FEDERAL HERITAGE BUILDINGS REVIEW OFFICE

BUILDING REPORT: 05-044 (Translation)

TITLE: 2 Buildings (CFB Esquimalt – Work Point Barracks)

1090/NOTC Mess Combined
1092/Venture NOTC Combined Barracks

SOURCE: Nicolas Miquelon, Historical Services Division

INTRODUCTION

The Department of National Defence (DND) has submitted to the Federal Heritage Buildings Review Office (FHBRO) for evaluation two buildings located at Work Point Barracks, CFB Esquimalt, on Vancouver Island, British Columbia (Figure 1). The first building (1090) (Figure 2) was used until recently as a combined mess[1] for the Naval Officer Training Centre (NOTC). Constructed in 1954, the one-storey concrete block building was designed to serve junior ranks. The second building (1092[2]) (Figure 3) was used as combined barracks for NOTC candidates on track for maritime operations. Constructed in the early 1960s[3] also of concrete block, the combined barracks was until recently assigned to the same users. Both buildings are currently vacant, and DND is considering demolishing them.

Since the mid-1960s armed-forces unification, Work Point has been a component of the CFB Esquimalt naval base. Occupied until ca. 1994 by army units, it is now undergoing redevelopment as a naval training site.

HISTORICAL ASSOCIATIONS

Thematic

Buildings 1090 and 1092 are directly associated with the emergence of a large-scale, permanent Canadian military force after World War II, in response to Canadian government commitments to NATO during the Cold War. The buildings were planned during the final years of the coastal defence program. The mess was built only two years before the abolition of the coastal defences; the barracks several years following its

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[1] The combined mess could be used either as a dining hall or meeting room.

[2] Today, 1092 is referred to as "Rainbow Block." The nickname pays homage, as do several other sites in the region, to the Royal Canadian Navy's first warship to be stationed on the Pacific coast.

[3] The date of construction is unknown. A map printed in 1961 (compiled from 1959 photographs) shows that Building 1092 had not yet been built (Map 92 B/6th and aerial photographs, file 79/347 Box XVII Esquimalt Naval Base, Department of National Defence Archives, consulted February 28, 2006). The building may have been included in changes made to the master plan in 1964-1965 (information gathered in a telephone conversation with Sharon Beach, Realty Asset Management Support Officer, on March 10, 2006). The building is clearly visible in two aerial photographs of the site dated c. 1961 and 1964 (Ian Doull, *Work Point Barracks, CFB Esquimalt (15 buildings)*, FHBRO 89-205, figures 12 and 13).

closure, at a time when Canadian Cold-War military commitments were near their maximum. These two buildings, therefore, also reflect new directions in Canadian defence policy, and a transition from old defence technology to modern defence initiatives.

Work Point Barracks has a long history as a military installation, having been designated as a permanent military base in 1887. For much of its history, Work Point was the garrison and/or fortress headquarters of the Victoria-Esquimalt coastal artillery defences, established to protect the Esquimalt naval station and the adjacent provincial capital. The barracks were established as the quartering, administrative and command centre for the Canadian artillery company assigned to operate temporary batteries at nearby Macaulay Point. Work Point's importance was enhanced in 1893 when it became, under the administration of the Imperial War Department, the command headquarters of a greatly expanded coastal defence system developed jointly between Canada and Great Britain. Returned to Canadian control following the withdrawal of the British garrison in 1906, Work Point continued as the headquarters of the coastal defence system until the abolition of coastal artillery in 1956.[4]

In addition to its importance to the coastal defence system, Work Point has long had a role as an infantry barracks, largely in association with various components of the Princess Patricia's Canadian Light Infantry (PPCLI). The first permanent infantry unit to occupy Work Point Barracks was "B" Company, PPCLI, which was garrisoned there from 1920 until the outbreak of World War II when it proceeded to England.[5]

Not only was the artillery system vital to coastal defence during the two world wars, but its facilities led to the establishment of coastal artillery headquarters (Fortress Headquarters), subsequently replaced by the Royal Canadian School of Artillery, Coast and Anti Aircraft, before the end of World War II.

The school was the first step toward the training of permanent troops in peacetime, even before the Cold War period. This change in direction required an official review of the role and facilities of Work Point Barracks. One of the options considered was to demolish many of the temporary buildings erected during World War II and construct new buildings. A major construction plan spearheaded by the Royal Canadian School of Artillery and entitled "Work Point Development Plan" was produced in 1951.

> Intention – To develop Work Point as a peacetime headquarters, administrative, training and housing area, for the Active Force units now located in Greater Victoria, capable of expansion in the event of war.[6]

The plan was divided into three phases involving 19 buildings identified by priority. The first and second most important buildings were a radar building and an incinerator, while

[4] I.Doull, FHBRO 89-205, p. 4-8.
[5] *Base Information Directory, Canadian Forces Base Esquimalt* (Esquimalt, CFB Esquimalt, 1988), p. 6-7.
[6] *Royal Canadian School of Artillery, Coast and Anti Aircraft, Esquimalt, B.C. Work Point Development Plan*, p. 6.

barracks (Building 1091) and a mess (Building 1090) ranked third and fourth. Barracks 1092 was identified as a secondary priority.

While the importance of coastal artillery declined throughout the early 1950s, Canada's Cold-War responsibilities constantly increased. From the formation in 1950 of NATO standing armies in Germany, until 1969, Canada maintained a full combat brigade group in Germany. During this period, major Canadian units rotated to Europe for two- to three-year periods. Work Point Barracks housed some of these units on rotation. In 1955, the 3rd Field Squadron of the 1st Field Engineer Regiment, returning from deployment in Korea, made its home at Work Point before moving inland to Chilliwack.[7]

When the artillery garrisons and the engineers left the site in 1957, the 1st Battalion PPCLI moved in, following its deployment in Germany (1955-57). A product of the Korean War, the battalion was replaced in 1963 by the Queen's Own Rifles of Canada, which occupied the site briefly before it was renamed 3rd Battalion PPCLI as part of a reorganization within the army in 1970.[8] With the departure of 3rd Battalion in the early 1990s, the use of these buildings by the infantry particularly reflected the events that occurred during the Cold War and a shift in military policy toward international peacekeeping rather than defence.

Owing to their continued use, buildings 1090 and 1092 bear witness to many different occupants of Work Point. The buildings – one a mess, the other barracks – illustrate the creation of facilities designed to support permanent troops. Whether they were planned for occupants involved in coastal defence (artillery garrisons) or used by bastions associated with the Cold War, they nevertheless served the main objective of providing permanent facilities for the forces on site.

Person/Event

No persons or events of historical significance are known to be associated with these buildings.

Local Development

The history of Work Point is characterized by four main periods of construction: founding and initial period of establishment (1887-1893); first major development (1900-1904); World War II development (1940s);[9] and the post-war period (1950s). Buildings 1090 and 1092 are part of the fourth period.

The first buildings constructed at Work Point were designed to house a garrison of some 100 men between 1887 and 1891. They consisted of three barracks for single enlisted men (including 1004, which is still standing), officers' quarters (including 1027), a captain's residence, kitchens, a canteen, a recreation room, a hospital and a guardhouse

[7] http://www.army.dnd.ca/1Combat_Engineers
[8] *Canadian Forces Base Esquimalt – 1984*, p. 33.
[9] I. Doull, FHBRO 89-205, p. 10.

(Building 1001).[10] These buildings were located north and south of the parade ground or along the water on the far east side of the point.

