



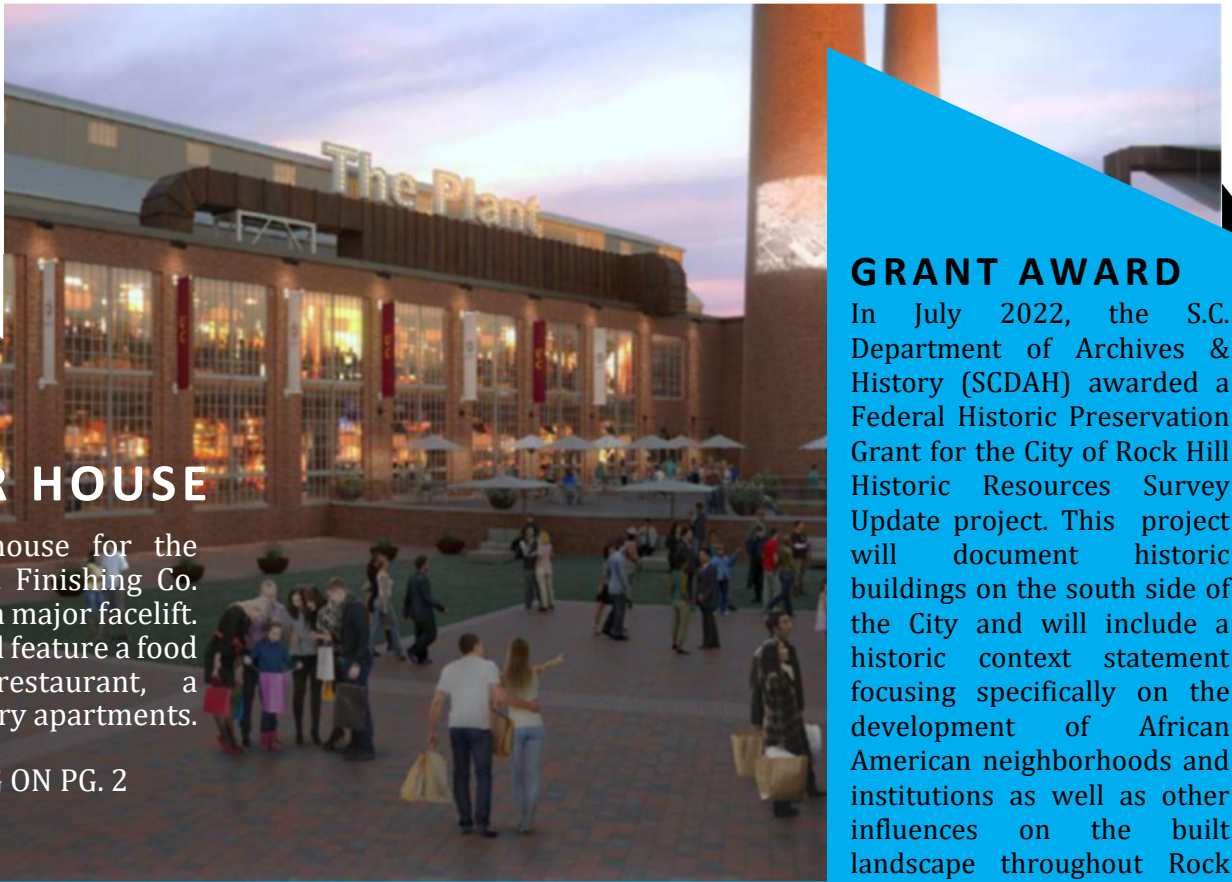
# The Historic Review NEWSLETTER

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## THE POWER HOUSE

The former powerhouse for the Rock Hill Printing & Finishing Co. textile mill is getting a major facelift. The Power House will feature a food hall, a flagship restaurant, a brewery, and 37 luxury apartments.

FINISH READING ON PG. 2



## GRANT AWARD

In July 2022, the S.C. Department of Archives & History (SCDAH) awarded a Federal Historic Preservation Grant for the City of Rock Hill Historic Resources Survey Update project. This project will document historic buildings on the south side of the City and will include a historic context statement focusing specifically on the development of African American neighborhoods and institutions as well as other influences on the built landscape throughout Rock Hill's history. Up to 900 historic buildings will be surveyed and evaluated for eligibility for the National Register of Historic Places. The survey will be completed in 2023.



