

ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

1994 FEBRUARY 17

**TO:** CITY MANAGER

**FROM:** DIRECTOR RECREATION AND CULTURAL SERVICES

**SUBJECT:** PROPOSAL BY THE GAVEL HISTORICAL SOCIETY TO CONSTRUCT A FACSIMILE OF THE 1914 BURNABY MASONIC PARK LODGE AT BURNABY VILLAGE MUSEUM

**PURPOSE:** To ask Council's approval for the request to build a heritage facsimile building at Burnaby Village Museum.

**RECOMMENDATIONS:**

1. THAT the request of the Gavel Society to build a 1914 Heritage Masonic Lodge Building at Burnaby Village Museum be approved subject to the signing of the requisite agreements.
2. THAT the legal agreements to cover the construction and the operation of the building be prepared for Commission and Council approval.

**REPORT**

**SUMMARY:**

Construction is recommended of a facsimile Heritage Masonic Lodge building at Burnaby Village Museum at no capital cost to the City which will provide:

- a) a facsimile Burnaby heritage building to place in a lane just off the Museum "Village Street";
- b) full public ownership by the City;
- c) public use of and public access to all segments of the building;
- d) historic living and static displays to enhance the Museum experience; plus
- e) approximately 1,500 sq.ft. of prime space for Burnaby's use as a traditional Burnaby storyline Museum with an opportunity to display Burnaby's archives, heritage materials, etc. plus
- f) approximately 1,500 sq.ft. of second floor space for use by school children or for public rentals or for public programming;
- g) possibly in excess of 3,000 sq.ft. of basement space for storage and ancillary Museum uses.

**BACKGROUND:**

Since July of 1992, the Parks and Recreation Commission has been working with the Gavel Historical Society on a review of a request by the Society to construct at Burnaby Village Museum and at the Society's cost, a facsimile of a 1914 Burnaby building that stood at the corner of Boundary and Kingsway and which contained Burnaby's first masonic lodge.

ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

The Gavel Historical Society is a private non-profit organization, registered under the B.C. Societies Act, which was formed on 1992 March 03 and its primary objective is to raise funds for the purpose of building a replica of a 1914 building that once housed a masonic lodge room.

**BURNABY AS A LOCATION:**

The Burnaby location is the Society's preferred choice for this purpose. It is therefore seeking an agreement with the City of Burnaby because of:

- the presence of Burnaby Village Museum (the B.V.M.'s era coincides with the building's date);
- centrality of location;
- the benefits associated with a major cultural centre (Deer Lake Park);
- Burnaby's strong connection with masonry including Robert Burnaby; other prominent citizens and activity represented by five previous lodges plus the B.C. Shriners' location on Wayburne Avenue.

**PRECEDENTS IN OTHER LOCATIONS:**

The inclusion of a facsimile masonic building in living museums is common in Canada. Precedents exist in Fort Edmonton, Calgary Heritage Park, Black Creek Village in Toronto, Barkerville (B.C. Provincial Government) and one is currently under construction at Fort Steele (Federal Government). It is often provided at the expense of a local society similar to the Gavel Society.

**THE SUITABILITY OF BURNABY VILLAGE MUSEUM AS THE PROPOSED SITE:**

The Museum's mandate is 1892-1925. The proposed building (1914) falls within this time period. It occupied a prominent location at the corner of Boundary and Kingsway and fits within the combination of real and facsimile buildings which have been erected at the Museum. It does not interfere with the current Master Plan for Museum development.

Because of the move of the railway to Confederation Park, additional area is available for use within the Museum precinct. This area is under review for possible Museum "Gallery" display space as opposed to the existing living Museum. Attachment #1 shows the proposed location within the Museum.

The Carousel building was the first building to be constructed on the vacated railway land. It contains approximately 1,000 sq.ft. of static display space. This current proposal would provide a period building and period displays to add to the living Museum plus an extensive contribution to static gallery space. It will be noted on the plan that a potential site has also been left in case the City wishes to develop a purpose built Burnaby Gallery at some future date.

