
COMMUNITY HERITAGE COMMISSION**D***HIS WORSHIP, THE MAYOR
AND COUNCILLORS***SUBJECT: VORCE TRAM STATION, BURNABY VILLAGE MUSEUM
RESTORATION REPORT****RECOMMENDATIONS:**

1. THAT Council approve the expenditure of Gaming Funds to finance up to \$150,000 (net of 6% GST rebate) of the project cost to complete the restoration of the Vorce Tram Station, as outlined in this report.
2. THAT Council approve a Heritage Alteration Permit for the restoration of the Vorce Tram Station, as outlined in this report.
3. THAT Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2007 April 05, received and adopted the *attached* report outlining a proposal for the restoration of the Vorce Tram Station and seeking Council authorization for funding the project through Gaming Funds.

Respectfully submitted,

Councillor C. Jordan
ChairCouncillor G. Begin
Vice Chair

Copied to:	City Manager Director Finance Director Parks, Recr. & Cult. Services Chief Building Inspector Director Planning & Building
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2007 March 15

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: VORCE TRAM STATION, BURNABY VILLAGE MUSEUM
RESTORATION REPORT

PURPOSE: To outline a proposal for the restoration of the Vorce Tram Station and to seek Council authorization for funding the project through Gaming Funds.

RECOMMENDATION:

THAT the Community Heritage Commission approve and forward the following recommendations to Council:

1. **THAT** Council approve the expenditure of Gaming Funds to finance up to \$150,000 (net of 6% GST rebate) of the project cost to complete the restoration of the Vorce Tram Station, as outlined in this report.
2. **THAT** Council approve a Heritage Alteration Permit for the restoration of the Vorce Tram Station, as outline in this report.
3. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

REPORT**1.0 BACKGROUND**

At its regular meeting of 2006 November 06, Council received and approved the recommendations of a report from the Community Heritage Commission that detailed a plan for the relocation of the Vorce Tram Station at Burnaby Village Museum under a Heritage Alteration Permit. Further to the report, Council requested that staff prepare a report on the feasibility of undertaking a restoration of the Vorce Tram Station to its original design.

The Vorce Tram Station is a small passenger shelter, which was originally constructed in 1911 as part of the British Columbia Electric Railway (BCER) Company's Burnaby Lake Interurban Line. It was named in honour of C.B. Vorce, the BCER engineer in charge of the line's construction. The Vorce Tram Station is typical of the small local passenger stations that existed on the Burnaby Lake and Chilliwack interurban lines. Upon the closure of the interurban line (now the site of the Trans-Canada Highway) in 1953, the station was relocated from the foot of Nursery Street to the 'Lubbock Farm' at Canada Way and Haszard Street for use as a granary

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shed. In 1977, the station was identified for preservation and relocated to Burnaby Village Museum. In 1992, this significant heritage building was formally protected by Burnaby Heritage Site Designation Bylaw, No. 9807 and in 2007 was relocated adjacent to the new tram barn housing Interurban 1223.

The heritage value of the Vorce Tram Station lies in its survival as the last-known remaining rural interurban station in British Columbia. These structures were once a ubiquitous feature of the extensive British Columbia Electric Railway interurban system. The heritage significance for this station also lies in its interpretive value as an important cultural feature of Burnaby's transportation history in association with the recent restoration of Interurban 1223 and the construction and opening of a new tram barn at Burnaby Village Museum.

2.0 RESTORATION PROPOSAL

2.1 Restoration Rationale

As part of the approved proposal for the construction of the tram barn for Interurban 1223, the relocation of the Vorce Tram Station was also advanced in consideration of its historic connection to the B.C. Electric Railway Company. As part of the tram barn works, provision was made for the installation of the station onto a new concrete foundation with a wood plank platform. These works were completed as part of the Council approved project financed through Gaming funds.

The relocation of the Vorce Tram Station provides an opportunity to complete the restoration of this important civic heritage structure. The original 1911 station design included windows, a door and a covered bench with roof canopy to protect passengers from the weather. Additionally, an extended wood station platform provided the ability for passengers to access both the front and rear doors of the interurban vehicles which were fifty feet long (see *Attachments 1 & 2*).

