

ADAPTIVE REUSE, HISTORIC PRESERVATION, & RENOVATIONS

PERKINS —
EASTMAN



Our designs transform neighborhoods,
rekindle cities, and increase value to
both the building and surroundings,
creating new destinations.

15 Union Square West
New York, NY, USA
Expansion and conversion of the original
Tiffany's store to luxury residential

OUR HISTORIC PRESERVATION, ADAPTIVE REUSE, & RENOVATIONS have created sustainable and transformative designs across each of Perkins Eastman's practice areas. Our designs have brought new life to existing places by letting the character of the buildings and neighborhoods drive our design. Our design approach is driven by putting people first and embracing our belief that reusing a building is not only sustainable but honors the past by embracing the future with modern interventions.

Human by DesignSM



COLLABORATION

is fundamental to our practice. With the flexibility and nimbleness of a small studio and the depth and support of a large firm, Perkins Eastman has been built around an atmosphere of creativity, collegiality, and collaboration. In collaboration with our clients, we bring a unique blend of exceptional design skills matched with unsurpassed technical, research, and analytical expertise. We have built and sustained strong partnerships with our clients, allowing our working approach to develop and blossom, leading to innovative solutions to complex challenges.

REVITALIZING COMMUNITIES



Our design for the Pittsburgh Terminal Warehouse revitalizes Pittsburgh's riverfront with a major new destination, while strengthening Downtown's ability to compete for tenants seeking new and different workplace environments."

STAN ECKSTUT



Pittsburgh Terminal Warehouse
Pittsburgh, PA, USA
Conversion of warehouse to mixed-use

REVIVING NEIGHBORHOODS AND BUILDINGS WITH NEW COMMERCIAL USES



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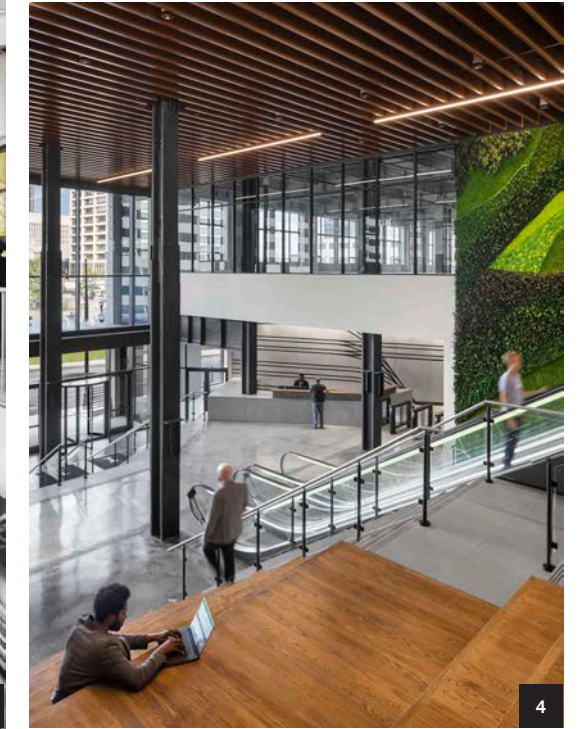
1. Empire Stores
Brooklyn, NY, USA
Conversion of former industrial warehouse on the Brooklyn waterfront to retail, office, dining, exhibition, and public space

2. Pittsburgh Terminal Warehouse
Pittsburgh, PA, USA
Conversion of warehouse to mixed-use



3. Nova Place
Pittsburgh, PA, USA
Urban mall converted to new office space

4. & 5. Ironside, Newark
Newark, NJ, USA
Warehouse conversion to headquarters and office space



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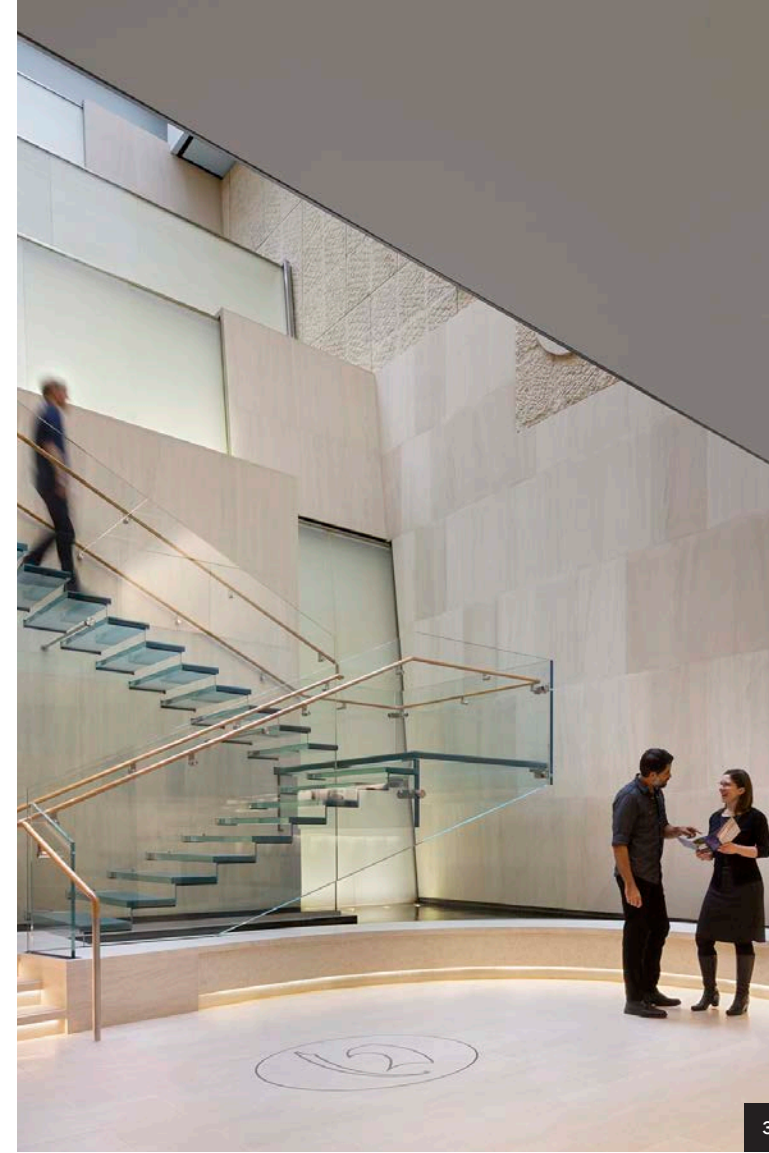


