



BEYER BLINDER BELLE

Historic
Preservation

A photograph of Grand Central Terminal in New York City at night. The building is illuminated with warm yellow lights, highlighting its classical architecture with large columns and arched windows. The roofline is adorned with ornate sculptures. In the background, modern skyscrapers are visible against a dark blue twilight sky. The foreground shows a busy street with pedestrians, cars, and a yellow taxi. A traffic light and street lamps are also visible.

BEYER BLINDER BELLE

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
- Episcopal 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

- 401 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



Ellis Island

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 comprehensive 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 heavily deteriorated National Register structure and the creation of spaces for a diverse range of uses, including public gathering space, exhibition space, assembly space, back-of-house offices, a library, and numerous visitor amenities. Subsequently, BBB has restored the Powerhouse, the Kitchen & Laundry Building, the Bakery & Carpentry Building, 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)





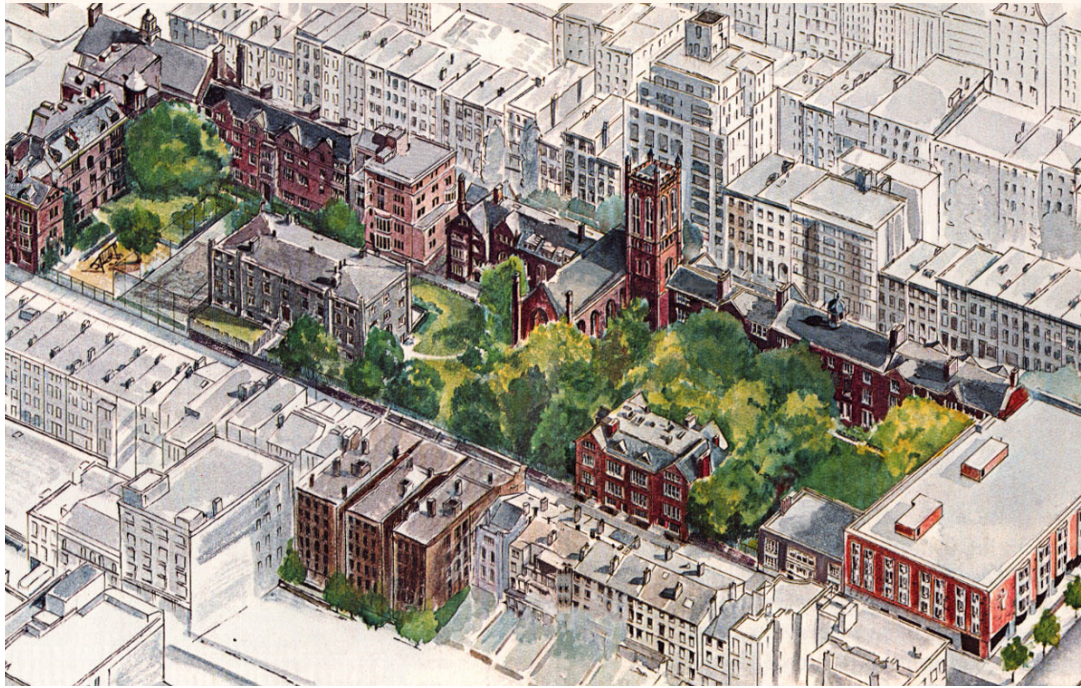
Empire State Building

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





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); \$1.7 million (Ballroom design-build)