**THE BUILDING:**

The original building was two storey and approximately 50' x 80' or 8,000 sq.ft. made up of two floors of 4,000 sq.ft. each. Attachment #2 shows a sketch of the proposed building. It is proposed to construct the building as close to original size as possible. The decision on final size would be the result of planning and architectural work in cooperation with the Burnaby Planning and Building Department.

If ground conditions permit, the Society is prepared to also build a basement much of which could be used for general Museum purposes. All of the 8,000 sq.ft. of building will be under the control of the City for access and use. All 8,000 sq.ft. will be accessible to the public; 3,000 sq.ft. will be donated for unilateral City use; 3,600 sq.ft. will be prepared for public use by the Society. The remainder will be common use service space such as washrooms.

The space prepared by the Society will include the Lodge Room which will be a living Museum display, and secondly, a Static Gallery open for public viewing which will mainly depict the contribution of Masons to their community and society with emphasis on Burnaby, the Lower Mainland and B.C. It includes a 400 sq.ft. Book Room containing more valuable items to which there will be public access on a controlled basis. Diagrammatic sketches of the two floors are shown in Attachment #3 (ground floor) and Attachment #4 (second floor).

**CITY OPPORTUNITIES:**

The period building, the Lodge Room (2nd floor) and the Society static display (ground floor) will form feature attractions for the Museum, information on which will regularly be conveyed by the Society through a mailing list of approximately 20,000 B.C. wide. The Museum would be featured as a destination attraction in this information distribution.

Secondly, the City will receive full use of approximately 1,500 sq.ft. on the ground floor to be used exclusively for Museum display purposes at our discretion.

Thirdly, the City will receive the full use on the second floor of a social activity space of approximately 1,500 sq.ft. which could be used for varied public programming such as: Museum classes or activities; school children's luncheons; rentals to the general public for wedding receptions, banquets, etc. 1,500 sq.ft. is approximately the same size as the existing Museum activity room which is upstairs in the Administration Building. It includes 1,200 sq.ft. of open space plus kitchen, cloakroom and assembly area.

Finally, if ground conditions permit and a basement is constructed, the City could potentially receive the use of up to 4,000 sq.ft. of Museum storage space and space suitable for technical museological activities, archive storage, lecture rooms, etc.

**OPTIONS FOR CITY DISPLAY SPACE ON GROUND FLOOR:**

There are two options for the use of this ground floor space.

1. It could be used as a living Museum exhibit similar to the Royal Bank, and the Real Estate Office or a Doctor's Office, Lawyer's Office, etc.;
2. It could be used as a Burnaby static display gallery telling the story-line of Burnaby.

This is a preferred option from a professional point of view as this is a major gap in our current Museum facilities.

Some day the City may wish to construct a purpose built Burnaby Gallery to tell Burnaby's story. This offer would be an opportunity to start such a gallery which could suffice for many years, thus postponing the expenditure of capital funds for this purpose.

In the past few years, a wide variety of Burnaby oriented materials have been collected by the Museum, the Clerk's Office (archives), the Burnaby Historical Society and the Canadiana Costume Society. Council's Heritage Advisory Committee has worked extensively on Burnaby heritage resources. All of these organizations are holding materials or information which could be displayed and so contribute to Burnaby's story-line.

At the present time, the Burnaby Historical Society occupies space in the basement of the main Museum building where it stores its archives. The Canadiana Costume Society occupies space on the second floor of the Elworth House which houses its collection. The City has recently had its archives (under the control of the City Clerk) returned from Simon Fraser University and they are presently stored in the recently purchased archival storage units in the basement of the main Museum building.

At this time, these resources have slowly gravitated to this one site. The establishment of a 1,500 sq.ft. Burnaby Gallery at this time would be an asset if the City saw the establishment of such a gallery as a priority. The display of the materials mentioned would form a great attraction for Burnaby citizens especially.

**FINANCING AND COSTS:**

The Gavel Society has committed to providing all capital costs associated with the planning, design and construction of the facility. It has requested that the City provide the land and the ongoing maintenance costs. This would result in the following split.

