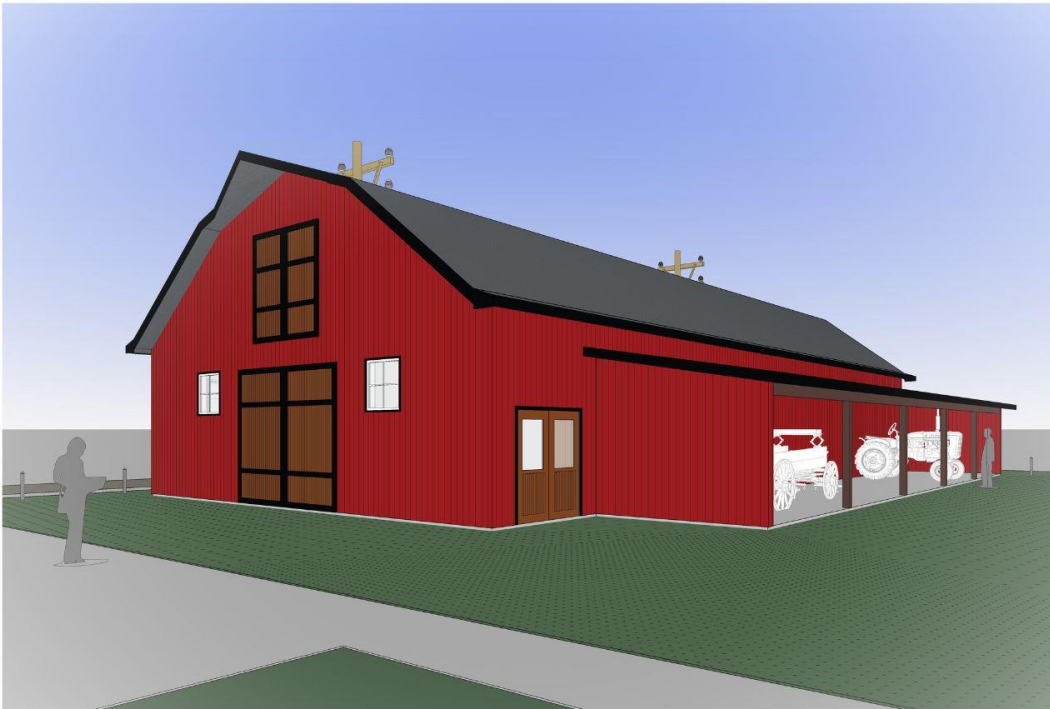


Proposed Museum Storage and Display Building

Revised October 2024



A Nod to Claresholm's
Agricultural Roots

Claresholm & District Museum Delegation to Town Council
October 28, 2024

Document Submitted by:

Barry Gibbs, Claresholm and District Museum Board Chair
Bill Kells, Claresholm and District Museum Executive Director

Project Proposal: Museum Multi-Purpose Storage Building

1. Overview

A community museum's archival and artifact collections lie at the very core of everything we do. Exhibit development, interpretation, programming, and public engagement all draw on collections to help interpret and promote the rich history of our community.

Museums are legally bound by their **public trust responsibility** to provide the best level of care as possible for those collections - for the benefit of present and future generations. The control of light, temperature and humidity, coupled with proper handling and storage are the most vital considerations regarding collection care. Some artifacts, however, are less sensitive to those elements than others, for example agricultural machinery and equipment. The Claresholm Museum has been struggling for many years to provide *appropriate* artifact storage capacity, particularly for larger vehicles and farm machinery, in addition to storage of the overall collection in general. Should permission be granted for a new building, the primary use will be storage of agricultural equipment.

As many early farming and ranching families are selling out, the museum continues to receive donations of objects with strong community **provenance** - *relevant and significant historical items related to Claresholm and the Municipal District*, compounding the facility's storage issues year on year.

The Museum Board, with the support of the Friends of the Museum, are fully committed to fundraising the project cost in accordance with our fundraising policy developed with administration. A fundraising committee has been established by the board of directors to financially support museum projects, including this important storage facility.

