

From: [PlanningAudioVisual](#)
To: [Bueno, Lizbeth](#); [Fons, Monique](#)
Subject: FW: HPB - Letters - HPB21-0495, 622 15th. Street
Date: Thursday, April 7, 2022 2:39:15 PM
Attachments: [HPB-Letters.pdf](#)
[image001.png](#)

Hi Lizbeth,
Can you process?

Thanks,



Jessica Gonzalez
Clerk of Boards
Planning Department
1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Tel: 305-673-7550 / www.miamibeachfl.gov
It's easy being Green! Please consider our environment before printing this email.

From: condomail625@aol.com <condomail625@aol.com>
Sent: Wednesday, April 06, 2022 4:07 PM
To: PlanningAudioVisual <PlanningAudioVisual@miamibeachfl.gov>
Subject: HPB - Letters - HPB21-0495, 622 15th. Street

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Historic Preservation Board,

We are 625 Espanola Way, Inc, a Condominium Association, located at 641Espanola Way, Miami Beach, Fl. 33139.

Attached you will find letters and pictures from our association members expressing how we feel about this proposed project, at 622 15th. Street, which is located right behind our building. (HPB21-0495, 622 15th. Street). We are totally against this project for the inconveniences and negative impact to our community and our historic neighborhood in general.

We are looking forward to meeting you on the next HPB meeting, on Tuesday, April 12, 2022.

Thank you very much for your kind attention this matter.

Sincerely,

Jorge Jerez - Board Member
625 Espanola Way, Inc.
Board of Directors

625 Espanola Way, Inc.
641 Espanola Way – Condo Box
Miami Beach, Fl. 33139

April 4th, 2022

Historic Preservation Board
C/O Planning Department
1700 Convention Center Drive, 2nd. Floor
Miami Beach, FL. 33139

Reference: HPB21-0495, 622 15th Street

We are 625 Espanola Way, Inc., a Condominium Association, located at 641 Espanola Way, Miami Beach, FL. 33139. It has been brought to our attention the proposed project of the partial demolition of a historic building to be replaced with a new, bigger and modern construction, including a roof deck, just feet from the back of our building, and next to historic buildings.

We have enjoyed beautiful sky views, green trees, fresh air, natural lighting and privacy, especially for those units with catwalks and back doors and windows, directly facing the existing historic buildings and open spaces at 622 15th St. All these will be taken away. Moreover, the years of construction noise and dust adversely affect all of us, including our elderly owners who struggle with respiratory conditions.

This new proposed project, which violates and will set back regulations, will forever destroy our historic neighborhood, by adding new structural elements and designs. No attempt was made to make it fit in size and style. It is incomprehensible how such an imposing non-conforming project could even be submitted to the Miami Design Preservation League for consideration.

On behalf of our entire condominium association, we are letting you know there is total opposition to this proposal and, respectfully, we are asking you to please not approve such a nuisance for our association and insult to our neighborhood.

Attached, you will find emails from members of our condominium association and pictures of the historic surroundings we have been enjoying for many years, but now at risk of being taken away from us forever. Please do not allow this to happen.

If you have any questions or need any additional information, please call us at (305) 726-6030 or email us at: condomail625@aol.com.

Thank you very much for your conscientious attention to this matter.

Sincerely yours,

Board of Directors
625 Espanola Way, Inc.

Unit #33

April 4, 2022

**Ref: HPB21-0495, 622 15 street
Site Redevelopment Proposal**

To: Historic Preservation Board

CC: Members of the Miami Design Preservation League

I am strongly opposed to the plans for site redevelopment at 611 15th St. Living at 641 Espanola, #33, I am a direct abutter and will be harmed by the construction of a back-end, 3-story, building that will block the very pleasing view we enjoy on our back catwalk.

For many years, unit #33 was my mother's residence. Anne Saxe found great pleasure in opening her back door, sitting in the doorway with her morning coffee. She was calmed by the sedate blue skies, wispy clouds moving by. In her retired days, my mother was an original member of the Miami Design Preservation League; under the leadership of Barbara Capitman, she helped rally Miami Beach citizens to establish South Beach as a historic preservation district to celebrate its 1930s-40s, distinctive, small-scale charms.

I too greatly enjoy that back view. Like my mother, I will often open the back door to enjoy the peaceful view, opening my day with morning fruit and the comforting view; throughout the day, I step out for breaks to enjoy the skies of Miami Beach.

The height of this unit will rob residents in our building of this beauty, especially those living as direct abutters to this proposed structure.

On another level, it is adding more housing density to our community that is already bursting at the seams.

With climate crisis pushing the waves ever closer, we need to learn to subtract, not add.

I strongly urge you to reject the current plans proposed by the developer of 622 15th street.

Sincerely,

Joel Saxe

Unit 33

Unit #11

①

From: lcf02139@comcast.net,
To: condomail625@aol.com,
Subject: MDPL Board
Date: Sun, Mar 27, 2022 9:56 pm
Attachments: Ferrara_Unit_11_.docx (22K)

Greetings,

I am very much opposed to the changes to 622 15th Street, particularly the demolition of the garage structure and the proposed building to be in its place.