1. Society - capital cost estimated at \$600,000 plus.

2. City:
- value of land estimated at \$400,000 plus
  - maintenance of building estimated at \$39,000 per year.

The maintenance cost would be phased in over a two year period - approximately \$19,500 in Year 1 (1996) annualized by a further \$19,500 in Year 2.

School programs and rentals which would be part of the regular use of the building would result in a small revenue profit from each event.

These figures do not include any costs that would be associated with a City decision to develop living or static Gallery Museum displays in the spaces provided. At 1,500 sq.ft. at approximately \$60 per sq.ft., it could be a \$90,000 project in a future capital budget.

**FORMAL AGREEMENTS:**

There would be two formal agreements prepared between the respective parties - one for the construction phase and one for the continuing operating phase.

A number of points have been identified as being suitable for consideration for inclusion in those agreements. Attachment #5 (4 pages) lists those points. The agreements would be put into legal language including whatever other points the City or the Society mutually agree to and would be returned for Commission and Council consideration.

**NEXT STEPS IN THE PROCESS:**

Subject to Council approval, action would begin on the following steps:

- The Legal Department would be asked to prepare the agreements for Commission and Council.
- The Gavel Historical Society would officially commence its fundraising activities.
- A joint Gavel Society/City initiative would commence on the appointment of an architect.
- The Gavel Society would conduct preliminary planning and design actions in discussion with City representatives including such things as soil tests, utility searches and other technical requirements of a pre-planning stage.

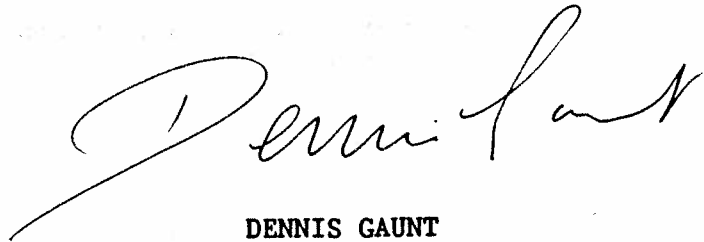
ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

PROPOSAL BY THE GAVEL SOCIETY

PAGE 6 OF 6

A further check-point in the process would be that occasion when the Gavel Society would provide proof to the City that the finances for construction were in hand following which a design could be completed and preparations made for the calling of a construction contract. The objective would be for an official opening in June of 1996.

