

86 Brown Street

Description of Property: This is a very large (~3,800 GSF of living space), potentially grand home within a ¼ mile of the main campus. The layout and features are unique (apartment/office in back, 2 story turret, raised living room, large master bedroom and bath). It has 4-5 bedrooms, 3 ½ baths and 3 working fireplaces. It is similar in size and architecture to other attractive homes on Brown Street. Both the interior and exterior require significant repairs and painting. The rear floor structure/foundation should be investigated and the heating system may need to be replaced. While likely to be serviceable, the bathrooms, kitchens and possible electrical system may need to be replaced. There is no off-street parking associated with this house. The “as is” market value is \$500,000. Repaired to average condition, this house has a market value of approximately \$650,000.

Exterior/roof: Siding is wood shingles that are in fair condition. Windows are in fair condition and require limited work. Roof is in poor condition and needs replacement.

Interior Finishes: Most interior finishes are in fair condition, but are dated. There is some minor water intrusion damage that will need to be repaired.

Kitchen (s): In fair/good condition but dated.

Bath (s): In fair/good condition but dated.

Mechanical: Existing system is hot water baseboard. Boiler needs replacing.

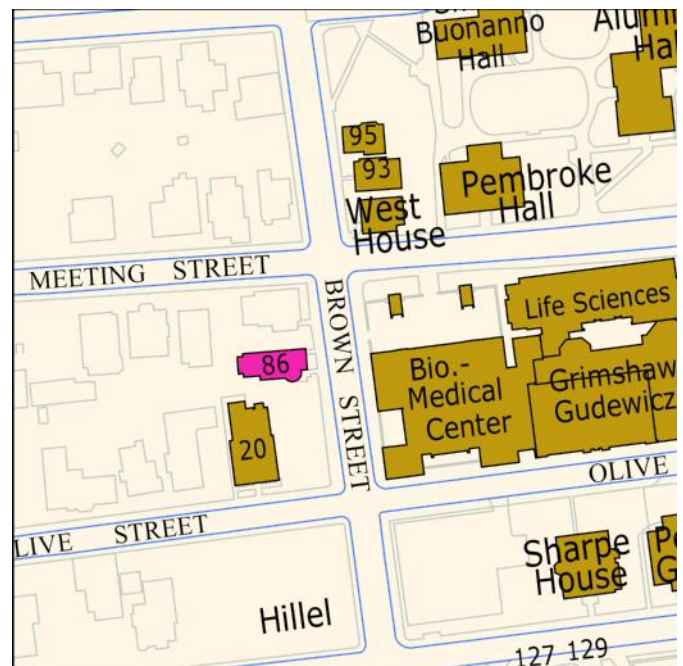
Electrical: Circuit breakers in fair/good condition.

Recommendations: This house has great potential as a large, interesting home for a faculty or staff member who wants to be close to the main campus. While it could be made comfortably inhabitable (it was occupied until 2003) with a minimal amount of work, its potential warrants major renovations. It abuts a University rental property and faces the BioMed Center on Olive Street, so its size and location compromise its value relative to the other 5-6 large Victorian style homes that border the Pembroke Campus. Underground parking beneath the first floor may be a viable option given the house sits above the street. This house could be presented as a less expensive option to 129 Brown which is similarly very large and has great potential as a family home with significant space for entertaining.



Gross Square Feet:	5,478
Year Built:	1894
Year Acquired:	2002
Legal Use:	1 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.



Adjacent Properties:

North: Private residences East: BioMed Center
 South: Parking lot and rental West: Private residences

	<u>Market Value (5/05)</u>
As Is:	\$500,000
Repaired to Average Condition:	\$650,000



86 Brown Street

Current Exterior Condition





86 Brown Street

Current Interior Condition





BROWN

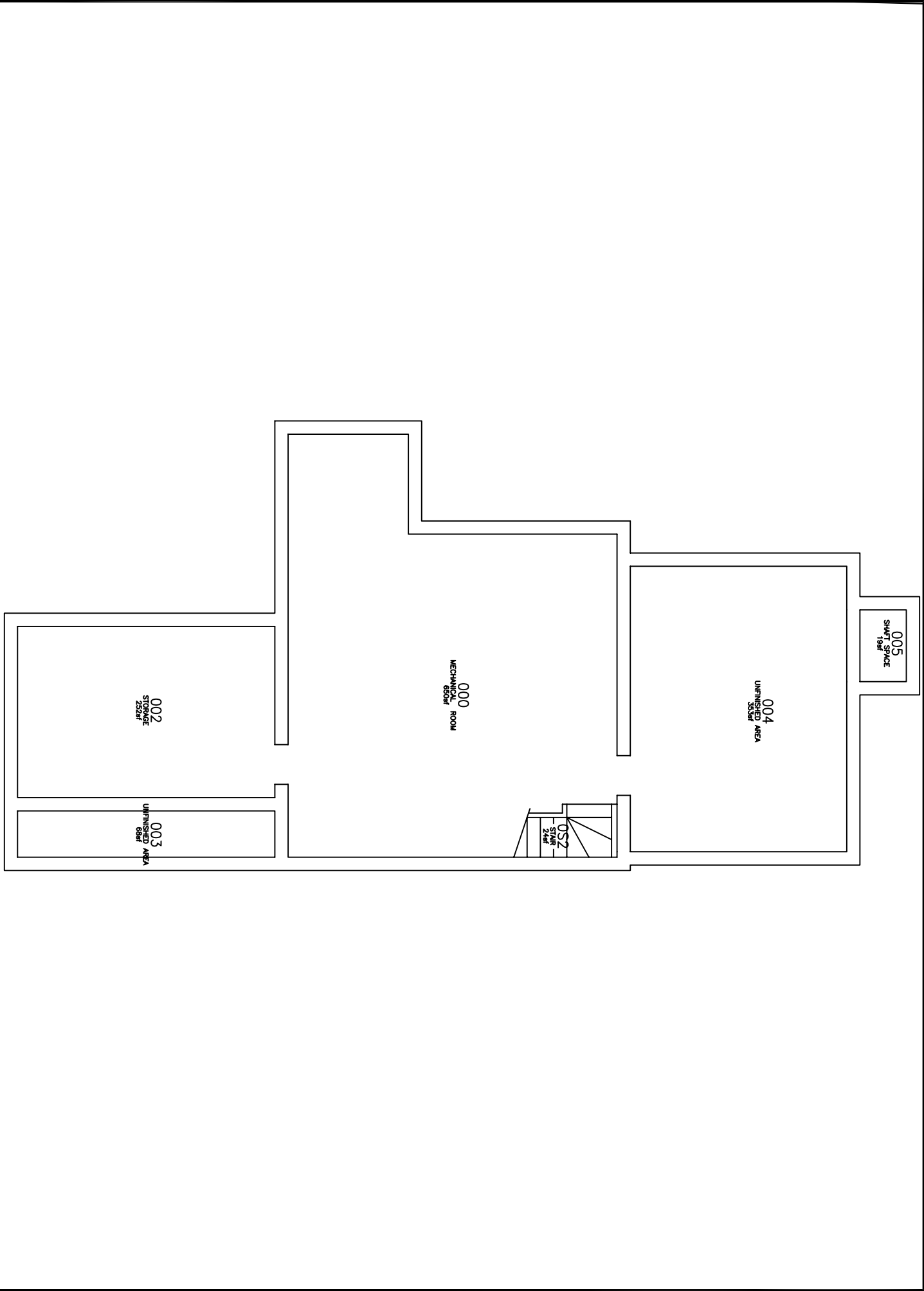
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Floor: BASEMENT
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Department of Facilities Management