## PUBLIC ART

Longtime Rock Hill residents Harry Dalton and Joe Lanford donated a stainless steel dogwood blossom sculpted by Timothy Werrell, which was installed in the plaza area behind the York County Arts Center within the City's Downtown Area Historic District.

## AWARD OF APPRECIATION

Phillip Jerauld was presented with an award of appreciation for his service on the City of Rock Hill Board of Historic Review from March 10, 2008, to July 1, 2022. The City of Rock Hill and its citizens thank him for his outstanding dedication, commitment, and service to our community.

## NATIONAL REGISTER

JULY 2022: The Dr. W.W. & Mary Fennell House at 344 North Confederate Avenue was nominated for consideration on the National Register of Historic Places by the SC Dept of Archives & History State Review Board. The listing was subsequently approved by the National Park Service in October.



*"Preservation is in the business of saving communities and the values they embody."*  
- Richard Moe





# THE POWER HOUSE

## at UNIVERSITY CENTER

At one time, Rock Hill Printing and Finishing Company, locally known as “The Bleachery”, employed nearly 5,000 people. The mill complex consisted of six buildings totaling 1.5 million square feet on a 23 acre site. Energy for machinery at the mill was generated in the building now known as The Power House. All of the industrial power generating equipment has now been removed to make way for a different type of energy that will soon flow from the building. The Sherbert Group is in the final stages of a restoration and redevelopment project that will create 60,000 square feet of mixed use space at a total development cost of roughly \$16 million, including tenant improvements. The Power House will include 37 unique luxury apartments, a barber shop, a brewery, an eight-stall food hall featuring local vendors, a fine-dining restaurant, and an outdoor event space.

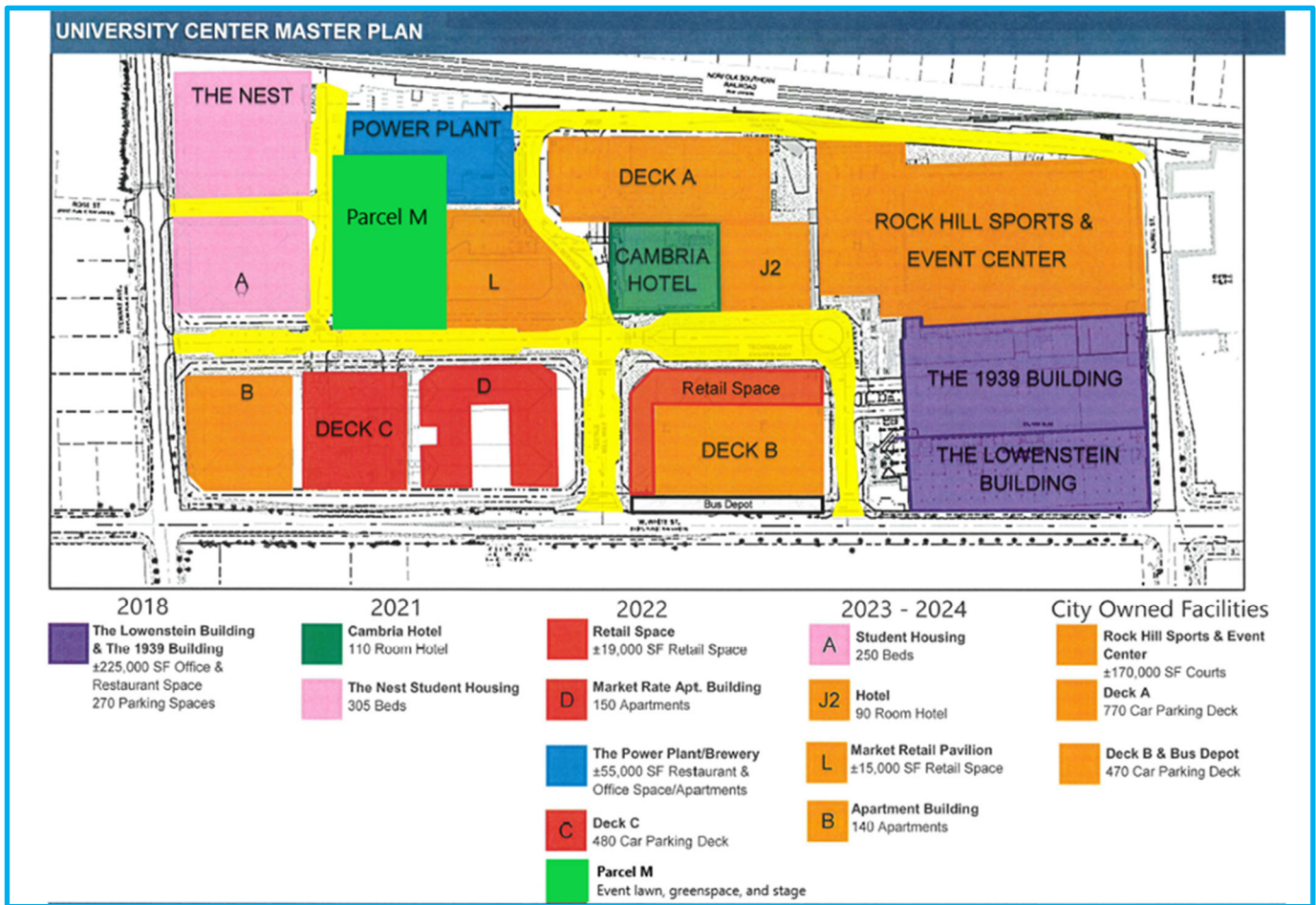
Adapting a historic building for this combination of uses is no easy undertaking. It takes experience and vision to ensure the level of care needed to protect the historical character of this site while shaping its unique design and architectural components to serve such a grand vision within the larger University Center development.