Enclosed is my letter to the Miami Design and Preservation League. I emphasized the loss of aesthetic appeal because that is the primary objective of the League. I would probably write a different letter when / if the matter comes before the Zoning Board.

Please let me know what you think. Since I cannot attend, but would be interested in attending via ZOOM, if possible.

Will you submit my letter or shall I send it myself?

Best,

Lawrence Ferrara

Unit # 11

2

March 27, 2022

Dear members of the Miami Preservation Board,

I have always appreciated your efforts to fight for the architectural and social impacts from new construction projects. I never thought I would be in need of your help, until now.

I love this neighborhood. For over 20 years I have owned 641 Espanola Way, unit # 11. My kitchen door opens directly out to the south side of 622 15th Street and just feet from the former garage on that property. The loss of privacy and increase in noise would rob me of the enjoyment I have had for years.

When I purchased my unit in what is the historic preservation neighborhood over 20 years ago, I had the reasonable expectation that the historic structure behind my unit would not be replaced, especially with any such imposing monstrosity that would rob me of the rights I have come to expect. I also have a right to expect that the sunlight, sky views, privacy and air circulation that I have enjoyed for over 20 years would not give way to a new building that is out of proportion in size, and style that clashes with the existing charm of the neighborhood.

Additionally, the mammoth structure would create undue nuisance, noise and dust right outside my kitchen window and door for over 2 years. Additionally, we at 641 Espanola Way and others would lose valuable privacy. The 3-story structure would feature roof decks overlooking my and other units. The roof decks would inevitably invite parties with loud music.

Aside from destroying the aesthetics of the historic neighborhood, the size of the glass and stucco building at 622 15th Street is totally inappropriate for the small space. It would literally be squeezed into the backyard of the main building. Worse yet, it would be just feet from my kitchen door.

Even if the main structure on that site is beautifully renovated, there would be no net gain if the huge, modern condo building is jammed behind it. It would destroy any aesthetic value of the main building resulting in a net loss. It would be awful for everyone involved.

Please refuse any plans to demolish the historic accessory structure, as it would violate the Preservation Board's mission to preserve, protect and promote the historic architecture and aesthetic values of Miami Beach and cause great hardship to me and others.

Lastly, pursuant to Article 1, Section 2 of the Related Special Acts, granting of a variance must be "in harmony with the general intent and purpose of this Ordinance and that such variance will not *be injurious to the area* involved or otherwise *detrimental to the public welfare . . .*" There is no question that the over-sized, 3-story condo modern building, squeezed into the backyard of an historic building in a historic district, jammed up against 641 Espanola Way resulting in the loss of privacy, light and air would be "detrimental to the public welfare."

Please reject plans to demolish the historic garage and do not allow construction of such a large, inappropriate and non-conforming structure in its place.

Unit #11

③

Sincerely,

Lawrence Ferrara

Lawrence Ferrara
641 Espanola Way #11
Miami Beach, FL 33139

Unit # 26
①

From: medecarie@gmail.com,
To: matthew@mdpl.org,
Cc: davideharwell@aol.com, condomail625@aol.com,
Subject: Re: [Miami Design Preservation League] Contact Form Filled out on MDPL Website
Date: Wed, Mar 16, 2022 11:19 pm

Hello Matthew, thank you for also reaching out, this is a big concern for our building\community. My phone number is 514 706-3674. I am cc'ing my colleagues\neighbours and friends, Jorge and David as we all want to make our voices heard on this project as owners in the neighborhood of the proposed project. My husband and I are both architects/interior designers and feel this proposal does not fit the actual Miami beach historical architectural heritage of Miami beach plus it would have a negative impact on our whole property. Let's chat when you are available.

Regards,

Marie-Elene Decarie

Envoyé de mon iPad

Le 16 mars 2022 à 14:02, Matthew Gultanoft <matthew@mdpl.org> a écrit :

Hello Marie,
Thank you for reaching out to MDPL regarding your concerns on the neighboring property at 622 15 Street. We'd be more than happy to speak with you and to help you provide feedback to the city's Historic Preservation Board as they consider this project. Perhaps we could speak on the phone. Is there a good time later this week? If so, please also provide your phone number.

Thank you,
Matthew

----- Forwarded message -----

From: Medecarie (Miami Design Preservation League) <support@mdpl.zendesk.com>
Date: Mon, Mar 14, 2022 at 10:58 AM
Subject: [Miami Design Preservation League] Contact Form Filled out on MDPL Website
To: Daniel Ciraldo <daniel@mdpl.org>



Medecarie

Mar 14, 2022, 9:58 GMT-5

From: Marie elene decarie <medecarie@gmail.com>

Message Body:

Hello board, we are owners and member of the board for our condo which is located next to a project that was submitted to you: 622 15th street and we are 100% behind your comments stating that the rear building proposal does not respect the style of the surrounding buildings. How can we also voice our opinion? Thank you in advance

--

This e-mail was sent from a contact form on Miami Design Preservation League (<http://www.mdpl.org>)

Unit # 26

2

[80MGYZ-WP5O]Ticket-Id:1510Account-Subdomain:mdpl

Unit # 32

From: hay-d76@hotmail.com,**To:** condomail625@aol.com,**Subject:** Fw: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal**Date:** Wed, Apr 6, 2022 9:53 am**Attachments:** 622 15th Site Redevelopment Proposal Drawings.pdf (4253K)

Good morning,

This is Haydee Fernandez Salazar, owner of unit 32. I do not agree with the new construction proposed for the building at 622 15th Street. The length of the construction and losing precious wind and views from our building will take away from our gem in South Beach. I am very much in favor of preservation especially in Miami Beach and would love to see the old building being restored instead of demolished.

