

From Eyesore to Opportunity:

a snapshot of adaptive reuse in Rochester, n.y.



Partners Building

192 Mill Street

Located in the Brown's Race Preservation District, this six-story building has been a highly visible anchor in the city's oldest industrial area since its construction in 1881. Originally a paper box factory, the brick structure features a distinctive, Romanesque style corner entrance highlighted with sandstone trim. After years of decline, the building was acquired by the Norry Company in 1999. Listed in the State and National Registers of Historic Places, the handsome structure was rehabilitated under the Federal Investment Tax Credit program for landmark designated, income-producing buildings. Working with the State Historic Preservation Office, architect James Durfee of the Rochester firm Handler, Grosso, Durfee Associates coordinated the project. The \$6 Million rehabilitation included the installation of a new roof, all new utilities, and new elevators. The exterior brick was carefully cleaned and re-pointed. Window sash were repaired and new insulated glazing installed. The striking interiors created on the top three floors for the Wolf Group (now Partners + Napier) are the inspired work of F2 Design of New York City. Entercom Rochester now occupies the first three floors.