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TRANSFORMING OBSOLETE STRUCTURES INTO VIBRANT NEW DESTINATIONS

Our work has revitalized buildings and neighborhoods to create new destinations and help grow communities.



1. 29 Ryerson Street
Brooklyn, NY, USA
Warehouse conversion to office space with retail

2. Macy's Downtown Building: The Wheeler
Brooklyn, NY, USA
Vertical expansion of existing building to create new office space above existing retail

3. Onassis Cultural Center
New York, NY, USA
Renovated and expanded cultural center and museum in existing mixed-use building

4. Lower East Side Tenement Museum: Visitors Center
New York, NY, USA
Restoration of historic tenement building and conversion to museum

5. Children's Museum of Pittsburgh
Pittsburgh, PA, USA
Renovation and expansion to historic building for new Children's Museum



WeWork: WeLive Crystal City
Arlington, VA, USA
Office building conversion to residential



Our adaptive reuse of a former office building created a vibrant new co-living community. Creating a vibrant live/work community presented an opportunity to think about the way physical space brings neighbors together and fosters friendships, linking them with the larger community."

BARBARA MULLENEX

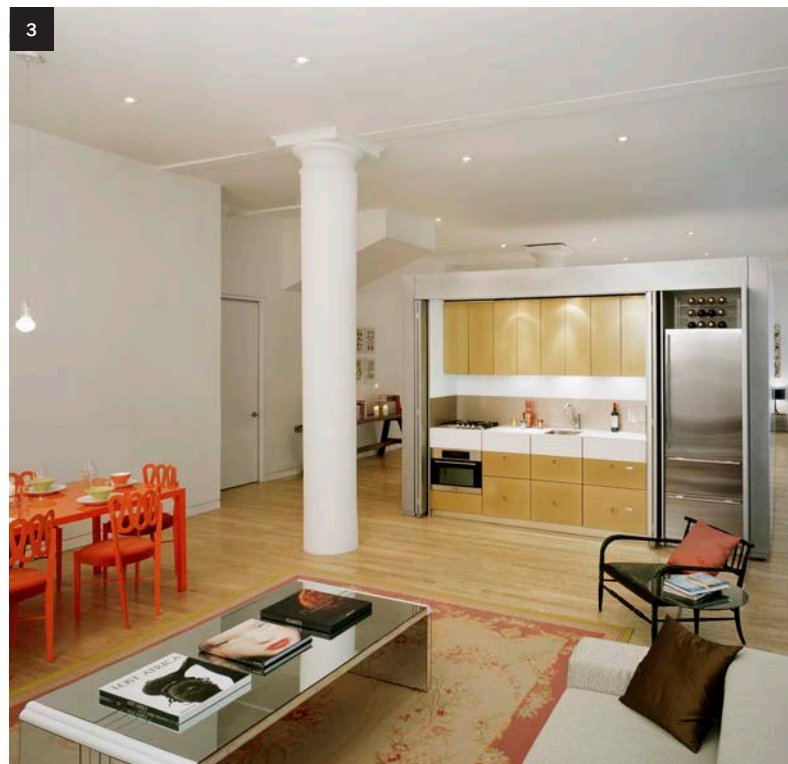
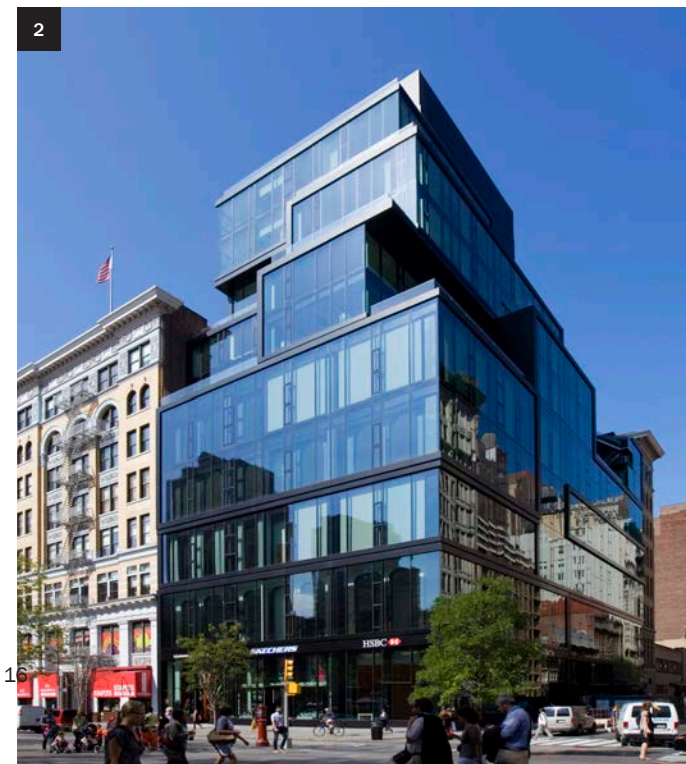
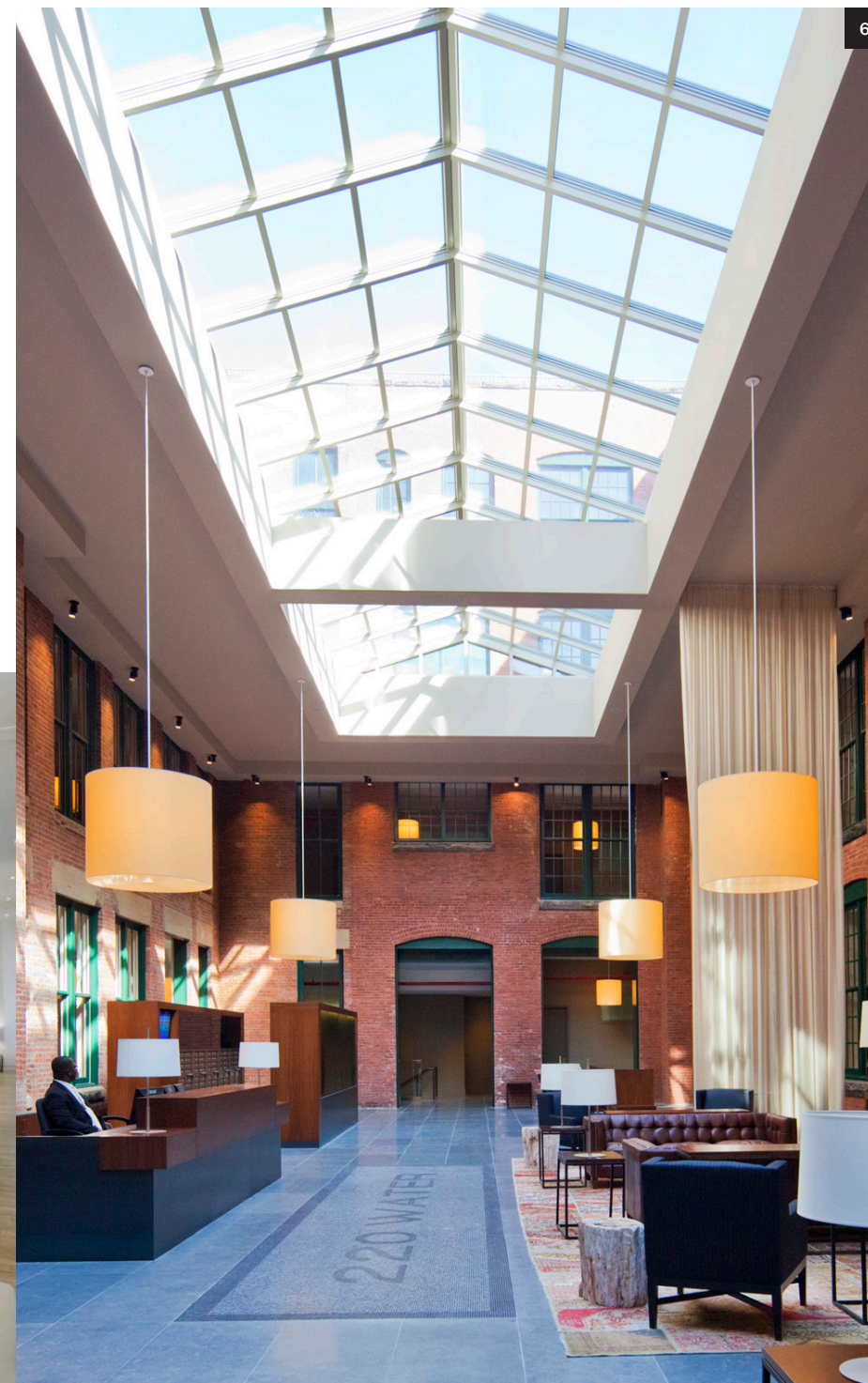
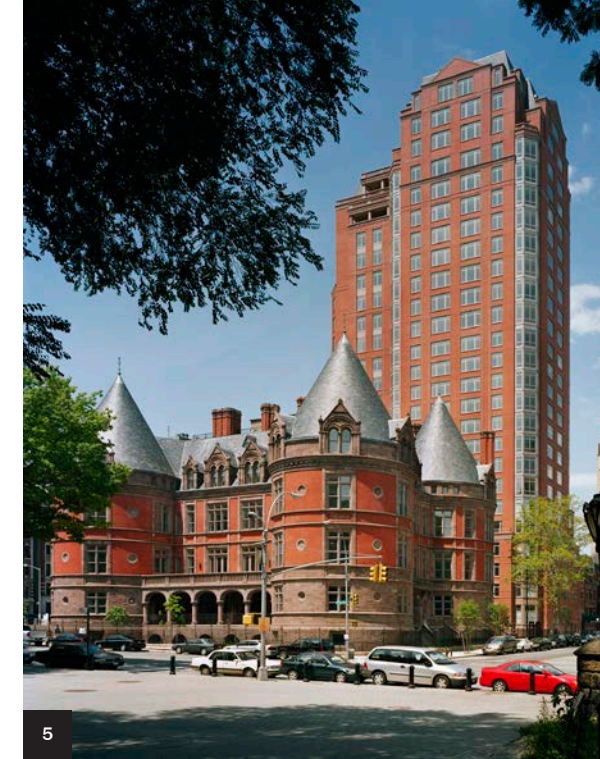
MODERN ADAPTATIONS



ADAPTING OLDER STRUCTURES INTO ATTRACTIVE NEW RESIDENTIAL SETTINGS



- 1. 139 Huron**
Brooklyn, NY, USA
Historic NYC bathhouse expansion and conversion to residential
- 2. 15 Union Square West**
New York, NY, USA
Expansion and conversion of the original Tiffany's store to luxury residential
- 3. The Jade**
New York, NY, USA
Former factory conversion to residential
- 4. 650 Sixth Avenue**
New York, NY, USA
Landmarked office building conversion to residential



- 5. 455 Central Park West: SeniorCare Campus**
New York, NY, USA
Conversion of original Memorial Hospital to luxury residential
- 6. 220 Water Street**
Brooklyn, NY, USA
Former shoe factory conversion to residential
- 7. 390 Wythe Avenue**
Brooklyn, NY, USA
Former candy factory conversion to residential

CREATING NEW HOSPITALITY DESTINATIONS

Breathing new life into landmarks to create market rate returns, luxury, and livability.



