



# The Old Cotton Factory

*A new beginning for the “Old Cotton Factory”, Rock Hill, SC*



## Awards Received

- 2008 City of Rock Hill Historic Preservation Award
- 2009 American Institute of Architects, NC Tower Award for Historic Preservation and Excellence in Design
- 2008 South Carolina Palmetto Trust Award For Best Commercial Historic Preservation
- 2009 National Housing & Rehabilitation Association: Timothy Anderson Historic Rehabilitation



*2008 South Carolina State Historic Preservation Award Winner*

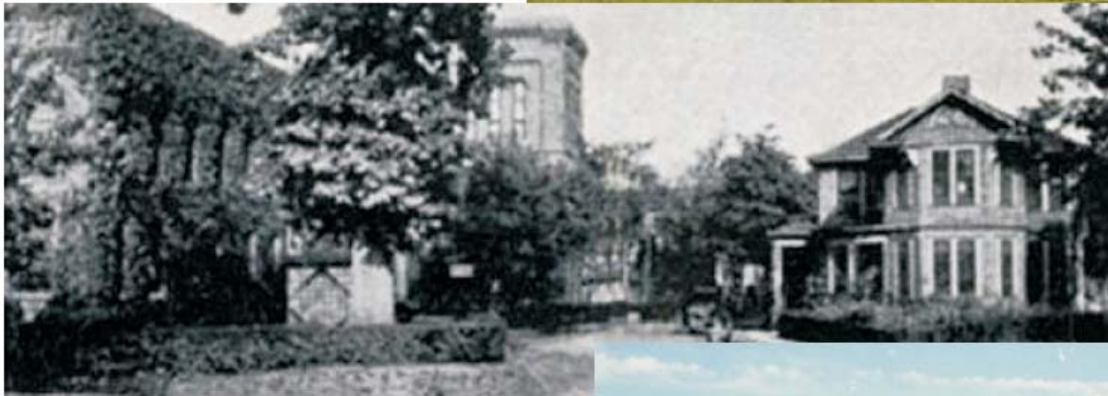
The Old Cotton Factory was built in 1881 in Rock Hill, SC. It was the first steam-powered mill in South Carolina. Several mills have occupied this mill including Carhartt Mill #1, Cutter Manufacturing, Gold-tex Mill, and Ostrow Textile Company. In 2001 Ostrow left the mill and Rock Hill Economic Development Corporation owned it until purchased by The Old Cotton Factory, LLC (Bryan Barwick, Gary Williams, and Bob Perrin) in 2006. Above, middle, is photo of the mill when purchased in 2006. Directly above is a photo of the mill after the \$12,000,000 renovation. Williams & Fudge, accounts receivable management, occupies the 2nd and 3rd floors of the 90,000 square foot building, housing approximately 200 employees. They have created a “mini-museum” inside their offices including Rock Hill history and the textiles industry history.

**A look into the history of the “Old Cotton Factory”  
Rock Hill, SC**



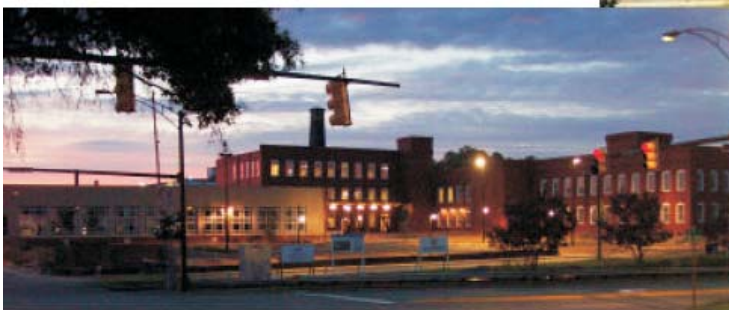
The Cotton Factory was originally built in 1881.

Carhartt Mills operated in  
the early 1900s.



Cutter Mill was  
in operation in  
the 1930s.

Ostrow Warehouse oper-  
ated in the in the early  
1970s until closed n 2001.



The Old Cotton Factory  
today owned by The Old  
Cotton Factory, LLC.





***Before and After  
Photographs***

Commercial Real Estate Development  
and Investment



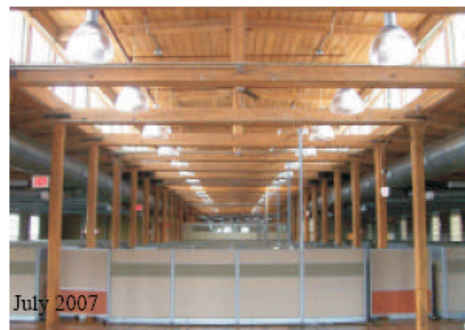
Formerly filled-in windows were opened back up to let light in from all directions.



The side tower shows Williams & Fudge's main entrance.



The smoke stack and back patio before and after photos highlight restoration improvements.



This is the long hall on the right hand side of the building.