Building Number: 626

Area:	West Barracks
Date of Construction:	1910 (1888, 1930, & 1940 per January 2000 SERA report)
Period of Significance:	1900-1919 (per HSR Part One)
Historic Use:	Purported to have been the Morgue, and then used for Dental Offices, and lastly JAG Offices (Judge Advocate General)
Current/Recent Use:	Offices
Occupancy:	B
Hazard Level:	Not Available
Number of Floors:	One Story
First Floor:	1710 sq. ft. (per January 2000 SERA report)
Exterior Materials:	Concrete Foundation, Drop Siding Exterior, and Composition Shingle Roof

Task One: Conditions Assessment

Site Context

Building 626 is located mid-block on Barnes Road, between the Infantry Barracks (Building #607) and the Red Cross Service Club (Building #636) to the east of the Hospital, (Building #614). This building is a simple gable-roofed structure with entries on both its north and south ends. Though it is reported to have been a small "T"-shaped "Dead House" (Morgue), few physical vestiges of this previous configuration and use remain.

Vehicular Circulation

The west side of the building faces Barnes Road, and an alley wraps the north and east sides of the building. The alley continues behind Barracks 638 and connects to Fort Vancouver Way. No designated parking spaces exist for this building aside from parallel parking on Barnes Street. The roads are in good condition and appear to have been recently maintained.

Pedestrian Circulation

A concrete sidewalk is located along Barnes Street with two short branches to the front and rear entries. The north sidewalk is in fair condition due to differential

settlement related to the foundation issues discussed in the related section of this document. The sidewalk leading to the south entry stairs is short and in good condition.

Exterior Assessment

- Summary: The exterior is in good overall condition. Minor damage and repairs over the history of the building are evident, but can be easily reversed or repaired. The most intrusive elements are exposed, surface-mounted conduit, cabling and miscellaneous items that have been haphazardly run and attached to the exterior over the course of the building's history. Damage to the siding and wood trim, related to these intrusive elements, is minor and primarily cosmetic in nature. The exterior paint is peeling, blistering and generally losing adhesion, and shows signs of improper or inadequate preparation during previous applications.

- Site: Poor drainage appears to be the primary cause of deterioration to the building. Site drainage currently pitches toward the structure. Inadequate measures have been taken to direct site and roof runoff away from the structure.

- Foundation: The foundation is a perimeter concrete stemwall surrounding a crawlspace. A concrete utility well is located under one of the restrooms. A thin, cement parge coating covers the primary foundation. Minor cracking related to settlement is evident on southwest corner as well as east and west walls. These cracks are telegraphing through the parge coat. Prior repairs to the parge coat are evident, indicating a recurring settlement issue. The settlement appears to be related to the site and roof drainage issues discussed previously. Internal pier supports were unavailable for inspection, but are noted as in need of repair in Corps survey. These are purported to be wood piers in direct contact with ground. Crawlspace ventilation appears to be below current code requirements.

- Walls: The building is a simple platform-framed wood structure on a concrete foundation. The siding is a simple drop pattern with a 5" exposure. A water table with a drip cap encircles the building at the base of the siding. A quarter round molding is used below the drip cap.

- Windows: All windows and doors are trimmed with simple 1x flat stock with a drip cap above the window head trim and quarter round moldings below the drip cap and the window sill. The windows are double-hung sashes of varying sizes and configurations. Most of the windows are 1-over-1 sashes in a square frame opening. A pair of 2-over-2 units is used on the east elevation, with a 6-over-6 window at the north gable, and an 8-over-8 window at the south gable. Windows similar to these last two appear in historic photographs of the building, and may have been re-used during the various alterations to this structure. The 1-over-1 windows appear to be from the 1940's according to Part One of the HSR. The

purpose of the over-sized attic windows is unclear as no access to the attic is provided on the interior or exterior of the building. Two windows in the women's restroom at the northeast corner of the structure have been removed from their frames and replaced with solid panels. A fan unit is framed within one window opening to the north while the other on the east wall is blocked off with plywood. Another window on the south elevation has been blocked with plywood on the interior. The window sash and glazing remains intact and visible on the exterior. All trim remains extant and it is presumed that the frames of the windows removed will still be able to receive new sash units if desired.

