Building Number: 636

Area:	West Barracks
Date of Construction:	1918-1919
Period of Significance:	1920-1941 (per HSR Part One)
Historic Use:	Convalescent Home
Current/Recent Use:	Service Club
Occupancy:	Mixed, A and R
Hazard Level:	Not Available
Number of Floors:	Two Story
Basement:	3,503 sq. ft. (per January 2000 SERA report)
First Floor:	4,200 sq. ft. (per January 2000 SERA report)
Second Floor:	1,333 sq. ft. (per January 2000 SERA report)
Exterior Materials:	Stucco, composition shingle roof, wood lap siding, concrete foundation

Task One: Conditions Assessment

Site Context

- Located on the northeast corner of Hathaway Road and Barnes Road, the Red Cross Convalescent Home sits to the west of the Artillery Barracks (Building #638) and to the south of the Dental Surgeon's Office (Building #626). As a facility for convalescing patients, it was sited across Barnes Road and to the southeast of the Post Hospital (Building #614). This building is varied in its massing and by stepping down in height from the north to the south, it transitions nicely from the large Artillery Barracks building to the Dental Surgeon's Office and the residential duplexes across the street. The formal entry to the building is on the west from Barnes Road into the auditorium space. Secondary entries are located on the north, south, and east elevations. The north entry has a pediment porch roof with columns that create a restrained but formal entry.

Vehicular Circulation

- Paved asphalt roadways on the west and the south provide vehicular access. An alley runs along the east side of the building. The roads are in fair condition.

Pedestrian Circulation

- A concrete sidewalk runs along Barnes Road and turns the corner to Hathaway Road. The sidewalk at Barnes is at least 8" lower than the street and has some minor cracking and biological growth. There are concrete walks to the south, north and west entry doors. The east porch is accessed from the alley. As the site drops to the south, the walks at the west and south have steps to accommodate the change in grade. These will not meet the requirements of the Americans with Disabilities Act (ADA).

Exterior Assessment

- Summary: The massing of the building reflects its inclusion of both public and private functions. The north portion of the structure is two stories with a gabled roof running east to west. This wing contained bedrooms for the patients that were later used as offices. Although it has been removed, a cupola was originally centered on this portion of the roof.

  The south wing of the building is a single story, with a large open room beneath a gabled roof running north to south. This room was originally a sunroom or solarium for convalescing patients. Later it became a social hall and an improvised movie theater when the building was turned over to the Army and converted to a service club. The ceiling was raised to accommodate movie projection from a closet on the second floor of the north wing. An enclosed vestibule with a flat roof and decorative balustrade (now removed) extends from the south end of this wing. An open porch extended the length of the gabled roof along the west side. This porch was later extended to the south and enclosed with wood lap siding.

  This building is unique within Vancouver Barracks as it does not follow the Army Quartermaster's stock plans, but was designed and constructed by the Red Cross. While its restrained Colonial and Georgian style is compatible with the other post buildings, its massing and stucco exterior make it distinctive within the fabric of the other red brick or clapboard sided West Barracks buildings.

  In Historic Structures Report (HSR) Part One it is noted that the building was designed to be pleasing to the eye and restful to the patients that convalesced there.

  The north wing is in fair condition and needs basic maintenance and repairs. The south wing has serious structural issues that need to be addressed. According to HSR Part One the ceiling in the auditorium room was raised at some time between 1930 and 1940 to accommodate movie projection. Perhaps as a result of this, the west and east walls of the auditorium have rotated outward and collar ties

were installed to try to correct the problem. It is recommended that a licensed structural engineer complete an assessment of the building.

- Site: Insufficient measures have been taken to direct runoff from both the roof and the adjacent roadways away from the building. The site pitches toward the north side of the structure rather than away from the building. In addition, the adjacent plantings are overgrown and in close proximity to the building. These plantings prevent air circulation and hold moisture against building surfaces.

- Foundation: The foundation is poured concrete walls with a full basement under the entire building except for the west porch that is located over a crawlspace. A cement parge coating is present on the exterior of the foundation on the north side of the building. There are several light wells for the basement windows and three exterior concrete stairwells for access to the basement. These stairs and the light wells have collected debris and biological growth and their drains should be checked. A few cracks are visible in the foundation walls, especially near the southeast corner of the building. There is some water damage on the east wall near the coal bin and the exterior stair. Deteriorating wood lattice skirting and trim cover the foundation of the west porch. Both the ventilation of this crawlspace and the construction of the foundation itself should be investigated to determine their conditions.

- Walls: This is a conventional wood framed building with cement stucco siding. Numerous cracks are present in the stucco siding. These cracks are concentrated on the south wall, and appear to be a result of the movement of the auditorium wall. A stucco water table and drip cap is present at the bottom of the siding. Cracks in the siding above continue down into the water table. Elsewhere, shear cracks radiate from the corners of windows and doors. The west porch has been enclosed with painted wood lap siding that is in fair to poor condition. Frieze trim is in fair condition with water damage in some locations. A brick chimney on the east side of the south wing has been painted, but appears to be in good condition. Some repointing is necessary, but a sheet metal cap has kept water out of the chimney, minimizing deterioration here.

