

## Building 108: Duplex Officer's Quarters

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*Front (southeast) facade, April 2019*

**Construction Date:** 1890

**Current Use:** Vacant

**Historic Use:** Residential (Duplex Officer's Quarters)

**Square Feet:** 4,672 (+2,336 SF basement)

**Condition:** Poor<sup>1</sup>

**Prior Cost Estimates:** \$934,400<sup>2</sup>; \$650,000–\$810,000<sup>3</sup>

**Building Typology:** “Type 5”, with 105, 106, 107, 111, and 112<sup>4</sup>

**Building Evolution:** This building was extensively remodeled by the Works Progress Administration during the years 1937–1939; the red brick

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<sup>1</sup> Hamilton Anderson Associates, 2015.

<sup>2</sup> For rehabilitation; Hamilton Anderson Associates, 2015.

<sup>3</sup> For rehabilitation and conversion to office use; SmithGroup, 2008.

<sup>4</sup> Nomenclature by SmithGroup, 2008.

vener, interior and exterior woodwork and architectural details, and restroom fixtures are historically significant alterations dating from this period. Rear entry vestibules also appear to have been added during the 1930s. The windows were replaced with new wood windows during the 1970s. Rear porch steps and railings have been added.

**Interior Description:** This duplex residential building is two stories with full basement. Each unit's first floor consists of a front entrance vestibule, front hall, living room, dining room, pantry, half bath, kitchen, and rear entrance. The front stair to the second floor is open to the front hall. The rear stair to the second floor is accessed from the kitchen. The second floor contains a stair hall, three bedrooms, closets, and two full three-piece bathrooms. The two main floor levels have fully plastered walls and ceilings. All original plaster and woodwork was removed and replaced in 1935-39. Primary floors are wood, some of which are covered with carpet. The entrance vestibule has a quarry tile and ceramic tile wainscot (1935-39). The bathrooms have ceramic tile floor and wainscot (circa 1935-39). The basement is subdivided into several separate rooms and a central hall. Major walls are masonry and there are plastered ceilings throughout.

**General Condition:** This building is in poor condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels, shifted brick veneer, eroded mortar, deteriorated or missing mortar at vertical sill joints and each brick chimney, rotted and damaged fascia, deteriorated rafter tails, missing flashing and chimney crickets, and a bowed roof ridge. The front porch is in poor condition. The building has suffered additional deterioration since 2008.

**Utilities:** Electricity; no gas, heat, air conditioning, or water

**Character-defining Features:** Significant exterior features include: Red brick veneer and mortar, brick chimneys, attic fan windows, crown molding, Colonial Revival porch details (including wood columns), paneled wood doors (two) with sidelights, stone window sills, cement parging on porch foundations, overall fenestration pattern and T-plan, side-gable massing. Although windows were replaced outside of the period of significance, their muntin configuration remains a character-defining feature.

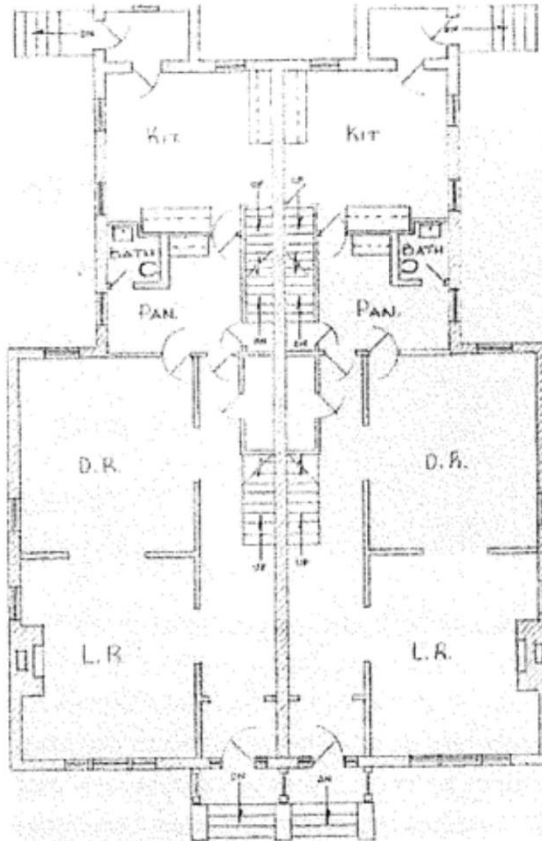
On the interior, all woodwork, along with colorful tile work in two entrance vestibules and four restrooms, are significant features introduced by the WPA. Fireplaces and surrounds are also significant. Stairway rails and balustrades are often missing, likely a result of scrapping activity known to have

occurred in the early 1970s; however, remaining components must be retained as a basis for documentation and replication of lost elements. Many restroom fixtures are likewise lost, but remaining elements are character-defining features.

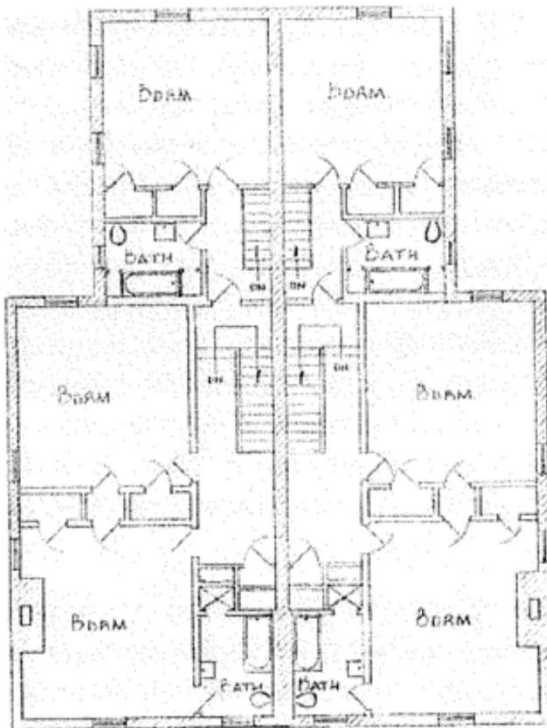
Loose lumber and other building materials scattered throughout the building are a remnant of former storage use, and are not significant features.

**References:** Additional background information, including both 2003 and 2008 conditions assessments referenced above, and National Register of Historic Places documentation, is available at *[detroitmi.gov/historicfortwayne](http://detroitmi.gov/historicfortwayne)*.

See next page for floor plan.



FIRST FLOOR PLAN  
 BUILDINGS 105, 106, 107, 108, 111 & 112  
 FORT WAYNE  
 SCALE: 1/8" = 1'-0" JULY 1974



SECOND FLOOR PLAN  
 BUILDINGS 105, 106, 107, 108, 111, & 112  
 FORT WAYNE  
 SCALE: 1/8" = 1'-0" JULY 1974

