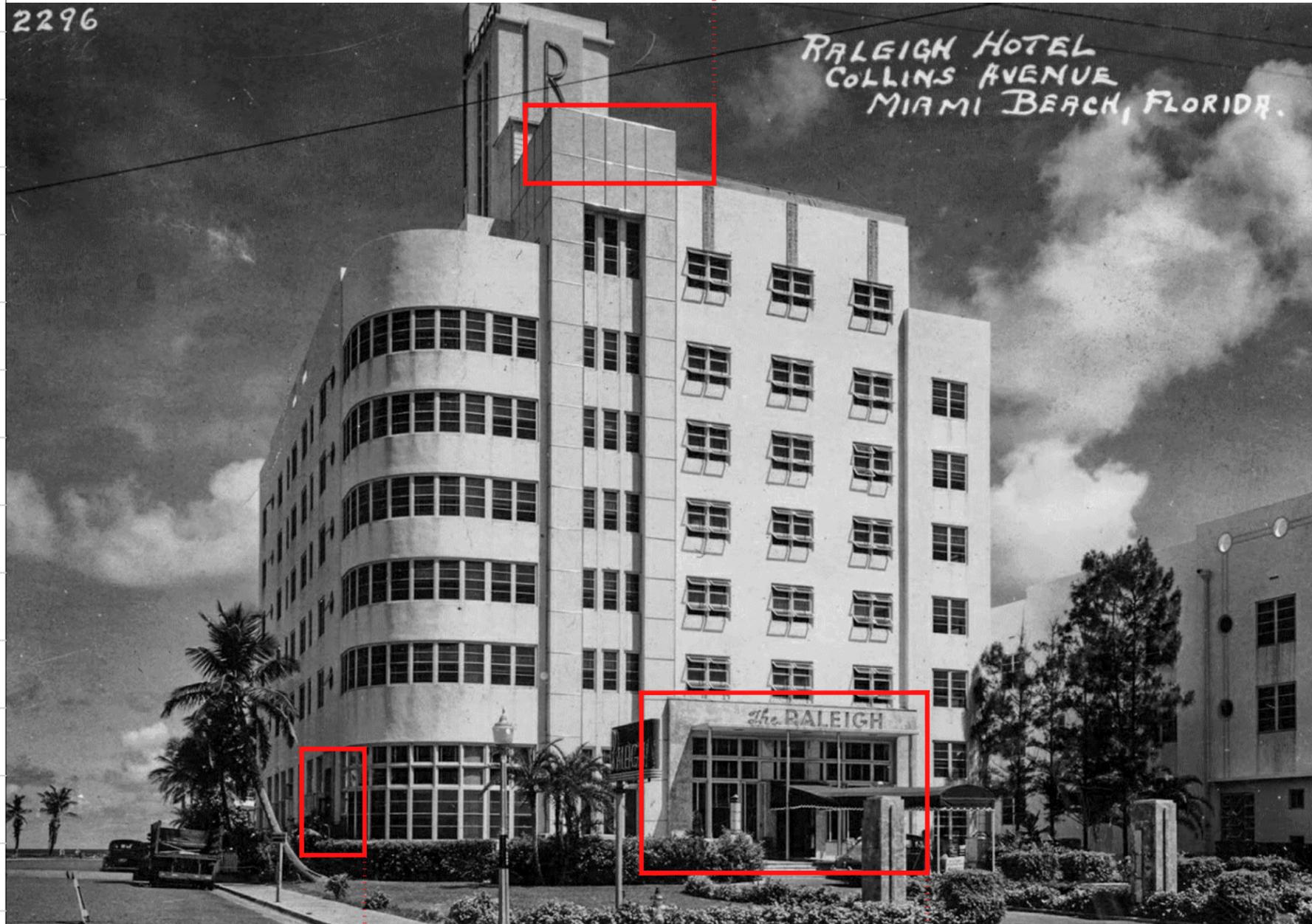


Aluminum molds reflecting sunlight.



THE RALEIGH HOTEL - PHOTO POSTCARD, 1942

Polished stone entrance on 18th street.

Polished stone entrance on Collins ave.

\$225,000 Raleigh Hotel Under Way On Beach

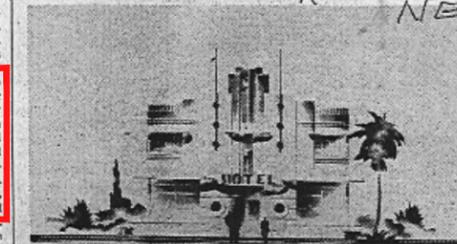


Construction has been started on the \$225,000 Raleigh hotel on the oceanfront at 18th st. and Collins ave. Miami Beach, for the Shore Corp., of which William Shorenstein, Tom Casara and Jack Cantor are officers. The building, with 115 rooms plus

occupancy in November. The large tower next to the circular corner will be faced entirely with vitrolite and aluminum molds, and will be illuminated with recessed neon. Concealed neon will also light the elevator tower and the main entrance. All entrances on Collins ave., 18th st. and the oceanfront will

be decorated with polished stone. The lounge, to be known as the Raleigh room, will have bleached white oak walls, in a modern version of old English halls. The hotel will also include a dining-room, cocktail lounge, solarium, barbershop, beauty parlor and eight de luxe penthouses. L. Murray Dixon is the architect, Richard Helsham, structural engineer, Maurice Connell, mechanical engineer and F. J. Davis, general contractor.

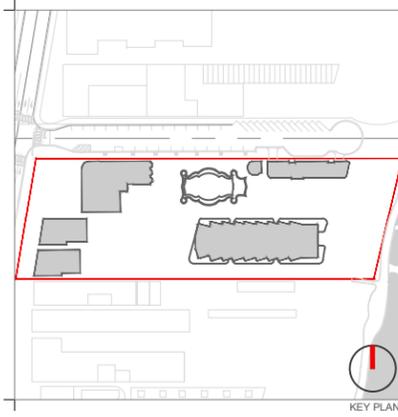
\$40,000 Hotel Slated This Week



Construction is to be started this week on the \$40,000 Neron hotel on the west side of Drexel ave., 280 feet south of 12th st. Miami Beach, for Benjamin Neron, 512 12th st. The structure will include 20 guest rooms, spacious lobby, office for manager and clerk, basement, boiler room and storage room. The exterior design will be nautical modern. The entrance will be a large terrace with colored terrazzo floor and base. The office of Henry Hobauser prepared the plans and specifications, and S. E. Schwartz and D. J. Dooley were real estate agents.

THE RALEIGH HOTEL - MIAMI HERALD, 1940

The large tower next to the circular corner will be faced entirely with vitrolite and aluminum molds, and will be illuminated with recessed neon. Concealed neon will also light the elevator tower and the main entrance. All entrances on Collins ave., 18th st. and the oceanfront will be decorated with polished stone.



