

Building Number:	635, 641, 642, 643, 644, 664, 665 Duplexes	
Area:	West Barracks	
Date of Construction:	1937-1938	
Period of Significance:	1920-1941 (per HSR Part One)	
Historic Use:	Non-Commissioned Officers Family Quarters	
Current/Recent Use:	Residential	
Occupancy:	R	
Hazard Level:	Not Available	
Number of Floors:	Two Stories and a full basement	
Basement:	1,512 sq. ft. (per January 2000 SERA report)	
First Floor:	1,984 sq. ft. (per January 2000 SERA report)	
Second Floor:	1,260 sq. ft. (per January 2000 SERA report)	
Exterior Materials:	Wire-cut red brick with painted wood trim, wood paneled porches	

Task One: Conditions Assessment

Site Context

The duplexes comprise the southwest corner of the West Barracks. Originally all of these structures were located along Hathaway Road and Barnes Road, but #643 and #664 were moved to their present location when I-5 was constructed. They constitute the edge of the West Barracks and of Fort Vancouver as a whole. The duplexes have a much different character than the wood barracks buildings, and are also significantly different from the houses of Officer's Row.

Vehicular Circulation

Most of the automobile traffic and on-street parking is on Hathaway Road and Barnes Road. There are three garage buildings #602, #673 and #676 with single car garages for each unit that serve the duplexes. Garage #602 is accessed from Barnes Road and has a dedicated driveway and a turn-around. Garage #676 is located at the end of Hathaway Road. Garage #673 is accessed by an alley from McLoughlin Road. There are turn-arounds next to the garages but no additional parking except a parking lot at the corner of Hathaway Road and McLoughlin Road.



Pedestrian Circulation

Sidewalks are located along the streets with walks that extend to the front entries of each duplex unit. These in turn are connected to the back entrance with walks that follow the outline of the building.

Exterior Assessment

Due to the repetitive nature of the duplex units, a “typical” unit is described first, with deficiencies common to all units described. Then each unit will be listed with conditions unique to those units noted.

Typical Unit

- **Summary**: The units are in good overall condition. Wooden trim, porches, windows, and other elements have varying degrees of deterioration that will require attention. This constitutes the worst of the damage on these buildings except for units #643 and #664 that were relocated in 1952 and have suffered some settlement of their foundations. Few changes have been made to these buildings, apart from the kitchen remodels and the conversion of the back porches to bathrooms.
- **Site**: The walks are located close to the building, leaving only a narrow planting strip adjacent to the walls. It has occasional flowers but no large plants.
- **Foundation**: The concrete foundations are in good condition.
- **Walls**: The exterior walls are in good condition with plain wire-cut brick laid in a common bond and sixth course headers. Conduit and other items have been attached to the brick wall at the mortar joints.
- **Windows**: The windows are wood six-over-six lite double hung units in fair condition. The paint is peeling on the sashes. The sidelights are wood two-over-two lite double hung units in fair condition that also have some damage to the sashes. The rear porch windows are wood four-over-four lite that are non-contributing, but are in good condition as they were installed in 1994. The wood casements and fanlights at the brick front porches are in good condition. The basement windows are three-lite hoppers; quite a few have been modified for dryer vents. Aluminum-frame screens at the hoppers have replaced the original wood screens.
- **Doors**: The front entry door is six-panel wood. The hardware needs to be restored and the frame connections checked for tightness. The rear entry is wood-paneled with divided lites. The basement is the same with separation at the frame



connections. The aluminum screen doors are non-contributing. The rear porch screen doors are generally in poor condition.

