BEYER
BLINDER
BELLE

Historic Preservation
BBB is well known for our expertise in restoring, revitalizing, and reusing historic buildings and sites. Our project-specific approach is based on research and analysis, a thorough understanding of the cultural context, and the development of appropriate preservation methodologies and new design interventions. We give new life to historic projects through the sensitive and creative integration of contemporary program accommodations, life safety, and infrastructure systems.
Cultural
Alice Austen House and Grounds  Staten Island, NY
Apollo Theater  New York, NY
Beacon Theatre  New York, NY
Cooper Hewitt, Smithsonian Design Museum  New York, NY
Enid A. Haupt Conservatory, New York Botanical Garden, Bronx, NY
General Theological Seminary  New York, NY
John Jay Heritage Homestead  Rye, NY
Lincoln Center for the Performing Arts  New York, NY
Longwood Gardens  Kennett Square, PA
Morgan Library & Museum  New York, NY
New-York Historical Society  New York, NY
New York University, Multiple Projects  New York, NY
Rubin Museum of Art  New York, NY
South Street Seaport Museum  New York, NY
Swedish Cottage Marionette Theater, Central Park  New York, NY
Thomas Edison National Historic Park  West Orange, NJ

Government
Historic DC Courthouse  Washington, DC
Maryland State House, Old House of Delegates  Annapolis, MD
New York City Hall  New York, NY
Thurgood Marshall US Courthouse  New York, NY
US Capitol  Washington, DC
US Embassies  Beijing, New Delhi, Prague, Rome

Infrastructure
Apollo Theater  New York, NY
Central Park Bridges  New York, NY
Merchandise Mart  Chicago, IL

Interiors
230 Park Avenue  New York, NY
712 Fifth Avenue / Henri Bendel  New York, NY
Chrysler Building  New York, NY
Cooper Hewitt, Smithsonian Design Museum  New York, NY
Epicopal Church Center  New York, NY
Empire State Building Revitalization  New York, NY
Federal Reserve Bank of New York  New York, NY
Maryland State House Old House of Delegates Chamber  Annapolis, MD
New York Yacht Club  New York, NY
Visiting Nurse Service of New York  New York, NY

International
Exchange Palace  Budapest, Hungary
Red Star Line Museum  Antwerp, Belgium

Mid-Century
Marine Air Terminal, LaGuardia Airport  Queens, NY
Newark Airport, Administration Building  Newark, NJ
TWA Flight Center at JFK International Airport  Queens, NY

Preservation Planning
Ellis Island  New York Harbor
General Theological Seminary  New York, NY
Governors Island Land Use Study  New York, NY
Governors Island NPS General Management Plan  New York, NY
New York State Canal Recreationway  New York State
Rockefeller Center  New York, NY
Stone Street Master Plan  New York, NY

Religious
Basilica of the Assumption  Baltimore, MD
Cathedral of the Blessed Sacrament  Sacramento, CA
Cathedral of the Madeleine  Salt Lake City, UT
Temple Emanu-El  New York, NY

Restoration / Addition
407 Fifth Avenue, Old Tiffany Building  New York, NY
712 Fifth Avenue / Henri Bendel  New York, NY
The Banknote  Bronx, NY
BLDG92: Brooklyn Navy Yard Center  Brooklyn, NY
Cartier Fifth Avenue  New York, NY
Ellis Island National Immigration Museum  New York Harbor
Historic DC Courthouse  Washington, DC
Marine Air Terminal  Queens, NY
Newark Liberty International Airport  Queens, NY

Residential
70 Washington Street  Brooklyn, NY
110 Livingston Street  Brooklyn, NY
The Carlton House  New York, NY
Hampton House  New York, NY
Pillsbury Mansion  Minneapolis, MN
Stonington Commons  Stonington, CT