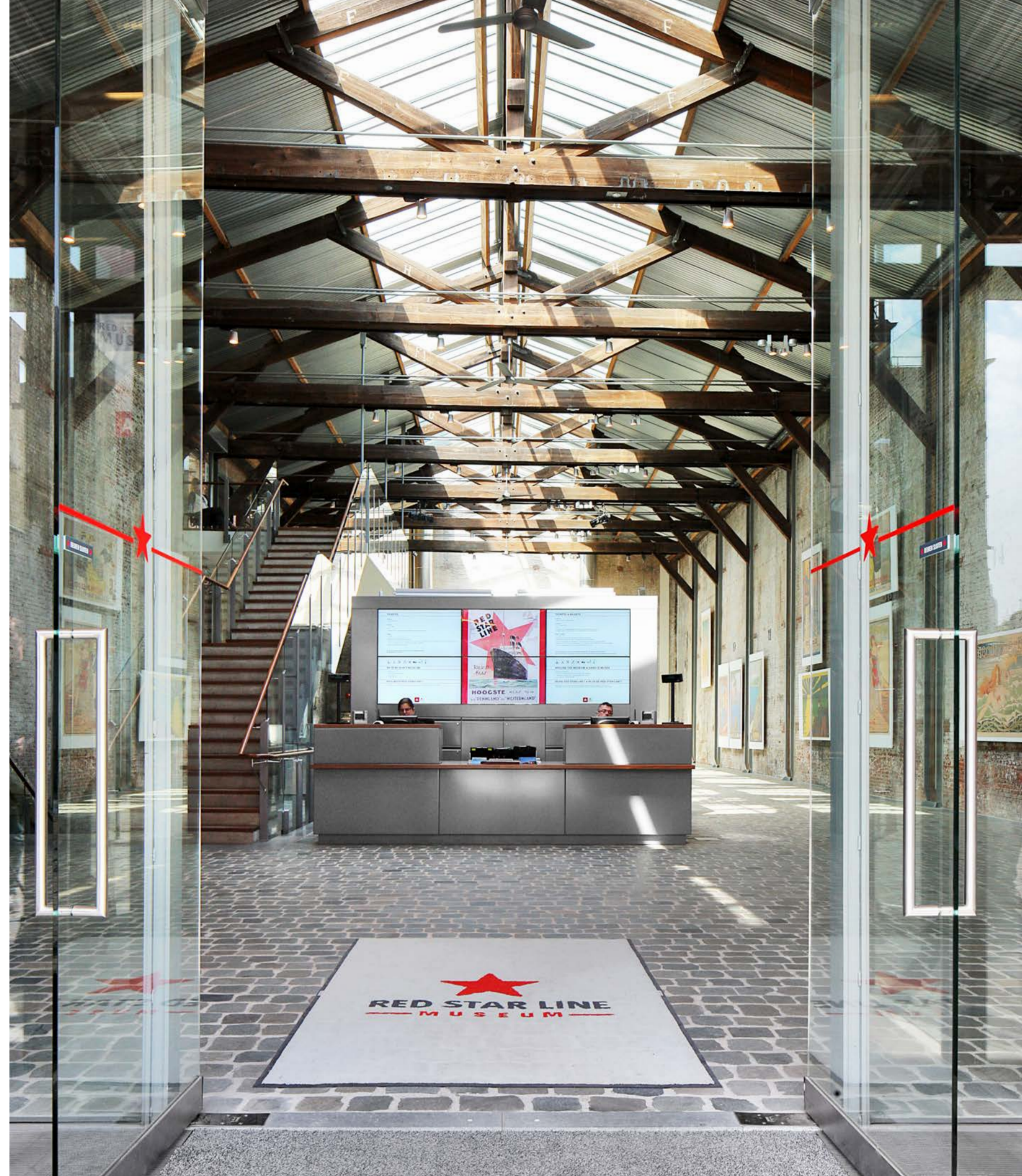


Red Star Line Museum

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 café. 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

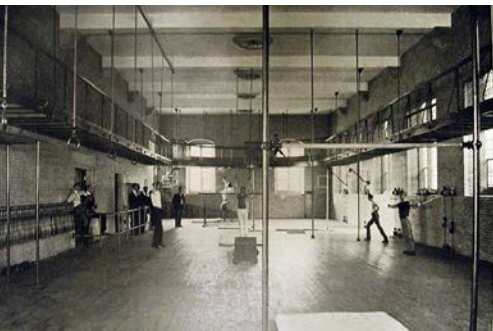
BBB's restoration of the TWA Flight Center at JFK International Airport prepares an icon of modern architecture for future adaptive reuse.

