



Building 102: Duplex Officer's Quarters

Year Built:	1898
Current Use:	Vacant
Historical Use:	Residential (Duplex Officer's Quarters)
Square Feet:	7,624 (+2,548 SF basement)
Condition:	Poor ¹
Rehab Cost Estimate:	\$1,524,800 ² ; \$1,260,000–\$1,580,000 ³
Estimated Rental Rate:	To be determined

¹ Hamilton Anderson Associates, 2015.

² For rehabilitation; Hamilton Anderson Associates.

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



Building Typology:	“Type 4”, with 103 and 104 ⁴
Building Evolution:	The building exterior is largely unaltered from its original appearance, although brick masonry trash enclosures were added at some time during the building’s history. The interior was extensively remodeled by the Works Progress Administration during the years 1937–1939; interior woodwork and architectural details, tile work, and restroom fixtures date from this period.
Interior Description:	This duplex residential structure is two-and-one-half stories with a full basement. Each unit’s first floor consists of an entrance vestibule, lavatory, front hall, living room, dining room, pantry, kitchen, and rear stairway and entrance. The front stair to the second floor is open to the front hall. The second floor contains a stair hall with extension, four bedrooms, closets, a two piece lavatory, and a full three-piece bathroom. The rear stair leads from the second floor to an attic that is separated into several finished rooms. The two main floor levels have fully plastered walls and ceilings. All original plaster and woodwork were removed and replaced in 1935–39. Primary floors are wood, some of which are covered with asphalt tile. The entrance vestibule has a quarry tile and ceramic tile wainscot (circa 1935–39). The bathrooms have ceramic tile floor and wainscot (circa 1935–39). The attic is finished with plastered walls and wood floors. The basement is subdivided into five 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 deteriorated brick masonry and mortar, one deteriorated chimney, one deteriorated porch cheekwall, settlement cracking at the northeast porch, a roof in poor condition with deteriorated asphalt shingles and flashing with some damaged structure, dormers in very poor condition, porch roofs in poor condition, and porches in fair condition. Additional deterioration has occurred since 2008. Foundations are in good condition.
Utilities:	None

⁴ Nomenclature by SmithGroup, 2008.



**Character-defining
Features:**

Exterior:

- Coursed ashlar foundations
- Red brick veneer walls
- Paneled wood front doors
- Regular fenestration pattern with brick jack-arched or round-arched openings
- Stone sills
- Muntin configuration (largely two-over-two, with other configurations on attic story)
- Denticulated wood cornice
- Gable roof with cross gables and dormers
- Brick chimneys

Interior:

- Wood window and door trim
- Wood panel doors
- Tile work in entrance vestibules
- Staircase elements (where remaining) including wood railings, banisters, and newel posts
- Fireplaces and surrounds

References:

Additional background information, including conditions assessments referenced above, and National Register of Historic Places documentation, is available at historicfortwaynedetroit.com.

See following pages for floor plans and photos.