- Windows: The windows vary in sizes and styles. The basement has awning and hopper windows. The west porch features paired six-lite casement windows with six-lite transoms above. The north wing has six-over-six double hung windows with a half-round gable vent on the west and a half-round gable window on the east. The south auditorium wing has six-over-six double hung windows as well. There is no wood trim on the windows on the exterior, save for wood sills and mullions between the ganged windows. The stucco wraps the jambs and projecting sub-sill. The west porch has flat 1x head and side trim with wood sills and no aprons. Damage is mostly limited to the jambs and sills and is caused by

water. These will need to be replaced or refurbished. The windows are intact for the most part, but there is one missing or broken window and a few that have broken glazing.

- Doors: The doors vary in condition from fair to good. Their trim is similar to the window assembly described above. All exterior doors on the first floor, except for the west porch, are single leaf three-panel with a four-lite window above. The west porch entry doors are double eight-lite doors with a four-lite transom above. The north and south entry doors may have been altered from their original configuration. Other doors have been altered or replaced with newer non-contributing doors, particularly leading to the basement. For example, the east basement door is a flush door with a louvered opening. The glazing in many of the door transoms has been painted. Door conditions are also noted per room in the Conditions Assessment matrices in the appendix.

- Roof, Gutters and Eaves: The asphalt composition shingles are in good condition and appear to have been recently installed. Flashing, in general, needs to be replaced. The eaves and rake boards are in fair condition, with the exception of the east porch that should be replaced. The gutters and downspouts are severely deteriorated. Roof leaders expel roof runoff water directly adjacent to the foundation. Several of the connecting pipes to the underground waste lines are corroded or damaged, and water from these downspouts needs to be collected and directed away from the building. The attic space above the auditorium is vented through black sheet metal ventilators on the roof. The roof ventilators are in good condition. The north building was vented through a steeple, but the steeple was removed in the 1930's.

- Porches and Stairs: All of the entry porches are in fair to poor condition. The wood stairs and guardrails are deteriorating from exposure to the elements, and do not meet current codes. They all lack handrails and the concrete stoops are cracked and have biological growth. The porch on the east elevation is in particularly bad shape due to the poor condition of the gutters and downspouts.

Interior Assessment

- General: In general the interior is in good condition. The majority of damage to lath and plaster is minor; it is often caused by the attachment of non-contributing light fixtures and conduit.

  With the exception of the basement, the original wood floor has been covered with a fiberboard underlayment and resilient tile flooring. It is difficult to determine the condition of the original flooring. A vinyl cove base is glued directly to the existing wood base. The wood base and the door and window casing are original and contributing elements to the historic character of the space.

The west porch has been enclosed and partition walls added to divide it into three rooms. Throughout the building there are non-contributing light fixtures, surface-applied conduit, fire alarms and other wiring and piping. Very few, if any, of the original light fixtures remain.

The room designations are based on the Post Engineer's record drawings (refer to Appendix). The existing conditions of the significant rooms are addressed individually.

- Significant features and typical materials: These include the plaster walls, door and window casings, raised panel doors, and the six-over-six double hung windows.

- Typical conditions: Fair.

- Special or unusual conditions: Water damage in basement at various locations on the walls.

Basement

- Floor: The typical floor finish for the basement is painted concrete and the paint is wearing off. The basement kitchen's concrete floor has cracks and water damage from a water pipe in the room that has leaked. The concrete floor in the south rooms is scored in a 12" square pattern and painted to look like quarry tile.

- Stairs: The northeast basement stair served as a service stair access from the first floor kitchen to the storerooms and service areas in the basement. Made simply of wood treads and risers and a 2x guardrail, it lacks a proper handrail and does not meet riser and tread dimensional requirements. It is constructed of wood and is not stable. The door at the top of the stair does not provide room for a proper landing. The stair from the Auditorium to the basement is wood and is L-shaped. The door at the bottom of the stair is too close to the bottom tread and does not meet code for landing requirements. The stair does not seem to be original to the building. It will need to be rebuilt to meet current codes and program requirements.

- Walls: The basement has painted concrete or plaster walls in fair to good condition. There is moisture damage on the east wall. The kitchen walls have water damage. The paint is peeling on the hallway walls. The south rooms once spanned the full width of the basement but a partition wall now divides the room in half. It was constructed on center with the columns that were trimmed out decoratively with wood. They now appear as pilasters. The trim in the room is wood and a chair rail that once wrapped the room was removed when the room

was converted to a storage room. There is some water damage on the east wall under the windows.

Basement Billiard Hall room shows columns engulfed by the partition wall. Surface mounted conduit and plumbing run helter-skelter throughout. The windows open onto a generous light well but are currently covered with security grating.

- Ceiling: The basement has a plaster ceiling in fair to good condition. There are exposed pipes and conduit on the ceiling. The kitchen ceiling has water damage. The hallway plaster is in fair condition. In the south rooms there are battens forming a rectangular pattern on the ceiling. Some of the battens have partially detached due to the attachment of light fixtures and conduit.

- Windows: The basement windows are painted wood and are either three-lite awnings or six-over-six double hung windows in good condition. In the south room, a light well outside the east wall allows for larger six-over-six double hung windows. They have been covered with white metal grating for security.

- Doors: The basement doors vary in style and are all painted wood.

- Miscellaneous: The northwest storage room is enclosed by a metal cage and door. There are non-contributing light fixtures and conduit throughout.