- Doors: The doors are in various conditions. Trim resembles window casing assembly described above. The north entry door is a multi-panel with an upper glazed panel. It is in good condition with contributing hardware. There are two entry doors off the south porch. The doors are 3-panel units with raised lower panels and glazed upper panel. The center door leading into the X-Ray Room is in good condition with a fair to poor sill. The Kitchen entry on the east elevation of the porch is in fair to poor condition. This unit's sill is in poor condition with deteriorated head trim as well. The wire safety glass is in good condition.

- Roof, Gutters and Eaves: The composition shingles are in good condition and appear to have been recently installed. The eaves and rake boards are in fair to good condition. Roof leaders expel roof water adjacent to the foundation. This appears to be a major factor in the settlement present in the foundation. The roofleaders are not in their original locations (as is evident from the 'ghosts' on the walls which correspond with the foundation cracks).

- Porches and Stairs: The north entry porch is in fair to poor condition. Its wood columns are wicking water up from the concrete landing and are deteriorating. The wooden Railings are deteriorated and in poor condition.

Interior Assessment

- General: In general, the interior of the building is in good condition with only two areas of probable water damage. The existing lath and plaster exterior walls and a couple of interior walls have sustained minor cracking. The interior of the building was remodeled around 1950 with gypsum wallboard interior partition walls, which have sustained little or no damage. Typical finish treatments include non-contributing resilient tile flooring with vinyl cove base that, in most cases, was glued directly onto the existing wood base. The wood base shoe has been removed. A painted wainscot is located on the exterior walls in the main rooms. The ceiling is lath and plaster with some long cracks, and some water damage. Other damage can be attributed to the attachment of non-contributing conduit, light fixtures, fire alarms, and other surface-mounted items. In general, the light

fixtures are non-contributing. Windows, doors, and door hardware in general are contributing and in good condition.

- Significant Features and Typical Materials: The Interior three-panel doors are from the 1940's remodel. Five-panel and glazed doors are older.

- Typical Conditions: Fair.

- Special or Unusual Conditions: Water damage in the rooms at the northwest corner of the building. There is the potential for hazardous materials in the old X-Ray room, at the southwest corner of the building.

- Floor: There is possible water damage near the south exterior door of the southwest room, formerly the X-ray room. The men's and women's restrooms have resilient sheet flooring that is in fair condition. The floor in the men's room is lifting up at the seams and at the threshold. The loss of adhesion may indicate water damage. A plywood access panel is located in the women's room floor. This provides access to the utility pit, which contains the hot water heater and sump pump according to the Quartermaster's drawings of 1952.

- Walls: In general, the gypsum wallboard partition walls have fared well. In the old X-ray room there is a partial height wall with an observation window. There is also a non-contributing partial height paneling on the north and east walls. Because of its probable use as an X-ray room, these walls may contain lead (Refer to the Hazardous Materials report). An approximately 1'-0" square piece of plaster is missing on the west wall above an electric heater. There is some cracking under the north windows on the east wall of the Dental Office/kitchen. In the reception area there is minor cracking of the plaster walls. The reception area and the treatment/examination rooms have a painted wainscot. In the north exam room the west wall is cracking and the wood base on that wall is in poor condition.

- Ceiling: In the Dental Office/kitchen, the walls and ceiling are covered in a panel and batten system, including a ceiling beam. The paint is peeling and the panels and battens are sagging in a few places. In the reception area there are three long straight and narrow cracks in the ceiling all oriented from north to south, possibly due to settlement. The ceilings of the rooms in the northeast corner of the building have sustained water damage. The treatment room ceiling has long straight cracks running from north to south from wall to wall.

- Windows: In general, the windows are in fair shape and will require minor repairs. In the Dark Room/Storage closet the only window in the room has plywood applied to the interior of the window, which should be removed. The north window in the laboratory has a part of its sill missing. The men's room

window is in fair condition and needs minor repair at the joints of the sash and casing. In the women's room, both of the windows have been removed and filled in with plywood. The north one with has a recently installed fan that keeps the air circulating in the building.

- Doors: The typical interior door is a wood three-panel door and are in good condition, although a couple have been modified with slots or panels for functionality. The men's room door is an older five panel wood door. The north door of the office supply room is a Dutch door with a shelf on the lower half of the door.