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RALEIGH, RICHMOND & SOUTH SEAS  
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MIAMI BEACH, FLORIDA 33139

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HISTORICAL IMAGES  
THE RALEIGH HOTEL

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A0.23
Project	1901		

Pole Sign addition in 1942



THE RALEIGH - PHOTOGRAPH, 1945



THE RALEIGH - PHOTOGRAPH, 1945



THE RALEIGH & THE RICHMOND - PHOTOGRAPH -1945

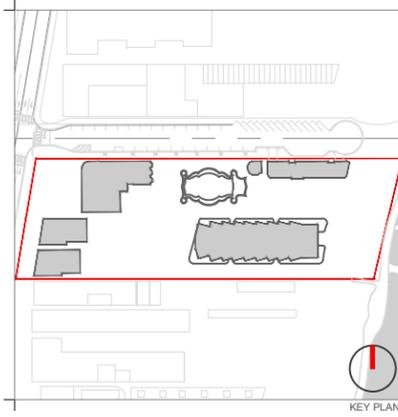
The Raleigh pool and cabana club opened its doors in 1940, offering its guests a world class luxury hotel service in Miami at a prime beachfront location on Collins avenue. Designed by the architect Lawrence Murray Dixon, the Raleigh hotel explored a streamlined architectural approach.

At the Raleigh the entrance facade is symmetrically composed, but Dixon distorted it by framing the farther left vertical series of windows with a tall protruding portico and by adding a sixth floor in line with the elevator tower.

Pool Sign and canopy added after 1942



THE RALEIGH - PHOTOGRAPH BY S.GOTTSCHO, 1941



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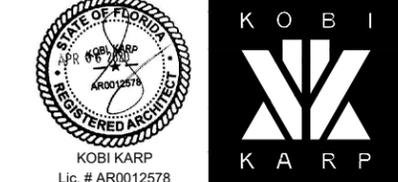
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HISTORICAL IMAGES  
THE RALEIGH HOTEL

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A0.24
Project	1901		



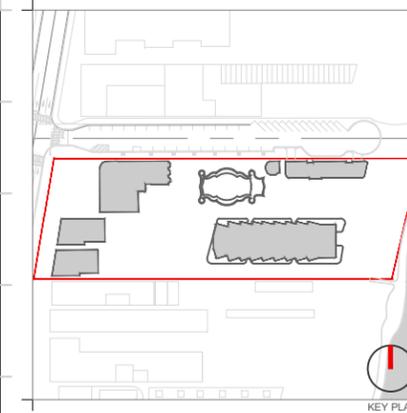
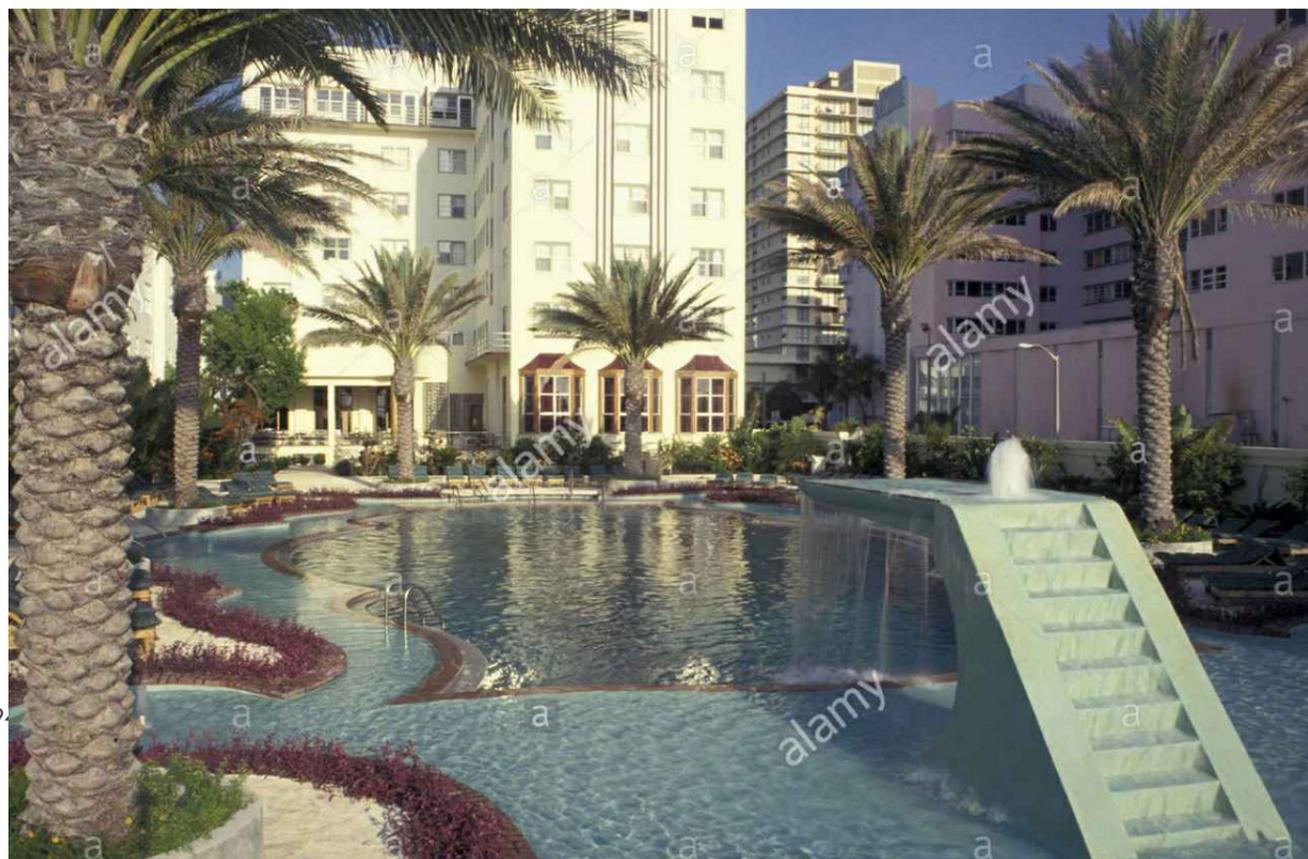


Part of the revitalization of Miami Beach included re-painting the buildings and changing the colors to make them pop more and seem more attractive to tourists,"

Left: a part of Leonard Horowitz's pastel color scheme.

Middle: Friedman's bakery around 1980, before it was painted with Leonard Horowitz's chosen pastel colors.

Right: Friedman's bakery around 1982 after it was painted with Horowitz's pastel colors.



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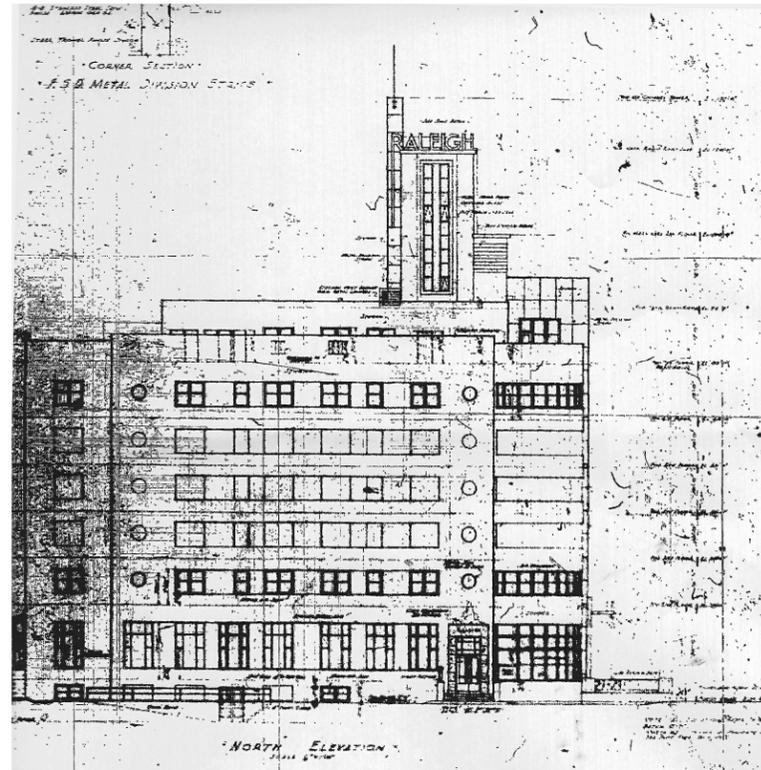
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**HISTORICAL IMAGES**  
 THE RALEIGH HOTEL - 1990s

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A0.26
Project	1901	

The hotel's original signage at the tower is much more extensively shown in the period photographs here displayed, than is currently existing today on the building. Presently, there is a large "R" (per the original architectural drawings) on the west facade and a smaller "R" on the north facade - both still existing. However the blue neon light signs shown in the original architectural drawings and on these photographs on the south and north facing elevations stating 'Raleigh' - are no longer existing.