These buildings were able to meet the demand during that first period, but the arrival of new troops in 1899 created a need for more space. Other lots were purchased for expansion of the site, and the parade ground was enlarged to its current size. From the start of construction in 1901 to the transfer of the base to Canada in 1906, many buildings were erected: residences (including 1075), kitchens and a boathouse for the Royal Garrison Artillery; officers' quarters and a recreation centre for the Royal Engineers; offices and stores for the Royal Garrison Artillery company (current 1070); additional quarters for married personnel; officers' stables (brick – demolished around 1986); several hospital outbuildings; the RGA sergeants' mess (1071); a residence for the Royal Army Medical Corps (1032); warrant officers' quarters; a school; a laundry; a coal pile; and a detention centre (1068).[11]

There was no real wave of development at Work Point between the time the British left and the start of World War II apart from a few specific buildings: a replacement administration building for the original one destroyed by fire (1020) and a station hospital (1033).[12]

When Canada entered the war, the military construction boom more than doubled the area of Work Point. The newly acquired land extended toward Macaulay Point[13] (Figure 4), which was also owned by DND. Among the buildings constructed during the war were light industrial buildings and routine operations and maintenance buildings. These include buildings 1044, 1045, 1048 and several other buildings reviewed informally by the FHBRO (27 in all[14]).[15]

While construction during World War II proceeded quickly and met immediate requirements, the post-war buildings specifically addressed the need to house permanent troops. A construction plan was drawn up so as to produce more comfortable, permanent facilities and permit versatility in terms of space and occupancy rate in the event of war. Residential buildings were constructed on the basis of rank, with separate quarters for single and married personnel, as well as messes. Other types of specialized buildings were constructed, both for equipment and for military activities.

Between 1941 and 1961, several buildings in the old part of Work Point were demolished. The demolition freed up a great deal of space for military recreation. A

[10] These buildings received a score of 6 from the FHBRO for local develpment.
[11] Apart from 1075, which scored 6 points for its local historical value, the other buildings received a score of 4 from the FHBRO.
[12] These two buildings received no points for local historical value.
[13] Located nearby to the southwest, Macauley Point had been the site of artillery batteries since 1878. FHBRO 89-205.
[14] Doull, p. 60 (appendix).
[15] Buildings 1044, 1045 and 1048 received 4 points for local historical value.

development plan[16] was produced after World War II to speed up the process and allow the area to be redefined. The main objective was to modify some facilities and create new ones that could accommodate permanent troops.[17] Buildings 1090 and 1092 were constructed during this period, along with other buildings, such as 1091[18] (Figure 8). They were constructed in the old part of Work Point at a time when efforts were being made to rid the space of many obsolete structures and redefine the parade ground. For example:

> Barrack Blocks [Building 1091]
> One 180 man barrack block (No 1 Barrack Block) will be constructed on the east side of Peter Street facing in on the Barracks green. To permit this construction buildings No 1080 and 1081 will be removed.
>
> Mess Hall [Building 1090]
> One 500 man mess hall will be constructed on the west side of the Training Wing Headquarters building and facing on the Barracks green. To permit this construction buildings 1034, 1036 and 1072 will be removed.[19]

Buildings 1090 and 1092 were important elements of the redevelopment of the sector. First, their geographic location around the parade ground made them a prominent feature in the new image being created for the sector. The first was a junior ranks' mess, while the second was a junior ranks' barracks. The priority assigned specifically to construction of the mess[20] (ranked fourth out of a total of 19) makes this building an important part of this period of local development. Construction of the barracks on the current site of 1092 ranked no higher than last.[21]

The construction program planned in 1951 was carried out shortly afterward and proceeded in stages based on the priority rankings. Despite the plan, some changes had to be made along the way when the Royal Canadian School of Artillery, for which the sector had been planned, closed in 1955 and the artillery unit left two years later. Some buildings that ranked lower in the development plan, such as 1092, underwent design changes and were built at a different time than indicated in the basic concept.

ARCHITECTURE

Aesthetic Design

After World War II, the trend in architecture shifted toward a modern style with European influences. The International Style mixed with local eclecticism became

[16] *Royal Canadian School of Artillery, Coast and Anti Aircraft, Esquimalt, B.C. Work Point Development Plan*. 1951.
[17] *Royal Canadian School of Artillery, Coast and Anti Aircraft, Esquimalt, B.C. Work Point Development Plan*. 1951, p. 7.
[18] This building has not yet been evaluated by the FHBRO.
[19] *Royal Canadian School of Artillery, Coast and Anti Aircraft, Esquimalt, B.C. Work Point Development Plan*. 1951, p. 12.
[20] *Royal Canadian School of Artillery, Coast and Anti Aircraft, Esquimalt, B.C. Work Point Development Plan*. 1951.
[21] The plan originally called for the construction of two buildings in this location, ranked 18th and 19th on the list of 19 priorities.

fashionable in Canada, with its angular forms and redefined fenestration. Traditional stylistic influences were still in evidence, however, as witnessed by the Modern Classical style.[22] Developed largely in the 1930s, this style was simply a refinement of the classical approach with its defined proportions and architectural principles. The Beaux-Arts Style that was popular before World War I and featured an overabundance of detailing and classical principles, became both passé and financially impossible to achieve during the Great Depression. To preserve the dignity of classical proportioning and widely recognized good taste, and at the same time adapt to new trends in architecture and the extensive use of geometric forms (Dom-Bellotism and the International Style were the manifestation), Modern Classical was born. In real terms, this new style simplified much of the classical vocabulary: window trim disappeared even though the layout of windows was exactly the same; colonnades were streamlined, often reduced to single or joined pilasters with no capitals; roof lines conveyed nothing more than the massing of the spaces. Vancouver City Hall (Figure 9), with its clean lines, is a good example of this style in Canada.

As the client for many large architectural projects, the Government of Canada used this style for a variety of buildings, both public and industrial. It continued to use the style into the years following World War II, even though its popularity waned. The National Printing Bureau in Hull (built in 1949-1956 by Ernest Cormier) (Figure 10),[23] came later in the period, but is a fine example of the Modern Classical style used by the federal government.

Canadian military construction followed this same path for many years after World War II. New buildings had to meet certain aesthetic standards. On the one hand, they were a formal response from the architectural community to the functional needs of the army, one that met their new standards and requirements. On the other, military buildings respect the desire to choose materials that are both economical and lasting. This combination of innovation and preservation was used as a base for many typical military designs not only by outside architectural firms, but also by the Design Division of the Works Directorate of DND.

To meet those requirements, many new military designs used simplified, modern architectural language that bordered on minimalist. Facades were left quite plain, and massing became a key means of conveying the functionality of the building. In many cases, the influences of new designs in modern or international styles mix with the Classical Modern style (Figure 11).

At Work Point and Esquimalt, many buildings evocative of classical stylistic trends were constructed before the end of World War II (Figure 12). The strong surrounding architectural identity probably influenced the design of the buildings that were to be built around the parade ground in the 1950s (including 1090 and 1092). Those buildings were

[22] Style defined and recognized in Leslie Maitland, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, Broadview Press, 1992, pages 132-138.
[23] The National Printing Bureau was classified by the FHBRO with a total of 89 points: 8/0/6 25/15/10/3 6/8/8. Shannon Ricketts, *National Printing Bureau and Heating Plant*, FHBRO 93-117.

intended to be a prominent feature in the core of an old military sector and to serve as visual replacements for the buildings that had earlier been demolished.

Building 1090

Building 1090 (figures 2, 13 to 16) responds formally to the aesthetic requirements that spring from its function. It is a single, rectangular, one-storey mass with a small annex at the back. The flat roof has different heights indicating the main room, the kitchens and the mezzanine. A wide projecting grey stringer course indicates the flashing and therefore the roof line. The exterior finish is concrete block painted white, creating a relatively uniform wall with no details, with concrete foundations painted royal blue. The facade has five large windows divided into 36 small panes. The windows are grouped in the middle of the facade, evoking the composition of a classic railed porch. Two simple symmetrical doors frame the windows. The windows on the side and at the rear have the same small panes rather than full panes. Glass block is used to let light into the kitchens, while double-hung windows on the side walls provide light for the main room (12 panes).

