

Building Number: 607
Area: West Barracks
Date of Construction: 1887
Period of Significance: 1880-1899
(per HSR Part One)
Historic Use: Infantry Barracks
Current/Recent Use: Office use 1939

Occupancy: R-1 then B
Hazard Level: Not Available
Number of Floors: 2 Story
Basement Floor: 1,776 sq. ft. (per January 2000 SERA report)
First Floor: 2,946 sq. ft. (per January 2000 SERA report)
Second Floor: 2,980 sq. ft. (per January 2000 SERA report)
Exterior Materials: Rustic drop siding



Task One: Conditions Assessment

Site Context

The Infantry Barracks is located on the corner of McLelland Road and Barnes Road, directly across Barnes Road from the post Hospital (Building #614). As the last remaining 19th century buildings Vancouver Barracks, this building is an important example of standard military plans and architectural design. It is the westernmost barracks building of the present day Vancouver Barracks.

Vehicular Circulation

The Infantry Barracks is located on the southeast corner of McLelland Road and Barnes Road, with an alley that runs just to the south of the building, between McLoughlin and Barnes Roads. There is parking on both McLelland and Barnes Roads, although the parking on Barnes is limited to the Post Hospital side of the street.

Pedestrian Circulation

The Infantry barracks faces Barnes Road, with a small parade ground on the opposite side. Pedestrian sidewalks and access are located on both McLoughlin and Barnes Roads. There is a walk from McLelland to the east porch along the east side of the building.

Exterior Assessment

- General: Minor changes have been made over the years to the exterior of the building. Sometime before 1917, the second story porch was removed and



replaced by a shed roof. Two doors at this level have been removed and filled in with windows. The building originally stood on brick piers. In 1936 the bays between piers were filled in with concrete. Like many of the other buildings in the West Barracks, the original cedar shingle roof has been replaced with asphalt composition shingles. Several chimneys have been removed and replaced with sheet metal attic ventilators. One of the missing flues is clearly visible in historic photos on front of the west elevation. The missing flues were presumably for wood or coal stoves that were the primary source of heat prior to the installation of the radiator system. The brick flue near the south end of the building still serves the boiler room in the basement. The front porch stair on the center of the west elevation has been dismantled and replaced with lattice skirting. All other exterior elements are original or have been replaced in-kind. Two steel exit stairs were added on to the east side of the building to provide exiting from the second floor.

- Site: The site slopes from McLelland road on the north side of the building to the south. On the north side of the building, drainage is very poor, with runoff from the road draining onto the concrete porch. The southwest corner also lacks positive drainage away from the building. The bushes on the west elevation need to be trimmed, as do the evergreen trees on the east side.
- Foundation: The Foundation has been painted. The paint and mortar on the brick piers are deteriorating. The concrete infill is in good condition.
- Walls: The exterior walls are wood frame with rustic drop siding. A 1x12 belly band without a drip cap wraps the building just above the foundation. The siding and belly band need to be scraped and painted. Many layers of paint have accumulated over the years. Some boards have deteriorated and may need to be replaced. The south elevation is in the worst condition, and at least half of the boards need to be replaced due to chipping, cracking, and buckling.
- Windows: The windows on the first and second floors are four-over-four double hung wood units. The basement windows are a mixture of six-lite fixed wood windows, nine-lite fixed windows, and two-lite fixed windows. Security bars protect the windows on the east side of the basement. Sills generally need to be refurbished, and probably the jambs as well. The windows on the south elevation need major repairs. There are triangle shaped, wood louvered gable end attic vents on the north and south elevations. The north vents have bird screening attached loosely to the outside of the vent that tends to collect debris. All four are in fair condition and need minor repair.
- Doors: Original doors were four-panel wood. Between 1903-1917, these were replaced with five-panel doors. The front entry, on the west side, has double



doors with a four-lite transom that is original to the building. A slot has been cut into the lower panel of one of the doors. The south door on the west side is a non-contributing three-panel door. The north doors are flush and non-contributing. The exit doors on the east side of the second story to the metal exit stair are flush and non-contributing. The east porch doors are similar to the west doors except that the two-lite transom above has been painted out, and the doors are single leaf doors set slightly apart. The east basement door needs to be refurbished, and is a single-panel wood door with a four-lite window above it. It looks more contemporary than the other doors. The original west door to the carpenter's shop is missing. The original east doors to the supply and furnace rooms are also missing. The two doors on the south elevation were double doors, the east one was filled in and a single leaf door installed and at the west door a rolling door was installed. All three doors on the south elevation need to be replaced.