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



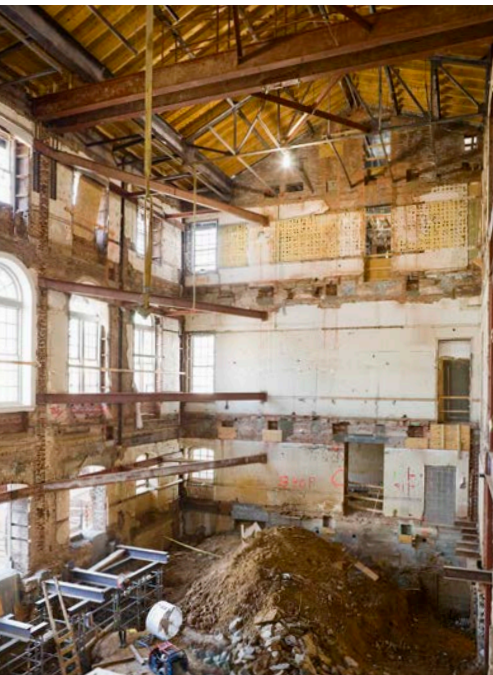
Transformations



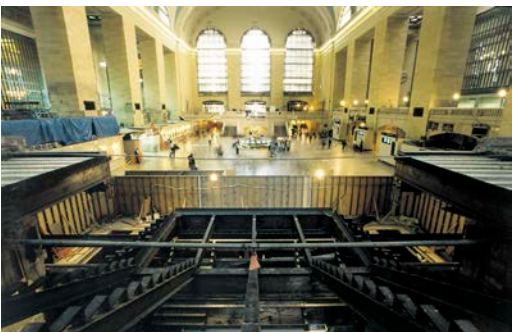
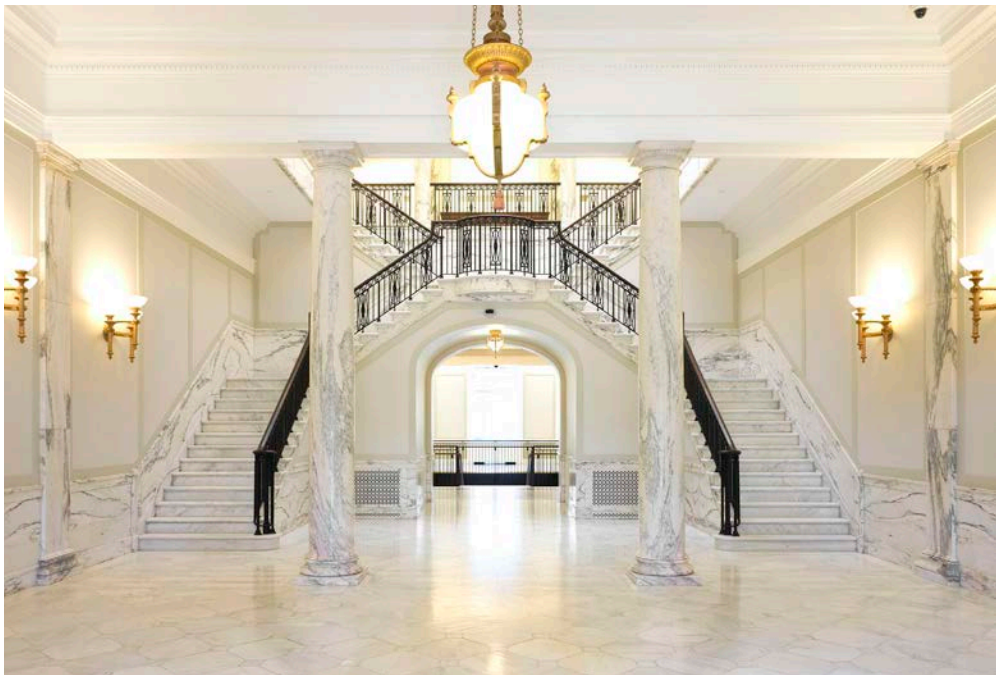
General Theological Seminary
New York, NY



