

117 Brown Street

Description of Property: This structure is a combination of a large garage (one entrance bay) on the first floor and a one bedroom apartment unit on the second floor. Built in 1875, it was probably a carriage house for one of the large Victorian homes on the opposite side of Brown Street. The location is excellent, set back from Brown Street next to University-owned properties on each side. It is a small structure compared to the neighboring properties and therefore there is a nice yard and ample off-street parking. Each floor has approximately 1,100 sf of gross space, however, the second floor has sloped roofs that significantly limit head room. The interior and exterior, including roof, are in poor repair. Structurally this building is suspect. There is a single interior beam that carries the second floor without any internal support and sagging is apparent. This could be renovated into a small, single family home but requires a professional structural assessment to best understand its potential.

Exterior/roof: The exterior of this building is in poor condition, many of shingles is in need of replacing. Requires a new roof.

Interior Finishes: All interior surfaces are in poor condition and need replacing. There are many areas on the second floor with low head room due to the slope of the roof.

Kitchen (s): Requires complete upgrade.

Bath (s): Requires complete upgrade.

Mechanical: Currently functioning but likely to require complete upgrade.

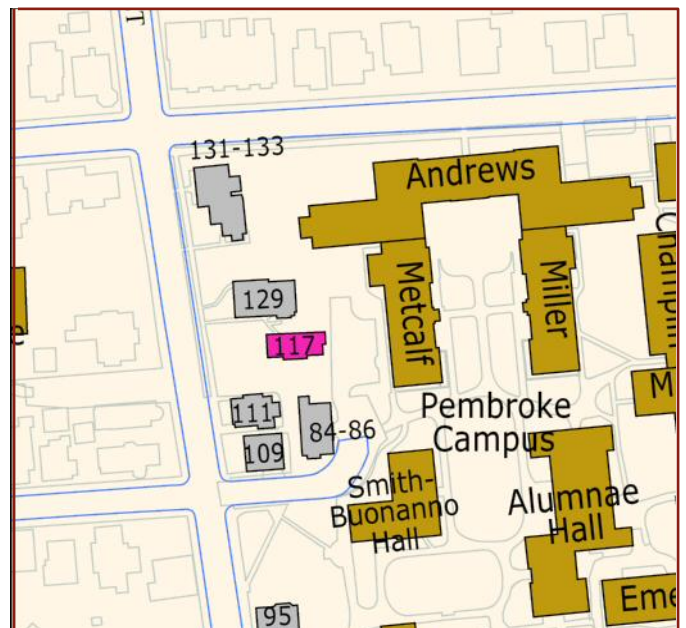
Electrical: Requires complete upgrade.

Recommendation: The location of this lot and its modest size are the most appealing aspects this property. The existing building has the potential to be renovated into a small single family home and could be quite charming. The extent of interior and exterior rehabilitation is likely to be extensive, perhaps prohibitive and it is recommended that the participant work with a qualified professional to assess the structural integrity in any renovation plans. This structure currently shares the same lot as 129 Brown Street and the University is in the process of obtaining a subdivision of the lot. Sale of this property will be contingent upon a successful subdivision.



Gross Square Feet	2,316
Year Built:	1875
Year Acquired:	1954
Legal Use:	1 Family/Garage
Contributing Structure of the College Hill NHD	
Architectural Merit:	2

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


Adjacent Properties:

North, East & South: Brown-owned residential properties
West: Private residences

 As of 1/06 Market Value

As Is:	\$ 400,000
Repaired to Average Condition:	\$ 525,000



177 Brown Street



Current Interior Condition





BROWN

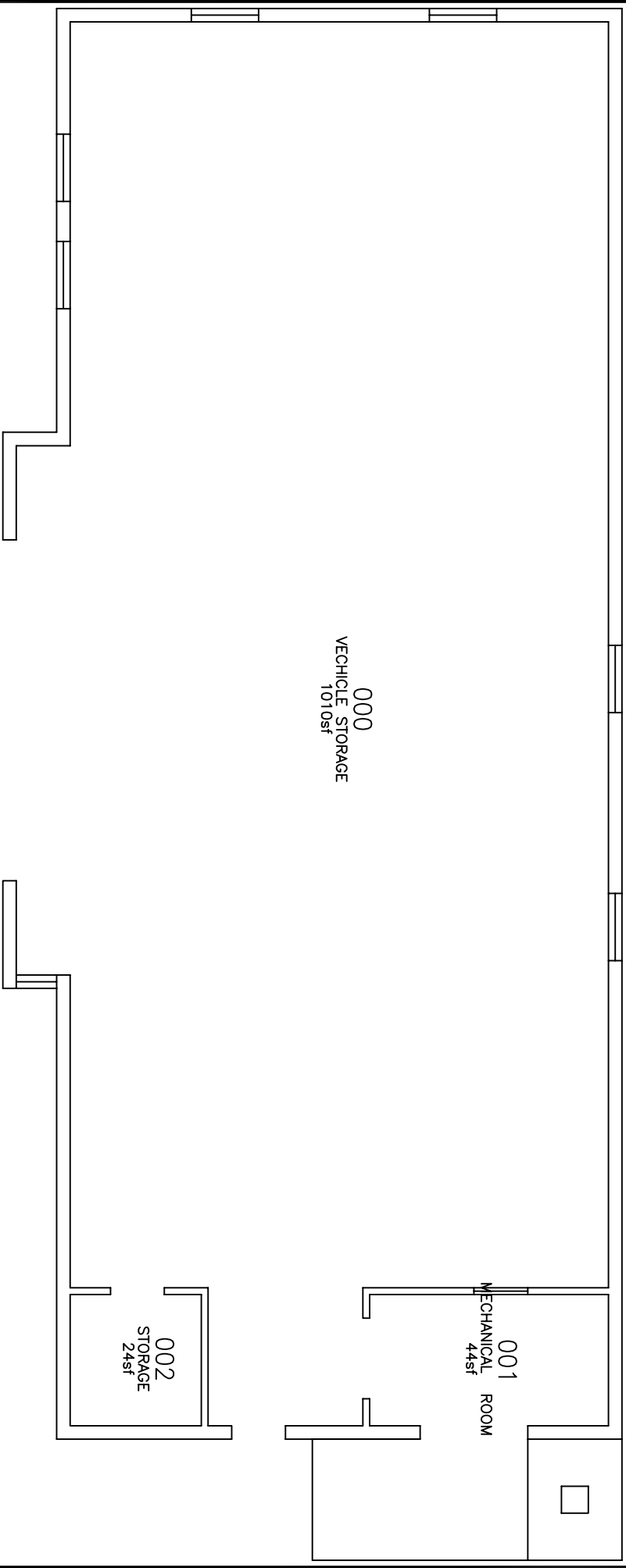
Date:
Revision: 0

Facility/Site:
Filename: BROWN117_0.dwg

Floor: BASEMENT
Scale:

Sheet:

Department of Facilities Management



FLOOR PLAN



BROWN

Date:

Revision: 0

Facility/Site:

BROWN117

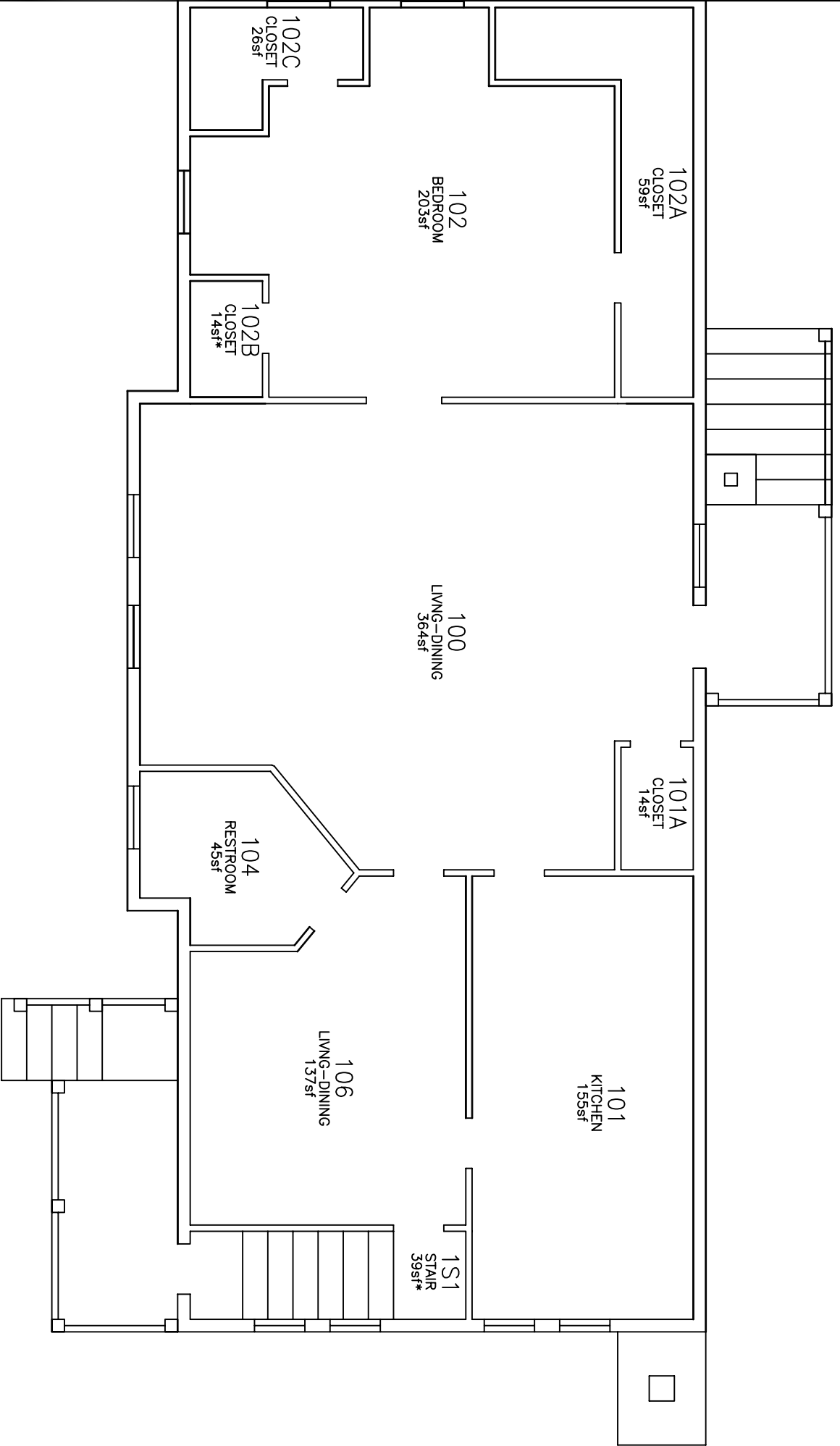
Floor:

FIRST

Scale:

Sheet:

Department of Facilities Management



102A
CLOSET
59sf

102
BEDROOM
203sf

102C
CLOSET
26sf

102B
CLOSET
14sf*

100
LVNG-DINING
364sf

101A
CLOSET
14sf

104
RESTROOM
45sf

101
KITCHEN
155sf

1S1
STAIR
39sf**

106
LVNG-DINING
137sf

FLOOR PLAN