

REPORT  
1994 June 27

CITY OF BURNABY

HERITAGE ADVISORY COMMITTEE

HIS WORSHIP, THE MAYOR  
AND COUNCILLORS

Re: Jesse Love Farmhouse Restoration

RECOMMENDATION:

1. THAT Burnaby Council concur with the proposed reconstruction of the two original Love Farmhouse porches as outlined in the attached report.

REPORT

The Heritage Advisory Committee, at its meeting of 1994 June 22 received and adopted the attached report from the Parks and Recreation Commission responding to questions raised by the Committee and requesting concurrence with a proposal to reconstruct the two porches on the Jesse Love Farmhouse.

Because the porches were in extremely poor condition they were not moved with the house when it was transferred to the Village Museum site and designated a heritage building. As a result, rebuilding the porches is considered an alteration to the exterior under the Heritage Conservation Act and requires Council approval before construction can commence.

The Heritage Advisory Committee agrees with the proposal to reconstruct the porches as outlined and therefore request Council's concurrence with the proposal. Although the Committee expressed some concerns with regard to the type of wheelchair ramp to be constructed, these concerns will be discussed directly with staff and are not considered by the Committee to be reason for delaying the porch construction.

Respectfully submitted,

Councillor D. Lawson,  
Chair

Councillor D. Drummond,  
Vice-Chair

Members: Ron Brown  
Al Diamond  
Linda Johnston  
Lee Lightfoot  
Pixie McGeachie  
Lauren Prentice  
Jennifer Ryan

:COPY - CITY MANAGER  
- DIRECTOR FINANCE  
- DIR. PLNG. AND BLDG.  
- DIR. REC. & CULT. SERV.

ITEM	7
DIRECTOR'S REPORT NO.	11
COMMISSION MEETING	94/06/15

SUBJECT: JESSIE LOVE FARMHOUSE RESTORATION

RECOMMENDATIONS:

1. THAT approval be given for the reconstruction of the two original porches on the Love Farmhouse.
2. THAT Council be asked to concur.

REPORT

Purpose:

The purpose of this report is two fold:

- A) To respond to questions from the Heritage Advisory Committee arising from the Committee's meeting of 1994 April 27.
- B) To request Council authority to proceed with changes to the Love Farmhouse regarding the two original porches;

Summary of Heritage Advisory Committee Questions:

1. What progress has been made on the restoration and how much has been spent?
2. Is Council approval in place for exterior renovations?
3. What arrangements have been made to pay the architect?
4. Will the Committee have input into future phases?

1. Progress to date:

The Farmhouse has been tied down to its foundation, re-roofed and the main floor strengthened. The costs for this work (and therefore spent to date on construction) are \$34,105. The 1994 proposed current work is described in Section 5 below.

2. Council Approvals:

As explained in Section 5 below, the first exterior alterations are planned for 1994 and Council approval is being requested through the Heritage Advisory Committee.

3. Payments to the Architect:

The architectural contract is for \$39,600 for design work, specifications and construction supervision. Payment is made in installments as work is completed.

Four progress payments have been made to the architect over a six month period totalling \$25,530. \$14,070 remains in the contract to pay for current and future works. It will be paid out as the architect's work is completed and approved. Designs are basically completed. Specifications are partially completed and future construction will call for further architect supervision.

4. Heritage Advisory Committee Input into Future Phases:

As part of the process, changes that fall within the Heritage Conservation Act will be forwarded to the Heritage Advisory Committee for approval and transmittal to City Council. An example is this current request on the two porches. At this time, we have not identified any further alterations to the facade or exterior of the building which would fall under this guideline, but there will undoubtedly be such occasions in the future.

In addition, the Heritage Planning staff will be kept advised of each aspect of the work as it comes up, and at their discretion, they will from time to time keep the Heritage Advisory Committee advised.

5. Council Authority for the two porches:

When City Council gave authority for the moving of the Love House to the Museum in 1988, it was noted that the two porches were in poor condition and it was subsequently found that they could not be moved. They virtually collapsed and therefore were discarded.

The building was then placed at the Museum awaiting funding that would allow it to be refurbished. During that interim period, the building was declared a 'heritage building' without the porches attached.

The Heritage Conservation Act does not deal with the kind of general or maintenance work that has been performed to date such as stabilizing on a foundation or replacing the existing roof. However, the Act requires the approval of Council if there is an intention to "12(b) - alter the facade or exterior of a building or structure".