Transportation
Bayonne Bridge  New York & New Jersey
Floyd Bennett Field Hangars  Queens, NY
George Washington Bridge  New York & New Jersey
Grand Central Terminal  New York, NY
Hoboken Ferry Terminal  Hoboken, NJ
LaGuardia Airport  Queens, NY
Newark Liberty International Airport, Building 1  Newark, NJ
Newark Penn Station  Newark, NJ
St. Paul Union Depot  St. Paul, MN
Clients
Administrative Office of the United States Courts
Apollo Theater Foundation, Inc.
Architect of the Capitol
Brooklyn Navy Yard Development Corporation
Cartier North America
City of Antwerp, Belgium
Columbia University
Congregation Emanu-El
Extell Development Company
General Theological Seminary
Harvard University
Lincoln Center Development Corporation
Longwood Gardens
Madison Square Garden Inc.
Metro North Railroad
Metropolitan Transit Authority
Millennium Partners
Monday Properties
National Park Service
New York Botanical Gardens
New York City Department of Design and Construction
New York City Department of Parks and Recreation
New York State Department of Parks, Recreation, and Historic Preservation
New York Historical Society
Peebles Corporation
Princeton University
Smithsonian Institution
Statue of Liberty-Ellis Island Foundation
South Street Seaport Museum
The Morgan Library & Museum
The Port Authority of New York & New Jersey
Tishman Speyer
Two Trees Management Company
US Department of the Interior
US Department of State
US General Services Administration
Witkoff Group
Yale University

Ellis Island
New York Harbor, NY

Empire State Building
New York, NY

General Theological Seminary Preservation Plan
New York, NY

Grand Central Terminal
New York, NY

Longwood Gardens
Main Fountain Garden Restoration
Kennett Square, PA

Maryland State House
Old House of Delegates Chamber
Annapolis, MD

New York Botanical Garden
Enid A. Haupt Conservatory
Bronx, NY

New York City Hall
New York, NY

Prince George Hotel & Ballroom Renovation
New York, NY

Red Star Line Museum
Antwerp, Belgium

St. Paul Union Depot
St. Paul, MN

The Morgan Library & Museum
New York, NY

TWA Flight Center at JFK International Airport
Queens, NY
At Ellis Island, BBB has made a cultural and historical symbol of American immigration accessible to generations of visitors. For more than two decades, BBB has provided planning, preservation, and design services at the designated national monument and World Heritage site. Ellis Island. BBB’s work began with the creation of a Concept Master Plan for the Island, and subsequently a Development Concept Plan, and a Historic Structures Report. Most notably, BBB has worked on the programming, restoration, renovation, and adaptive reuse of the main building into the Ellis Island Immigration Museum. The project required the sensitive integration of modern technology and systems into a historic, deteriorated National Register structure and the creation of spaces for a diverse range of uses, including public gathering space, exhibition space, assembly area, place of honor offices, library, and numerous visitor amenities. Subsequently, BBB has restored the Powerhouse, the Kitchen & Laundry Building, the Bakery & Carpentry Buildings, and the Hospital Outbuilding; and stabilized the Baggage and Dormitory building.

Location: New York Harbor, NY
Client: Save Ellis Island Inc.; Statue of Liberty Ellis Island Foundation; National Park Service
Size: 395,000 SF (multiple projects); 250,000 SF (Museum)
Completed: 1980 - Ongoing (multiple projects); 1990 (Museum)
Construction Cost: $155 million (Museum)
Empire State Building

BBB led a team of architects, historians, artists, and craftsmen in the restoration of New York’s famed Empire State Building.

The Empire State Building, designed by Shreve, Lamb and Harmon and completed in 1931, is a National Historic Landmark, as well as a New York City interior and exterior landmark. Modifications to the building over time obscured the grandeur of its original Art Deco design, and BBB was commissioned to lead a specialized team in restoring the lobby and contiguous public spaces. Following two years of research — including the review of historical documents, photos, sketches, and blueprints, and a forensic analysis of existing architectural elements — BBB returned the lobby to its original vision. The work includes a faithful restoration of a stunning Art Deco ceiling mural, the addition of upgraded technology systems, and improved tenant and visitor services. Concurrent with the lobby restoration, BBB also prepared a Conceptual Master Plan that addresses important planning and design issues throughout the lobby, street entrances, corridors, elevator bank areas, retail spaces, and public floors.