Vandalism and deterioration of the original Vorce Station structure led to its alteration by the B.C. Electric Railway Company in the later 1940s. The renovation of the station removed many of the unique Edwardian architectural features that distinguished this structure for its purpose as a passenger shelter. The surviving station structure does not reflect its original purpose and requires immediate conservation attention to ensure its preservation. A restored station will serve as the entrance platform for Interurban 1223 on the occasions when it is displayed outdoors and provides additional interpretation opportunities to the museum site.

The proposal conforms to the adopted Official Community Plan's heritage provision to ensure the good civic stewardship of City-owned heritage structures through their sound conservation. Additionally, the project will also comply with the "Standards and Guidelines for the conservation of historic places in Canada" which is used to guide Burnaby's heritage projects.

2.2 Proposed Restoration Project

The City's Heritage Planner and Museum Conservator have worked with an experienced heritage conservation consultant and architect to prepare a proposal for the station's restoration based on the original 1911 station plans that were recently located in the City's Archives. The restoration of the station, although relatively small in scale, will require special attention to millwork details to ensure its historic accuracy and conformity with the remaining original fabric of the surviving station structure.

The station building which sheltered passengers will be restored to include three original double-hung windows and an entrance door. Its interior will be rebuilt to include the restored panelled sidewalls and replicated benches. The remaining 'v-joint' wall panelling will be carefully conserved to ensure the preservation of all of its historic "graffiti" that includes initials of former Burnaby Lake area residents. Exterior restoration will ensure as much of the remaining original shingles, siding and trim boards as possible are conserved.

The new station canopy will be reconstructed to replicate the exposed eave brackets and "Swiss-styled" decorative braces. A unique feature of the canopy to be restored includes the "T" shaped bench for passengers. The roof will be shingled with sawn cedar shakes and the original tin sheet metal ridge caps will be replicated to copy surviving caps that remain intact. The wood station platform will also be extended along the length of the outdoor track and incorporate the original wood railing details associated with historic station structures.

The station will be painted using the original BCER colour scheme of cream, rust and green. A new wood "Vorce" station sign, will also be replicated following historic photographs and surviving examples in the museum's collection to guide its design. Interpretation of the station's history and restoration will also be incorporated into the final design scheme.

Based on this proposal, a preliminary cost estimate of \$150,000 has been prepared. This estimate includes design fees to further develop the restoration project through the production of detailed specifications for a tender package. An architect will be retained to supervise the contract which will be sent to pre-qualified contractors with heritage restoration experience.

3.0 HERITAGE ALTERATION PERMIT

Under the Local Government Act, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to legally allow for any proposed material and design alterations. At this time, it is necessary for Council to approve a Heritage Alteration Permit in order to legally authorize the restoration of the existing Vorce Tram Station, as outlined in this report.

4.0 FINANCING


Council approval is required for the use of Gaming funds to provide for the completion of this project. This report seeks Council expenditure approval for this project not to exceed \$150,000. A capital funding allocation for the Vorce Tram Station Restoration Project has been advanced

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for Council's consideration and approval as part of the 2007-2011 Annual Capital Program. As noted, funds for the completion of the project are proposed to be drawn from Gaming funds which have been designated to provide for capital improvements for heritage, cultural and environmental projects.