Thank you,

Haydee

From: jajsobe (null) <jajsobe@aol.com>**Sent:** Monday, March 28, 2022 6:50 PM**To:** Haydee Fernandez <hay-d76@hotmail.com>**Subject:** Fwd: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal

Hi, hope everything is well.

Did you receive this email?

The response from members has been more than expected and the rejection to the proposed new constitution has been unanimous.

Plase send your reply.

Thanks,

Jorge

Sent from my iPhone

Begin forwarded message:

From: john bennett <mail@managebuilding.com>**Date:** March 27, 2022 at 3:19:33 PM EDT**To:** jajsobe@aol.com**Subject:** Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal**Reply-To:** Johnb@keystone-miami.com

Dear Condominium Association,

Enclosed you will find email from Neil Deputy, an architect representing the owners of the building right behind our building.

The owners are trying to demolish a part of the historic building and replace it with a new, modern and higher building. This new structure is not only in contrast with existing historic design, but it is higher than

Unit # 19

From: caderoni@aol.com,
To: condomail625@aol.com,
Subject: proposed new building, 611 15th street
Date: Tue, Mar 29, 2022 3:30 pm

It has come to our attention that a new building is in the planning stages on 15th street.

After looking at the drawings, we are dismayed and disappointed that this building is being considered. It does not fit in with other buildings in our neighborhood. South Beach is known for its art deco buildings. It is neighborhood that can boast because the look has been preserved throughout the area. This proposed building does not adhere to the art deco style.

Furthermore, the planned building will obstruct views as well as air circulation and light for many of the residents in our building.

We, the owners of unit 19, therefore want it known that we are against this proposed building. We would prefer a rehab of the existing structure so that the beauty and integrity of the neighborhood will remain intact.

thank you for your consideration,

Jackie Cader and Ralf Antoni
owners of unit 19 at 641 Espanola Way

Unit # 34

From: jajsobe@aol.com,
To: condomail625@aol.com,
Subject: 611 15 street - Site Redevelopment Proposal
Date: Mon, Mar 28, 2022 5:20 pm

Dear HPL Board,

- >
- > After careful reviewing the proposed project at the address on the subject, I would like to express my opposition to this project. It will have a negative impact to our building and to our historic community.
- >
- > Thank you,
- >
- > Jorge Jerez & David Harwell
- > 641 Espanola Way, #34
- > Miami Beach, FL. 33149
- >
- > Sent from my iPhone

Unit #37

From: jajsobe@aol.com,
To: condomail625@aol.com,
Subject: 611 15 street - Site Redevelopment Proposal
Date: Mon, Mar 28, 2022 4:49 pm

Dear HPL Board,

After careful reviewing the proposed project at the address on the subject, I would like to express my opposition to this project. It will have a negative impact to our building and to our historic community.

Thank you,

Jorge Jerez
641 Espanola Way, #37
Miami Beach, FL. 33149

Sent from my iPhone

Unit # 36

From: jajsobe@aol.com,
To: condomail625@aol.com,
Subject: 611 15 street - Site Redevelopment Proposal
Date: Mon, Mar 28, 2022 4:52 pm

Dear HPL Board,

> After careful reviewing the proposed project at the address on the subject, I would like to express my opposition to this project. It will have a negative impact to our building and to our historic community.

>

> Thank you,

>

> David Harwel

> 641 Espanola Way, #36

> Miami Beach, FL. 33149

>

> Sent from my iPhone

Unit # 4

From: rconitzer@gmail.com,**To:** condomail625@aol.com,**Subject:** Fwd: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal**Date:** Sun, Mar 27, 2022 11:35 pm**Attachments:** 622 15th Site Redevelopment Proposal Drawings.pdf (4253K)

The below referenced project should be opposed in its current form.

----- Forwarded message -----

From: john bennett <mail@managebuilding.com>

Date: Sun, Mar 27, 2022 at 10:19 PM

Subject: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal

To: <rconitzer@gmail.com>, <madera4@yahoo.com>

Dear Condominium Association,

Enclosed you will find email from Neil Deputy, an architect representing the owners of the building right behind our building.

The owners are trying to demolish a part of the historic building and replace it with a new, modern and higher building. This new structure is not only in contrast with existing historic design, but it is higher than our building and will affect our community by taking our space and views and blocking the natural light, air and wind circulation. This massive new structure will affect in general our entire building, but, specially, all those units on the east side of the building, with catwalks and back doors and windows, that, until now, have been enjoying beautiful and specious views and benefiting from natural light, air and wind circulation. In addition to all that, we will have to deal with, at least, 2 years construction, noise and dust.

Neil, is claiming in his email to us that the existing historic structure is in bad condition, the roof and other areas are leaking and attract squatters and vandals. That seems to be a problem that should have been addressed by the owners and the city from the very beginning and the city should have forced new owners to properly maintain the building. They are purposely letting it deteriorate to tear it down and build something new and bigger that does not contribute to the historic landscape of our neighborhood.

