

Building Number: 621
Area: West Barracks
Date of Construction: 1907
Period of Significance: 1900-1919
 (per HSR Part One)
Historic Use: Hospital Corps
 Sergeant's Quarters
Current/Recent Use: Quarters



Occupancy: R-3
Hazard Level: Not Available
Number of Floors: 2 Stories and a full basement
 Basement: 1,511 sq. ft. (per January 2000 SERA report)
 First Floor: 1,711 sq. ft. (per January 2000 SERA report)
 Second Floor: 810 sq. ft. (per January 2000 SERA report)
Exterior Materials: Painted brick, painted wood lap siding at porches

Task One: Conditions Assessment

Site Context

This residential structure was originally located west of the Post Hospital (Building #614). It was relocated to its current location when Interstate-5 was built. It now sits to the west of the Hospital Steward's Quarters (Building #631). It faces the O.O. Howard House across a rather desolate parking lot

Vehicular Circulation

Vehicular access to the front of the building is on McLelland Road, with a driveway to the rear of the house from McLoughlin Road that serves both building #621 and building #631. There is parallel parking along McLelland Road. A turn around is located at the end of the driveway. Parking is also available in the lot between the house and the O.O. Howard House.

Pedestrian Circulation

There is a sidewalk on McLelland Road in front of the house with a walk up to the front door. Access is also provided from the driveway in the back by a stair to the back utility room. There is a door between the driveway and the basement.



Exterior Assessment

- **Summary:** The foundation dates from after the relocation of the structure in 1952 and is painted CMU and brick. The original house is painted brick with a slate shingle roof. The north porch and east and south additions are wood frame with wood lap siding. The east and south additions have asphalt composition shingle roofs. The north porch has a standing metal seam roof. Overall, the house is in fair to good condition. The areas that need the most attention are the wood trim and stone sills at the windows. The north porch needs to be repaired because the grading at the north side of the house directs water runoff toward the porch.
- **Site:** The site slopes toward the south from the front of the house. This brings runoff against the north face of the house, and the wood at the north porch is deteriorating. The concrete walk is in poor condition and slopes toward the south, contributing to the drainage problem. Although a few plants need to be cut back from the building, the landscaping is not contributing significantly to problems. A structural engineer needs to evaluate the retaining wall at the driveway at the back of the house. There is evidence of poor drainage in the driveway and the drain does not appear to be functioning. There is a significant amount of plant debris in the driveway and some new plant life that has grown through cracks in the asphalt.
- **Foundation:** Because the house was moved in 1952, the foundation is a newer CMU foundation. It is in good condition.
- **Walls:** The main body of the house is brick that has been painted. The paint, in general, is peeling and some bricks at the southeast corner are spalling, indicating that there may be water damage there. There are multiple layers of paint on the brick. The paint at the wood lap siding of the south addition and on the corner boards is also peeling due to moisture damage. The east addition has a belly band of vertical wood channel lock and a drip cap that are in poor condition and should be refurbished or replaced. The wood trim in general is in poor condition.
- **Windows:** The main body house has painted wood six-over-six lite double hung windows. The window on the southeast side of the south elevation has been covered with plywood because of a newer shower unit in the bathroom. The wood trim at the window arches needs to be refurbished and the stone sills have biological growth and dirt. There are six-over-six lite double hung wood windows in poor condition on the south addition. The south addition and the basement have aluminum frame windows that are not contributing.
- **Doors:** The front and back exterior doors are contributing. The front door is a panel door with 24 lites that is significant and would be difficult to replace. The back door is a wood three-panel door with a four-lite window. The aluminum



- screen door is non-contributing, as is the flush door from the driveway to the basement.
- Roof, Gutters and Eaves: There are curved wood eave brackets on the original house that are in good condition. The additions have exposed rafters at the eaves. All around the house there are painted metal downspouts and gutters. The downspout at the southwest corner of the building needs an extension. The gutter and downspout system should be redone on the east side of the main house. The roof at the east addition is in poor condition. The slate roof needs cleaning and the other roofs need closer inspection to verify their condition, with special attention to flashing.
 - Porches and Stairs: The cement parging is separating from the brick wall at the stair at the south entry. The concrete stair and metal railings do not meet current codes and the north stair needs to be re-constructed.
 - Miscellaneous: Exterior light fixtures are not contributing. The exterior chimney is partially painted and is not original. The flue to the furnace initially came up from the basement in between the dining room and the living room. The telephone and electrical wiring should be placed underground and brought in through the basement.

