

REPORT
1994 September 26

CITY OF BURNABY

HERITAGE ADVISORY COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Maintenance Program for City
Owned Buildings

RECOMMENDATION:

1. THAT Burnaby Council authorize the expenditure of \$75,000 begin repairs to three of the City-owned heritage buildings as outlined in the attached report.

REPORT

The Heritage Advisory Committee, at its meeting of 1994 September 21 received and adopted the attached report from the Director Planning and Building which outlines a program of building maintenance required to protect the integrity of three of Burnaby's heritage buildings and prevent their further deterioration.

The proposed maintenance program would provide for repairs to the Ceperley House gardener's cottage, the Kingsway East School 1914 and the Edgar House at a cost of approximately \$74,800.

The Committee is requesting Council's approval in order to proceed with the work program.

Respectfully submitted,

Councillor D. Lawson,
Chair

Councillor D. Drummond,
Vice-Chair

Members: Ron Brown
Al Diamond
Linda Johnston
Lee Lightfoot
Pixie McGeachie
Lauren Prentice
Jennifer Ryan
Lorraine Shore

TO: HERITAGE ADVISORY COMMITTEE 1994 SEPTEMBER 21
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: MAINTENANCE PROGRAM FOR CITY-OWNED HERITAGE
BUILDINGS

RECOMMENDATION:

1. THAT Council be requested to authorize the expenditure of funds provided for in the General Development section of the Capital Budget to begin repairs to three of the City-owned heritage buildings as outlined in this report.

REPORT

1.0 BACKGROUND:

The City presently owns 19 designated buildings which require maintenance, repair, and in several cases major upgrading. In order to protect the City's investment in these heritage buildings and ensure that they are maintained to an appropriate standard in a cost-effective manner staff have conducted a survey of the buildings as directed by the HAC on 1994 February 23. Four buildings received detailed inspections. This work was conducted by the Building Inspection with assistance from the Engineering and Licence staff. The purpose of the survey was to identify priorities for essential repair or upgrading works and to identify deficiencies in the roofing, structural components, foundations, plumbing, electrical and heating systems as well as exterior maintenance matters such as paint, window repair and grounds maintenance.

The primary purpose of this year's study is to identify essential works that should be done immediately to protect the integrity of the buildings from deterioration.

The purpose of the major works is to bring the buildings up to the standard that render them habitable or useable so that in the future, only routine maintenance would be required. Presently the Engineering Department budget is used for minor repairs or small maintenance items but this source of funds is intended to service the approximately 200 City-owned residential buildings which have tenants and require attention. This fund cannot support major upgrading and repair projects for these heritage buildings.

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2.0 PROPOSED REPAIR PROGRAM:

Staff recommend that the following priority works be undertaken:

Ceperley House gardener's cottage:

- remove the soil from the base of the building where it is touching the wooden structure.
 - place a tarp over the west side of the roof..... \$ 500.
 - remove (relocate) the plants that are covering the front portion of the building and trim the tree branches which touch the roof.... 500.
- Sub Total \$ 1,000.

Kingsway East School 1914:

- replace roof with duroid shingles..... \$ 22,000.
- Sub Total \$ 22,000.

Edgar House (6450 Deer Lake Drive):

The Building Inspector indicated that if this building is not protected from weather that extensive damage will result this winter.

- cost of a tarp cover (estimated 1-2 year life)..... \$ (3,500.)
(not recommended)
 - estimate for repair of roof structure and new cedar shingle roof (provided by independent source)..... \$ 39,000.
 - additional bracing of basement support system to approval of Building Inspector..... \$ 4,000.
 - removal of soil from east side wall and trimming or removal of trees and brush around the perimeter of the house (Parks estimate)..... 2,000.
- Sub Total (Edgar House) \$ 45,000.
- All three buildings \$ 68,000.
 10% contingency \$ 6,800.
- Summary Total \$ 74,800.**

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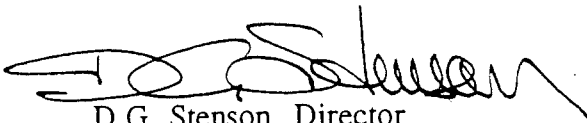
One other vacant house, the Walker House at 5255 Sperling, was also surveyed and work totalling \$33,000 was recommended. As there are insufficient funds to do the work this year and the building roof is presently adequate to protect the structure, this project will be brought forward next year.

3.0 FINANCING:

Sufficient General Revenue Funds are available and the project is included in the 1994 General Development Component of the 1994 - 1998 Capital Program.

4.0 SUMMARY:

Staff from the departments involved in the management and maintenance of City-owned buildings have surveyed all the heritage buildings owned by the City and have identified four buildings as needing maintenance attention on a priority basis this year to protect the buildings from deterioration. The proposed 1994 improvement program for the Edgar House is Phase 1 of a multi-year program that would eventually bring this building to rental standards. In future years this work will be continued to the degree that available funds permit with the ultimate goal being to have the rental income or the utility to the buildings offset our ownership costs to the greatest degree possible, while preserving valuable examples of Burnaby's heritage.


D.G. Stenson, Director
Planning and Building

BR:yg

cc: Chief Building Inspector
Director Engineering
Director Finance
Director Recreation & Cultural Services