



## Building 215: Noncommissioned Officer's Quarters

<b>Year Built:</b>	1931
<b>Current Use:</b>	Vacant
<b>Historical Use:</b>	Residential
<b>Square Feet:</b>	2,920 (+1,430 SF basement)
<b>Condition:</b>	Poor <sup>1</sup>
<b>Rehab Cost Estimate:</b>	\$876,000 <sup>2</sup> ; \$395,000–\$495,000 <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 2,” with 210 and 211 <sup>4</sup>
<b>Building Evolution:</b>	This building appears to have not been altered since its original construction date.
<b>Interior Description:</b>	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.
<b>General Condition:</b>	This building is in poor condition, according to a 2015 report. A condition assessment conducted in 2008 identifies a settlement crack at the northwest foundation corner, mortar in fair condition and only minor rusting to lintels, deteriorated chimney mortar, deterioration to front porch masonry, damaged paneled sidelights, deteriorated wood trim, no gutters and leaders, paint in poor condition, slate roof in fair to poor condition, missing porch roof structure, missing rear porches, and missing sunrooms.
<b>Utilities:</b>	None
<b>Character-defining Features:</b>	<p>Exterior:</p> <ul style="list-style-type: none"> <li>• Concrete foundations</li> <li>• Orange brick veneer walls</li> <li>• Enclosed front entrances and small porches with decorative surrounds and fan lights</li> <li>• Paneled wood front doors</li> <li>• Regular fenestration pattern with flat-arched window openings</li> <li>• Stone sills</li> <li>• Wood six-over-six windows, mullioned windows on first floor</li> </ul>

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



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

*See following pages for floor plans and photos.*







































