



# Corporate Report

NO: R126

COUNCIL DATE: June 26, 2006

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## REGULAR COUNCIL

TO: Mayor & Council DATE: June 26, 2006  
FROM: General Manager, Parks, Recreation and Culture Act. General Manager, Planning and Development FILE: 0800-20/H  
SUBJECT: Rehabilitation of the Historic 1912 Municipal Hall

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## RECOMMENDATION

That Council receive this report as information.

## INTENT

To provide Council with an update on the project to rehabilitate the historic 1912 Hall for use as the home for the collections and public operations of the City of Surrey Archives and the Volunteer and Youth operations of Heritage Services.

## BACKGROUND

The 1912 Hall has served several purposes over the years. From 1912 to 1963 it served as Surrey's town hall and municipal offices. In 1951, the RCMP replaced the Surrey Police and the Municipal Hall was renovated to accommodate this function. In 1953, an annex was added to the east side of the Hall to accommodate expanded RCMP functions. The RCMP and Justice facilities took over the entire Hall in 1963 when the municipal government moved to its current site. By 1976, the RCMP had outgrown the 1912 Hall and they moved into the RCMP-Justice building to the immediate north. The annex was demolished and the historic Hall was converted to house the Cloverdale Library. In 1988, the RCMP and Justice function moved to the new facility adjacent to the current City Hall and the Cloverdale Library relocated into the vacated RCMP-Justice building and the Cloverdale Seniors operation moved into the 1912 Hall.

The historic Hall was designated as a heritage building on June 3, 1987 by Heritage Protection By-Law No. 6442. This recognizes its landmark value and the unique history of this building. The By-law requires that the building be preserved and cared for.

In 2003, Council approved the construction of a new Surrey Museum east of the 1912 Hall. Council also approved the move of the Cloverdale Seniors from the 1912 Hall (9,000 square feet) to the old Museum-Archives building (15,000 square feet) on the Cloverdale Fairgrounds. This transition took place in July 2005. The 1912 Hall has been vacant since that time.

The collections and public reference services of the City and Community Archives are proposed to be relocated from the old Museum location (currently in storage) into the historic 1912 building. The archival collection includes over 4,000 maps from 1892 to 1980; more than 75,000 historic photographs, private papers of local businesses such as the Farmers' Institute (1897-1960), Camp Alexandra (1904-1975) and the records of community associations including Latimer Heights, South Westminster, Bridgeview, Ocean Park, Fleetwood and Clayton. These records will receive improved care and will be housed on new compactable shelving to enable collections growth. These unique archival records will be used by students of all ages, professional historians, planners, engineers and residents. The reference room will accommodate more researchers and allow for expanded programming including courses and workshops on preserving records and understanding local history. The City Archives collections and reference room will move out of its former 2,500 square foot operation in the old Museum, into a 5,500 square foot space in the 1912 Hall.

The youth and volunteer operations of Heritage Services will also relocate to this site. Heritage Services currently has 168 active volunteers, including 28 youth involved in the learning portfolio program. The 1912 Hall will provide a study and training room with computer access and a specialized reference library to support volunteer and youth research projects. There will also be one flexible meeting room for public programs and community rentals. In the 1912 Hall, the Volunteer and Youth operations will have access to over 3,000 square feet of space for public programs, youth projects and volunteer training.

These new uses will ensure that this landmark facility is accessible to the community and will connect residents of all ages to the one-of-a-kind history collections contained in it.

## **DISCUSSION**

In 2005, the Building Division noted that to determine an appropriate use for the 1912 Hall, inspections would be required due to the absence of building documentation. An engineering inspection by Pomeroy and CEI Architects identified issues related to the stability of the masonry and concrete foundation and the floor load capacities. The Engineer recommended that the foundation posts and load-bearing elements be strengthened. Chercover Engineering was engaged in April 2006 to further review the building and address the issues identified above. Chercover Engineering, with the advantage of having worked on the building previously, has submitted an alternate proposal that meets the structural aspects of the building at a substantially reduced cost than first estimated and will provide the letter of assurance required for this aspect of the building. A plan for upgrading the building is now in place and cost estimates have been prepared.

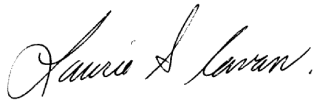
Sufficient funding is available within approved budget to complete this project, including electrical, mechanical and structural repairs: roof repairs, seal the deteriorated exterior stucco, replace rotted window sills and frames as needed, stabilize the foundation, strengthen the load-bearing elements, replace the out-dated plumbing, retire the antiquated hot water boiler system with an appropriate heating, ventilating and cooling system suitable for the preservation of archival records, address the code issues for public safety, improve the security systems of the building, upgrade the flooring and paint the facility. The project is estimated at \$638,500 and will be awarded by component through a competitive bid process.

## **TIMELINE**

Contractors will be secured during the next few weeks and renovations will begin in September. It is anticipated that the rehabilitation will be completed prior to the end of the year.

## **CONCLUSION**

The 1912 Municipal Hall is a valuable public landmark. This building is Surrey's only historic example of brick construction. It is currently vacant, the rehabilitation will make it suitable for use as the City of Surrey Archives and home to the volunteer and youth operations of Heritage Services. This building enhances the streetscape of the community of Cloverdale and is a key facility on the Learning and Discovery Campus.



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