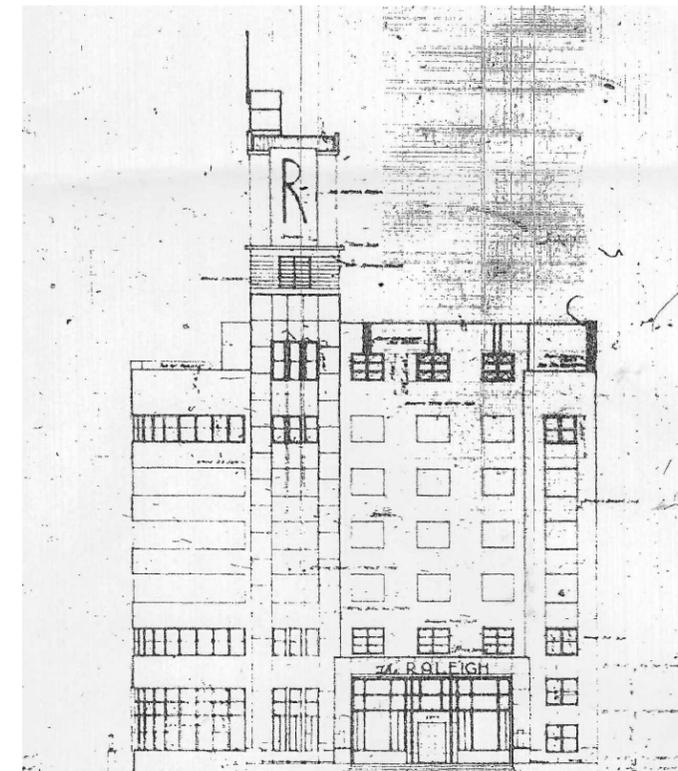
NORTH ELEVATION BY L. DIXON - 1940  
Original tower signage lighting detail



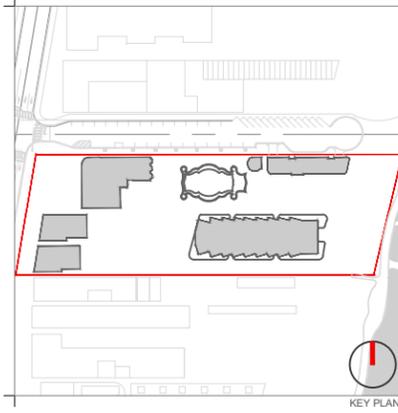
THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



WEST ELEVATION BY L. DIXON - 1940  
Original tower signage lighting detail



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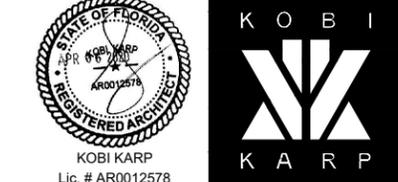
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HISTORICAL IMAGES  
SIGNAGE

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A0.27
Project	1901	

Original patio before enclosure with roof & windows in 1957

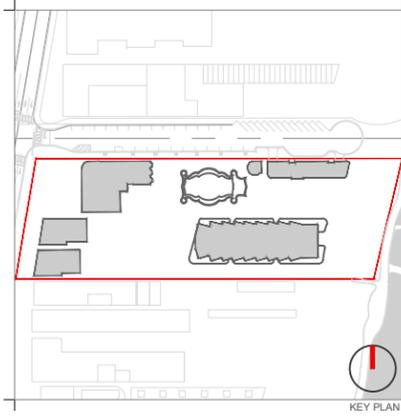


THE RALEIGH HOTEL, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1957

Enclosed patio after 1957



THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1960S



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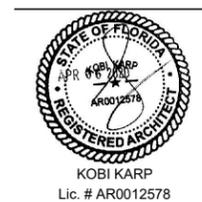
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HISTORICAL IMAGES  
 THE RALEIGH HOTEL



THE RALEIGH , MIAMI BEACH, FLA - PHOTOGRAPH, 2019

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A0.28
Project	1901		





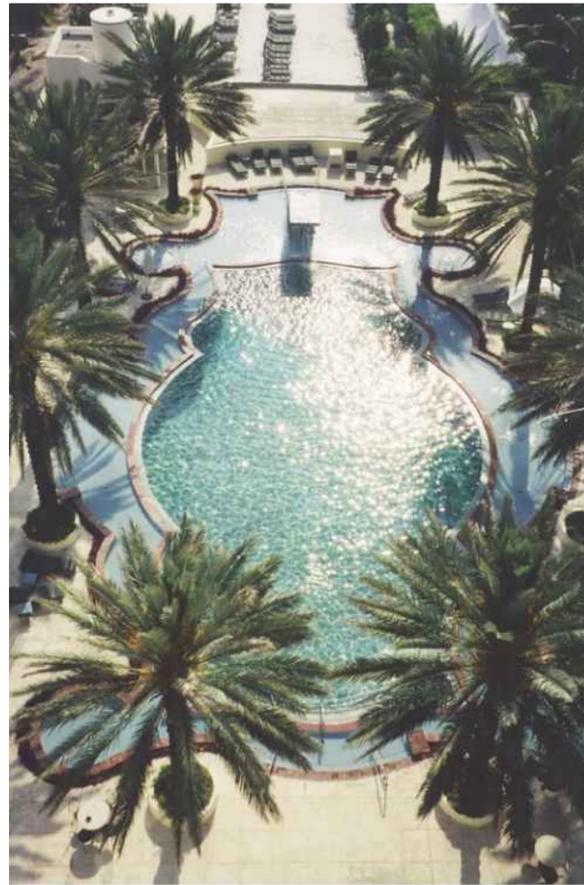
1940

Original pool split-level deck,  
water held entirely within main shape  
Pool coping is travertine or similar



1947

Coping around main pool shape is  
replaced Cherokee red brick



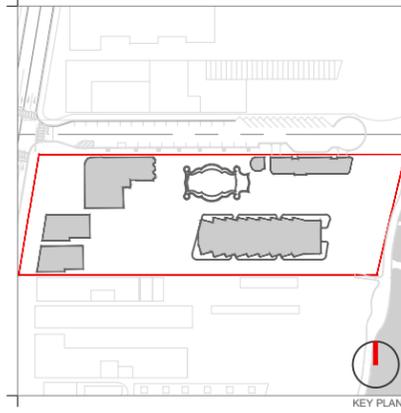
1991

Pool perimeter shallow deck / tanning  
ledge is filled with water  
Perimeter is painted red