First and Second Floor

- Floor: The resilient floor tiles are cupping at the corners near the south entry of the auditorium in what was the south porch. In the hallway, the floor tends to slope to the west. In the restrooms, both on the first floor and the second, the floors are covered with resilient sheet flooring and have signs of water damage. The condition of the original floor and subfloor is unknown. In the northwest offices there are some tiles that are missing and broken, indicating that there may be damage to the original floor underneath. The second floor hallway floor tiles are also buckling. The projector room floor is a galvanized metal floor.

- Stairs: The wood treads of the stairs to the second floor are covered with several layers of vinyl tile with rubber nosings. The wood newel post, spindles and guardrail have been painted but are still intact. The stringer trim and details under the nosing are still present as well. There are no handrails. The newel post appears to be an unusual element with an egg and dart trim and is rectangular in shape. The guardrail is painted wood and does not comply with current codes.

- Walls: In general, the lath and plaster walls have minor cracking. In the hallway there is a wood picture rail in good condition at the top of the wall. The diagonal wall is non-contributing and detracts from the sense of space of the hallway. The wall also intrudes into the required landing at the bottom of the stair. There are extensive cracks and water damage to the plaster walls in the restrooms. In the northwest office there is a painted wood picture rail. The trim is typical of the building and is in good condition. In the northeast office the plaster has major cracking and will require repair. Walls on the second floor have been modified, but for the most part, the original room configuration upstairs remains intact. The southwest room on the second floor has damage to the south wall and to the finishes in the closet. The projector room will need repair to the walls, especially on the south wall.

- Ceiling: The ceiling and beam in the south vestibule has water damage. The beam is articulated with wood trim. In general, the ceiling on the first floor has major cracking that will require repair.

- Windows: In the south vestibule and auditorium, the windows are six-over-six double hung and have been fixed in a closed position. In general the windows on the first and second floors need to be refurbished, especially the sashes, and missing or broken hardware replaced. The hopper window in the southeast room on the second floor is missing.

- Doors: The south entry door has replaced the original double doors. The south doors in the hallway are wood with eight-lites and sidelights will need to be modified to comply with code for kick height. The transom glazing has been painted. The north entry door is a replacement for the original pair of doors or larger door that was there. The door casings are original and intact. The west door of the northeast office has been modified to a Dutch door. On the second floor all the door openings appear to be intact except for a door on the south wall of the hallway that has been covered over with plywood. This door appears to have been to a closet and became redundant when the closets were joined to make the projector room. The interior of the projector room doors is covered with metal.

- Miscellaneous: The water fountain in the hallway is not an accessible unit and should be replaced. The original radiators are intact. Some of the light switches on the first floor and most on the second floor are the button-type with inlaid mother-of-pearl. Other buildings have had the light switches replaced, and it is unusual to see the button switches still intact. The fire extinguisher is missing. Upstairs rooms have lavatories in the rooms.

Conditions of Historically Significant Spaces

- Auditorium: This was originally a Solarium or Sun Room for the residents. The Auditorium is the most important space of the Red Cross Building, and one of the most significant individual spaces on the West Barracks. It is a large room running north to south with a partially vaulted ceiling. This room was originally the lounge and sunroom for the patients convalescing there. The west side of the room was once an open porch with French doors. The east wall features a fireplace with a decorative wood mantel, tile hearth, and a Red Cross insignia molded in the plaster above. It is the focal point of the room. Groups using the service club have used it as a backdrop for many photos.

  The room was also used for showing films. The ceiling was raised to allow for film projection from an upstairs closet in the north wing. Metal tie rods were added in an effort to arrest the outward rotation of the east and west walls. This movement is presumably a result of the removal of the wood ceiling joists. The tie rods were often removed to prevent them from casting shadows when movies were shown. In addition, initially, according to the Army Corps of Engineers' Maintenance records, the ties were only attached to the trim on the wall. They are now attached to steel plates on the exterior of the building.

  The condition of the floor is fair. The walls show substantial damage. The west wall of the auditorium has undergone major changes. The original French doors have been removed and the openings remodeled into a series of arches. These arches, in turn, have been filled in with lath and plaster walls with the exception of two openings. In addition, the Army Corps of Engineers' Maintenance records indicate that the walls have been furred out, obscuring some trim and relief details. This has not been field verified. The windows are six-over-six double hung and need to be refurbished, with missing or broken hardware replaced. Some water damage is present in the ceiling, and cracks should be monitored. A false beam with wood trim is applied to the plaster ceiling. Surface mounted conduit and fluorescent light fixtures attached to the ceiling should be removed.

  The fireplace remains the focal point of the room and bears the molded plaster insignia for the Red Cross. Other relief decoration was present at one time but has been removed or obscured. The fire brick needs to be pointed and regular

maintenance check done on the flue and the dampers. The original sconces should be restored. The original radiators are intact and remain in place.

The Auditorium was opened up to the south porch (seen on the left of the photo) and the west wall doorways were filled in (seen on the right of the photo. The collar ties can be seen at the top of the photo.

- Front (west) Entry: This was the west porch, and is now enclosed and serves as the primary entrance to the building.

