



Building 311: Enlisted Men's Barracks

Year Built:	1894
Current Use:	Vacant
Historical Use:	Residential
Square Feet:	21,684 (+10,842 SF basement)
Condition:	Critical ¹
Rehab Cost Estimate:	\$6,972,000 ² ; \$5,240,000–\$6,550,000 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:	n/a
Building Evolution:	This building appears to be largely unaltered since its construction.
Interior Description:	<p>The building is two-and-one-half stories with a full basement and is divided in half into two symmetrical sides. Each side's first floor contains an entrance toward the center of the building leading to a vestibule and main stair hall. This leads to a secondary hall flanked on one side with rooms for the company office, a sergeant's room with storage, and on the other with a Noncommissioned Officers room and a passage leading to the rear stair. This same hall leads directly to a large dormitory behind which are a mess hall and a large kitchen. The latter two functions were accessed from the rear stair with no connection between the dormitory and the mess hall. On the second floor the front and rear stairs connect in a hall which serves a day room, two large dormitories and a cook's room, barber shop and a tailor shop. In the basement the main lavatory provided restroom and shower facilities for all the occupants of each half of the building. Also in the basement are the boiler room and large spaces for storage.</p>
General Condition:	This building is in critical condition, according to a 2015 report, and appears to be near the point of structural collapse. A detailed conditions assessment was never conducted.
Utilities:	None
Character-defining Features:	<p>Exterior:</p> <ul style="list-style-type: none"> • Coursed ashlar limestone foundation • Red brick with tinted mortar • Regular fenestration pattern • Jack-arched window openings with limestone sills • Wood two-over-two windows • Projecting hip-roof front porch with brick supports • Hip roof <p>Due to building condition, the interior was not evaluated for character-defining features.</p>

Additional background information, including conditions assessments referenced above, and National Register of Historic Places documentation, is available at historicfortwaynedetroit.com.

W. JEFFERSON

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Historic Fort Wayne