This project needs to be approved first by the Miami Design Preservation League (MDPL). The architect has to do a presentation during the next board meeting, scheduled for next Tuesday, April 12 in the morning (no specific time).

We have been in contact with the MDPL Board and they have invited us to voice our opinions and be at the next meeting.

This Board of Directors is very interested in stopping this construction, which will affect us and we would like to invite everyone to attend the next MDPL Board meeting, Tuesday, April 12 or express your opinion by sending us an email at: condomail625@aol.com.

We will be attending the meeting and we would like to bring with us the opinions and concerns of everyone from this association.

Please reply to condomail625@aol.com, as soon as possible.

Thank,

Unit # 2

From: sjmassat@AOL.COM,

To: condomail625@aol.com,

Subject: RE: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal

Date: Mon, Mar 28, 2022 2:34 pm

Attachments:

Stop the construction.

Serge Massat

1 Century Ln, apt 408, Miami Beach FL 33139

Sole owner of LLC XDO Espanola 641, owner of unit 2

Massat Consulting Group

1680 Michigan Avenue, suite 722

Miami Beach, FL 33139

SOLUTIONS TEAM FRANCE EXPORT
MIAMI

From: ESPANOLAWAY CONDOMAIL <condomail625@aol.com>

Sent: Monday, March 28, 2022 12:29 PM

To: sjmassat@aol.com

Subject: Re: Email to Espanola Owners- 611 15 street - Site Redevelopment Proposal

Thank you for your reply. Much appreciated.

Please resend reply and sign it with your name, address and unit number.

Thank you,

Jorge

Sent from my iPhone

3/28/22, 4:43 PM

Vote

Unit # 10

From: elikostbar@gmail.com,
To: condomail625@aol.com,
Subject: Vote
Date: Sun, Mar 27, 2022 5:24 pm

Please include my vote to stop the building project behind our building.

Thank you,

Eli Kostbar
641 Espanola Way Apt 10
Miami Beach FL 33139
813-203-8636

Unit # 1

From: vonhahn@icloud.com,
To: condomail625@aol.com,
Subject: NEW CONSTRUCTION AT 641 ESPANOLA WAY
Date: Sun, Mar 27, 2022 4:18 pm

Thank you for the e-mail which you sent regarding new construction on the east side of 641/ 625 Espanola way. I support your efforts to stop this construction. I also support your goal to hold building owners accountable for their building's state of (dis)repair. Please let me know if you need additional support to protect our building from this new construction

Sincerely

Erik von Hahn
Owner, Unit 1

3/30/22, 7:58 PM

611 15 ST SITE REDEVELOPMENT PROPOSAL

Unit # 20

From: irabassa@aol.com,
To: condomail625@aol.com,
Subject: 611 15 ST SITE REDEVELOPMENT PROPOSAL
Date: Wed, Mar 30, 2022 11:35 am

Please note,

I am against this proposed redevelopment project.

Owner of unit 20
641 Espanola Way
Miami Beach, Fl 33139

Ileana Rabassa
305/498-3048

Sent from my iPhone

Unit #21

April 4, 2022

Reference: HPB21-0495, 622 15th Street

Dear Historic Preservation Board,


My name is Cleusa D. RIBEIRO. I am an elderly person. I am 77 years old and in not in the best of health. I cannot put up with the stress, noise, dust and issues with building a new building just feet from my kitchen door. Please do the right thing and refuse the demolition of the building at 622 15th Street.

I have the original jalousie windows that don't have a tight fit, and my back door is right against the property line of 622 15th Street. This construction, noise, dust would adversely affect my declining health. I have asthma and the dust would cause me great distress. There would be too much dust affecting my asthma. Please don't do this.

This building would create a burden to me, impact my health and destroy this beautiful, historic neighborhood.

I am asking that you say no to the demolition.

Sincerely,


Unit #21

Unit # 5

RE: File number: HPB 21-0495

Dear Miami Design and Preservation League,

I strongly request you reject plans to demolish the historic structure at 622 15th Street.

The owner of the property was careless and disrespectful to the neighborhood allowing his property to deteriorate which became a detriment to all of us for over 10 years, all the while ignoring the mess he made while living in Italy.

The owner could care less about the beautiful and historic nature of this neighborhood as he neglected the property to the detriment to the entire neighborhood while waiting to turn a profit. He carelessness continues as he seeks to ruin the beauty and historic character of the neighborhood for monetary gain. This we cannot allow.

Unlike most of us who are proud of this historic district and chose to make the neighborhood our home, his utter disregard for the neighborhood is even more apparent as he now decides to cash in by demolishing an historic building and replacing it with a massive structure that violates zoning, the mission of the MDPL. The owner seeks to flout the policy and mission of the historic district, and snubs neighbors like myself who will be adversely impacted by his greed.

The owner also states that he cannot, for financial reasons, renovate the main house without demolishing a historic accessory building and constructing the garish, oversized 3-story modern building that would stick out like a sore thumb. He is essentially threatening, "if you don't allow this ugly building that violates all the rules, I will not renovate the other structure to its original beauty." This type of "preservation blackmail" is unacceptable and should be rejected.