  The floors are not level, possibly because of foundation settlement. The resilient tiles are cupping at the corners near the door, indicating water damage. There is substantial damage to the lath and plaster walls. The east wall was more open at one time (see the notes for the Auditorium's west wall). The north and south walls are partitions and are non-contributing. The wood casement windows have been fixed shut and the sashes need to be refurbished and missing hardware replaced. There are hooks in the head casings for screens. The double leaf entry door is still intact but will need some refurbishing, particularly the bottom rails. There is no threshold or weather-stripping. The lath and plaster ceiling is in fair to poor condition with water damage. The lighting fixtures are non-contributing.

  A small room at the north part of the porch now serves as coat check and storage room. It is located to the north of the front entry. This room was created with the erection of a partition wall at the north end of what was the west porch. Conditions and materials are similar to those of the front entry and the enclosed porch area.

  The south part of the west porch was also enclosed with a partition wall. Conditions and materials are similar to those of the rest of the porch. The floors are not level, possibly due to differential settlement. The condition of the original finish is unknown. There is substantial damage to the lath and plaster walls. The east wall has been altered (see the notes for the Auditorium's west wall). The north wall is a non-contributing partition. The wood casement windows have been fixed shut and the sashes need to be refurbished and missing hardware replaced. There are hooks in the head casings for screens. The lath and plaster ceiling is in fair to poor condition with water damage. The lighting fixtures are

non-contributing (typical). The radiators are old, but may have been added to the room as it changed use.

- South Porch: This was originally a vestibule projecting from the primary mass of the south wing of the building. It probably served as a sunroom, but lost much of its architectural identity when the west porch was extended to the south and enclosed. Originally a wall with two pairs of French doors separated it from the Auditorium space but was removed. In its place are a beam and three cast iron columns. The west windows were filled in with the extension of the west porch to the south. Double doors entered the space from the south side of the building.

Electrical Assessment

- Service: Underground conductors from the site overhead power distribution system supply the electrical service located in the basement. Service entrance conductors are installed in conduit. The service equipment is circuit breaker load center, 120/240-volt, 1-phase, 3-wire, 150-ampere. Equipment is in fair condition.

- Power Distribution System: Service equipment supplies 150-ampere branch circuit panel. Panel is in fair condition.

- Wiring: Wiring methods are a mixture of very old type R copper wire installed in metallic conduit, MC cable, some exposed newer metallic conduit and surface metal raceway containing modern thermoplastic insulated copper wire. Older wiring is the predominate method and is in very poor condition.

- Wiring Devices: Receptacles outlets are non-grounding. Light switches are non-silent snap type and push button. Devices are very old and are in poor condition.

- Lighting: The majority of light fixtures are 8’ slim line fluorescent equipped with old T-12 technology lamps. Fixtures are in poor condition.

- Fire Alarm: No fire alarm system is present.

- Telecommunications: Service wiring is obtained overhead from an adjacent building and this building sub-supplies other adjacent facilities with overhead wire. Outlets are surface mount, screw terminal type. Wire is non-category rated older RJ-11 and is in poor condition.

- Emergency: Exits are identified with battery powered, emergency illuminated signs that are in poor condition. No emergency egress lighting.

- Recommendations: Maintain existing electrical service. Demolish and replace remaining electrical systems with new.

Mechanical Assessment

- Description: The heating in this building is by a hot water radiator system. The hot water 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 hot water radiators appear to be in fair to good condition. The radiators have a control valve at the top for temperature adjustment and return at the bottom back to the system. There are three existing grated openings in the Great Room ceiling that look to have been used for natural ventilation. There is also an existing fireplace in the Great Room. An exhaust fan has recently been installed in the upstairs hallway to provide air circulation throughout the building.

- Recommendations: The boiler system serving this building was upgraded in 1990 but has major scaling damage and is in need of repair work. The heating hot water radiators could be refurbished for re-use. Re-use of these radiators would help maintain the historical character of the building. New control valves would need to be installed to provide temperature control of the space. The heating water piping should be replaced, as it is probably near the end of its useful life. For ventilation, operable windows along with the use of the existing Great Room ceiling openings 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, when present, are in fair condition. Existing waste piping is cast iron. Some copper domestic water has been installed. Un-insulated domestic water copper piping and asbestos free insulated domestic water and hot water piping is routed in the basement level. The existing water heater and sump pump are located in the basement mechanical room and look to be in good condition. To provide freeze protection during this unoccupied time, the domestic water has been drained and shut-off at the building. The gas service 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. Restoring 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 in places where

existing domestic carbon steel piping may still be in use. The water heater should be adequate and can remain for re-use.

Task Two: Ultimate Treatment and Use

This building is a candidate for exterior restoration and limited interior restoration according to the *Secretary of Interior's Standards*. On the exterior, it is clear from historic drawings that the west porch had already been enclosed by the early 1930's, and historic photos could help pinpoint when the balustrade and steeple were removed. The enclosure of the west porch probably coincided with the modification of the auditorium ceiling to accommodate movie projection. Given the age of these changes, consideration should be given to their significance as a part of the history of the structure.

The Auditorium is an historically significant space and should be restored to its period of significance as a service club before World War II (See Plan A and historic photo). As a unique space in the Vancouver Barracks complex, it is important to maintain the historic integrity of the volume of the auditorium and to restore its historic details. The *West Vancouver Barracks Reuse Plan* suggests that this building should house educational uses. This space could easily be used for larger meetings, lectures, and other functions requiring a large place to convene.

