

## Exterior Work on Adams' Mausert Block 'Substantially Complete'

By Dan Gigliotti

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ADAMS, Mass. — Renovations to the outside of the Mausert Block building are "substantially complete," making way for work on the interior of the building, according to developers.

A press release issued by building developer RedPM on Thursday said the completion of the exterior of the building will now allow for the group to focus on the interior apartment units, two restaurants and dance studio slated to be ready in 2014.

The most recent upgrades to the exterior include new windows added to the second floor at the back of the building and the entire third floor; the creation of new openings on the first floor for two of the retail businesses; and extensive repairs made to the upper and lower portions of the roof.

According to Stephen Stenson of RedPM, the space on the first floor is raw, or essentially empty, and will take about four months for each retailer to prepare for business. He said his company will soon relinquish the first floor to the three lessees.

"We're gearing up to handover spaces to the retail tenants, probably within a few weeks time, probably by the end of the year," Stenson said.

Leases were signed in July with three businesses — a gourmet pizza place, hibachi restaurant and performing arts school.

Two large ventilation shafts for the restaurants, new apartment egress stairs and additional doors on the second floor leading to what will become apartment roof decks were recently built inside what was the former Woolworth's building.

Floor plans were released for the designs of 10 new apartment units on the building's upper floors, which will be ready for rent by summer 2014, according to Stephens.

A total of eight two-bedroom apartments will range in size from 700 to 950 square feet beginning



**The owners of the Mausert Block are just about done with the exterior renovations on the building.**

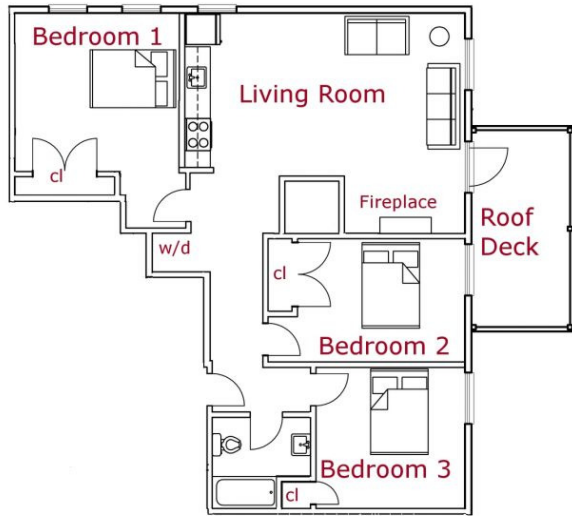
at \$800 per month for rent. The remaining three-bedroom apartments will be 1,000 to 1,300 square feet, including private roof decks, costing up to \$950 per month. Rent for all apartments will include washers, dryers, featured fireplaces, one parking space and heat.

"Overall, obviously we've been at this for quite a while," Stephens said. "But we're going to take that building up, up and away. We're going to move it forward to the end, at this point."

In 2011, the town received \$125,000 from a federal grant for the Mausert Block renovation project, which was matched by RedPM, for completion of the building's exterior. Construction was halted for the \$1 million project in June 2012 as the developer sought additional permits to begin work on the building's interior.

More recently, RedPM needed the town's approval before formally securing additional funds to move forward with the interior design and renovation of the building. In September, the Board of Selectmen gave its approval, making way for approximately \$700,000 in funds to be put toward the project by way of a MassDevelopment loan.

***Sample Floor Plans:***



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