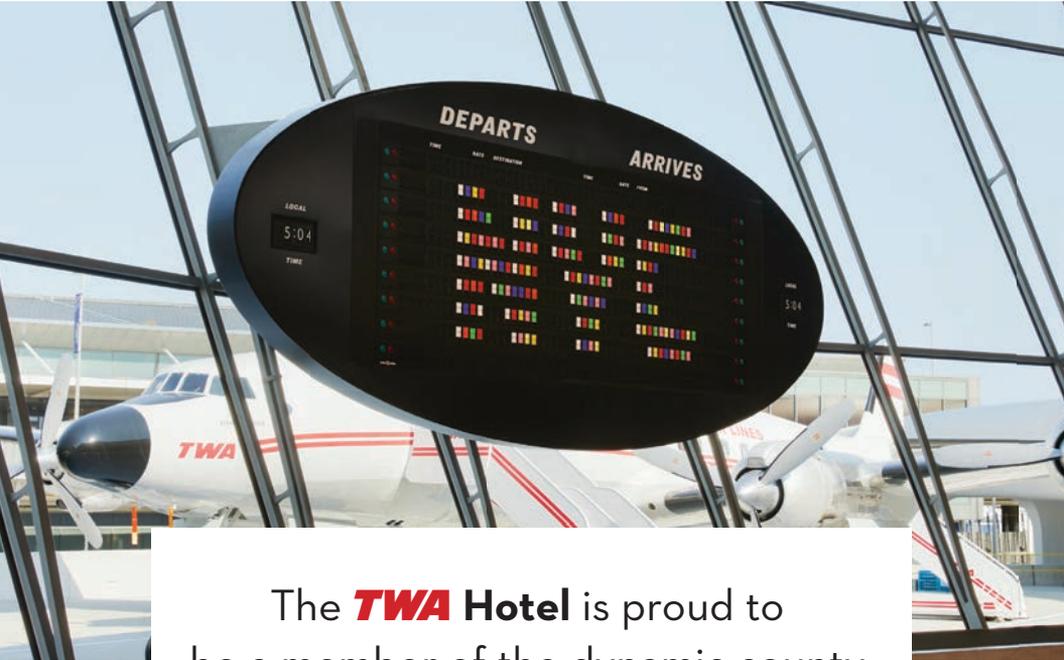




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It is my pleasure to welcome you to the 2019 Queens Chamber of Commerce Annual Building Awards Gala, one of the signature events of the Queens Chamber of Commerce. The Queens Chamber of Commerce has been here since 1911 for the business community with over 1,100 Member organizations, representing 100,000 Queens-based employees. For over 90 years, this marvelous awards tradition honors the architects, builders, engineers, lenders, interior designers and owners of buildings and building projects in Queens County.

In the spirit of what is old is new again, here's a quote from a story about our Building Awards in the early 1930's: "The Queens Chamber of Commerce Building Awards program was first organized in 1926. The awards served the purpose of promoting development in Queens at a time when the borough was experiencing a massive influx of new population.

This was partially driven by advances in transportation services including the Long Island Railroad, Queensborough Bridge, and New York City Subway system, which all connected Queens in the first two decades after the turn of the century. Census records show that the population of the borough more than doubled between 1920 and 1930, so when the awards program began there was a large quantity of new buildings to be considered."

Thank you to our Board, Staff, our Sponsors listed in this Journal as well as all the nominated buildings. To our selected winners; congratulations and thank you for the inspiration; past, present and future!



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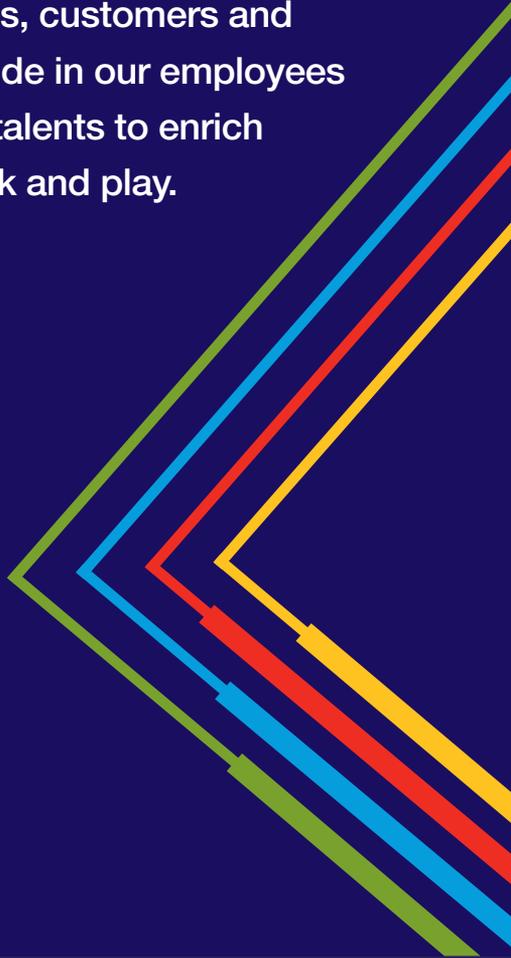
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AWARD RECIPIENT & SPEAKER