- Trim: The wood trim at the rear porches is in fair to poor condition probably due to inadequate preparation before painting.
- Roof, Gutters and Eaves: The wood at the eaves has been stained by water from overflowing gutters. The damage may not be limited to surface staining. The gutters fill quickly and easily with debris. Several roof leaders are damaged or blocked. The roofs are slate in either a gable or a hipped configuration. There is some biological growth but no immediate indications of waterproofing problems. There are copper roofs on the porches and the sun room that are covered with an elastomeric coating that is failing. No damage is visible, however, on the interior finishes that would indicate failure in the waterproofing. The flashing at the junction of roof and brick is loose.
- Porches and Stairs: The brick at the entry porches is in good condition. The French doors were modified and the metal railings in front of them removed in 1994. The concrete stairs have some biological growth on them and the metal railing connections are in good condition. The wood at the front entry porches has not fared so well. The wood trim is in fair to poor condition and the base elements in particular are deteriorating where they are in contact with the concrete slab. The rear porches have been modified for powder rooms in 1994 and are not aging well. The wood trim, in particular, is deteriorating. The back porch stairs were also reconfigured in 1994. They are in good condition. The concrete stairs to the basement collect debris and the drainage could be blocked. There is no handrail.
- Miscellaneous: The existing mailboxes are modern and should be replaced. Light fixtures at exterior porches are also inappropriate in style and the surface mounted conduit is intrusive. The coal chute cover was modified to allow for a vent insert that was installed poorly and has deteriorated over the years. There are temporary exhaust fans installed in the upper story windows.

Building #635

- Trim: The front porch trim has deteriorated at the base.
- Roof Drainage: Replace deteriorated and damaged roof leaders in-kind. Drain pipe inlet at the northwest corner appears bent; verify positive drainage and function.
- Porches: Repair concrete spalls at front porch.



Building #614

- Foundation: Repair concrete spall at East unit (SE corner of Sun Room).
- Walls: Clean staining from brick beneath hose bibbs.
- Trim: Replace deteriorated base trim.
- Roof Drainage: Replace or repair as required (3) deteriorated leaders at front elevation. Ensure positive drainage.
- Stairs: Clean biological growth from stairs, landing and lower sills at windows.
- Miscellaneous: Bracing the chimney may be required to reduce toppling risk during a seismic event; verify with Structural Engineer.

Building #642

- Walls: The sun room walls appear to have been re-pointed below sill level; monitor for additional deterioration or movement. Pointing with a softer mortar with a lower Portland cement content is recommended.
- Roof Drainage: The roof leaders on the east side are filled with acorns and their seams are splitting. Repair or provide new leader to match existing. Clear sub-surface drain and ensure proper drainage.

Building #643

- Foundation: The concrete foundation is cracking. The cause is possibly settlement related or due to seismic activity (see walls below). This was one of the units relocated in the 50's as part of I-5 project. Compaction and surface drainage of these two sites might be exacerbating the problem.
- Walls: There are cracks in the brick and open joints. The cracks are both settlement related (stair-step cracking along joints) and the result of shear movement (vertically-split brick units). They should be monitored to determine if settlement activity is continuing and the cause identified. Extensive re-pointing has occurred on this building already and will need to be replaced. Pointing with a mortar with lower Portland cement content (softer) recommended. Clean rust staining from the brick beneath the hose bibbs.
- Windows: The hopper units in the basement have been replaced and are not similar to the duplexes that were not moved for the construction of I-5.
- Trim: The front porch base trim has deteriorated and should be replaced.



- Roof Drainage: The sub-surface standpipes are corroded. Replace with appropriate pipe. Ensure positive drainage of system.
- Porches: The rear porch is in good condition relative to others.
- Miscellaneous: Bracing the chimney may be required to reduce toppling risk during a seismic event; verify with Structural Engineer.