5.0 NEXT STEPS

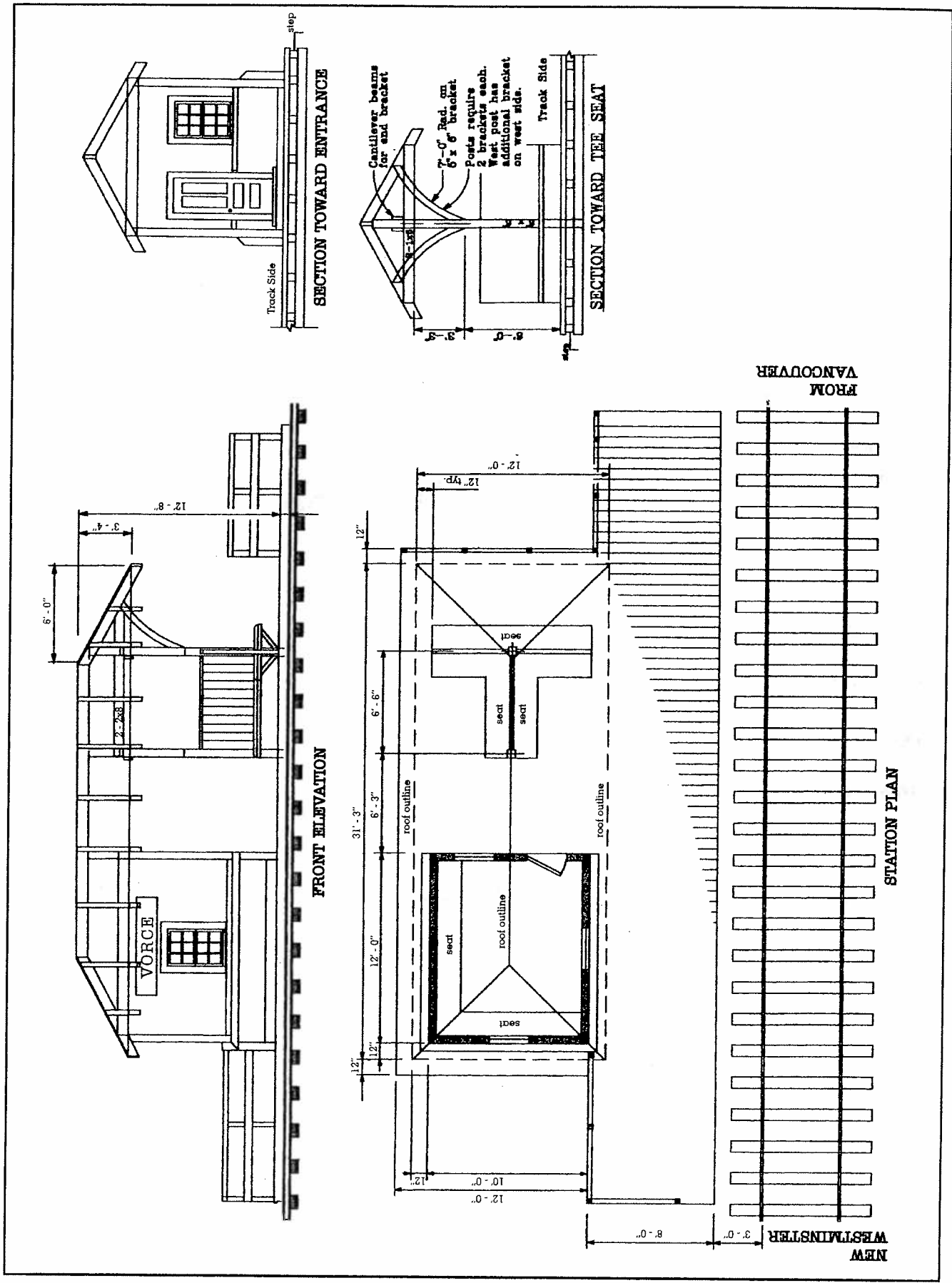
The proposed restoration of the Vorce Tram Station will complete the relocation project for this significant civic-owned heritage structure. Its' accurate restoration will provide additional interpretation opportunities for Burnaby Village Museum in association with the construction of the new tram barn and restoration of Interurban 1223. The high-quality of these projects and other displays and programs continue to provide Burnaby with a first-class museum attraction that has created a tremendous resource for citizens and visitors to rediscover the unique heritage of Burnaby. With the concurrence of the Community Heritage Commission and authorization of the Heritage Alteration Permit and project financing by Council, staff will pursue completing the required specifications to tender the restoration of the Vorce Tram Station as outlined in this report.


