

FINALIST

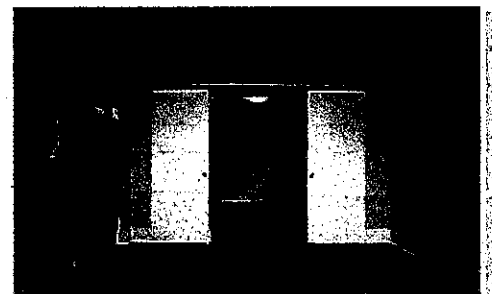
WEST HURON LOFTS

- ▶ **Building:** The West Huron Lofts, originally the Lake Hotel, was a Colonial Revival-style structure completed in 1896. During the building's many vacant years, water in the building and broken windows resulted in structural deficiency, mold-saturated walls and ceilings and deteriorating plaster on the stairs and fireplaces. Exterior restoration included new windows, masonry cleaning, repointing and new roof. The interior was gutted to expose the steel frame and concrete floors in order to uncover the extent of repairs needed. All work on the 11,300-square-foot property meets the Secretary of the Interior's Standard for Rehabilitation, permitting both federal and state historic preservation tax credits.
- ▶ **Address:** 201 W. Huron St., Buffalo
- ▶ **Developer/owner:** The Kissing Interests LLC
- ▶ **General contractor:** Peyton Barlow Co. Inc.

WINNER

THE GRAYSTONE

- ▶ **Building:** The Graystone is a 42-unit apartment building within walking distance of the downtown core and entertainment district. A six-story Italian Renaissance building constructed between 1894 and 1897 to be used during the Pan-American Exposition, The Graystone is listed on the National Register of Historic Places. It is architecturally significant as one of the earliest examples of reinforced concrete technology in the construction of large-scale, multi-story buildings in the United States. The building offers contemporarily designed and equipped units, all with heat included in the rental rates. Careful attention to historic features has been taken, ensuring that windows, hardwood floors and existing walls within the structure were restored and/or preserved.
- ▶ **Address:** 24 Johnson Park, Buffalo
- ▶ **Developer/owner:** Ellicott Development Co.
- ▶ **Timeline:** October 2011-October 2013



- ▶ **Architect:** Carmina Wood Morris DPC
- ▶ **Engineers:** Tetrad Design
- ▶ **HVAC:** Innovative Mechanical Systems
- ▶ **Electrical:** Gordon and Zoerb Electric
- ▶ **Plumbing:** Aurora Plumbing
- ▶ **Timeline:** February 2012-April 2013
- ▶ **Cost:** \$1.6 million


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HORSEFEATHERS MARKET & RESIDENCES


- ▶ **Building:** A former warehouse built in 1896 has been restored and converted into a mixed-use facility. The building – now on the Register of Historic Landmarks – features 24 loft apartments, a food-makers market and a restaurant. Authentic timber beams were exposed and refinished. The exterior and interior brick were restored according to Department of Interior Standards and showcase craftsmanship of that era. An energy-efficient geothermal system supplies heat and air conditioning. Other green features are LED lighting and water-saver plumbing fixtures.
- ▶ **Address:** 346 Connecticut St., Buffalo
- ▶ **Developer:** The Frizlen Group, Architects & Developers
- ▶ **General contractor:** ECO Construction LLC
- ▶ **Architect:** Karl Frizlen, AIA, LEED AP



- ▶ **Structural engineers:** Optima Engineering
- ▶ **Mechanical engineers/HVAC:** Buffalo Geothermal Heating & Cooling
- ▶ **Electrical:** Deltex Electric
- ▶ **Plumbing:** Hertel Plumbing
- ▶ **Masonry restoration:** EG Masonry
- ▶ **Appliances & cabinets:** Artisan Kitchens
- ▶ **Timeline:** July 2012-July 2013
- ▶ **Cost:** \$4 million



The Krog Corp.



Contractors
Engineers
Developers

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