Other interior spaces do not warrant the level of treatment that the Auditorium deserves. These spaces should be rehabilitated in a sensitive manner, but with a greater range of options. The north wing can house individual offices or classes on the first floor. The second floor, however, with only one stair and no ADA access, cannot house public functions. The large basement could house mechanical systems and provide additional storage space for tenants. The Billiard Hall at the south end under the Auditorium, with a large window bank in a light well on the east side, might even be usable as support space for the Auditorium above.

The Class 'C' cost estimate for an arts/education use for the year 2003 is $68.81 per square foot. This includes minimal interior changes for a range of educational uses and minimal code upgrades.

Exterior Character Defining Features (From Part One of the HSR and Kristin Baron, NPS)

- Gable roof.
- Steeple (removed shortly after completion).
- North Entry porch with Tuscan columns and pediment.
- Six-over-six double hung sash windows.
- Bilateral symmetry in façade organization.
- Gable end lunettes.

TO ALLEY

NEW RAMP

EXISTING TREE

DN NEW LANDING, STAIR, RAMP

DN

KITCHEN/ WORK ROOM

DN

UP

KITCHEN/ WORKROOM

NEW STAIRS & TORCH

DN

DN

COMMON AREA

DN

STAIR RECONFIGURED

NEW STAIR & LANDING

ROSTRUM (RESTORED)

DN

NEW STAIR

M

W

STORE ROOM/ OFFICE

EXISTING TREE

BATHROOM LAYOUTS REMODELED

PORCH (RESTORED)

DN

TO BARNES RD.

TO BARNES RD.

BUILDING 636-FIRST FL.

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

RESTORATION

N

Plan A

- Boxed cornice and returns at eaves.
- Pilasters at front entry.
- Transom over front entry door.

Exterior Recommendations

- Vehicular Circulation: Accessible parking spaces could be provided at the east side of the building where the existing alleyway extends to the south. Dedicated on-street parking would increase the utility of this building. If the roads are widened for the additional parking, grades could be adjusted to bring the sidewalks up to the level of the street. This would eliminate some accessibility and pedestrian safety issues currently present.

- Pedestrian Circulation: Re-grading the streets and sidewalks at the southwest corner of the site could eliminate steps in the walks up to the building. The slope of the walks could also be reduced. The north side would be a good location to place a ramp as the elevation difference is less on that side, and it is on a less prominent elevation than the west or the south. It is also in close proximity to the east side of the building where potential accessible parking could be located.

- Site: The sidewalk and street at the southwest corner need to be re-graded. The grade at the north elevation needs to be adjusted for positive drainage away from the building. The plantings should be trimmed back from the building and dead or dying plants removed.

- Foundation: A structural engineer should inspect the foundation, especially the northwest side of the building, the southeast corner, and the east wall. The light wells and the basement stairs need to be cleaned and their drains and the sewage lines checked for integrity. Painted lattice underneath the enclosed west porch needs to be replaced with a material or detail that is more compatible with a wet environment. The condition and the type of foundation at the west porch need to be verified.

- Walls: Stucco cracks need to be repaired. A structural engineer should evaluate the condition of the walls of the auditorium. The stucco siding should be repaired after the walls at the Auditorium have been stabilized. Temporary siding repairs may be required if the final stabilization and restoration of the building is delayed. The wood siding and trim on the enclosed porch should be refurbished. Sills need to be repaired, especially those where the orange mastic has been used as waterproofing. Remove the paint from the masonry chimney and repoint as required. Remove the old utility service bracket on the north elevation. Remove service head near roof on west elevation and any other surface-mounted items.

- Windows: Refurbish the wood sashes and replace missing or broken glazing. At least one window was missing as of June 2002.

- Doors: The existing contributing doors should be refurbished and non-contributing doors replaced with new doors to match the original raised five-panel style. Restore the transoms and replace glazing as necessary. Existing original hardware should be refurbished when possible, and any new hardware selected to match the character of the original.

- Roof, Gutters and Eaves: Attic ventilation needs to be investigated. Eave vents could not be field verified, nor could the presence of a ridge vent. Missing significant architectural elements such as the steeple and the balustrade over the south entry should be replaced. Biological growth should be removed from the roof and zinc or copper strips inserted to inhibit re-growth. The condition of the low-pitch roofs at the south porch and west porch should be carefully evaluated. The east porch will need to be entirely rebuilt. The entire roof drainage system should be replaced and tied into a comprehensive drainage system. Replace flashing.

- Porches and Stairs: All the wood and concrete stairs should be replaced. New stairs, handrails and guardrails should meet current codes and be designed with detailing and style appropriate to the historic character of the West Barracks. The east porch is in very poor condition due to the deteriorated condition of the gutters and downspouts above and deferred maintenance.

- Miscellaneous: Light fixtures are non-contributing and should be replaced with new fixtures in the style of the period. Utilities should be placed underground and brought in through the building's basement.

Interior Recommendations

With the exception of the Auditorium, which should be restored, the interior is a candidate for rehabilitation. This need not be an effort to recreate a certain period of time (Convalescent House vs. Service Club) but rather an effort to understand this building's character defining features, and using these features to inform the creation of a new life for this structure. The first floor bathrooms will need to be reconfigured for ADA access. Given the limited area on the second floor, and a basement limited to secondary uses and storage, access to these floors for disabled persons need not be provided. If primary uses or tenants are located in these spaces, access will need to be provided.