TYLER MORSE

CEO, MCR Development



TWA Hotel embodies the 'excitement of traveling'

By Benjamin Fang | bfang@queensledger.com

The 512-bed TWA Hotel at JFK Airport opened this past May to much fanfare.

Built to replicate the iconic Jet Age terminal that first opened in 1962, the hotel is replete with modern amenities like high-end retail shops, a rooftop infinity

pool, a 50,000-square-foot event space and the world's biggest hotel gym.

Even Governor Andrew Cuomo complimented the project's creativity and brilliance as "internationally spectacular."

But for Tyler Morse, the CEO and managing partner of MCR and MORSE Development, the company that converted the formerly abandoned terminal into a hotel, the project was particularly exciting.

A former baggage handler at Los Angeles International Airport, Morse fell in love with the aviation business. He was especially thrilled by the TWA Flight Center, which ended operations in 2001.

“The opportunity to bring it back to its former glory was a once-in-a-lifetime opportunity,” Morse said.

The project was lauded for its painstaking attention to detail, from the restoration of the red-carpeted Sunken Lounge to the reproduction of the pencils and swizzle sticks, all of which had to be done in an environmentally-friendly manner.

Morse even personally collected all of the David Klein posters from that era.

“Everything we did is authentic,” he said. “That was important to us.”

While that focus required a lot of time and resources, Morse said it was a critical part of the project.

“People notice the details, and it really matters,” he said. “The amalgam of the details makes the proj-

ect.”

The multi-year project had its own set of challenges that the developer, architects and builder had to overcome.

In total, Morse dealt with 22 government agencies and 14 preservationist groups, which led to a lot of opinions and thoughts on how to preserve the historic building.

“Trying to incorporate all of that into the design was quite tricky,” he said. “And doing that simultaneously while opening it on time, which we succeeded in doing.”

Another challenge was figuring out where to dispose of the soil for the massive project. After a long negotiation with the National Park Service, the TWA Hotel delivered 74,000 cubic feet of sand for the Spring Creek South Storm Resilience and Ecosystem Restoration Project.

According to the company, the sand, valued at \$5 million, will help stabilize Spring Creek Park, which is a wildlife refuge in the Gateway National Recreation Area on the Jamaica Bay shoreline.

It will reduce the risk of storm damage and flooding in neighborhoods like Howard Beach, which was significantly impacted by Superstorm Sandy.

“It was one tricky challenge after another,” Morse said about the project. “The biggest challenge was doing all of that simultaneously.”

But it was all worth it when the hotel was finally built and opened to the public. Morse said the hotel hosted a lot of former TWA employees for various events.

He said when they walked into the building, many began to cry and reminisce about their workplace for decades. Some said the new version looks even better than it did in 1962.

“It’s a great feeling, seeing the joy it brings to people,” Morse said. “People took photos for Instagram, and shared it with their families.”

He added that while MCR and MORSE Development are working on other hotels, none will “hold a candle” to this historic project.

“I don’t think projects like this will ever come along again,” he said.

The TWA Hotel is one of the recipients of the Queens Chamber of Commerce’s 2019 Building Awards. This year, the award gala will be hosted on October 3 at the hotel itself.

Morse said hosting the awards is meaningful for him and his team. He noted that the original Idlewild Airport, renamed in 1963 as JFK International Airport, has always been a big part of Queens.

“To be able to host the awards and honor the people from Queens is very special,” he said.



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AWARD RECIPIENT

KEVIN WOLFE

Architect, O'Byrne Residence



Douglaston house blends history with contemporary design

By Benjamin Fang | bfang@queensledger.com

Even before he began the latest rehabilitation project for the home of Daniel and Mary O'Byrne, Douglaston-based architect Kevin Wolfe was already quite familiar with the house.

Twenty years ago, he worked on the same house, which had a different owner. The project back then was a landscape and restoration job, which Wolfe described as a few “minor tune-ups here

and there.”

This time around, Wolfe's firm was tasked with a more comprehensive two-part project, which has won a 2019 Queens Chamber of Commerce Building Award.

