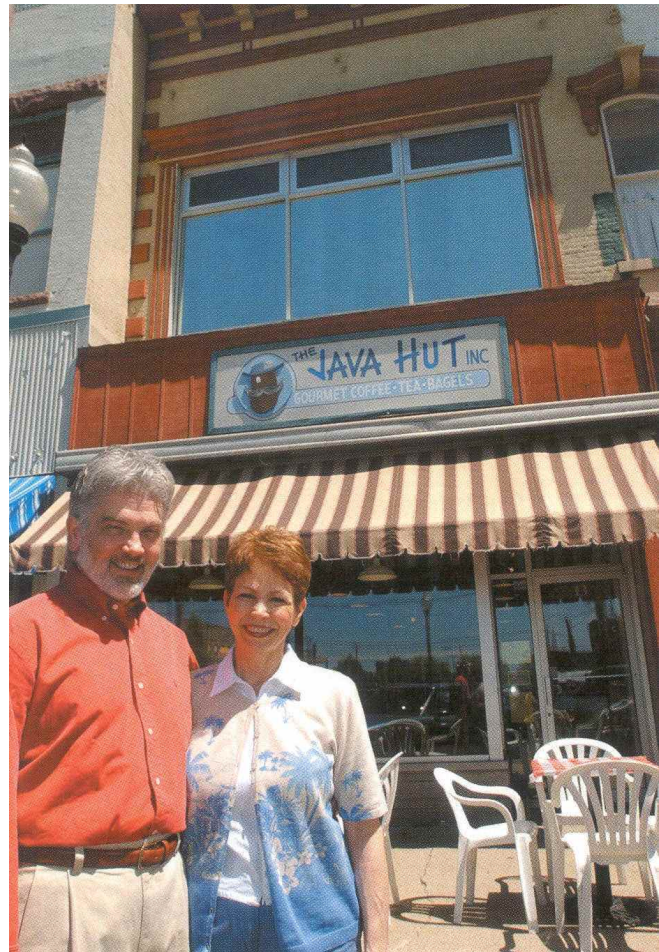


Java Hut, 13 North Vermilion, Danville, 2003

Stories: Two
Historic use: Commercial/ Office
New use: Owner-occupied residence
Exits: One to the front of the building
Sq Footage: 1,800 sq. ft.; building is 20' x 90'
Construction: Brick load-bearing walls, plaster and lath interior partitions, wood roof and floor.



Comments:

The owners acquired the building when they bought an existing coffee shop and catering business in 2001. They decided to renovate the second-floor space when they realized that they were only returning to their house at night to sleep. The new residence has a master bedroom with dressing room and bath, an open floor plan combining the kitchen, dining, and living rooms with an additional full bathroom. The deep space is flooded with sunlight from the large windows on the front facade and from two skylights. The total cost of the rehabilitation was approximately \$100,000, or \$56 per square foot. The owners are very happy with their move and are saving between \$7,200 to \$8,400 per year on property taxes and insurance. They plan to add a roof top garden in the near future.





Photos courtesy of
HomeStyle Magazine

