

TO : CITY MANAGER

DATE: 1997 JUNE 05

FROM : ACTING DIRECTOR RECREATION AND CULTURAL SERVICES

SUBJECT : LOVE FARMHOUSE RESTORATION 1997

PURPOSE : To request Council's approval of the renovation plan for the Love Farmhouse.

RECOMMENDATION:

1. THAT the renovation plan for the Love Farmhouse be approved.

REPORT

At its meeting of 1997 May 28, the Community Heritage Commission approved the attached report outlining the 1997 Love Farmhouse restoration project.

At its meeting of 1997 June 04, the Parks and Recreation Commission approved by motion the renovation plan for the Love Farmhouse and so recommends to Council.



HUGH MONROE
ACTING DIRECTOR RECREATION
AND CULTURAL SERVICES

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Attachment

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TO: Chair and Members
Community Heritage Commission

FROM: Manager of Cultural Services

SUBJECT: LOVE FARMHOUSE RESTORATION 1997

RECOMMENDATIONS:

1. THAT the Community Heritage Commission request Council approval for the proposed 1997 renovation plan for the Love Farmhouse at the Burnaby Village Museum.
2. THAT a copy of this report be sent to the Parks and Recreation Commission for concurrence prior to its review for approval by Council.

REPORT

Attached is a drawing of the proposed handrails and wheelchair ramp addition (Attachment #1).

Since the commencement of the Love Farmhouse restoration project, the Burnaby Village Museum has endeavored to combine authenticity of restoration with safe public accessibility to a prime programming venue. The 1997 restoration phase will include items that address these goals and which staff wish to draw to the Commission's attention. These items include the completion of three chimneys, the replacement of modern metal handrailings on the porch steps, and the addition of a ramp to provide access to the porch and house interior for visitors with mobility impairments.

CHIMNEYS:

The tender document will call for the completion of the three chimneys over the kitchen, dining and music rooms. These are the original 1920's locations for chimneys serving the wood stove in each of the three areas. Only one chimney, that over the kitchen, will exhaust a working wood stove used during educational and public programming. All three chimneys will be constructed of brick. It will be possible to incorporate original bricks saved when the house was moved onto the Museum grounds.

PORCH STEP RAILINGS:

Staff recommend replacement of the modern metal handrailings on each of the three sets of steps on the front and rear porch. These were installed during the last construction phase, however, it is felt that these detract from the Craftsman proportions of the farmhouse. While railings were not present in the 1920's, they are considered a necessity now by the Burnaby Building Department, due to the numbers of children and older visitors who may benefit from their support as they climb the steps to gather on the porch. Wood will be used to construct simple handrails and vertical supports, blending in with the building exterior materials and Craftsman features. The handrails will be painted light ocher to match the porch trim.

