



Building 211: Noncommissioned Officer's Quarters

Year Built:	1931
Current Use:	Vacant
Historic Use:	Residential
Square Feet:	2,920 (+1,430 SF basement)
Condition:	Threatened ¹
Rehab Cost Estimate:	\$637,500 ² ; \$395,000–\$495,000 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 2,” with 210 and 215
Building Evolution:	This building appears to have not been altered since its original construction date.
Interior Description:	This duplex building is two stories with a basement. Each unit’s first floor consists of a living room, dining room, and kitchen plus an enclosed front entrance vestibule. The stair to the second floor is open to the living room. Second floors contain a stair hall, three bedrooms, and a three-piece bathroom. The two main floor levels have original fully plastered walls and ceilings. Floors are wood with some carpet. The kitchen floor is covered with linoleum. The bathroom has plastered walls and ceramic tile wainscot and floor that is different in color and size than the typical green-black remodeling tile of 1935-39, likely dating from the building’s original 1931 construction.
General Condition:	This building is in threatened condition, according to a 2015 report. A condition assessment conducted in 2008 identifies a major settlement crack at the northeast foundation, rusted lintels, severely deteriorated mortar on the south wall, one deteriorated chimney and one collapsed chimney, major water damage to masonry under south eaves, rotten eaves and fascia, missing gutters and leaders, paint in poor condition, roof in poor condition with rotted sheathing and rafters, rotted or missing porch roofs, and demolished sunrooms. The building has suffered additional deterioration since 2008.
Utilities:	None
Character-defining Features:	<p>Exterior:</p> <ul style="list-style-type: none"> • Concrete foundations • Orange brick veneer walls • Enclosed front entrances and small porches with decorative surrounds and fan lights • Paneled wood front doors • Regular fenestration pattern with flat-arched window openings • Stone sills • Wood six-over-six windows, mullioned windows on



first floor

- One-story wood-clad sunrooms (removed on 211 and 215)
- Side-gable roof (slate on 215 only)
- Bricked chimneys with corbelled tops

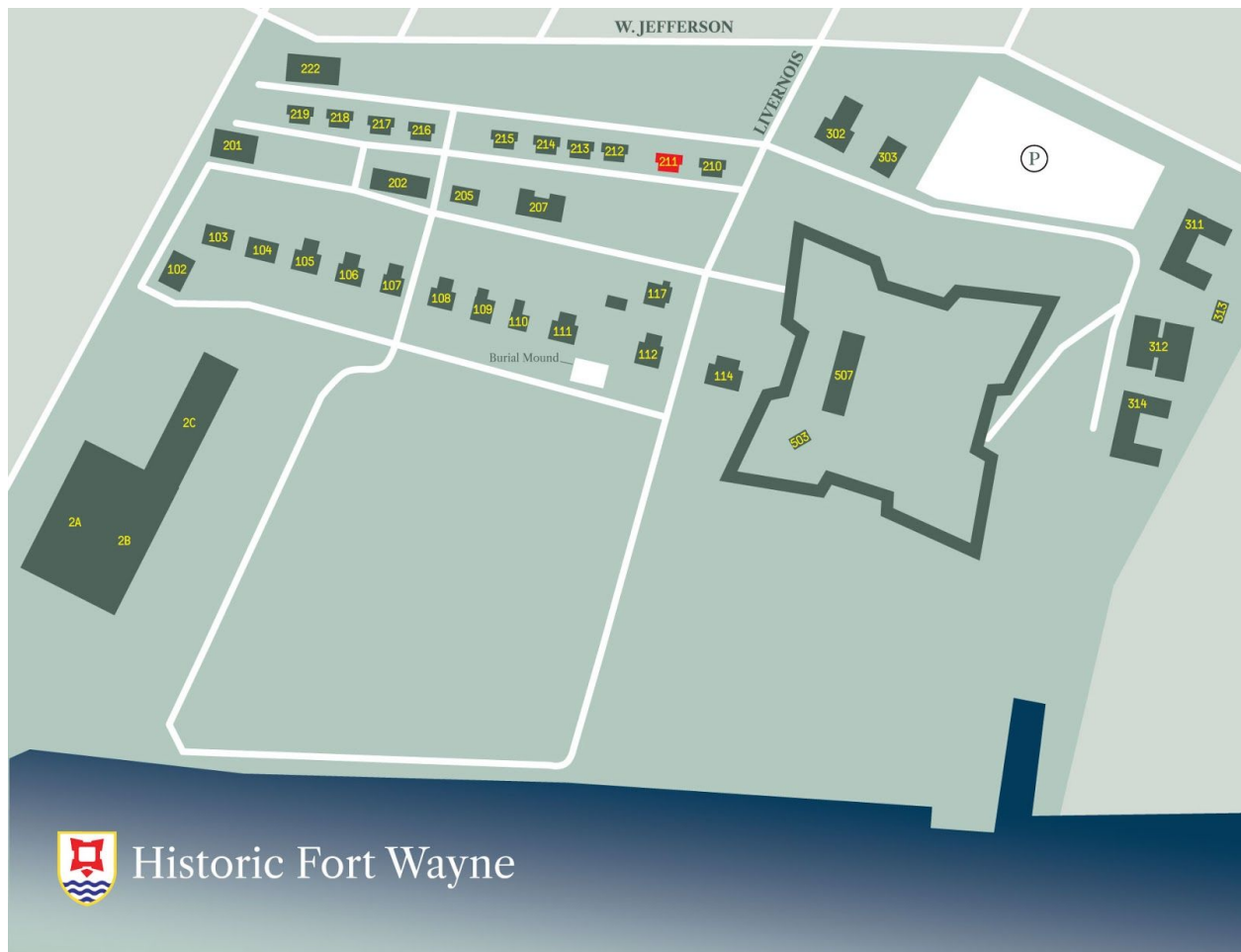
Interior:

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

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.



Historic Fort Wayne

