Building Number: **628**
Area: West Barracks
Date of Construction: 1914 (per HSR Part One)
Period of Significance: 1900-1919 (per HSR Part One)
Historic Use: Mess Hall and Kitchen
Current/Recent Use: same as above
Occupancy: A-3
Hazard Level: Not Available
Number of Floors: One Story
First Floor: 2,621 sq. ft. (per January 2000 SERA report)

Exterior Materials: Brick Pier Foundation, Drop Siding Exterior, and Composition Shingle Roof

Task One: Conditions Assessment

Site Context

Located to the north of the Artillery Barracks (Building #638) and to the south east of the Infantry Barracks (Building #607), the Mess Hall (Building #628) is a simple utilitarian building intended to house support functions for the barracks buildings in the West Barracks. Built in 1914, it is labeled on the Quartermaster's drawings as a Mess Hall and Kitchen. As a utilitarian structure, it takes a subservient position to the surrounding buildings. Within Vancouver Barracks it is an element that contributes to the background fabric of the area.

Vehicular Circulation

The nearest vehicular access is an alleyway on the south side of the building that runs from McLoughlin Road to Barnes Road. There are no parking spaces on this narrow street, but there are limited spaces in the courtyard at the back of the Artillery Barracks (Building #638).

Pedestrian Circulation

A sidewalk that runs on the north side of the building west from the northwest door, meeting up with the alleyway as it curves up to the Infantry Barracks (Building #607). There is also a walk that connects the alley directly to the door and stair on the south side of the building.

Exterior Assessment

- Site: The ground on the north side of the Mess Hall slopes toward the building, and needs to be re-graded to provide positive drainage away from the structure. The other three sides of the building would also benefit from a slight re-grading. The landscaping is not really a problem except for some grass that is overgrown in spots. A tree on the north side is probably contributing to the moss problem on the roof by holding moisture close to the building.

- Foundation: The Mess Hall rests on painted brick piers that are in fair condition and are probably not reinforced. The crawlspace is enclosed with painted plywood panels that are in poor condition and not vented.

- Walls: The siding is a rustic drop siding that is used on many of the buildings in the Vancouver Barracks. It is in fair condition with peeling paint and biological growth. There are rust stains from the nails. The wall has been patched at several locations where doors or windows were removed. The vertical joints of the new siding were not staggered with the existing siding and as a result the infill is very visible.

- Windows: The windows are painted wood two-over-two double hung with wood screens. The paint is peeling and deteriorated, and the screens have only been primed.

- Doors: The doors have been recently added to the building. They are in good condition but are not appropriate to the historic character of the structure. The transom of the east door has been obscured. The northwestern-most door is over-sized for equipment and deliveries and is in the location of what was originally a window. The west door has been filled in with a wall patch. The south door is not original to the building according to the plans from 1937.

- Trim: The trim is a flat painted wood trim at the door and window casing. The belly-band and corner boards are painted 1x flat stock. A flat belly band with a drip cap circles the building above the foundation. All are in good condition with minor staining from rusting nails and biological growth.

- Roof, Gutters and Eaves: The original wood shingle roof has been replaced with composition shingles and is covered in biological growth. This growth is heaviest on the north side of the building. The gutters and downspouts are galvanized metal and are in poor condition. The downspout on the northwest side of the building deposits water onto a sidewalk immediately adjacent to the building. The water ponds there or runs back onto the building foundation. The eaves are boxed-in with painted T & G boards. There is deterioration visible at the eave and soffit attachment that may be due to gutter failure.

- Porches and Stairs: There are concrete stairs and a ramp on the north side of the building that are recent additions and do not meet current accessibility requirements. Wood stairs and landings on the south and east sides of the building need to be brought up to meet current codes. The west stair has been removed along with the door. This and the east side were the historic locations for entrances.

- Miscellaneous: The exterior light fixtures, cables, conduit, flues and vents are non-contributing. The metal flashing on the south chimney is poorly installed. The vent/louver unit on the west side is not original.