2019

Pool perimeter is painted black



KEY PLAN

Rev.	Date	Rev.	Date

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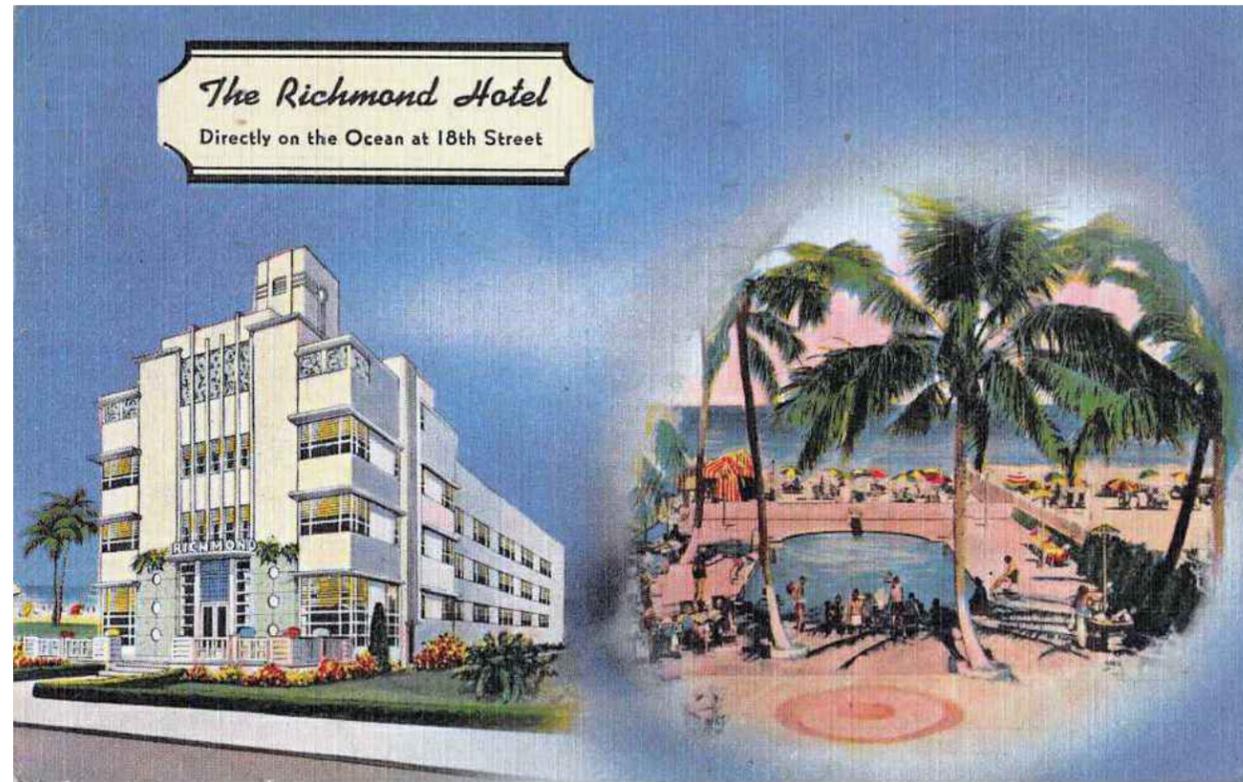


HISTORICAL IMAGES  
RALEIGH POOL

Date	APRIL 06, 2020	Sheet No.	A0.30
Scale	AS SHOWN		
Project	1901		



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



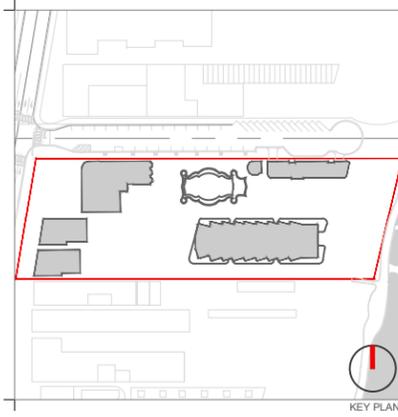
RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



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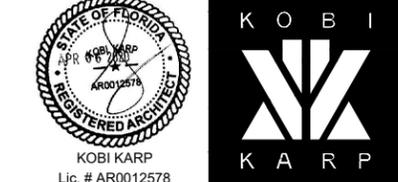
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HISTORICAL IMAGES  
 THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	
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Project	1901		

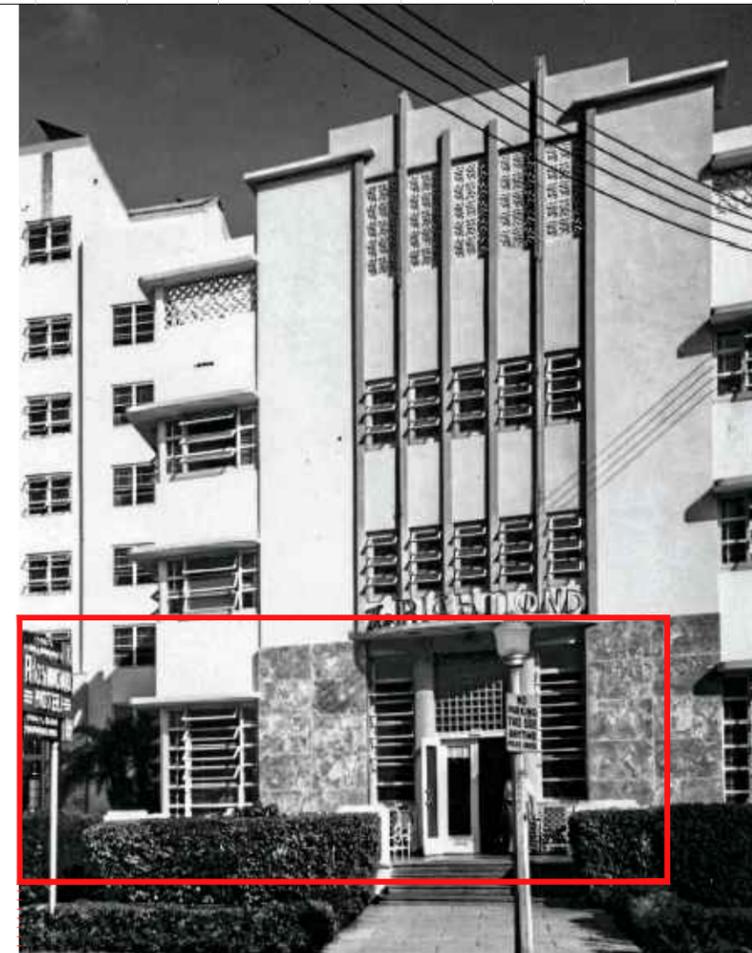


THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1940s

Original elevation & sign on cantilever  
by Lawrence Murray Dixon .  
Entrance door is a dark wood color.  
Landscape around terrace is low height.

