

Building 218: Duplex Noncommissioned Officer's Quarters



Front (northwest) facade, April 2019

Construction Date: 1939

Current Use: Vacant

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

Square Feet: 2,550 (+1,208 SF basement)

Condition: Poor¹

Prior Cost Estimates: \$510,000²; \$600,000–\$750,000³

Building Typology: “Type 3”, with 216, 217, and 219⁴

Building Evolution: This building appears to be largely unaltered since its original construction.

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 building is two stories with basement. Each unit's first floor consists of a living room, dining room, kitchen, enclosed side porch and a separate enclosed front entrance vestibule for each unit. 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. Except as noted, floors are wood. The kitchen floor is wood covered with linoleum. The bathroom has plastered walls and original ceramic tile wainscot and floor matching the 1935-39 remodeling of other buildings.

General Condition: This building is in poor condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels, masonry in fair condition with deteriorated chimney mortar, rotted fascia, no gutters or leaders, paint in poor condition, roofs in poor condition with some structural damage to sunroom roofs, porches in poor condition with rear porches collapsing. The building has suffered additional deterioration since 2008.

Utilities: None

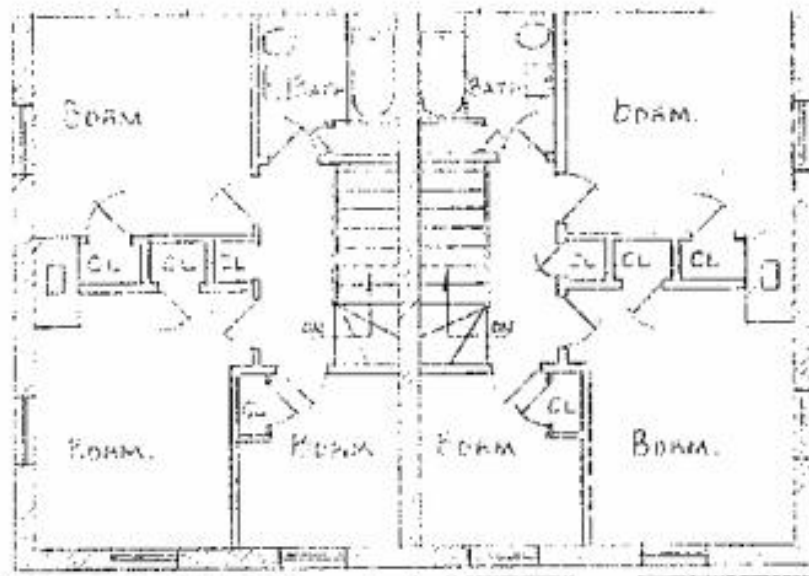
Character-defining Features: Significant exterior features include: rectangular plan with hip roof, red brick walls, rectangular window openings, wood six-over-six windows, eaves with crown molding trim, brick chimneys, enclosed front entrances with wood panels, open rear porches, single-story sunrooms.

On the interior, all woodwork, including interior doors, along with colorful tile work in entrance vestibules and restrooms, are significant features. Fireplaces and surrounds are also significant, though one surround is missing. Stairway elements are also missing. All wood features appear to be deteriorating due to water infiltration. Some light fixtures and restroom fixtures remain but most are missing.

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.

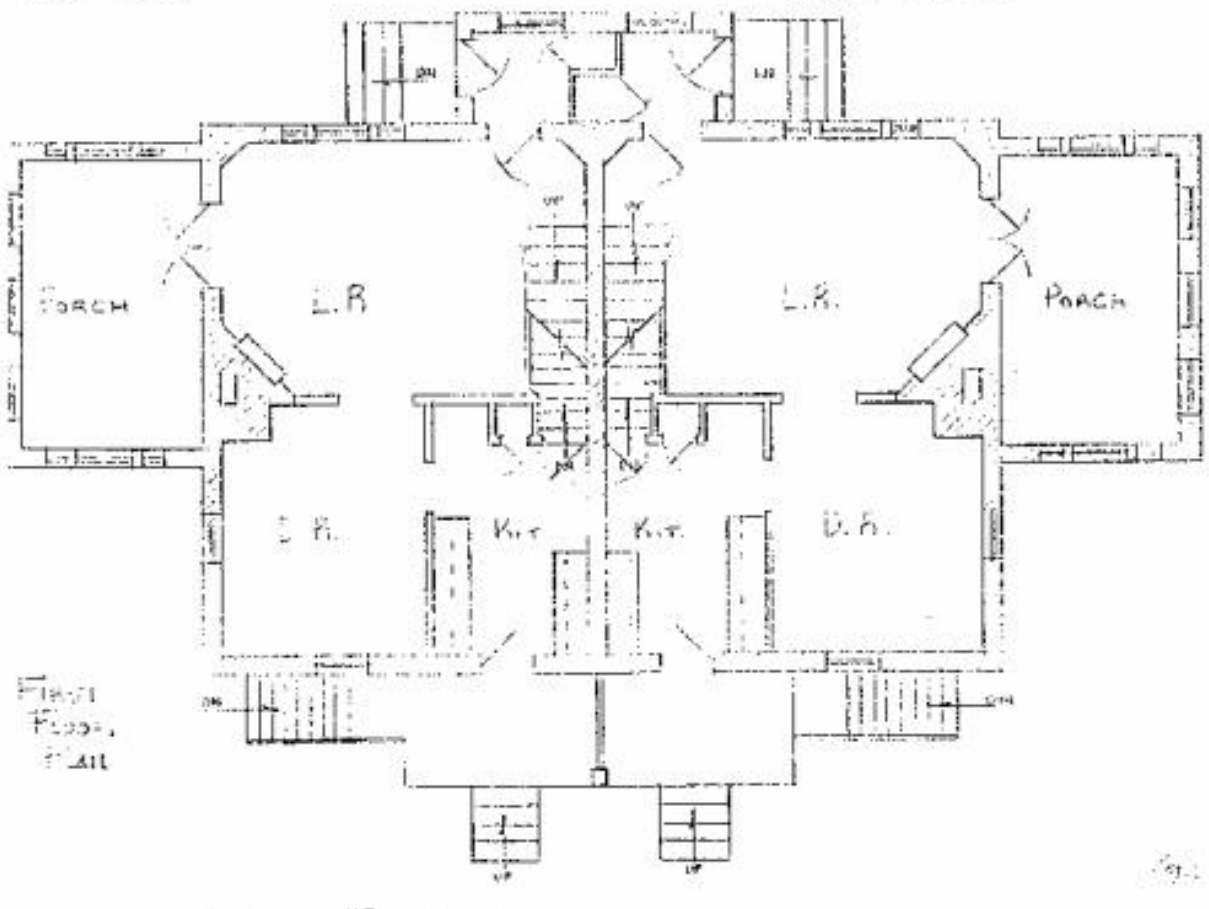
See next page for floor plan.

SECOND
FLOOR
PLAN



Scale: 8'-1-0"
July 1974

BUILDINGS 216, 217, 218 & 219
FORT VAYNE



FIRST
FLOOR
PLAN