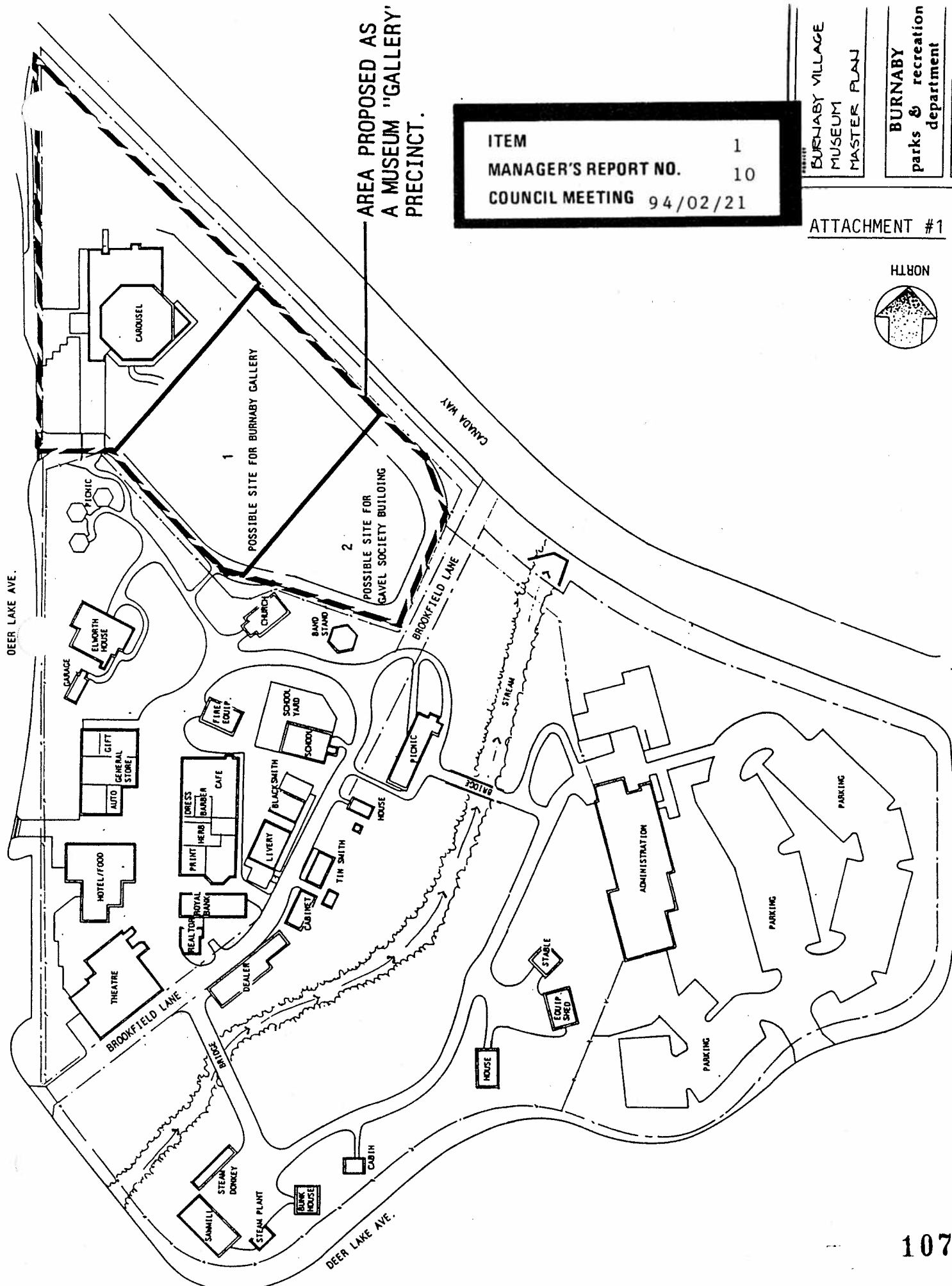
At its meeting of 1994 February 16, the Parks and Recreation Commission approved the Gavel Society's request and would so recommend to Council.



DENNIS GAUNT  
 Director Recreation &  
 Cultural Services

DG:hh  
Attachments (5)  
 A/1637

cc: Director Planning & Building  
 City Clerk



AREA PROPOSED AS  
A MUSEUM "GALLERY"  
PRECINCT.

ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

ATTACHMENT #1

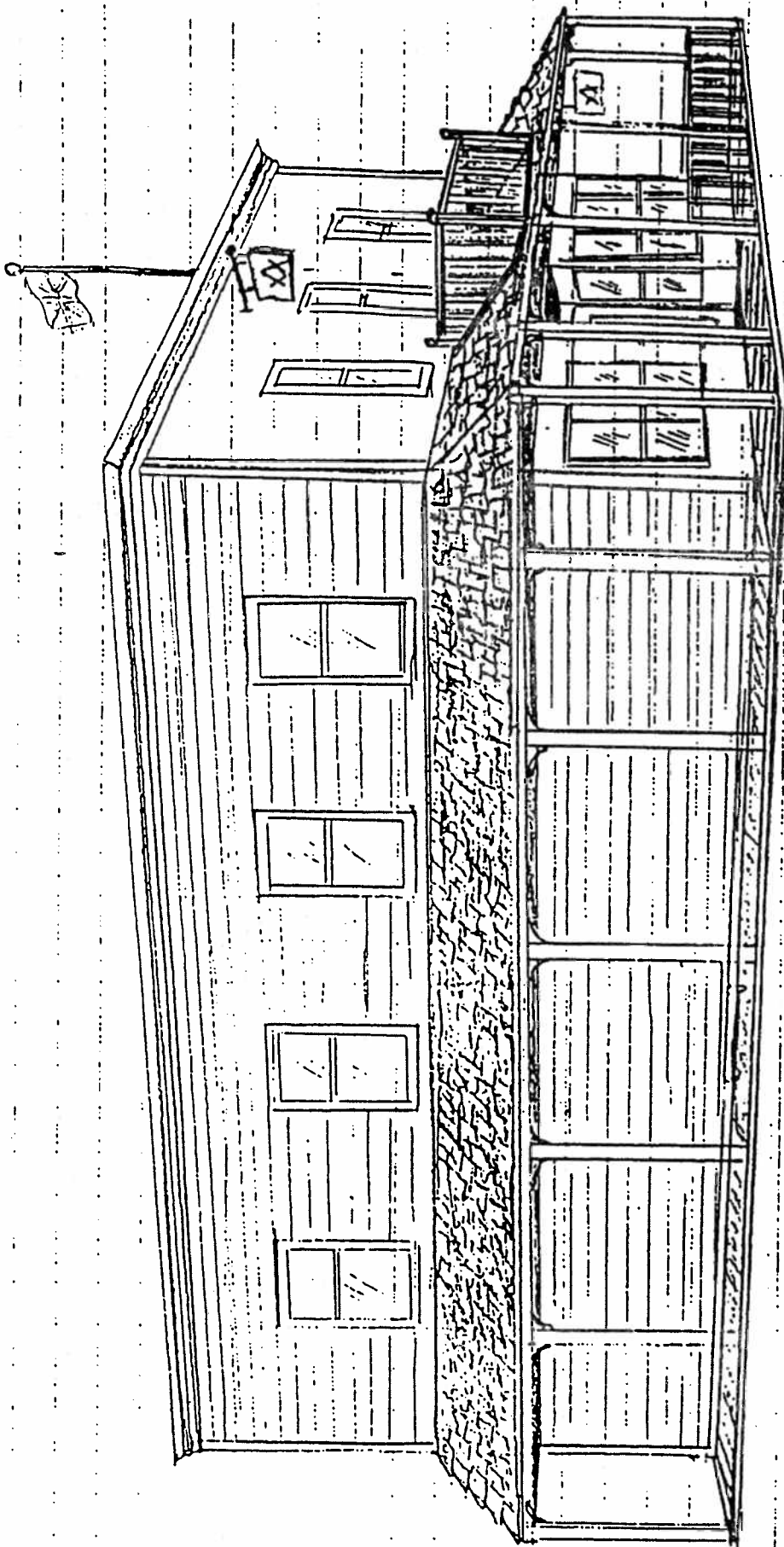


BURNABY VILLAGE  
MUSEUM  
MASTER PLAN

BURNABY  
parks & recreation  
department

APPROVED BY: [Signature]  
DATE: [Date]