The first part, focused on the interior, was creating a playroom out of the attic. The playroom now contains a TV setup, a convertible billiards and ping pong

table, couch beds and even a new bathroom.

The project not only included design work, but also filings with the city because the third-story space required a Certificate of Occupancy.

On the outside, Wolfe redid the landscape, created a new outdoor space and driveway, and renovated the back patio to mesh with the house. He completely rebuilt the porch, which was demolished down to the base.

Wolfe also installed new interior light fixtures, some of which were sourced from a company in Boston. The architect said part of the mission was to bring the architecture back to an older period, while combining it with furniture that is more modern.

“When you walk into this room, it’s very contemporary,” Wolfe said. “But the architecture is all original.”

The Douglaston house dates back to 1907, when it was one of the first houses built as part of Douglas Manor, a planned garden community. Known simply as “The Knollwood” because it sat on Knollwood Avenue, the home was designed by renowned architect George Keister.

Keister, Wolfe said, was known for designing Broadway theaters, in-

cluding the Belasco Theater. He also designed the Apollo Theater in Harlem.

Like many of his projects, Keister employed the “arts and crafts” interior style that was popular in the early 20th century for The Knollwood, Wolfe said.

When approaching this project, Wolfe conducted a lot of research on the history of the house. What he found was that the site has an “intense social history.”

For example, he found a story in the “Brooklyn Eagle” about a party hosted at The Knollwood. The host who lived there at the time was “famous for being a ladies man.” He had been married three times by the time he moved into the home.

“I found stories about him and jilted lovers, and all this crazy stuff,” Wolfe said.

Wolfe also stumbled upon another piece of history during the construction process, when his contractor’s team found a stack of papers in the corner of the attic, tied together with a ribbon.

The papers were a series of love letters, addressed to a young man named Emerson Smith who had lived in the property in 1940.

According to Wolfe, Smith had met a girl named Murial Spaeth during

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the summer of 1941, and spent time together for months. At the end of the summer, however, Spaeth and her mother went back to Fort Lauderdale, where they had lived.

“She starts sending him postcards and letters, and it goes back and forth,” Wolfe said. “And then they just end when the war begins.”

The O’Byrnes, who also read the letters, along with Wolfe, were left wondering if Smith ended up in the war, or if he ever got together with Spaeth.

“It’s kind of a mystery,” he said.

Wolfe even asked a friend of his, whose grandparents had owned the Knollwood Avenue house in the 30s, about the love letters. His friend replied that she had never heard of Emerson Smith.

“It’s not architecture, but it’s one of the fun things that happened while doing this,” Wolfe said. “There are these threads along the way of all these different people.”

The project, while fun, also had its share of challenges. The house is a “very tight site,” which presented some logistical complexities, Wolfe said.

Another challenge was that because Douglaston is a “very leaky place,” and has been for 100 years, the O’Byrne’s basement was al-

ways pumping water out onto the street.

Daniel O’Byrne told Wolfe that he didn’t want to continue doing that to his neighbors. So Wolfe hired an engineer from Bayside who was an expert on drainage.

After observing some topography maps, the engineer found that the house sat at the base of a hill, which explains why the water was constantly flowing.

Wolfe ended up excavating from the front of the house to the hedge. They added concrete seeps, drainage pipes and gravel to fix the problem.

“There’s not a drop of water in that basement,” he said. “That’s really important.”

By the time Wolfe had completed the project, he felt it was a “really thoughtful renovation” that the owners were involved in “every step of the way.”

He said it’s a winning project because it had a great client and a great team.

“When you have a team that’s working on all eight cylinders, that’s when you get things done,” Wolfe said. “People sit back and say, ‘that was fun and it was a success.’”

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AWARD RECIPIENT **ST. JOHN'S EPISCOPAL**

Builder, Michael Fennessy



Expanded and renovated Emergency Department gets rave reviews

By Mark Healy | Mhealy@rockawave.com

SJEH has been making significant enhancements in its quality of care, patient safety, and patient experience since Gerard M. Walsh took the helm as Chief Executive Officer in mid- 2015.

Now, after the complete renovation and 10,000 square foot expansion of the Emergency Department, the QCC has awarded SJEH a Builder Award in recognition of its efforts.

“The emergency department is the front door of many hospitals,” Walsh told The Wave. “Our original emergency room was built 35-40 years ago and was built to see about 10,000 visits a year. This year, we’re going to probably see close to 50,000. So it was

severely undersized and very old.