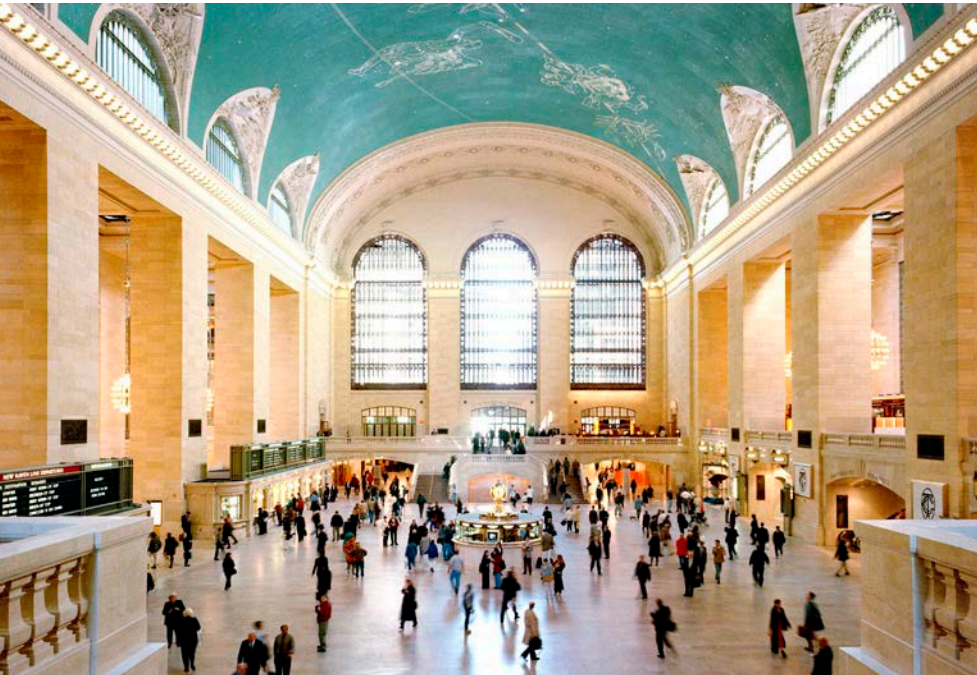
Ellis Island
New York Harbor, NY



Historic DC Courthouse
Washington, DC



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.

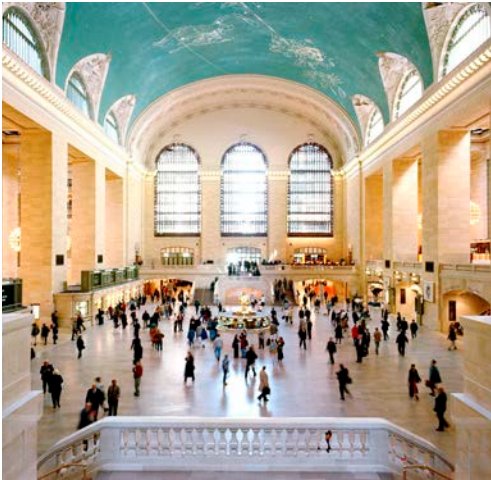
Left to right, top to bottom

Rockefeller Center, New York, NY
Denison University Bryant Arts Center, Granville, OH
100 Eleventh Avenue, New York, NY

Historic DC Courthouse, Washington, DC
Grand Central Terminal, New York, NY
Lincoln Center, New York, NY

Muhammad Ali Center, Louisville, KY
Princeton University Campus Plan, Princeton, NJ
Kansas City Power & Light District, Kansas City, MO

Natick Collection, Natick, MA
Cathedral of the Blessed Sacrament, Sacramento, CA
BBB Office, New York, NY



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 Courthouse - 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 Wathen/Quadrant Inc.; Princeton University Campus Plan - Courtesy of Princeton University, Office of Communications, D. Applewhite; Kansas City Power & Light District- Emily Andrews; Natick Collection - Chuck Choi; Cathedral of the Blessed Sacrament - David Wakely; BBB Office - Michael Falco

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