

Building 211: Duplex Noncommissioned Officer's Quarters



Front (northwest) facade, April 2019

Construction Date: 1931

Current Use: Vacant

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

Square Feet: 2,920 (+1,430 SF basement)

Condition: Threatened¹

Prior Cost Estimates: \$637,500²; \$395,000–\$495,000³

Building Typology: “Type 2”, with 210 and 215⁴

Building Evolution: This building appears to have not been altered since its original construction date.

¹ Hamilton Anderson Associates, 2015.

² For rehabilitation; Hamilton Anderson Associates, 2015.

³ For rehabilitation and conversion to office or rental residential use; SmithGroup, 2008.

⁴ Nomenclature by SmithGroup, 2008.

Interior Description: This duplex building is two stories with basement. Each unit's first floor consists of a living room, dining room, and kitchen plus an enclosed front entrance vestibule. The stair to the second floor is open to the living room. Second floors contain a stair hall, three bedrooms, and a three-piece bathroom. The two main floor levels have original fully plastered walls and ceilings. Floors are wood with some carpet. The kitchen floor is covered with linoleum. The bathroom has plastered walls and ceramic tile wainscot and floor that is different in color and size than the typical green-black remodeling tile of 1935-39, likely dating from the building's original 1931 construction.

General Condition: This building is in threatened condition, according to a 2015 report. A condition assessment conducted in 2008 identifies a major settlement crack at the northeast foundation, rusted lintels, severely deteriorated mortar on the south wall, one deteriorated chimney and one collapsed chimney, major water damage to masonry under south eaves, rotten eaves and fascia, missing gutters and leaders, paint in poor condition, roof in poor condition with rotted sheathing and rafters, rotted or missing porch roofs, and demolished sunrooms. The building has suffered additional deterioration since 2008.

Utilities: None

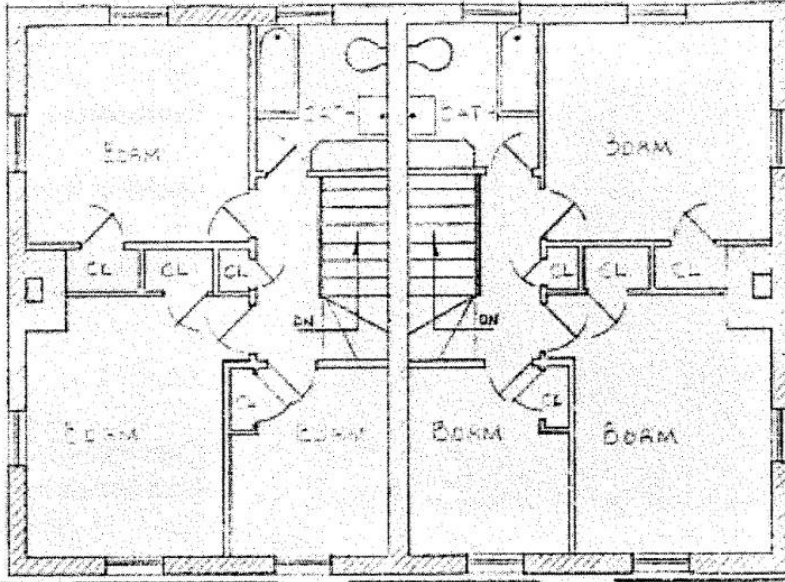
Character-defining Features: Significant exterior features include: orange brick, rectangular plan with gable roof, crown molding trim, corbelled chimney tops, enclosed front entrances and small porches for each dwelling unit on the north façade, decorative surrounds and fan lights on north entrances, flat-arched window openings, overall fenestration pattern and muntin and mullion configuration. One-story sunrooms have been removed.

On the interior, black and white restroom tile, stairway rails, interior doors, and built-in dining room cabinets are defining features, although much of this is now missing or severely rotten due to building deterioration and scrapping. One detached exterior fan light sits in the interior.

References: Additional background information, including both 2008 and 2015 conditions assessments referenced above, and National Register of Historic Places documentation, is available at detroitmi.gov/historicfortwayne.