Although the core of the house was constructed in the 1890's, the extended Love Farmhouse was constructed in the early 1900's when the original porches were built. However, the porches were not present when the house was declared a heritage building in the 1990's. The porches therefore are considered an alteration to the exterior and thus Council approval is required. This is being requested through the agency of the Heritage Advisory Committee.

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JESSIE LOVE FARMHOUSE RESTORATION

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The design plans and specifications as prepared by the architect have been received. A summary is attached (Attachment #1) for the Commission's review. It is recommended that based upon this submission, the Commission give approval to proceed. A report would then be forwarded to the Heritage Advisory Committee for approval and subsequent transmittal to City Council.

The estimated cost of the work is \$69,000 and funds have been provided in the 1994-1998 Capital Budget for this purposes.

DG:hh  
Attach.  
A/2006

cc: Director Finance

ATTACHMENT #1

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Included in this attachment are North, West and East elevations of Love Farmhouse showing the porches. The appearance of these porches has been researched by the Museum Curator and designed by the Architect, Brian Hart. Dimensions and material records were collected before the porches were demolished and through conversations with Love Family descendants.

The new wooden porches will replicate the originals with the addition of a wheelchair access ramp as shown in the West elevation.

Research with the Love family descendants is ongoing to determine the final colour of the Farmhouse and porch cladding.

The restoration will return the Farmhouse to its appearance circa 1925. Only the central rooms were constructed in 1893. Kitchen and music room additions were completed circa 1905. The porches were added circa 1912 and the Farmhouse underwent a craftsman renovation. The 1925 appearance is recommended as it ensures the preservation of these unique aspects of the Farmhouse, is within the official time-frame of the Museum and provides practical covered space for special activities.

PROJECT:

LOVE  
FARMHOUSE

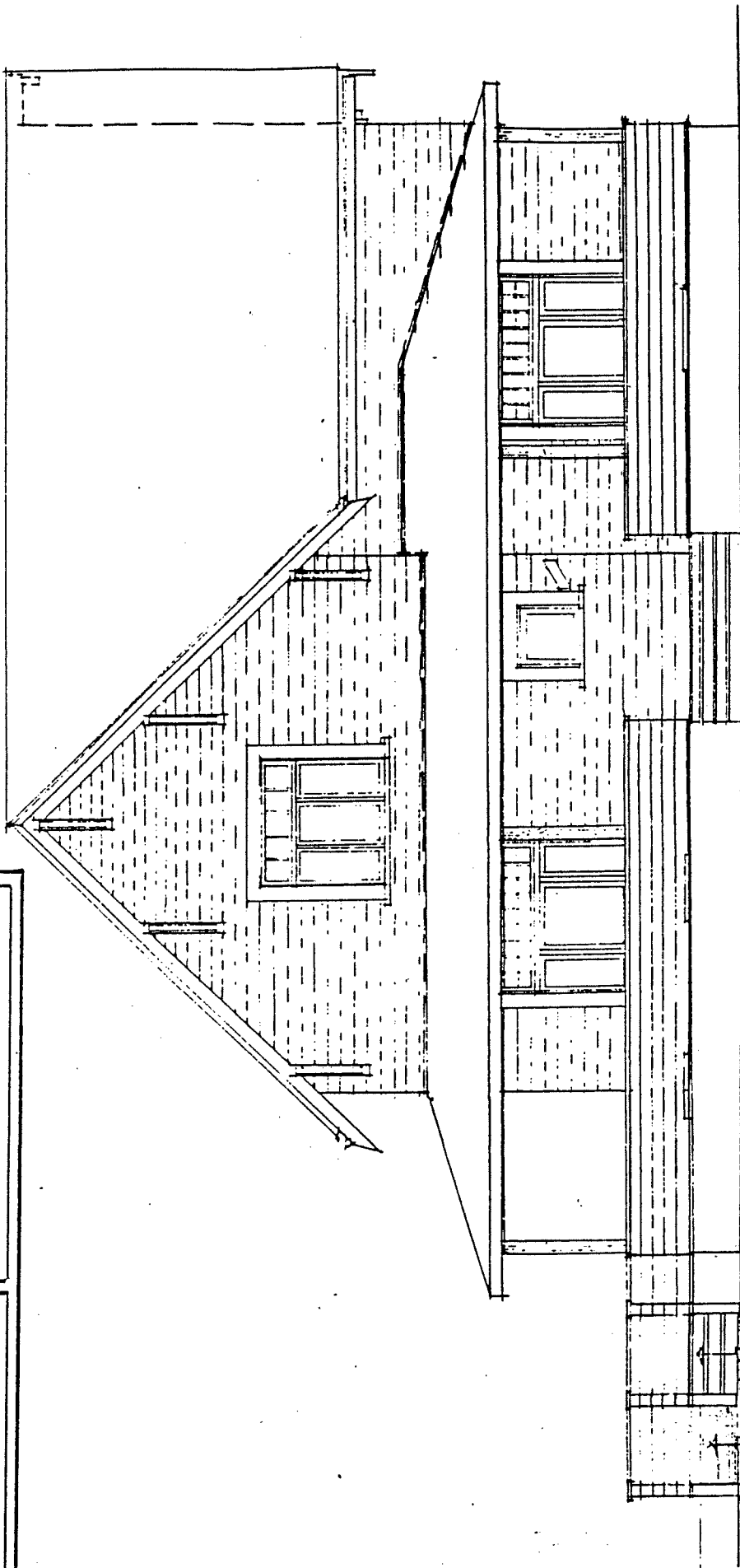
Porch Reconstruction

West Elevation

DRAWING PREPARED BY:  
Brian Hart, Architect  
for  
Burnaby Village Museum

ATTACHMENT # 1.

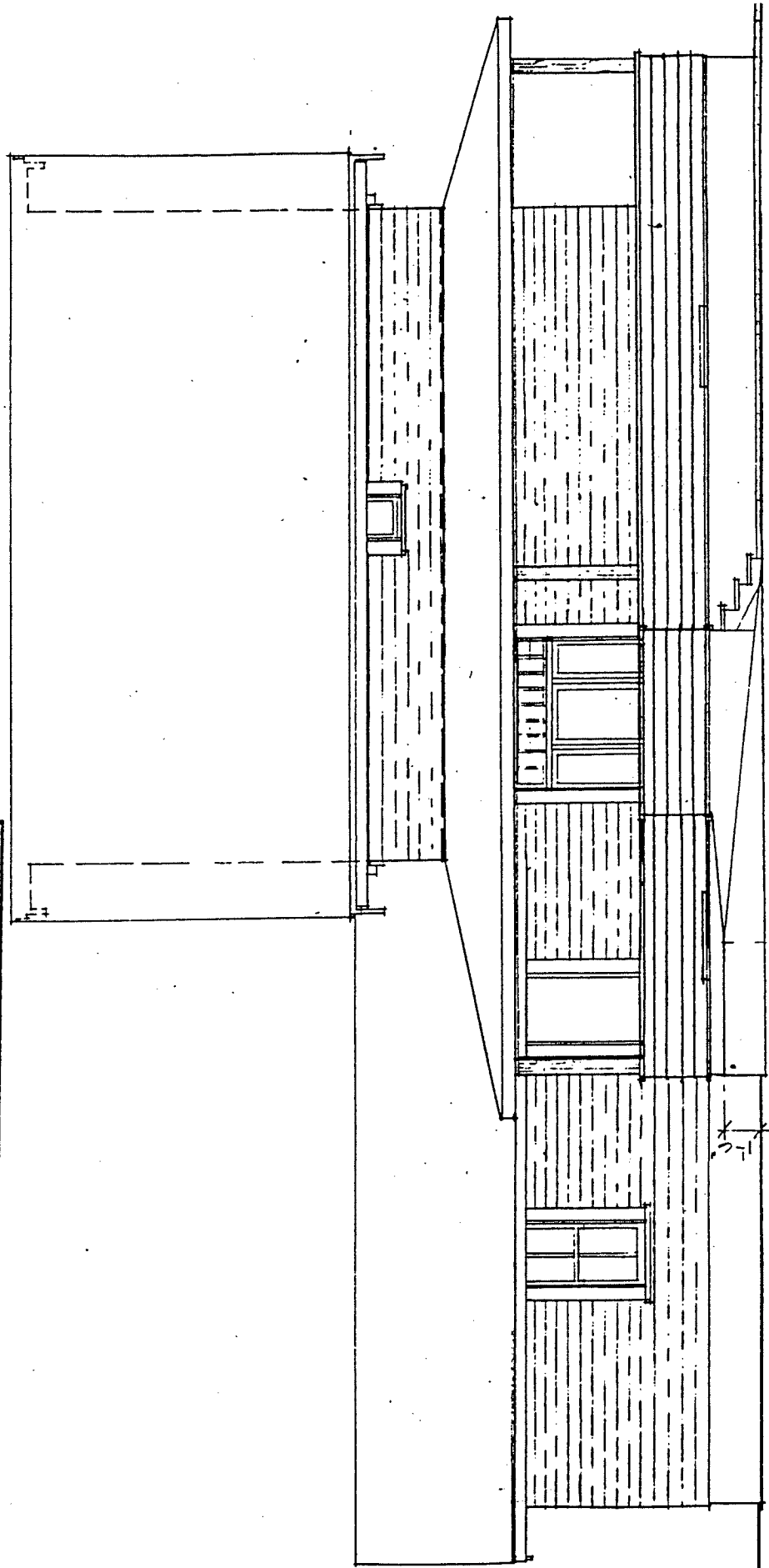
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Ramp Addition