2. Background

In October 2020, the Claresholm & District Museum Board Chair and Executive Director appeared as a delegation via zoom to Town Council. They presented a proposal for a new multi purpose storage building on the museum grounds. No approval was granted to proceed at that time due to concerns regarding cost.

Since that proposal was made the artifact storage needs of the museum remain an urgent priority, the plans for the building however, have been modified drastically to reduce overall construction and

long-term maintenance costs. The second-floor heated programming space with a commercial kitchen, washrooms, and handicapped accessibility outlined in the previous proposal has been eliminated and, in its place, an unheated storage loft occupying approximately 1/3 of the building will be created.

The initial proposal included only rough concept sketches of the barn style building and hand drawn floor plans. We have since made considerable changes to the proposed plans and had them professionally drawn to better represent a more accurate picture of what is now being proposed.

We have attached a quote which was obtained from a metal building manufacturer who has supplied and installed many metal buildings regionally, including two for Doug Leeds here in Claresholm. Several of the museum board members and staff have had the opportunity to view these buildings inside and out. The quote is to bring the building to lockup with windows and doors but unfinished interior. The obtained quote is based on the barn style building depicted in the plans, which serves as a nod to Claresholm and District's rich agricultural history.

It is important to note that this is not a request for funding but rather a request for Council approval to use the museum land on which the building will sit. The museum Board of Directors and the Friends of the Museum Society are fully committed to raising the funds for the construction of this project.

A Need Identified in 2012

Museum Board secretary Betty Hoare researched and supplied minutes from previous Board meetings which referenced the topic of an onsite museum storage building. The minutes dated back as far as 2012 which demonstrated that the challenge for proper artifact storage of the larger vehicles and farm equipment as well as a more appropriate area for storage shelving is not new. They also pointed out that the construction of a new storage building had been given serious planning consideration by previous Museum Board's as embedded in the Museum's Facilities Plan 2012 – 2016 and had received endorsement and some financial commitment from Town Council in the 2013 capital budget of \$60,000. Unfortunately, this project stalled and had not been revisited since 2016. (See End Notes for meeting minute excerpts.)

An extensive review of all the current museum storage areas, both outside storage and within the museum proper was conducted by the Museum Executive Director in 2019 (copies can be made available) which further supports the need for a multi purpose storage building.

The immediate areas of concern are:

- a. Numerous vehicles overcrowding the east end of the exhibit hall.
- b. Exceptionally large combine harvester, mowing machine, 2 grain wagons and numerous farm implements stored both inside and outside at the Town yard.
- c. Three outside storage units (rentals) containing both agricultural related artifacts and Town/MD related artifacts.
- d. The artifact storage areas in the station building, both in the attic and in the basement, are not ideal for artifact storage, particularly for larger, heavier artifacts. Temperature fluctuations summer to winter make environmental control difficult in these areas.
- e. There is always a risk of flooding in the basement, as we experienced in September. This event resulted in staff and volunteers having to clean and relocate every artifact to a new location. The CPR station basement will no longer be used for artifact storage.

3. Proposed Project

This proposal and attached revised drawings of the proposed floor plans were reviewed by the Museum Board of Directors and it was agreed that the Board and Friends of the museum will fundraise the cost of the project and that if fundraising is extremely successful that the building could be built and finished in its entirety as one project.

If this is not the case, a phased approach similar to what the Agri-plex is doing may be more realistic. Completing the concrete floor and building shell to lock up first to provide museum storage, then focusing on other areas as separate phases to be completed as funds become available. This is reflected in the attached quote.

A Nod to Agricultural History

The Town of Claresholm and Municipal District of Willow Creek rely heavily on agriculture as its economic base. Both in cattle ranching and farming (grain, dairy, eggs, pork etc.) and all the businesses that support the agricultural sector. Focusing the project benefits on agriculture and the agricultural community, wherever possible – *including building design* – would benefit in soliciting community support in general, as well as broad-based corporate sponsorship from the agricultural sector.