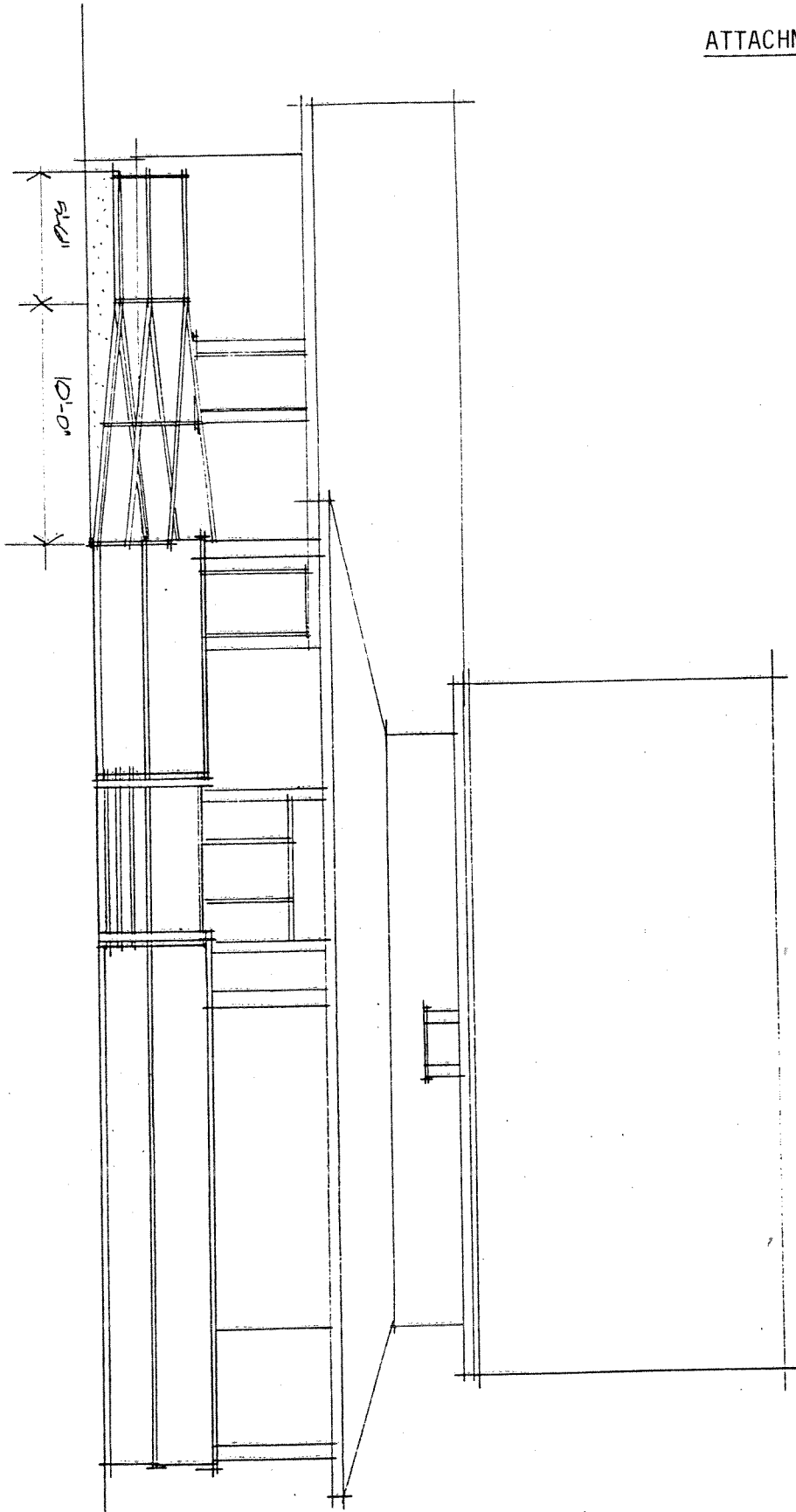
WHEELCHAIR RAMP:

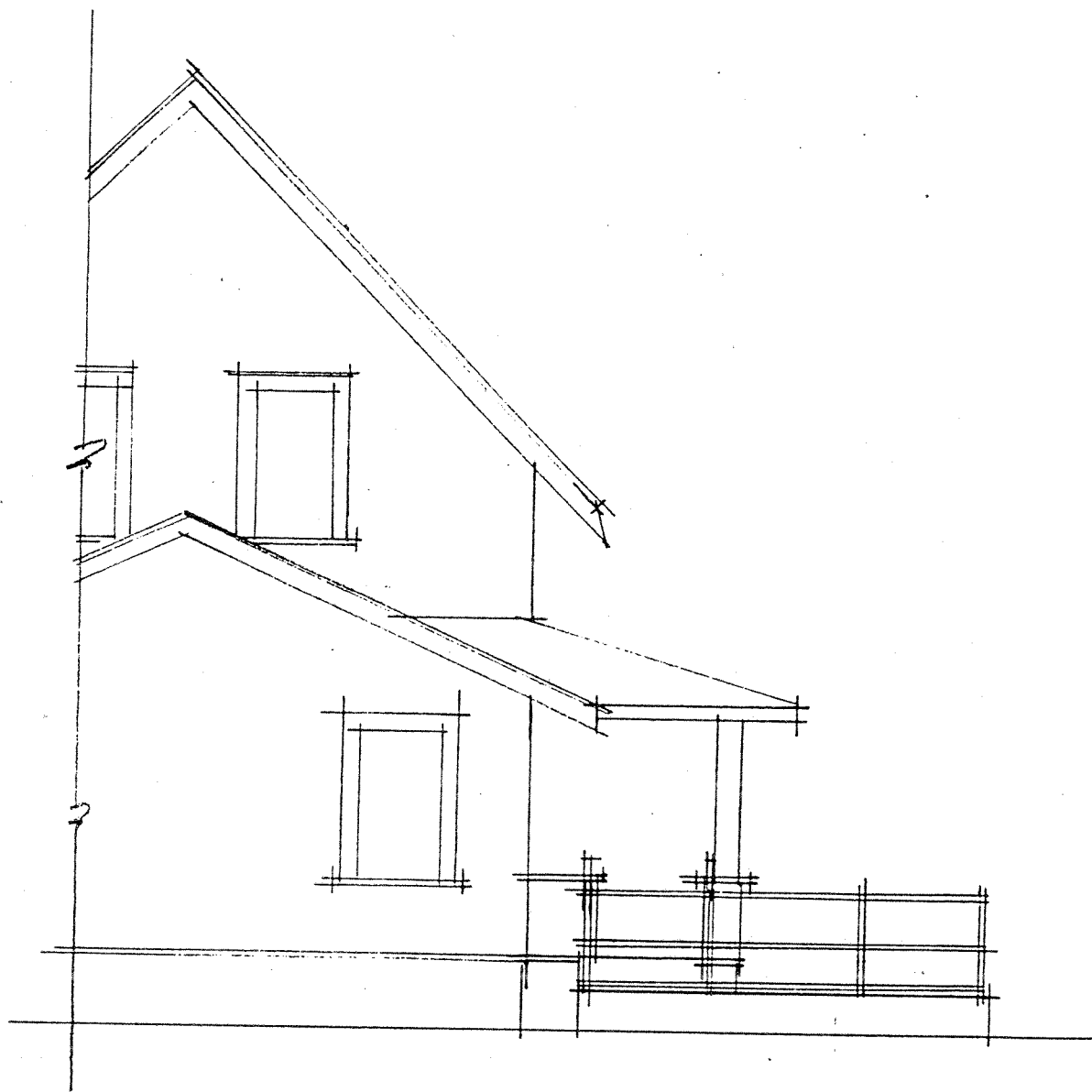
As a ramp is a purely modern addition, its presence presents a potential distraction from the original design of the building exterior. The Museum's intent in the restoration of the Farmhouse has been to offer an experience of early Burnaby life to all its visitors. For this reason one of the exterior and an interior doorway have already been widened to allow wheelchair passage. A ramp addition is still necessary for wheelchair access to the porch and the interior of the house.

Staff recommend the most acceptable compromise between historical accuracy and safe public access would be to construct a modern ramp, in compliance with the B.C. Building code, of concrete with metal railings off the kitchen end of the front porch. A simple design has been proposed to minimize visual distraction and mass. Railings would be painted to match the house and the concrete tinted to reduce its visual impact. Further camouflage will be provided by a wire fence reproduced from photographs of the original kitchen garden fence, and by plantings of climbing sweet peas, shrubs and fruit trees recreating the 1920's landscaping. Visitors will access the ramp via a cement sidewalk running parallel to the side of the Farmhouse. An architectural rendering is provided to present the form and placement of these elements.