PROJECT NO.: CP 54-1-10A

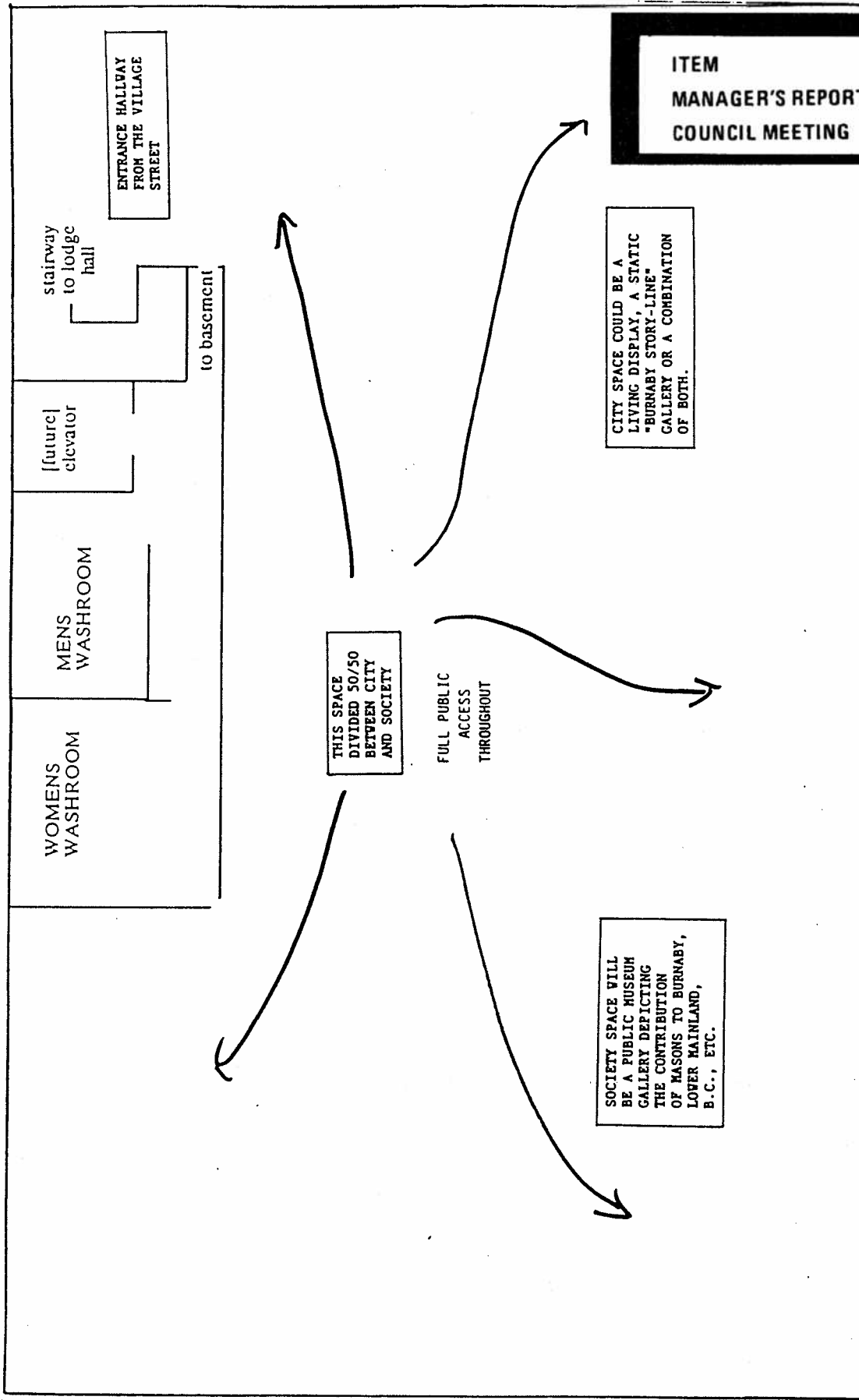


ATTACHMENT #2

ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

Park Lodge No. 68 circa 1917



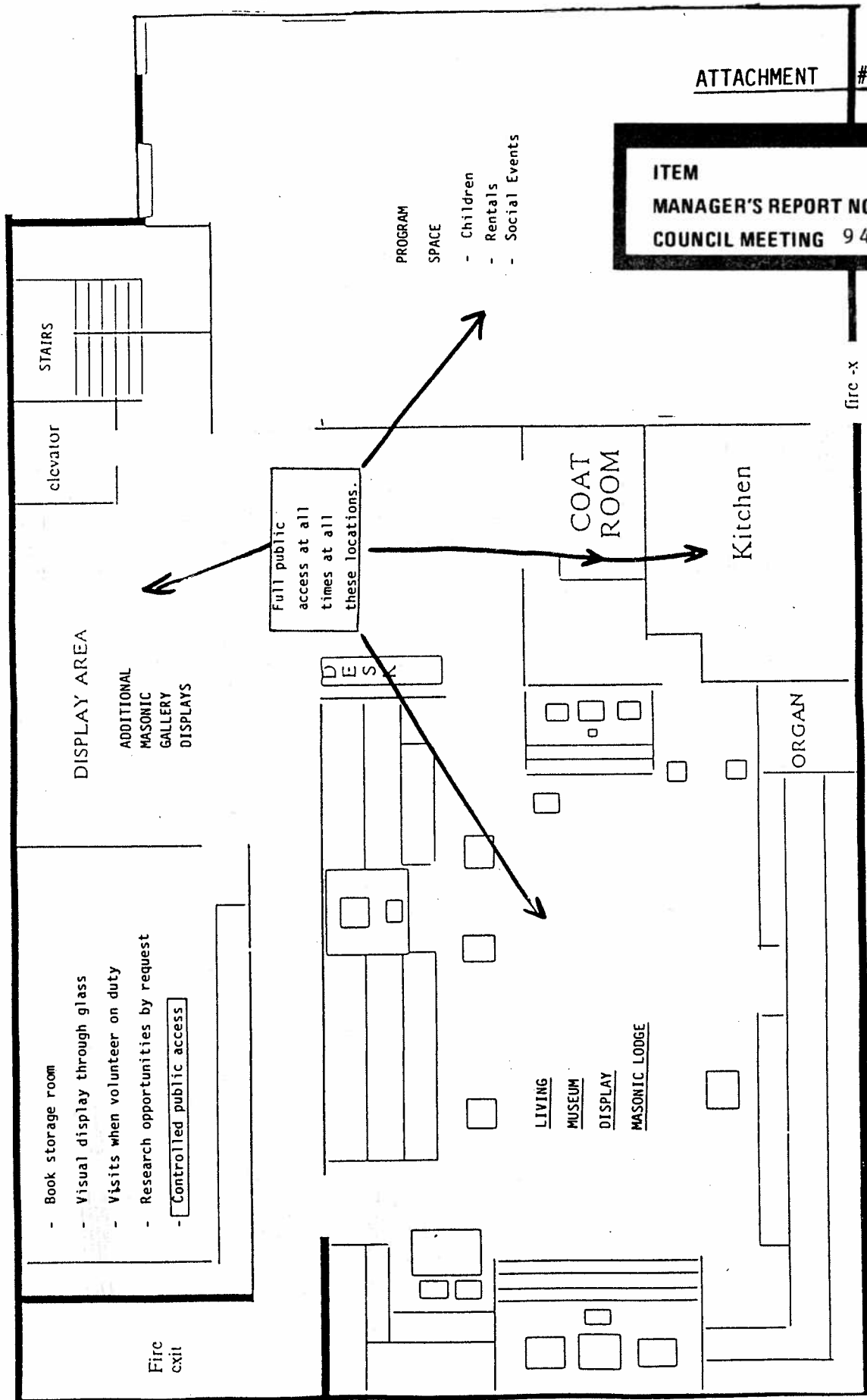


ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21

GROUND FLOOR - HERITAGE LODGE

1994 JANUARY 17.

ITEM	1
MANAGER'S REPORT NO.	10
COUNCIL MEETING	94/02/21



PROGRAM SPACE

- Children
- Rentals
- Social Events

- Book storage room
- Visual display through glass
- Visits when volunteer on duty
- Research opportunities by request
- Controlled public access

Full public access at all times at all these locations.

SECOND FLOOR - HERITAGE LODGE

1994 JANUARY 17

1994 February 08

ATTACHMENT #5

GAVEL HISTORICAL SOCIETY PROPOSAL FOR THE CONSTRUCTION OF A FACSIMILE OF THE 1914 BURNABY MASONIC PARK LODGE AT BURNABY VILLAGE MUSEUM

POINTS FOR CONSIDERATION FOR INCLUSION IN AGREEMENTS BETWEEN THE CITY AND THE SOCIETY.

SOME OF THESE POINTS MAY END UP IN A LEGAL AGREEMENT; OTHERS IN AN EXCHANGE OF LETTERS OF UNDERSTANDING BASED UPON ADVICE OF THE CITY SOLICITOR.

1. LEGAL

1. Two legal agreements of understanding will be exchanged covering:
  - a) Construction
  - b) Operation
2. The architect would be co-selected; would be retained by the Society; the contract would be let, supervised and paid directly by the Society.

A Burnaby representative will be available for regular liaison with the Society Construction Superintendent. Co-decisions at each significant step and copies of all reports, notices, etc. during construction to the City.

3. The building and furnishings would become the property of the City.
4. The Society's artifacts would stay in the ownership of the Society.

