

86 Brown Street

Under renovation - summer '08

Description of Property: This large (~3,100 GSF of living space) grand home within a ¼ mile of the main campus will undergo extensive interior and exterior renovations in the summer of 2008. The renovation will include a new enlarged kitchen with breakfast area, new master bed/bath suite, and new laundry area on the 2nd floor. The 1st floor includes a living room (with fireplace), den/study (with fireplace), dining room (with fireplace), lavette, and new, expanded kitchen. The 2nd floor will have 3 bedrooms and 2 full baths. The new master suite will include a new sitting room in the 2nd floor turret. The unfinished 3rd floor will have electrical service and plumbing extensions for further expansion. There will be a new heating system with air conditioning on the 2nd floor, new roof and repaired/repainted exterior.

This house is similar in size and architecture to other attractive homes on Brown Street and will include off-street parking for 2 cars. This property falls within the Historic District Commission (HDC) boundaries.

Scope of Renovation

Exterior/roof: Refinished windows, new roof and exterior painting. All work done in conformance with the HDC guidelines.

Interior Finishes: 1st and 2nd floor walls and ceilings will be replastered as required. Walls, ceilings and woodwork will be painted. All floors will be refinished or replaced. Fireplaces—TBD if gas inserts or wood.

Kitchen: New kitchen layout featuring new granite counters, cabinets, and high end appliances. Lots of storage space and a center island.

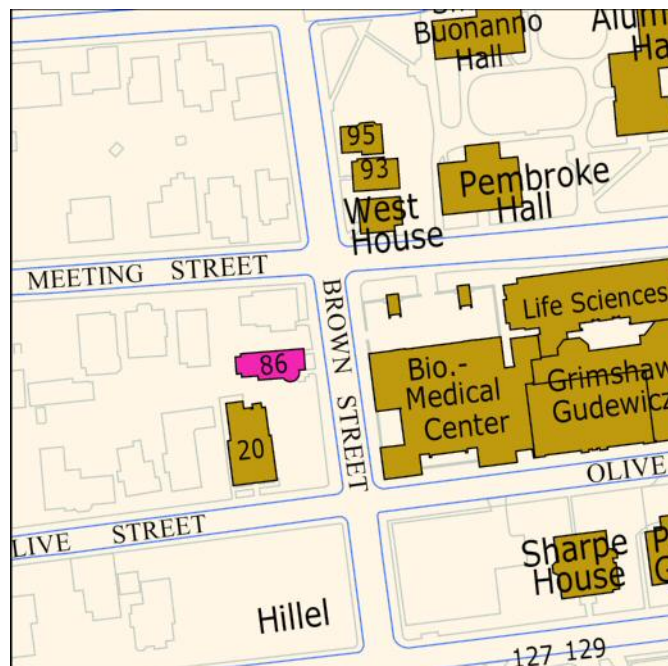
Bath (s): Total 2 1/2 baths. New master bath on second floor. New fixtures and tile floors in other second floor full bath and first floor lavette.

Mechanical/Electrical/Plumbing: Hot water baseboard with new oil fired furnace. New central air conditioning for 2nd floor. New electrical wiring throughout. New plumbing.

Summary: 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. It has a small, private rear brick patio area and sits above the bustle of Brown Street. It is adjacent to a University-owned rental property/parking area and across from the BioMed Center on Olive Street. One parking space is provided on the property and another is planned through an easement with the University. Upon completion, this home will have virtually all new interior finishes and systems. Updated photos will be posted when available.



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



Adjacent Properties:

North: Private residences
South: Parking lot and rental

East: BioMed Center
West: Private residences

Anticipated As Renovated

Market Value (4/08)
\$750,000



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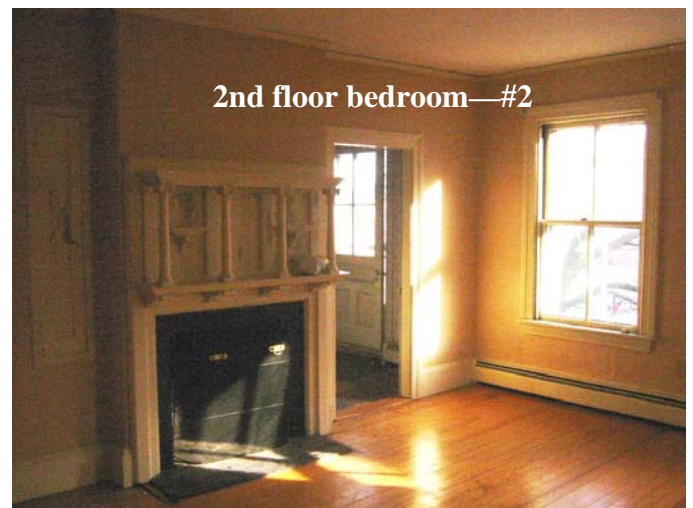
Pre-renovation exterior