FLOOR PLAN



BROWN

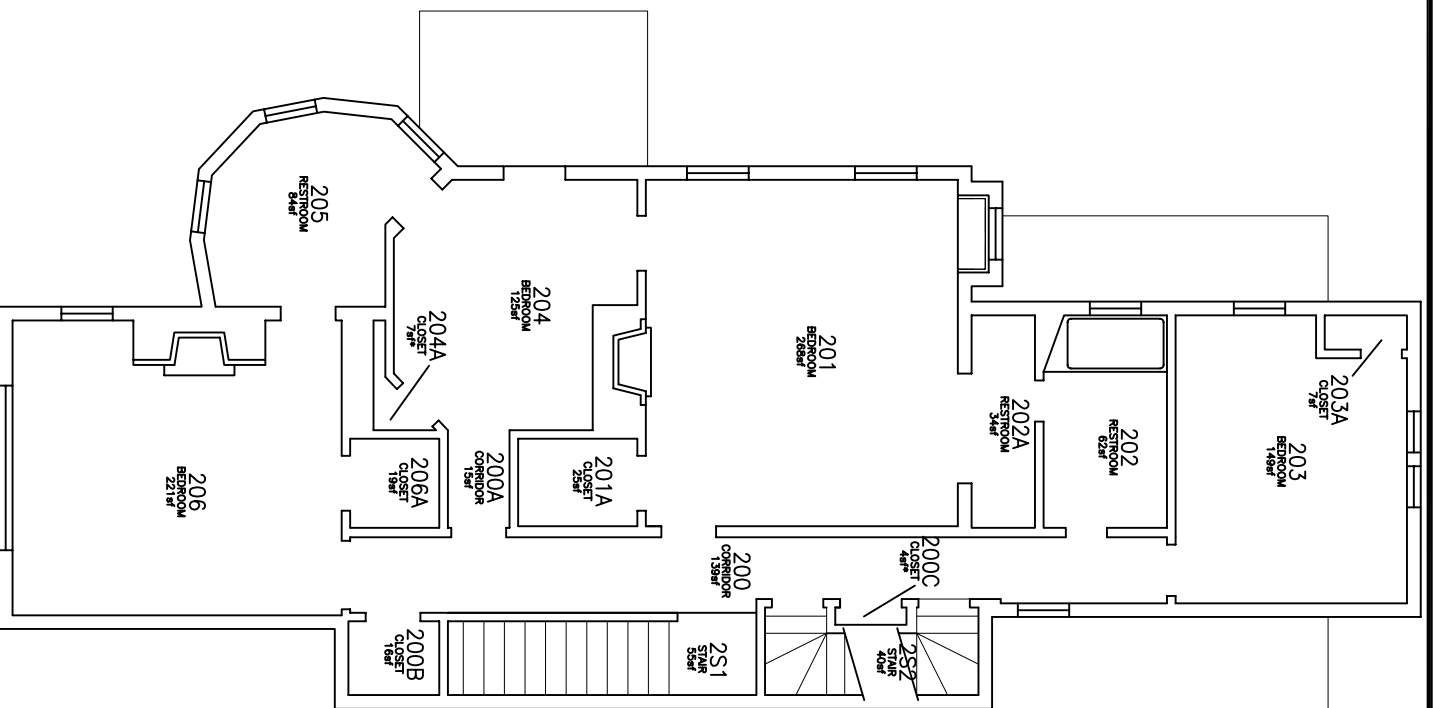
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Department of Facilities Management



FLOOR PLAN



BROWN

Date:

Revision: 0

Facility/Site:

BROWN/086

Filename:

BROWN/086_3.dwg

Floor:

THIRD

Scale:

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Department of Facilities Management

FLOOR PLAN

300
CORRIDOR
618sf