1. Westin: Lighthouse Point Hotel
Staten Island, NY, USA
Development of former warehouses and factories to mixed-use waterfront destination

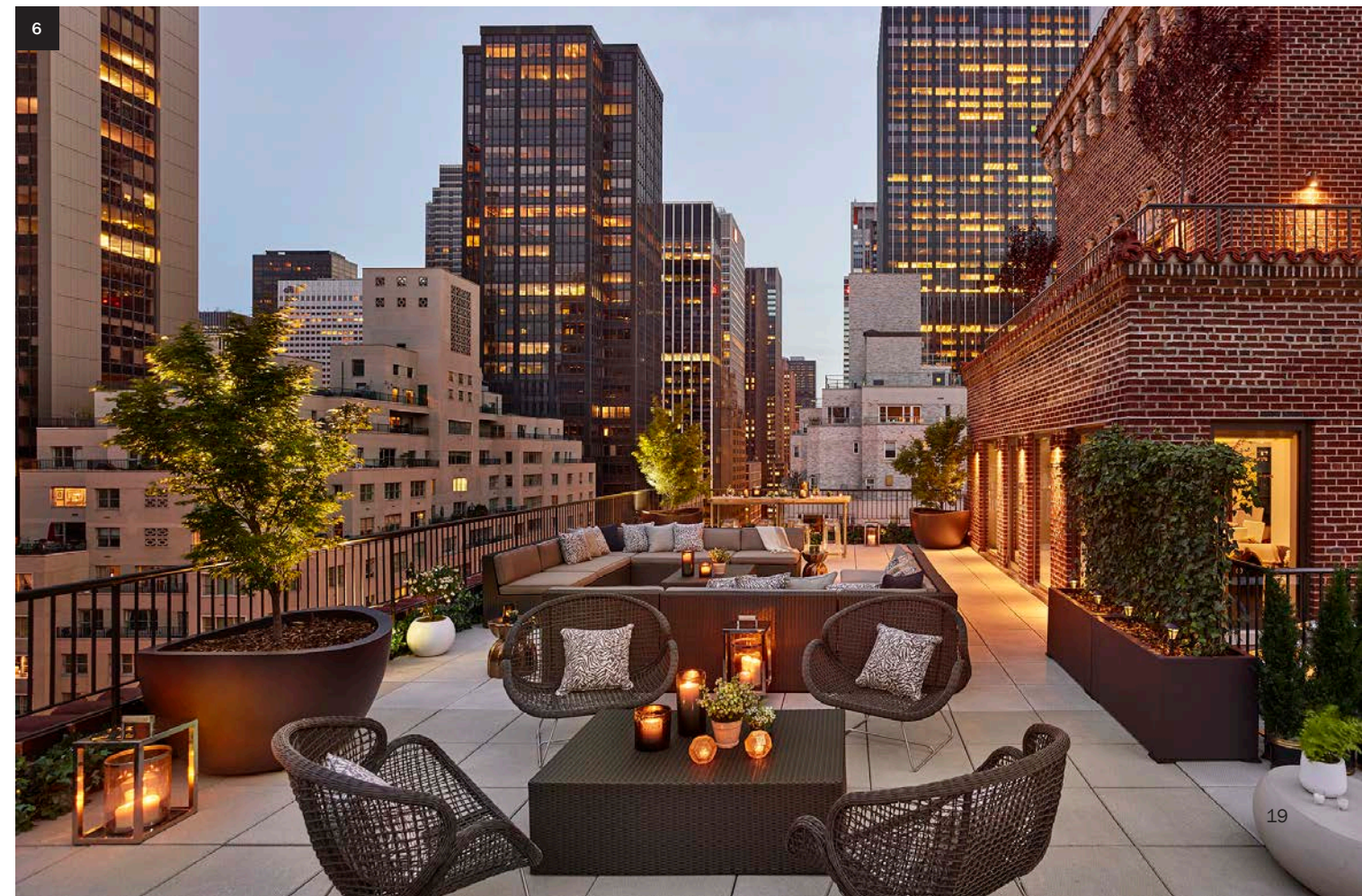
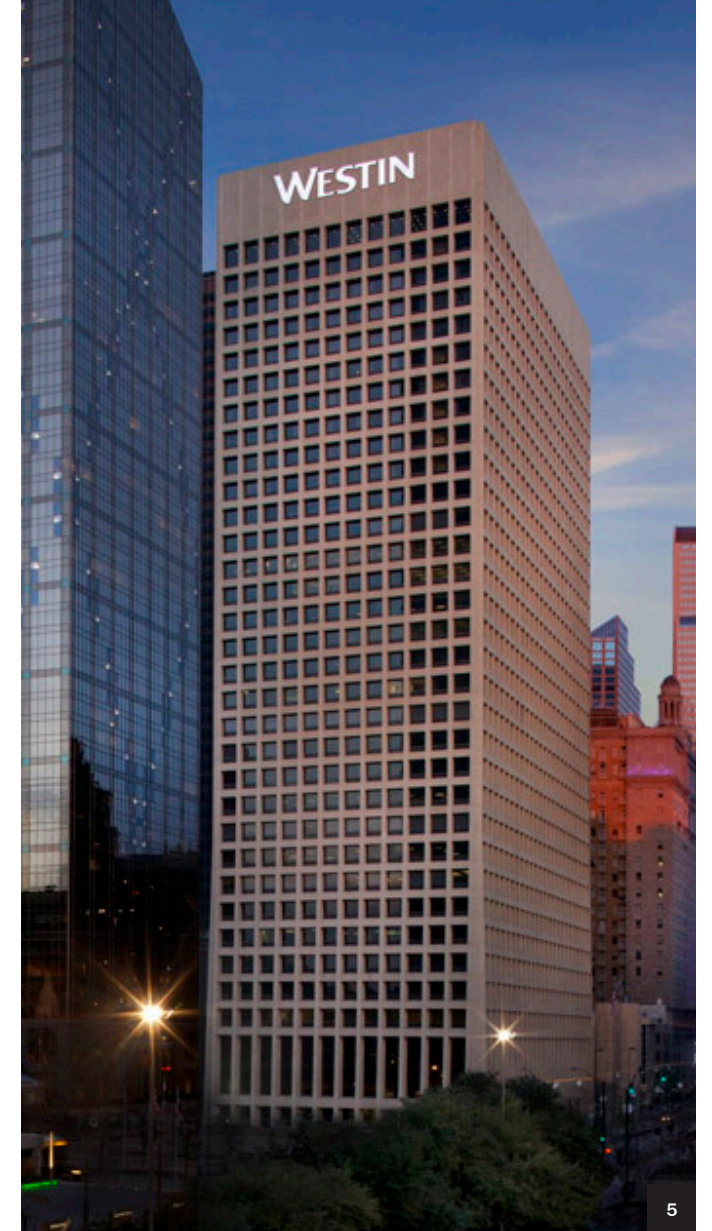
2. 250 5th Avenue Hotel
New York, NY, USA
Restoration, conversion, and expansion of landmarked former bank to new hotel and restaurant

