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REPORT
1993 October 04

CITY OF BURNABY

HERITAGE ADVISORY COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: EDGAR HOUSE REPAIRS

RECOMMENDATIONS:

1. THAT Council authorize the expenditure of \$3,500 plus tax from the Heritage Advisory Committee budget in order to retain the services of Brian G. Hart Architect for the preparation of a detailed architectural and engineering analysis which can be used to direct roofing work on the Edgar House at Deer Lake.

REPORT

1.0 BACKGROUND

Earlier this year the H. A. C. initiated a review of the state of the Edgar House in order to ascertain the work required to stabilize the house and prevent its further deterioration.

On 1993 May 26 the H. A. C. received a report providing a breakdown of costs for repairs to the Edgar House. At that time the question of having the roof repaired was discussed in order to prevent further deterioration of the house as a result of water penetration. Questions were raised regarding the overall condition of the house. Staff were requested to discuss this matter with the Engineering Department and the Project Management staff, in order to ascertain how best to approach a complex problem of this type. It was agreed that the best course of action would be to engage a professional experienced in the restoration of this type of building in order to prepare the specifications for the roof and to ascertain if the substructure is stable and adequate. To this end, Mr. Brian G. Hart Architect was approached by staff. Mr. Hart is the architect involved in the restoration of the Jesse Love House on the Burnaby Village Museum site. It was made clear to Mr. Hart that the Edgar House is not heritage restoration at this point, but rather a stabilization situation. Mr. Hart viewed the house and then prepared the attached proposal for services. He has indicated that for the cost of \$3,500 plus tax he will prepare a ballpark cost estimate for roof repair and provide both written instruction and sketch details which can be utilized to direct work on the site.

Proposed Action

Additional services proposed by the consultant are to prepare "as found" and "as built" drawings of the building for future renovation and restoration work. These drawings would be needed in the future prior to any proposed restoration work. The consultant recommends that the overgrowth around the perimeter of the building be removed and that the soil below the foundation wall be dug out where damage is being caused due to water infiltration along the east side.

The funds required for this work are estimated to be :

<u>Architectural and Engineering Analysis/Specifications</u>	\$3,500 (including a ballpark cost estimate for structural repair and roof replacement)
<u>Supervision</u>	\$1,500 (to supervise contractor)
<u>Outside site cleanup/Engineering city crews</u>	\$2,000
Roof Repair Estimate (to be provided)	_____
SUB-TOTAL (Estimate for roof repair to be provided)	\$7,000

After considerable discussion, the Committee agreed that it would be desirable to follow the course of action outlined in order to proceed with the repair and stabilization of the Edgar House. Funds are available in the H. A. C. budget for this purpose. The architect is of the opinion that the substructure is in good condition and though some minor work will be required the house is fundamentally sound. Mr. Hart's experience in the repair of this type of building is considered appropriate to this type of task. Therefore the Committee is requesting Council's concurrence with this course of action and authorization to expend the necessary funds.

Respectfully submitted,

Councillor D. Lawson,
Chair

Councillor D. Drummond
Member

Members: Mrs. M. Canessa
Mr. A. Diamond
Mr. D. Johnston
Mrs. P. McGeachie
Mr. H. Pride
Ms. R. Richards
Mr. J. Ross

DRIAN G. HART ASSOCIATES 10
ARCHITECTURE • PLANNING • URBAN DESIGN

93.09.23

The City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Our File: 93-011

Attention: Bill P. Rapanos
Heritage Planner

Dear Bill:

Re: Edgar House
Deer Lake Road

Further to our meeting with Bill Rapanos, Jim Wolf and Rod Pengelley, on Tuesday 93.09.20, regarding stabilization work on the Edgar House, please be advised of the following:

1. It is imperative that the site be cleared immediately around the house and that grade be lowered to a minimum of 6" below siding in any location (problems noted on east side). As discussed on site, some mature planting material could be pruned and saved. An ongoing grounds maintenance program is required.
2. Fundamental to retention of this structure is the reconstruction of the roof. This requires both engineering and architectural programs based on a detailed inspection. While some issues have been addressed, in prior reports (Trow 1992), a step-by-step program, which can be tendered, is necessary to properly price and, more importantly, properly supervise a permanent solution.

We propose to undertake detailed architectural and engineering analysis and provide both written instructions and sketch details which can be used to direct work on site for a fee of \$3,500. This includes a "ballpark" cost estimate. This fee does not include supervision or G.S.T.

3. One of the problems associated with the reconstruction of the roof is the lack of detailed knowledge about the original plan of the house. We strongly recommend that the house be documented in the form of "as found" drawings and "as built" drawings. Some research may be required and a search for original family photographs undertaken. Of special concern is the probability that some sort of conservatory, which may have had a glass roof, was located on the south east corner. As well, the north facing second floor room also appears to have been altered at some point.

3. (cont'd)

We were prepared to develop "as found" and "as built" drawings as the basis of present and future restoration for a fee of \$5,000 plus reimbursibles.

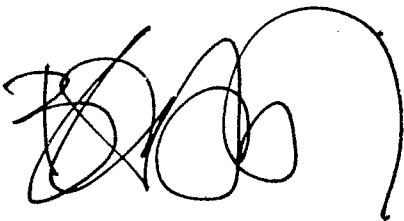
4. While it is clear that some remedial foundation work will be required in the future, of concern, at this time, is the possibility of deterioration on the east side (active settlement). We will examine this immediate concern, as part of the above investigation, when the site has been cleared.

While it has not been requested at this time, our fee for a full feasibility study for this building would be approximately \$13,500.

I trust this is satisfactory. Please do not hesitate to call if you have any questions; we look forward to an opportunity to assist you in recovering this wonderful Craftsman bungalow.

Yours truly,

BRIAN G. HART ASSOCIATES

A handwritten signature in black ink, appearing to be 'B. G. Hart', written in a cursive style.

Brian G. Hart, B.Arch., MAIBC MRAIC MCIP