

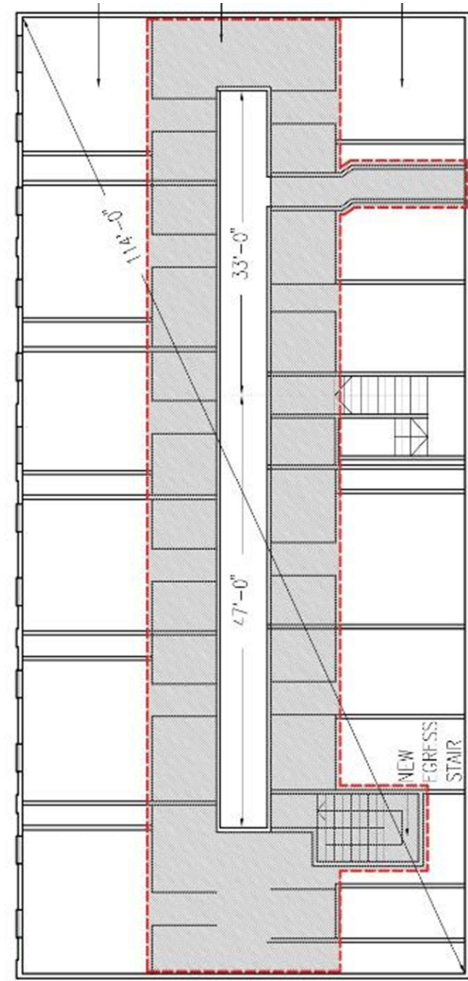
MAUSERT REHABILITATION



The renovation and preservation of the Mausert Block in Adams Massachusetts rehabilitated a National Registered Historic Building creating 10 updated apartments and three ground floor commercial spaces.

Phase one stabilized the condemned building and created new storefronts completed in 2012. The rehabilitation work was substantially completed between 2017 and 2021.

MAUSERT REHABILITATION



The inner third of the building, containing utility areas, was demolished creating space for new engineering systems, larger bathrooms and kitchens. This preserved the public corridors and more historical outer rooms.

LAYOUT RECONFIGURATION

MAUSERT REHABILITATION



Eighteen studio apartments were reconfigured into ten apartments by combining three units into one creating living rooms and large bedrooms.



Retained spaces were preserved and refurbished. Original millwork and doors were restored and installed in the new spaces to match the 1939 historic architecture.

LAYOUT RECONFIGURATION

MAUSERT REHABILITATION



In December 1901 a storm removed the entire upper roof, including the timber support trusses

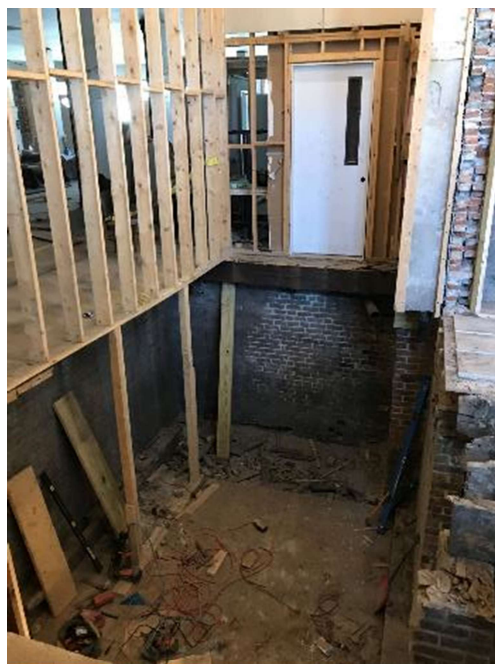


By 1981 the roof had deflected more than a foot and repairs were made to the timber trusses.



Further deterioration since 1981 required installation of hand built steel trusses