Building #644

- Walls: Clean biological growth from brick. It is primarily on the north and northeast facing elevations near flashing junctions.
- Windows: The paint is peeling on the south facing windows leaving the wood trim exposed. Wood surfaces should be thoroughly prepared and painted. Provide screens that fit properly to window frames. The windows on the north, east and west elevations are in better condition. Restore windows to full operation.
- Roof Drainage: Replace in-kind deteriorated and damaged roof leaders at the back of the house. Provide screens to prevent debris from the overhanging oak trees from blocking the free-flow of run-off. Check sub-surface drainage system for proper flow. Replace in-kind the crushed gutter at the west sun room on the south elevation.
- Porches: Verify soundness of wood members adjacent to gutters. There are signs of potential water damage from backed up gutters and roof leaders. Wood trim has deteriorated at the rear porches. Replace in-kind with properly prepared material.
- Miscellaneous: Remove tree stumps in the front yard near the building and walkways. These may continue to heave or potentially cause damage to the structure or utilities. There is extensive biological growth (moss & ferns) at the chimney cap that should be removed and the surfaces cleaned thoroughly. Repair cracks as required. The assembly for the radon exhaust system is an excellent example of a non-intrusive system that gives the appearance of a roof leader.

Building #664

- Foundation: The concrete foundation is cracking. The cause is possibly settlement related or due to seismic activity (see walls below). This was one of the units relocated in the 50's as part of I-5 construction. Compaction and surface drainage of these two sites may be exacerbating the problem.



- Walls: There are cracks in the brick and open joints. The cracks are both settlement related (stair-step cracking along joints) and the result of shear movement (vertically-split brick units). They should be monitored to determine if settlement activity is continuing and the cause of the settlement identified. Extensive re-pointing has occurred on this building already and will need to be done. Pointing with a softer mortar with a lower Portland content is recommended. Clean rust staining from brick beneath hose bibbs.
- Roof: Replace deteriorated or damaged roof leaders at the rear. Sub-surface standpipes are damaged and out of plumb. Replace with appropriate pipe. Ensure positive drainage of system.

Building #665

- Walls: Old utility line wall penetrations need repair. The mortar is cracked.
- Windows: The paint is peeling on the south facing windows leaving the wood trim exposed. The sashes and trim should be thoroughly prepared and painted. Provide screens that fit properly to window frames. The hopper units in the basement have been replaced and are not similar to the duplexes that were not moved for the construction of I-5.
- Trim: Base trim is deteriorated at the front and rear porches. Replace in-kind with properly prepared material.
- Roof: Flashing above west sun room at junction to wall requires re-attachment and re-soldering.
- Miscellaneous: Remove sapling at southwest corner of building before it causes damage to foundation or walkways. Bracing on the chimney may be required to reduce toppling risk during a seismic event; verify with a Structural Engineer.

Interior Assessment

- General: The interiors of the duplexes are in good condition for the most part. There are some areas of damage to window sashes and blinds by trapped squirrels trying to escape. There are isolated areas of water damage on the wood floor but they are not extensive. Minor cracking is present in the plaster walls and ceiling.
- Significant Features and Typical Materials: Sun rooms, French doors, fireplaces. Plaster walls and ceilings, oak strip floors and wood trim and casing.
- Typical conditions: Good.



- Special or Unusual Conditions: Settlement in the foundations of Building #643 and #664.

Typical Unit

- Note: For more building specific conditions assessments refer to the appendix.
- Life Safety: The smoke detectors are missing or are broken in many units, especially 665; see appendix for building-by-building condition assessments.
- Floor: The basement floor is concrete and is in fair to good condition. It has minor cracking and water stains. The back porch is sheet vinyl, probably dating from 1994, and needs to be replaced. The original flooring is unknown. The kitchen floor is sheet vinyl that needs to be replaced. There is oak strip flooring in the dining room, living room, and sun room that is in fair to good condition. It requires light refinishing. The front porch floor is quarry tile over concrete done in the 1990's. The upstairs floors are oak strip flooring in good condition that will require light refinishing. The wood base throughout is in fair condition. The bathroom floor is resilient sheet flooring that is in fair condition and should be replaced.
- Stairs: The basement stairs are made of wood treads with open risers. The risers, the handrails, and guardrails do not meet current codes. The stairs to the second floor have oak treads in good condition. The pickets are spaced 4.5" apart, which does not meet current codes, and no handrail is present.
- Walls: The basement concrete walls are in good condition. The gypsum wallboard is in good condition in the back porch. Kitchen plaster walls are in fair condition. The plaster walls in the dining room, living room, sun room, and front porch have been given an "orange peel" texture in the 1990's. They appear to be in good condition, but the texture may be hiding underlying damage. The upstairs plaster walls have also been done in the same "orange peel" texture in which the downstairs walls were refinished and are in good condition.



