

The Lutz Building, 529 N. Main Street, Bloomington, 1996

- Stories: Two
- Historic use: Commercial/Office space
- New use: One bedroom apartment
- Exits: 1 from the 2nd floor to the street
- Windows: 3 on front, 2 on rear, 3' x 8'
- Sq footage: 1,260 sq. ft. bldg, approx. 20' x 65'
- Construction: Brick load-bearing walls, plaster and lath interior partitions, stone foundation, wood roof and floor.



Comments:

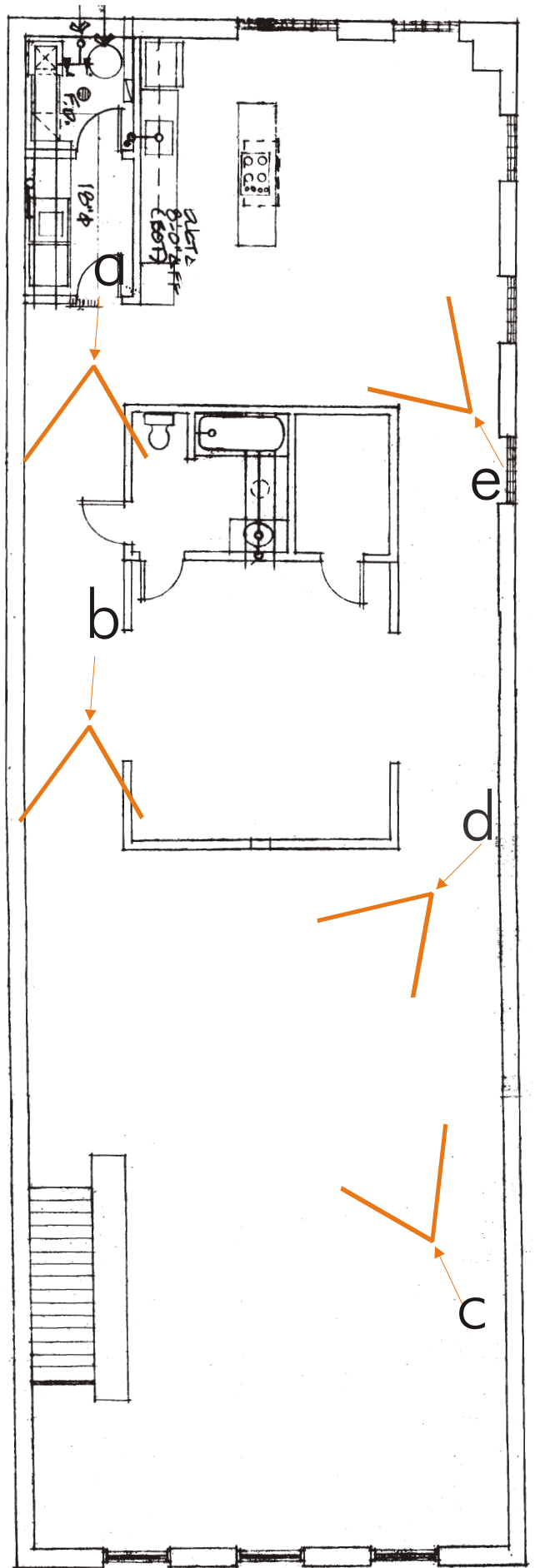
A vacant second floor was turned into a single apartment with an open loft-type plan. The total rehab cost for the project in 1996 was \$63,247 for 2,520 sq. ft. (\$25 per sq. ft.), the cost today would be \$76,770 or \$35 per sq. ft. Work included cleaning and repainting interior masonry walls, refinishing wood floors, replacing water-damaged plaster with new drywall, installing new plumbing and HVAC (none existing), and updating electrical fixtures and outlets. New walls constructed around the bedroom and bathroom are 8' high and do not extend to the ceiling's height of 12'.



"Before" photo of second floor space

Since the property is located within a National Register Historic District, the owner was able to use the 20% Historic Rehabilitation Tax Credit. This credited \$12,649 to the owner's federal income taxes, lowering the project cost to \$50,598.





Street Facade