



## Building 111: Duplex Officer's Quarters

<b>Year Built:</b>	1890
<b>Current Use:</b>	Storage (Detroit Historical Society)
<b>Historical Use:</b>	Residential (Duplex Officer's Quarters)
<b>Square Feet:</b>	4,672(+2,336 SF basement)
<b>Condition:</b>	Fair <sup>1</sup>
<b>Rehab Cost Estimate:</b>	\$934,400 <sup>2</sup> ; \$650,000–\$810,000 <sup>3</sup>
<b>Estimated Rental Rate:</b>	To be determined

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<sup>1</sup> Hamilton Anderson Associates, 2015.

<sup>2</sup> For rehabilitation; Hamilton Anderson Associates.

<sup>3</sup> For rehabilitation and conversion to office use; SmithGroup, 2008.



<b>Building Typology:</b>	“Type 5”, with 105, 106, 107, 108, and 112 <sup>4</sup>
<b>Building Evolution:</b>	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 steps and railings have been added.
<b>Interior Description:</b>	This duplex residential building is two stories with 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.
<b>General Condition:</b>	This building is in fair condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels, shifted brick veneer, eroded mortar due to pressure washing, rotted and damaged fascia, no gutters or leaders, roofs in poor condition with deteriorated valleys, missing chimney cricket, bowed roof ridge, front porch roof in poor condition with inadequate flashing, rear porch roof in fair condition, porches in fair condition with missing railings. Foundations are in good condition. The building has suffered additional deterioration since 2008.
<b>Utilities:</b>	Electricity; no gas, heat, air conditioning, or water

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<sup>4</sup> Nomenclature by SmithGroup, 2008.



**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

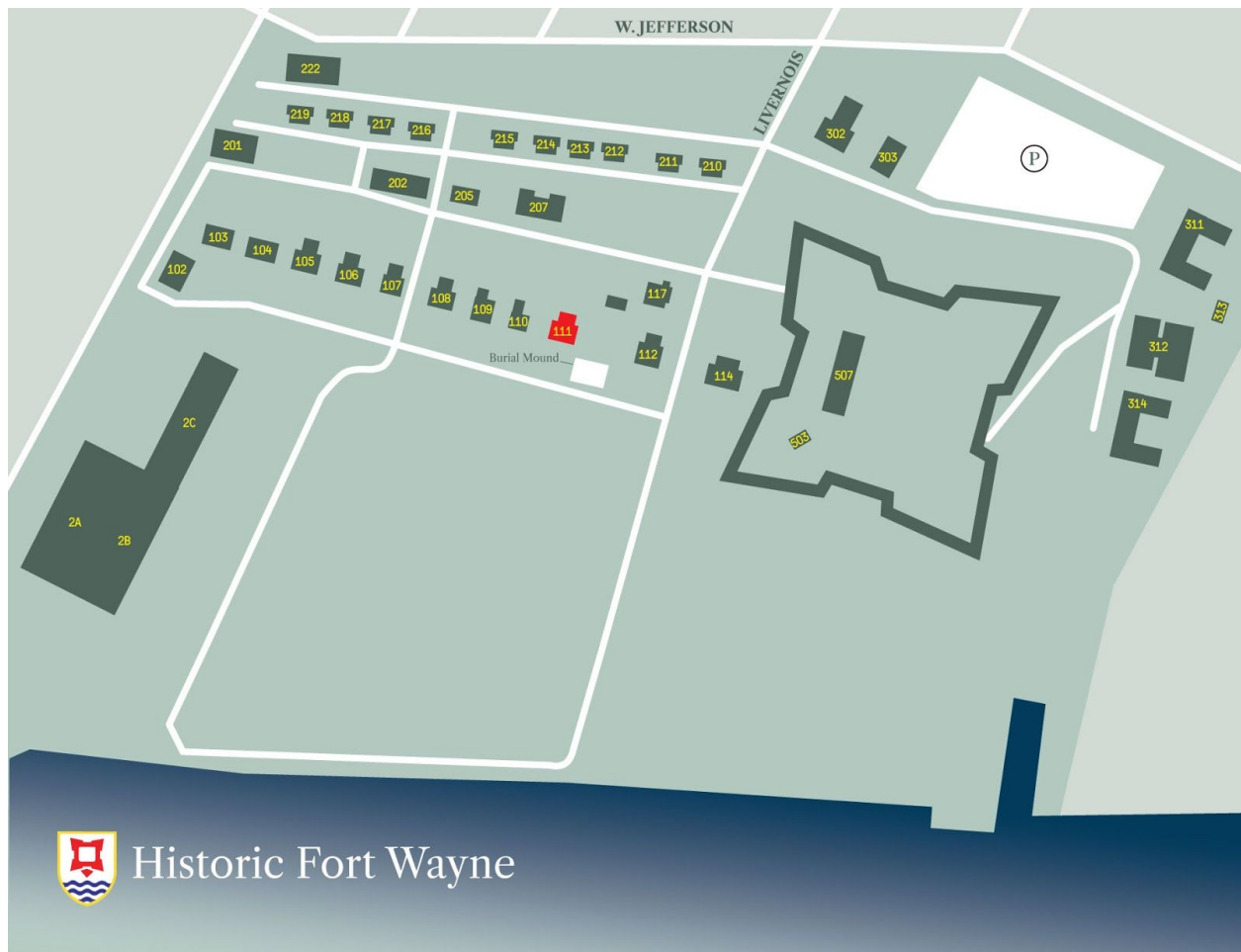
Interior:

- 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](http://historicfortwaynedetroit.com).

*See following pages for floor plans and photos.*



Historic Fort Wayne

