



Building 314: Enlisted Men's Barracks

Year Built:	1906
Current Use:	Vacant (northern half); Storage (Detroit Historical Society, southern half)
Historical Use:	Residential
Square Feet:	21,684 (+10,842 SF basement)
Condition:	Fair ¹
Rehab Cost Estimate:	\$3,252,600 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:	The building exterior appears to be largely unaltered since its construction, though concrete porches and cellar doors are not original. On the interior, the south half has been altered to facilitate storage use.
Interior Description:	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 at the outside of the base of the "U" leading to a vestibule and main stair hall. This leads to rooms toward the center of the building that probably housed the company office, sergeant's room, and Noncommissioned Officers room. This stair hall also led directly to the large north and south wings which would have contained a dormitory, mess hall and kitchen. On the second floor the main stairs connected to several rooms above the offices below and the upper level of the north and south wings that would have contained dormitories and service rooms. In each half of the basement was located the restroom and shower facilities for all the occupants in that half of the building. Also in the basement are the boiler room and large spaces for storage.
General Condition:	This building is in fair condition, according to a 2015 report. A 2003 conditions assessment describes foundations in good condition but with cracks over several lintels at basement windows, deteriorated mortar and damaged brick, wood trim in poor condition, 50% of gutters missing, paint in poor condition, windows in fair condition, front porches in fair condition with deteriorated ceilings, and rear porches collapsed.
Utilities:	Electricity, gas (heat is not functional)
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 porches with brick supports • Gable roof with cross gables



- Brick chimneys

Interior:

- Wood panel doors and window surrounds
- 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.

See following pages for floor plans and photos.



