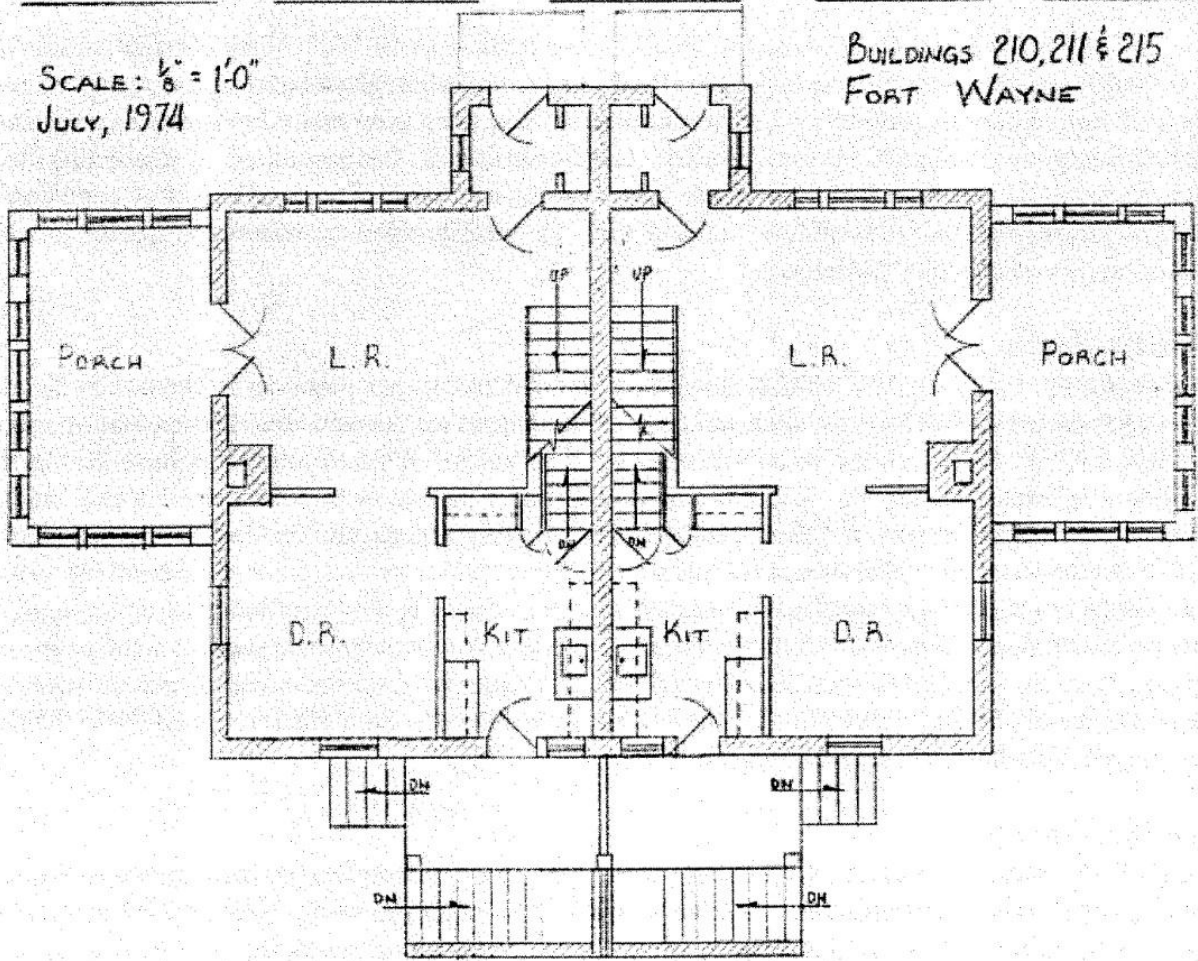
See next page for floor plan.

SECOND FLOOR PLAN



SCALE: $\frac{1}{8}'' = 1'-0''$
JULY, 1974

BUILDINGS 210, 211 & 215
FORT WAYNE



FIRST FLOOR PLAN