- **Doors:** The exterior door to the basement is a wood paneled door with a multi-lite upper window. It lacks weather-stripping. The door to the kitchen from the back porch was removed probably when the remodel was done. The exterior back porch door has a top-glazed panel with safety glass and an aluminum screen door. Both are non-contributing. The door from the kitchen to the dining room was removed. It was originally a double-acting door. The door to the basement from the kitchen is in good condition and needs minor repair to the hardware. There are wood French doors into the sun room from the living room. The front porch door is wood and is in good condition. The second floor doors are wood paneled doors in good condition. They are contributing.
- **Windows:** The wood hopper windows in the basement need weather stripping. The wood windows throughout the first floor and second floor are in good to poor condition depending on the level of squirrel-caused damage to sashes. Some of the window blinds have also been damaged by squirrels.
- **Ceiling:** The basement ceiling is open structure. The gypsum wall board ceiling in the back porch is in good condition. There is a painted metal duct for the exhaust fan above the stove in the kitchen. The kitchen plaster ceiling is in good condition. The plaster ceilings in the dining room, living room, sun room, front porch, and upstairs rooms have been given the “orange peel” texture. They appear to be in good condition, but the texture may be hiding underlying damage.
- **Miscellaneous:** The basement has a slop-sink and washer and dryer hook-ups. The exhaust vent for the dryer has been run through a retrofitted window. The hot water heater is typically newer but not insulated. A radon venting system has been installed in the basement and should be monitored for safety (Building #641 West does not have a radon vent). The kitchen and back porch light fixtures are not appropriate to the style of the house. The plywood kitchen cabinets date from the 1950’s and are inexpensive pieces and in fair condition. Appliances are inexpensive appliances in fair condition. Ceiling light fixtures vary throughout the duplexes; most are unique period pieces. They are not special items, but add a period feel. The brick in the fireplace in the living room needs re-pointing. The bathroom fixtures could be replaced, especially the vanity which takes up space.

Electrical Assessment – Typical Unit

- **Service:** The source consists of underground wiring in conduit from an outdoor pad mount transformer. The equipment consists of a 120/240-volt, 150-ampere, single phase, and 30-circuit breaker load center panel. Equipment is in good condition.



- Power Distribution System: There are no feeders or distribution panels. Branch circuits are obtained directly from the service equipment.
- Wiring: Branch circuit wiring consists of a mixture of single conductor wire installed in metallic conduit and surface metal raceway. Wiring is in fair condition.
- Wiring Devices: Receptacles and switches are in good condition. Switches are silent type, and receptacles are grounding. GFI receptacles are in accordance with current code requirements. Quantity and spacing of receptacles do not comply with current code.
- Lighting: Light fixtures condition varies from fair to poor.
- Fire Alarm: The facility is equipped with single station smoke detectors in all sleeping areas, and is in compliance with the Uniform Building Code. Some detectors are in poor condition.
- Telecommunications: Outlets and wiring is a simple residential phone system served underground from the exterior.
- Emergency: Not applicable, residential occupancy usage.
- Recommendations: Apply normal maintenance. Certain light fixtures and smoke detectors may require replacement.

Mechanical Assessment – Typical Unit

- Description: The heating system serving each housing unit is a hot water radiator system. The boilers serving the stand up radiators or baseboard type radiators are located in the basements of each housing unit. Bathroom exhaust fans are installed in each unit. Each kitchen has a range hood over the cooktop and oven. All equipment in housing units is residential type.
- Recommendations: Heating systems appear to be in very good operating condition. Because of residential usage, we would recommend checking each system for problems, leaks, etc and repair as needed. Fans and hoods should be checked for proper operation.