- Trim: The window trim on the west and east elevations needs to be refurbished. Fascia, molding, and vertical corner boards need replacement on the north and south elevations.
- Roof, Gutters and Eaves: The eaves are boxed-in with painted wood and a painted fascia. On the gable ends, a cornice molding is present at the top of the rake board. The eaves need to be refurbished on the west, east, and south elevations. The north elevation is in fair condition. The roof is drained with painted metal gutters and downspouts. Many gutter seams on the west side are broken and the downspouts are also in poor condition. The east side appears to be in fair condition. The southeast downspout discharges onto the ground in an area that lacks proper drainage. The roof is relatively new asphalt composition shingles in fair condition. A ventilated wood cupola is located at the center of the ridge with louvered openings on the west and the east sides. It was not examined closely so condition is unknown. A painted black sheet metal ventilator is located to the north of the cupola. It may have been installed when the fire-walls were constructed and the barracks sleeping room was divided in two. The center wood ventilator may have become obsolete when this upgrade was done.
- Porches and Stairs: The west elevation features a porch along the entire west side of the building and wrapping the north end as well. A center stair that has since been removed, was originally on axis with the double doors on the west side of the building. The original porch had an upper deck. This deck and railings have been removed, and a hip roof with asphalt composition shingles constructed protecting the lower level. The reconstruction of the porch roof shortened the columns, eliminating the original column capitals and knee braces. The roof is in fair condition. Wood lattice infill between the posts at the north end of the porch needs to be painted and has probably deteriorated near the ground. The painted wood T&G decking needs to be replaced. The majority of columns also need to



be replaced. More than half of the wood ceiling slats need to be replaced due to water damage and the rest should be scraped and painted due to the many layers of paint that have accumulated over the years. All the railings should be replaced and evaluated for code compliance. The south end of the porch is enclosed for the carpenter's shop.

The east porch is in poor condition, the decking, guardrail and columns need to be replaced in-kind and brought up to meet current codes. There is no handrail. The condition of the roofing material is unknown and the underside of the roof is in fair condition. The gutters appear to be intact. The north porch was redone to have a scored concrete floor. The wood columns need repair and should be elevated above the concrete on bases to keep water from wicking up the end grain of the wood. They also need to be protected from cars as they are very close to the edge of the road with no curb to provide protection. The wood stairs from the concrete floor to the doors are in poor condition and appear temporary. The two sets of steel exit stairs on the east side are in fair condition and need to be refinished.

- Miscellaneous: The exterior security lights are not appropriate to the character of the building. Cables and conduit attached to the outside of the building also need to be removed. Plumbing vents for the bathroom facilities have been attached to the east side of the building. This piping should be brought within the building envelope.

Interior Assessment

- General: In general the interior has retained its character and integrity of the spaces and finishes. Some partition walls have been added, but for the most part the original floor plan is still discernible. The Rooms A, B, and C were one room that was subdivided with two partition walls. There is an added partition wall in room D at the north to create a stair hall. The Rooms H, I, J were a lavatory room, a toilet room, and a shower room respectively. Room J has since been walled off from Room I and access made from Room K. Room I has also been walled off from Room H. Access is currently from Room E. The second floor was originally completely open with no partition walls. The basement stair was added at a later date. As of the 1939 floor plans there was no interior access to the basement from the first floor as there was a closet underneath the stair to the second floor. There was an enclosed room in the basement. There was a wood floor in the Carpenter's Shop. The room names used are based on the designations given in the 1952 record drawings from the Office of the Post Engineer.
- Significant Features and Typical Materials: Two-over-two windows, siding, plaster finish on walls and ceiling, the floor plans.