Interior Assessment

- General: In general, the interior does not retain any features of layout or content from the original building, but it is in good condition. All the original cabinetry and wood details (see HSR Part One for original detail sheets) have been removed except for the window and door casings and trim.

- Significant Features and Typical Materials: Some original door and window trim and paneling remain and should be retained.

- Typical Conditions: The floor has been covered with sheet vinyl. The original wood flooring is only visible in the storage rooms and is in fair condition. It will require light refinishing. The wood base has been replaced with vinyl cove base. The finish on the perimeter walls is plaster and in fair condition. The partition walls are all gypsum wallboard. The interior doors are non-contributing. The ceiling is plaster and in fair condition and has been obscured by a dropped acoustic tile ceiling. The light fixtures are non-contributing and surface-mounted conduit is attached to the wall.

- Special or Unusual Conditions: None.

Electrical Assessment

- Service: Underground conductors from the site overhead power distribution system supply the electrical service. Service entrance conductors are installed in conduit. The service equipment is circuit breaker type, 120/208-volt, 3-phase, 4-wire, 350-ampere and is in very good condition.

- Power Distribution System: The service supplies a single feeder to a 3-phase, 4-wire, 125-ampere, 24 circuit, ITE Pushmatic circuit breaker load center.

- Wiring: Feeders and branch circuit wiring methods consist of single conductor copper conductors installed in metallic conduit that is routed concealed and exposed. Wiring is in very good conditioning.

- Wiring Devices: Receptacles outlets are grounding type and are in compliance with current electrical codes. Light switches are silent, commercial grade. Devices are in good condition.

- Lighting: Fixtures are 2 x 4 recessed and 1 x 4 surface type fluorescent with T-12 lamps. Fixtures are in good condition.

- Fire Alarm: There is no fire alarm system.

- Telecommunications: Service is overhead wiring from the site system. No outlets were observed in the interior.

- Emergency: The exits are identified with non-emergency, illuminated exit fixtures. There is no emergency egress lighting.

- Recommendations: Replace exit signs with LED emergency type. Provide emergency egress lighting with supplemental equipment, or install emergency power adapters selected existing fixtures.

Mechanical Assessment

- Description: The heating in this building is by twin gas furnaces located in an enclosed closet in the center of the mess hall dining area. The supply ductwork routes from the unit up into the ceiling space and out to the supply grilles located throughout the ceiling. The return air is routed through return grilles and ductwork back to the unit. Exhaust fans are located in restrooms. The kitchen exhaust hood looks to be newly installed and is adequate as is.

- Recommendations: This furnace system looks like a relatively new installation and should be acceptable to serve a large open space with no cooling. The ceiling grilles appear adequate as is. For ventilation, the operable windows would provide adequate ventilation and meet current code requirements as long as the interior is not significantly partitioned.

Plumbing Assessment

- Description: Existing plumbing fixtures are in good condition and appear to be new. Existing waste piping is cast iron. The kitchen fixtures are stainless steel and are in good condition. There are two hot water tanks located in the kitchen area and are in very good condition. The smaller one serves restroom fixtures and the larger one services the kitchen equipment. The domestic water piping is

copper and looks to be a recent 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: This building looks to be recently remodeled. The restrooms appear to be in accordance with ADA requirements. The water heaters are in very good condition and can remain for re-use.

Task Two: Ultimate Treatment and Use

The Mess Hall (Building #628) is an excellent candidate for exterior restoration according to the *Secretary of Interior's Standards* and interior rehabilitation. It has always been a utilitarian structure, and interior work could range from the minimum changes required to bring the current configuration into compliance with codes, to a complete removal of all partitions and construction of new bathrooms and application of new finishes, leaving the bulk of the space open for classroom space or meetings. The *West Vancouver Barracks Reuse Plan* suggests using the structure for food service, which makes the best use of the building's relatively modern (circa.1980) commercial kitchen. Although there is no real change of use, the building must still be brought up to meet current codes including the installation of ADA compliant restrooms.

