Building 114: Officer's Quarters

Front (south) facade, April 2019

Construction Date: 1906

Current Use: Vacant (first and second floors), Public Restrooms (basement)

Historic Use: Residential (Officer's Quarters)

Square Feet: 8,574 (+2,956 SF basement)

Condition: Good[1]

Prior Cost Estimates: $857,400[2]; $500,000–$1,000,000[3]

Building Typology: n/a

Building Evolution: The present interior configuration is the result of the creation of additional residential units throughout the building. Modifications made in the 2000s included the addition of

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[1] Hamilton Anderson Associates, 2015.
[2] For rehabilitation; Hamilton Anderson Associates, 2015.
[3] For rehabilitation and conversion to office use; SmithGroup, 2008.

restroom and locker room facilities in the basement, forced air heating, and a barrier-free ramp. Otherwise, the building exterior is largely unchanged.

Interior Description: This very large structure, originally built for officer's housing, is two-and-one-half stories with full basement. Identification signage "A", "B", and "C" at the rear entrance doors, believed to be original, indicate it contained three living units. However, the existing floor plan appears that there was a minimum of four units, two on each side. If, in fact, there were three units the single side would have had seven bedrooms and seven bathrooms. The first floor on each side is a self-contained apartment with an independent front vestibule from a common vestibule that serves all apartments in the building. Also in each first floor unit are a living room, kitchen, three bedrooms, and multiple bathrooms (two on the west side and three on the east). The second and third floor units both have a living room, dining room, kitchen, four bedrooms and four bathrooms. The common front entrance vestibule provides direct access to both the first floor units and a stair leading to the second and third floor units. To make matters even more confusing, both sides of the third floor have been combined with an opening broken through the common center wall. Because so many changes have been made, it is difficult to determine if this building was in the group that went through the 1935-39 plaster and woodwork renovations. Walls and ceilings are plastered throughout. The entrance vestibule has a quarry tile floor and ceramic tile wainscot. Inside, the units have wood floors with linoleum in the kitchens and a variety of ceramic tile floors and wainscots in bathrooms and lavatories.

General Condition: This building is in good condition, according to a 2015 report. Significant interior and exterior rehabilitation work was undertaken in the 2000s.

**Utilities:** Electricity, gas, heat (forced air), water

Character-defining Features: Significant exterior features include a coursed ashlar limestone base, brick with red-tinted mortar, overall T-plan and side gable massing with hip roof rear wing, wood dormers, jack-arched window openings with limestone sills, wood six-over-two windows, brick chimneys, eaves with crown molding trim, a wide frieze with dentils wrapping around the building to form wood cornices which define the lower side of the side gables, and a single front porch with front-gable roof supported on wood columns.

An earlier assessment could not determine the date of interior plaster and woodwork, though the floor plans appear to have
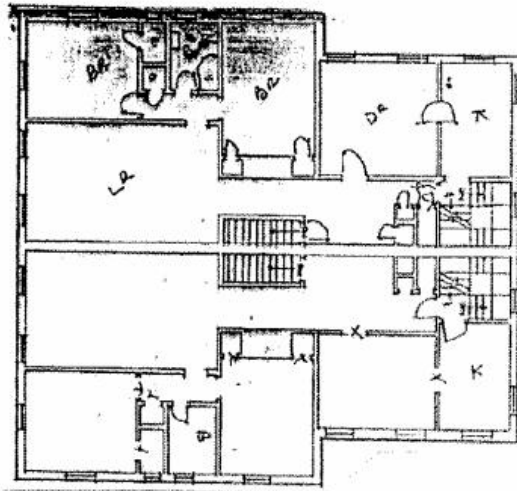
been altered significantly during the building history. Interior tile in entrance vestibules and restrooms dates from the 1930s and is a significant feature, along with restroom fixtures. Wood stairway elements are largely intact. A few hanging light fixtures also remain as significant features. Built-in kitchen cabinets exist in some of the units.

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*.
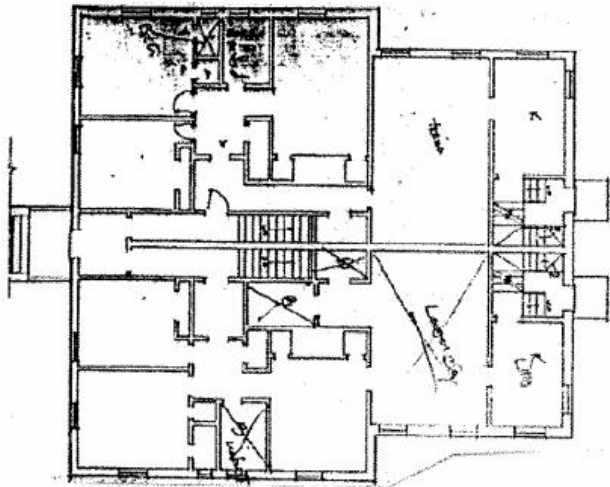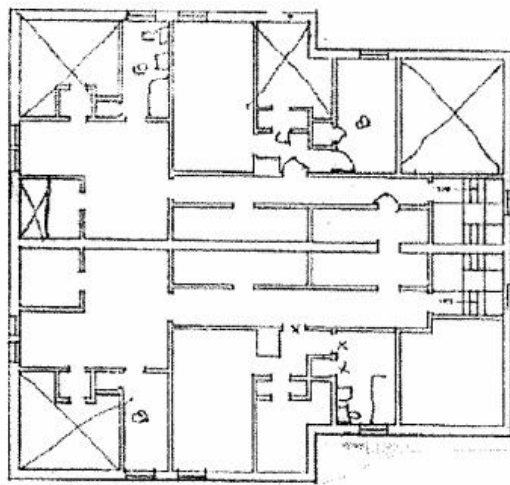
First Floor

Second Floor

Third Floor