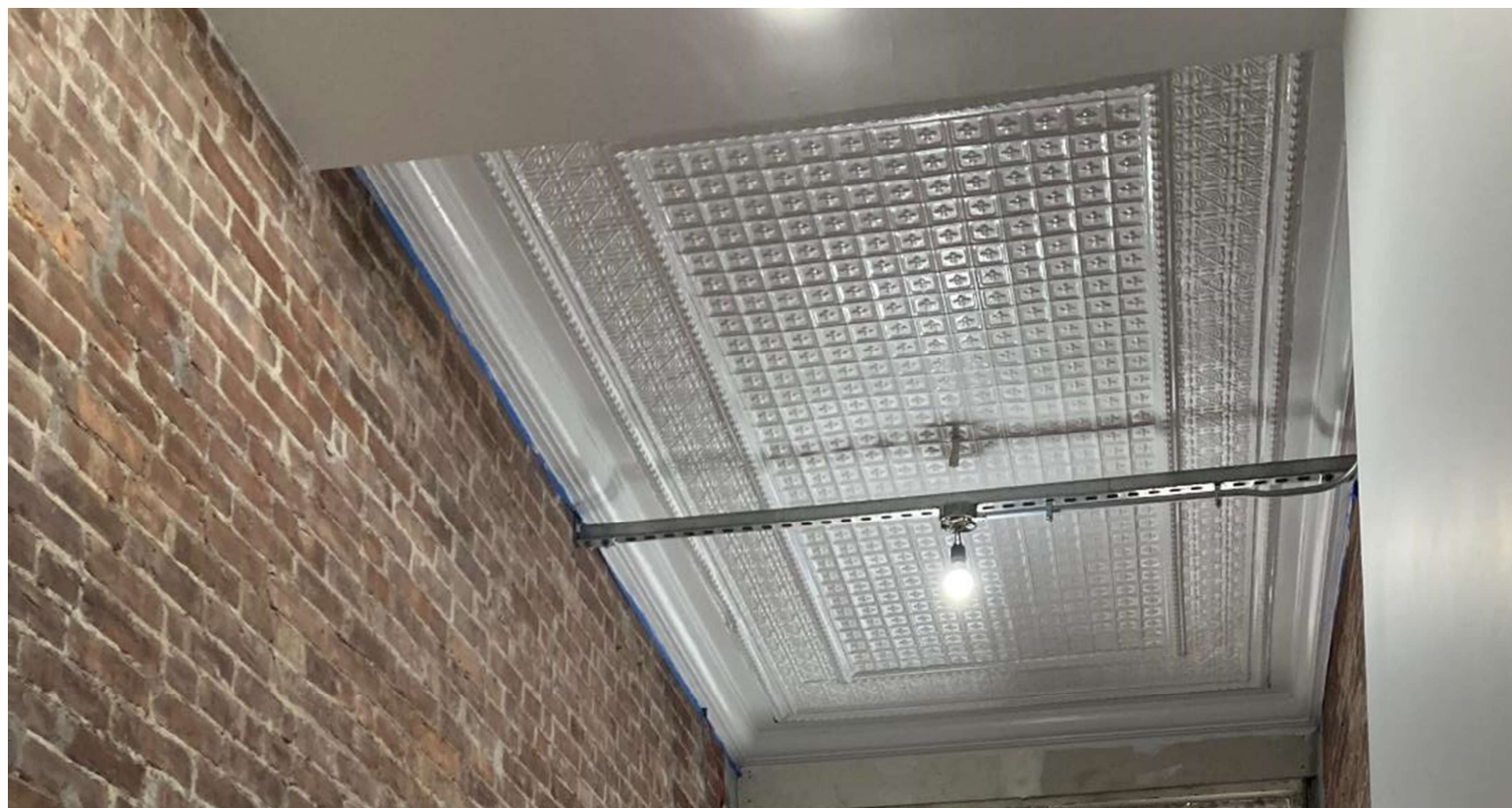
On the first floor, hand built trusses allowed the removal of a column for a large open studio



Water ingress, through the building, required extensive repairs to existing floors.

HISTORICAL REPAIR

MAUSERT REHABILITATION



Tin ceilings throughout the building were hand scraped, patched, repaired, reframed and restored.

