

## Asset: Gray Creek Hall

**Address:** 15047 HWY 3A  
**Postal Code:** V0B 1S0  
**City/Town:** Gray Creek  
**Ownership** Gray Creek Hall Society



Contact Person(s)	Phone	Email
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**Society Number:** S-0024531

**Website:** <http://www.graycreekhall.com/>

**Building Floor Area:** 1182 sq.ft.

**Site Area:** NA

**Year Built:** 1912



### Asset Description

Nestled amongst the trees and sitting on the east shore of Kootenay Lake is our beloved 100-year-old log building; Gray Creek Hall. Functioning as the cultural and entertainment heart of our community, it is home to weddings, society meetings, dances, yoga classes, private parties, workshops and as well as a variety of other functions. Our hall features a newly renovated, well appointed kitchen, a large terrace, a community beach, a fire pit, a bathroom, a coatroom, a stage and is well used year 'round.

### Strategic Value

From Janet Schwieger: "The most charming place on Kootenay Lake", "not everyone has their own beach", "It's the heart of the community", "Wedding capital of the Kootenays".

**Utilization (Overall):** Frequent

**Utilization (Seasonally):** Spring: 30-40% Summer: 70-80% Fall: 60-70% Winter: 20-30%

**Functionality:** Very High (Often reaches maximum capacity)

**Occupant Load Capacity:** 100

**Official fire Code Assessed:** No

### Comment:

100 people if stage is used, and lots more space outside. Sometimes capacity constraints arise when weddings are booked and day users wish to enjoy the space as well.

## Internet

<b>Technology:</b>	NA
<b>Speed:</b>	NA
<b>ISP:</b>	NA
<b>Service Quality:</b>	NA

**Comment:**

No Internet Available

## Building Type

<b>Primary Structural Material:</b>	Log
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	1920s, 1958, 2003, 2017

**Comment:**

Cedar log building. Kitchen Added late 1920s. Cloakroom, stage and storage room added in 1958. Rock terrace added 2003. Storage room renovated 2017.

## Foundation

<b>Type:</b>	Stone
<b>Condition:</b>	Moderate
<b>Renovations/Expansions:</b>	1958, 1962, 1970s

**Comment:**

Stone and timber foundation that will need some attention. Some concrete foundation from 70s, older floor joists are in need of replacement. Cement pillar installed in 1958. Stone cement wall installed along front side in 1962.

## Envelope

<b>Type:</b>	Log
<b>Condition:</b>	Moderate
<b>Renovations/Expansions:</b>	1920, 1958

**Comment:**

Kitchen added around 1920 using log construction. Storage and Entrance built using light timber frame, wood cladding and cedar shake exterior in 1958.

## Insulation

<b>Type:</b>	Various
<b>Condition:</b>	Moderate
<b>Renovations/Expansions:</b>	1920, 1958, 2017

**Comment:**

Chinked logs, zonolite used as roof insulation (tested free of asbestos). Fibreglass insulation in the entrance. A combination of fibreglass and Styrofoam used in the storage room.

## Windows

<b>Type:</b>	Various
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	1958, 2003, 2015, 2017

**Comment:**

All are single pane except doors to entrance and to terrace. Windows to entrance replaced in 2003, and again in 2015.

## Doors

<b>Type:</b>	Wood
<b>Insulated:</b>	No
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	2001 (approx.), 2015

**Comment:**

All exterior doors are wooden and locally hand crafted. Interior doors are wooden, donated and old fashioned. Break-in in 2015 caused damage to some exterior doors and patio door glass all replaced in 2015. No Panic Doors.

## Roof

<b>Type:</b>	Aluminium
<b>Condition:</b>	Very Good
<b>Renovations/Expansions:</b>	Early 1970s, 2016

**Comment:**

New Cedar shake roof installed in 1970s. New Metal roof installed in 2016 (Strong, with snow guards).

## Interior

<b>Type:</b>	Wood Panel
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	1930s, early 1970s

**Comment:**  
Good quality wood panelling installed in the 1930s. Painted plywood in storage room. Painted "Beaver board" in entrance. Vertical cedar boards installed in the kitchen in the 1970s

## Flooring

<b>Type:</b>	Hardwood
<b>Condition:</b>	Moderate
<b>Renovations/ Expansions:</b>	1958, 2012, 2017

**Comment:**  
Vinyl installed in storage room in 2017. Vinyl installed in entrance and kitchen in 2012. Finished plywood installed on the stage in 1958. Tongue and groove fir in the main hall from the 1920s.