The Executive Director also identified the need for a workshop space at the Claresholm Museum for building and painting components to be used in exhibits, and artifact restoration projects. These types of activities cannot take place in either the Station Building or the Exhibit Hall because of artifact exposure to dust, chemicals, and fumes. In the past, similar projects have taken place at the Town-owned hangar at the airport, but this space is no longer available to Museum Volunteers. Therefore, adding a workshop area into the new storage building is essential.

4. Design Considerations

- a. The building would be located in the south east corner of the Museum property off 2nd Street, with the entry door to the workshop opening from the Social Centre parking lot.
- b. The vintage barn design of building with red siding and black metal roof was once again seen as important and very appropriate to acknowledge Claresholm's and the Municipal District's rich agricultural history.
- c. The size of building was discussed, and it was agreed 30 ft wide was too narrow when considering maneuvering fire trucks, threshing machine, etc around inside it. The 40ft width proposed by previous Museum Boards was more appropriate. With the addition of the workshop, a length of 80ft was deemed desirable, which is 20 ft longer than the previous Board's proposal, creating a functional space of 3,200 sqft on the main floor, and 1,280 on the mezzanine.
- d. Concrete floor throughout on the main floor. The area for vehicle storage does not necessarily need to be heated but the workshop, washroom, and Museum "non-artifact"

and artifact storage shelving areas should be heated. In floor hot water heating was viewed as preferable to minimize the dust normally present with forced air heating. It was suggested, however, that the tubing for in-floor heating be included in the vehicle and Farm machinery storage area floor at time of construction, which could be made serviceable any time in the future.

- e. The previous Boards suggestion of a lean-to along the side of the barn was also seen as desirable. This would be used for both storing and displaying farming machinery. This too could be included at time of construction or added later.
- f. Reflected in concept images are solar panels along the East top section of the roof. Renewable energy is rapidly becoming popular as a means to off-set energy costs.