RESTORATION

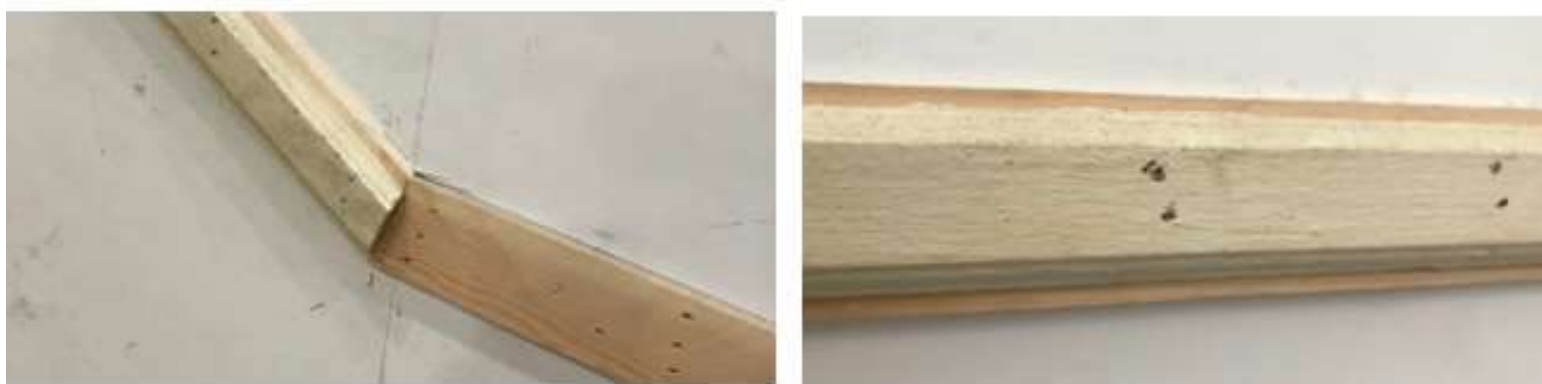
MAUSERT REHABILITATION



The panels and trim of the coffered wood ceilings were repaired and missing millwork restored. The existing paint finishes were scraped, stabilized and re-finished.