We’ve doubled the size of our emergency room and it’s now state of the art. Now, the staff and the physicians, the nursing staff technicians can all work in a comfortable space that is conducive for that. So this is the first time St. John’s has done a major renovation and in many decades.”

As the only hospital located on the Rockaway peninsula, serving over 40,000 individuals a year in its current ED, this initial phase of work has created access to state of the art emergency equipment and a waiting area more conducive for patients in emergency need of care.

S. Rejeili Architects, who designed the renovation and The Shannon Group Inc., who built it, are also receiving awards for their work on the ED.

Each have worked with SJEH on a number of projects.

“I want to thank the St. John’s administration for nominating us [for the award] for having the confidence and trust in us to deliver such an important project for the community and the hospital,” said Samir Rejeili. “One of the challenges we had with designing this project is that for one, the department was very undersized, overcrowded and outdated. As Jerry mentioned, renovations haven’t been done [in decades].”

Stakeholders in the community have been adamant about the importance of having a cutting edge ED, and according to SJEH officials, a key accomplishment during Phase 1 of the project was providing an alternate ambulance intake/ access during construction, ensuring complete patient safety and optimal service.

According to Michael Fennessy, principal at the Shannon Group, said the familiarity with Rejeili and the staff at SJEH certainly played a role.

“The success project of this project is a team effort,” said Fennessy.

“It’s not just us, but a collaboration with the project engineer, the project architect, and probably more importantly, the facilities division. Basically, my work can be done without the cooperation of all involved.”

The ED was specifically designed to maximize the number of beds, include state-of-the-art modernizations in a caring and aesthetically pleasing environment, to radiate hospitality to the community and enhance staff satisfaction.

In addition, Phase 1 also allows patients in the emergency room faster care to receive radiology services and results. This design created a Radiology suite in close proximity (on the same floor) of the emergency room. Patients in the emergency room, no longer have to travel to the basement for radiology services.

“I’m very proud of the fact that our architect and contractor won this award,” said Tom Farzetta, VP of Facilities and Support Services at SJEH, who was the project manager on the renovation and expansion. “I think we work well together. I think our main focus is our patients that walk into this hospital. We made changes on this project as we moved along, and we even incorporated things for the betterment of the facility at a later time. So we’re constantly thinking, as we move forward on this project, we do not want to go backwards.”

Congratulations to the honorees of the Queens Chamber of Commerce's Building Awards!



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AWARD RECIPIENT **STEWART STEEVES**

CEO, LaGuardia Gateway Partners



Concourse transforms traveler experience

By Benjamin Fang | bfang@queensledger.com

When LaGuardia Gateway Partners debuted the first 11 gates of the new Eastern Concourse at Terminal B last December, visitors marveled at the achievement.

The concourse, now with 18 gates, is 250,000 square feet and soars up to 55 feet high.

Travelers are immediately welcomed by the natural light and a park area with greenery and

benches, as well as newly designed restrooms, shops and restaurants. There's also a new airport-themed children's play area, including a 16-foot interactive display.

For Stewart Steeves, the CEO of LaGuardia Gateway Partners, a private organization selected by Governor Andrew Cuomo and the Port Authority to operate and rebuild Terminal B, the project

has transformed the guest experience in the gate area.

“We are incredibly proud of this facility,” Steeves said, “which also offers a glimpse of what you can expect to come from the overall LaGuardia redevelopment project.”

The \$5.1 billion project, the largest public-private partnership in American aviation history, includes a new headhouse, the main part of the terminal, along with two concourses that feature 35 total gates. In February 2018, the 3,100-space Terminal B parking garage opened, followed by the Eastern Concourse in December. The headhouse and Western Concourse are slated to open in 2020.

One feature that guests may not be aware of is that when it’s complete, the entire terminal will be “common-use.”

Steeves said that means the airlines operating out of Terminal B can use any gate, baggage claim or check-in position if needed.

In the original Terminal B, an airline could only use a gate it had specifically leased. Therefore, there may have been empty gates, but the airlines could not use them because they were leased to other airlines.

“In the new Terminal B, the com-

mon use operation will run more efficiently,” Steeves said, “resulting in a seamless experience for passengers.”

Building the new concourse, however, came with its own set of challenges. Steeves said this was “without a doubt one of the most complex aviation projects undertaken,” especially because the existing terminal remains operational as LaGuardia Gateway Partners builds the new one.

Overcoming this challenge required collaboration and coordination with their partners, the Port Authority, Skanska-Walsh and Vantage Airport Group, he said.

“To address this, the project was specifically designed to open in phases,” Steeves said. “We are building in front of, behind and even over top of the existing facility.”