B. Luksun, Director
PLANNING & BUILDING

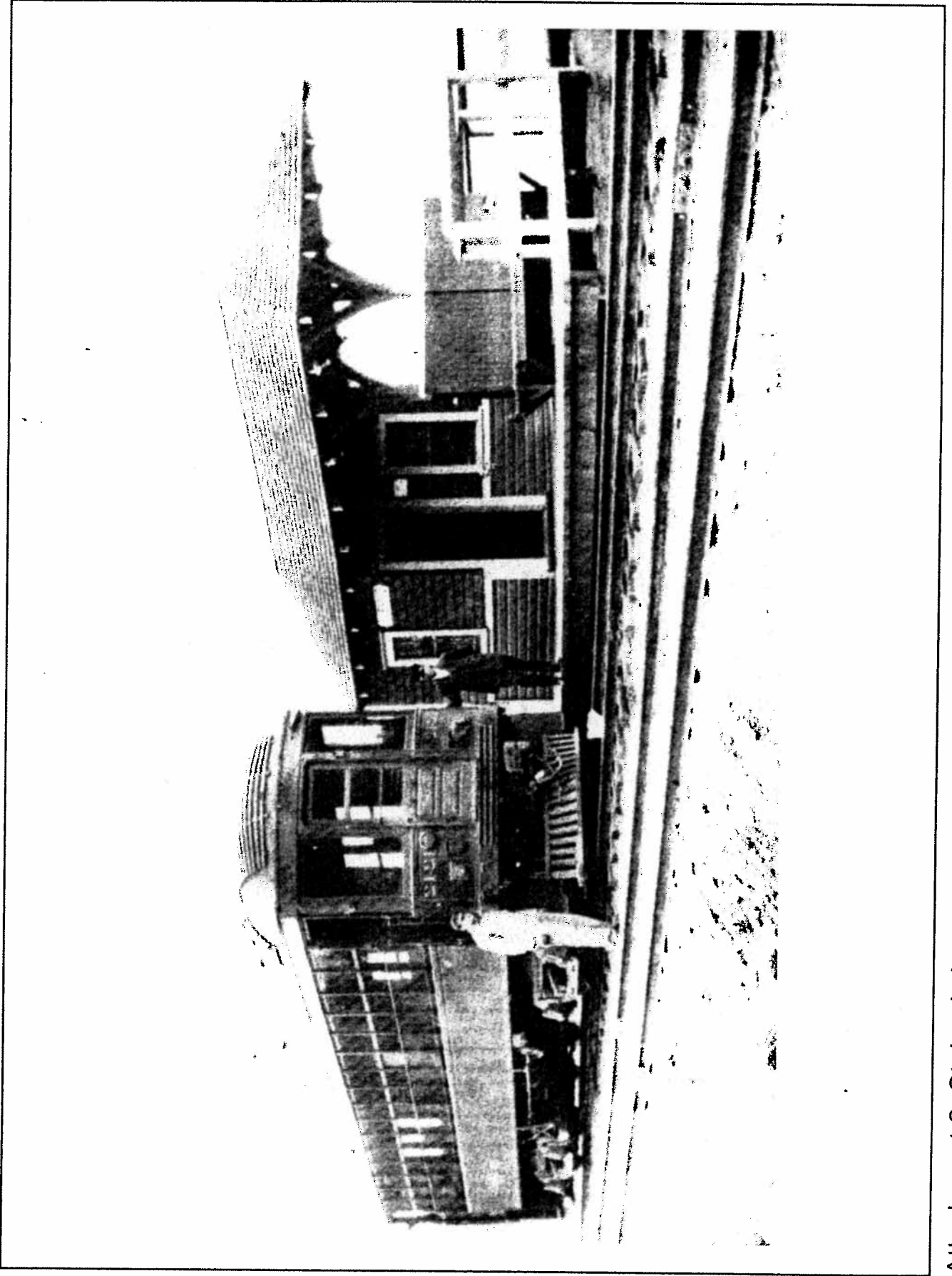
JW:tn

Attachment

cc: City Manager
Director Finance
Director of Parks, Recreation and Cultural Services
Chief Building Inspector
City Clerk



Attachment 1: Vorce Tram Station Proposed Restoration Plan



Attachment 2: St. Louis Interurban and tram station, c. 1915