RESTORATION

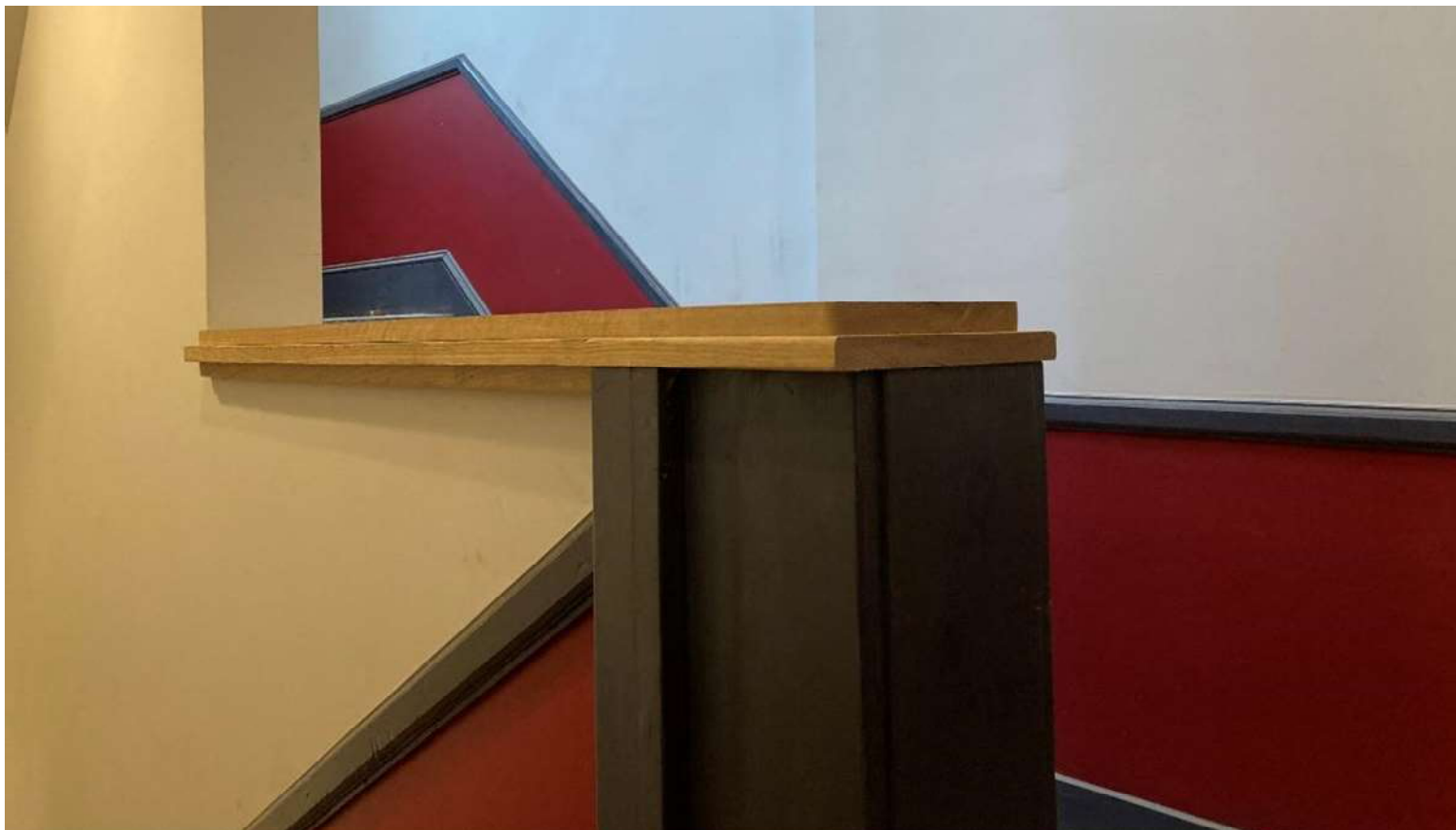
MAUSERT REHABILITATION



The existing millwork was tested for lead, abated where necessary, removed, separated, catalogued, repaired, brought back to good condition, ready for re-installation. Missing features were recreated using similar materials.

RESTORATION

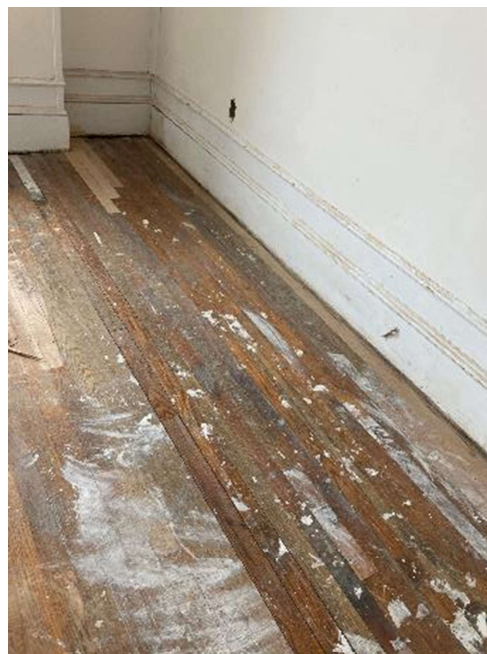
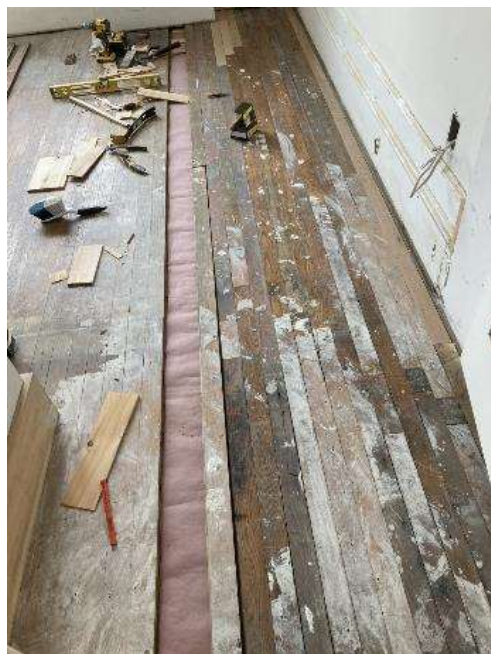
MAUSERT REHABILITATION



All the original millwork in the reconfigured spaces were retained, and reinstalled to maintain the historical character of the building.

RESTORATION

MAUSERT REHABILITATION



The original wood flooring was retained, repaired and were removed, recycled into the reconfigured spaces along with new to match flooring width and species.

RESTORATION

MAUSERT REHABILITATION



The former F.W. Woolworth sign band and granite bulkhead at 19 Park Street was retained, restored and the storefront made ADA accessible.



New ADA accessible storefront at 25 Park Street.

STOREFRONTS

MAUSERT REHABILITATION



Bay width restored and new sign band aligns with adjacent storefront

Window transoms aligns with building arches spring line.

Bulkhead sill restored to original height



New, ADA accessible white oak storefront at 23 Park Street. The Sign band was restored to its original building structural bay.

STOREFRONTS

MAUSER REHABILITATION



The rear elevation of the 1939 addition was opened up to connect with the adjacent rail trail. Landscaping and outdoor seating space was added.



The rear elevation was restored to its original fenestration by removing lean-to sheds, fire escapes and infilled windows added throughout the years.

RESTORED FENESTRATION

MAUSERT REHABILITATION



A condemned deteriorating external fire escape was removed and a new second internal stair was installed, preserving much of the historical spaces.



Two commercial shafts were located through the building to the upper roof. This avoided wall mounted restaurant exhausts, preserving outer spaces and elevation.