LaGuardia Gateway Partners is now focusing on finishing the headhouse, which includes space for check-in, security and baggage claim, as well as the first gates of the Western Concourse.”

“2020 is an exciting year as we continue to expand on the renovations,” Steeves said



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SHAY ALSTER

Architect, Alvista Towers



Alvista Towers first to transform Jamaica

By Jen Khedaroo | bfang@queensledger.com

Alvista Towers is the first building to alter the Jamaica skyline and signify change coming to the Queens neighborhood.

The neighborhood is currently undergoing a development wave, and the 25-story, 362,000-square-foot Alvista Towers at 147-36 94th Avenue is the cornerstone.

Shay Alster, managing partner at architecture firm GF55, headed up the project. He feels like they ac-

complished their goal of creating an affordable housing residential building that was both attractive and modern.

“It was a big challenge, because the Jamaica neighborhood is very scarce and the entire area has a big manufacturing use,” Alster said. “It’s not like building in Manhattan where you can draw from architecture from the past and make it current or where you have other buildings and dimensions that you

can relate to.

We had to start from scratch and it was like starting with a white canvas," he added.

The objective was to provide affordable housing as quickly as possible, but to utilize architecture in a way to enhance the character of the neighborhood.

They went for an abstract look with strokes on the building using affordable materials like Exterior Insulation and Finish Systems (EIFS). By using EIFS, they were able to play with the thickness of the lines, as well as the earthy colors and the different relationships between the lines.

The strokes created vertical movement to the tower, juxtaposing it against the horizontal train tracks behind it. Alvista Tower stands alone on an open field with a parking facility behind it.

To add warmth to the building, Alster and his team chose to work with brick on the base of the building. At street level, they added planters and continued the theme by using different bricks to create horizontal stripes. The street level also features angled walls to give it a unique feel.

The theme of lines is carried out in the interior with the modern lobby space and common areas.

"We knew we were bringing affordable housing to the neighborhood, but we don't want people to think that affordable housing is something that doesn't look as nice as high-end developments in New York," Alster said. "We are true believers in affordable housing in our office, and it's what we promote."

While people may think affordable housing means less quality or less amenities, his designs prove otherwise. "We really want people to feel it's an upscale lifestyle," Alster said.

The second floor of the building boasts a recreation space that spans over half of the floor. There are seating areas, fitness center, yoga room, lounge, business area and children's playroom, as well as a glass garage door that gives residents a blended indoor-outdoor living.

We now have seven projects all in the same area," Alster said. "Across the street from Alvista is where we're about to start construction on a building that's even bigger than Alvista at 500,000 square feet, but we do recall the concept that we have on Alvista."

GF55 will also work on the Hilton Hotel that will be built next door. "We're really part of the architects who designed the neighborhood,



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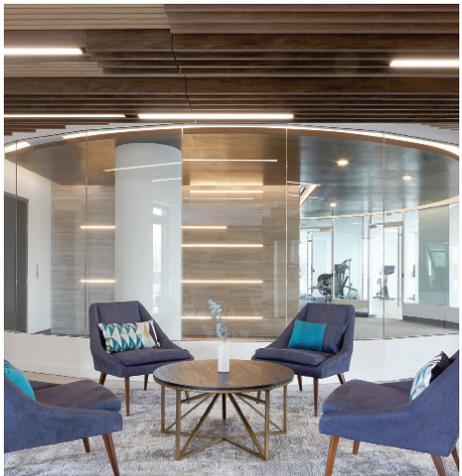


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not just a single building but an entire area,” he said.

The architects at GF55 did something similar in Harlem, where they built 35 new buildings block by block between 118th Street and 120th Street on the west side between Frederick Douglass Boulevard and Manhattan Avenue.

“In all of our projects we try to listen to what the community has to say, and when the developer thinks about how to develop a site they consider feedback,” Alster said. “It’s important to not come into a neighborhood and force your projects onto the people who live there.”



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Alvista Towers
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Architect, PC
Builder - Heirloom Wood-
working

Mixed Use - Residential/ Commercial/Industrial

The Delson
Owner - TSINY 163rd Street
Housing Development Fund
Corporation
Architect - Amie Gross
Architects
Builder - Racanelli Con-
struction Co, Inc

Building Award Winners

REHABILITATION, READAPTIVE USE ALTERATION

Commercial

TWA Hotel

Owner - Flight Center Hotel LLC
Architects - Beyer Blinder Belle
Architects & Planners LLP and
Lubrano Ciavarra Architects
Builder - Turner Construction
Company

Health Care Related

St. John's Episcopal Hospital
Owner - Episcopal Health Services
Architect - Samir Rejeili
Builder - Michael Fennessy / The
Shannon Group

Mixed Use - Residential/Com- mercial/Industrial

Sussman-Automatic Corporation
Owner - 34th Street L.I.C. Realty
Co., LLC
Architect - Tom Kundig
Builder - Patrick Muecke

Office Building

Amalgamated Transit Union Local
1056
Owner - Amalgamated Transit
Union Local 1056
Architect - Joshua Zinder, AIA
Builder - Augustino D. D'Alonzo Jr.