3. Bell Works Hotel
Holmdel, NJ, USA
Rooftop expansion of landmarked Bell Labs to new hotel

4. The Joule Hotel
Dallas, TX, USA
Conversion and expansion incorporating five historic office/retail buildings into new hotel, retail, and dining

5. Westin Dallas Downtown
Dallas, TX, USA
Conversion of landmarked office building to hotel on multiple floors

6. The Quin
New York, NY, USA
Restoration and conversion of former residential to hotel





University of Chicago: Physics Research Center
Chicago, IL, USA
Conversion and expansion of classroom building



Our most complex design challenge was the reuse of an existing research structure designed by Skidmore, Owings, & Merrill in 1964, and building an expansion around it. The new LASR renovation and addition adds a mature and sensitive building to the University's North Science Quad."

CHRISTINE ALBRIGHT

21ST CENTURY LEARNING & WELLNESS

CONNECTING COMMUNITIES THROUGH WELLNESS AND REHABILITATION

Modernizing healthcare, wellness, and high-performance learning facilities to help build communities.



1. Lenox Health Greenwich Village
New York, NY, USA
Maritime Union Hall conversion to freestanding urgent care center in landmarked district

2. Memorial Sloan Kettering Cancer Center: International Center
New York, NY, USA
Conversion of bank to international patient center

3. Hospital for Special Surgery: Stamford
Stamford, CT, USA
Conversion of cosmetics factory to Ambulatory Surgery Hospital/Center

4. Memorial Sloan Kettering Cancer Center: International Center
New York, NY, USA
Conversion of bank to international patient center

5. Felician Sisters: Convent Renovation
Coraopolis, PA, USA
Conversion of a convent retirement community and high school

6. The Fortune Society
New York, NY, USA
Catholic girls' school to transitional housing and training for people recently released from the criminal justice system

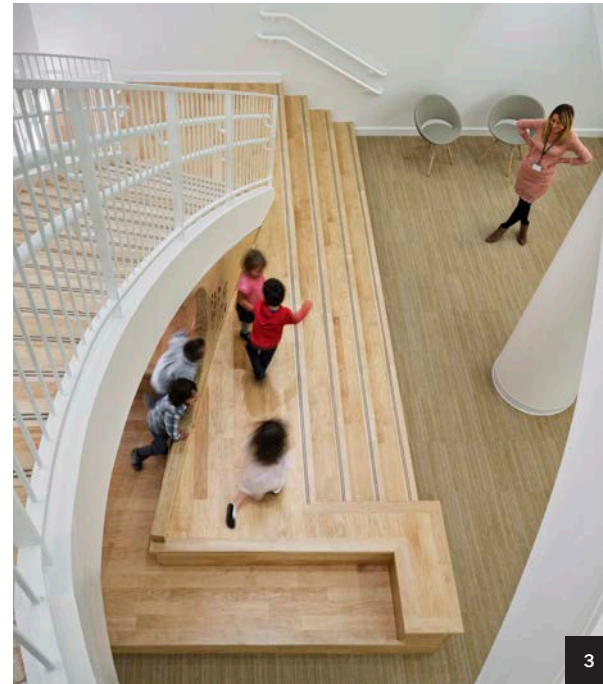
7. Frederic Fleming Residence
New York, NY, USA
Conversion of a bordello into senior and supportive housing