## Mechanical

<b>Heating Type:</b>	Electric
<b>AC Type:</b>	No AC
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	1970s, 1990s, early 2000s

**Comment:**  
Ceiling fan installed in the 1970s (estimated). Electric baseboards from the 1990s. Propane stove installed in the early 2000s.

## Electrical

<b>Type:</b>	Various
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	Ongoing for the past 15-20 years.

**Comment:**  
Added stage lighting in 2015. LED spot lights in the main hall and kitchen in 2015. Regular upgrades for last 15-20 years: Range, water heater, pump system for grey water to septic, new 200A panel for higher use capacity. All work from past 20 years is up to code

## Kitchen

<b>Appliances:</b>	Range (Domestic)	Dishwasher (commercial)
	Oven (Domestic)	Microwave
	Kettle	Toaster
	Plates/Cups/Bowls	Cutlery
	Fridge	Other

**Condition:** Good  
**Renovations/  
Expansions:** 1920s, ongoing, 2013/14

**Comment:**  
Kitchen added in 1920s. Several tables and plenty of seating is available. Appliances replaced as needed over the years. 2 islands added in 2013, and cabinets in 2013/14

## Washrooms

<b># of Washrooms:</b>		0		0		1
<b># of Stalls (total)</b>	<b>F</b>	0	<b>M</b>	0	<b>U</b>	1
<b># of urinals (total)</b>				0		

**Condition:** Moderate  
**Renovations/  
Expansions:** 2016

**Comment:**  
There are outhouses outside. Besides new toilet in 2016, the rest needs updating.

## Plumbing

<b>Type:</b>	PEX
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	1990s

**Comment:**  
Polyethylene from lake to building then PEX in the building, some small portions of copper lead solder remain (not to drinking sources).

## Water System

**Source:** Lake (Kootenay Lake)  
**Filtration:** Various  
**Condition:** Good  
**Renovations/Expansions:** Late 1990s

**Comment:**  
 Source switched from creek to lake in the late 1990s. Hot water only in kitchen. Filtration system includes regenerative sand filter, coarse filter, finer filter, UV, all with automatic shutdown, up to code.

## Sewage

**Type:** Septic tank  
**Condition:** Good  
**Renovations/Expansions:** 1985 (estimated)

**Comment:**  
 Concrete septic tank and field.

## Appearance

**Overall Appearance:** Very Good  
**Maintenance System:** Yes

**Comment:**  
 Janet: "people say wow". A Maintenance person is hired, but directors' initiative and donated time also provide maintenance support.

## Parking

**# of Parking Spaces:** 16-20  
**Surface Type:** Gravel  
**Condition:** Good  
**Renovations/Expansions:** As needed, 2010s, 2017

**Comment:**  
 Overflow on highway. Some dirt and grass, gravel delivered as needed, latest in spring 2017. Less parking space during wedding events because large tent(s) placed on land used for parking.

## Handicapped Access

**Accessibility:** Yes  
**Condition:** Moderate  
**Renovations/Expansions:** 1999

**Comment:**  
 A ramp was added in 1999. Not to code, bathroom not accessible.

## Site Security

**Comment:**  
 Nothing more than a door key. Commercial grade (Schlage CO100) keypad entry lock purchased to be installed

## Capital Interventions Anticipated

**Comment:**  
 Hot water for bathroom, update bathroom sink, windows, some interior doors, more chairs, hall floor (longer term), floor joists.

## Waste Management Systems

**Recycling:** Yes, Without Removal Service  
**Waste Bins:** Adequate Capacity  
**Waste Removal Service:** No  
**Bear Proof Waste Containers:** No  
**Compost System:** No  
**Renovations/Expansions:** NA

**Comment:**  
 "Pack in pack out" is encouraged.

## Additional Observations

**Comment:**  
 No cell service on property/area.

## Additional Documentation

### Document Type & File Path:

<http://graycreekhall.com/pdf/plan.pdf>  
<http://graycreekhall.com/pdf/supplies.pdf>  
<http://graycreekhall.com/pdf/GCH.RAForm.pdf>