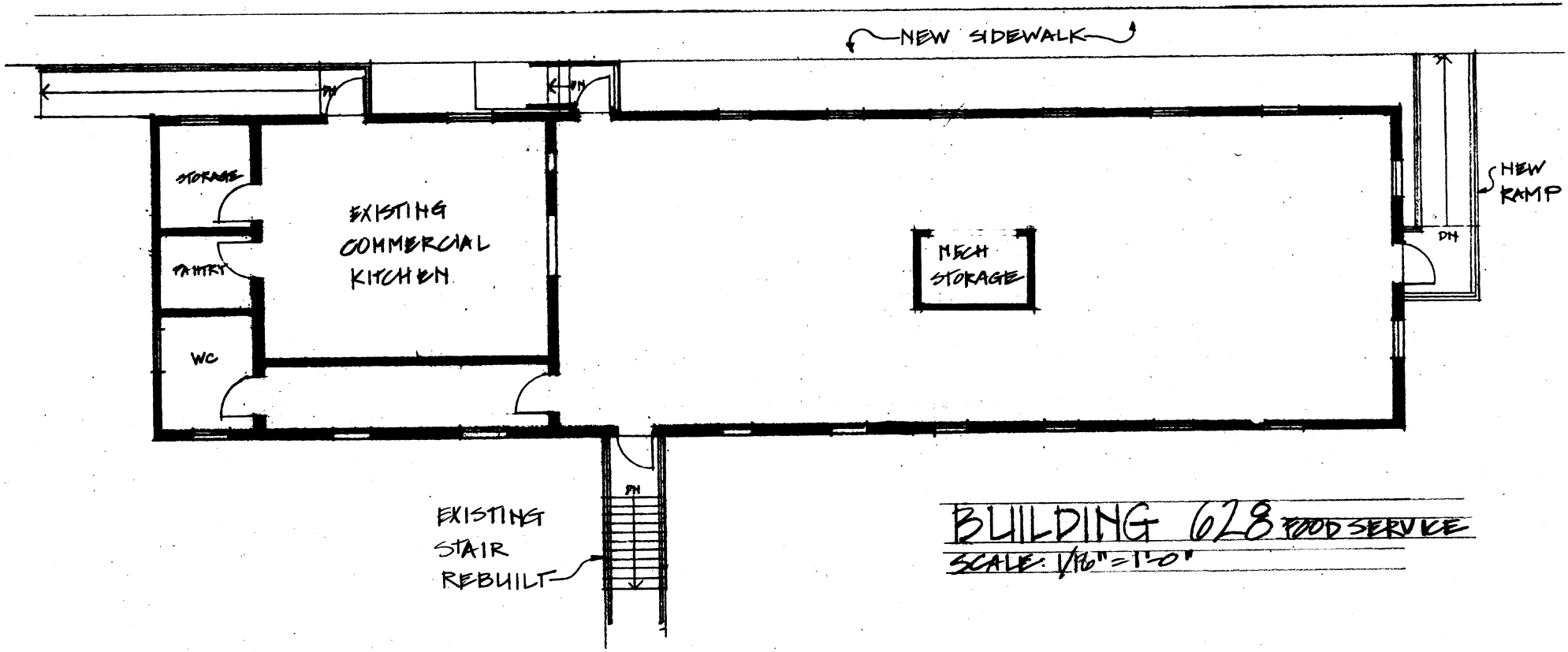
The Class 'C' cost estimate for a food service use for the year 2003 is $21.62. Because the building already has a commercial kitchen and an open floor plan, costs incurred would be mostly due to code and finish upgrades.

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

- Rectangular shape.
- Gable roof.
- Simple cornices and frieze boards.
- Wood siding and plain corner boards.
- Double hung sash windows.
- Window trim with simple drip cap and sill.
- Five-panel entry door.