Full abatement of hazardous material, such as lead and asbestos were completed. A building wide fire alarm system, CCTV security system, central air extract system, video controlled door entry, were also installed.

A SAFE ENVIRONMENT

MAUSERT REHABILITATION



In 1939, eleven new modern (studio) apartments were created on the third floor. Little had changed since that time.

FOR RENT

Mausert Apartment No. 2
Park St., Adams

The last of my new modern apartments will be ready for occupancy on July 1st. All are rented except this one. Equipped with Electrolux Refrigerator, Gas Stove, Inner-door Beds. Open to inspection daily 9 to 5. Inquire W. J. Donovan, Tel. No. 2.



Reconfigured enlarged kitchens and bathrooms were added featuring wi-fi combo washer dryers, low flow water fixtures, and energy efficient combi-boilers.

KITCHEN AND BATH REMODEL

MAUSERT REHABILITATION



Overgrowth, trees, outbuildings and fire escapes were removed. The proposed outdoor restaurant dining area was raised to maintain views over the new car lot.

LANDSCAPING

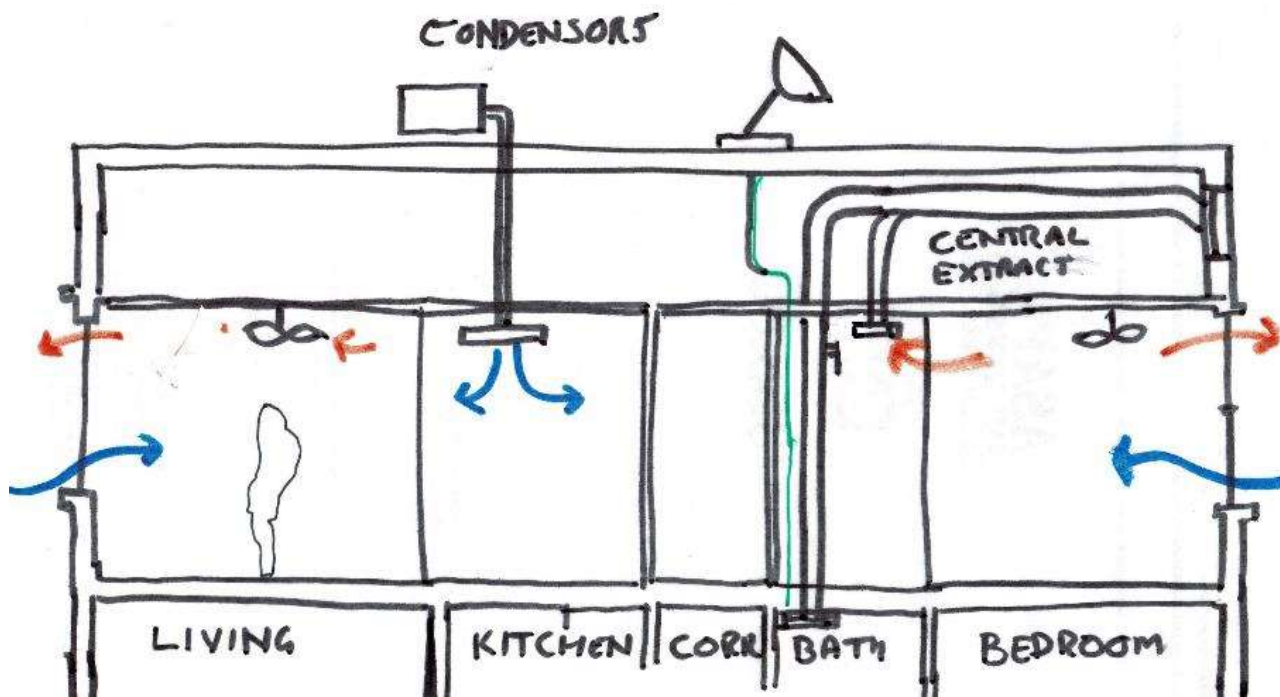
MAUSERT REHABILITATION



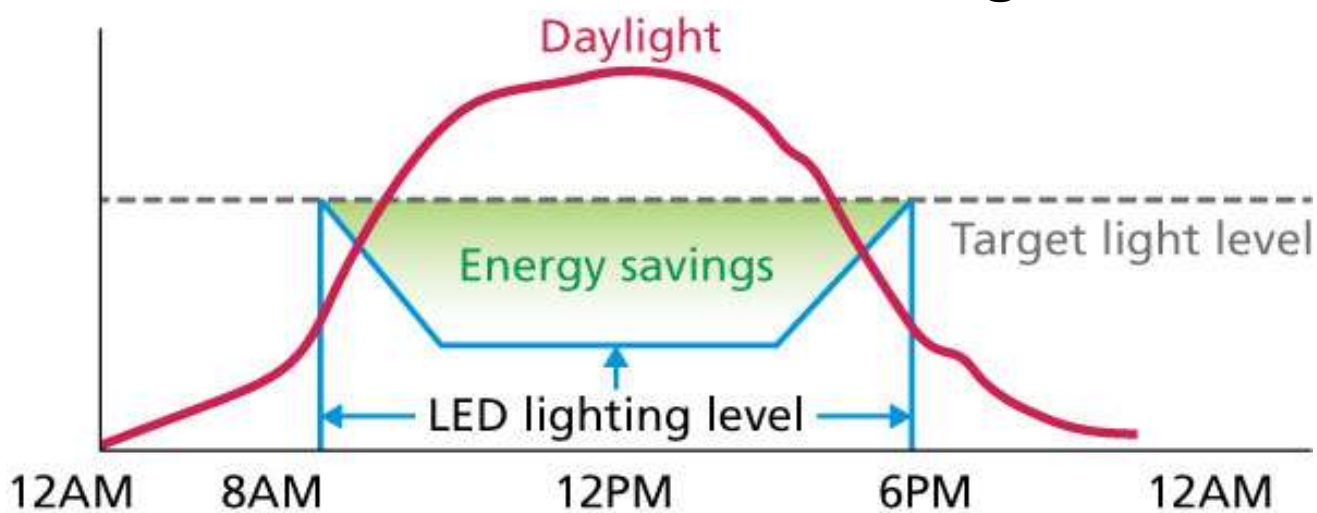
New 3 phase electrical service; four inch water line, commercial gas line, high speed cable and voice were brought in for current and potential capacity requirements.

UPDATED SYSTEMS

MAUSERT REHABILITATION



Mixed Mode Air Conditioning



- Daylight Harvesting controls internal light levels
- Outdoor monitors control heat and water temperature
- ReGreen Remodeling
- Hi efficiency combi boilers
- Low water flow toilets, showers and faucets
- LED Lighting and 100% renewable electricity used.
- Solar reflective recyclable roof



SUSTAINABILITY

MAUSERT REHABILITATION

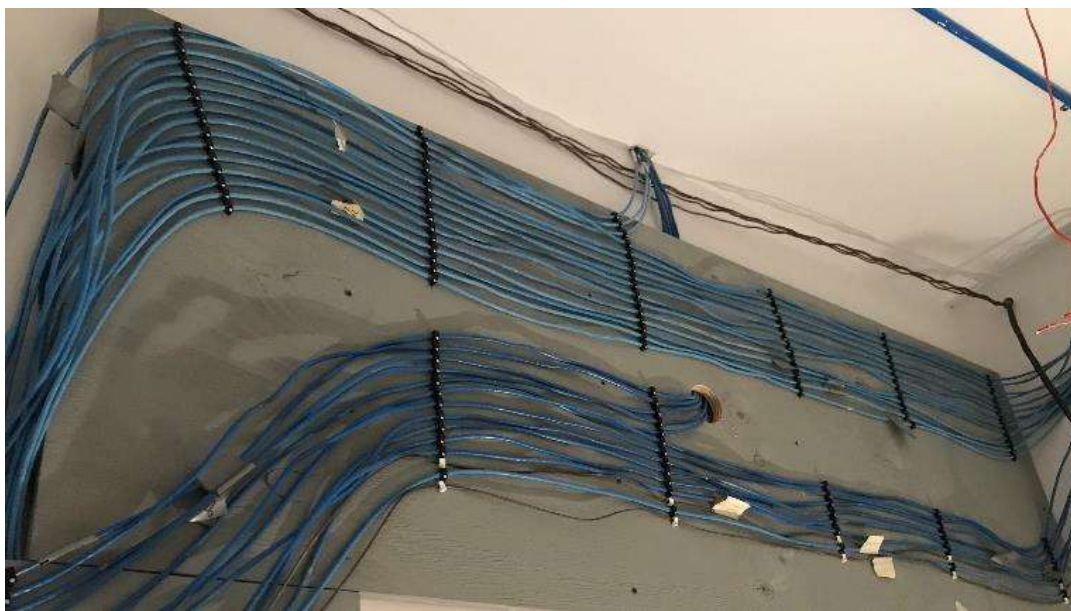


Dedicated Electric Vehicle Charging Stations are wired to individual apartment panels

In addition to the smart heat, water, electrical and temperature control systems, each apartment has smart wi-fi controlled thermostats and combo washer/dryers.