Proposed Multi-Purpose Storage Building, 2nd St E View

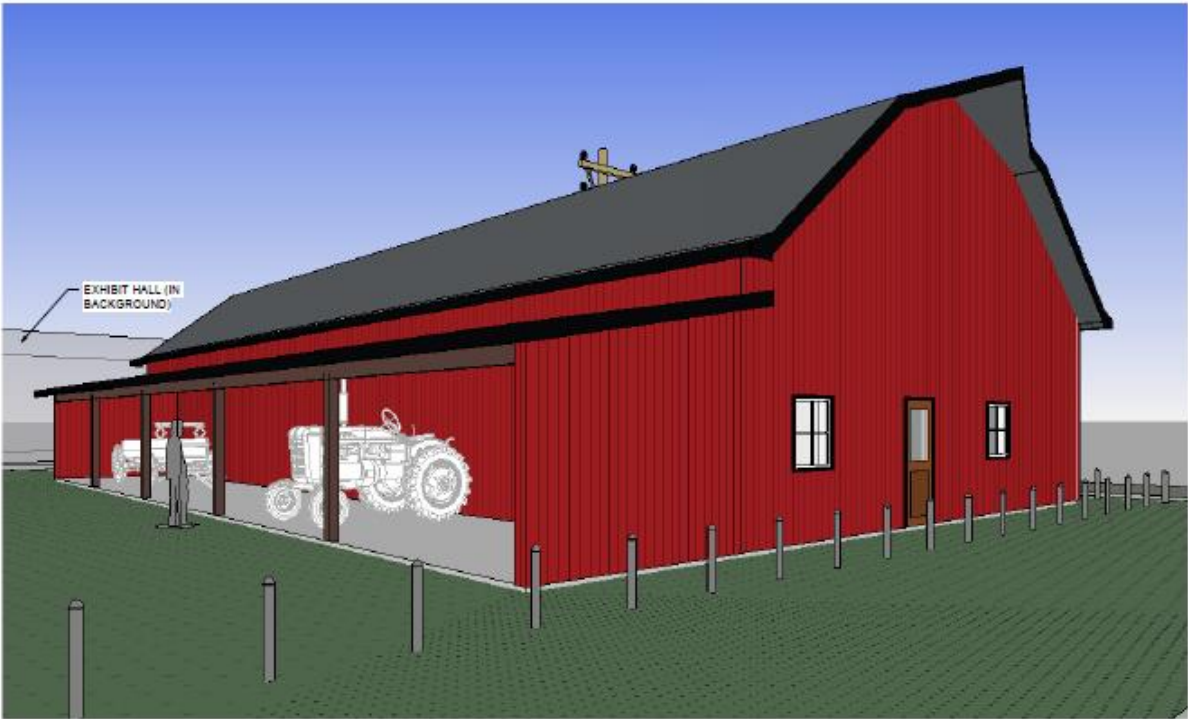


1 | 3D View 1 | LOOKING NORTHWEST

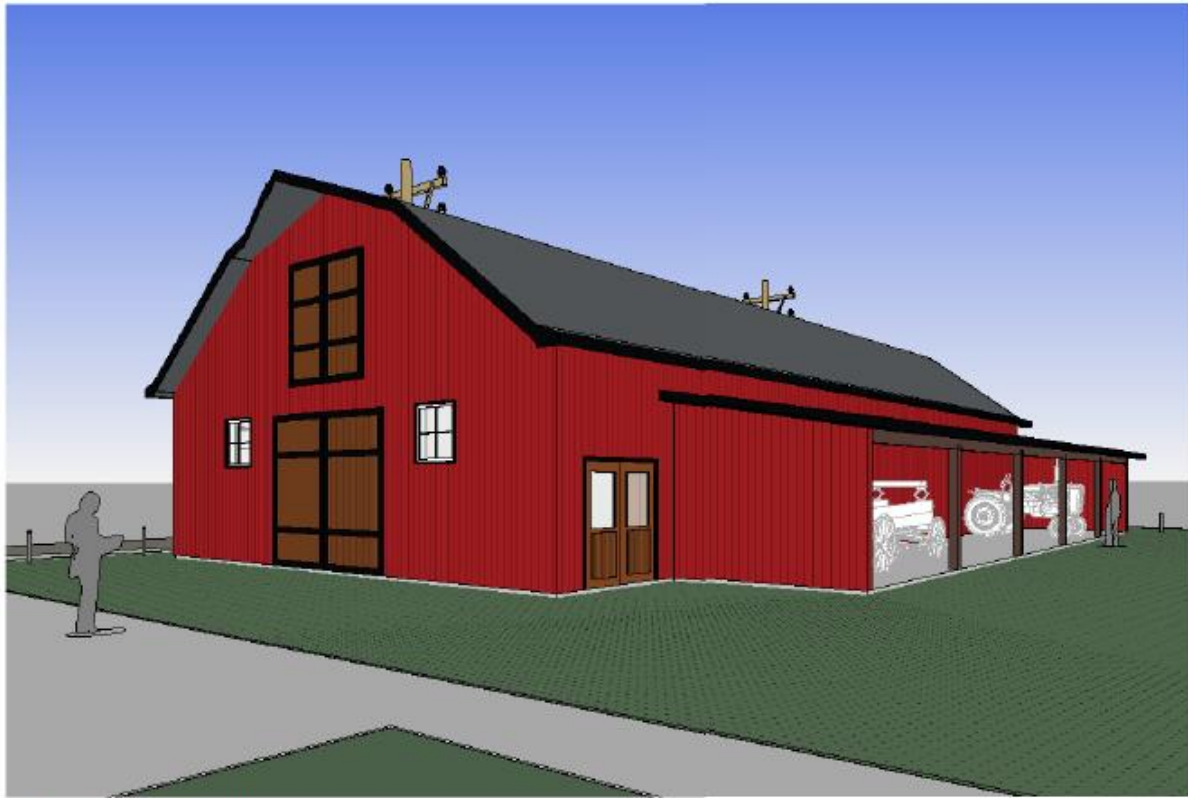


2 | 3D View 2 | LOOKING SOUTHWEST

Proposed Multi-Purpose Storage Building, Grounds View

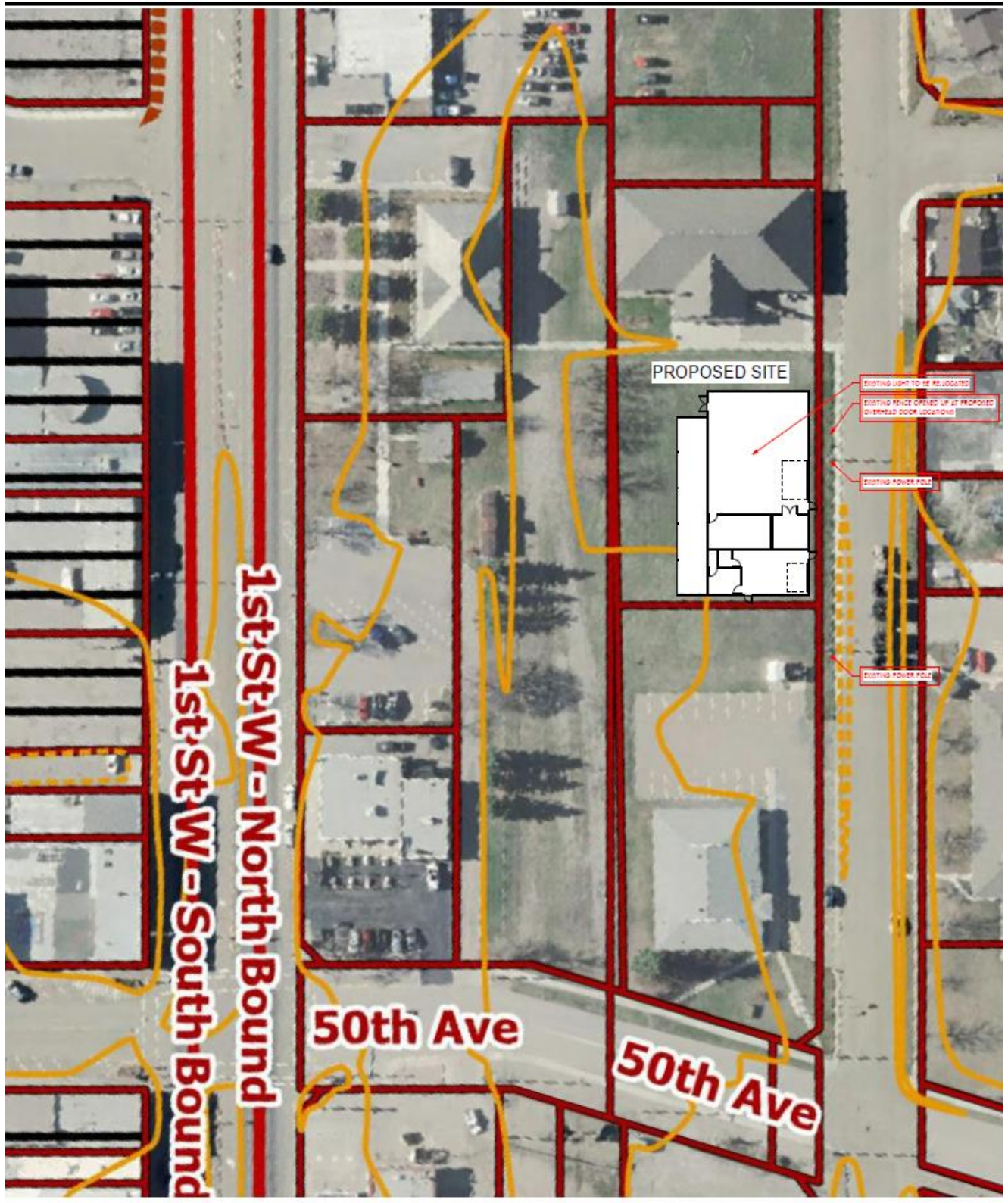


1 | 3D View 3 | LOOKING NORTHEAST



2 | 3D View 4 | LOOKING SOUTHEAST

Proposed Site of Multi-Purpose Storage Building



Quote Obtained from Goodon Industries



Bill Kells

Museum Executive Director

Phone: 403.625.1742 |

PO Box 1000, 5115 – 2nd Street East, Claresholm, AB T0L 0T0

<http://www.claresholmmuseum.com>

Building Dimensions: 42' x 80' x 12' Gambriel Truss Barn Roof Design

Engineered Building with Stamped Drawings Included

- 4 Ply 2x8 laminated and pressure treated columns @ 4' o.c
- Engineered trusses fastened to columns @ 4' o.c
- 2x6 wall and roof strapping @ 2' o.c
- 28 gauge high tensile colored steel (industry leading) for walls and roof
- 1 @ 10x8 Power Overhead Doors on side wall
- 1 @ 14x10 Power Overhead Door on side wall
- 7 @ 40"x36' Sliding or Fixed Windows
- 3 @ 3' man doors
- 1 @ double man door
- 2 @ partition walls, metal both sides with applicable fireguard for 2 hour fire rating
- Mezzanine floor (42x32) with staircase installed

Total Price Delivered and installed \$285,000.00 plus gst

Ryan Maxwell
Goodon Industries Sales
Southern Alberta
Phone: 780-581-5822
Email: ryan@goodon.com

We strive to remain Canada's most popular choice and Industry Leaders in Post Frame Construction. Our commitment to offering the best in service, quality and value has been in place and recognized nationally for over 50 years.