We cannot allow the owner of 622 15th Street to continue his reckless disregard for myself and other neighbors who will be adversely affected by this oversized, imposing, structure that will destroy the peace and tranquility that I been enjoying for years while living in my home at 641 Espanola Way.

Sincerely,

Lazarro Key

Lazarro Key

Unit # 5

625 Espanola Way, Inc.

641 Espanola Way.

Miami Beach, FL.

Unit 8

RE: File number: **HPB 21-0495**

Dear Miami Design and Preservation League,

I strongly request you reject plans to demolish the historic structure at 622 15th Street.

The owner of the property was careless and disrespectful to the neighborhood allowing his property to deteriorate which became a detriment to all of us for over 10 years, all the while ignoring the mess he made while living in Italy.

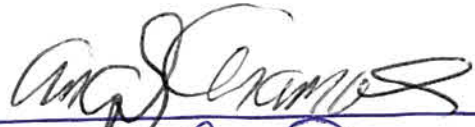
The owner could care less about the beautiful and historic nature of this neighborhood as he neglected the property to the detriment to the entire neighborhood while waiting to turn a profit. He carelessness continues as he seeks to ruin the beauty and historic character of the neighborhood for monetary gain. This we cannot allow.

Unlike most of us who are proud of this historic district and chose to make the neighborhood our home, his utter disregard for the neighborhood is even more apparent as he now decides to cash in by demolishing an historic building and replacing it with a massive structure that violates zoning, the mission of the MDPL. The owner seeks to flout the policy and mission of the historic district, and snubs neighbors like myself who will be adversely impacted by his greed.

The owner also states that he cannot, for financial reasons, renovate the main house without demolishing a historic accessory building and constructing the garish, oversized 3-story modern building that would stick out like a sore thumb. He is essentially threatening, "if you don't allow this ugly building that violates all the rules, I will not renovate the other structure to its original beauty." This type of "preservation blackmail" is unacceptable and should be rejected.

We cannot allow the owner of 622 15th Street to continue his reckless disregard for myself and other neighbors who will be adversely affected by this oversized, imposing, structure that will destroy the peace and tranquility that I been enjoying for years while living in my home at 641 Espanola Way.

Sincerely,



Angel Oramas
Unit # 8
625 Espanola Way, Inc.
641 Espanola Way
Miami Beach, FL.

Unit #30

RE: File number: **HPB 21-0495**

Dear Miami Design and Preservation League,

I strongly request you reject plans to demolish the historic structure at 622 15th Street.

The owner of the property was careless and disrespectful to the neighborhood allowing his property to deteriorate which became a detriment to all of us for over 10 years, all the while ignoring the mess he made while living in Italy.

The owner could care less about the beautiful and historic nature of this neighborhood as he neglected the property to the detriment to the entire neighborhood while waiting to turn a profit. He carelessness continues as he seeks to ruin the beauty and historic character of the neighborhood for monetary gain. This we cannot allow.

Unlike most of us who are proud of this historic district and chose to make the neighborhood our home, his utter disregard for the neighborhood is even more apparent as he now decides to cash in by demolishing an historic building and replacing it with a massive structure that violates zoning, the mission of the MDPL. The owner seeks to flout the policy and mission of the historic district, and snubs neighbors like myself who will be adversely impacted by his greed.

The owner also states that he cannot, for financial reasons, renovate the main house without demolishing a historic accessory building and constructing the garish, oversized 3-story modern building that would stick out like a sore thumb. He is essentially threatening, "if you don't allow this ugly building that violates all the rules, I will not renovate the other structure to its original beauty." This type of "preservation blackmail" is unacceptable and should be rejected.

We cannot allow the owner of 622 15th Street to continue his reckless disregard for myself and other neighbors who will be adversely affected by this oversized, imposing, structure that will destroy the peace and tranquility that I been enjoying for years while living in my home at 641 Espanola Way.

Sincerely,

Benjamin Huberman
Benjamin Huberman
Unit #30
625 Espanola Way, Ive.
641 Espanola Way.
Miami Beach, FL



Our building: 641 Espanola way.



Beautiful blue sky & tropical views



Beautiful blue sky & historic buildings views.



3rd Floor

Beautiful views from our catwalks
(This will be taken away with
new construction)



