

Crawford & Rowley Buildings, 202 S. Main, Galena, 1990

- Stories: Two
- Historic use: Office/apartments
- New use: Owners' apartment and guest suite
- Sq. footage: 2,100 sq. ft.
- Construction: Brick load-bearing walls, plaster & lath interior partitions, wood roof and floor, limestone foundation.

Comments:

The owners converted the upper floors of both buildings to residential. The Crawford Building contains the owners' unit, while the Rowley Building has a rental guest suite. The upper-floor work included masonry repair and repointing; new wood double-hung windows (matching the original configuration); new plumbing, mechanical and electrical; a new rear deck; and the installation of a residential elevator. The second floor of the Crawford building contains 1,700 sq. ft., and that of the Rowley building has 700 sq. ft. In 1990, the total cost project was \$76,500 (\$113,800 today). The upper-floor rehab cost roughly \$28 per sq. ft. in 1990 (\$41.65 today). The total cost of the rehabilitation (including the 1st floor) was \$76,500 (about \$48 per sq. ft.). The guest suite rents for \$100 per night or \$250 for three nights. Because the buildings are within a National Register District, the owners were able to take advantage of the 20% Historic Rehabilitation Tax Credit for the rental suite and for the first-floor commercial spaces but not for their own residence.



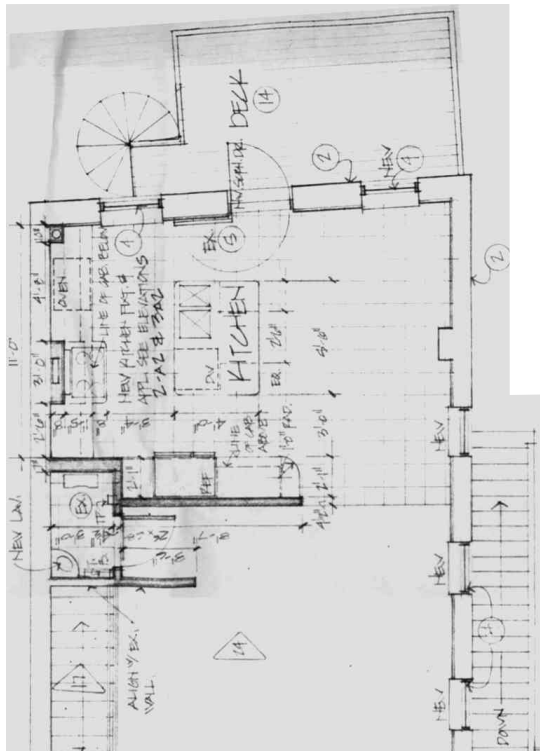
Living room and kitchen before rehabilitation



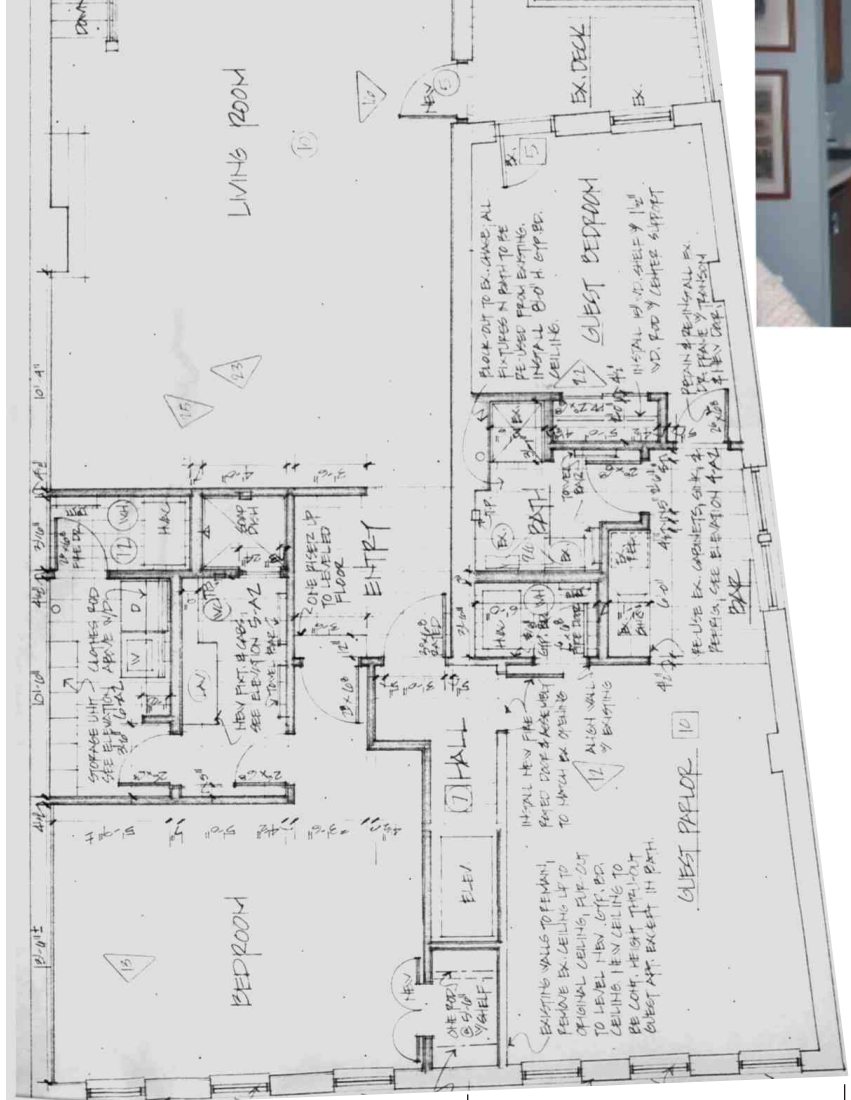
Owners' kitchen after rehabilitation



Owners' living room after rehabilitation



New living room in guest suite



Guest suite kitchen after rehabilitation



New deck off of guest suite

← Crawford Building Owners' apartment Rowley Building Guest suite →