- Miscellaneous: The sinks are non-contributing. Conduit and other service items have been attached to the walls and ceiling. In the kitchen, the cabinetry is non-contributing and could be altered or removed to support future use. The south part of the west wall in the laboratory is wood shelving and cabinetry that is shared with the room to the west. This is non-contributing and could be removed or altered.

Electrical Assessment

- Service: Overhead conductors from the site overhead power distribution system supply the electrical service. Service entrance conductors are installed in conduit and terminate in the service equipment. The equipment is in poor condition and consists of a 120/240-volt, 200-ampere, single phase, 36 circuit breaker load center panel.

- Power Distribution System: There are no feeders or distribution panels. Distribution is obtained directly from the service equipment.

- Wiring: Branch circuit wiring consists of type R wire installed in metallic conduit. Conductor insulation is in poor condition.

- Wiring Devices: Light switches are non-silent type. Receptacles are non-grounding type and are not in compliance with current electrical codes. Devices are very old.

- Lighting: Light fixture lamps consist of a mixture of incandescent and T-12 fluorescent that are not in compliance with current energy efficiency codes. Fixtures are in poor condition.

- Fire Alarm: The control panel is a 4 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 appliances.

- Telecommunications: Service is overhead wiring from an adjacent building. Distribution consists of Cat. 2 wiring from a screw type terminal block 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 illuminated exit identification or emergency egress lighting.

Mechanical Assessment

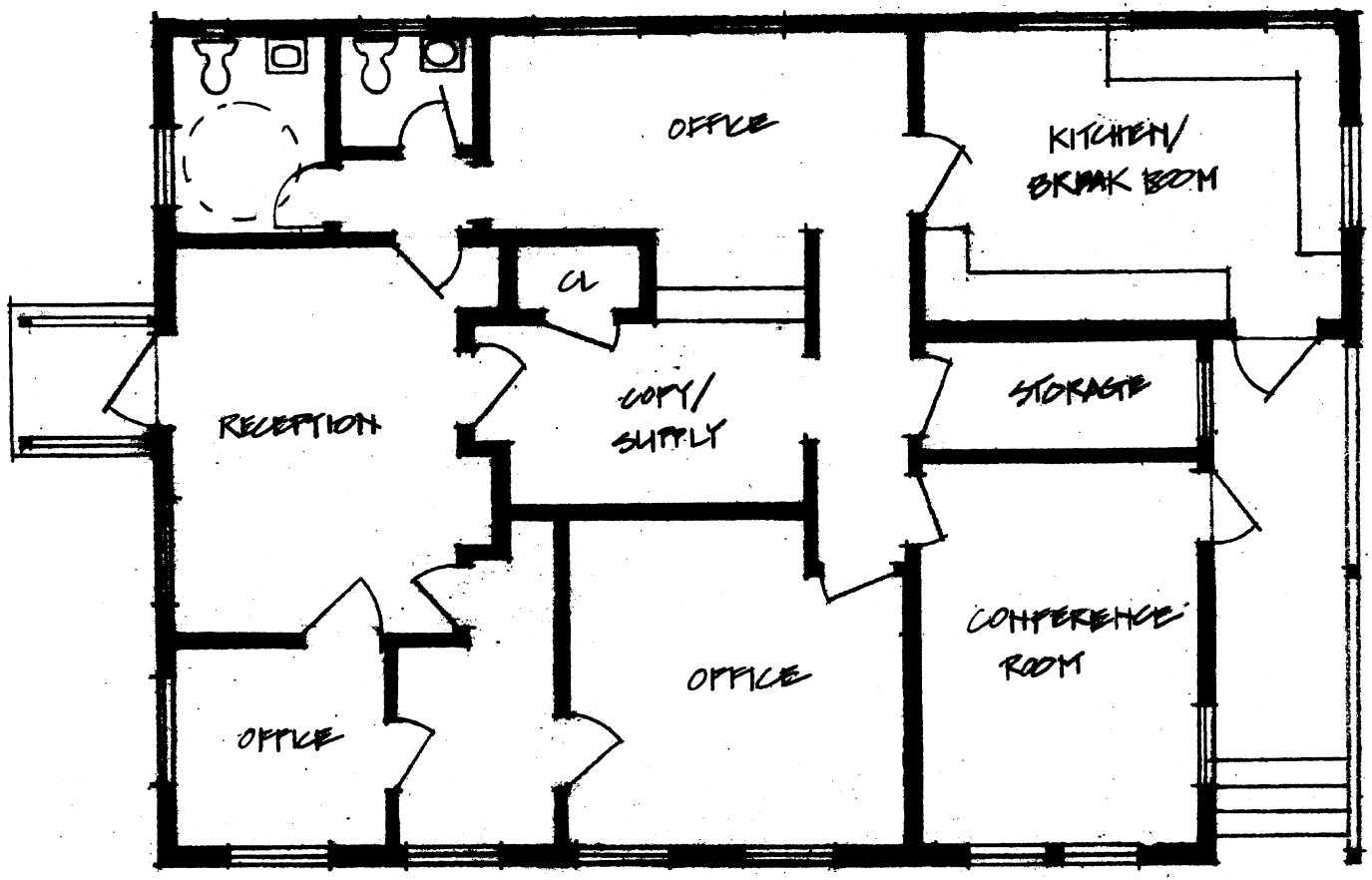
The heating system used in this building was a steam radiator system. The steam system serving this building comes from the boiler system located in the Basement Mechanical Room of the Infantry Barracks Building 607. The steam radiators appear to be in fair to good condition. The radiators have a control valve at the top for temperature adjustment and a steam trap at the bottom for condensate drain return back to the system. An exhaust fan has been installed in the existing window opening of the North exterior wall in the Women's Restroom. This fan was recently installed to provide ventilation and air circulation throughout the building.