Location  New York, NY  
Client  Empire State Realty Trust  
Size  150,000 SF  
Completed  2009  
Construction Cost  $13 million (lobby restoration)
General Theological Seminary Preservation Plan

BBB developed a comprehensive Preservation Plan that serves as the framework for the General Theological Seminary’s stewardship of its historic buildings.

The General Theological Seminary, founded in 1817, was the first Episcopal Seminary in the United States. Located on a full city block in Manhattan’s landmarked Chelsea Historic District, the Seminary’s park-like campus is the oldest extant collegiate quadrangle in New York City. The campus contains 17 buildings, the majority of which were constructed in the Collegiate Gothic style from 1883 to 1904. From 2000 to 2012, BBB worked with the Seminary on various projects, including a Preservation Plan prepared for the New York City Landmarks Preservation Commission. Following a comprehensive envelope assessment of all structures on campus, a final report was produced, prescribing preservation treatments and associated costs for long-term planning, phased according to the priority of repairs and programmatic needs of the Seminary. From this plan, BBB completed the partial or complete renovation of multiple historic buildings on campus, including the High Line Hotel, a conference center and hotel.

Location New York, NY
Client General Theological Seminary
Size 320,000 SF
Completed 2006
Construction Cost Confidential
Grand Central Terminal

BBB’s work on the revitalization of Grand Central Terminal has transformed America’s busiest train station into a contemporary, multi-use transit and retail hub.

BBB’s work at Grand Central Terminal began more than 25 years ago, with an existing conditions assessment, historic structures report, and a master plan that served to return the facility to a state of good repair. Following the master plan, a multi-phased restoration began, starting with the Taxi Stand and the Terminal’s former Main Waiting Room, now known as Vanderbilt Hall. As a result of the master plan and preservation studies, BBB embarked upon two major projects at the Terminal. The first was the Main Concourse rehabilitation project, which involved updating building-wide systems and significant revisions and additions to vertical circulation between the Main and Lower Concourse including new escalator banks, an upgraded Oyster Bar Ramp, and the re-creation of a monumental stair that appeared in Warren and Wetmore’s original design but was never built. The second major focus, which took place concurrently, was the retail redevelopment of the Terminal through found space, which resulted in additional restaurants, cafés, specialty retailers, and a food market.

Client Metro-North Commuter Railroad Company; Grand Central Terminal Venture, Inc.
Location New York, NY
Size 1.2 million SF
Completed Ongoing
Construction Cost $200 million
Longwood Gardens
Main Fountain Garden Restoration

BBB’s rehabilitation of the Main Fountain Garden at Longwood revitalizes the historic heart of one of the most celebrated public gardens in the world.

Longwood Gardens was conceived, designed, and constructed by Pierre S. du Pont during the first half of the 20th century. Inspired by the great water gardens of Europe, the Main Fountain Garden is among the most prominent features at Longwood, consisting of a variety of significant water features and set within an architectural context of Italianate renaissance loggias, arcades, and basins, and an elaborate and rich horticultural display. BBB has designed a major rehabilitation for the 80 year-old complex, which has been compromised by mechanical problems and aging infrastructure. BBB’s work focuses on the restoration of the original design; repair and improvements to mechanical and electrical systems; introduction of new architectural elements such as the new Grotto, Grand Stairs, and a series of subterranean service structures; and enhancements to the plantings, fountains, and visitor amenities.

Location Kennett Square, PA
Client Longwood Gardens
Size 5 acres
Completed Targeted 2017
Construction Cost Confidential
**Maryland State House**

**Old House of Delegates Chamber**

BBB's renovation of the landmark-designated Old House of Delegates Chamber restores the room's original Victorian aesthetic, while discreetly incorporating contemporary technology.