This building is similar in design to a certain type of standard mess developed by the Design Division of the Works Directorate of DND (Figure 11). The similarities lie in the minimalism of the building – it is a single rectangular mass – and the raised middle section of the roof, which allows direct natural light into the main room. While there are other designs, Building 1090 is a very good illustration of the designs produced for the post-war construction program. By comparison, Mess Hall 12 at CFB Greenwood (Figure 17),[24] constructed in 1941 during World War II, is a far less sophisticated building in terms of exterior design and has little stylistic refinement. It is a good example of development of the same design used for 1090; its dining rooms are located in the wings on either side rather than in the central section. Mess H-2 at CFB Gagetown (Figure 18)[25] is also similar in design. Constructed between 1954 and 1958 with aluminum siding, it has fewer modern classical elements and is more formal than the Design Division model.

Although it is small, Building 1090 at Work Point comes across as a very good example of the Modern Classical style applied to the post-war military construction program. It is superior to comparable buildings because of the design approach to its various elements, such as the composition of the facade (illusion of the colonnade, position of doors, dimensions of windows) and the windows (traditional size of panes). The quality of the design, at once modern and traditional, is a key component of the modern architecture at Work Point and an interesting example of the style among military buildings.

This relevance is reinforced by the fact that the exterior has not undergone any changes over the years.

[24] Mess Hall 12 was not recognized by the FHBRO with a total of 39 points: 5/0/4 0/5/4/2 6/8/5. FHBRO 97-070.

[25] Mess H-2 was not recognized by the FHBRO with a total of 39 points: 5/0/4 0/5/4/2 6/8/5. FHBRO 01-062.

Building 1092

Similarly, the aesthetic features of Building 1092 (figures 3, 19 to 22) are common to the type of building and its era. The three-storey building comprises a single large volume, rectangular by and large, but slightly flared at the ends. The low, squat roof is a change made in 1990 from a flat roof (Figure 23). The black composite roofing material appears to be in poor condition. The exterior of the building is concrete block painted white. The building has two facades: the north facade has an off-centre door with a projecting portico; the south facade has two symmetrical doors, also projecting, beside the clearly visible stairwells and topped off with small gables at roof level. The three porches, the two stairwells and the ground-floor level between them are brown. Finally, the windows are laid out in a regular pattern over the surface of the building and for the most part have large panes.

The position of the doors, the unique fenestration (rather than a continuous band of glazing) and the longitudinal plan recall the stalwart design referred to as "modern classical" because of its functionality that was developed around World War I and improved over the years. The symmetry of the doors, the regular fenestration, the basically flat roof and the rectangular plan conveying the interior arrangement of space are the main characteristics of this design. Outside the federal government, this is the design that was used in school architecture in the years between the two wars (Figure 24). The design slowly evolved toward the "International" style of architecture with the creation of long horizontal bands of windows around World War II. In military architecture, there are many barracks that use the same pre-war design for post-war buildings. Not only 1091[26] next door is similar in design (and may have served as a model[27]), but also other CFB barracks built from a standard design, such as Building B-4 on Kenaston Boulevard in Winnipeg (1954)[28] (Figure 25), buildings A-147 (Figure 26), A-148 (Figure 27), A-149 (Figure 28) and A-150 (Figure 29) at CFB Borden,[29] and buildings H-16 (Figure 30) and D-24 (Figure 31) at CFB Gagetown.[30]

To summarize, Building 1092 represents the standardization of post-war military buildings based on a fixed design. That design, more functional than aesthetic, displays stylistic features that are late compared with architectural history in general, yet contemporary in the context of military architecture. In relation to similar buildings, Building 1092 at Work Point appears to fall in the middle. It has similar characteristics, but is not particularly unique. Still, because of the major change in its roof, which

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[26] The FHBRO has not yet evaluated this building.

[27] The Work Point development plan produced in 1951 called for 1091 to be built in a configuration similar to what was actually built, while 1092 replaced the original plan to construct two smaller buildings. The precedence of 1091 may have influenced the decision on the design of 1092.

[28] Building B-4 in Winnipeg was not recognized by the FHBRO with a total of 46 points: 5/0/4 9/5/4/2 6/8/5.

[29] Buildings A-147, A-148, A-149 and A-150 all received the same evaluation. They were not recognized by the FHBRO with a total of 46 points: 5/0/4 9/5/4/2 6/11/0.

[30] Buildings H-16 and D-24 all received the same evaluation. They were not recognized by the FHBRO with a total of 34 points: 5/0/4 0/5/4/2 6/8/0.

diminishes its relevance compared with like structures, it is a building with little aesthetic significance.

Functional Design

Military architecture of the period was based on functional efficiency. DND was looking for ways to meet its new requirements for post-war buildings. The criteria were: low cost, durability, low depreciation, minimum maintenance and low risk of fire.[31] Surface ornamentation and architectural extravagance were avoided; utility was paramount. DND's construction standards set the parameters for category 1 buildings: "Permanent, fire resistive construction, steel or reinforced concrete frame, concrete floor slabs, masonry or concrete walls, tile, partitions, plastered."[32]

Durable and inexpensive, concrete fit the bill in terms of DND's criteria. Concrete was first tested in Canada in the early 20th century and came into widespread use in construction between the two wars. It is now commonly used in most types of structures, from industrial buildings to residential buildings to stores and places of worship. Buildings 1090 and 1092 meet DND standards because they are made of concrete as indicated above.

Building 1090

The arrangement of the 1,164 square metres (12,036 square feet) of space in Building 1090 (Figure 32) presents all military functional qualities. The mess can be divided into three equal sections, with two thirds used as common space and one third used by the kitchens and related services (for example, refrigerators or washrooms). The small room that extends beyond the rectangular building volume at the back houses the mechanical systems (heating and electrical).

The doors are strategic. The main room has four on three sides (two on the front and one on each side), which makes for practical traffic flow. The kitchens have one door at the back and one on one side, which allows direct access to the outside for deliveries and waste removal.

While the kitchens are made up of several small enclosed spaces, the mess itself is one big open space (figures 33 to 35). Two rows of four columns each support a 14-ft acoustical tile ceiling. In the middle of the mess, anchored to the columns, is a mezzanine slightly bigger than 8 x 9 m (26.51 x 29.66 ft) below the peak of the vault.

The mezzanine was added in 1985. On the one hand, the height of the floor makes it possible to effectively increase the capacity of the mess, which was initially 160 people. On the other, the addition blocks the natural light from the upper windows and the two staircases block the sightlines across the room.

[31] Original quote: "[…] Construction was planned to ensure long life and low depreciation with minimum maintenance costs and a low fire risk.", RAIC Journal, Series 373, Vol. 33, No. 9, Toronto, 1956, p. 318.
[32] RAIC Journal, p. 319.

Apart from the mezzanine, other changes have had less impact on the functionality of the building: a walk-in freezer was also added in 1985; the heating system was converted in 1996 from steam to natural gas-fired hot water.

Building 1092
Building 1092 (figures 36 to 38) has considerable functional qualities. Its 2,999.85 m² (33,459 sq ft) of space is used primarily for living quarters. The three-storey plan is arranged around a main corridor that runs through the middle of the building from end to end. Flanking the corridor are the many bedrooms and service rooms (figures 39 and 40). Stairwells and washrooms are positioned symmetrically near the ends for ease of access by occupants.

The dwelling units house two people on average. The 31.4 m² (338 sq ft) of space, equivalent to 2,704 cubic feet (calculated on the basis of 8-ft ceilings), means that the bedrooms meet the requirements and are even more comfortable than the 800 cubic feet per person required by DND standards.[33] The bedrooms probably provided the versatility they needed in order to be used. The capacity of most post-war barracks could be doubled in wartime.