Schools & Colleges

Electrical Industry Training Center
Owner - Educational and Cul-
tural Trust Fund of the Electrical
Industry
Architect - Gensler
Builder - JIBEI

Single & Two Family Resi- dences

Build it Back Housing
Owner - Samnarain Sooperpersaid
Architect - Angelo Costa
Builder - Michael Dubb

Industrial

Alphapointe
Owner - Alphapointe
Architect - Joel Miele, Jr., P.E., /
Benjamin Leonardi, R.A.
Builder - Stephen Paolino of JPC
Contracting Inc.

Landscape Design, Court- yards, Plazas

O'Byrne Residence
Owner - Daniel and Mary O'Byrne
Architect - Kevin Wolfe Architect,
PC
Builder - New Creations Land-
scapes, Inc.

OPEN OR ENCLOSED PUBLIC SPACE

Commercial

TWA Hotel

Owner - Flight Center Hotel LLC
Architects - Beyer Blinder Belle Architects & Planners LLP and Lubrano
Ciavarra Architects
Builder - Turner Construction Company

New Construction **COMMERCIAL**

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Design & Construction - Skanska Walsh Joint Venture
Project Manager - Vantage Airport Group

New Construction **HOTELS**

TWA Hotel



TWA Hotel

Owner – Flight Center Hotel LLC

Architects – Beyer Blinder Belle Architects &
Planners LLP and Lubrano Ciavarra Architects

Builder – Turner Construction Company

New Construction
**MIXED USE - RESIDENTIAL/
COMMERCIAL/INDUSTRIAL**

Alvista Towers



Owner - 94th Avenue, Jamaica, LLC
Architect - GF55 Partners
Builder - Artimus Construction

New Construction
SINGLE & 2 FAMILY
RESIDENCES

Yu Residence



Owner – Xin Jian Yu / Min Qiu
Architect – Paul W Athineos
Builder – Yan Chun Lin

New Construction
HEALTH CARE
RELATED FACILITIES

Northwell Health Laboratories
Little Neck Parkway



Owner - Betty Sarmiento
Architect - Flad Architects
Builder - Antonio Cabrera of Hunter Roberts
Construction Group

Interior Design **COMMERCIAL**

Bohack Square



Owner - Alex Ligas

Architect - Sotir Associates

Builder & Interior Designer - Elli NY Design Corp.

Interior Design
**MIXED USE - RESIDENTIAL/
COMMERCIAL/INDUSTRIAL**

The Delson



Owner - TSINY 163rd Street Housing
Development Fund Corporation
Architect - Amie Gross Architects
Builder - Racanelli Construction Co, Inc
Additional Awards Won by The Delson: ArtWorks,
National Endowment for the Arts Grand Prize,
2019 Coverings Installation & Design Awards

Interior Design
SINGLE & TWO FAMILY
RESIDENCES

O'Byrne Residence



Owner - Daniel and Mary O'Byrne
Architect - Kevin Wolfe Architect, PC
Builder - Heirloom Woodworking
Interior Designer - Pamela Broderick of Kevin
Wolfe Architect, PC

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION***
COMMERCIAL

TWA Hotel



Owner - Flight Center Hotel LLC
Architects - Beyer Blinder Belle Architects &
Planners LLP and Lubrano Ciavarra Architects
Builder - Turner Construction Company

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION
HEALTH CARE RELATED***

St. John's Episcopal Hospital

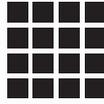


Owner - Episcopal Health Services
Architect - Samir Rejeili
Builder - Michael Fennessy / The Shannon
Group



