



66-68 Benevolent Street

Description of Property: This is currently a vacant, two family home adjacent to a small park, academic buildings, single family homes and a University rental property. The exterior is attractive but needs some work. There is a very small back yard. The interior needs extensive painting, floor resurfacing, new bathrooms and kitchens. Each of the 3 main floors (~1,000 GSF/each) have 2 bedrooms, living/dinning room, a small galley kitchen and a full bath. The 1st floor is one unit and the 2nd and 3rd are another unit. The 1st and 2nd floors have high ceilings, hardwood floors and nice architectural features. The backyard has been used for parking. The house requires either new or significant upgrades to the roof, heating, electrical and plumbing systems. The “as is market value” as a single family home is \$325,000 (March 06). The market value as a renovated single family home would be \$525,000.



Exterior/roof: Siding is in good condition and requires painting. Windows are in fair condition and require limited work.

Interior Finishes: All surfaces need resurfacing, including walls, floors and ceilings.

Kitchen (s): This is a two family, with large eat in kitchen and small pantry in both units. Both require complete upgrades.

Bath (s): This is a two family, with 1 bath on the first floor unit and 1.5 baths on the second/third floor units. All require complete upgrade.

Mechanical: New heating system is required. Existing system has radiators with no heat on third floor.

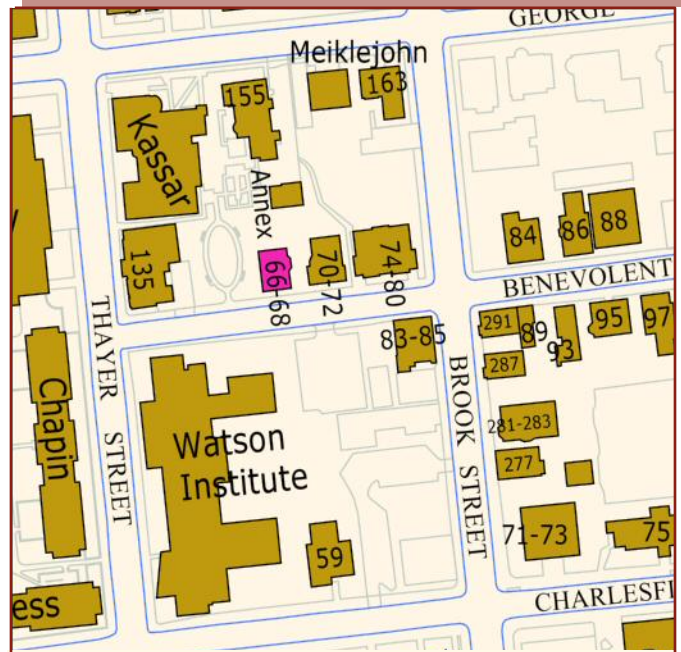
Electrical: Circuit breakers present, but distribution throughout building is inadequate. Many rooms only have 1-2 outlets. Limited upgrades were performed with surface applied wire molding.

Summary: This house was built as a two-family home, but could be converted into a single family home with changes to the front entrances and creation of one large, efficient kitchen. Prior use was as a 2 family but the zoning is for single family residences. The backyard could easily accommodate parking for two cars. This is an attractive home in nice neighborhood next to a beautiful park.

Gross Square Feet	4,051
Year Built:	1880
Year Acquired:	1963
Legal Use:	2 family in grandfathered; neighborhood is R1—single family)
Contributing Structure of the College Hill NHD	
Architectural Merit:	1

This house is eligible for the Initial Renovation Credit—please see ease see program details.

Market Value (single family) - 3/06:	
As Is:	\$325,000
As renovated	\$525,000



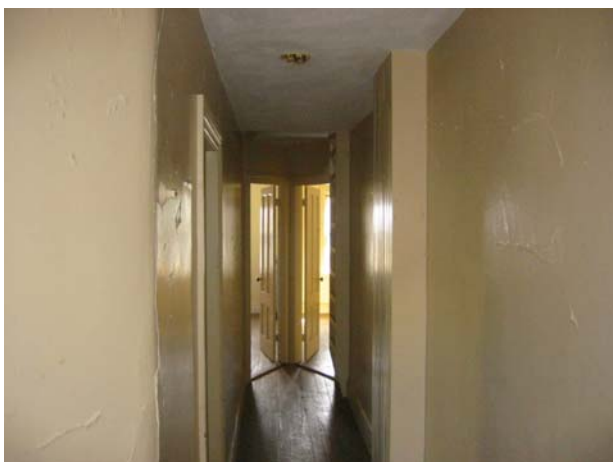
Adjacent Properties:
 North: Forbes Center East: Rental
 South: Watson Institute West: Benevolent Street Park