The Maryland Department of General Services commissioned BBB to develop a Historic Furnishings Plan and design for the re-creation of the Old House of Delegates Chamber at the Maryland State House. Guided by extensive research and documentation, the comprehensive interior restoration includes new lighting, furniture, draperies, carpet, decorative paint, and ornamental plasterwork. The Chamber now serves as a meticulous example of the high-style Victorian aesthetic, as well as an apt setting for interpretive exhibits that explore Maryland’s 19th century legislative landmarks. At the same time, the Chamber provides a functional and flexible meeting and reception space that is equipped with modern-day systems, carefully integrated so as not to detract from the period character.

**Location**
Annapolis, MD

**Client**
The Maryland Department of General Services

**Size**
2,283 SF

**Completed**
2012

**Construction Cost**
Confidential
New York Botanical Garden
Enid A. Haupt Conservatory

At the New York Botanical Garden, BBB restored a crown jewel of conservatory architecture.

The Enid A. Haupt Conservatory, constructed by the Lord and Burnham Co. in 1902, is considered one of the most magnificent conservatories of its time. Throughout its history, it underwent a series of alterations that compromised architectural details and failed to solve recurring environmental and maintenance issues. When BBB was retained to re-create its original appearance and to ensure structural stability, the building was in a severely deteriorated state. The project includes the mitigation of lead-based coatings throughout; the stabilization of the entire steel framing system; the installation of advanced and automated temperature, humidity, and ventilation systems; modern life safety and ADA systems; and the complete redesign of exhibits. The Conservatory is a New York City landmark and is listed on the National Register of Historic Places.

Location Bronx, NY
Client New York Botanical Garden; New York City Department of General Services
Size 55,000 SF
Completed 1997
Construction Cost $25 million
HISTORIC PRESERVATION

New York City Hall

BBB has completed the first comprehensive rehabilitation of New York City Hall in over 50 years, incorporating 21st century systems and technology into an iconic early 19th century landmark.

New York City Hall, completed in 1812, is one of the oldest government buildings in continuous use in the United States. Numerous renovations and modifications over the years compromised the historic integrity of the landmark building and affected the stability of the structure, necessitating an integrated rehabilitation approach. BBB developed the preservation design principles needed to restore its significant interiors, repair chronic structural deficiencies, replace historic copper roofing, insert new mechanical and electrical systems, and integrate improvements appropriate to the historic context. The effort unifies a series of individual building projects into a comprehensive building upgrade program that includes life safety and sustainability upgrades, including PV solar arrays and a gas-generated fuel cell. The guiding objective was to integrate critical improvements inconspicuously, preserving City Hall’s historic fabric and spaces with as light a touch as possible.

Location New York, NY
Client New York City Department of Design & Construction; New York City Office of the Mayor
Size 76,000 SF
Completed 2015
Construction Cost $152 million
Prince George Hotel & Ballroom Renovation

BBB has played a multi-faceted role in the award-winning restoration of New York’s historic Prince George Hotel and its conversion into an affordable housing facility.

Built in 1904, the Prince George was once one of New York City’s premier hotels. After many years of neglect, the Common Ground organization sought to develop the hotel as affordable housing. BBB’s work began with a feasibility study, followed by a complete restoration of the historic exterior façades and a conversion of the interior. The building, now on the National Register of Historic Places as a result of the rehabilitation, provides 416 apartment units, support, and common spaces including a dining room, activity rooms, a medical clinic, offices and commercial space. BBB subsequently led a second, design-build phase of work involving the restoration of the building’s lavish, Neo-Renaissance ballroom. Students from the Parsons School of Design Workshop were also involved in the project, helping to design and construct the entry lobby with members of the BBB team as mentors.

Location    New York, NY
Client   Common Ground Community, H.D.F.C. Inc.
Size   215,000 SF (restoration); 7,000 SF (Ballroom design-build)
Completed   1999 (restoration); 2005 (Ballroom design-build)
Construction Cost   $24 million (restoration); $17 million (Ballroom design-build)
Red Star Line Museum

BBB’s restoration gives the historic Red Star Line inspection station new life as a museum that celebrates the emigrant experience.