Building wired for high speed internet, voice and satellite discretely run behind historical features

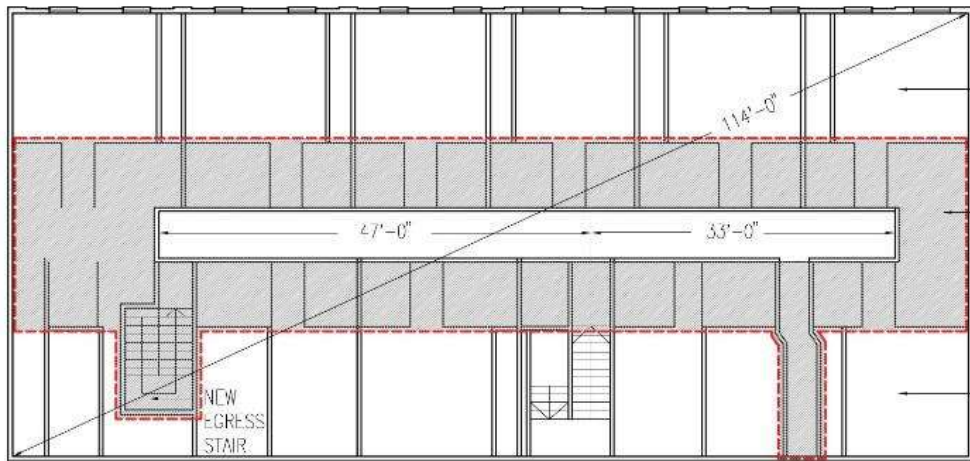


Central CCTV security and video controlled door access systems are run throughout the building.