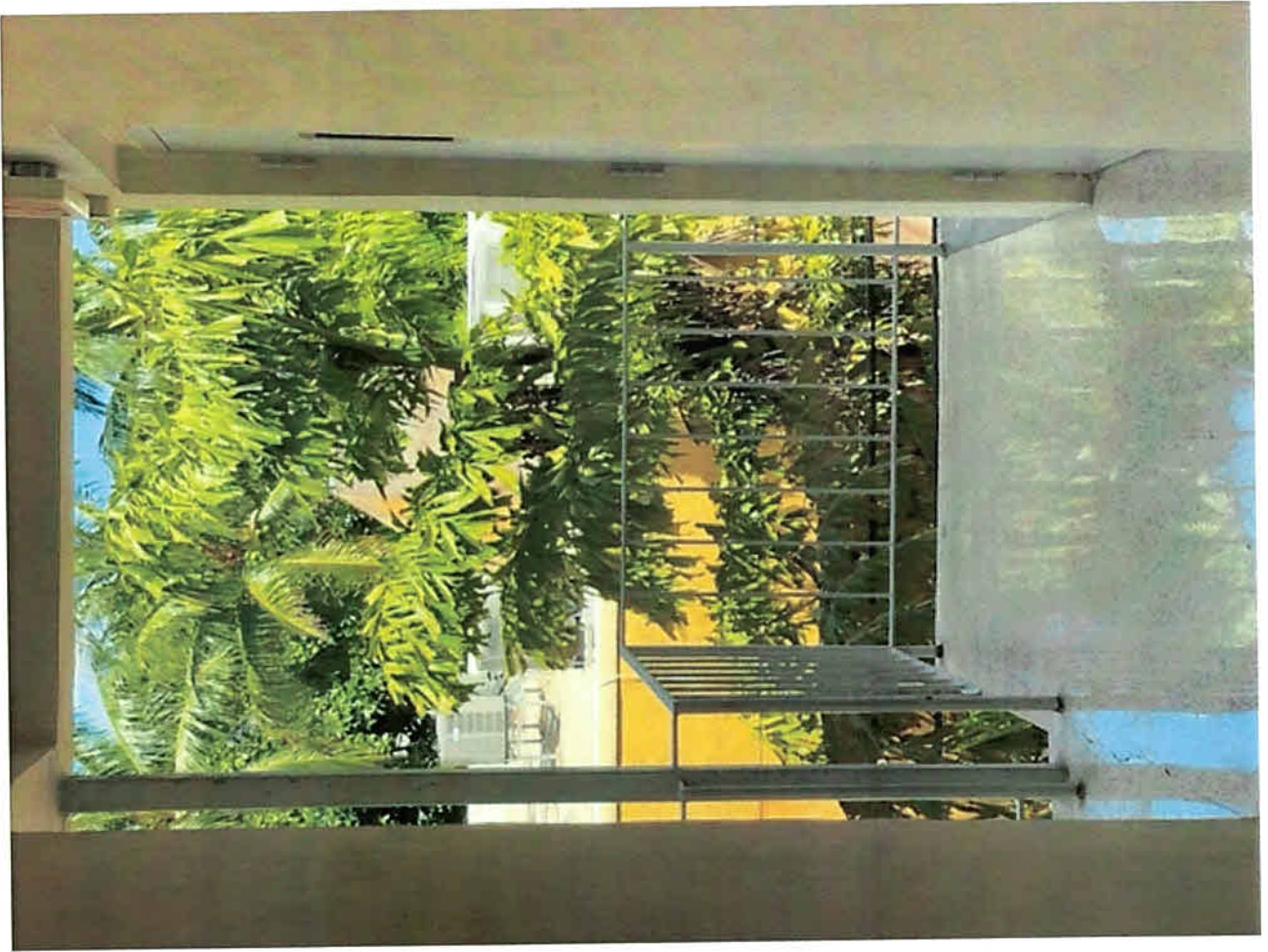
Catwalk looking at existing
Historic building (2nd floor)



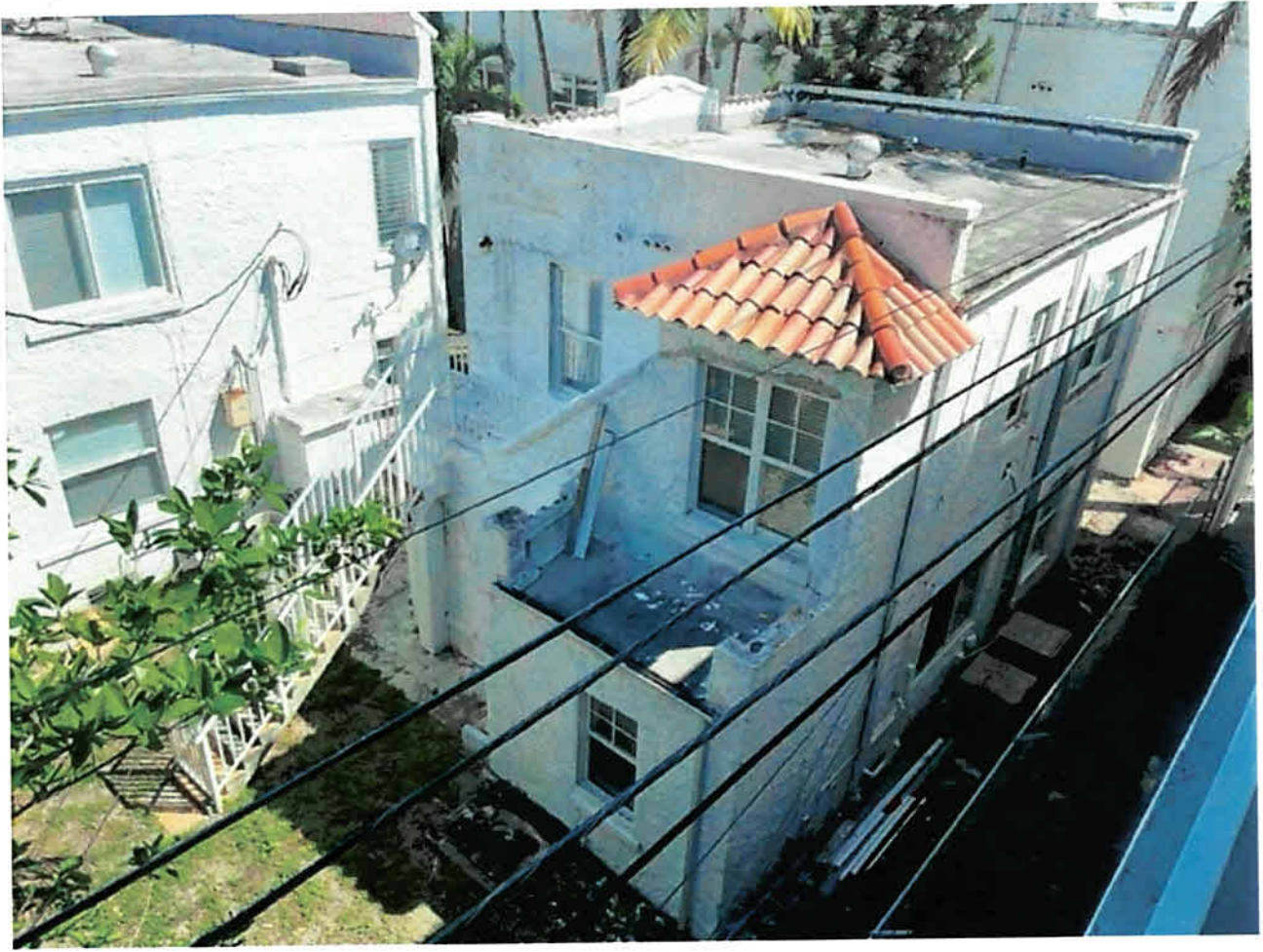
Catwalk facing existing
historic building - (1st. Floor)