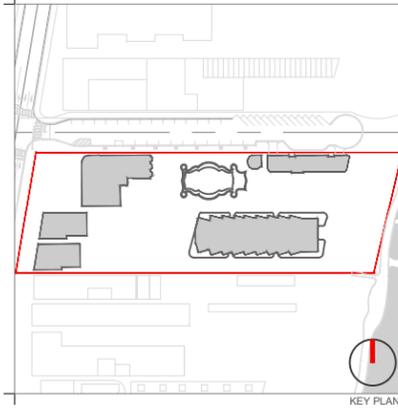


THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1948



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1948

Entrance door is painted light color.  
Landscape covers terrace baluster.  
Pole sign installed - 1948



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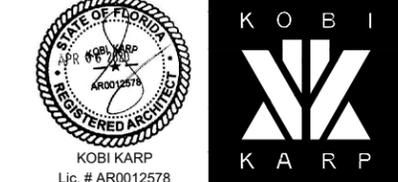
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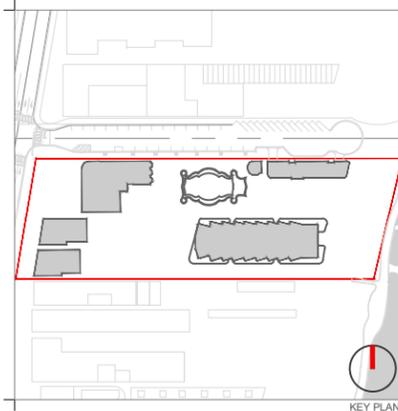
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HISTORICAL IMAGES  
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	A0.32
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Project	1901		

Prior to:  
 The Raleigh addition at 7 floor - 1954  
 The Richmond front facade alteration - 1954  
 The South Seas front facade alteration - 1954



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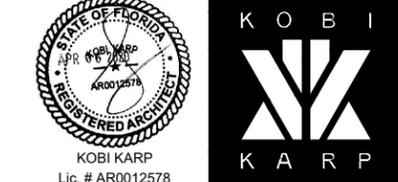
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HISTORICAL IMAGES  
 THE RICHMOND



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1948 - 1954

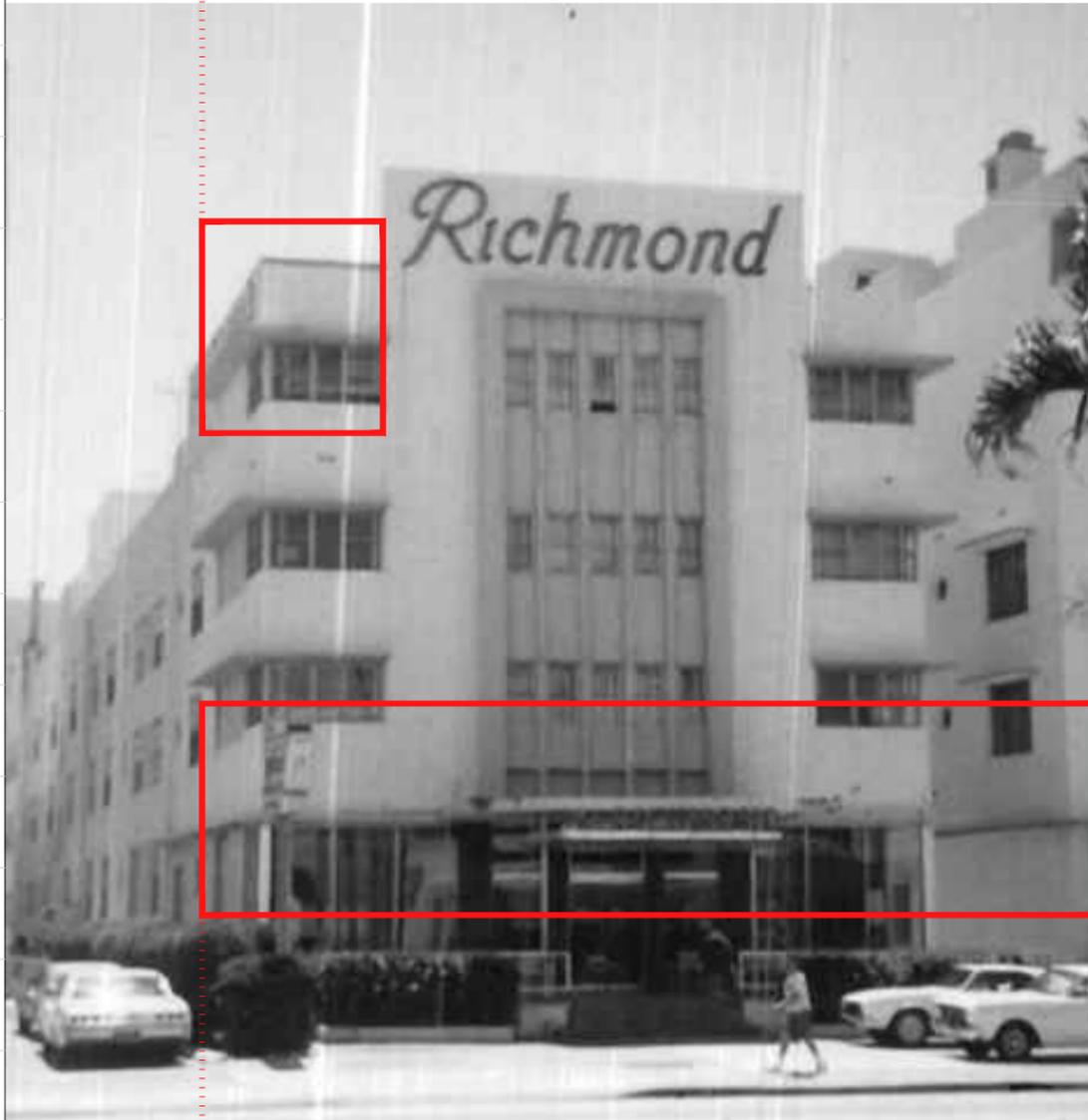
The Raleigh pole sign addition in 1942.  
 The Richmond pole sign addition in 1948.  
 Note: building exterior & lobby was painted in 1948. this image may not reflect original color scheme by L. Dixon. The only existing images of the Richmond prior to 1948 are black & white.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1948 - 1954

Date	APRIL 06, 2020	Sheet No.	A0.33
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Project	1901		

110 Windows replaced - 1966



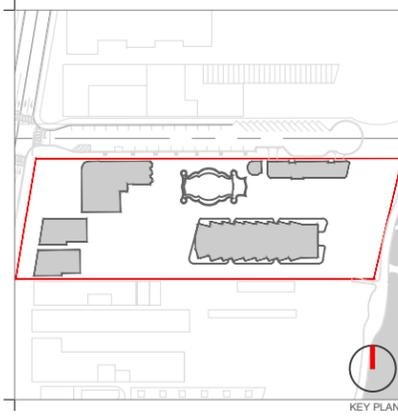
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s

The Richmond pole sign change in 1960

The Richmond flat wall sign addition & flat wall sign on cantilever remodeled - 1954  
The South Seas flat wall sign addition - 1954



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



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**RALEIGH, RICHMOND & SOUTH SEAS**  
1775-1757-1751 COLLINS AVE  
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HISTORICAL IMAGES  
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	A0.34
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Flat wall sign removed  
Buildings exterior sandblasted  
and painted in 1972.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



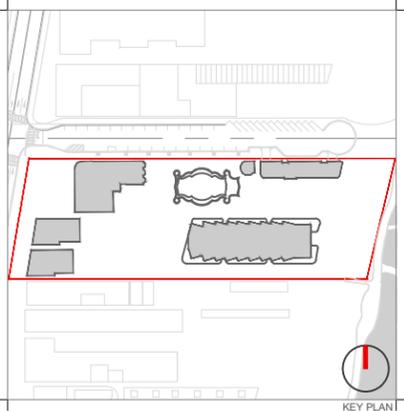
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1980s