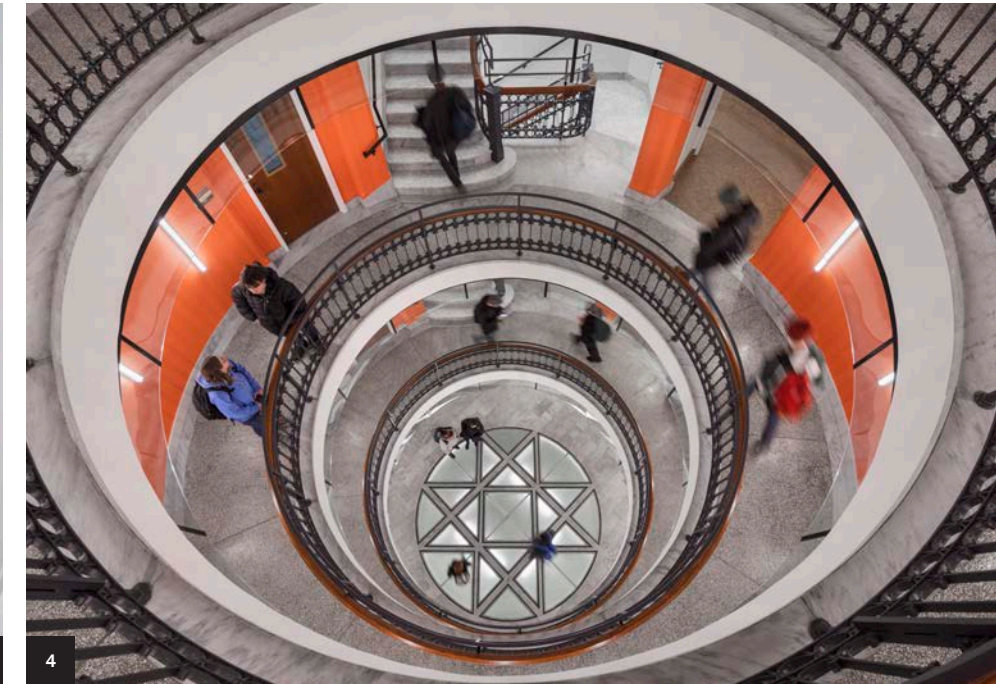
HIGH-PERFORMANCE LEARNING AND RESEARCH ENVIRONMENTS



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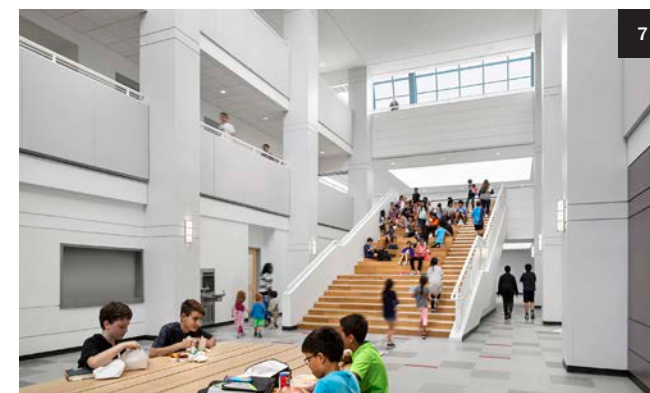
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1. University of Connecticut:
Stamford Branch Campus
Stamford, CT, USA
Conversion of Bloomingdale's to center of UConn Stamford campus
2. Avenues The World School:
New York
New York, NY, USA
Landmarked warehouse converted to independent school
3. Green Ivy: Pine Street School
New York, NY, USA
Office space converted to Charter School
4. Community College of Allegheny County: West Hall Renovation
Pittsburgh, PA, USA
Former Seminary converted to College of Arts & Humanities
5. Flatiron Institute
New York, NY, USA
Office space in landmarked district converted to research institute
6. School Without Walls
Senior High School
Washington, DC, USA
Restoration, renovation, and expansion of existing school
7. BASIS Independent Schools:
McLean
McLean, VA, USA
Former corporate headquarters building converted to school

URBAN REVITALIZATION



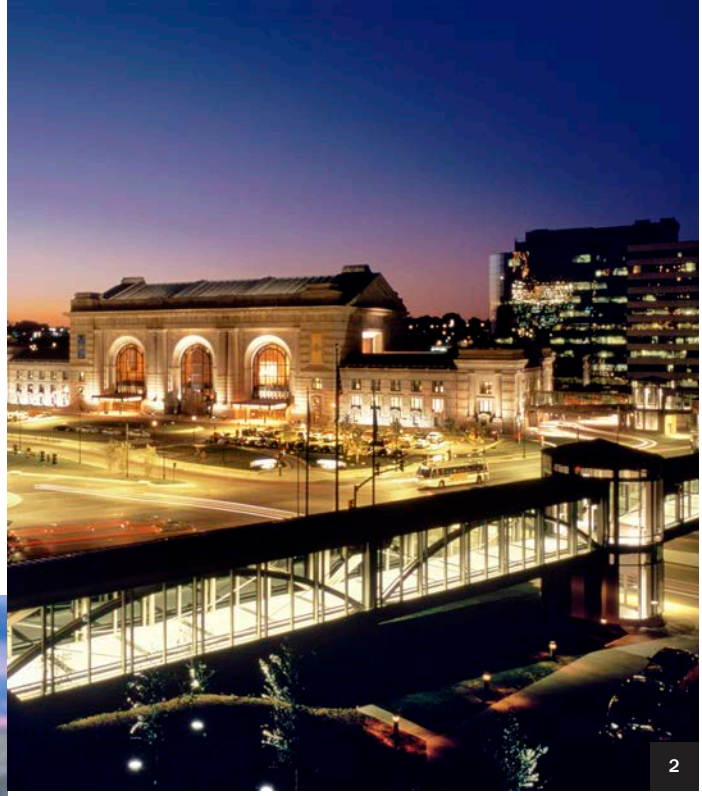
“ Located on the historic Washington Channel along DC’s Southwest Waterfront, our vision was to create the next great destination in DC, connected to the larger urban fabric of the city. The result is a revitalized area of the city, creating new destinations for entertainment and development.”