Most of the changes the building has undergone were made in 1990. The biggest changes were to the roof. Building a sloped roof made it necessary to replace the joists, the insulation, the ventilation system, the wiring and the eavestroughs. The bidirectional concrete slab that makes up the roof is common to the type of construction, and the roofing is composite material. The same year, the casement windows (large pane) were replaced or repaired as needed. As well, various minor renovations were done inside the building.[34] The building is heated with hot water generated by a natural gas system. This suggests that the original steam heating system in the building was converted at some point in time.

In December 2005, Building 1092 was undergoing renovations.[35] No further information was obtained about the nature of the work, but the implication is that some building elements were in poor condition. No information was obtained regarding the condition of Building 1090.

<u>Craftsmanship and Materials</u>
The choice of materials again meets DND requirements, taking into account two criteria: durability and low cost. The type and quality of materials are not extraordinary, and the craftsmanship is run of the mill.

The foundations are concrete; this was common in all buildings of that period. Above the foundations, buildings 1090 and 1092 use concrete blocks for the inner and outer walls. Concrete not only does a good job meeting DND's requirements, but also has the

[33] RAIC Journal, p. 318.
[34] Repairs of holes in walls, repairs to washers and dryers. Preliminary File FHBRO 05-044.
[35] Original quote: "Building 1092 is in the process of being renovated." Information obtained in a conversation with Ms. T. Bacon of CFB Esquimalt, December 22, 2005.

advantage of being paintable, which makes it versatile in aesthetic and functional terms. The quality is appropriate to the use.

The materials used inside buildings 1090 and 1092 are similar. Wood and plaster constitute the interior finish of most of the walls, both in the kitchens in 1090 and the bedrooms in 1092. In the mess, the ceilings are mostly acoustical tile, a cheap and durable material, while the barracks have mostly plaster ceilings.

Designer

The designers of buildings 1090 and 1092 are unknown. Only the stamp of the engineers in charge is known: A.L. Pierce (Province of Ontario) for 1090, and A. Contoyannis (no province) for 1092.

Even though it had its own design division, DND, for which the buildings were designed, could also go to an outside firm. When it did not need to develop any special expertise, it could turn indirectly to the private sector.[36] The planning and design of new buildings at that time were the responsibility of the Works Directorate of DND, which usually assigned the task to the Design Division. To develop and adapt plans for new buildings, the Design Division often looked to outside consultants, who acted as an extension of the Works Directorate.

> Approval in principle for the design requirements is obtained and the detailed development of the design is normally entrusted to a consulting architect or engineer who continues to work in close co-operation with, and under the direction of, the Army architectural and engineering staff.[37]

Because military and civilian personnel could easily be involved in this process, it is possible that the designs for buildings 1090 and 1092 at Work Point were produced by the Design Division.

ENVIRONMENT

Site

The link between the buildings and their immediate sites has been preserved. Buildings 1090 and 1092 are a simple planning unit more in line with general programming. Neither location appears to have been substantially altered over the years.

Building 1090

The boundaries of the lot on which Building 1090 sits (figures 2, 13 to 16) seem unclear because they apparently overlap the boundaries of other lots. There are ground-level embankments on three sides, that is, the north facade and the two sides. There are trees and shrubs along the east side of the building. At the back on the west side is a paved area that provides access to the kitchens and trash receptacles. The paved area extends to the back of the building and appears to be a roadway.

[36] RAIC Journal, p. 316.
[37] RAIC Journal, p. 339.

Building 1092
A narrow strip of grass surrounds the building (figures 3, 19 to 22). The small embankment creates a slope running south to north. The site is dotted with a few trees and shrubs. Paved paths appear to have been placed in some areas to make the doors to the building more accessible. Finally, a barbed-wire fence defines the north and west sides of the site.

Setting
Because buildings 1090 and 1092 are located south and north of the parade ground respectively, they are part of that public space (figures 2, 3, 8, 22, 41 to 43). That open space forms the core of the old part of Work Point, in the area where lots were purchased to permit the first expansion. Between 1941 and 1961, several buildings were torn down in that area, which had previously been dense, to create open space for military activities. The new buildings around the parade ground, designed as part of the 1951 development plan, then became prominent features.

Buildings 1090, 1091 and 1092 are related not only by their architecture and siting, but also because all three were built around this large space during the same period. Together they form a harmonious unit that rings and highlights the parade ground. Buildings 1090 and 1092 are major urban elements designed in the 1950s in order to redefine the parade ground, and they still play that role today.

The surrounding built environment was changed recently when a new building (figures 42 and 43) closed the parade ground off on the east side. While this is a large building that alone takes up one whole side of the public square, its architectural properties are different in terms of form, style, heights and colours. The building is located across the road east of the parade ground, which mitigates its impact on the integrity of the architectural unit formed by buildings 1090, 1091 and 1092.

While they contrast aesthetically with the older buildings in this old part of Work Point, most of which are brown brick and a different style,[38] buildings 1090 and 1092 are for the most part in keeping with the proportions of the surrounding buildings. Moreover, the unit they form with 1091 allows them to blend quantitatively into the area.

Landmark
Building 1090
Because of its proportions, Building 1090 (figures 6, 7 and 41) is hardly a visual point of interest in the Work Point area. It has the smallest facade of any of the buildings around the parade ground. The buildings immediately to the right and left of and behind 1090 are not only a different colour, but also taller.

[38] The difference in colours between the old and new buildings was intentional; the aim was to avoid monotony: "The use of colour by the planners and architects is adopted to blend the old structures with the new and to integrate the new buildings of diverse forms. In most cases, this technique has been found to produce good results. The control of colour generally and the selection of materials for colour and texture for all army projects is vested in the design division at Army headquarters.", RAIC Journal, p. 339.

Its location opposite the parade ground gives it functional access, whereas the paved areas behind it are somewhat enclosed by the nearby buildings 1075, 1071 and 1070.

From a wider perspective, that is, viewed from the parade ground, Building 1090 is a landmark because it is part of a group of buildings easily identified by their stylistic similarities.

In terms of visual perspective, Building 1090 stands in a key spot on the road that runs along the east side of the parade ground. However, that view can only be seen from the north, and even then, the larger buildings along the parade ground (especially the new building to the east) are visually distracting. For that reason, it is a minor visual landmark in the old part of Work Point.

Owing to its function as a mess, the building is certainly familiar to personnel on the military base. As a combined mess, however, it serves only junior ranks, more specifically those from the nearby barracks.

Building 1092

The parade ground is a major landmark in the Work Point sector. Because of their similarity, however, the buildings that surround the parade ground prevent 1092 (figures 6 to 8) from standing out. The large proportions of 1092 are mitigated by the proximity of a very similar building (1091) and exceeded by the new building east of the parade ground (Figure 43). What this means is that the buildings showcase the public space, not the reverse, and 1092 reinforces the landmark formed by this whole grouping.

Owing to the fences and landscaping, access to the building is primarily from the parade ground on the south side. Located perpendicular to the road along the east side of the parade ground, 1092 is clearly visible from the road that runs parallel to the north, although that view is diluted by the interest of the other buildings around the public space. Its link with the parade ground aside, Building 1092 is a visual landmark of average significance at Work Point and very low significance for CFB Esquimalt.

As to whether it is a functional landmark, it is typical of the buildings at Work Point, that is barracks. That function makes it at once relevant in its role and ordinary in its originality. Its location and function as barracks certainly make it a familiar place for its occupants.