Plumbing Assessment

Existing plumbing fixtures, when present, are in fair condition. Existing waste piping is cast iron. Domestic water has been turned off to the building for an unknown period of time. An existing water heater and sump pump are located in the utility pit below the Women's Restroom according to Quartermaster's 1952 drawings. We were unable to verify condition or age of the water heater tank and sump pump.

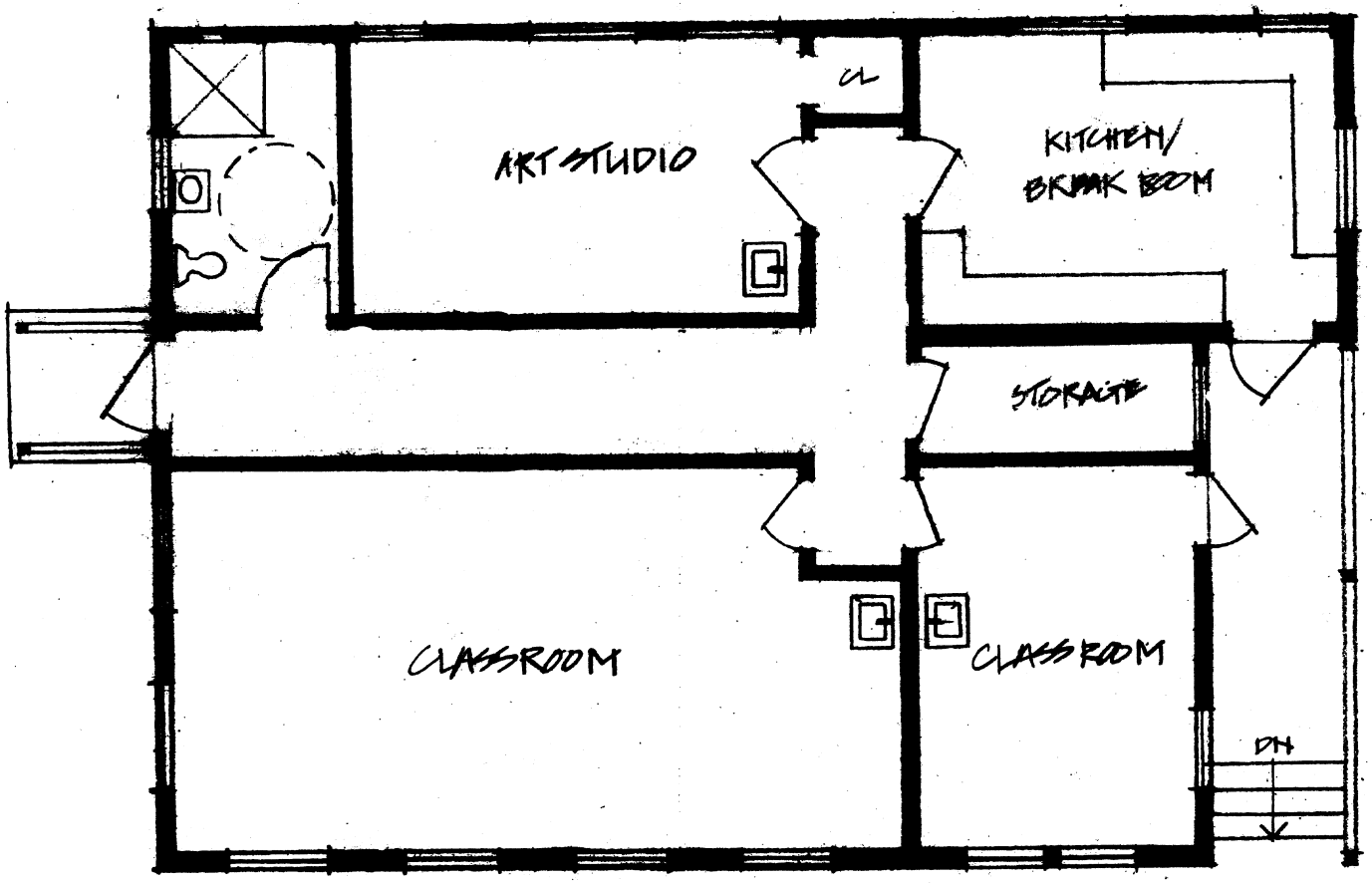
Task Two: Ultimate Treatment and Use

The Dental Surgeon's Office (Building #626) is an excellent candidate for exterior restoration and interior rehabilitation according to the *Secretary of Interior's Standards*. The *Vancouver Barracks Reuse Plan* suggests that office space would be the preferred re-use of the building (See Plan). The exterior would be restored, and the interior could be remodeled to suit the tenant. The interior of the building has been partitioned off for office-type use and could be re-used with minimal changes. With a single floor level and rooms of varying sizes, this building lends itself well to a small office and provides good accessibility. Interior walls are considered non-contributing. The alteration, removal, or addition of interior walls would not detract from the historical integrity of the building within the district.



NOTE: INTERIOR WALL CONFIGURATION CAN BE RETAINED

BUILDING 626 OFFICE
SCALE: 1/8" = 1'-0"



NOTE: INTERIOR WALL
CONFIGURATION
ALTERED DRASTICALLY

BUILDING 626 EDUCATION/ARTS

SCALE: 1/8" = 1'-0"

The Class 'C' cost estimate for an office use for the year 2003 is $32.17 per square foot. This assumes minimal interior changes.

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

- Rustic drop siding.
- One-over-one lite double hung sash windows.
- Window trim.
