

## Building 222: Stable

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*Front (northeast) facade, February 2017*

**Construction Date:** 1890

**Current Use:** Storage (Detroit Historical Society Collections)<sup>1</sup>

**Historic Use:** Service (Stable)

**Square Feet:** 4,672 (+2,336 SF basement)

**Condition:** Fair<sup>2</sup>

**Prior Cost Estimates:** \$1,659,000<sup>3</sup>; \$220,000–\$360,000<sup>4</sup>; \$510,000–\$640,000<sup>5</sup>

**Building Typology:** n/a

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<sup>1</sup> Proposals for any occupied building are strongly encouraged to include a strategy for the continuation of any existing uses.

<sup>2</sup> Hamilton Anderson Associates, 2015.

<sup>3</sup> For rehabilitation; Hamilton Anderson Associates, 2015.

<sup>4</sup> For use as stable; SmithGroup, 2008.

<sup>5</sup> For rehabilitation and conversion to “antique emporium” use; SmithGroup, 2008.

**Building Evolution:** The building is largely unchanged from its original construction.

**Interior Description:** The main floor is 13 bays long by 6 bays wide, each bay measuring approximately 10' x 10'. The plan is laid out with two single bay wide aisles one bay from the north and south exterior walls running the length of the building and a double bay down the center. The southern exterior bay contains a rest room, a boiler room, offices and miscellaneous storage compartments. The exterior bay on the north has two enclosed rooms in the corners, but is open the remaining length of the building. There is a 30' wide crossover in the center bays about 30' from the west wall. A stair toward the east end of the center section leads to a second floor loft. The insides of the exterior walls are exposed unpainted brick. Interior walls and partitions are wood framed with wire mesh, or covered on one side with plywood or horizontal wood boarding. The ceiling of the main level is exposed loft floor construction composed of beams, joists, and the underside of the loft flooring. The floor is brick in the main and crossover aisles and concrete in remaining areas. In some concrete floor locations the floor is raised with floor joists and wood flooring with asphalt tile, plywood or masonite surface. The loft is open with an exposed roof structure with a wood floor and wire mesh partitions for storage.

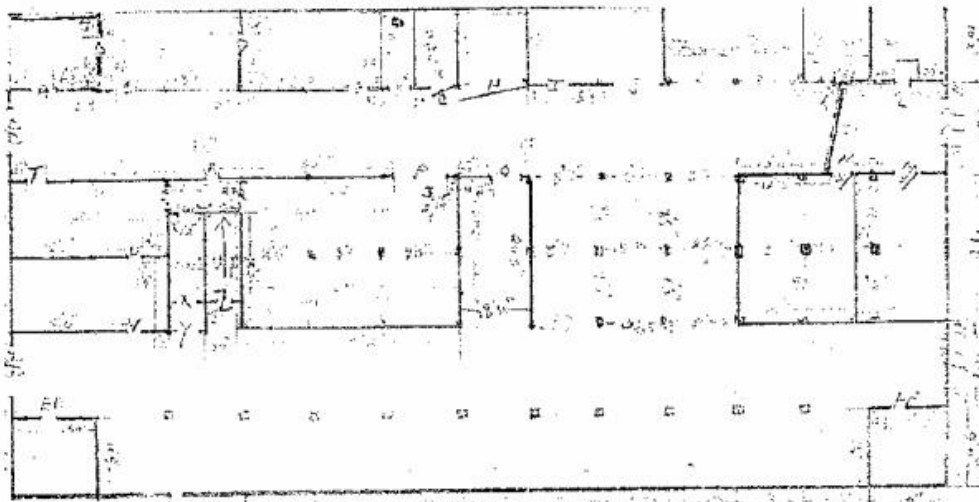
**General Condition:** This building is in fair condition, according to a 2015 report. A condition assessment conducted in 2008 identifies wood trim in fair condition, paint in poor condition, masonry in fair condition with some brick deterioration near grade caused by rising damp, some deteriorated mortar, roof in poor condition, This building has received maintenance since 2008.

**Utilities:** Electricity; no gas, heat, air conditioning, or water

**Character-defining Features:** Significant exterior features include brown brick, a full-monitor roof, segmental arched openings with six-light hopper windows (at the lower level) and small wood double hung windows with six-over-six muntin patterns (in the monitor), wood rail doors, eaves with exposed curved rafter tails.

Significant interior features include the overall floor plan and wood interior partitions. In one area on the upper level, graffiti from the period of significance is a character-defining feature.

**References:** Additional background information, including both 2003 and 2008 conditions assessments referenced above, and National Register of Historic Places documentation, is available at [detroitmi.gov/historicfortwayne](http://detroitmi.gov/historicfortwayne).



2 210 x 60"	3 210 x 60"	4 210 x 60"	5 210 x 60"
3 210 x 60"	4 210 x 60"	5 210 x 60"	6 210 x 60"
4 210 x 60"	5 210 x 60"	6 210 x 60"	7 210 x 60"
5 210 x 60"	6 210 x 60"	7 210 x 60"	8 210 x 60"
6 210 x 60"	7 210 x 60"	8 210 x 60"	9 210 x 60"
7 210 x 60"	8 210 x 60"	9 210 x 60"	10 210 x 60"
8 210 x 60"	9 210 x 60"	10 210 x 60"	11 210 x 60"
9 210 x 60"	10 210 x 60"	11 210 x 60"	12 210 x 60"
10 210 x 60"	11 210 x 60"	12 210 x 60"	13 210 x 60"
11 210 x 60"	12 210 x 60"	13 210 x 60"	14 210 x 60"
12 210 x 60"	13 210 x 60"	14 210 x 60"	15 210 x 60"

first floor plan of  
Stables  
Bid. 2 x 4

James Selton

SECOND FLOOR PLAN  
OF  
STABLE

- A 210 x 60"
- B 210 x 60"
- C 210 x 60"
- D 210 x 60"
- E 210 x 60"
- F 210 x 60"
- G 210 x 60"

Distance between beams is 4'11"  
All beams 8" x 8"