Interior Character Defining Features (From Kristin Baron, NPS)

- Floor plan and room proportions and volumes.
- Stairs, main.

- Wood trim.
- Interior finishes.
- Interior doors and windows.
- Hardware, button light switches.
- Original radiators.

Interior Recommendations

- Floors: Floors should be restored to the original wood flooring, and the wood base, cap and shoe also restored. The plaster walls and ceiling should be repaired or replaced in cases of extreme damage. Wood picture rails could be replaced where missing.

- Stairs: The stairs need to be refurbished and updated to meet current codes. The stairs in the Auditorium need to be rebuilt.

- Second Floor: Lavatories present in the patient rooms upstairs should be retained. If it is not practical to maintain water supplies and drains to these locations, the sinks should still be retained, with drain lines removed, as significant elements from a previous use of the building.

- Basement: Partitions within the basement Billiard Hall should be removed, restoring the room to its original size. Posts and beams should be restored, and the windows rehabilitated.

- Specific Spaces with Unique Treatment: The Solarium/Auditorium space should be restored. While the room has been altered with the changes to the ceiling line, these changes have acquired their own significance as a part of the history of the building. Engineering recommendations should be considered within this framework. The arches along the west wall should be restored, opening the Auditorium to the enclosed west porch. Partitions at the coat check room should be removed as well.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Proposed Use: Arts and Education (auditorium, classrooms, and offices).
- Occupancy Proposed: Mixed A-3 (Assembly) and B (Office).
- Construction Type: V-one hour (wood frame, one hour fire-rated). Fire rating is based on the installation of automatic fire sprinklers.
- Base Area / Stories permitted: 10,500 S.F. / 2 stories (complies).
- Building Area: 5,533 S.F. for upper 2 stories over 3,503 S.F. basement.

- Occupancy Loads:
  Basement: Office use in Billiard Hall (1020 S.F.) 11 persons.
  Storage / Mechanical (2150 S.F.) 8 persons.
  Main Floor: Auditorium (A-3) 2,720 S.F. 388 persons.
  Classrooms (396 S.F.) 20 persons.
  Upper Floor: Office (860 S.F.) 9 persons.
- Exits Required: 2 required; 4 provided.
- Upper Floor Exits: (not including hall, W.C. or projection room) 1 required.
- Crawlspace ventilation: Verify.
- Attic Ventilation: Verify.
- Plumbing fixtures required:
  Basement: Unisex restroom with 1 W.C. and 1 lavatory.
  Main Floor: Men's room - 4 W.C.'s and 2 lavatories.
  Women's room - 6 W.C.'s and 2 lavatories.
  Upper Floor: Unisex restroom with 1 W.C. and 1 lavatory.
- 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 replaced. No ramp is provided to facilitate access this building, and ADA requires that in general, access should be provided at a structure's public entrance. Its location should serve 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 Service Club (Building #636) has historic significance as an individual structure, with unique architectural elements and social roles within the Vancouver Barracks. It also has significance as a contributing part of a coherent ensemble of buildings. The proposed change of use from a Service Club to educational use 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 change of use from a Service Club to educational space presents some challenges to maintain the historic character of the interior. The use of the upper floor is severely constrained. If it is substantially remodeled, an elevator must be provided. If more than 900 square feet of net area is usable as office space, a second stair needs to be provided.

  Although the north wing generally lacks features contributing to the historic significance of the West Barracks, the south wing and the auditorium are significant. Interior alterations should be limited to the stairs, the basement, and to the infill partitions along the west porch. 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 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