The Red Star Line buildings, overlooking the River Scheldt, are landmark structures with great historic value to the city of Antwerp and the broader history of European emigration. Three modest maritime buildings, which date to the early twentieth century, were the place through which more than two million emigrants departed for America between 1873 and 1934, including future luminaries Golda Meir and Irving Berlin. BBB led the design and transformation of the buildings into a contemporary museum that maintains the character of the original structures. The buildings are fully restored to house interpretive exhibits, areas for quiet contemplation, a resource center, and support functions such as ticketing, reception, a gift shop, and a cafe. A striking steel and glass observation tower lends the Museum an iconic and contemporary presence on the Antwerp waterfront and provides visitors with a panoramic, open-air view of the city.

Location  Antwerp, Belgium
Client  City of Antwerp, Belgium
Size  33,400 SF
Completed  2013
Construction Cost  18.5 M€
St. Paul Union Depot

BBB’s work at Union Depot restores a grand public building in St. Paul to its original use as a train station, re-establishing an architectural icon and providing an engine for economic and urban revitalization.

Union Depot is an historic Beaux Arts railroad station located on the banks of the Mississippi River in downtown St. Paul. Once the railroad hub of the Twin Cities and known as the “Gateway to the West,” the building was shuttered in 1971 and closed to the public for more than four decades. As the lead design and preservation architect, BBB worked with an interdisciplinary design-build team to rehabilitate the site into a vibrant, multi-modal transportation hub. The renovated station includes tenant and retail space, grand interior event spaces, parking facilities, and a public pedestrian plaza. In addition to historic restoration work, BBB designed new steel-and-glass vertical circulation towers to move passengers from the waiting room to the trains and buses, new train platforms and canopies, and a major new entrance for vehicular drop-off and Amtrak baggage functions.

Location St. Paul, MN
Client Ramsey County Regional Railroad Authority
Size 267,000 SF
Completed 2012
Construction Cost $250 million
The Morgan Library & Museum

BBB’s work at The Morgan Library & Museum preserves, restores, and expands a New York City architectural treasure.

In collaboration with the Renzo Piano Building Workshop, BBB designed the expansion and renovation of the Morgan Library & Museum. BBB’s role included executive architect, project management, and design and production architect of the restoration of the landmark structures, office, and support spaces. The existing library was comprised of three landmarks: the original, turn-of-the-century McKim Mead & White building; the 1928 library annex; and an 1853 brownstone mansion known as The Morgan House. The expansion knits the campus together through the construction of a 72,000 SF modern, skylit atrium. Contemporary in its glass and steel vocabulary and elegant, modern detailing, the new structure is sensitive to its classically proportioned surroundings. BBB also designed the renovation of the major exhibition gallery in the 1928 Annex Building and the conversion of the original reading room into a new gallery. The project features a new café and shop, a 275-seat underground auditorium, spaces for offices, exhibition preparation, and collections storage.

Location New York, NY
Client The Morgan Library & Museum
Size 147,000 SF
Completed 2011
Construction Cost $70 million
TWA Flight Center at JFK International Airport

BBB’s restoration of the TWA Flight Center at JFK International Airport prepares an icon of modern architecture for future adaptive reuse.

Designed by Eero Saarinen, the TWA Flight Center is a symbol of both the expressive idealism of the 1960s and of Saarinen’s innovative genius. Over time, the landmark terminal was subjected to compromising alterations and additions and deferred maintenance. In 2002, BBB embarked upon stabilization of the building, rendering it secure and weather-tight. Concurrently, a strategy for restoration and redevelopment was formulated based upon research, interviews with surviving members of the original design team, and analysis of archival materials. Central objectives included removal of inappropriate exterior additions; repair of failing concrete and restoration of the historic landside entrance; and restoration of the predominant public areas of the Terminal. BBB has restored the exterior of the building and completed the primary interior spaces, addressing many important life safety concerns. BBB is currently developing plans for the building’s new use as a 500 room hotel, restaurant and meeting center complex.

