1/2 OF 4 &amp; 17; BLOCK 56</u>  <u>FISHER'S FIRST SUBDIVISION; PB 2/77</u></p> <p>APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY WORKING DRAWINGS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW 228 UNIT HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL APRIL 30, 1989 TO SUBMIT PLANS FOR THE PROCESSING OF A BUILDING PERMIT.</p> <p><u>APPROVED</u> a five (5) month extension of time with the stipulation that the conditions be complied with prior to the issuance of a building permit.</p>	

BUILDING CARD for 1521 COLLINS AVENUE - THE BANCROFT MOTEL

USAA... INC. 5-20-47

Owner HOTEL BANCROFT Mailing Address Permit No. 15608. Cost \$ 70,000:  
 Lot 3 & 18 Block 56 Subdivision FISHER'S FIRST Address 1521 Collins avenue  
 of 4 & 17 General Contractor Herry Seyle Bond No. 2801

Architect Albert Anis Engineer  
 Zoning Regulations: Use RE Area 16 on East Lot Size  
 Building Size: Front 23' Depth 25'5 Height 35' CORRECTED Stories 3  
 Certificate of Occupancy No. Use Annex - 59 Hotel Rooms

Type of Construction CBS Foundation Spread Footing Roof Flat Date May 6, 1941

Plumbing Contractor # 15394 Alexander Orr, Jr. Inc. Sewer Connection 1, Date May 29, 1941  
 Temporary Closet 1,

Plumbing Contractor Alexander Orr, Jr. Inc. Date July 9, 1941  
 Water Closets 61 Bath Tubs 55 Floor Drains 8  
 Lavatories 61 Showers 4 Grease Traps  
 Urinals 1 SLOP--Sinks 4 Drinking Fountains 2  
 Gas Stoves 5 Gas Heaters Rough Approved  
 Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size  
 Oil Burner Contractor #15831 Alexander Orr, Jr. 1-----Tank Size 500 Gallons Date Sept. 10, 1941  
 Sprinkler System

Electrical Contractor # 17188 Geo. LaVigne Electric Address Date June 2, 1941  
 Switch 184 Range Motors 2, Fans Temporary Service #17818, Oct. 23, 1941  
 OUTLETS Light 226 HEATERS Water Space Centers of Distribution 10  
 Receptacles 128 Refrigerators Sign Outlets  
 Irons

No. FIXTURES 244 Electrical Contractor #17764 George LaVigne Date Oct. 15, 1941  
 FINAL APPROVED BY Lincoln Brown, Jr. Date of Service December 5, 1941

Alterations or Repairs--Over  
 ELECTRICAL # 17615 Goddard: 5 Switch outlet, 7 Light outlets, 6 Receptacles, Sept. 17, 1941 OVER--



## BIBLIOGRAPHY

- (1) <https://bancroftsfromyorkshire.blogspot.com/>
- (2) Miami Architecture AIA Guide, p.251
- (3) Courtesy City of Miami Beach Planning & Zoning: Historic Database Binder
- (4) Courtesy Arthur Marcus Photography
- (5) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (6) 1979 Miami Beach Architectural District Expansion Designation Report
- (7) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (8) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.57.
- (9) Ibid., p.36.
- (10) Ibid., p.57.
- (11) From Historic reviews of the Bancroft online by Raquel Llobera Bunce on January 6, 2016:
- (12) City of Miami Beach Building Card for the Bancroft Motel at 1527 Collins Avenue
- (13) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (14) Ibid., p. 36
- (15) Ibid., p.13

PHOTOS TOP AND BELOW OF MATCHBOOK COVERS FOR THE BANCROFT HOTEL