

Building 207: Post Headquarters



Southeast and northeast facades, February 2017

Construction Date: 1904

Current Use: Vacant

Historic Use: Office

Square Feet: 7,920 (+ basement)

Condition: Fair¹

Prior Cost Estimates: \$1,118,000²

Building Typology: n/a

Building Evolution: The exterior of the building is largely unchanged except for a two-story, enclosed, EIFS-clad stairway enclosure at the northern corner, a secondary wooden egress stairway, and

¹ Hamilton Anderson Associates, 2015.

² For rehabilitation; Hamilton Anderson Associates, 2015.

newer steel doors, modifications made during the 1990s to convert the building to school use. The interior, though restored to its original configuration in the 1970s, was likewise remodeled in the 1990s to support school use. The building has since been vacated due to water damage from a plumbing leak, but is a prime candidate for rehabilitation and reuse.

Interior Description: The interior of this building was subdivided with additional partitions in the 1990s, creating a floor plan suitable for school use. Some historic features remain (see below).

General Condition: This building is in fair condition, according to a 2015 report.³ No major damage is visible on the exterior, though roof repairs or replacement will likely be necessary. A detailed conditions assessment was not conducted.

Utilities: Electricity, gas, heat (boiler is inoperable but suitable for repair), water; condition of air conditioning system is not known.

Character-defining Features: Significant exterior features include: Red brick, limestone foundation, T-plan with cross gable hip roof, Colonial Revival details including front-facing pediment with Palladian window and denticulated cornice with returns, hip roof dormers, corbelled chimney, overall fenestration pattern

On the interior, significant features include wood stairway details with decorative balusters and pendants, glazed doors, at least one remaining historic light fixture, and bathroom tile. A drop ceiling is likely to conceal historic decorative ceiling elements. Zinc came windows and built-in shelves were added in recent decades and are not historic features.

References: Additional background information, including the 2008 conditions assessment referenced above, and National Register of Historic Places documentation, is available at *detroitmi.gov/historicfortwayne*.

³ For rehabilitation; Hamilton Anderson Associates, 2015.