From Eyesore to Opportunity:

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

Powers Building
16 West Main Street

Before Daniel Powers erected the Powers Building in the late 1860s, the site had been home to Hamlet Serantom’s log cabin, the Eagle Hotel and Tavern, and the Powers Banking House. Originally a five-story structure, Powers had two additional stories added as well as a three-story tower so the building would hold its supremacy as Rochester’s tallest. A century later the “Grand Old Lady of the Four Corners” had lost its luster and by the 1980s would sit largely unoccupied, deteriorating quickly. At least five separate efforts to rehabilitate the building failed before Value Properties Inc. bought it in 1988 for an estimated $400,000-$500,000, spent $20 Million restoring and renovating it, and reopened it in 1991. While the Powers Building could have easily been lost, today it is widely regarded as an irreplaceable Rochester icon.