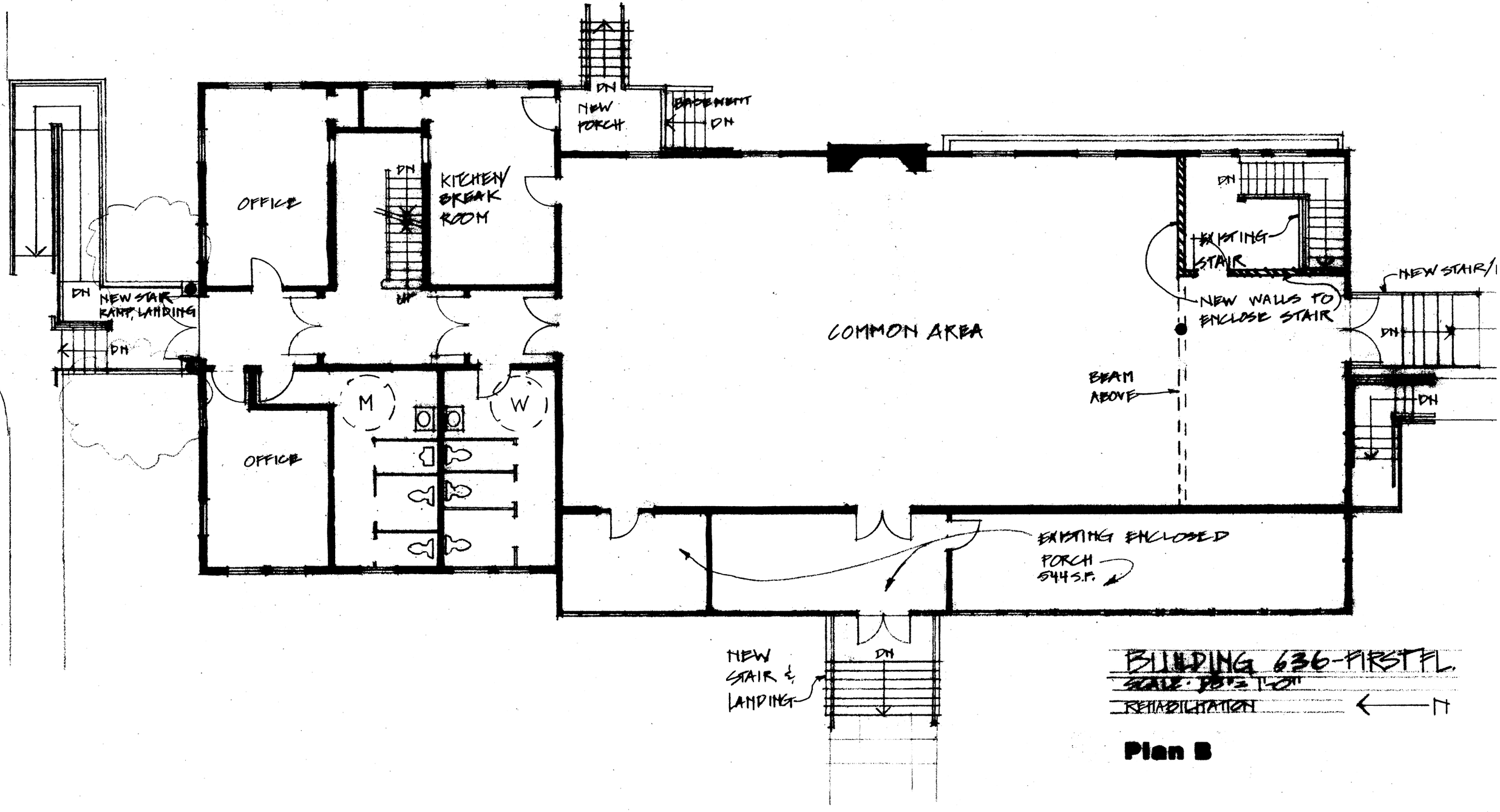
Exterior and interior rehabilitation would be the best treatment for the alternate use proposed by the *West Vancouver Barracks Reuse Plan* (See Plan B). This keeps the existing wall locations regardless of the original plan and advises a repair plan that would expedite use of the building while still following the *Secretary of the Interior's Standards for Rehabilitation*. In addition, keeping the west porch enclosed gains 540 square feet of useable interior space.

Rehabilitating Building #636 for use as educational space does not significantly impact the historic materials of the structure itself or the historic character of the West Barracks as a whole. However, options for the space need to be considered. This building might also function as a support space for a proposed hospitality use located in the Infantry Barracks (Building #607) and the Hospital (Building #614) with food service, catering, and other group activities using the Auditorium.

The largest challenge would be incorporating a kitchen on the main floor to service the Auditorium. This would have a greater impact on the existing fabric of the north wing, but this area is much more suitable to renovation than the south wing. The upper floor in the north wing would still serve as office space and other supporting roles. If access were somehow provided, the basement Billiard Hall could serve as a lounge.