- Typical Conditions: Fair.
- Special or Unusual Conditions: None.
- Floor: The basement floor is concrete and in fair condition. The first floor and second floors are finished with 12" x 12" resilient floor tile over fiberboard underlayment. The original floor material and its condition are unknown although it is assumed to be wood flooring. The floor is sloping in Room I, the toilet room. Original plans show this floor and that of Room H and J as being concrete with floor drains. The slope is most likely due to the slope to the drain but this assumption should be verified.
- Stairs: The basement stairs are wood with wood treads, and may not comply with current codes. They do not on the 1939 plans, so presumably date from some time after this date. The basement was also extended to the north to accommodate the stair. The first floor stair has wood treads and risers with vinyl treads covering the wood, and probably does not comply with current codes.
- Walls: The basement walls are exposed painted brick and concrete in fair condition. On the first floor, in general, the walls are lath and plaster. Some original walls have been repaired with gypsum wallboard. Newer partition walls are also wallboard. There is minor cracking and a lot of conduit and exposed cabling attached to the walls. Rooms A and D have cracking over approximately 75% of the walls. Some painted wood bead board wainscot with a cap is located on one wall of Room B/C. The lath and plaster walls in the first floor stair hall have 50% cracking and some bead board wainscot that is in fair condition. The cap is a bullnose with a cavetto trim at 30-32" in height. Room H, the toilet room, has extensive damage and cracking to its plaster walls. The 3/4 height wall partitions are in poor condition in Rooms H and I. Room E has extensive cracking damage as well. The partition wall between Rooms E and F has a multi-lite window and was not original to the plan. The walls in the rooms north of the stairs have major damage to the plaster except for Rooms G and K that appear to have gypsum wall board. There is the 'ghost' of a door on the wall between Rooms H and I. Second floor Rooms Q and R exterior walls are lath and plaster and have minor cracking and generally shows wear and tear. There is paneling on the partition wall between Room Q and R. There are bulletin boards that can be removed. The lath and plaster walls in Room L, M, N, O and P have a lot of minor cracking, about 75% of the wall. The north and south walls are not original. Room N has a painted wainscot with a half-round cap. The second story stair hall has minor cracking in the lath and plaster walls. The wall configuration does not allow for stair landings that meet current codes.



- **Ceiling:** The basement ceiling is primarily painted wood boards that are in fair condition. Room A, Room D, and the first floor stair hall ceilings have large cracks in them. Room C has a 10 square foot piece of plaster missing from the ceiling. The toilet room ceiling has peeling paint, cracking plaster, and is in poor condition. The Room E ceiling is in poor condition. The ceilings in the rooms north of the stairs have major damage except for Rooms G and K that appear to have gypsum wallboard installed on them. On the second floor, the gypsum wallboard ceiling in Room Q is in fair condition with cracking and staining. There is a large piece of plaster that has fallen in Room O, the closet. There are significant cracks in the ceilings of Room L, M, and N.
- **Windows:** The basement windows are wood and in fair condition. The first and second floor windows are four-over-four double hung windows and are in fair to good condition.
- **Doors:** Interior doors in general are non-contributing with the exception of transoms where extant.
- **Trim:** A vinyl base has been glued to the original flat stock wood base. Picture rails align with top of window head casing on Room A and Room D and in the first floor stair hall. Window and door trim is wood flat stock with a rounded stool at the windows. A wood 1x rail runs around the walls at about 6' in Rooms L, M, N, O and P.
- **Miscellaneous:** The metal storage cages in the basement are in good condition. The light fixtures throughout are fluorescent and non-contributing. In some rooms the original light fixture locations are visible. There is a significant amount of conduit and plumbing running haphazardly throughout the basement, especially in the carpenter's shop under the porch. The radiators throughout appear to be contributing. The coal bin room and old boiler are intact. There is a lot of surface-mounted conduit on the second floor.

Electrical Assessment

- **Service:** Overhead service is derived from the site overhead power distribution system. Service entrance conductors are installed in conduit. Equipment is circuit breaker type, 120/240-volt, 400-ampere, 1-phase, and is in good condition.
- **Power Distribution System:** Service equipment supplies 3-circuit breaker panelboards, 2 rated 150 amperes and 1 rated 200 amperes.
- **Wiring:** Feeders consist of conduit and wire, and are in good condition. Original branch circuit wiring has been removed and replaced with surface mounted



