



REJECT THE RALEIGH MASTERPLAN

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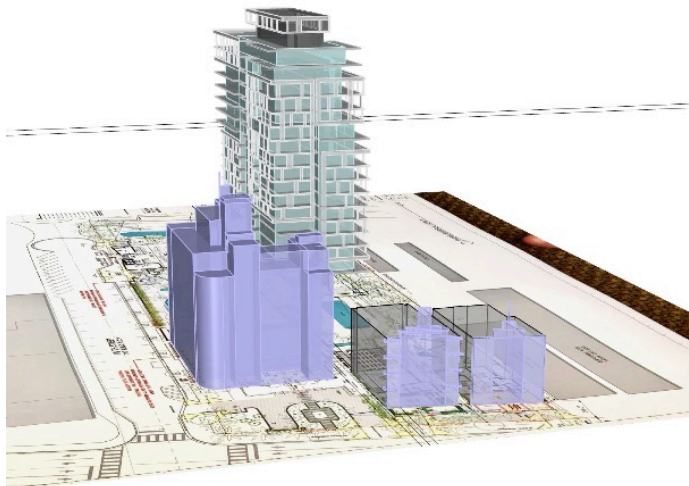
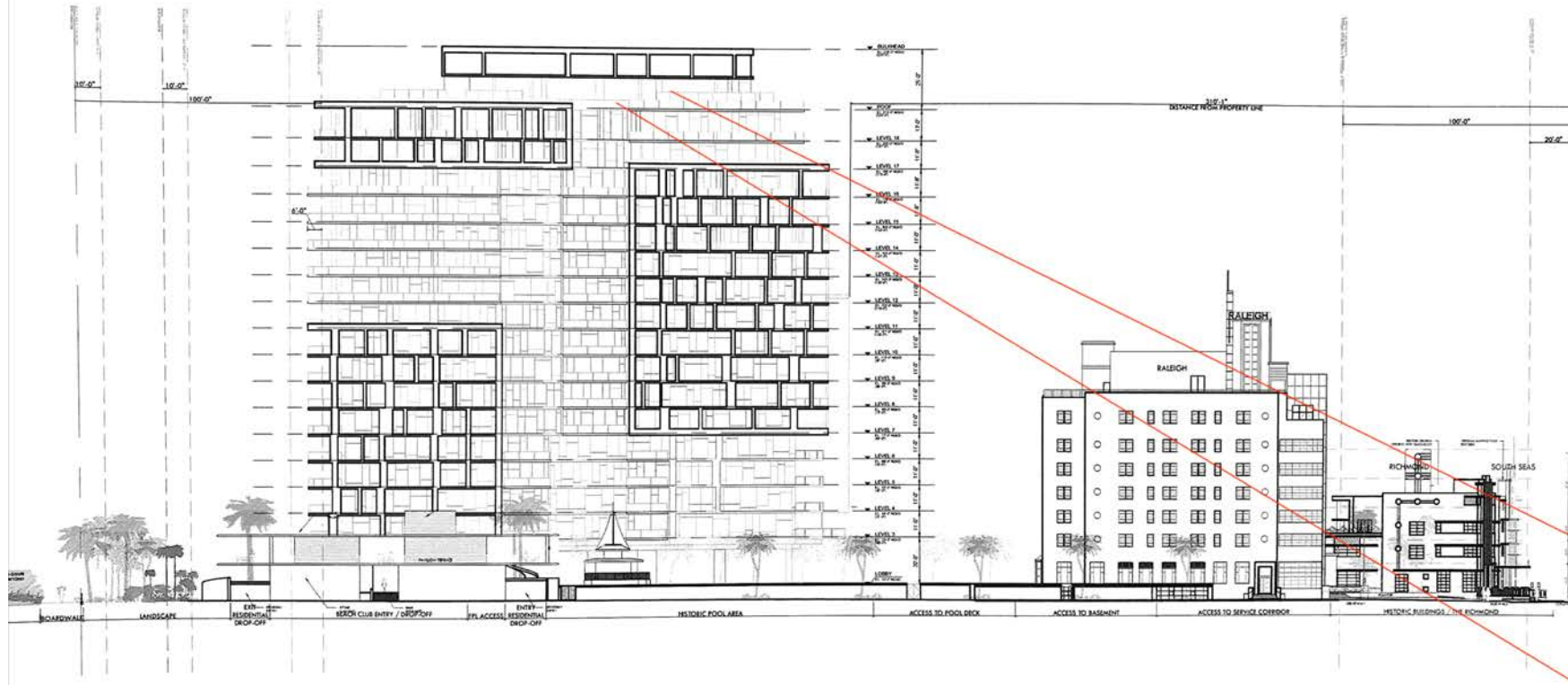
HP Board Miami Beach
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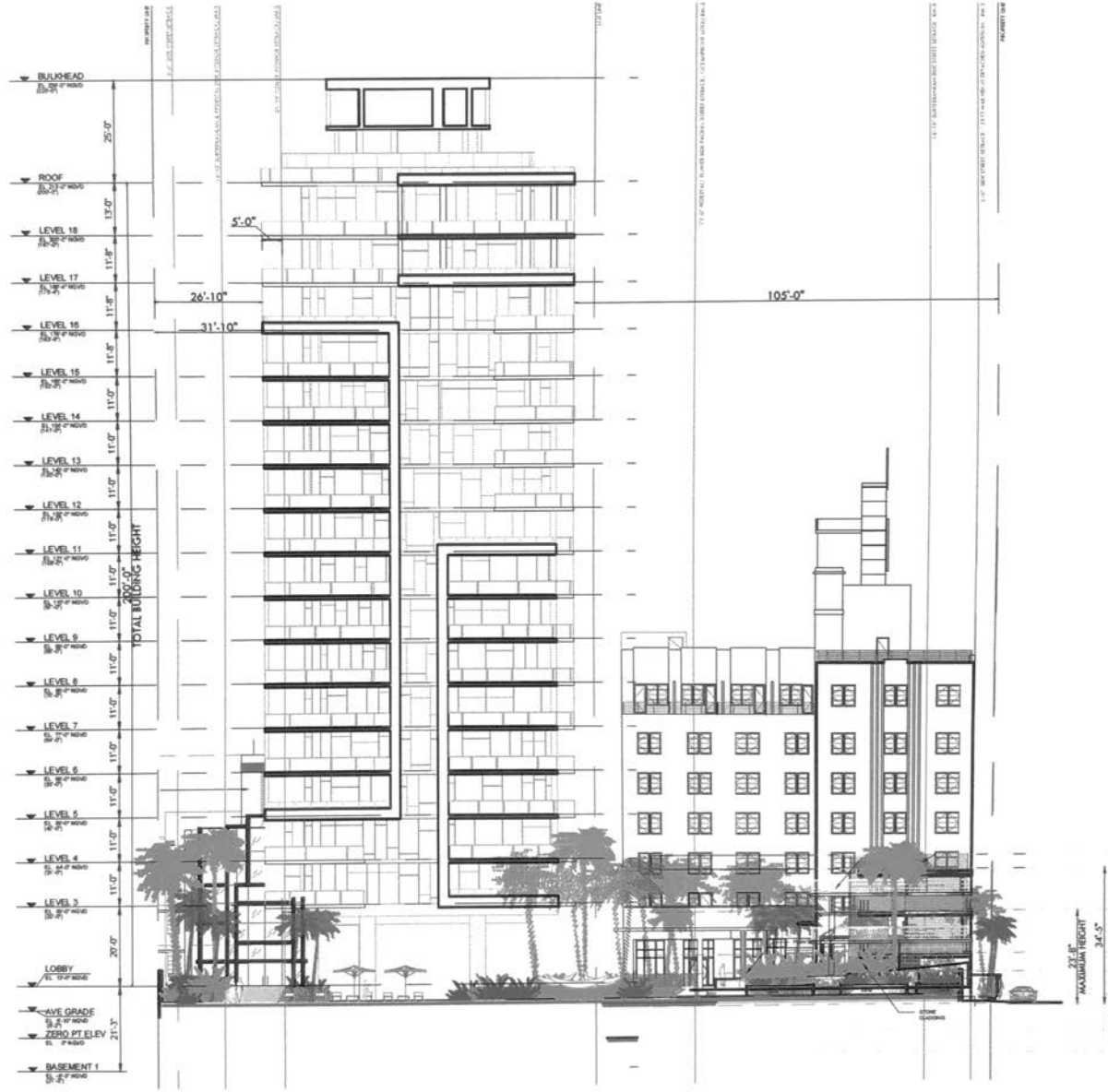
**THE RALEIGH MASTERPLAN IS AN ARCHITECTURAL AND URBANISTIC BLUNDER.
IT IS ONE OF THE MOST MANIPULATIVE ATTACKS AGAINST
A HISTORIC DISTRICT IN MIAMI BEACH. IT MUST BE REJECTED.**



View from 18th Street between Collins and the Boardwalk.
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No comments: lines of sight from Collins Avenue.
The façade of the tower is about 6 times the size of the Raleigh's.