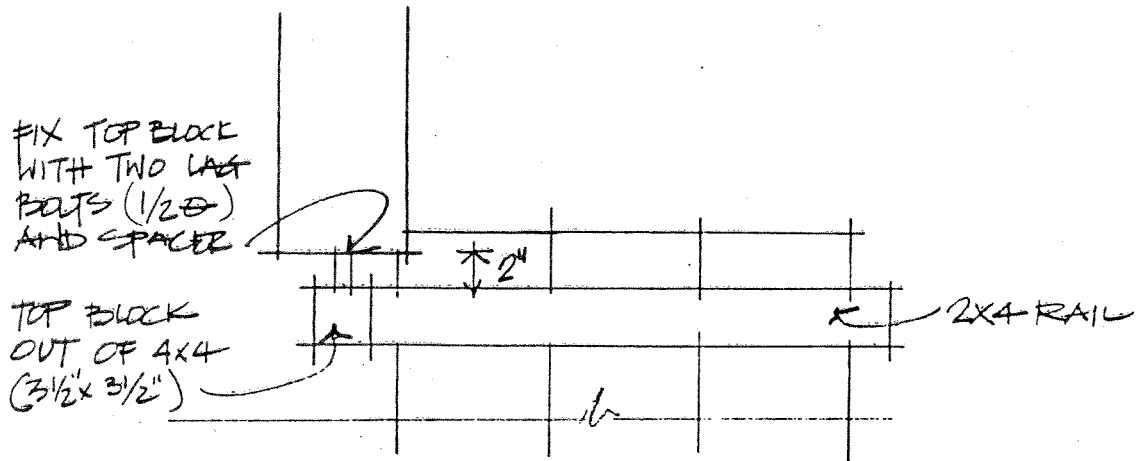
KF:DN:ec
Attachment (1)
A/Main/6751

WEST ELEVATION showing ramp
14" to 15"

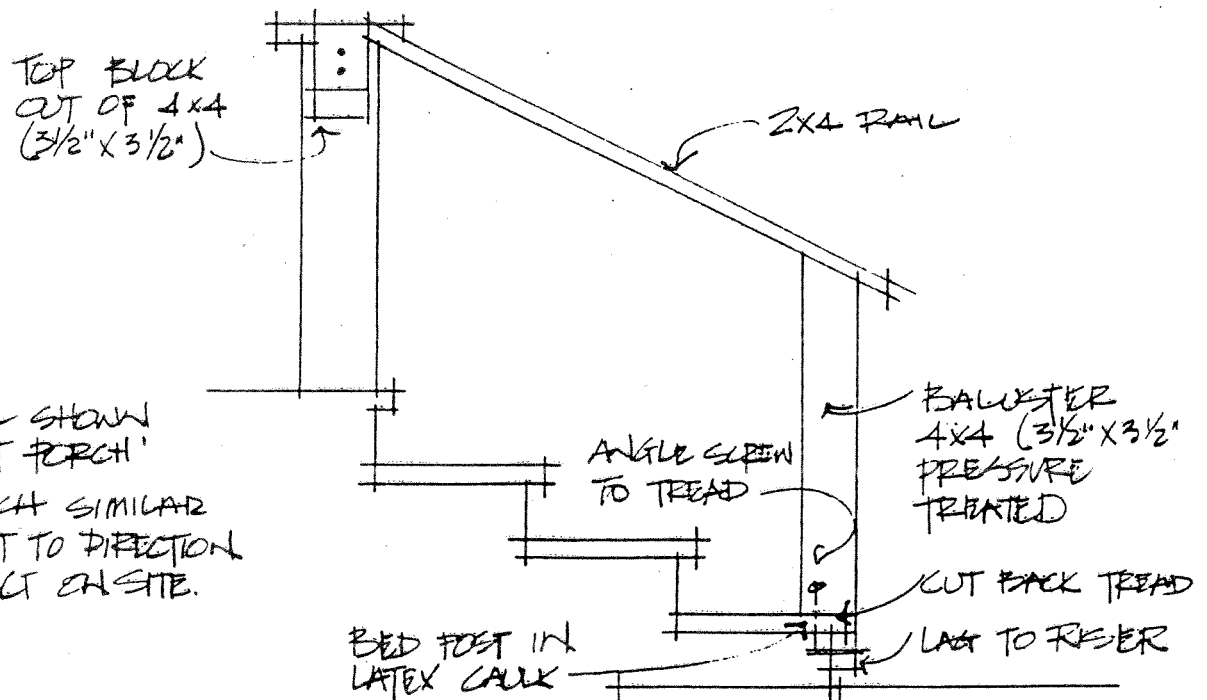




○ PARTIAL EAST ELEVATION RAMPING RAMP
 1/4" = 1'-0"



PLAN TYPICAL HANDRAIL



ELEVATION TYPICAL HANDRAIL

NOTE:

HANDRAIL SHOWN FOR 'FRONT PORCH'

REAR PORCH SIMILAR ATTACHMENT TO DIRECTION OF ARCHITECT ON SITE.

$\frac{14}{14} = 1.0$
 14" = 1.0"

FUTURE TAKE LINE
 (WHERE MESH TAKE)
 K.L.I.C

