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Brady hopes eyesore can turn to dream house

By [NATALIE MIKLES](#) *World Staff Writer*

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Members of The Brady Heights Neighborhood Association believe this house at 1164 N. Cheyenne Ave. can be saved if they find an enthusiastic remodeler willing to bring out its beauty.

NATALIE MIKLES/Tulsa World

Below: An artist's rendering illustrates the potential for the Brady Heights house that the neighborhood association is hoping to sell.

Courtesy/Rick Bartholomew

The Brady Heights Neighborhood Association may find some extra money in its pocket if a neglected house that it acquired attracts an enthusiastic home remodeler willing to take it on.

More than the money though, the association is interested in saving the house, 1164 N. Cheyenne Ave.

"For us, the point is to get the home remodeled, to save it," said Tim Lovell, president of the association.

"We were Tulsa's first historic district. For that reason, we have a responsibility to save these houses for future generations," Lovell said.

Winfield Investments donated the house to the association, and the structure's value is listed at \$15,000.

"It's worth restoring," said Teresa O'Rourke, a former real estate agent and publisher of a neighborhood newspaper focusing on Tulsa's historic districts..

"It needs a lot of work, but it's a good investment," she said.

"Depending on the level of rehab, it should sell on the low end at \$115,000 and at the high end

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\$150,000, in today's market," O'Rourke said.

The home's appeal comes from investors who believe in the potential of the Brady Heights area, particularly in light of the growth of nearby Oklahoma State University-Tulsa, she said.

O'Rourke and others interested in neighborhood preservation are worried, though, since the city has issued a demolition order on the house.

The demolition clock is ticking, even though the city has agreed to work with the neighborhood association.

Lovell said the association was glad to accept the donation, even though it came under less-than-perfect circumstances.

Lovell said if the house is sold, the association would receive only a minimal amount of money, since the group will incur some expense for the home's title, along with additional costs.

The association had no hopes of making a large profit on the sale of the home, Lovell said. Rather, the group was interested in saving one of the neighborhood's own.

Shortly after the donation, Lovell said several neighborhood association members worked on the house, clearing out the garage and part of the interior.

But not all neighbors are on board with the project. Lovell said some would rather see it demolished.

There's no doubting the home's sad state, but Lovell said he sees the potential in it.

"Condition aside, it is an architecturally interesting home," he said.

O'Rourke said the two most significant problems the house has are the stairs and the roof, which has a hole through it.

"We call it a natural skylight," O'Rourke said. "The roof and the stairway need to be redone."

O'Rourke said not just anyone could take on such a restoration project. She said a project of this size would take someone with experience in restoration.

"I have seen homes this bad before, and I have seen them restored, but there is an art to it. It has to be done with some finesse. There are investors out there that make a lot of money, and then there are wannabes," O'Rourke said.

For more information on the home, contact Cindy Stephens with Keller Williams Realty at 639-4978.

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