Figure 1. Map showing Esquimalt in British Columbia. (www.mapquest.com, visited december 19 2005)

Figure 2. Building 1090. (Photo by Ian Doull, Parks Canada, 2005)

Figure 3. Building 1092. (Courtesy DND, 2005)

2 Buildings (CFB Esquimalt – Work Point Barracks)

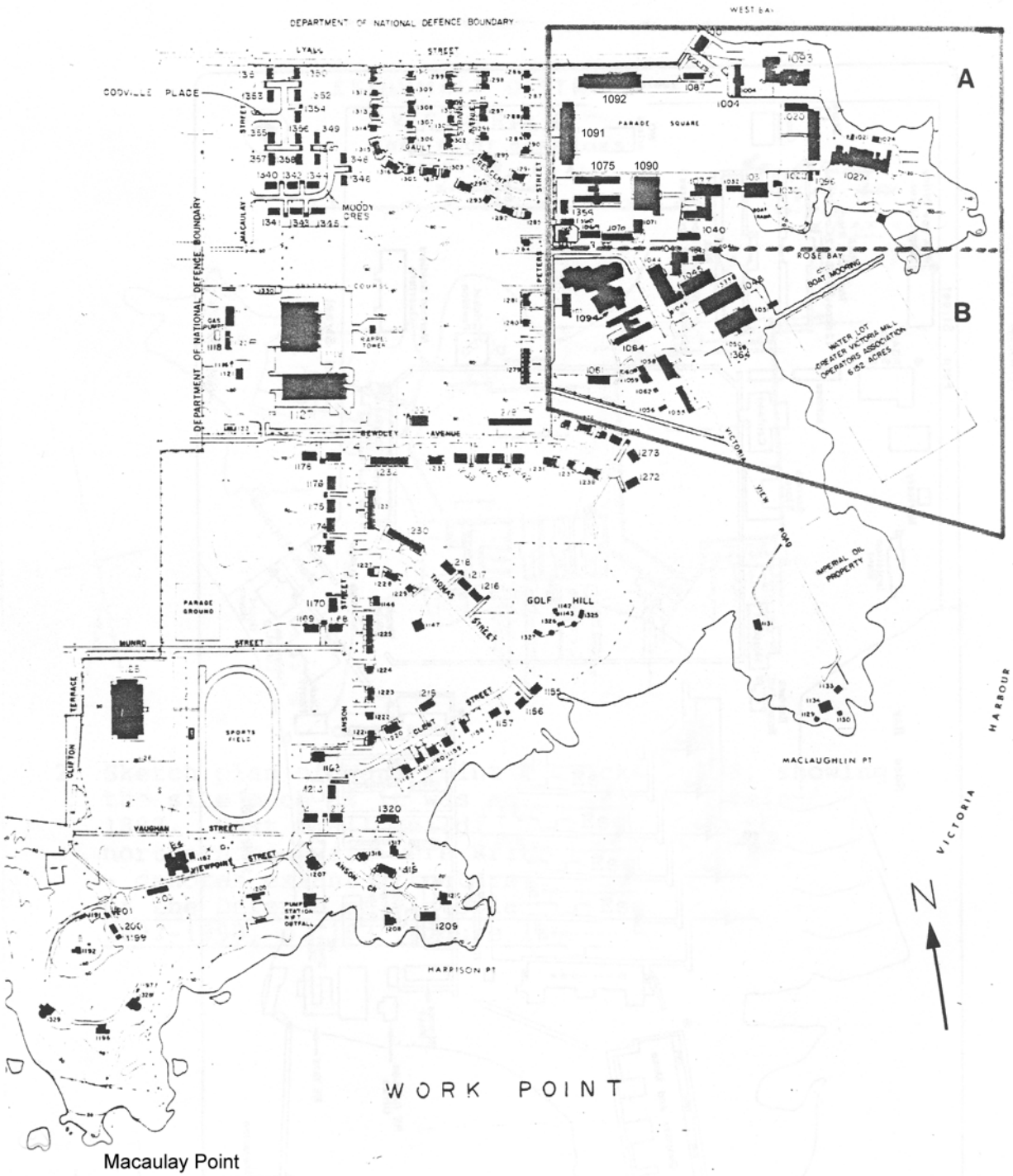

Figure 4. Work Point Barracks, Esquimalt, showing Macaulay Point in the southwest corner. Demarcated area shows : pre-1939 site (A), concentrated zone of World War II construction (B). (CFB Esquimalt, 1990, taken in Ian Doull, *Work Point Barracks*, FHBRO report 89-205)

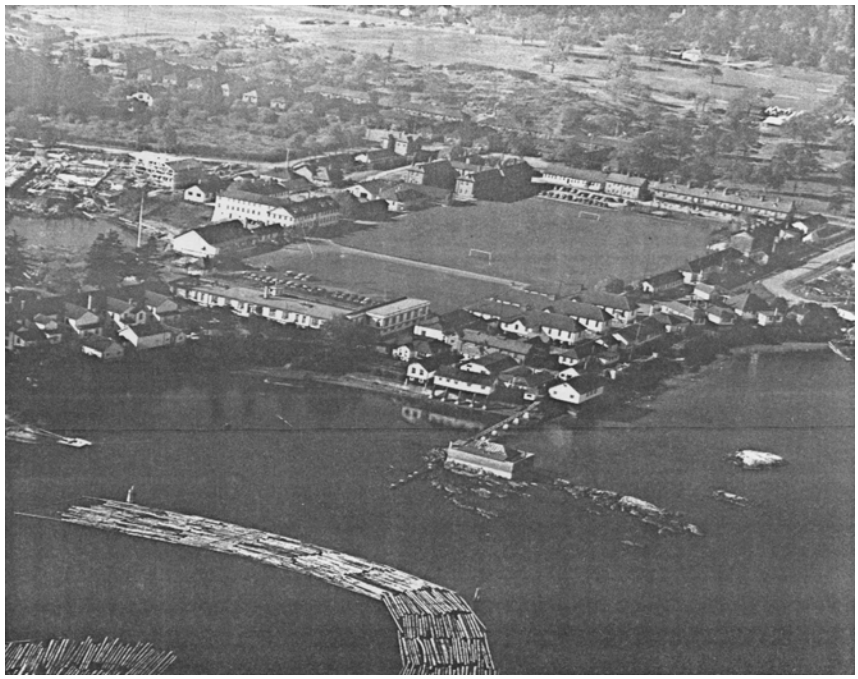

Figure 5. Work Point in 1941, before the construction of buildings 1090 and 1092. (Canadian Force Photo Unit, taken from Ian Doull, *Work Point Barracks*, FHBRO report 89-205)

Figure 6. Work Point circa 1961, after the construction of buildings 1090 and 1092. (Canadian Force Photo Unit, taken from Ian Doull, *Work Point Barracks*, FHBRO report 89-205)