Plumbing Assessment – Typical Unit

- Description: Existing plumbing fixtures are in good condition. Existing waste piping is cast iron. Existing water heaters are located in the basement near each unit boilers. Domestic water piping is carbon steel. 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: Water Heaters appear to be in good condition and recommend replacement on an as needed condition. Domestic water piping can remain as is for residential type usage.

Task Two: Ultimate Treatment and Use

These buildings would be good candidates for exterior restoration and interior rehabilitation. The *West Vancouver Barracks Reuse Plan* suggests that continuing residential occupation with some limited business or office accessory use (See Plan) would be the most appropriate re-use of the building. This live/work use would represent the least amount of impact on the building while potentially providing additional amenities to potential tenants. The sun room would serve as a good office space. The basement could also be converted and the basement entrance used as an office entrance, separate from the residence entry.

The Class 'C' cost estimate for live/work use for the year 2003 is \$12.82 per square foot. This would include only minimal work required for a residential tenant.

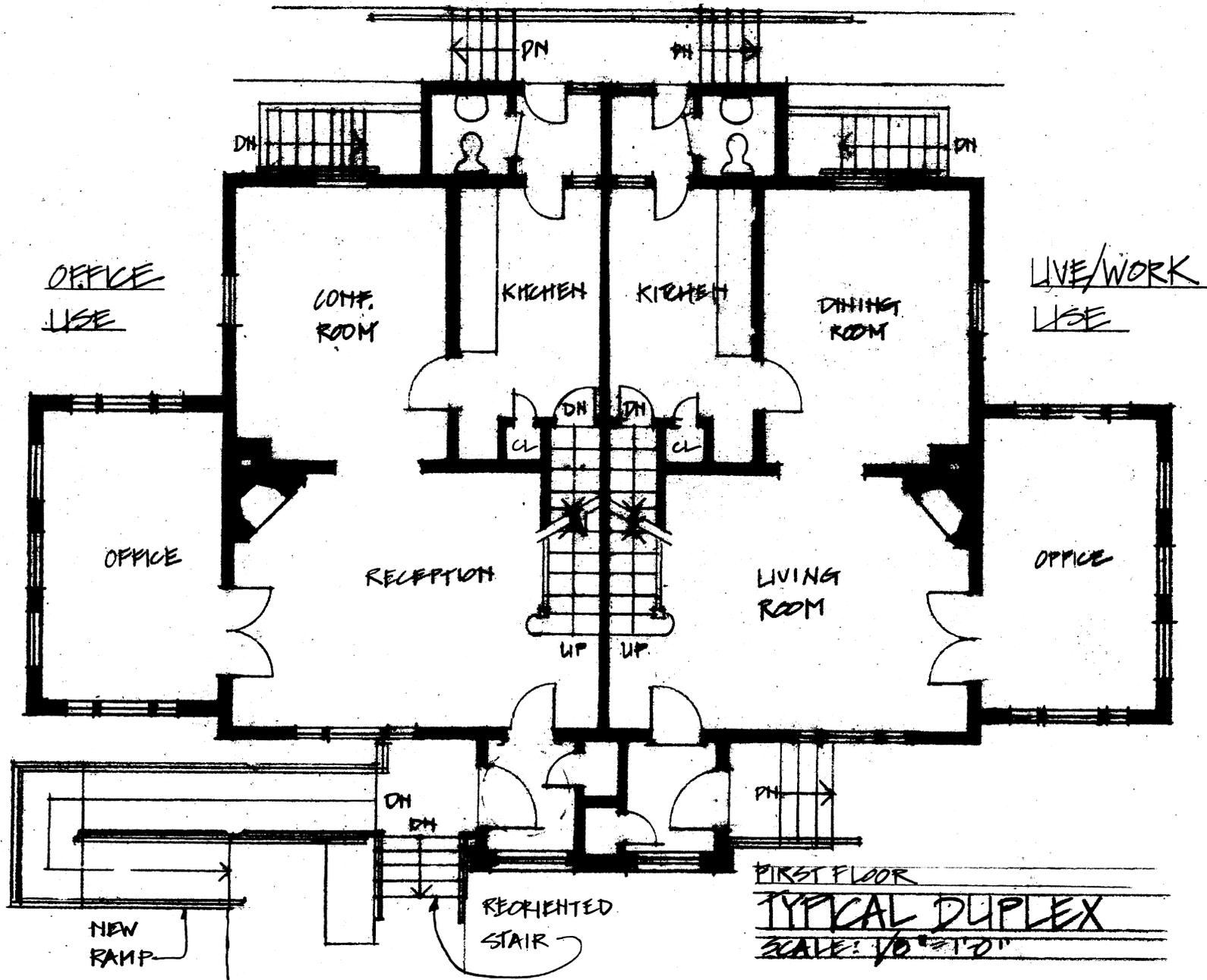
Exterior Character Defining Features (From Part One of the HSR)