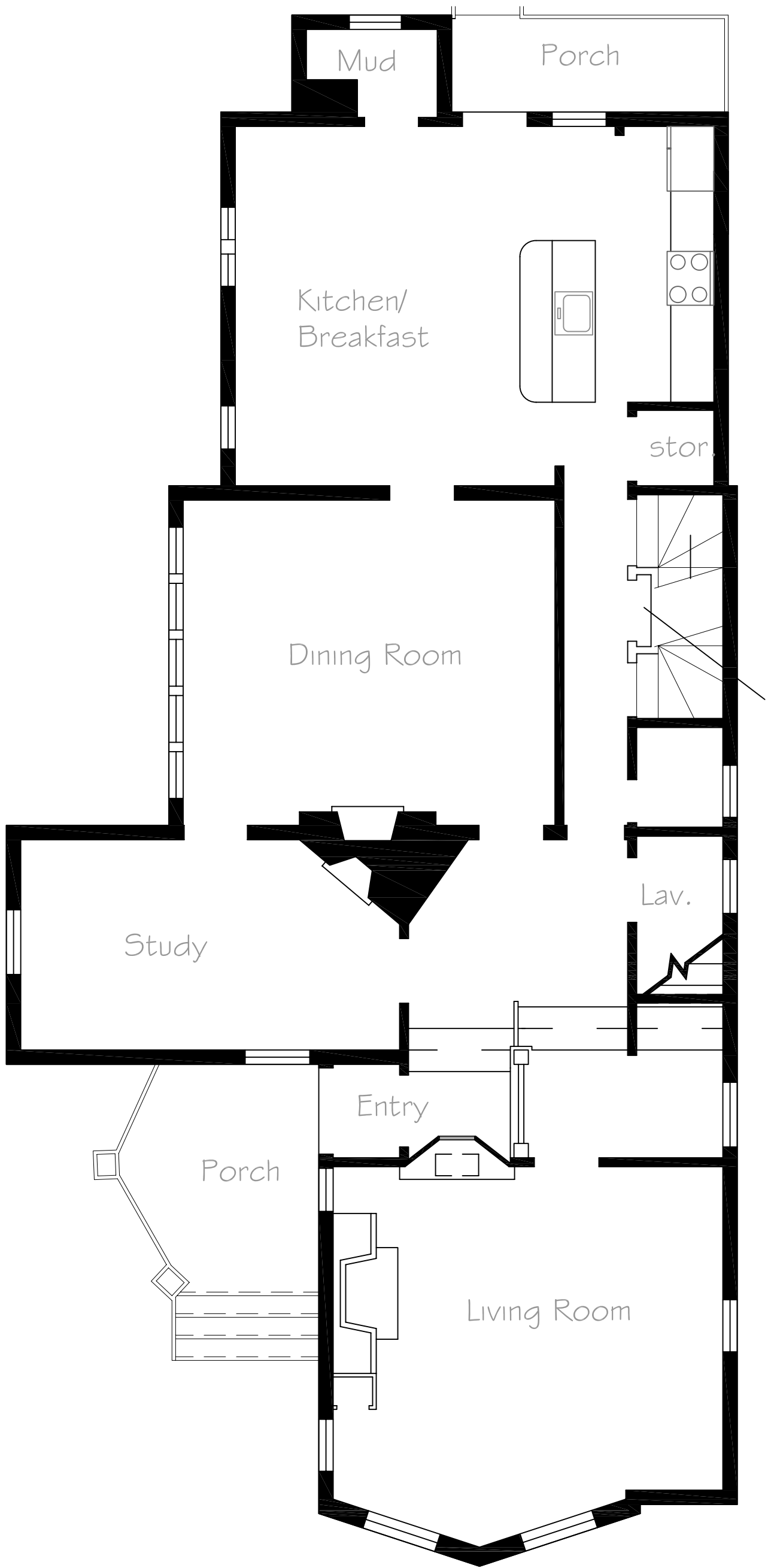
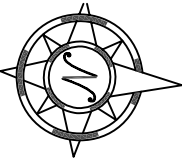