*Before:*



*After (conceptual rendering):*





# UNIVERSITY CENTER

## A Mixed-Use Puzzle

University Center, a 23 acre mixed-use site, is well on its way to realizing its vision. Rock Hill Sports & Events Center hosts thousands of people every weekend for a variety of events. Tenant spaces in The Lowenstein Building and 1939 Building are nearing full occupancy. Cambria Hotel is about to start its third year of business. The Nest student housing is in its second school year with residents, and two parking decks are operational. The Power House, The Easley Apartments, and retail space on the ground floor of Parking Deck B are in final stages of construction.

The Power House is a key component of the University Center development and will house a mix of new commercial and residential uses. Interesting aspects of The Power House include preservation of massive steel framing, ample natural light provided by multi-story windows, unique floor plans for each apartment, and a four-

story atrium opening up from the food hall. The development also features old railroad trestles in the rear courtyard that will provide an interesting visual backdrop for weddings and special events.

## FUNDING CHALLENGES

Few developers are willing to work through the complex funding arrangements associated with adaptive-reuse projects. The funding sources that made this project possible include traditional construction and bridge debt, the Textile Corridor Tax Increment Financing District, City Growth Management Incentive funds, Voluntary Cleanup Contract (VCC) Remediation grants, State Historic Tax Credits, Federal Historic Tax Credits, State Textile Mill Revitalization Tax Credits, and Opportunity Zone investment.



## DEVELOPMENT CHALLENGES

There have been considerable challenges throughout construction of The Power House development. Demolition and removal of huge pieces of industrial equipment within tight space constraints left very little room for error. The presence of groundwater throughout the site, roughly eight feet below the surface, necessitated significant foundation reinforcement. Intricate construction techniques were used to build walls and install mechanical equipment around the steel framing that was preserved to honor the building's industrial history. Construction of the apartments required a new structure to be built within the historic building shell in order to protect the integrity and historic character of the exterior. Creating new footers within a building that sits on a creek bed and making use of the uppermost portions of the building added further complexity to the construction. There were also unforeseen conditions inside and outside the building that presented dangers for the work crews, making safety precautions of utmost importance.

Now that the project is nearing completion, it is evident that all of the effort taken will be well worth the struggles and The Power House will generate a new type of energy well into the future.

*Prior to renovation:*



*Photos courtesy of The Sherbert Group*



*Historic drawing of The Rock Hill Printing and Finishing Company*



*Apartment window in The Power House*