Interior Assessment

- General: In general the interior is in good condition. The wood floors as well as wall and ceiling finishes have been well maintained. With the two exterior additions as well as the interior changes within the original footprint of the house, the original character of the building has been significantly altered.
- Significant Features and Typical Materials: The front and back doors, the brick walls and their original windows, the wood floors, and the slate roof are character-defining features and should be retained and maintained.
- Typical Conditions: Fair to good.
- Special or Unusual Conditions: None.
- Floor: The house has wood floors: oak on the first floor and fir on the second floor and in the first floor east addition. All the wood floors have been refinished. The resilient sheet flooring in the kitchen is in good condition. The north porch has the original wood porch floor with resilient sheet flooring over it that is in poor condition.



- Walls: The walls are lath and plaster in the original 1907 house with gypsum wallboard elsewhere and some tongue-and-groove paneling. There is a V-groove, tongue-and-groove wainscot in the north porch. The base trim is typically 8” square wood, sometimes with a cap and a shoe.
- Ceilings: Ceilings are plaster with added cottage cheese texture in the living room, dining room. The ceiling in the north porch is V-groove tongue-and-groove.
- Windows: The windows in the north porch are wood four-over-four double hung. They are six-over-six double hung in the original part of the house.
- Doors: The doors are painted wood five-panel doors that are contributing. The flush doors are not contributing.
- Miscellaneous: The original radiators (fin tube in the kitchen) are still intact. The kitchen cabinetry dates from the 1950’s. The fireplace on the west wall is a relatively recent addition and it is not shown on the 1937 plans. It was probably added after 1952 when the building was relocated. Originally, a centrally located furnace flue stood between the living and the dining room. This flue is now incorporated in the newer chimney.

Electrical Assessment

- Service: Overhead 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 load center, 120/240-volt, 1-phase, 3-wire, 200-ampere. Equipment is in good condition.
- Power Distribution System: There is no distribution. Branch circuits are derived directly from the service equipment.
- Wiring: Wiring is single conductor copper wire in metallic conduit and non-metallic sheathed cable.
- Wiring Devices: Receptacles outlets are grounding and GFI type. Light switches are silent. Receptacle quantity and spacing do not comply with current code requirements. Devices are in good condition.
- Lighting: Some light fixtures are missing components. Fixtures are in fair-poor condition.



- Fire Alarm: Single station smoke detectors are installed in all sleeping areas as required by code.
- Telecommunications: Outlets and wiring is a simple residential phone system served overhead from the exterior.
- Emergency: Not applicable, residential occupancy usage.
- Recommendations: Repair or replace select light fixtures.

Mechanical Assessment

- 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 stove/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.