Beautiful tropical views
from our hallways.



Beautiful tropical views
from our hallways.



Beautiful Historic Structure
planned for demolition,
that can be saved.



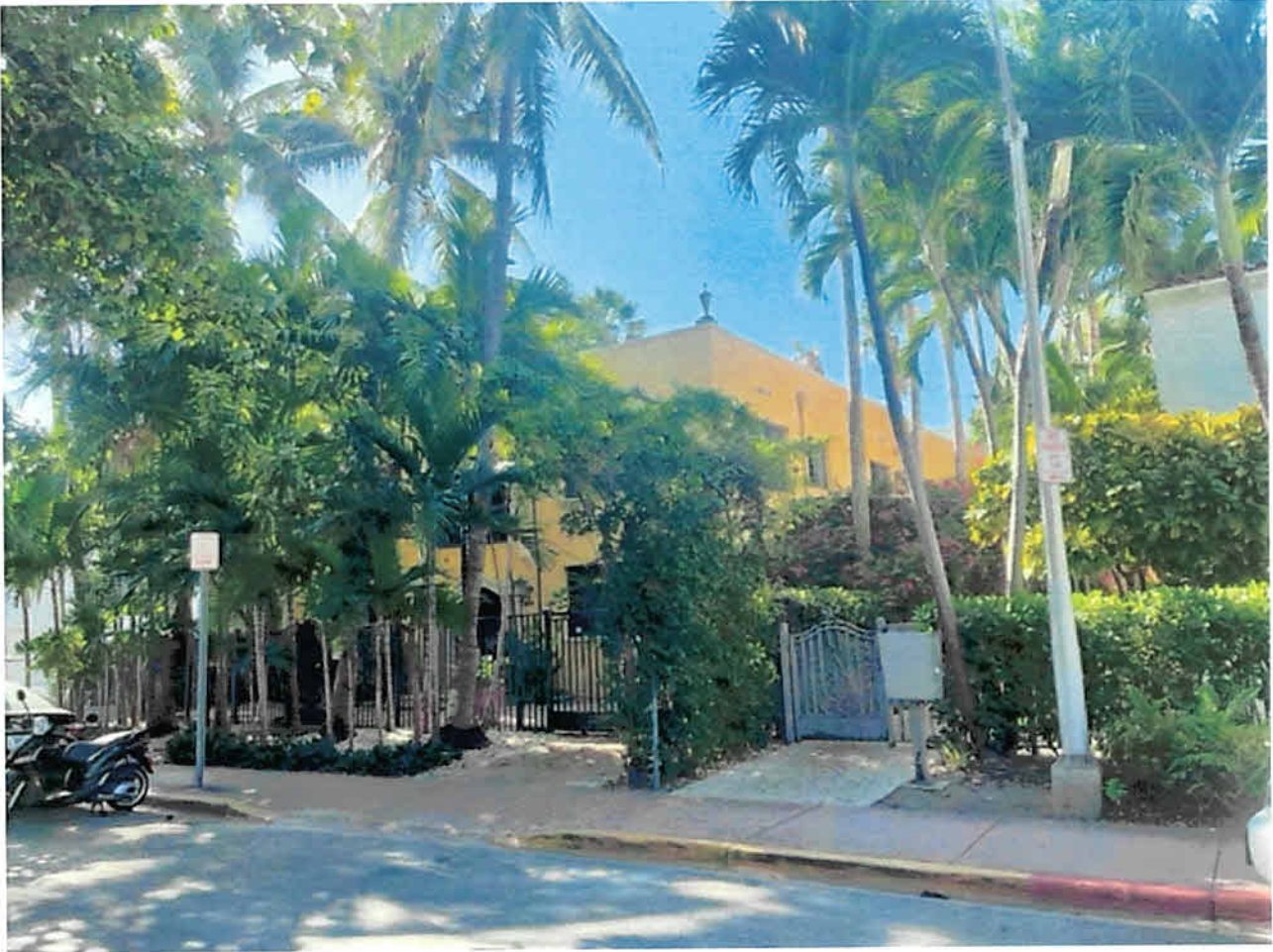
Beautiful courtyard
and tropical landscaping.