- Rectangular form.
- Bilateral symmetry.
- Hipped and gable roofs.
- Brick chimneys.
- Brick construction.
- Multi-light windows with brick lintels.
- Boxed cornices, architrave molding.
- Fanlights.
- Column pilasters and entablatures on vestibules.
- Slate roofs.

Exterior Recommendations

- Vehicular Circulation: More parking would be required for an office use in the duplexes. It could probably be provided on the streets or in the parking lot at the southwest corner of Hathaway and McLoughlin Roads.
- Pedestrian Circulation: Sidewalks should be repaired and widened where necessitated by code.





OFFICE
USE

LIVE/WORK
USE

COMP.
ROOM

KITCHEN

KITCHEN

DINING
ROOM

OFFICE

RECEPTION

LIVING
ROOM

OFFICE

UP

UP

DN

DN

DN

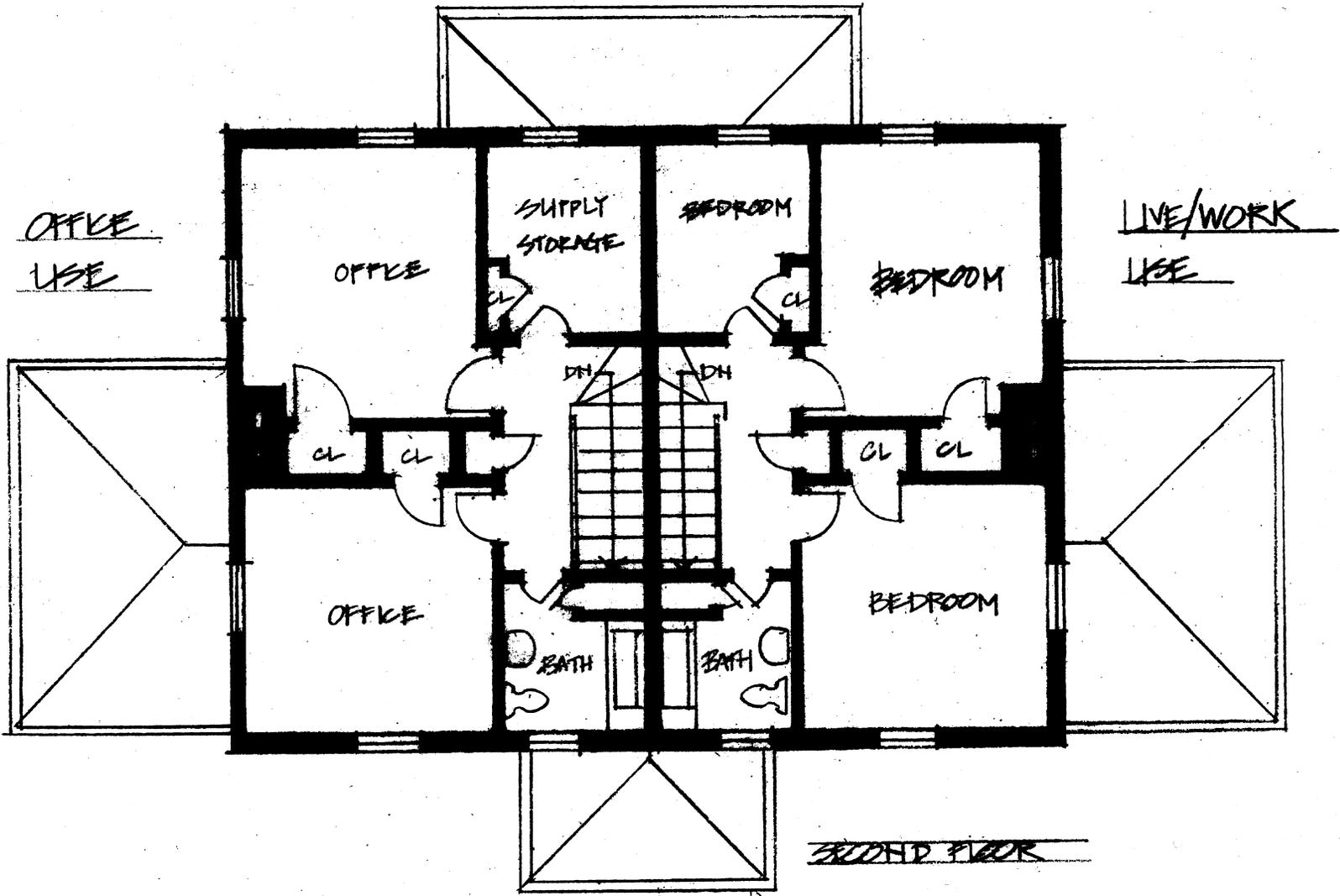
NEW
RAMP

REORIENTED
STAIR

FIRST FLOOR

TYPICAL DUPLEX

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



- Site: Re-grading should be explored for Buildings #643 and #664 and the settlement of these two building evaluated by a structural engineer.
- Foundations: They are generally in good condition except for Buildings #643 and #664.
- Walls: Remove conduit and other intrusive surface mounted items and re-point the brick as required.
- Windows: Scrape and paint sash and trim. Repair sashes that have been damaged by squirrels.
- Doors: Front and basement doors need to be refurbished with their rail and stile connections strengthened and hardware restored. Replace rear screen doors with new wood screen doors.
- Trim: Rear porches need replacement of some trim pieces and all should probably be refurbished (scrape and paint).