The Richmond pole sign change in 1960

Flat wall sign reinstated.  
Canopy remodeled and sign  
relocated.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 2019



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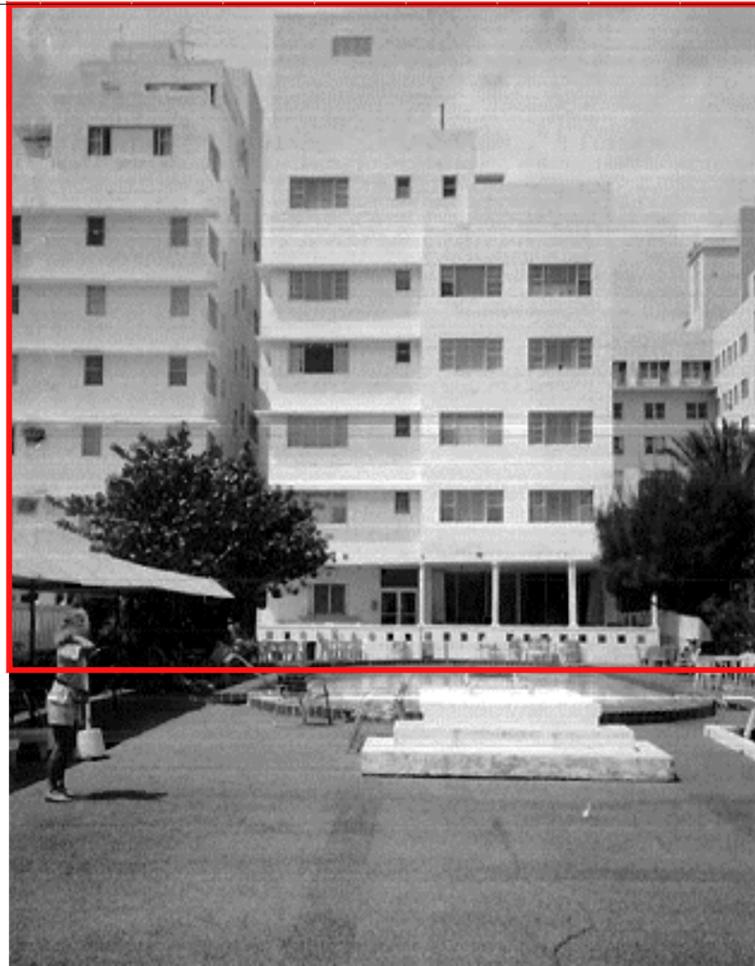
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HISTORICAL IMAGES  
THE RICHMOND

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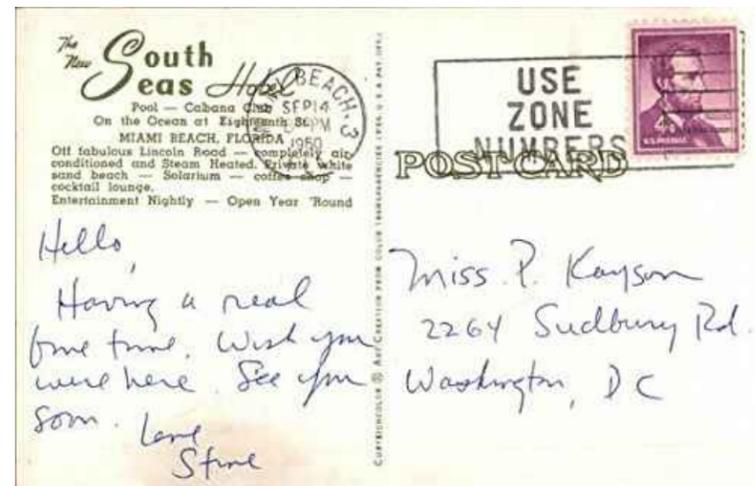
THE RICHMOND & SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960s



SOUTH SEAS POOL, MIAMI BEACH, FLA-POSTCARD, 1960s



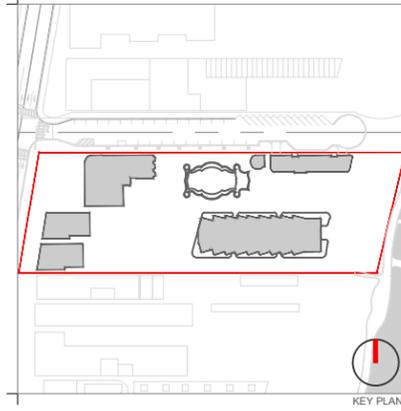
RICHMOND POOL, MIAMI BEACH, FLA-POSTCARD, 1960s



SOUTH SEAS POOL, MIAMI BEACH, FLA-POSTCARD, 2060s

The Richmond and South Seas east addition by Melvin Grossman - 1954

Front facade remodel by Melvin Grossman-1954



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**HISTORICAL IMAGES**  
THE RICHMOND & SOUTH SEAS

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SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



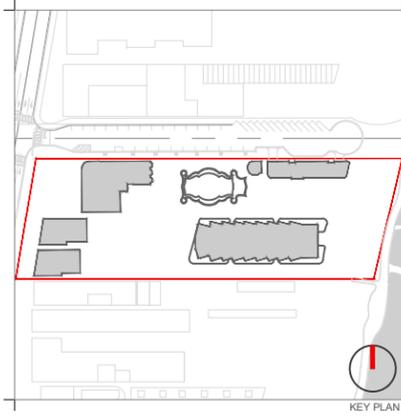
SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



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**HISTORICAL IMAGES**  
 THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	A0.37
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THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1940s

Original elevation & sign on cantilever by Lawrence Murray Dixon .



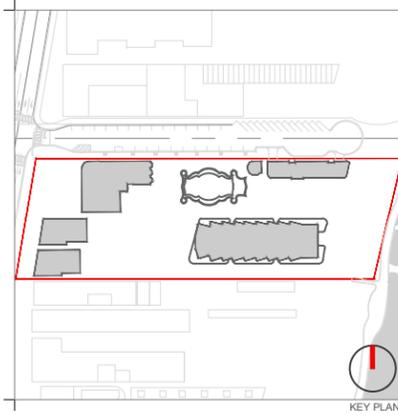
THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960s

Front facade renovation by Melvin Grossman - 1954



THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1988

Sign over cantilever is removed



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**RALEIGH, RICHMOND & SOUTH SEAS**  
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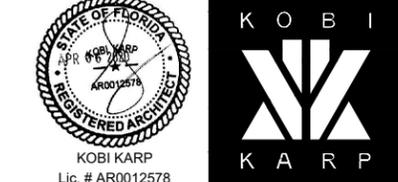
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HISTORICAL IMAGES  
THE SOUTH SEAS