- conduit containing type THHN wire circuit conductors. Branch wiring is in good condition.
- Wiring Devices: Light switches are newer silent type. Receptacles are newer grounding type. Devices are in fair condition.
 - Lighting: Light fixtures are typically 4 foot fluorescent with T-12 lamps and are not in compliance with current energy efficiency codes.
 - Fire Alarm: The control panel is a 6 zone non-addressable type. System is without smoke detection and is non-automatic. Alarm initiation is by activation of manual pull stations. One bell provides notification to the facility, and is not in compliance with current fire and ADA requirements for audio/visual notification.
 - Telecommunications: Service is overhead wiring. Distribution consists of non-category rated wiring from 66 type terminal blocks to various surface mounted outlets located throughout the building. Wiring and components are in poor condition and are not in compliance with current standards for modern data telecommunications functions.
 - Emergency: There is no emergency egress lighting. Battery backup illuminated exit signs provide exit identification. Signs are in poor condition.
 - Recommendations: The electrical service and power distribution systems are suitable for reuse. If outlet locations are suitable for future use, wiring devices and branch circuit wiring could remain. Demolish and replace light fixtures & wiring, fire alarm, telecommunications system and emergency lighting/exit identification.

Mechanical Assessment

- Description: The heating in this building is by a steam radiator system. The steam piping is carbon steel and appears to be the original installation. This piping system serving this building comes from the boiler located in the Basement Mechanical Room. The steam radiators appear to be in fair to good condition. The radiators have a control valve at the top for temperature adjustment and a steam trap at the bottom for condensate drain return back to the system. Two exhaust fans have been installed in the ceiling of the second floor open area and route up to the roof. These fans were recently installed to provide air circulation throughout the building. There are four existing shafts in each corner of the into the open space. There are individual steam unit heaters located in the basement level for space heating.



- **Recommendations:** The boiler system in this building was upgraded in 1989, looks to be in good condition and should be adequate as is. The steam radiators could be refurbished for re-use. Re-use of these radiators would help maintain the historical character of the building. New control valves are recommended to provide temperature control of the space. The steam piping should be replaced, as it is near the end of its useful life. For ventilation, operable windows and the use of the existing natural ventilation shafts would provide adequate ventilation and meet current code requirements as long as the interior is not significantly partitioned. Exhaust fans will be required in areas such as restrooms, storage rooms, and the janitors closet for ventilation purposes.

Plumbing Assessment

- **Description:** Existing plumbing fixtures are in good to fair condition. The existing waste piping is cast iron. The existing water heater is located in the Women's Restroom and is in fair condition. Domestic water piping is carbon steel and appears to be the original installation. To provide freeze protection during this unoccupied time, the domestic water has been drained and shut-off at the building. The gas service to the building has been shut-off as well.
- **Recommendations:** Depending on the building usage, the restrooms may need to be reconfigured to be in accordance with ADA requirements. This may change fixture layout. Retaining the existing plumbing fixtures would not add much to the historical value. New fixtures are recommended as the cost for new will probably be less than refurbishment costs. Fixtures should be ADA compliant to conform to current codes. New copper piping should be installed to replace existing domestic carbon steel piping since it is probably nearing the end of its useful life. The water heater should be replaced because of the age of the heater and the deleterious effects of intermittent use.

Task Two: Ultimate Treatment and Use

As the sole remaining of the original six barracks buildings, the Infantry Barracks (Building #607) has played an important role in the history of the Vancouver Barracks, and is a candidate for limited interior as well as exterior restoration according to the *Secretary of Interior's Standards*. Additional steps to complete the exterior restoration would include reintroduction of the second story balcony that was removed prior to 1917. Given the age of these changes, consideration should be given to their significance as a part of the history of the structure.

The *West Vancouver Barracks Reuse Plan* suggests that a residential use would be the preferred use for the building. Such a use would allow the floor plan to remain intact or



be restored to the original (See Plan A). Uses that can function well with an open floor plan would fit this building the best. However, accessibility is an issue. It is easily provided to the basement and the first floor by the use of short ramps, but access to the second floor is another matter. A new elevator and stair core might be accommodated in a wing perpendicular to the building's primary axis. The quartermaster's drawings from 1872 show such a wing as an option for this standard plan.

The Class 'C' cost estimate for a hostel use for the year 2003 is \$238.82 per square foot. This includes interior changes for use (i.e. kitchen equipment and shower rooms) and new partition walls on the second floor.