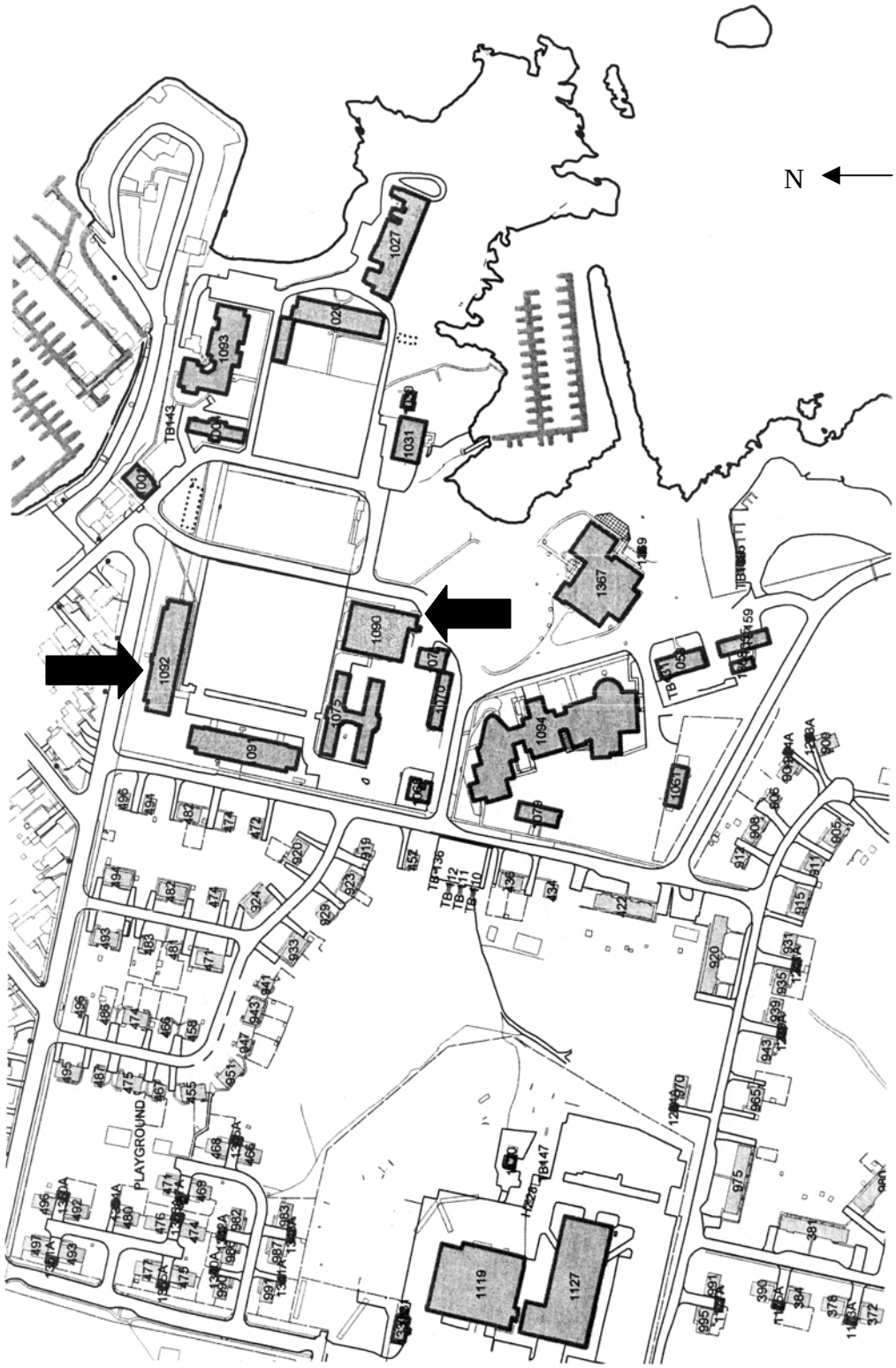

Figure 7. Work Point Barracks recent plan (a building has been erected east of the parade square). (Courtesy DND, 2005)

Figure 8. Parade Square showing buildings 1092 (right) and 1091 (left). (Photo by Ian Doull, Parks Canada, 2005)

Figure 9. Vancouver City Hall (Townley and Matheson, architects, 1935-1936). (Photo by Helmut Schade, taken in Leslie Maitland, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, p. 134)

Figure 10. National Printing Bureau, Hull (Ernest Cormier architect, 1949-1956). (Department of Public Works, 1993, taken from Shannon Ricketts, *National Printing Bureau and Heathing Plant*, FHBRO report 93-117)

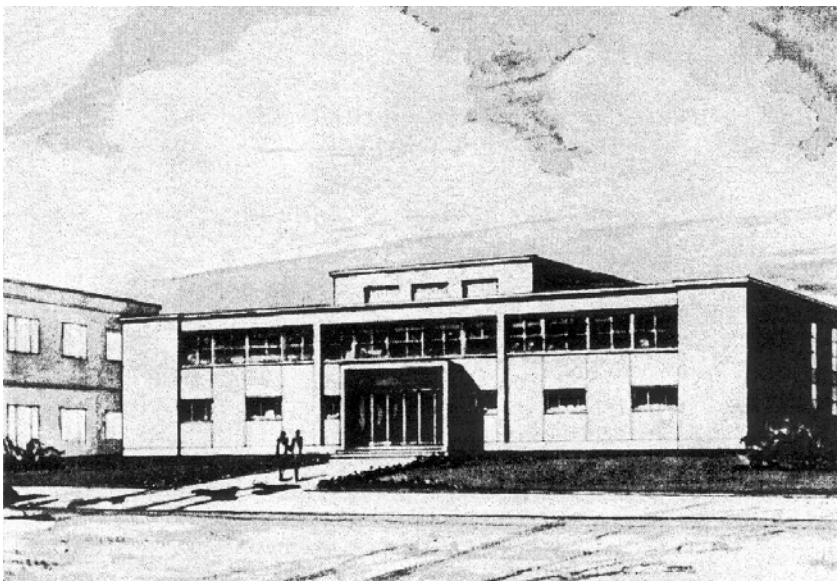

Figure 11. Mess designed by Design Division, Directorate of Works, DND (Army). (Journal RAIC, 1956, p. 336)

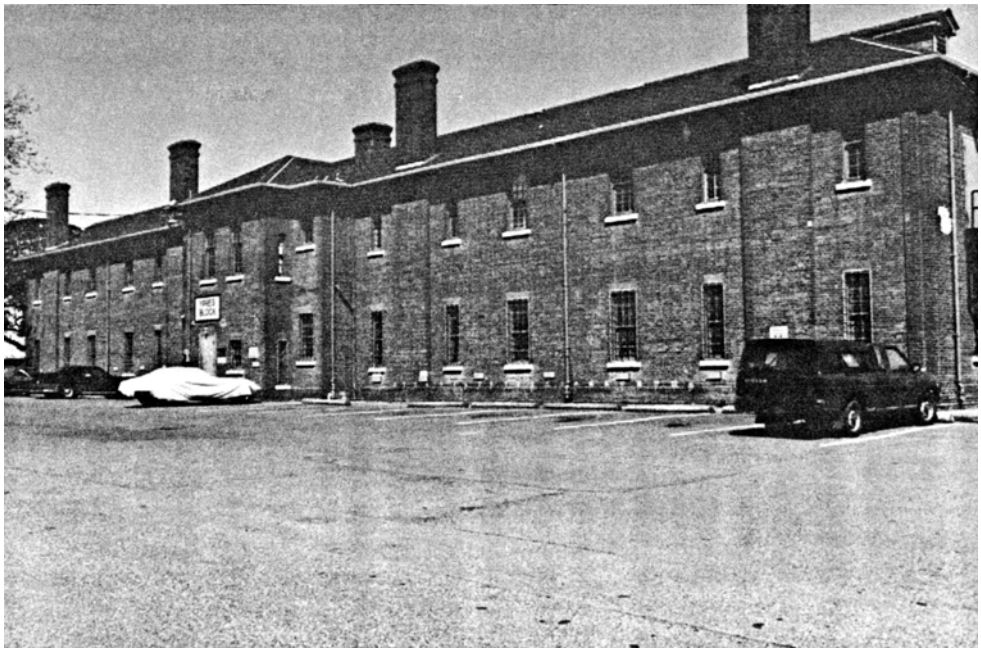

Figure 12. Building 1075 located between buildings 1090 and 1091. This building is classical style. (Ian Doull, *Work Point Barracks*, FHBRO report 89-205)

Figure 13. Building 1090, north side. (Courtesy DND, 2005)

Figure 14. Building 1090, east side. (Courtesy DND, 2005)

Figure 15. Buiding 1090, southeast. (Courtesy DND, 2005)

Figure 16. Building 1090, west side. (Courtesy DND, 2005)

Figure 17. Mess Hall 12, CFB Greenwood, 1941. (FHBRO report notes 97-070)