ADVANCED TECHNOLOGY

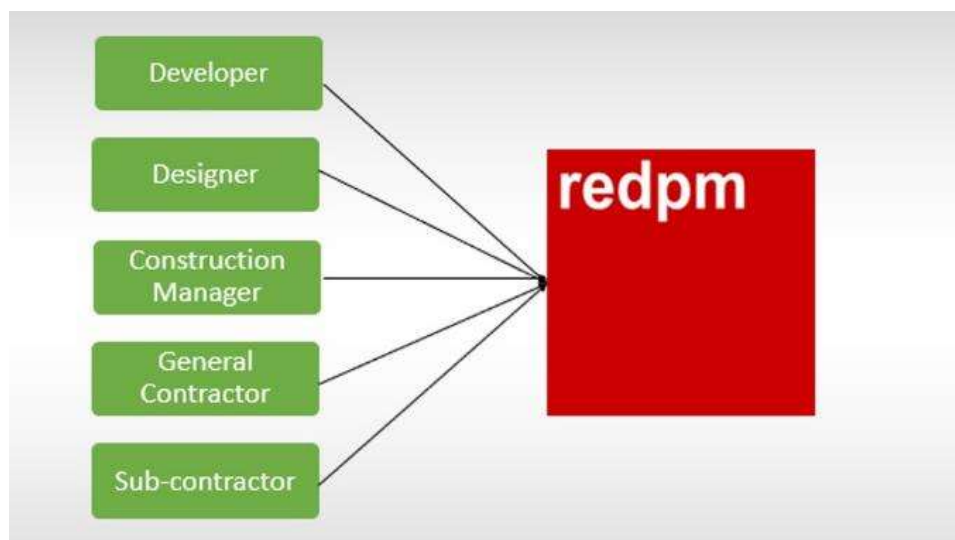
MAUSERT REHABILITATION

FIRST MAJOR DOWNTOWN DEVELOPMENT COMPLETED SINCE 1987



Innovative Design

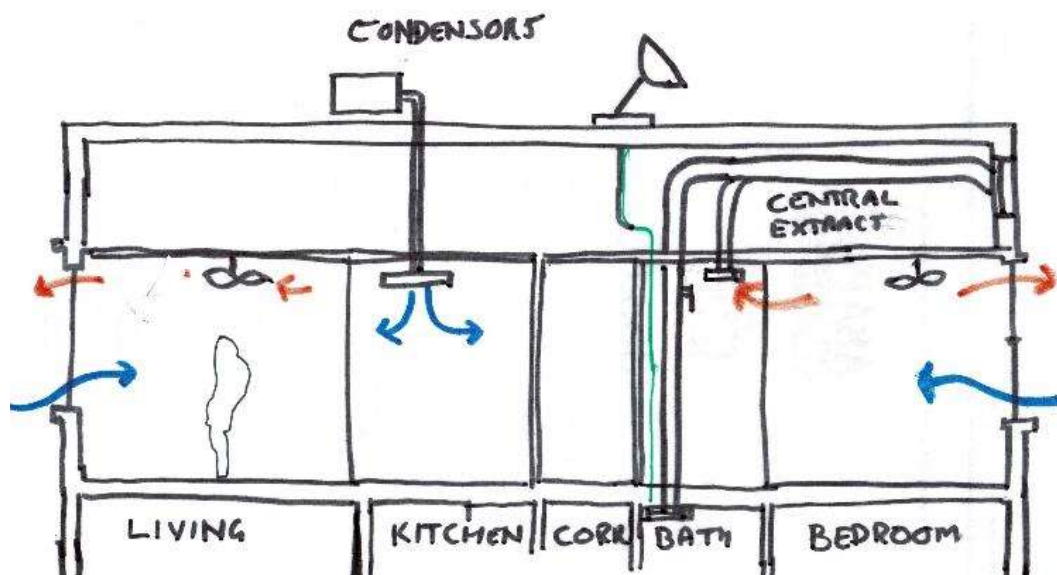
The development footprint was reduced from 100% to 40% by retaining as much of the existing historical interiors as possible



Innovative Management

A flat management structure with redpm acting as Developer, Designer, Construction Manager, General Contractor and some Sub-contracting trades.

This reduced the project development and construction costs



Innovative Sustainability

Such as implementing mixed mode heat and Air-conditioning distribution methods, material re-use, and re-using existing floors were not only sustainable but reduced construction costs.

TOTAL PROJECT COST = \$2.350.000

CONSTRUCTION COSTS = \$85/SF

INNOVATION

MAUSERT REHABILITATION



Vol. 17 No. 7 "The Business Journal For Berkshire County"

PERSEVERANCE ON PARK STREET Mausert Block redevelopment moves forward

BY BRAD JOHNSON
A major mixed-use redevelopment project in downtown Adams is moving forward once again after a series of delays and complications over the past year that ranged from snags in the local permitting processes to difficulty in securing the right financing package. In late July, Braytonville Properties LLC received final sign-off from the town's planning board on its site plan for redevelopment of the Mausert Block, a three-story historic building at the western end of Park Street, directly across from Adams Town Hall.



Stephen Stenson of Braytonville Properties has had to clear several hurdles to keep his mixed-use redevelopment project on track in downtown Adams.



Epic redevelopment saga continues in downtown Adams

Mausert Block's two upper floors nearing completion, as 'Food + Wellness Hub' takes shape at street level

BY BRAD JOHNSON
Nearly seven years ago, the November 2013 issue of *BERKSHIRE TRADE & COMMERCE* featured a story on the redevelopment of the Mausert Block in downtown Adams, which was being undertaken by North Adams residents Stephen and Holly Stenson of Braytonville Properties LLC. That story turned out to be somewhat premature. However, its main headline – "Perseverance on Park Street" – proved to be prescient. At that time, having overcome an initial series of setbacks, the Stensons appeared to have a clear path to completion of the mixed commercial and residential redevelopment project in the months ahead. That path instead detoured into a new tangle of regulatory roadblocks and other delays that left the prominent downtown building in a prolonged state of suspended animation – not dead but not moving forward. "There were various reasons for the delays," said Stephen Stenson in a recent interview, noting that these contributed to a full stop of work on the project from June 2015 to April 2017. Since then, the project has moved in fits and



Standing on Park Street in bright July sunshine, Stephen Stenson can also see the light at the end of the tunnel for his multi-year redevelopment of the Mausert Block in downtown Adams. He and his wife Holly, through their company Braytonville Properties, purchased the once-prominent building for \$60,000 in 2011.



Stephen and Holly Stenson join their sons James, 12, and Gavin, 8, on the lawn in front of Town Hall across from the Mausert Block. After building a portfolio of rental properties in the region, the Stensons relocated from Cambridge to North Adams in 2013 with a desire to raise their family in a less urban environment. Their work on the Mausert Block, which they purchased in 2011, predates the arrival of young Gavin.

MOM AND POP DEVELOPERS