HILARY BERTSCH



The Wharf
Washington, DC, USA
Urban renewal of DC waterfront to new mixed-use destination

URBAN REGENERATION: REVITALIZING NEIGHBORHOODS AND DISTRICTS THROUGH ADAPTIVE REUSE AND STRATEGIC REPOSITIONING



1. Port Authority Bus Terminal:
PANYNJ Design + Deliverability Competition
 New York, NY, USA
 Proposal to convert part of the Javits Convention Center to the new Port Authority Bus Terminal as well as the NYPD Tow Pound to an expanded Convention Center

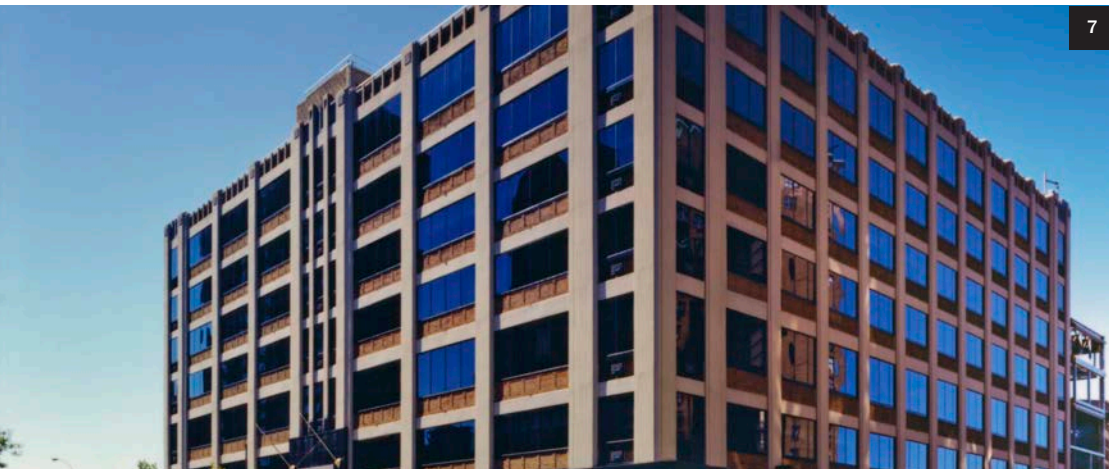
2. Science City at Union Station
 Kansas City, MO, USA
 Adaptive reuse of Union Station into Science City mixed-use space

3. Paseo Colorado
 Los Angeles, CA, USA
 Urban redevelopment and revitalization of existing shopping mall into new downtown

4. Assembly, Doraville, USA
 Doraville, GA, USA
 Adaptive reuse and urban development of General Motors plant to mixed-use destination

RECLAD

Perkins Eastman has vast experience in both over-cladding and re-cladding older buildings to adapt to modern uses.



1. 440 Hamilton
White Plains, NY, USA
Replace existing limestone façade with a masonry façade and large windows maximizing daylight converting commercial office space to residential

2. TSX 1568 Broadway
New York, NY, USA
New design for the façade: a mix of glass curtain wall, metal panels, stone, and metal meshes

3. 15 Union Square West
New York, NY, USA
A new building skin was developed featuring an outer layer of thermal tinted insulating glass over the original Tiffany's cast iron structure. Retaining the original cast-iron structure while

converting to building from office to residential use

4. Republic National Bank Headquarters (Currently HBSC)
New York, NY, USA
Reclad of Kress Department Store connected through a new tower into an international bank headquarters

5. University of Chicago: Albert A. Michelson Center for Physics
Chicago, IL, USA
New building enclosure systems were developed by using a limestone support system to carry stone panels outside a super insulated (R-55) weather enclosure

6. 4900 Seminary Road Conversion Study
Alexandria, VA, USA
Metal panel cladding over precast concrete panels

7. ABC
New York, NY, USA
Façade rework for ABC: existing precast concrete building skin was replaced with an extremely durable exterior paint system. A warehouse to TV studio conversion

8. Northwell LIJ Forest Hills
Forest Hills, NY, USA
Overclad of a façade - upgrade options to 1950s glazed white brick masonry wall & aluminum windows



HISTORIC PRESERVATION

Our expertise in restoration and preservation helps transform familiar icons into destinations filled with renewed spirit and vitality.