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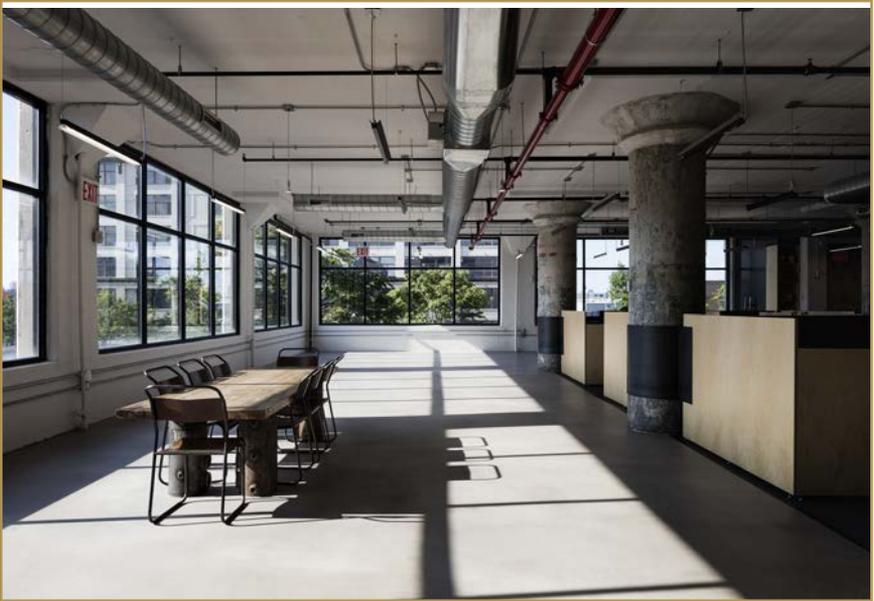
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USE ALTERATION, OR ADDITION
MIXED USE - RESIDENTIAL/
COMMERCIAL/INDUSTRIAL***

Sussman-Automatic Corporation



Owner - 34th Street L.I.C. Realty Co., LLC

Architect - Tom Kundig

Builder - Patrick Muecke / Muecke, Inc.

REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION OFFICE BUILDING

Amalgamated Transit Union Local 1056



Owner - Amalgamated Transit Union Local 1056

Architect - Joshua Zinder, AIA

Builder - Augustino D. D'Alonzo Jr.

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION
SCHOOLS & COLLEGES***

Electrical Industry Training Center (EITC)



Owner - Educational and Cultural Trust Fund of
the Electrical Industry
Architect - Gensler
Builder - JIBEI

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION
SINGLE & TWO FAMILY
RESIDENCES***

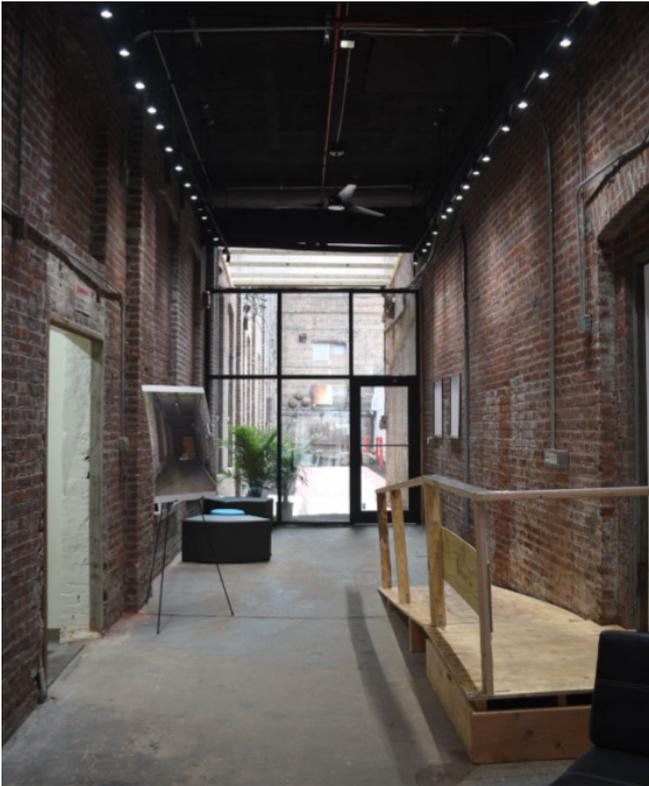
Build it Back Housing



Owner - Samnarain Sooperpersaid
Architect - Angelo Costa
Builder - Michael Dubb

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION***
INDUSTRIAL

Alphapointe



Architect – Joel Miele, Jr., P.E., /
Benjamin Leonardi, R.A.
Builder – Stephen Paolino of
JPC Contracting Inc.

***REHABILITATION, READAPTIVE
USE ALTERATION, OR ADDITION***
**LANDSCAPE DESIGN,
COURTYARDS, PLAZAS**

O'Byrne Residence



Owner - Daniel and Mary O'Byrne
Architect - Kevin Wolfe Architect, PC
Builder - New Creations Landscapes, Inc.