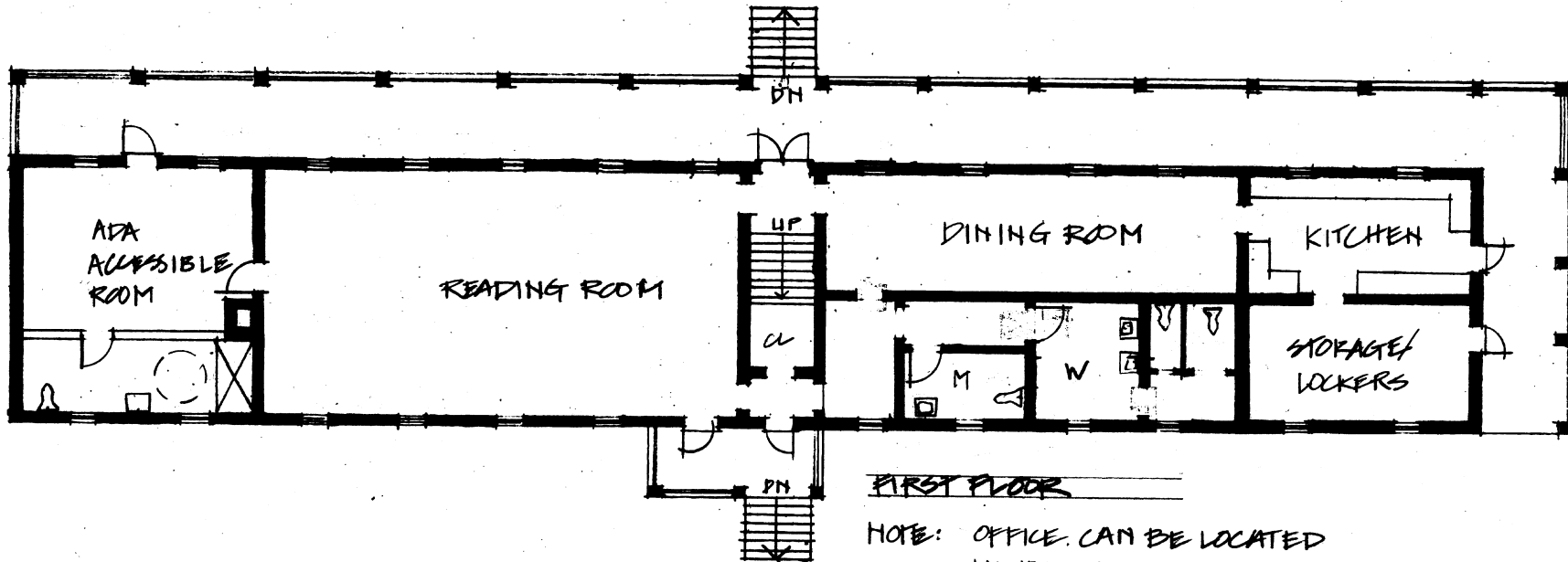
Exterior Character Defining Features (From Part One of the HSR)

- Long rectangular two-story building.
- Gable roof, wooden roof vent with louvered sides and pitched roof, short masonry chimney, metal roof vent.
- Horizontal drop siding, triangular louvered vents at north and south gable ends.
- 4-over-4 double hung windows, four-light transom over front door, six-lite and nine-lite fixed windows at foundation level.
- Door and window surrounds.
- Five-panel exterior doors, four-lite one-panel basement door, sliding door on south elevation.
- Porch on west elevation, thin chamfered posts, shed roof, cross-beam railing, back porch on the east elevation with supporting posts and roof, porch wood flooring.
- Lattice foundation skirting, brick foundation.

Exterior Recommendations

- Vehicular Circulation: Provide dedicated on-street parking. Additional parking can be provided by redesigning the parking lot to the south of the O.O. Howard house.
- Pedestrian Circulation: Rebuild the sidewalks to meet current codes.
- Site: Correct drainage problems. Trim plants that are close to the building.
- The Foundation: Remove paint from the foundation. Repoint brick joints. Provide concrete and masonry sealant to correct moisture problems in basement if required.
- Walls: Refurbish belly band. Replace siding boards as necessary, especially the south side. Scrape and repaint the building with the original paint scheme.
- Windows: Refurbish as necessary. Replace damaged sills and jambs. Replace or restore damaged or missing hardware.