Seen from the beach, the proposed tower overwhelms the historic architecture and urban environment of the historic district..

OVERALL EAST ELEVATION

SCALE: 1"=50'-0"

0'-0"



View from the intersection of 18th Street with Collins Avenue
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View from 18th Street between Collins and James.
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View from the beach between 17th and 18th Street,
with the Setai in the distance.
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View from the beach at 18th Street.
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Views of the East additions to the South Seas and Richmond Hotels, arch. Melvin Grossman. © Google Earth.



Lawrence Murray Dixon. The Richmond and the South Seas, 1941.
© Bass Museum of Art. These facades were designed to accommodate hotel rooms, not restaurants and empty voids.

REJECT THE RALEIGH MASTERPLAN

An unacceptable tower: too high, too long, too fat

To construct such a massive tower within a single block and behind one of the best ensembles of Art-Deco Moderne is an urbanistic and architectural blunder.

1. The tower is too high, too long, and too fat, which makes it visible from the east, the west, and the north, along the beach, Collins Avenue, and 18th Street from James to the Boardwalk. Its proportions are inappropriate to the scale and character of the Raleigh's hotel, garden, and pool. The tower will break the outstanding skyline of Collins Avenue.
2. The design of the tower is incompatible with and not contributing to the historic nature of the district. The tower would stand behind one of the best Art-Deco Moderne ensemble of 1940-1941 by renowned architect Lawrence Murray Dixon. The all-glass architecture (windows and railings) reinforces the pattern of building structures which are not responding to the climate. This is troublesome as it goes against the city's efforts to fight climate change and shows no attempt at proposing an architecture for the threatened future of the city. The tower's architecture represents the lowest common denominator of pure real estate speculation to the detriment of the community and its history.
3. The proposed tower has no direct access to Collins Avenue and can only accessed across the three existing hotels. This is not conducive to a safe environment, both in terms of fire, delivery of services, security, etc. This will be like a gated community in the middle of our historic heart.
4. The project includes an underground level for gym, spa, and other services. It is another design aberration in light of rising waters and the need to design adaptable structures to the future conditions.

The East additions to the South Seas and the Richmond must be preserved and renovated.

The proposal for the tower is predicated on the demolition of the East additions to the South Seas and the Richmond hotels. This is not acceptable.

1. The photographs of the structures designed in 1954 by Melvin Grossman show that they are outstanding examples of the 1950s' architecture of the city: their good proportions, their asymmetrical design, and the presence of large and deep terraces make them worthy of historic preservation as part of the historic district. I venture to say that these seafront facades are more interesting than the Raleigh's back façade by Murray Dixon himself. Grossman was an excellent architect whose importance for the postwar era in Miami Beach and Miami cannot be underestimated.
2. The long buildings between East and West facades must be demolished to provide light, garden spaces, and potential additional rooms as can be seen on adjacent properties.

The restoration of the original South Seas and Richmond must maintain their function as hotels.

The mass and design of the tower, the proposed demolition of the East sections of the Richmond and South Seas, as well as the radical transformation/reconstruction of their historic sections on Collins Avenue make the project one of the most radical attacks on a declared historic district in the history of the city.

1. Both South Seas and Richmond Hotels would lose their hotel function and become mere ancillary structures to house restaurants and offices. The restored facades would be "fake" as they would not correspond anymore to the typology and historic function of the buildings. They will be historic masks for modern and excessive entertainment functions, empty multi-story voids, etc.
2. The Raleigh hotel was beautifully renovated earlier (date unknown) with the approval of the HPB. It is difficult to understand why a permit was issued to tear down part of the hotel again, without a full understanding of the owner(s)' future intentions. It is imperative that the Board makes the continuation of the Raleigh's hotel functions as a *sine qua non* condition for any further discussion.

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