



Building 217: Noncommissioned Officer's Quarters

Year Built:	1939
Current Use:	Vacant
Historical Use:	Residential
Square Feet:	2,550 (+1,208 SF basement)
Condition:	Threatened ¹
Rehab Cost Estimate:	\$637,500 ² ; \$600,000–\$750,000 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 3,” with 216, 218, and 219 ⁴
Building Evolution:	This building appears to be largely unaltered since its original construction.
Interior Description:	This building is two stories with a basement. Each unit’s first floor consists of a living room, dining room, kitchen, enclosed sideporch and a separate enclosed front entrance vestibule for each unit. 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. Except as noted, floors are wood. The kitchen floor is wood covered with linoleum. The bathroom has plastered walls and original ceramic tile wainscot and floor matching the 1935-39 remodeling of other buildings.
General Condition:	This building is in threatened condition, according to a 2015 report. A condition assessment conducted in 2008 identifies rusted lintels, mortar in good condition other than deteriorated chimney mortar, deterioration of porch brick masonry, rotted fascia, no gutters or leaders, paint in poor condition, roofs in poor condition with deteriorated structure, porches in poor condition with rear porches collapsing. 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, wood-paneled front entrances • 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 brick sunrooms • Hip roof • Brick chimneys

⁴ Nomenclature by SmithGroup, 2008.



Interior:

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

See following pages for floor plans and photos.















