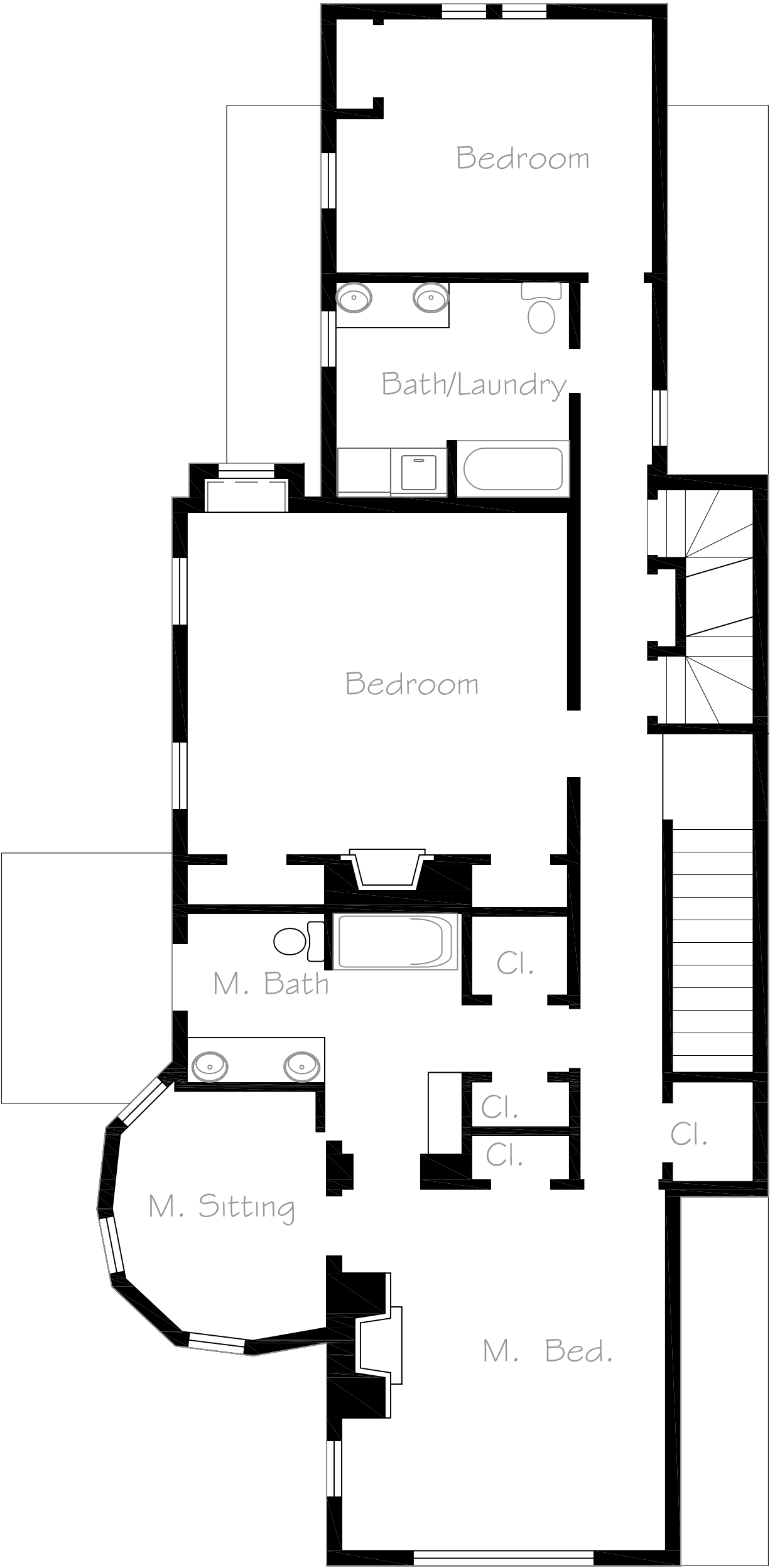
86 Brown Street

Pre-renovation Interior





1ST FLOOR PLAN-Preliminary Plan, May 9, 2008



2ND FLOOR PLAN - Preliminary Plan, May 9, 2008