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MANUAL TRAINING & HOME ECONOMICS BUILDING HERITAGE ASSESSMENT

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HISTORY

Built in 1938, this building was most recently used as the SD19 Student Services and Aboriginal Education Services Building, and is currently vacant.

NEW SCHOOL BUILDING READY FOR OPENING

Pupils to have Opportunity of Adding Manual Training and Home Economics to Other Scholastic Achievements.

When the new school term commences next Tuesday, Revelstoke will have added another facility to its teaching equipment. For the first time in the City's history, pupils will have an opportunity of adding manual training and home economics to their scholastic achievements and even the general public will be invited to acquire knowledge in these sciences at evening classes to be arranged by the school board.

For some time the Department of Education has been pressing the school board to make some provision for the teaching of these courses in Revelstoke and in order to implement departmental regulations in this respect, a by-law was placed before the ratepayers early in the summer for the purpose of providing the avenue by which funds could be raised to erect the necessary building. The by-law carried, tenders were called for and the contract for construction was awarded to Pradolini Bros.

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Plans and specifications were prepared by City Engineer J.E. Milne and approved by the public works department at Victoria... In addition to a large basement the building consists of two main floors, the lower to be used for the teaching of manual training and the upper one to accommodate the facilities for the home economics course. The interior walls are plastered and the woodwork finished in light stain. Windows are plentiful and light is well distributed throughout the entire structure... The exterior is finished in red stucco to harmonize with the red brick of the high school. For the benefit of those who profess to see a distinct dissimilarity in the colours of the two buildings, it might be pointed out that the stucco will darken with age and after a short time, there will be little, if any, difference in the two shades of red.

Revelstoke Review, September 2, 1938, pages 1-3.



Mountain View School, 1952; Manual Training School at extreme right. [British Columbia Archives I-22765]

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HERITAGE VALUE

The Manual Training & Home Economics Building demonstrates a minor level of community heritage significance for several reasons:

- Long-term educational use
- Connections to the Revelstoke community
- Representation of the introduction of vocational training in Revelstoke

The adjacent Mountain View Elementary School is considered to be of very high heritage value.

CURRENT SITUATION

The Manual Training & Home Economics Building / former SD19 Student and Aboriginal Education Services building consists of two floors of former classroom space with full size windows, and a full basement with smaller windows set high in the walls. The architecture is extremely modest, and exhibits a utilitarian vernacular that reflects the austere economic conditions of the time that it was constructed.

The exterior of the building is in poor repair, with extensive cracking of the stucco and deteriorated paint and window frames. Some windows have been blocked in, and the window frames are in very poor repair. Elements of the front porch have been rebuilt and replaced. The front door is a modern metal assembly.



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HERITAGE ASSESSMENT

The building has been extensively renovated in the interior, and no original interior features survive. When first built, the building housed two vocational classrooms. The building was later converted on two separate occasions for other uses, including the School District Administration Offices and later Student Services/Aboriginal Education Offices. The interior of the building has been subdivided to create four offices on the main floor, storage spaces and three offices and a conference room on the upper floor. A kitchen area is a remnant of its time serving as a staff room for District Administration. The basement is unfinished and has been used for storage for many years. The offices and common areas in the building have been renovated to accommodate their most recent uses. These changes include new carpet and Marmoleum floor coverings, new wall partitions, new ceilings, new lighting fixtures, new doors and other fixtures, as well as new heating and air conditioning systems.

POTENTIAL SCOPE OF REHABILITATION / RESTORATION WORK

The floor plate is approximately 1,700 square feet for a total of 5,100 square feet of floor area. The basement is unfinished and has poor access. Initial investigation has indicated that the building is not in good condition, and would require significant upgrading in order to be rehabilitated for re-use. These upgrades would likely include:

- Structural upgrades for public assembly use.
- Mechanical, electrical & plumbing upgrades.
- Exterior envelope rehabilitation.
- Insulation throughout.
- Window and door rehabilitation.
- Provision of two means of egress to each floor.
- Barrier-free access.
- Complete interior retrofit.

Any new owner would incur significant restoration and rehabilitation costs, which depending on the proposed use could be in the range of \$200 psf or approximately \$1 million dollars. The provision of proper exiting and access would cut into the existing floor area. The basement would continue to provide sub-optimal space. A more precise cost estimate would depend on the nature of the adaptive reuse of the building.

RECOMMENDATION

Given the modest nature of this building, its utilitarian architecture, land opportunity costs and high costs of rehabilitation that would produce only a small amount of usable floor area, it is not recommended that this building be retained as a heritage site.