5. Specific Requests to Claresholm Town Council

The Museum Board respectfully request the support and approvals from Town of Claresholm on the following requests:

- a) Request for approval to utilize the portion of museum grounds outlined in the plans for the multi-purpose museum building to be built.
 - b) Request for approval to allow the Museum Board to develop a fundraising plan to support the realization of this vital community project.
-

End Notes:

Excerpts from previous Museum Board Meeting Minutes:

Museum Board minutes January 9, 2013 (brainstorming meeting for building)

- Building only to be used for storage with equipment and vehicles to be rotated in and out of the museum.
- No public access
 - o Concrete floors
 - o Bathroom, Janitor room
 - o Forced air furnace/in floor heating – cost issue?
 - o Two story building – mezzanine walls min 7ft. with shelving for artifacts.
- Design – Vintage Barn style – red exterior – shingle roof
- 2nd choice - similar to the Exhibit hall – stucco walls, similar shingles.
- Location, SE corner of property with large barn door opening to the east. Set back the same as exhibit hall.
- Large door opening east – two other people doors.
- Building constructed in such a way that an extension could be added to the west end or a lien -to (cow shed) on the north side. Or an extension north making the building an L shape.
- Dimensions – 60ft. X 40ft. (Exhibit hall is 60ft. wide) total 2,400sq. ft.
- Estimated cost \$200,000.00,

Museum Facilities Plan 2012 – 2016

On-site storage shed