OPEN OR ENCLOSED
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COMMERCIAL

TWA Hotel



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Architects - Beyer Blinder Belle Architects & Planners LLP and Lubrano Ciavarra Architects
Builder - Turner Construction Company

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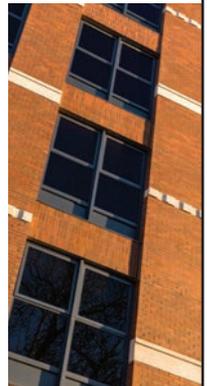
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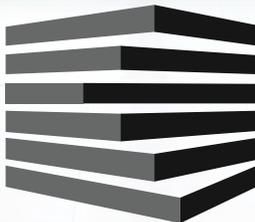
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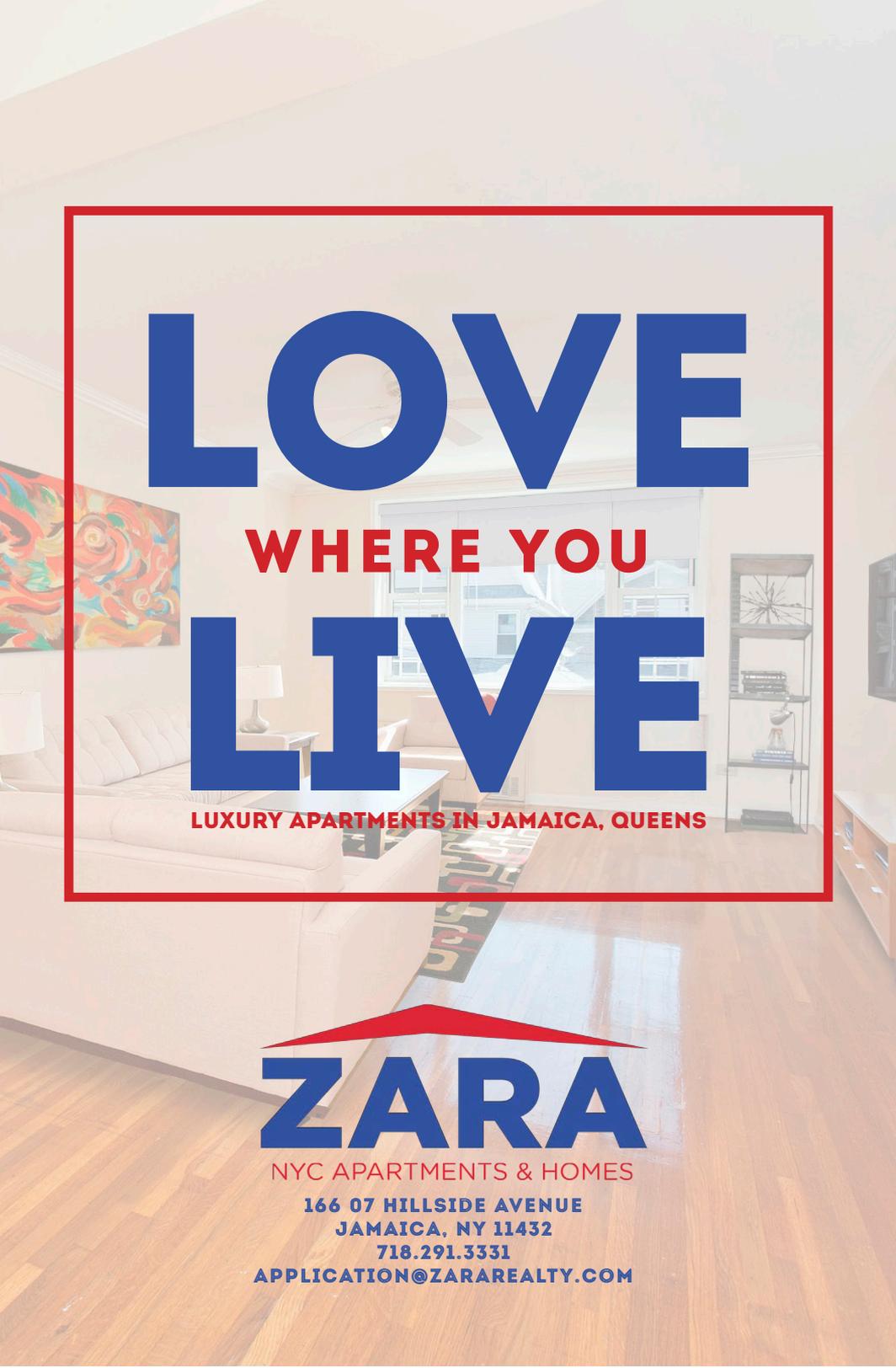
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