Figure 18. Mess building H-2, CFB Gagetown. (CFB Gagetown, Realty Asset Management Branch, building information, taken from Robert J.Burns, *Camp Gagetown New Brunswick (77 Buildings)*, FHBRO report 01-062)

Figure 19. Building 1092, north side. (Courtesy DND, 2005)

Figure 20. Building 1092, northwest. (Courtesy DND, 2005)

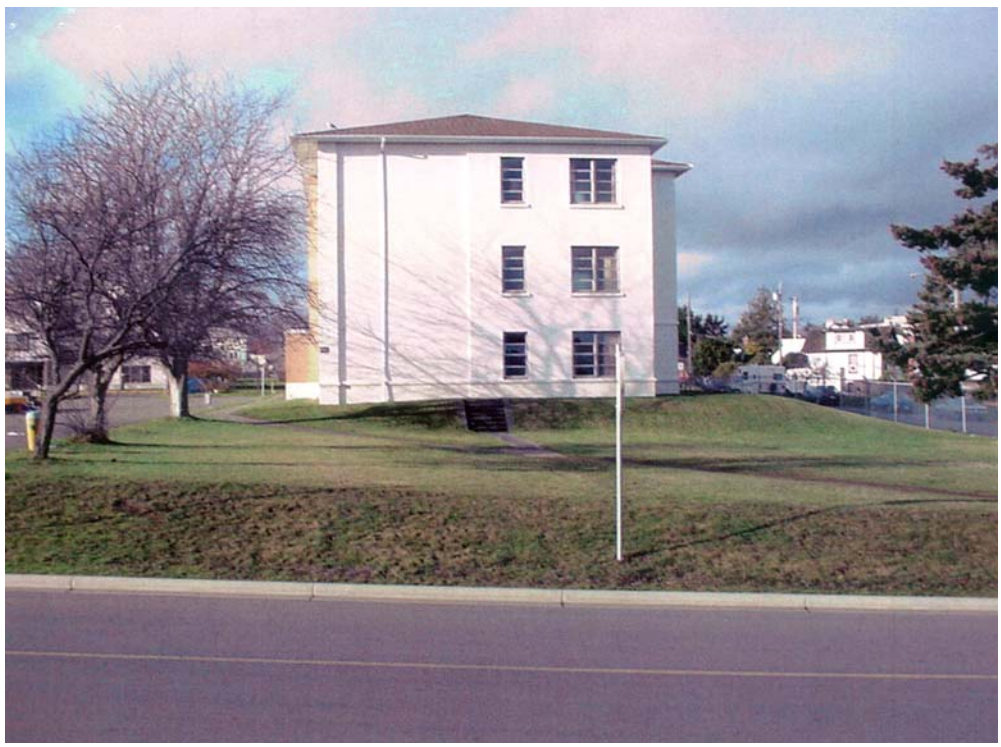

Figure 21. Building 1092, east side. (Courtesy DND, 2005)

Figure 22. Buildings 1092 (left) and 1091 (right). (Photo by Ian Doull, Parks Canada, 2005)

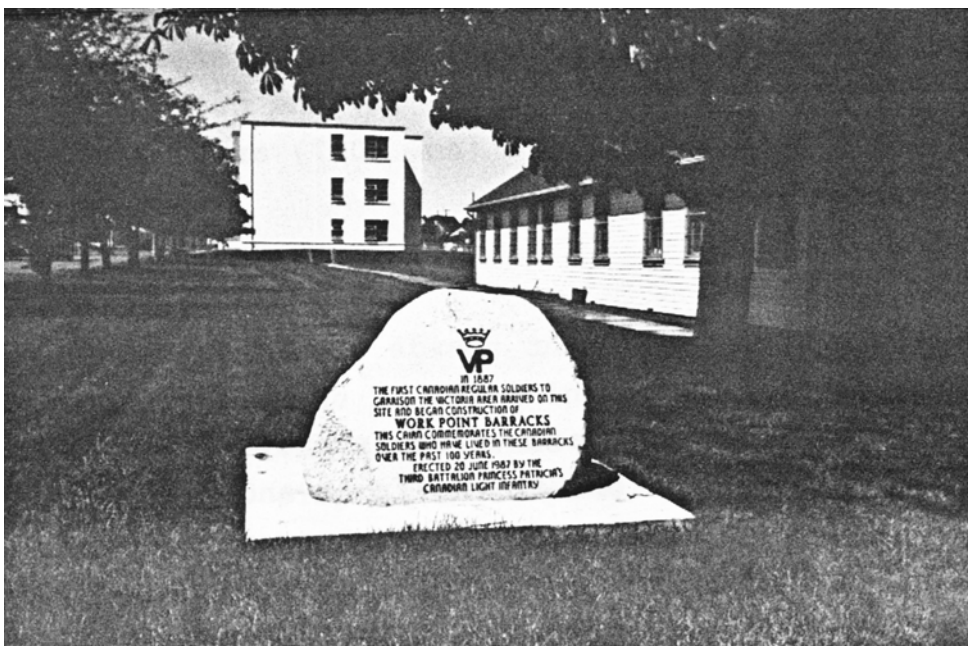

Figure 23. Photo taken in 1989 showing the west side of Building 1092 with its flat roof in the back. (Photo by Ian Doull, taken from Ian Doull, *Work Point Barracks*, FHBRO report 89-205)

2 Buildings (CFB Esquimalt – Work Point Barracks)

Figure 24. Notre-Dame-de-Grâce School, Montreal, J.A. Larue & H.T. Gouin, 1931. (Pascale Beaudet and Caroline Tanguay, taken from the *Inventaire préliminaire des bâtiments patrimoniaux de la CSDM*).

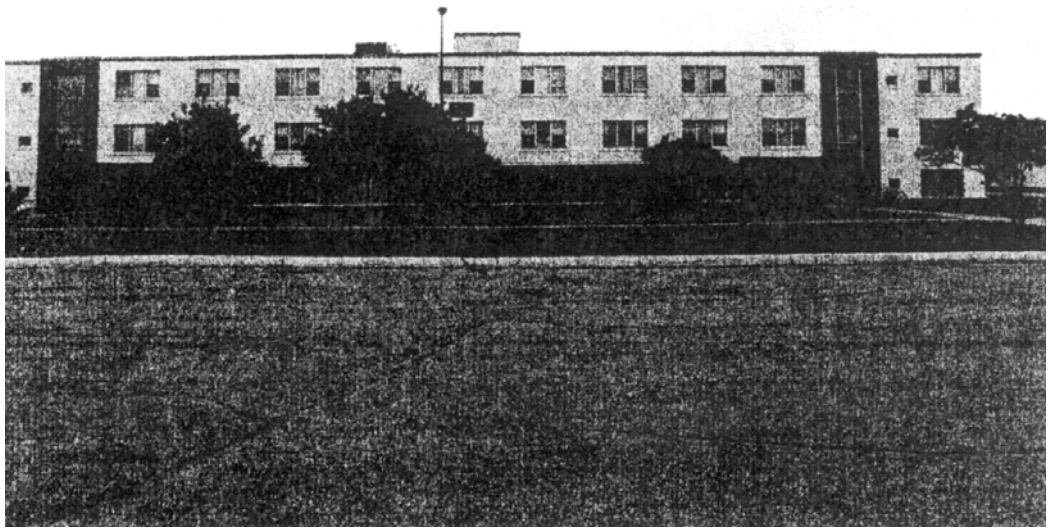

Figure 25. Building B-4, CFB Winnipeg, 1931. (DND, *17 Wing, 1999*, FHBRO 99-054)

2 Buildings (CFB Esquimalt – Work Point Barracks)

Figure 26. Building A-147, CFB Borden, 1953. (DND, 2000, taken from FHBRO notes 00-013)

Figure 27. Building A-148, CFB Borden, 1953. (DND, 2000, taken from FHBRO notes 00-013)