2013 – Build a storage building to accommodate vehicles and farm machinery and shelving for museum artifacts. Design building in such a way that vehicles and machinery are properly stored and also **on display for public access.**

Other considerations:

Future growth of collections.

Ownership of artifacts (several larger pieces just on loan)

Adherence to the “Care of vehicles on Display” document

Museum Board minutes April 20, 2016

Guest Simon Janhunnen from the Town of Claresholm addressed the board in regard to “monies in trust”. Various factors: new Town council, new board members and a new Executive Director, resulted in a miscommunication as to how the funds “monies in trust” were to be used. Simon said that a storm window project had been put on hold until the outcome of this meeting was determined. The board members asked that there be a more open line of communication between the three groups at the table.

It was also asked that Simon check into the \$60,000.00 that was approved as a capital budget item in the Claresholm town councils approved 2013 capital budget for a museum storage building. This was reported in the Claresholm Local Press on January 23, 2013. It also appears in the board minutes of January 30, 2013 *“Doug McPherson said \$60,000.00 from capital budget has been approved for the new storage building and will be carried over into this year’s budget. The estimated total cost will be closer to \$200,000.”*

After Simon left the meeting the board and executive director discussed how to proceed forward. Don Glimsdale made the motion to advise the Town of Claresholm to go forward with the storm window project. Monies to come from museum trust accounts. All in favour. Motion carried.