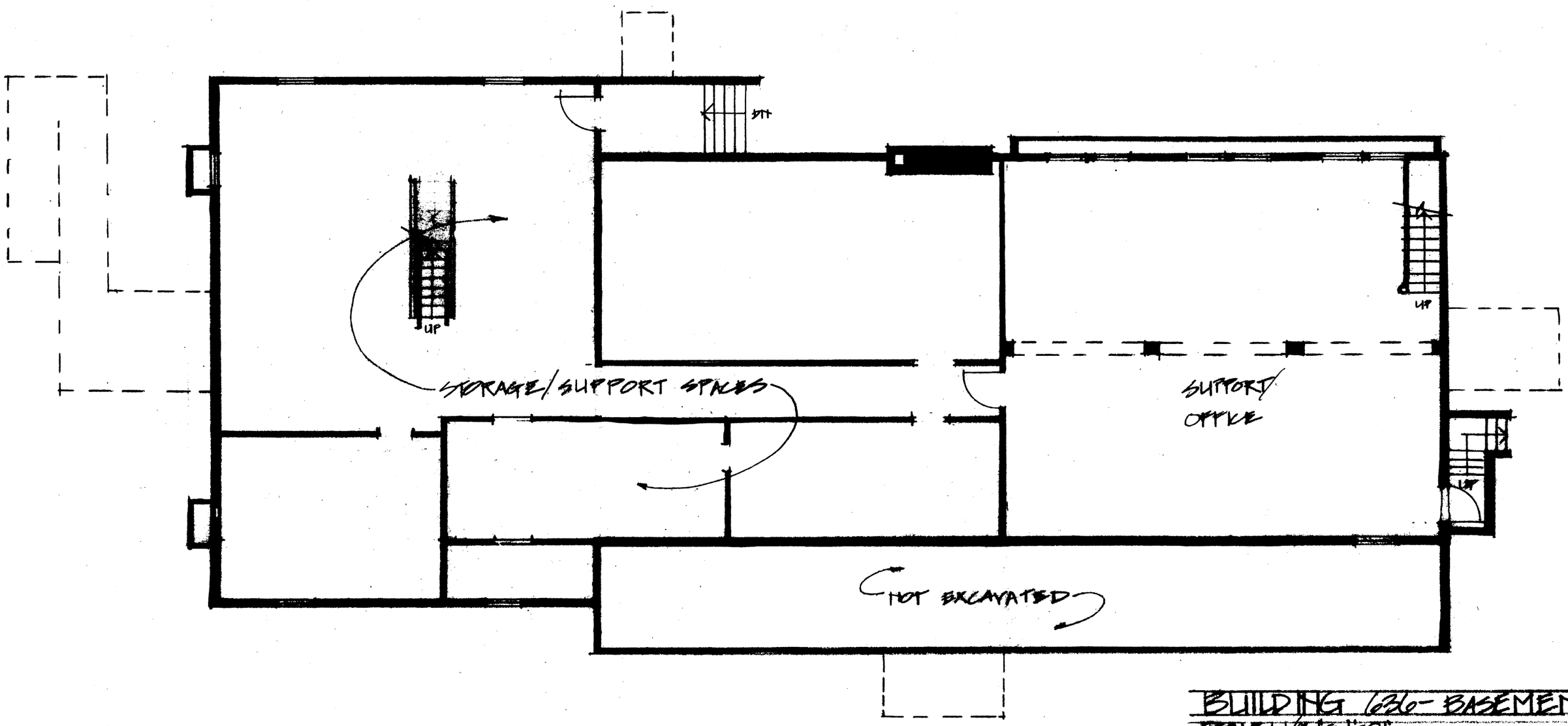
Building #636 is unique in the Fort Vancouver's West Barracks. Whatever use is housed there should become the heart to the redevelopment effort. The Auditorium is the single largest space in all of these buildings, and should serve a variety of roles, much as it did in its former role as a Service Club. It should be a place of gathering, eating, learning, and living.

The Class 'C' cost estimate for a food service use for the year 2003 would be between $68.81 and $122.80 per square foot. This range represents values that run from minimal changes for a code upgrade and food service use to an extreme for new high quality finishes and equipment and the changes required for public use of the basement level.



BUILDING 636-FIRST FL.
SCALE: 3/8"=1'-0"
REHABILITATION

Plan B

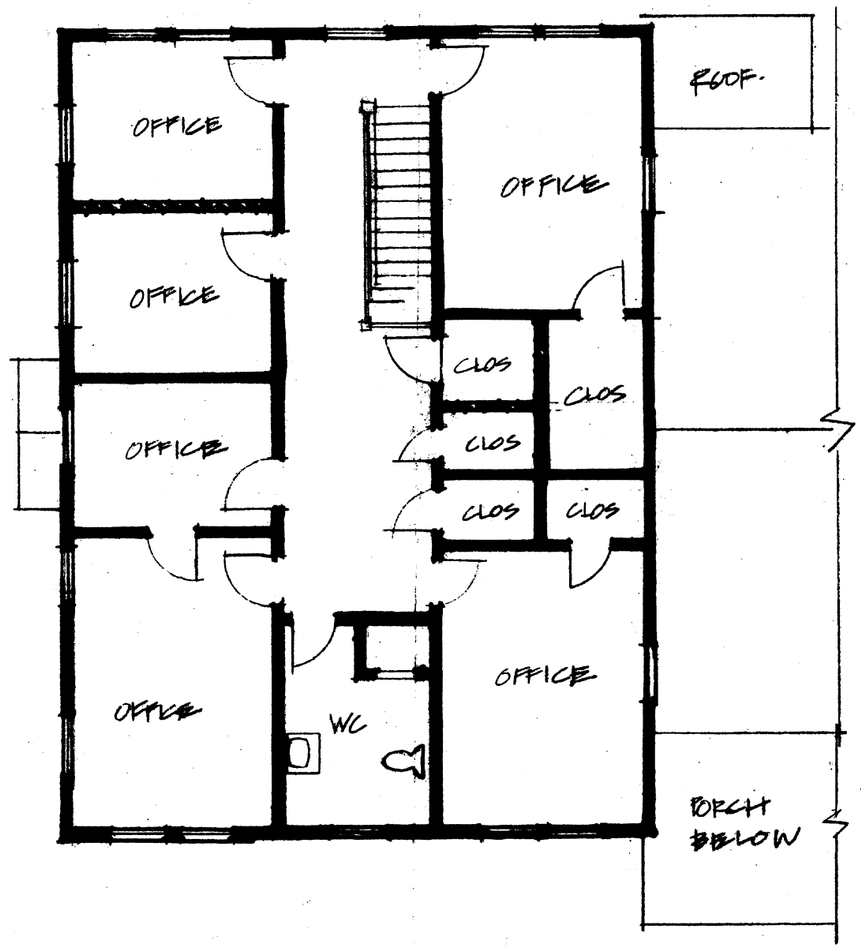


BUILDING 1636- BASEMENT

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

N

Plan A/B



BUILDING 6336 - 2ND FL.

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

Plan A/B

N