Exterior Recommendations

- Foundations: A structural engineer should check the foundation. Paint should be removed form the brick piers and they should be re-pointed as required. The plywood panels between the piers should be removed and a more appropriate infill panel designed to replace it that would facilitate ventilation under the building but keep animals out.


NEW SIDEWALK
STORAGE
PANTRY
WC
EXISTING COMMERCIAL KITCHEN
MECH STORAGE
NEW RAMP
DN
EXISTING STAIR REBUILT
BUILDING 628 FOOD SERVICE
SCALE: 1/16" = 1'-0"

- Walls: The siding and trim should be refinished and re-painted and the walls checked for water infiltration. The patches should be re-done or the door or window restored in its original location depending on the programmatic requirements dictated by the office use. The windows and screens should be refurbished and re-painted. The doors should be replaced with a period-appropriate style and the transoms restored. Light fixtures should be replaced with period appropriate fixtures and cabling and conduit placed underground and in the crawlspace. The vent/louver unit on the west side could be replaced or removed if the use of the building changes to one that doesn't require a kitchen. An historic paint scheme should be researched for the exterior. Historic photographs suggest that the trim color was originally much darker than the siding color. The doors appear to be painted with a two-color scheme as well.

- Roof and Gutters: The gutters and downspouts should be replaced, and the site drainage reworked. The heavy biological growth should be removed from the roof and copper strips installed to inhibit growth in the future. The flashing at the chimney should be replaced.

- Porches and Stairs: The existing exterior stairs do not meet current codes and need to be replaced. New stairs should have closed risers and appropriate exterior landings, guardrails, and handrails. In addition, a ramp needs to be provided for ADA compliance. Care should be taken that all new exterior elements complement the historic character of the Vancouver Barracks.

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

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

Interior Recommendations

- Specific Space with Unique Treatment: None.

- Typical: Retain the existing original wood trim including door and window casings, and base. Historic paneling should also be saved if possible. New construction should follow with the existing details and in general, compliment the historic character of the building. Dropped ceilings should be removed, and consideration given to the installation of light fixtures that are compatible with the historic character of the building.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Proposed Use: Food service.
- Occupancy Proposed: A-3 (assembly).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories permitted: 6,000 S.F. / 1 story (complies).
- Occupancy Load: Dining Room (1,400 S.F.) 94 persons.
  Kitchen and Storage (825 S.F.) 5 persons.
- Exits Required: 2 required; 3 provided.
- Crawlspace Ventilation: not provided.
- Attic Ventilation: Appears to be adequate, but metal ridge vents intrude on south elevation. Verify the presence of low-side vents in eave.
- Plumbing: UBC Table 29-A requires separate facilities for men and women. Each should include two toilets and two lavatories, and comply with ADA standards.
- 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 room should be appropriately renovated to make it accessible, or replaced. An additional accessible toilet room also needs to be constructed. Although a ramp is currently located on the north side of the building, ADA requires that in general, access should be provided at a structure's public entrance. This ramp should be carefully evaluated to determine if it can be brought into compliance with ADA standards, as well as if its location serves the programmatic needs of 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: The Mess Hall (Building #628) 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. The proposed re-use of the Mess Hall as a food service, has minimal impact on the historic character of the exterior. Necessary changes to existing porches, ramps and stairs, mechanical penetrations in the roof, and crawlspace skirting are to non-contributing elements, and should be undertaken in such a manner as to complement the historic character of the entire West Barracks.