Current Exterior



Current Interior Condition





Current Interior Condition





BROWN

Date:

Revision:

0

Facility/Site:

BENEVOLENT ST 066-068

Filename:

BENNE06-68_0.dwg

Floor:

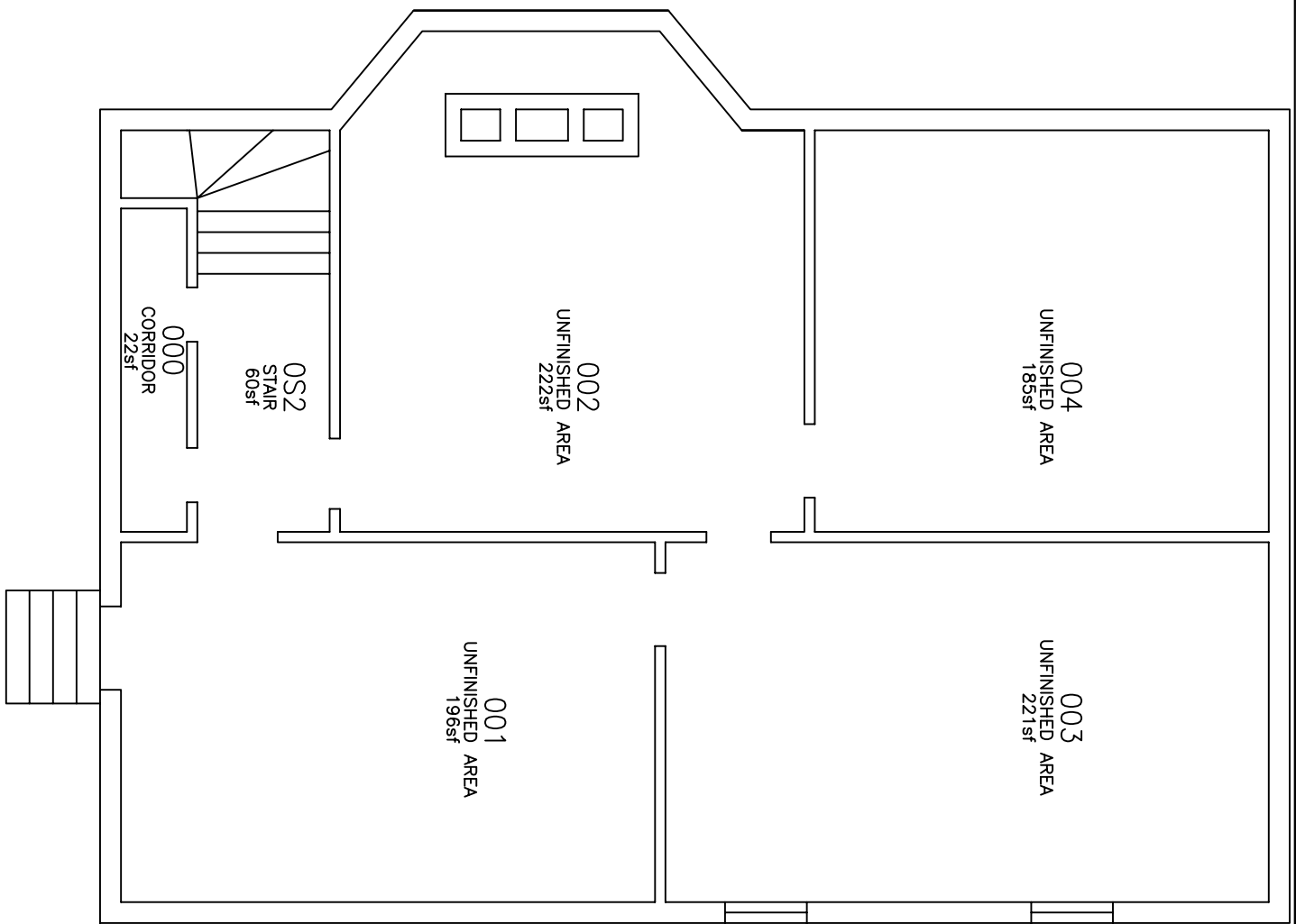
BASEMENT

Scale:

Sheet:

Department of Facilities Management

FLOOR PLAN





BROWN

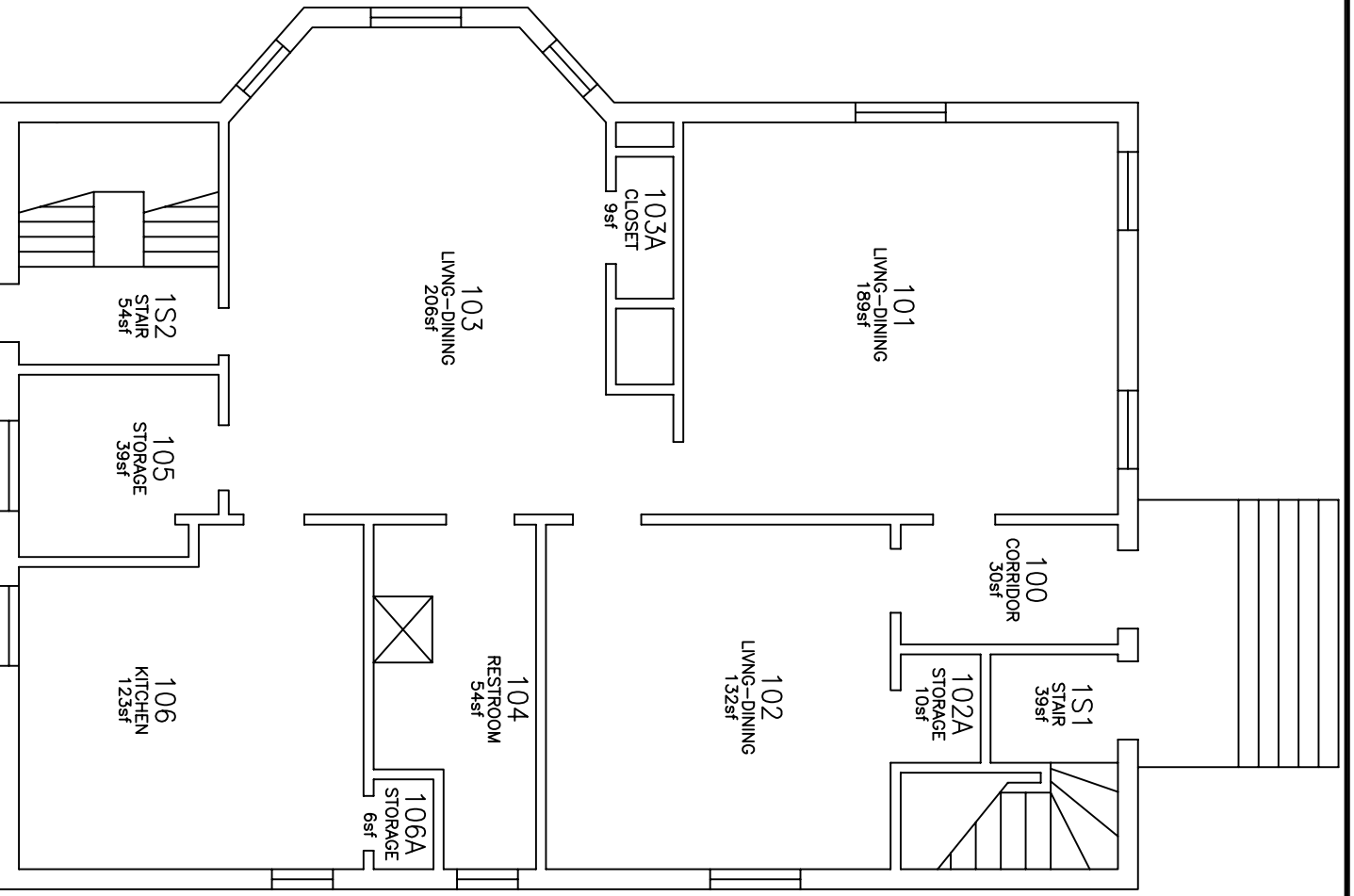
Date:
Revision: 0

Facility/Site: BENEVOLENT ST 066-068
Filename: BENNE066-68_1.dwg

Floor: FIRST

Scale:
Sheet:

FLOOR PLAN
Department of Facilities Management





BROWN

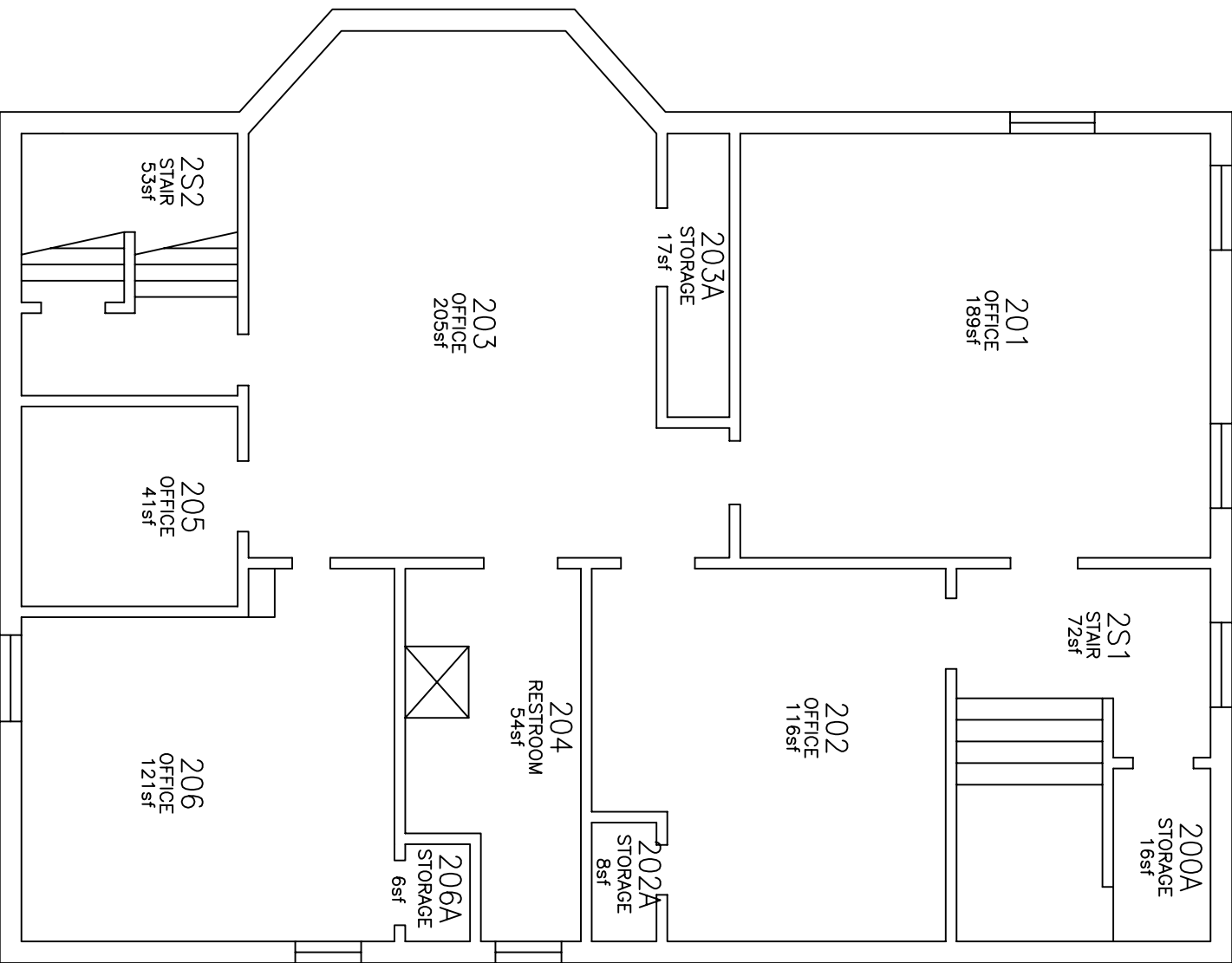
Date:
Revision: 0

Facility/Site: BENEVOLENT ST 066-068
Filename: BENNE066-68_2.dwg

Floor: SECOND
Scale:

Sheet:

FLOOR PLAN
Department of Facilities Management





BROWN

Date:

Revision: 0

Facility/Site: BENEVOLENT ST 066-068

Filename: BENNE066-68_3.dwg

Floor: THIRD

Scale:

Sheet:

FLOOR PLAN

Department of Facilities Management

