



Building 106: Duplex Officer's Quarters

Year Built:	1890
Current Use:	Vacant
Historical Use:	Residential (Duplex Officer's Quarters)
Square Feet:	4,672(+2,336 SF basement)
Condition:	Poor ¹
Rehab Cost Estimate:	\$934,400 ² ; \$650,000–\$810,000 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 5”, with 105, 107, 108, 111, and 112 ⁴
Building Evolution:	This building was extensively remodeled by the Works Progress Administration during the years 1937–1939; the red brick veneer, interior and exterior woodwork and architectural details, and restroom fixtures are historically significant alterations dating from this period. Rear entry vestibules also appear to have been added during the 1930s. The windows were replaced with new wood windows during the 1970s. Rear porch steps and railings have been added.
Interior Description:	This duplex residential building is two stories with a full basement. Each unit’s first floor consists of a front entrance vestibule, front hall, living room, dining room, pantry, half bath, kitchen, and rear entrance. The front stair to the second floor is open to the front hall. The rear stair to the second floor is accessed from the kitchen. The second floor contains a stair hall, three bedrooms, closets, and two full three-piece bathrooms. The two main floor levels have fully plastered walls and ceilings. All original plaster and woodwork was removed and replaced in 1935–39. Primary floors are wood some of which are covered with carpet. The entrance vestibule has a quarry tile and ceramic tile wainscot (1935–39). The bathrooms have ceramic tile floor and wainscot (circa 1935–39). The basement is subdivided into several separate 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 horizontal foundation cracking (foundation in otherwise good condition) rusted lintels, shifted brick veneer, some eroded mortar due to pressure washing, (most mortar remains in good condition), deteriorated chimney mortar, masonry deterioration at rear porch, missing mortar at vertical sill joints, rotted and damaged fascia, missing gutters and leaders, deteriorated roof valleys, missing chimney cricket, a bowed roof ridge, front porch roofs in poor condition, rear porch roofs in fair condition, front porches in fair condition but missing railings. The building has suffered additional deterioration since 2008.

⁴ Nomenclature by SmithGroup, 2008.



Utilities: None

**Character-defining
Features:**

Exterior:

- Concrete foundations
- Red brick veneer walls
- Simplified Colonial Revival porch entablature and columns
- Paneled wood front doors
- Regular fenestration pattern
- Stone sills
- Muntin configuration (largely six-over-six)
- Side-gable roof
- Attic fan windows
- 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.