Figure 28. Building A-149, CFB Borden, 1953. (DND, 2000, taken from FHBRO notes 00-013)

Figure 29. Building A-150, CFB Borden, 1953. (DND, 2000, taken from FHBRO notes 00-013)

2 Buildings (CFB Esquimalt – Work Point Barracks)

Figure 30. Building H-16, CFB Gagetown, CFB Gagetown, Realty Asset Managemetn Branch, building information, taken from Robert J.Burns, *Camp Gagetown New Brunswick (77 Buildings)*, FHBRO report 01-062)

Figure 31. Building D-24, CFB Gagetown, CFB Gagetown, Realty Asset Managemetn Branch, building information, taken from Robert J.Burns, *Camp Gagetown New Brunswick (77 Buildings)*, FHBRO report 01-062)

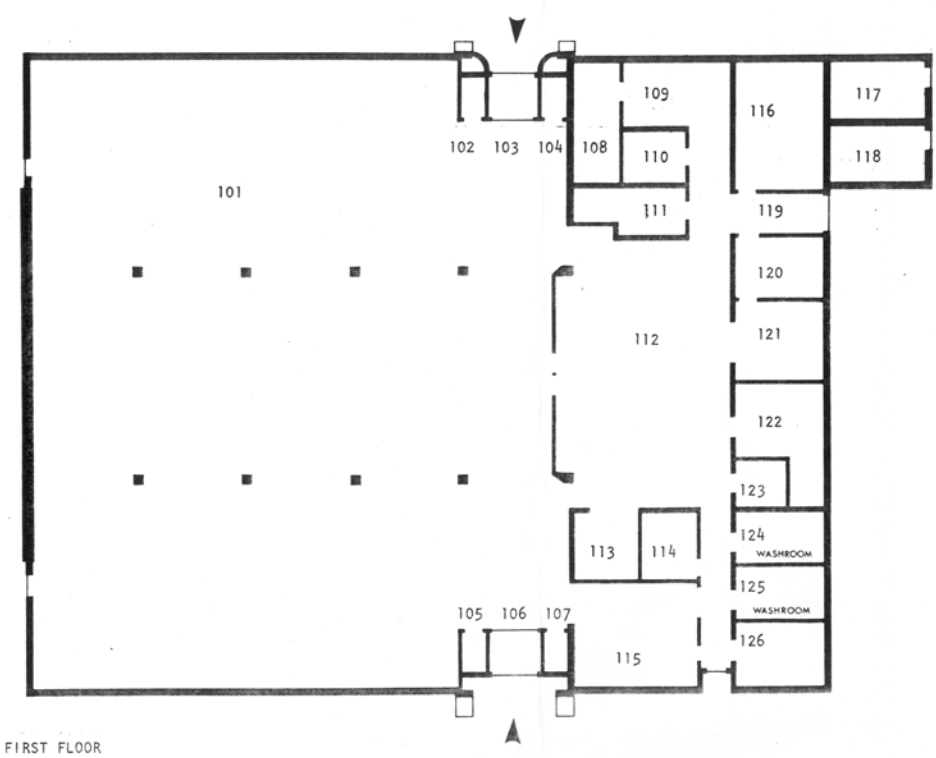

Figure 32. Building 1090 plan. (Courtesy DND, 2005)

Figure 33. Building 1090, main room. (Courtesy DND, 2005)

Figure 34. Building 1090, main room. (Courtesy DND, 2005)

Figure 35. Building 1090, main room. (Courtesy DND, 2005)

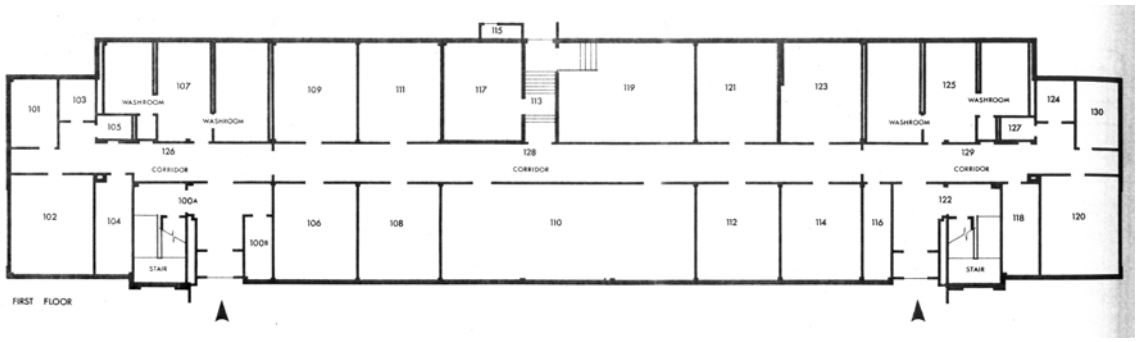

Figure 36. Building 1092, First floor plan. (Courtesy DND, 2005)

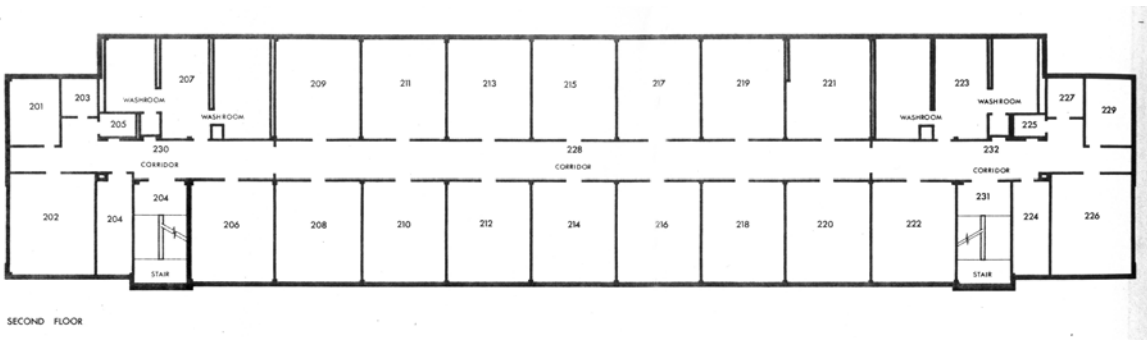

Figure 37. Building 1092, Second floor plan. (Courtesy DND, 2005)

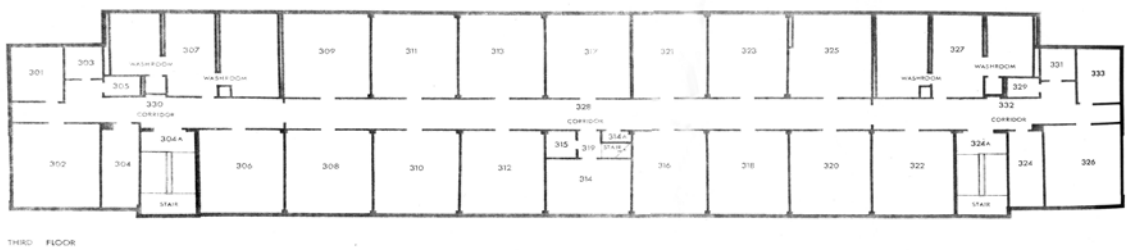

Figure 38. Building 1092, Third floor plan. (Courtesy DND, 2005)

Figure 39. Building 1092, interior. (Courtesy DND, 2005)

Figure 40. Building 1092, interior. (Courtesy DND, 2005)

Figure 41. Building 1090 and the parade square. (Photo by Ian Doull, Parks Canada, 2005)

Figure 42. Parade square from the northeast, showing the 1090 building in the center and the new building at left. (Photo by Ian Doull, Parks Canada, 2005)

Figure 43. Parade square from the northeast, showing the 1092 building at right and the new building at left. (Photo by Ian Doull, Parks Canada, 2005)