



OWNER

Cornerstone 1909, LLC

SERVICES RENDERED

Structural and Civil Design

STRUCTURE TYPE

Early 1900s wood-mill construction

CHALLENGES

Developing City of Easley's first TIF property; adding lofts to upper-level condominiums.

SIZE

- 23,500 sf, three (3) levels
- 13 units (2- and 3-bedroom)
- Parking on lower level

AWARD

Top Renovation Award –South Carolina Association of Realtors (2005)

CONSTRUCTION AMOUNT

\$3 million

ARCHITECT

Mark B. Garber & Associates Architects

CONTRACTOR

Watson Historical Renovations

COMPLETION YEAR

2005



BRITT, PETERS
AND
ASSOCIATES
INC.
consulting engineers

Cornerstone 1909 – Condominiums/Townhouses Historic Renovation Easley, SC

Development of a century-old building that had sat dormant for nearly thirty years, served as the impetus for other improvements in downtown Easley--all part of the City's larger master plan to enhance the downtown experience while meeting residential demand. Britt, Peters and Associates provided structural and civil engineering services for this historic restoration which earned the building a spot on the National Register of Historic Places.

Originally built as a high school in 1909--and used as a textile building from the 1930s until the 1970s--the 2005 conversion of the structure into condominiums qualified for a textile renovation tax credit. The prestigious *Cornerstone 1909* address represents Easley's first property funded with Tax Increment Financing (TIF), a method responsible for the revitalization and stabilization of many marginal and declining areas throughout the country. Because of the nature of TIF properties, the 23,000-square-foot project was inherently challenging. The early 1900s wood-mill construction presented challenges of its own, and the addition of lofts to the upper-level was particularly difficult. The Britt Peters team responded to each challenge with innovative thinking, and the project was successfully completed *on time* and *within budget*.

The three-level *Cornerstone 1909* houses a total of thirteen condominium/townhouse units. The two- and three-bedroom units range in size from 1,500 to 2,500 square feet. Residents enjoy a "piece of yesterday" with the original exterior doors, hardwood floors and beautiful brick walls. Some units feature private balconies. An elevator offers convenient access to the building's covered parking on the lower level. Cornerstone 1909's owner donated two-thirds of the property to the City of Easley to help spur area redevelopment, which led to the creation of a well-landscaped parking lot. Eight other property owners eventually donated land as well.

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