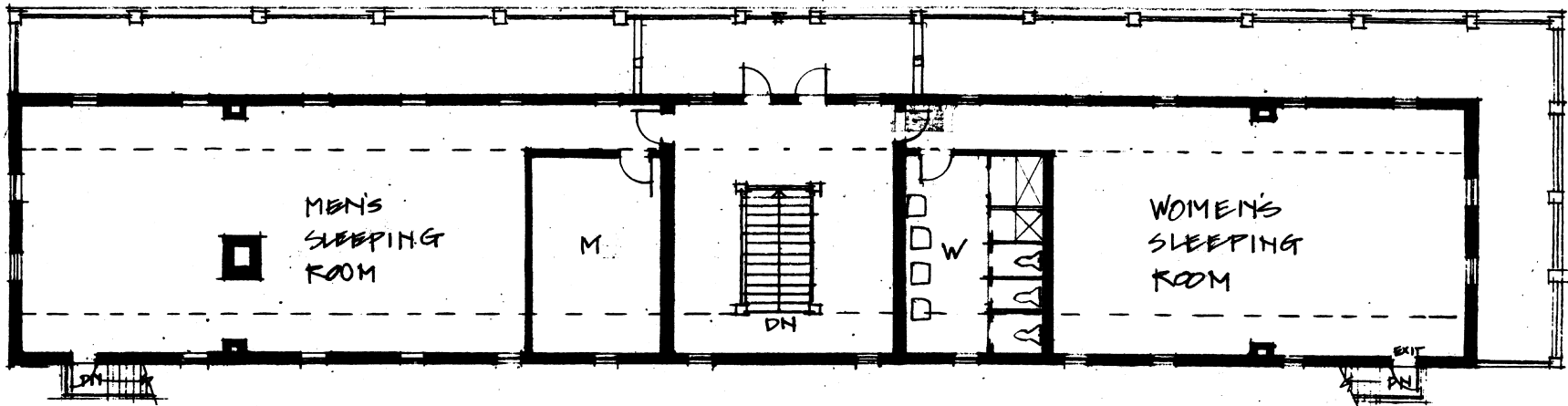


FIRST FLOOR

NOTE: OFFICE CAN BE LOCATED
IN THE BASEMENT.

BUILDING 607 HOSTEL
SCALE: 1/16" = 1'-0"

PLAN A



SECOND FLOOR

- **Doors:** While the doors have been replaced, the existing five-panel doors are now a part of the historic fabric of the building. They should be refurbished. Replace or restore damaged or missing hardware.
- **Trim:** Refurbish the window trim on the east and west elevations. Replace fascia, molding, and vertical corner boards on the north and south elevations.
- **Roof, Gutters and Eaves:** The gutters should be cleaned, and the east side gutter and downspout system should be examined more closely for damage. Screens might need to be installed to keep the gutters and downspouts clear. Refurbish eaves on the west, east, and south elevations. Repair or replace the west gutter system. Investigate more closely the condition of the roof and ventilators.
- **Porches and Stairs:** Rebuild center stairs and railings at the west porch. Repair deck and ceiling. Repair or replace lattice between posts. Replace deteriorated porch columns. Replace east porch in-kind. The north porch columns need to be repaired or replaced and placed on raised bases above the concrete so they do not absorb standing water. Install bollards or a curb to protect the structure from cars.
- **Miscellaneous:** Replace exterior light fixtures with period-appropriate fixtures. Remove surface-mounted cable and conduit and place underground or inside wall cavities prior to repairing wall finishes.

Interior Character Defining Features (From Part One of the HSR)

- The original floor plan is intact with few modifications. The floor plan at the north end of first floor room is intact, and partition walls on second floor, while not original, are still historic.
- Original volume and proportion of rooms.
- Original ceiling height.
- Original stair location and configuration with some replacement pieces, metal banisters, stair treads.
- Moldings, chair rails, picture rails, simple window and door casing.
- Rough plaster walls, vertical beaded wood siding, basement has exposed wood paneling and brick foundation walls.
- Five-panel and four-panel doors, fifteen-lite window in room divider.
- Sinks and soap dishes in first floor men's room, cast iron wash sinks, metal radiators.