View of: 622 15 Street,
with historic garage structure
and our building in the back



View of: 622 15 Street



Other Historic Building
next to : 622 15 street

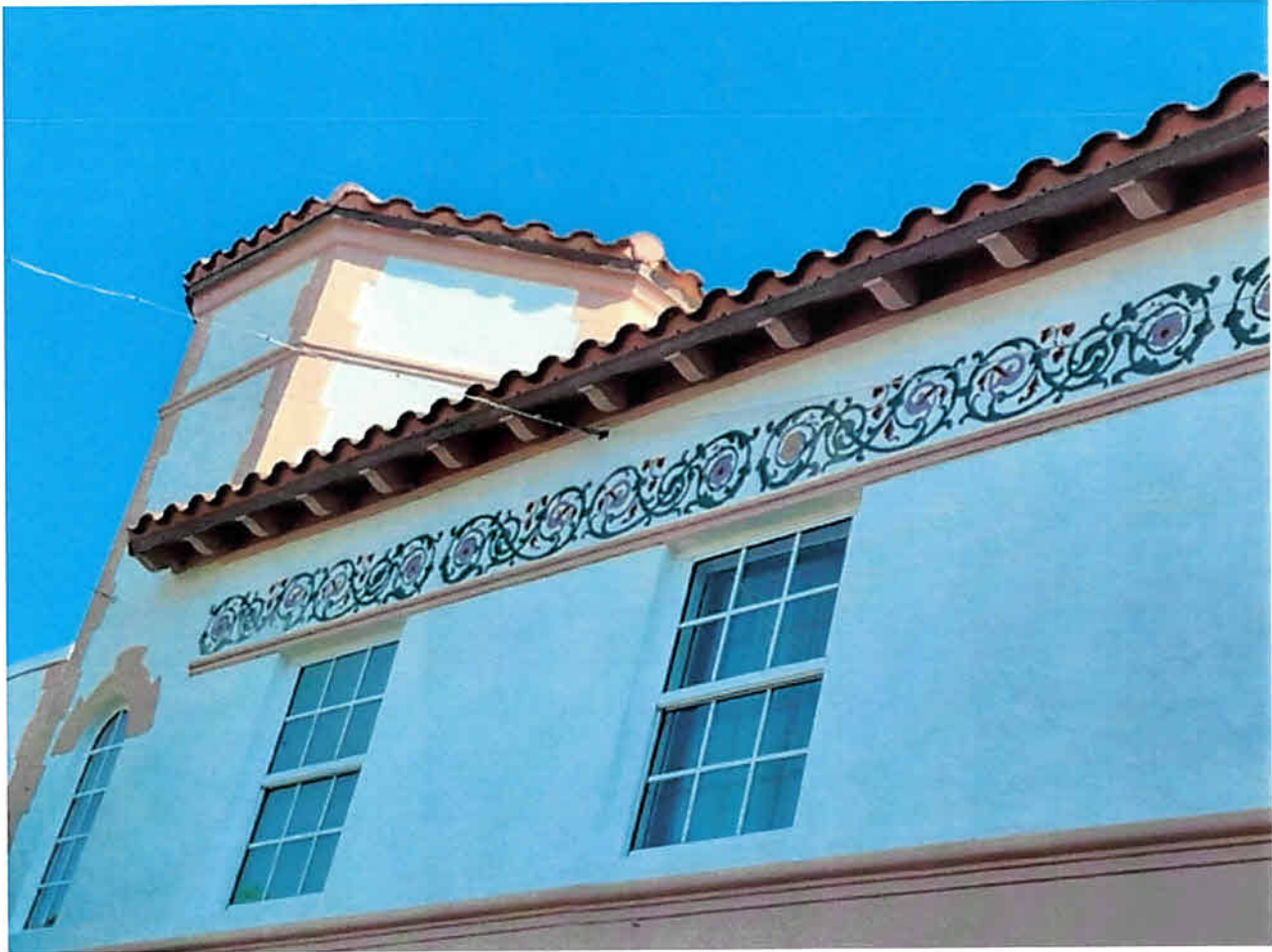


Sent from my iPhone

Another Historic Building
next to: 622 15 Street



Esme Hotel (Old Clay Hotel)
Beautifully restored
to its original splendor!



Esme Hotel - Beautiful restoration!



Esme Hotel - Beautiful restoration!





Esme Hotel - Beautiful restoration!



Sent from my iPhone

The Drexel. Beautiful restoration!

It is possible to restore
and not to destroy!