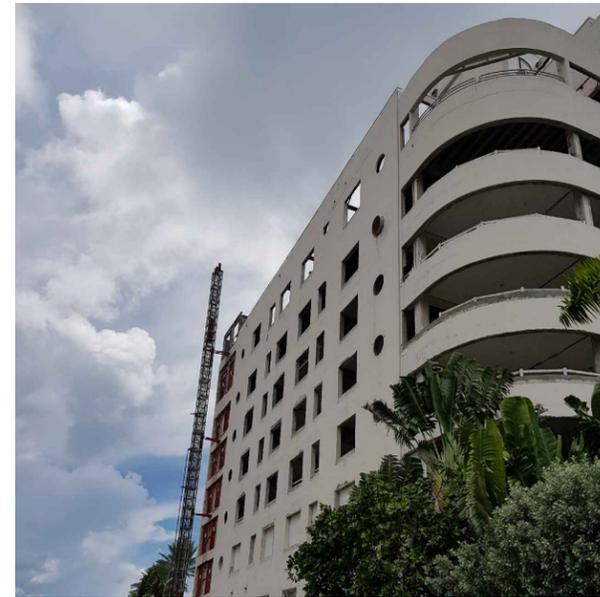
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1 VIEW TOWARD RALEIGH WEST FACADE FROM COLLINS



2 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



3 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



4 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



5 VIEW TOWARD RALEIGH EAST FACADE



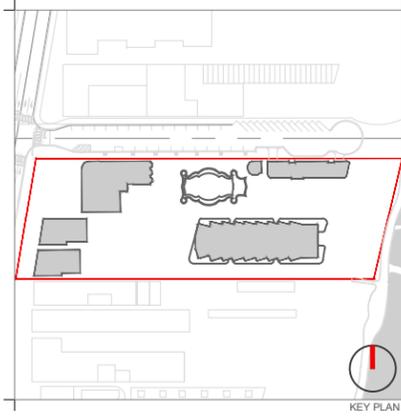
6 VIEW TOWARD RALEIGH EAST FACADE



7 VIEW TOWARD RALEIGH SOUTH FACADE



8 VIEW TOWARD RALEIGH EAST FACADE



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 THE RALEIGH

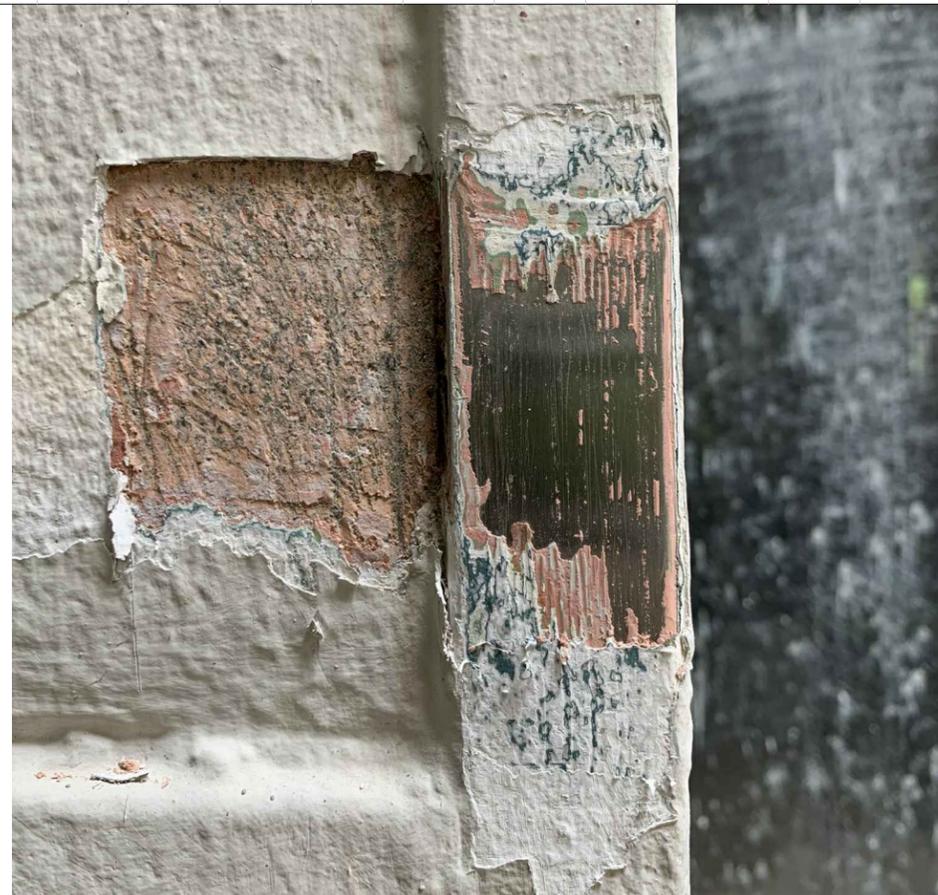
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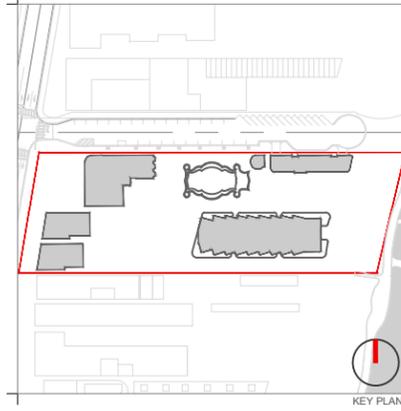
1 VIEW TOWARD RALEIGH WEST FACADE



2 ORIGINAL METAL TRIM - WEST FACADE



3 ORIGINAL METAL TRIM - WEST FACADE



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**RALEIGH, RICHMOND & SOUTH SEAS**  
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4 RALEIGH WEST TERRACE AND ENTRANCE

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 THE RALEIGH

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1 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



2 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



3 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



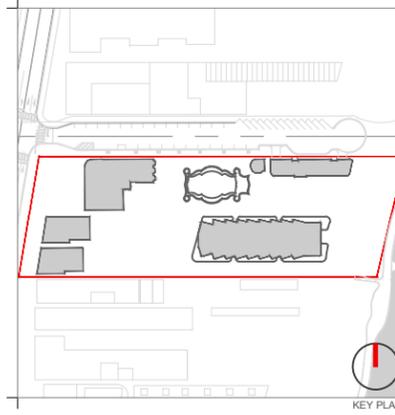
4 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



5 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE & NEW ADA RAMP



6 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE & NEW LATTERN



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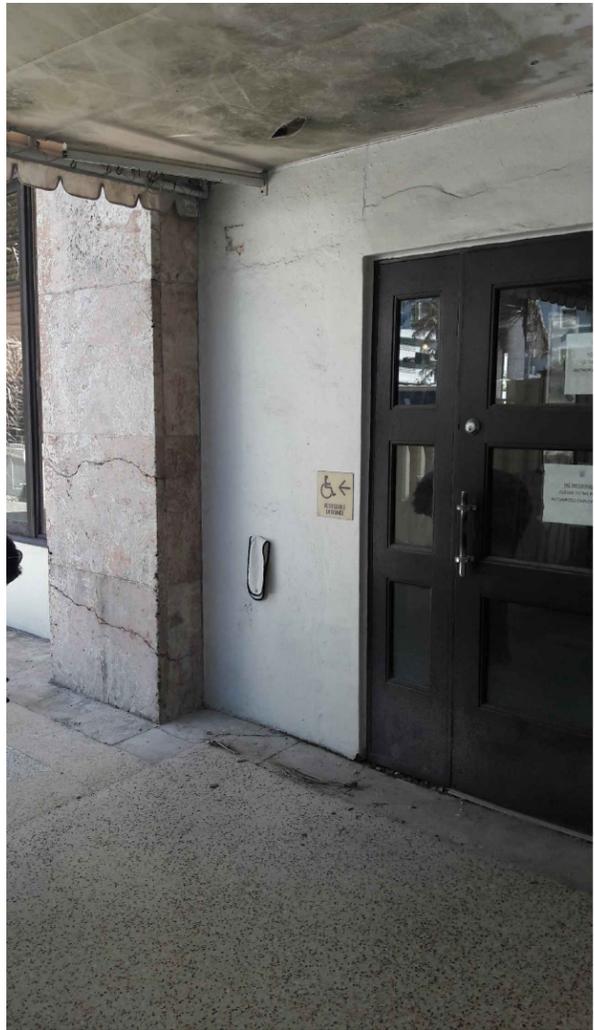