Interior Recommendations

- **General:** The interior should be restored to its original finishes, especially the floor. Restoring the open floor plan on the second floor would facilitate understanding the military use of the building. The fire separation walls should



- be removed to allow visitors to perceive the original open floor plan. The stair enclosure does not provide for proper landings at the stairs.
- **Specific Space with Unique Treatment:** The squad room on the second floor offers an opportunity to create an interpretive space for barracks and military life of this era. This would be a good space for that because it has its own entry from the west porch and could function independently of the other rooms on the first floor. The basement might also be a good place for an interpretive use.
 - **Typical:** Restore the wood floors and wood trim. Remove surface mounted conduit and outlets. Re-plaster walls and ceilings. Re-paint where paint is peeling. The first floor toilet room is in poor condition and should be remodeled, and brought up to meet current codes. The door hardware is not accessible. Replace door with period appropriate doors, preferably the four-panel version seen in photographs. Reroute the plumbing in the basement so that space is more useable.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Occupancy Proposed: R-1 (residential, multi-unit).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories Permitted: 6,000 S.F. / 2 stories (complies).
- Building Area: 5,926 S.F. for upper 2 stories over 1,776 S.F. basement.
- Occupancy Loads:
 - Main Floor: (2,946 S.F.) 15 persons.
 - Upper Floor: Office (2,980 S.F.) 15 persons.
 - Basement: Storage / Mechanical (1,776 S.F.) 6 persons.
- Exits Required: 2 required; 4 provided.
 - Upper Floor Exit: 2 required.
- Crawlspace ventilation: Verify.
- Attic ventilation: Verify.
- Plumbing: Per residential use.
 - Basement: Unisex restroom.
- Stairs and Handrails: Upgrade as required to comply with current codes.
- Decks and Guardrails: Upgrade as required to comply with current codes.
- Structural: Needs structural assessment.

Americans with Disabilities Act (ADA):

- In general, ADA requires existing structures to be brought into compliance with the provisions of the current code. Chapter 9, Section 1113 of the Washington



State Amendments to the UBC allows Building Officials some amount of discretion dealing with historic structures. The basement and first floor can be made accessible with exterior ramps. Accessible bathroom facilities and hardware will need to be upgraded. The second floor needs to have an elevator to be accessible. This may be problematic within the existing footprint of the building. Consideration should be given to locating new vertical circulation in a separate annex on a secondary elevation, to minimize the visual impact.

Uniform Mechanical Code (UMC):

- Mechanical : See mechanical assessment.

National Electrical Code (NEC):

- Electrical: See electrical assessment.
- Data: See electrical assessment.
- Security: No security system is present, however, provisions should be made for future installation.

National Fire Protection Association Standards (NFPA):

- Fire Protection System: See electrical assessment; automatic fire sprinklers are not installed.

Washington State Energy Code (WSEC):

- In general, WSEC requires alterations to existing structures to comply with the provisions of the current code. Section 101.3.2.2 of the WSEC allows Building Officials some amount of discretion dealing with structures on the National Register of Historic Places. Wall cavities should be insulated as possible without destroying historic materials. If the siding is removed, it would present an opportunity to insulated large portions of the building without disturbing historic materials. The attic should be insulated, with provisions made for ventilation. The existing windows, however, are contributing elements to the significance of the structure in the context of the West Barracks and should be rehabilitated .

Hazardous Materials:

- A complete survey of hazardous materials present in the building needs to be conducted prior to commencing any work. Of particular concern is the possible presence of lead paint and asbestos.

Functional requirements (program) suitability with Secretary of Interior's Standards

- Exterior: The Infantry Barracks (Building #607) is historically significant, not only as an individual structure, but as a contributing part of a coherent ensemble of buildings comprising Fort Vancouver's West Barracks as well. Currently, the Barracks serves as office space so no real change of use is proposed for this



building. Any necessary changes to the exterior of the building should be undertaken in such a manner as to complement the historic character of the entire West Barracks, and comply with the Secretary of Interior Standards.

- Interior: The proposed renovation of the Infantry Barracks should have minimal impact on the historic character of the interior. Because of the age of the structure and its uniqueness as the only surviving original barracks building, original walls and finishes should be preserved whenever possible. New finishes should match the existing. Window and door trim should be preserved and can serve as patterns for new trim as it is installed. Other original materials such as wood flooring and plaster surfaces should be preserved to the extent practicable. Necessary changes to non-historic interior partitions, mechanical and electrical systems, and the restroom layout can be made, within this context, to allow the structure to continue to serve as a part of the fabric of the West Barracks.

