

Hollahan Residence, 109½ E. Washington, Pittsfield, 2003

Stories: Two

Historic use: Residential

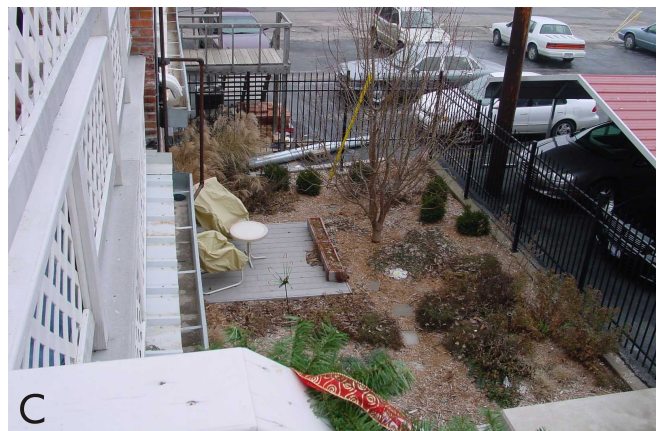
New use: 2 bedroom single-family home

Exits: 3: 1 to street, 1 to deck, and 1 into the business on the 1st floor.

Sq. footage: 2,000 sq. ft. bldg approx. 40'x50'

Construction: Brick load-bearing walls, plaster and lath interior partitions, stone foundation, wood roof and floor.

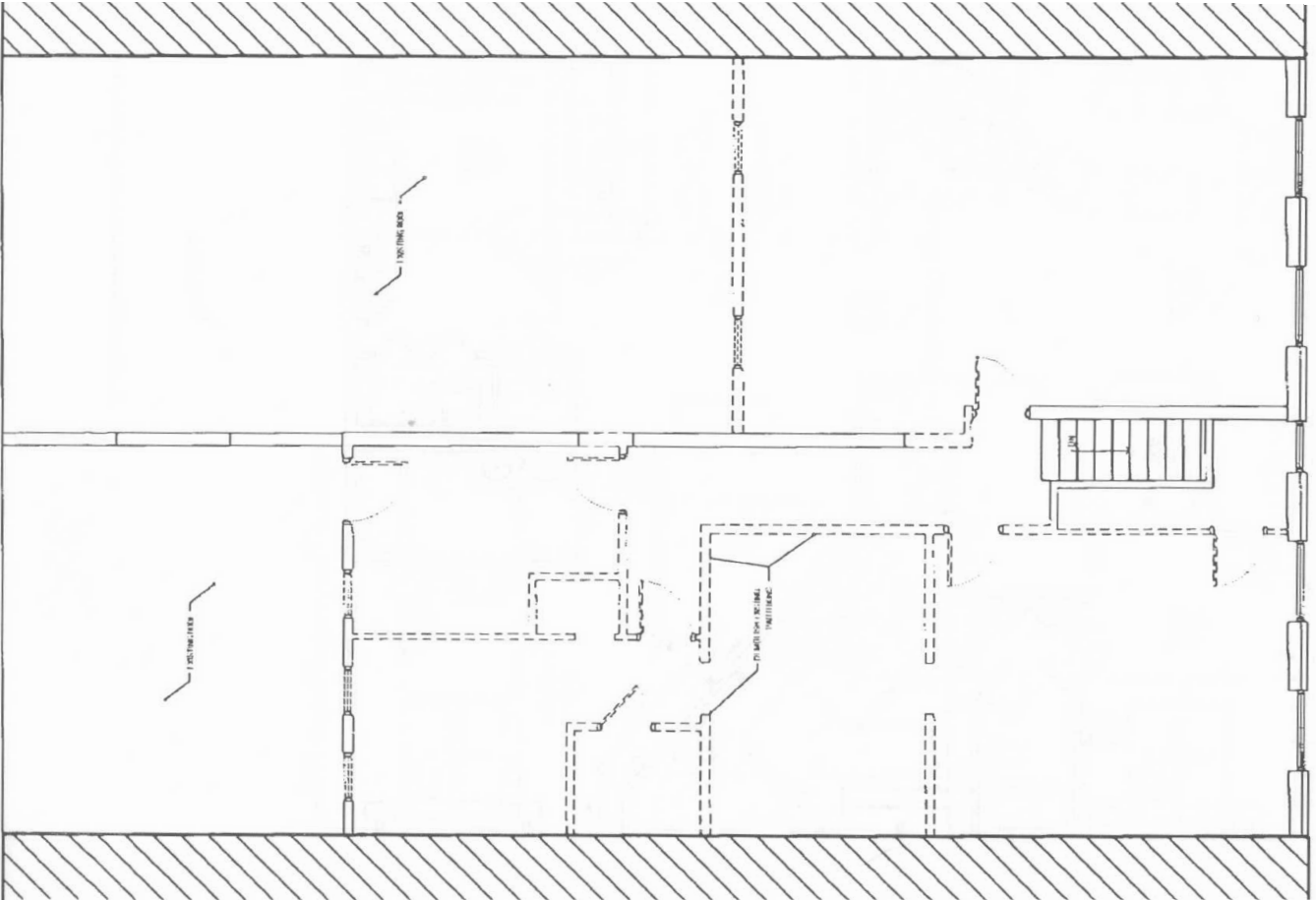
*Owners used an architect to draw the plans and handle the construction.