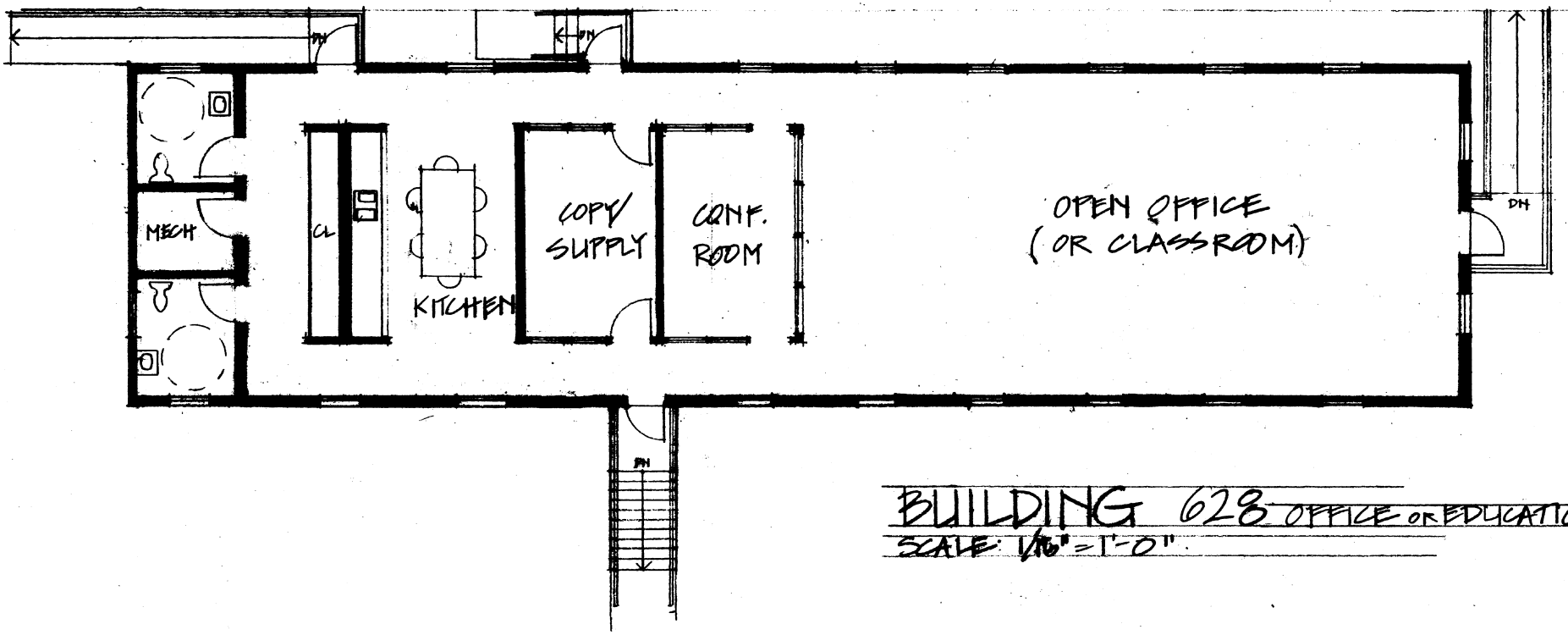
- Interior: The proposed re-use of the Mess Hall as a food service has minimal impact on the historic character of the interior, as the interior generally lacks features contributing to the historic significance of the West Barracks. Existing historic window and door trim should be preserved and can 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

Rehabilitating Building 628 for use as a food service space (See Plan) 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 lack proximity to the main roads within the West Barracks, combined with a lack of identified parking, a food service business may not be economical here at this time, if it cannot draw enough customers from the other buildings of the West Barracks.

Using this building as office space or art studios (See Plan), might be an acceptable interim solution, to provide some immediate income and use, until such a time that a food service is economically viable. One possibility would be to "mothball" the kitchen and use the dining area for the alternate use. Only minimal rehabilitation would be required to make this space usable. Impacts on the interior fabric would be minimal, if the kitchen is not removed. Exterior impacts are similar to those of the proposed food service, and are limited to non-contributing features.

The Class 'C' cost estimate for an office or art use for the year 2003 is $98.74. The interior would have to be dramatically changed to accommodate these uses that are drastically different from its current use.



BUILDING 628 OFFICE OR EDUCATION

SCALE: 1/16" = 1'-0"