

There's a difference between use and structural decline and neglect

← 1894-1919 →



127 W. Gilman is built in 1894 as a residential dwelling. It is expanded in 1896.

← 1920-1939 →



By the 1920's the structure has become a multi-dweller facility being used first by a religious organization and then later by a fraternity.

← 1940's-1990's →



As the structure passes the fifty year mark, it becomes a rooming house and apparently remains some sort of rental property for the next five decades. Sometime prior to the 1980's an attic fire produced structural damage.

← 1994-2002 →



Steve Brown buys the property in its hundredth year as part of a three property package. He tries to keep it open as a rooming house. But, concerned about structural deterioration he shuts the building down.

127 W. Gilman has been not been a viable architectural, structural or economic building for at least 11 years and most people have known it.

2002- 2004

Steve Brown explores a number of redevelopment concepts related to 127 W. Gilman. All are rejected by neighborhood representatives.

Pays more than \$21,000 In property taxes on the non-useable building at 127 W. Gorham.

2004 - 2011

Steve Brown invests more than \$4,400,000 in maintenance and preservation of his properties in Mansion Hill and University Heights.

Pays more than \$59,000 In property taxes on the non-useable building at 127 W. Gorham.

2011-2013

Still trying....



2002: Building vacated pursuant to engineering report citing severe structural deterioration.