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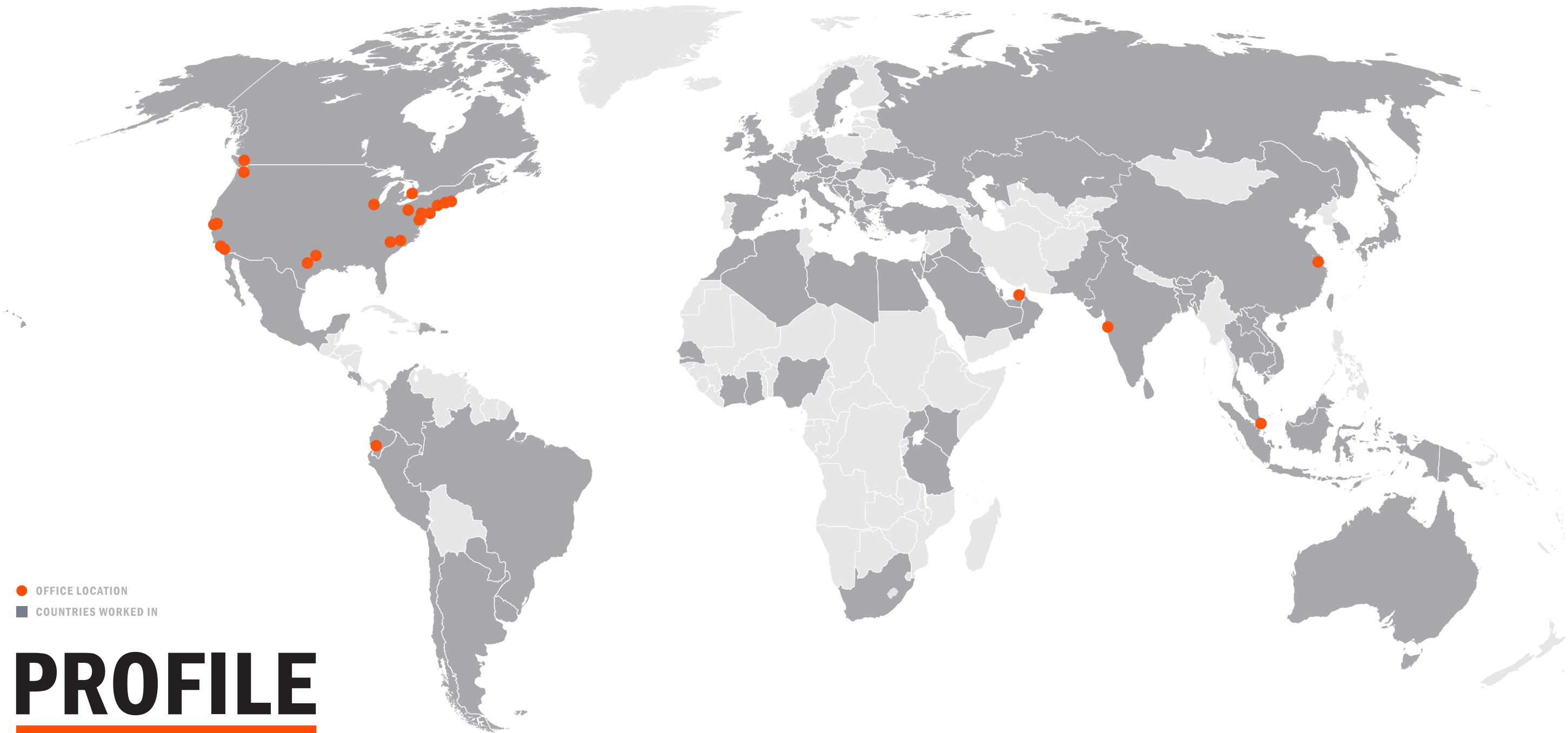
1. The Jefferson Hotel
Washington, DC, USA
Renovation of historic hotel and restaurant

2. Loeb Memorial Boathouse
Central Park
New York, NY, USA
Restoration of historic Boat House restaurant in Central Park

3. Thurgood Marshall US Courthouse
New York, NY, USA
Restoration and renovation of US Courthouse

4. Republic National Bank Headquarters (Currently HSBC)
New York, NY, USA
Conversion of the landmarked Knox Hat Company building and Kress Department Store connected through a new tower into a international bank headquarters

5. National Museum of the American Indian-New York George Gustav Heye Center Diker Pavilion
New York, NY, USA
Restoration of the George Gustav Heye Center at the US Custom House, a satellite of the Smithsonian's National Museum of the American Indian in Washington, DC



PROFILE

Perkins Eastman is an international planning, design, and consulting firm that was founded in New York City in 1981. Today the firm has eighteen other offices in North America, as well as offices in Shanghai, PRC; Mumbai, India; Dubai, UAE; and Guayaquil, Ecuador.

The firm has a professional staff of over 1100 consisting of architects, interior designers, planners, urban designers, landscape architects, graphic designers,

construction specification writers, construction administrators, economists, environmental analysts, traffic and transportation engineers, and several other professional disciplines.

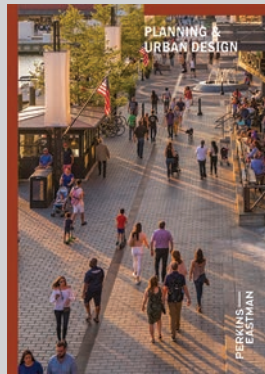
Perkins Eastman is also the parent firm to several affiliated companies that provide specialized complementary capabilities in community planning, environmental impact analysis, landscape design, environmental graphic design

and wayfinding, economic analysis, broadcast media and acoustic design, retail planning, and large-scale mixed-use planning and design.

Perkins Eastman has proven skills and experience in 15 major practice areas and has completed innovative award-winning projects in each. To date the firm has won more than 850 awards for planning and design excellence and has

completed projects in 46 states and over 60 countries.

Currently the firm's projects range from small renovations and additions for our many long-term-relationship clients to large new healthcare and educational campuses, major mixed-use developments, and entire new cities.



PRACTICE AREAS

Perkins Eastman has 15 specialized Practice Areas. Each Practice Area is led by one or more principals supported by a team of senior staff. This leadership team brings extensive experience to each project and focuses on the issues that lead to success and innovation.

HUMAN BY DESIGN design can have a direct, positive impact on people's lives. We design places and spaces that put the user at the heart by employing best practices, sustainability, and a thorough understanding of our clients' missions and operations. Our diverse teams partner with our clients globally to deliver next-generation projects that are uniquely suited to users who will live, work, play, learn, age, and heal within the environments we plan and design.

AFFILIATES AND SPECIALTY STUDIOS

BFJ

Planning: planning, urban design, environmental analysis, real estate consulting, transportation planning

BLTa

Interior design studio; hospitality, education, multi-family residential, mixed-use projects

URBANOMICS

Forecasting, modeling, real estate market analysis, economic development, economic and fiscal impacts

RGR LANDSCAPE

Site planning, landscape design, ecological design

FORRESTPERKINS

Hospitality and luxury residential interiors

MEIS

Sports and Entertainment venues and urban activation

PFEIFFER

Cultural and Educational planning and design

VIA

Transit and Infrastructure

Front Cover:
Lower East Side Tenement Museum:
Visitors Center
New York, NY, USA

AUSTIN
BOSTON
CHARLOTTE
CHICAGO
COSTA MESA
DALLAS
DUBAI
GUAYAQUIL
LOS ANGELES
MUMBAI
NEW YORK
OAKLAND
PHILADELPHIA
PITTSBURGH
PROVIDENCE
RALEIGH
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VANCOUVER
WASHINGTON DC