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WEST



PROJECT:

LOVE  
FARMHOUSE

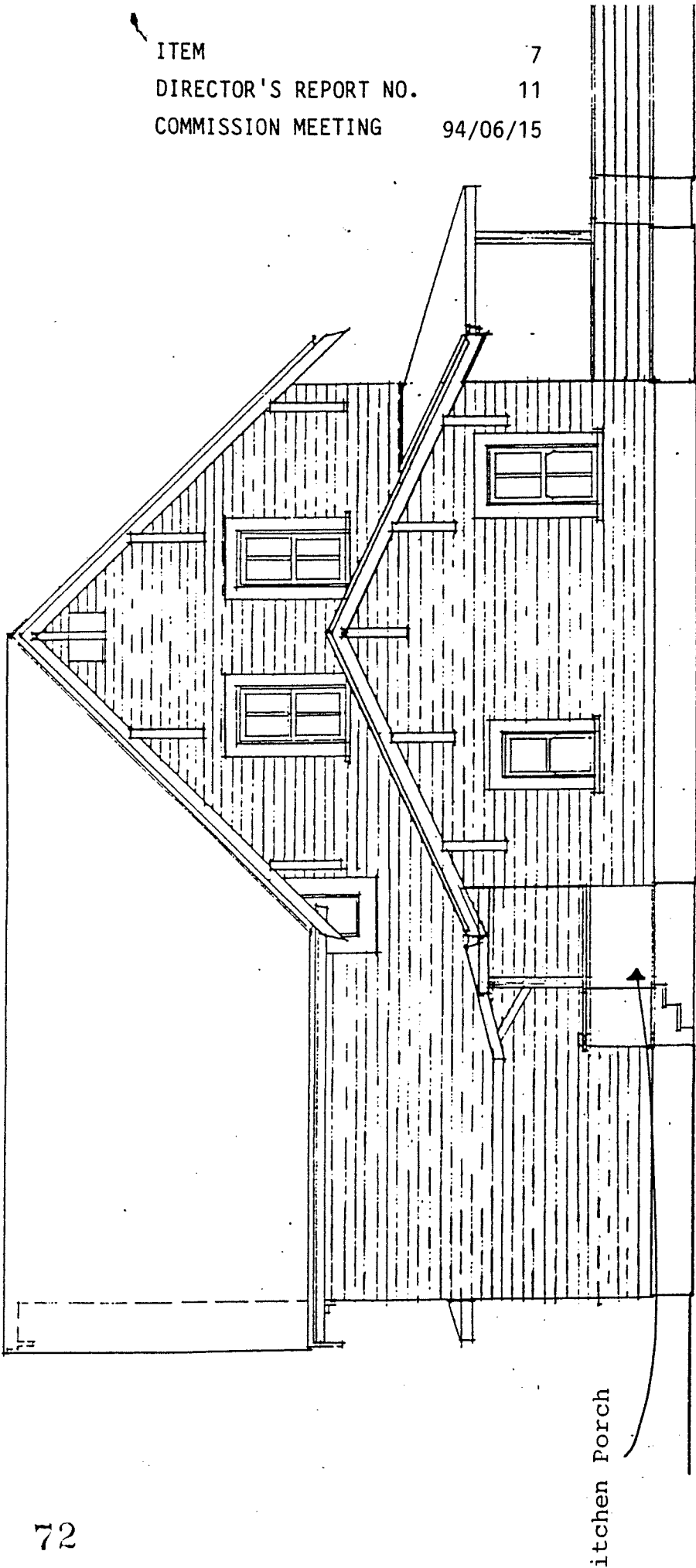
Porch Reconstruction

North Elevation

DRAWING PREPARED BY:  
Brian Hart, Architect  
for  
Burnaby Village Museum

ATTACHMENT # 1.  
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itchen Porch

EAST  
 2

DRAWING PREPARED BY:  
 Brian Hart, Architect  
 for  
 Burnaby Village Museum

ATTACHMENT # 1.  
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PROJECT:  
 LOVE  
 FARMHOUSE  
 Porch Reconstruction  
 East Elevation