- Inset porch.
- Panel door with single lite.
- Hipped roof porch overhang.
- Wood louvered ventilators.
- Five-panel entry door.
- Railing on porch.

Exterior Recommendations

- Vehicular Circulation: Provide designated parking spaces and off-street drop-off area for disabled near or adjacent to north entry (at grade) to discourage dropping off of disabled person in traffic on Barnes Road.

- Pedestrian Circulation: The north side of the building provides good access at grade and would be the logical primary entry to the building. Using the south side as an accessible entry will require a significant reconstruction of the porch and stairs including a ramp approximately 30 feet in length. This would significantly impact the historic character of the building.

- Site: A concrete landing located at the south entry and may need to be removed to accommodate drainage repairs. Also see *Foundation* section.

- The Foundation: Mitigating the source of the foundation settlement is critical to stabilizing the structure. Establishing positive drainage away from the structure for a minimum of five feet is of primary importance. Foundation ventilation and structural upgrades should also be addressed. Cosmetic repairing the parge coat is of minor importance.

- Walls: Remove surface-mounted cables and conduits. Patch holes, repair split boards, and repaint the siding and trim on the exterior.

- Windows: All windows are in good to fair condition requiring minor repairs more along the lines of maintenance than restorative procedures. This work includes replacement of worn parting beads and the refurbishment of the counterweights and full operation of the double hung windows. This will promote the use of the passive cooling systems inherent in the design of these historic buildings.