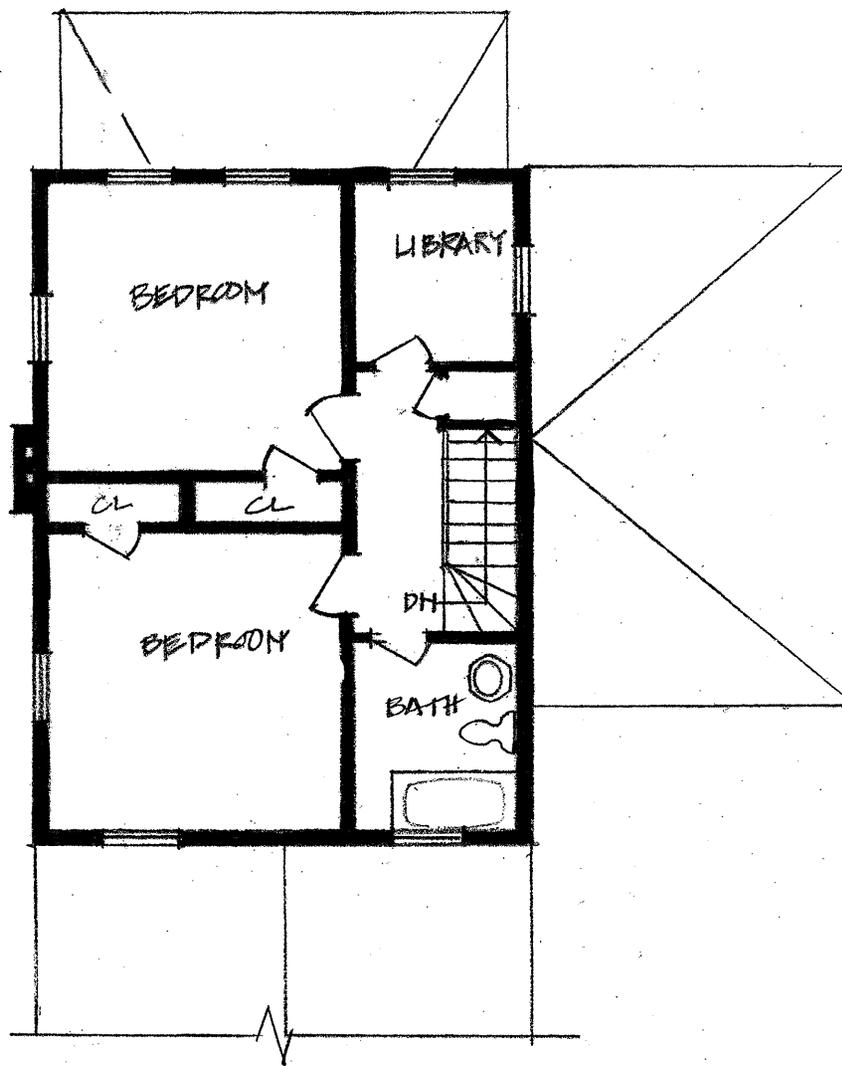
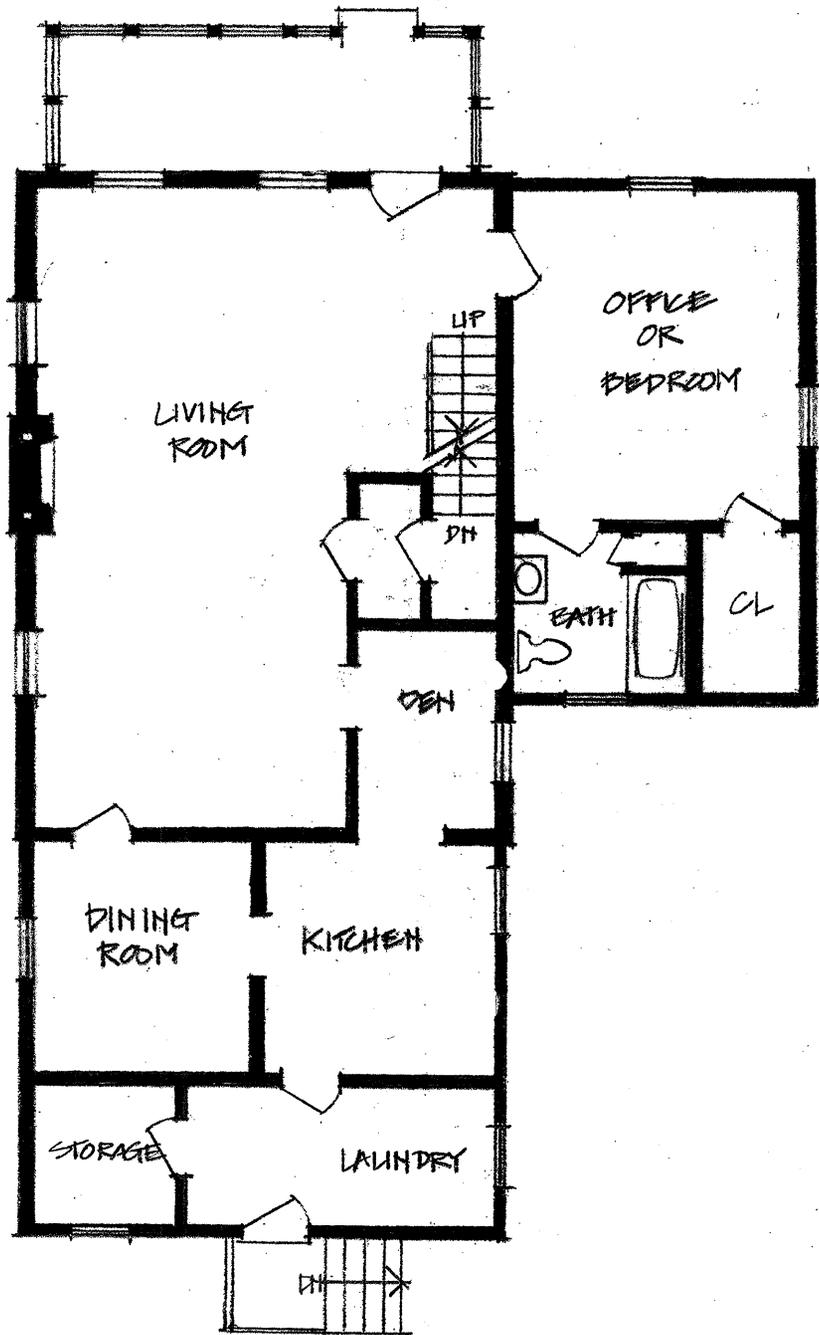
Plumbing Assessment

- 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

The Hospital Steward's Quarters (Building #621) is a good candidate for exterior restoration according to the *Secretary of Interior's Standards* and interior rehabilitation. The *West Vancouver Barracks Reuse Plan* suggests that residential use combined with an in-house office or business (live/work) would be the most appropriate re-use of the building (See Plan). Very little work is necessary to bring this building to a point where it can be leased.





