



This 68,000 square foot, seven-story building, designed by the architectural firm of Colson & Hudson, was constructed in 1912–1913 as one of the world’s first examples of cast-in-place steel-reinforced concrete frame construction. For many years used as a paper storage facility, the building’s

*Category: Rehabilitation*  
**Schneider Development LLC**  
**The Warehouse Lofts, 210 Ellicott Street**  
**Buffalo, New York**

mostly open floor plates and solid structural system offered a good foundation for redevelopment.

The building is listed on the state and national registers as a contributing structure in the J. N. Adams/AM&A Complex Historic District. The developer, architect Jake Schneider, worked closely with SHPO and the National Park Service throughout the two-year construction process that began in December 2006 to carefully preserve building features and materials wherever possible and to replace unreparable features with appropriate substitutions.

Today, this successful adaptive reuse project, undertaken with the support of Historic Preservation Tax Credits, contains the Historic Ware-

house Lofts, combining 8500 sq. feet of office space on the second floor and thirty upscale loft apartments on floors three through seven.

All apartments and office space express the concrete structure, a visual reminder that the building was once a warehouse facility. A different and unique nod to the past—the “ghost” of a circa 1840 Greek Revival row house that served as a form for the north wall during the building’s original construction—is visible on the building’s exterior, highlighted in the paint scheme.

Preservation Buffalo Niagara is pleased to honor this successful rehabilitation project that makes downtown living a comfortable and convenient reality.