2. INCLUDED IN ARCHITECT'S TASKS

1. Best fit in proposed location.
2. Its relationship to future "Gallery" building and its relationship to Village Street.
3. Its best fit into the pedestrian flow throughout the Village.
4. Work with the City's Planning and Building Department on issues of aesthetics, siting, size of building, building mass, etc.

3. COST/INSURANCE/ETC.

Cost:

1. All costs for planning, design, site works, construction, furnishings, artifacts, displays by the Society to turnkey operation.

2. Construction work not to commence until the Society shows evidence of having sufficient resources in hand to mutually satisfy both parties that funding is viable.
3. Operating costs by the City to be helped by any revenue generated by the building or donations by the Society. (Operating costs initially estimated at \$19,500 in 1996 plus an additional \$19,500 annualization in 1997).

Insurance:

3. For the building - the City.
4. For the contents - the Society/the City based on ownership.

Ongoing Security:

5. Responsibility of the City once the building and contents have been turned over.

4. THE BUILDING

1. Two storey, suggested at 80' x 50', final size still subject to review based on site considerations. A basement to be constructed if practicable.
2. Building and surrounds in period (1914).
3. Front of building suitable for Village Street. Any "Street" historic display at the discretion of the City. (The original building was a real estate office).
4. Public enter from street into period "entrance" area - at the discretion of the City.
5. 50% of ground floor to be permanently assigned to Burnaby for displays or uses of its choice.
6. Society galleries to have as high a Burnaby content as possible followed in descending order by Lower Mainland, B.C. and Canada.
7. Potential bookstore/sales option to be explored further.
8. Access to second floor by stairway from "entrance" area. Elevator to be included immediately if funds allow, or based upon a time commitment if for the future.

## POINTS FOR CONSIDERATION FOR INCLUSION IN AGREEMENTS

PAGE 3 OF 4

9. Second floor to include lodge room in period (1914). This is a living exhibit with volunteers; public invited to walk in, see and touch.
10. Second floor also includes general purpose social activity space which can be used amongst other things for Museum programming, school children's lunches and briefing area, community receptions or meetings, and to be rented for social events including small catered banquets for up to 80 people.
11. Second floor to include a book room secured by Society; there would be a volunteer presence in public hours; contents visible through glass; available for closer viewing by request.

5. ARTIFACTS

1. Ownership of artifacts basically by Society. The City would retain ownership of any artifacts of significance to Burnaby which were donated to the City.
2. Legal agreement to cover full time use of Society's artifacts in the Museum context.
3. Daily management/control/security by the City.
4. Daily care/cleaning by the City.
5. Artifacts provided at the cost of the Society.
6. Conservation control by the City through mutual consultation with Society.
7. Conservation control at cost of City; conservation repair at cost of Society.
8. Storage of back-up artifacts on site if space available. Otherwise overflow by Society. City will assist with overflow only if alternative storage space is readily available.
9. General Masonic artifact donations offered to the City referred to the Society; Burnaby significant artifacts would be retained by the City.

6. DAILY CONTROL/OPENING HOURS/ETC.

1. City controls keys and access. Society secures book room.
2. Public open hours will be as per Museum hours.

3. Society will be granted reasonable out of hours access.
  - a) for artifact, exhibit, and book room review and work
  - b) for general purpose room rental
  - c) for lodge room rental
  - d) for viewing by visitors
  - e) all above occasions by prior arrangement.
  - f) facility not for use as a Society "Clubroom" or as regular meeting space.
4. Agreement for cost or noncharge uses by Society as per #3 above to be mutually agreed.
5. Daily interface to be between one Society appointee and one City appointee.
6. Consideration to be given to creating a committee of City and Society representatives for discussion of any emerging concerns.
7. Use of artifacts and exhibits arrived at by mutual cooperation with the quality of artifacts and exhibits to be the subject of review and consent by the City.
8. Volunteers from the Society will be asked to assume a general Museum perspective; abide by rules and regulations of Museum; take advantage of Museum orientation training sessions, and preferably to dress in period.
9. Agreed there will be no pro-active promotional or recruiting activities for Masonic membership or support but information material will be available indicating what the Lodge is and what the Masons are. Questions answered by volunteers.

DG:hh  
A/1503