BUILDING 621
 SCALE: 1/8" = 1'0"

The Class 'C' cost estimate for a live/work use for the year 2003 is \$8.90 per square foot. This includes no major interior or exterior work, just the necessary most minimal repair work for a residential tenant.

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

- Brick construction.
- Horizontal siding.
- Slate roofing.
- Hipped roof on main volume.
- Six-over-six double hung sash windows.
- Four-over-one entry porch windows.
- Two-over-two sidelights on sun porch.
- Arched brick lintels and stone sills.
- Hipped porch roof.
- Boxed cornices with decorative rafter ends.

Exterior Recommendations

- Vehicular Circulation: While parking is sufficient for a residential use, additional parking is needed for office uses. The on-street spaces could serve as visitor or client parking. Additional parking should be provided by adding more spaces in the back, or by redesigning the parking lot north of McLelland Road. The reconfiguration of the parking spaces and landscaping would help make this area more pleasant.
- Pedestrian Circulation: The sidewalks should be repaired and widened.
- Site: Re-grade site as required to provide positive drainage away from the building. This is especially true at the front of the house. Retaining walls at the driveway also need to be repaired.
- The Foundation: It is in good condition and would not require any major repairs at this point.
- Walls: Check for and evaluate water infiltration at gutters and downspouts. Remove plant material and biological growth.
- Trim: Repair corner boards and belly band elements. Scrape and re-paint.
- Windows: Remove plywood from the window on the southeast side of the south elevation and restore window operation. Refurbish the wood trim at the window arches and clean the stone sills. Consider replacing the windows in the basement and additions with period-appropriate windows. especially if the windows need to be repaired.



- Doors: Replace non-contributing doors with period doors. Refurbish contributing doors, including the front and back doors.
- Roof, Gutters and Eaves: Replace gutter/downspout system.
- Porches and Stairs: Replace or modify stairs and to meet current codes with the addition of new guardrails and handrails, especially the brick and concrete stair at the south entry. Remove the wood lattice at the railing at the south entry. Check the north porch for dry rot.
- Miscellaneous: Replace fluorescent lighting with period light fixtures.

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

- Window and door trim where original.
- Lighting fixtures in period.
- Fireplace detailing.
- Hardwood floors.
- Stairwell millwork.
- Doors (five panel).

Interior Recommendations

- General: The interior functions well as an office with individual offices located in the bedrooms. Secondary rooms such as the kitchen, basement and back porch could be remodeled. Valences at the arched windows in living room/dining room should be removed. Contemporary light fixtures should be replaced with period appropriate light fixtures.
- Specific Space with Unique Treatment: None.
- Typical Condition: Good.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Occupancy Proposed: R-3/B (residential single-family and office combined).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories permitted: 8,000 S.F. / 2 stories (complies).
- Building Area: 2,521 S.F. for upper 2 stories over 1,511 S.F. basement.
- Exits Required: 2 required; 3 provided
- Upper floor exit: 1 required.



- Crawlspace ventilation: Not applicable.
- 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. 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. The basement entry should be made accessible.

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. Wall cavities should be insulated as possible without destroying historic materials. If the siding is removed, it would present an opportunity to insulated large portions of the building without disturbing historic materials. The attic should be insulated, with provisions made for ventilation. The existing windows, however, are contributing elements to the significance of the structure in the context of the West Barracks and should be rehabilitated.

Hazardous Materials:

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

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



- Exterior: The Hospital Corps Sergeant's Quarters (Building #621) gains 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 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

Rehabilitating the Hospital Steward's Quarters (Building #621) for use as a live/work space within the existing single-family residence does not significantly impact the historic materials of the structure itself or the historic character of the West Barracks as a whole. The first floor bedroom could be converted to nice office space, and the basement with its separate entrance, could also serve as a part a business function. However, as the character of the West Barracks changes, it may no longer be possible or desirable to have single-family uses within the Barracks.

The best alternative would be to convert this building to a purely office function. The example of the conversion of the houses on Officer's Row demonstrates the viability and challenges of the proposed reuse. Issues of accessibility must be addressed, as it is not practical to install an elevator in such a small structure.

The Class 'C' cost estimate for an office use for the year 2003 is \$80.33 per square foot. This includes no major interior work, except for code upgrades, but would include work on the exterior to provide universal accessibility as required by code.