Location  Queens, NY
Client  Port Authority of New York & New Jersey
Size  167,000 SF
Completed  2012
Construction Cost  $20 million
Transformations

General Theological Seminary
New York, NY

Historic DC Courthouse
Washington, DC

Ellis Island
New York Harbor, NY

Grand Central Terminal
New York, NY
Beyer Blinder Belle was founded in 1968, in the wake of the urban renewal movement in the United States, when the social fabric of cities, communities, and buildings was compromised by the prevailing attitudes about planning and architecture. We pioneered and defined a different approach to the design of the built environment that focused on architecture empowering people—their interaction with each other on streets and in neighborhoods, their pleasure in moving through the city, and their connections to the surrounding physical fabric.

This mission has guided us for more than four decades and has shaped a broad and award-winning practice—now 185 professionals in New York City and Washington, DC engaged in architecture, planning, and interiors. A persistent exploration of historic, cultural and civic meaning guides our work, while our design is contemporary and reflects the materials and technology of today.

Planning, restoration and the design of new buildings are the fundamental underpinnings of our practice. Many of our projects involve the stewardship of historic buildings in sensitive urban sites—the work for which we have become best recognized. Our deep sense of identity and evolving perspectives on design have guided our practice in new construction as well as master planning and urban design. With our clients and friends, we continue the dialogue.

Our areas of specialization include: Campus Planning; Design for Higher Education; Design & Planning for K-12; Government; Historic Preservation; Hospitality & Retail; Interiors; Mixed-Use; Museums & Institutions; Office; Parks, Gardens & Recreation; Performing Arts; Planning & Urban Design; Residential; Sacred; and Transportation.
COVER
New York City Hall - John Bartelstone

INSIDE COVER
Grand Central Terminal - Peter Aaron/Otto

PROJECT LIST
General Theological Seminary Desmond Tutu Center - Frederick Charles

ELLIS ISLAND
Peter Aaron/Otto

EMPIRE STATE BUILDING
Whitney Cox

GENERAL THEOLOGICAL SEMINARY PRESERVATION PLAN
Beyer Blinder Belle and Frederick Charles

GRAND CENTRAL TERMINAL
Beyer Blinder Belle and Peter Aaron/Otto

LONGWOOD GARDENS MAIN FOUNTAIN RESTORATION
Courtesy of Bancroft Construction and John Bartelstone

MARYLAND STATE HOUSE OLD HOUSE OF DELEGATES CHAMBER
Joseph Romeo

NEW YORK BOTANICAL GARDEN, ENID A. HAUPT CONSERVATORY
Mick Hales and Frederick Charles

NEW YORK CITY HALL
John Bartelstone

PRINCE GEORGE HOTEL & BALLROOM RENOVATION
Frederick Charles

RED STAR LINE MUSEUM
Courtesy of Red Star Line Museum/Photo by Filip Dujardin

ST. PAUL UNION DEPOT
Paul Crosby

THE MORGAN MUSEUM & LIBRARY
Frederick Charles and Courtesy of The Morgan Museum & Library/Photo by Graham Haber

TWA FLIGHT CENTER AT JFK INTERNATIONAL AIRPORT
John Bartelstone

TRANSFORMATIONS
General Theological Seminary - Beyer Blinder Belle and Frederick Charles, Historic DC Court House - Joseph Romeo, Ellis Island - Peter Aaron/Otto, Grand Central Terminal - James Rudnick and Peter Aaron/Otto

FIRM OVERVIEW
Top Left to Right: Rockefeller Center - Peter Aaron/Otto, Denison University Bryant Arts Center - Brad Feinknopf; 100 Eleventh Avenue - dBox, Historic DC Courthouse - Joseph Romeo, Grand Central Terminal - Peter Aaron/Otto, Lincoln Center Promenade - Iwan Baan, Muhammad Ali Center - Ted Whitten/Quadrant Inc, Princeton University Campus Plan - Courtesy of Princeton University, D. Applewhite, Kansas City Power & Light District - Emily Andrews, Nabbi Collection - Chuck Choi, Cathedral of the Blessed Sacrament - David Walley; BBF - ce - Michael Falco