Comments:

The owners have owned the building and operated a law office on the ground floor for a number of years. The upper floor had 2 apartments but after a fire caused by a tenant, they decided they did not want to risk losing the whole building. Instead, they used the space for storage for the law firm for several years. After seeing examples of commercial spaces renovated into living spaces on television, they decided to rehabilitate the upper floor of their building into their family home. They spent around \$125,000 renovating the space, which included new electrical, plumbing, HVAC, fixtures, finishes, and a new deck off the back of the building. The cost per square foot was \$62.50.

The owners feel they have traded up from their previous country-home lifestyle. Their new home has 2 bedrooms, 2 bathrooms, an office/guest room and a deck with a manageable garden. They now save about \$6,000 per year on taxes and insurance compared to when they owned the building but lived elsewhere. They also save on transportation costs. Before living above their business, they drove 2 cars 40 to 50 miles per day, 6 to 7 days a week (between 24,400-36,500 miles per year). Figuring an average of 24 miles per gallon and \$2 per gallon of gas, they save about \$2,500 in gas alone per year. Their only complaint is that they still have to drive to the grocery store.

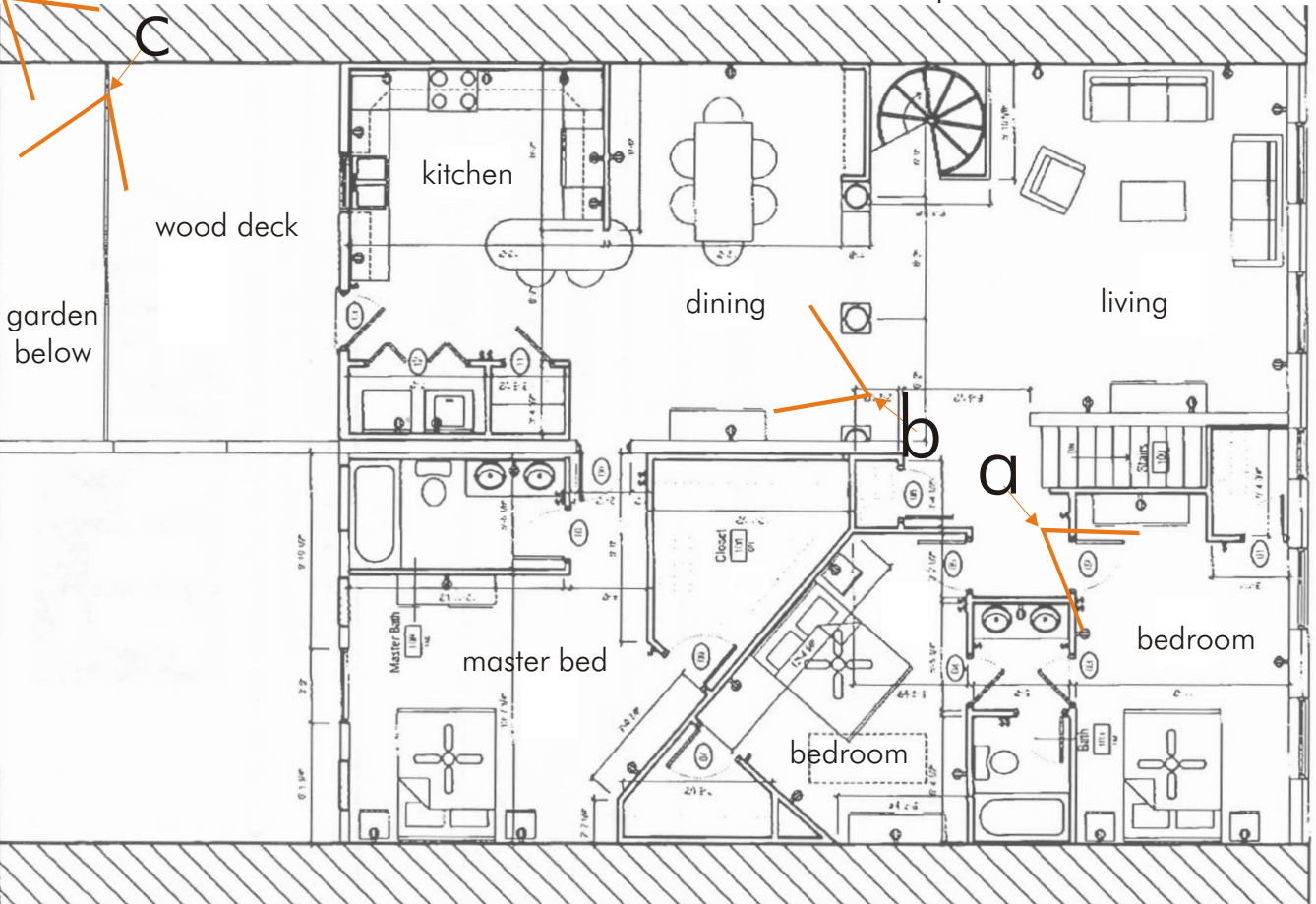


← "Before" floor plan

"After" floor plan → Street Facade →

d

c



garden below

wood deck

kitchen

dining

living

master bed

bedroom

bedroom

b

a

c