



Building 212: Noncommissioned Officer's Quarters

Year Built:	1900
Current Use:	Vacant
Historic Use:	Residential
Square Feet:	2,920 (+1,430 SF basement)
Condition:	Threatened ¹
Rehab Cost Estimate:	\$876,000 ² ; \$690,000–\$860,000 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 1,” with 213 and 214
Building Evolution:	Rear porches appear to have been altered or replaced at some point in the building’s history. Sunrooms have been added. Both of these events may have occurred during the 1930s WPA alterations. Interior and exterior woodwork and architectural details, and restroom fixtures are also historically significant alterations dating from this period.
Interior Description:	This building is two-and-one-half stories with a basement. Each unit’s first floor consists of a living room, dining room, and kitchen plus an enclosed front entrance porch and sunroom. The stair to the second floor is open to the living room. Second floors contain a stair hall, two bedrooms, and a full three-piece bathroom. A stair leads from the second floor to a finished attic. The two main floor levels have fully plastered walls and ceilings. All original plaster and woodwork was removed and replaced in 1935-39. Floors are wood with the kitchen floor covered with linoleum. The bathroom has plastered walls and a ceramic tile wainscot and floor (circa 1935-39). The attic is finished and plastered and the basement is partially finished.
General Condition:	This building is in threatened condition, according to a 2015 report. A condition assessment conducted in 2008 identifies a major crack at the northeast front porch foundation (foundations otherwise are in good condition), rusted lintels, mortar deterioration (especially severe at the south wall), one deteriorated chimney, one collapsed chimney, major water damage to masonry under south eaves, rotted eaves, missing gutters and leaders, paint in poor condition, rotted rafters and roof sheathing, metal porch roof in poor condition, front porch roofs with damaged structure, rear porch roofs missing. The building has suffered additional deterioration since 2008.
Utilities:	None
Character-defining Features:	<p>Exterior:</p> <ul style="list-style-type: none"> • Concrete foundations • Red brick veneer walls • Enclosed front entrance porches with parapets • Paneled and glazed wood front doors



- Regular fenestration pattern with segmental-arched window openings
- Wood six-over-six windows
- Two-story brick sunrooms
- Side-gable roof
- Bricked chimneys with corbelled tops

Interior:

- Wood window and door trim
- Wood panel doors
- 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.