- Doors: Repair the south doors by securing loose casing and replacing worn or damaged sills. All new sills shall meet codes accessibility and egress. Replacement of all weather stripping is recommended to provide for a weather-tight and energy efficient building. The north doors will require modified hardware to facilitate accessibility.

- Roof, Gutters and Eaves: Gutters and downspouts need to be modified to carry water away from the building (see *Foundation* section). An attic access panel needs to be provided on the interior of the building.

- Porches and Stairs: The landing at the north porch should be replaced to help correct the drainage issues. The replacement pathway and landing shall be configured to meet accessibility requirements for landings at doorways.

- Miscellaneous: The removal of intrusive cabling and other surface-mounted items should correspond to the upgrades of those related systems. New systems should be installed in concealed locations such as the crawlspace or attic. Once these systems are replaced, contributing siding and other damaged wood members may be repaired in an appropriate manner.

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

- Window and door trim where original.
- Paneling where original.

Interior Recommendations

- General: The interior would be open to a remodel determined by the new use, while keeping all the remaining original materials and details intact. The building is such a conglomeration of buildings anyway and has changed so much over the years that there are no certainties with regards to detailing and materials.

- Typical: Restore the remaining wood trim details and doors, windows, and casing. The interior lath and plaster finish could be repaired by patching with wallboard and plaster or, be replaced wholesale. The ceiling should be repaired where the damage is most dire, at the northeast corner of the building. The cabinetry and shelving could be removed.

- Specific Space with Unique Treatment: None.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Proposed Use: Arts or education office.
- Occupancy Proposed: B (office).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories Permitted: 8,000 S.F. / 2 stories (complies).
- Occupancy Load: (100 S.F. / person) 18 persons.
- Exits Required: 1 required; 3 provided.
- Crawlspace Ventilation: Provided (verify adequate sizing).
- Attic ventilation: Provided (verify adequate sizing).
- Attic access: Needs to be provided from building interior.
- Plumbing: UBC Table 29-A requires separate facilities for men and women. Each should include a toilet and a lav., and comply with ADA standards.
- 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. It should be relatively easy to bring this building into compliance, given that the interior generally lacks historic significance. The existing toilet rooms should be appropriately renovated to make them accessible, or they should be replaced. Because of the slope of the site, a ramp can easily be added to the rear of the building. ADA, however, requires that in general, access should be provided at a structure's public entrance, although exceptions for existing buildings are possible. The interior program needs to address this issue, to insure practical access to the structure.

Uniform Mechanical Code (UMC):

- Mechanical: See mechanical assessment.

National Electrical Code (NEC):

- Electrical: 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*. It should be relatively easy to bring this building into compliance, given that the interior generally lacks historic significance, and that the attic and the crawlspace provide framing cavities for insulation. 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: Although a portion of what is now the Dental Surgery dates from some time after 1888, it has been significantly renovated several times as its use changed from a morgue, to the post dental surgery, to finally serving as office space for the Judge Advocate General (JAG). Building #626 gains historic significance not as an individual structure, but as a contributing part of a coherent ensemble of buildings comprising Fort Vancouver's West Barracks.

- Interior: There is no proposed change of use for this building. It has already been converted to office space, and any additional renovation to meet new tenant and code requirements should have minimal impact on the historic character of the interior, as the interior generally lacks features contributing to the historic significance of the West Barracks. Existing historic 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 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

Given its central location on Barnes Road, Building #626 could function alone, or be useful as support space for new uses in the Red Cross Service Club (Building #636), the

Hospital (Building #614), the Infantry Barracks (Building #607), or Artillery Barracks (Building #638). Rehabilitating Building 626 for use as office space does not significantly impact the historic materials of the structure itself or the historic character of the West Barracks as a whole. However, given the amount of space available in the surrounding buildings, the additional office space provided by this structure may not be immediately required.

Using this building as flexible classroom space or artists' studios, might be an acceptable interim solution, to provide some immediate income and use. Impacts on the interior fabric would be greater than simply adapting the existing office plan, with larger restrooms required, but these are differences limited to non-contributing features. Exterior impacts are similar to those of the proposed office space, and should comply with the *Secretary of the Interior's Standards*.

The Class 'C' cost estimate for an education/arts use for the year 2003 can range from $32.17 per square foot for minimal interior changes to $110.73 for more extensive interior changes, i.e. reconfiguration of interior walls.