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1 THE RALEIGH WEST TERRACE - ORIGINAL WOOD WINDOWS



2 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE



3 THE RALEIGH WEST TERRACE - ORIGINAL WOOD WINDOWS



4 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL



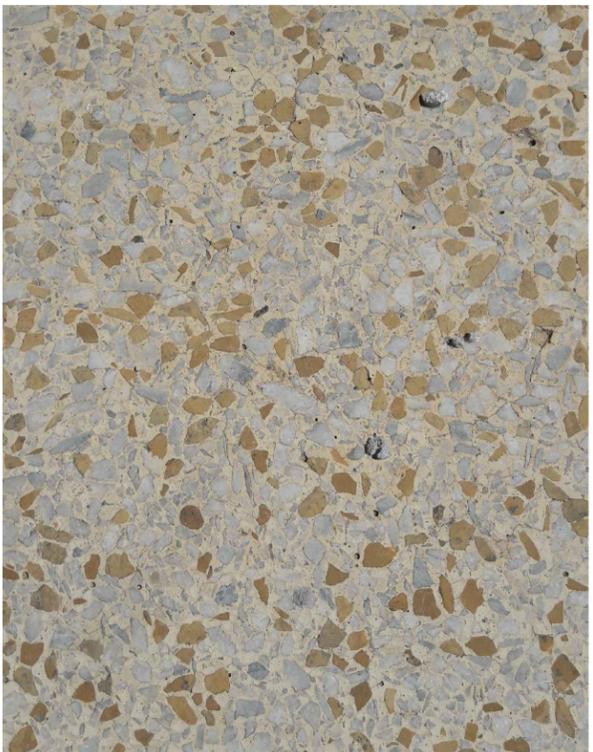
5 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL



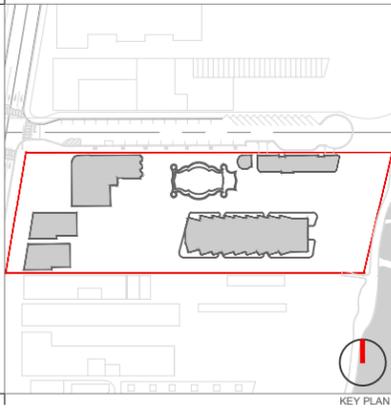
6 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



7 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



8 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



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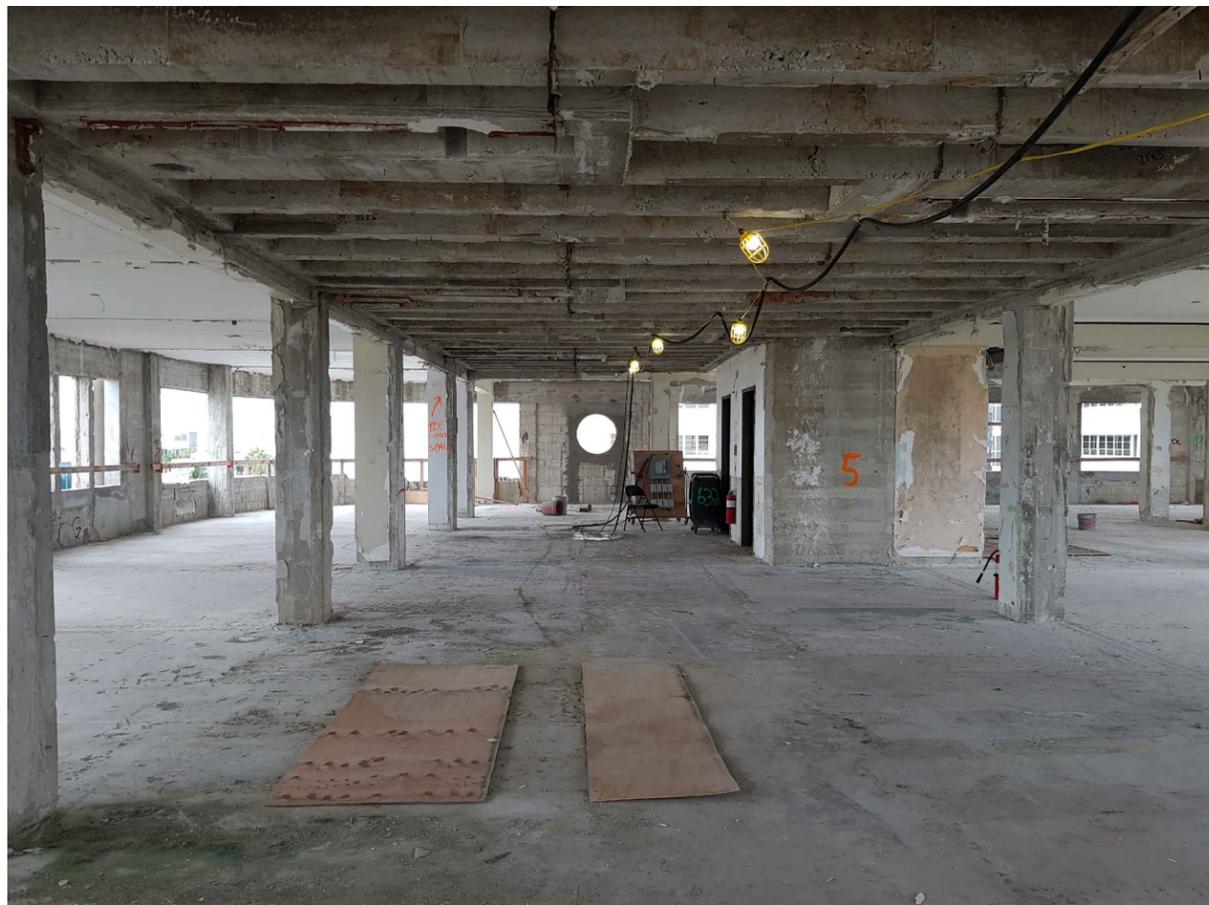
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1 THE RALEIGH - LEVEL 5 NORTHWEST CORNER



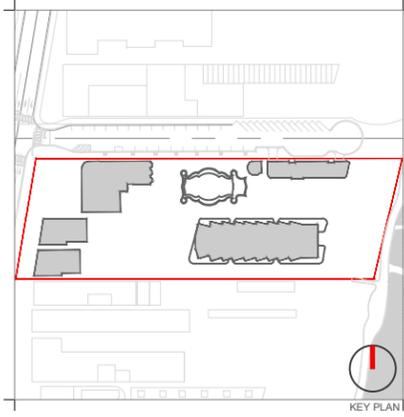
2 THE RALEIGH WEST TERRACE - LEVEL 2 INTERIOR VIEW TOWARD EAST



3 THE RALEIGH - LEVEL 5 INTERIOR VIEW TOWARD NORTH



4 THE RALEIGH - LEVEL 5 NORTHWEST CORNER



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