



## Building 117: Officer's Quarters

<b>Year Built:</b>	1906
<b>Current Use:</b>	Vacant
<b>Historical Use:</b>	Residential (Officer's Quarters)
<b>Square Feet:</b>	7,732 (+2,216SF basement)
<b>Condition:</b>	Fair <sup>1</sup>
<b>Rehab Cost Estimate:</b>	\$1,546,400 <sup>2</sup> ; 740,000–\$925,000 <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.

**Building Typology:**

n/a

**Building Evolution:**

The building exterior appears to have been altered in the 1930s, with brick entry vestibules added at the southwest corners. Concrete bases on the front porches suggest they may also have been added in the 1930s. When the building was converted to a museum in the 1970s, a number of interior changes were made. This includes addition and removal of partitions, extensive ceiling changes for HVAC ductwork, door openings closed, new openings constructed, and considerable original detail removed or destroyed. New restrooms were added on the second floor. Like most buildings at Historic Fort Wayne, the building interior had also been remodeled during the WPA work of the 1930s.

**Interior Description:**

This structure, originally built as officers housing, is two-and-one-half stories with a full basement. In the 1970s it was altered again for museum exhibit space on the first and second floors. Each unit's first floor originally consisted of an entrance vestibule, "L" shaped front hall with an open stair to the second floor. In addition there was a dining room, pantry, kitchen, lavatory, and rear stair hall that served from the basement to the attic. Three bedrooms were located on the second floor along with a full three-piece bathroom. Today, the two main floors have fully plastered walls and ceilings. All original plaster and woodwork was removed and replaced in 1935-39. For museum use new heating and air conditioning were introduced that resulted in major alterations to walls and particularly ceilings. Many other alterations were made for museum use. Although the museum display cases and much of the exhibit lighting is still in place, all interpretive exhibits have been removed. Primary floors are wood, most of which has been carpeted. Newer restrooms are floored with vinyl tile.

**General Condition:**

This building is in poor condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels, mortar in poor condition with many open joints, deteriorated chimney mortar, deteriorated front porch masonry, wood trim in fair or good condition, deteriorated gutters with leaders missing, paint in poor condition, main roof in poor condition with some damage



to structure, porch roofs in poor condition with deteriorated column bases and concrete steps. The building has suffered additional deterioration since 2008.

**Utilities:**

None

**Character-defining  
Features:**

Exterior:

- Coursed ashlar foundation
- Red brick veneer walls with red tinted mortar
- Paneled wood exterior doors
- Regular fenestration pattern with brick jack-arched openings
- Stone sills
- Muntin configuration (largely six-over-two)
- Broad wood Colonial Revival entablature on west end only with denticulated wood cornice, cornice with returns on cross gable
- Wood porches with simplified Colonial Revival columns and details
- Gable roof with cross gables
- Brick chimneys

Interior:

- Staircase elements including wood railings, banisters, and newel posts

**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.*



