

## Building 303: Post Theatre

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*Front (south) facade, February 2017*

**Construction Date:** 1939

**Current Use:** Vacant

**Historic Use:** Assembly (Stage and Film Theatre)

**Square Feet:** 3,470

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

**Prior Cost Estimates:** \$520,500<sup>2</sup>; \$760,000–\$930,000<sup>3</sup>

**Building Typology:** n/a

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

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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 visitors center use; SmithGroup, 2008.

**Interior Description:** The entrance to the building is under a protective exterior porch, through the double doors into a small lobby. Directly ahead a ticket both and to the left three steps lead through another set of double doors to the rear of the auditorium. From here approximately 165 theater seats are attached to a floor which slopes gently to the stage. The proscenium wall has a rectangular proscenium opening at its center flanked by two doors that lead up to the stage and theater exits. The stage is raised without fly space and has minimal wings. Behind the stage is a property/storage room with exterior access from the west. At the rear of the auditorium are two more exit doors and very small restrooms.

**General Condition:** This building is in fair condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels with minor jacking and shifting of brick, a deteriorated chimney cap, wood trim in fair condition, gutter and leader missing on west side, paint in poor condition, front porches in poor condition with handrails in need of replacement. A new roof was added in 2004. The building has suffered additional deterioration since 2008.

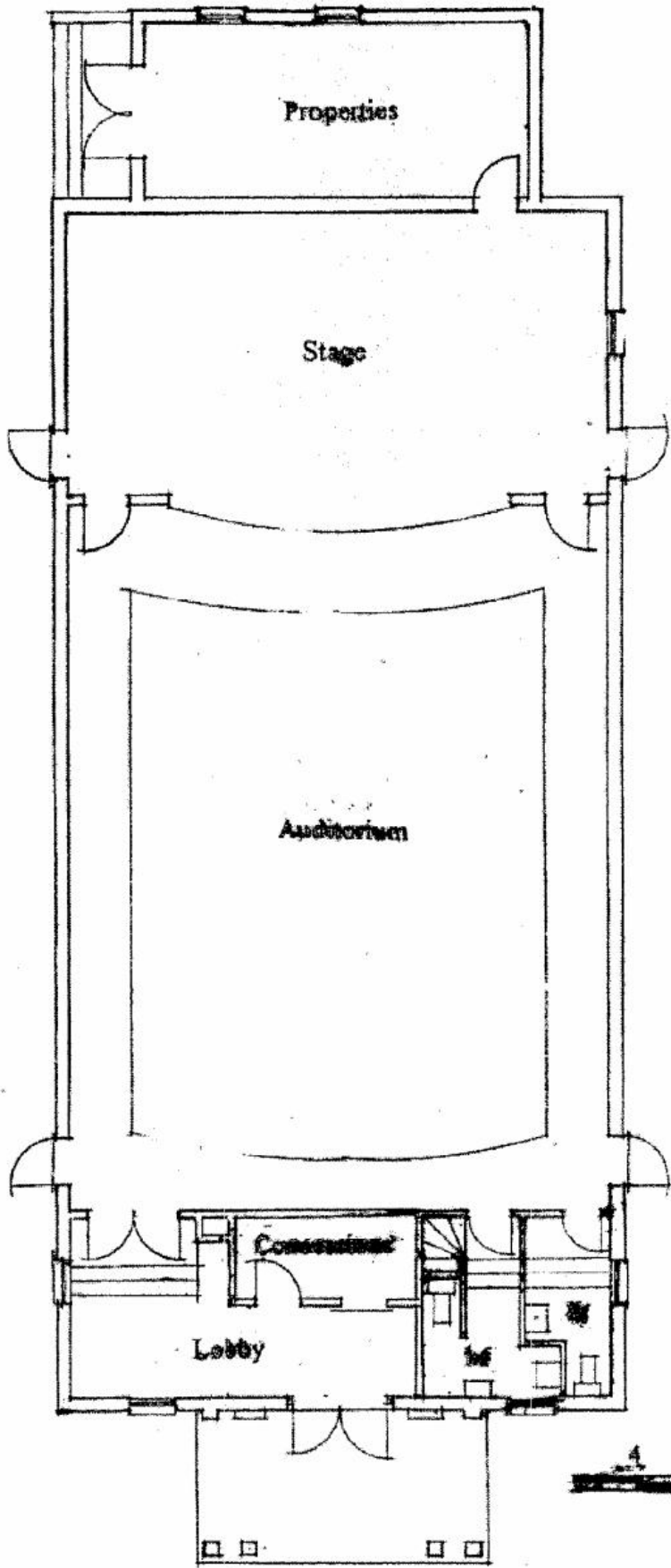
**Utilities:** Gas

**Character-defining Features:** Significant exterior features include: rectangular plan with gable front, common bond red brick with Colonial Revival detailing, including Georgian quoins on the four corners of the main mass of the building, Jack-arched window and door openings, six-over-six wood windows, paired front wood rail-and-stile entry doors with 12 glass lights, columned front porch, with crown molding on the fascia, eaves and rakes trimmed with crown molding.

Although a large amount of interior plaster and woodwork has been demolished and removed, paint colors are a significant feature where they remain. A red-tinted concrete floor is also a significant feature.

**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](http://detroitmi.gov/historicfortwayne).

See next page for floor plan.



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