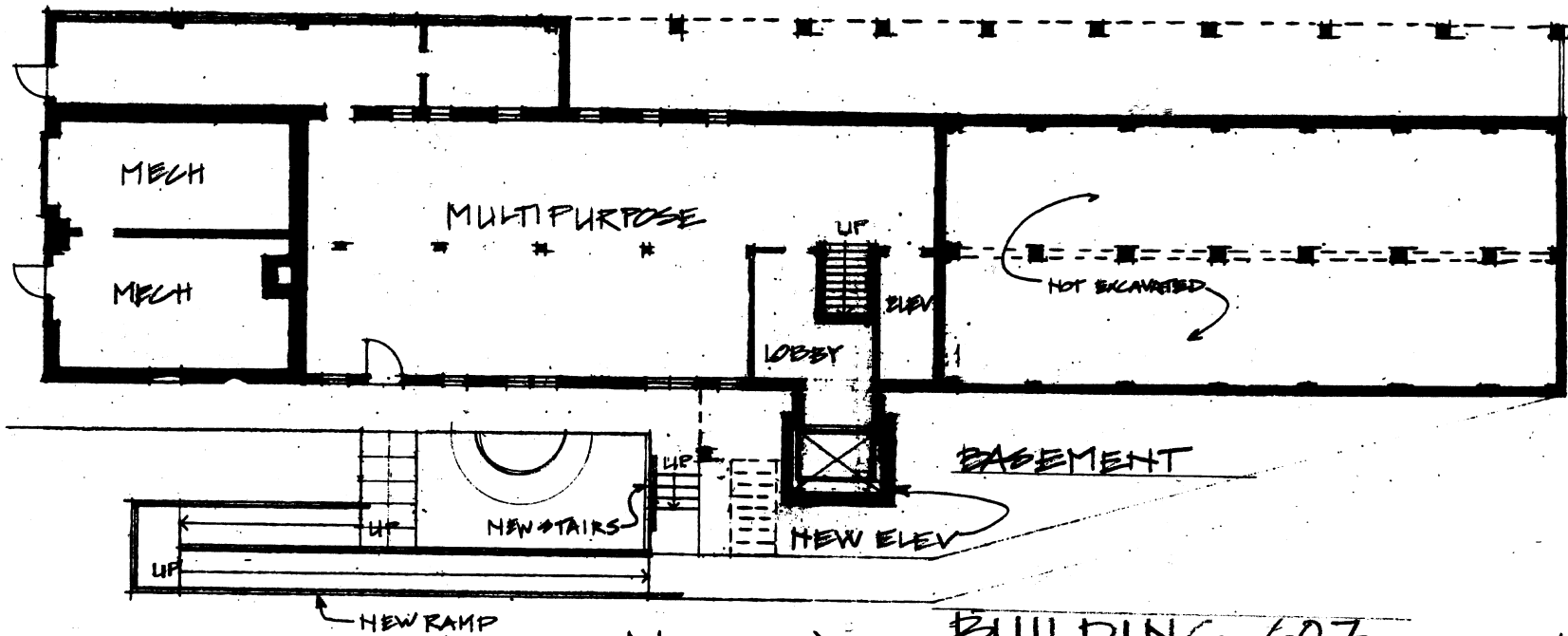
Task Four: Alternative Treatments

Rehabilitating the Infantry Barracks (Building #607) for use as lodging space or an elder hostel could have significant impacts on the character of the interior. Any residential use would require a number of additional partitions, detracting from the open floor plan of the Squad Room on the second story. A hostel or elder hostel might leave larger rooms open, and retain some sense of the character of the barracks.

As an alternative, the Infantry Barracks could be reused as artists' studios or classrooms (See Plan B). These uses could either serve as an interim role, providing an immediate tenant to use the building, or take on a more permanent role. These arts uses could have a lesser impact on the interior of the barracks than the lodging use, with larger studios or classrooms located on the upper floor, and uses requiring less square footage located on the ground floor. The largest variable would be the size of the restrooms required, which will vary depending on the particular tenant mix. Impacts on the exterior would be similar to the lodging use.

The Class 'C' cost estimate for an arts/education use for the year 2003 is \$133.01 per square foot. This includes minimal interior changes for a range of arts uses and media, including pottery and painting studios to a foundry.





BUILDING 607 EDUCATION/ARTS
 SCALE: 1/16" = 1'-0"

PLAN B