- Roof, Gutters and Eaves: Several sections of the eaves have been stained, probably by overflowing gutters. The extent of damage should be verified and deteriorated material replaced in-kind. Gutters that have been overflowing need to be cleared and proper drainage verified. Leaf guards and screening may be necessary to prevent blockage at gutters. Remove leaders, clean out subsurface drainage system and re-establish positive drainage. Sub-surface piping should be checked to ensure that all sections are not crushed, blocked by roots or silted-in. A surface draining system should be avoided due to the extensive footpaths that conflict with the 5 foot minimum dimension required to adequately discharge water away from the structure. Clean roof and install copper strips to inhibit future biological growth. The elastomeric coating should be removed from the copper roofs at the porches and sunrooms and the roofing seams and joints re-soldered. If well maintained, the copper roofs should last for years to come. Re-attach the flashing at the junction with the brick.
- Porches and Stairs: The character of the brick entry porches would benefit from reintroducing the metal railings and French doors. The concrete stairs should be cleaned and railing connections checked regularly. Replace damaged elements on the wood front entry porches in-kind, with pressure treated members if necessary. Replace trim elements on the rear porches. The drainage at the bottom of the basement stairs should be checked, the debris cleared, and handrails installed to comply with current codes.



- **Miscellaneous:** Replace exterior light fixtures with ones of a more appropriate style. Remove cabling and conduit that is surface mounted from the exterior of the building and run cabling and conduit through the interior of the building. Remove modified coal chute cover and replace with new cover. Remove exhaust fans in the upper story windows when building use is determined and patch wall where outlet was installed.

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

- Window and door trim where original.
- Lighting fixtures in period.
- Hardwood floors.
- Fireplace.
- Stairwell/woodwork elements.
- Doors, molding.

Interior Recommendations

- **General:** The interior of these buildings could be remodeled to an extent, especially the kitchen and basement. Retaining the floor plan, doors, windows and trim, hardwood floors, plaster walls and ceiling is important. In addition, replacing the light fixtures with period appropriate light fixtures would be beneficial to enhancing the character of the building. The kitchen could be remodeled and appliances upgraded to meet market requirements for rental units. Glass door enclosures for the fireplace may be a modern improvement to increase efficiency and safety in a rental environment. The bathroom fixtures could be replaced to meet market value for rental. A pedestal sink would provide more space and restore some character to the bathroom. Items that are normally stored in the vanity could be stored in the closet.
- **Specific Space with Unique Treatment:** None.
- **Typical:** Retain finishes (except bathrooms), trim where original, windows and doors.
- **Floor:** Clean and fill cracks in the basement floor. Elastomeric paint may be a good solution. Lightly refinish the oak floors. Repair wood base where necessary.
- **Stairs:** The basement stair carriages should be checked by a structural engineer for adequate splicing repairs. Bring the upstairs picket spacing up to meet current codes.



- Doors: Install weather stripping on the exterior door to the basement. The door hardware on the door to the basement from the kitchen needs repair.
- Windows: Install weather stripping on the wood hopper windows in the basement. Repair windows damaged by squirrels.
- Miscellaneous: The hot water heater should be insulated. The radon venting system should be monitored. Re-point the brick in the fireplace. Verify that smoke detectors are present and working in the appropriate places in each unit.

Task Three: Requirement for Treatment

Uniform Building Code (UBC):

- Occupancy Proposed: R-3/B (residential duplex and office combined).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories permitted: 8,000 S.F. / 2 stories (complies).
- Building Area: 3,224 S.F. for upper 2 stories over 1,512 S.F. basement.
- Exits Required: 2 required; 2 provided (from each unit).
- Upper floor exit: 1 required (from each unit).
- Crawlspace ventilation: Verify.
- Attic ventilation: Verify.
- 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. If a business that attracts clients or customers is located in a duplex, a ramp needs to be provided to make the first floor of this building accessible. The first floor restroom, kitchen and doorways should also be modified to meet ADA requirements.

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. Verify that smoke detectors are present and working in the appropriate places in each unit.

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. 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 Duplexes gain historic significance not as individual structure, but as a contributing part of a coherent ensemble of buildings comprising Fort Vancouver's West Barracks. The proposed change of use from living quarters to live/work space has minimal impact on the historic character of the exterior. Necessary changes to existing porches and stairs, and the possible addition of an accessible ramp impact 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 living quarters to live/work space 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 features including all trim and the wood floors should be preserved and can serve as patterns for new material as it is installed. Other original materials such as 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

The duplexes would work the best in a residential occupancy. This might be simply rental housing and live/work (See Plan), or as a part of an elder hostel, assisted-living, or hotel program as supplementary space. This building could be used as an office, but the use of the building would be severely limited by restricted accessibility to the basement and to the second floor. Providing interior access would mean altering the building drastically on the interior of the building for not much square footage gained in space. The addition of an elevator that serviced the basement and the second floor would be nearly impossible to add without destroying the character of the house. Except to provide accessibility, it would not be beneficial to the character of the building to add on to it. Despite the relative ease in re-using this building it is still not certain that the market could sustain additional office space at this point. In addition, the use would not match in terms of the historic function or use if it changes to an office type.

The Class 'C' cost estimate for office use for the year 2003 is \$69.70 per square foot. This would include code upgrades, especially a ramp on the exterior of the building and code compliant handrails etc. but would not include extensive interior work.

