

REPORT
1996 October 07

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

SUBJECT: City-owned Heritage Buildings -
Condition Review

Recommendation:

1. THAT Council authorize the expenditure of \$1,500 from the 1996 Land Assembly portion of the Capital Budget for the preparation of specifications and estimates for the repair of the Ceperley House gardener's cottage.

REPORT

The Community Heritage Commission, at its meeting held on 1996 September 25 received and adopted the attached report which outlines recommendations for maintenance and repair of a number of City-owned heritage buildings and requests funds to conduct a building assessment of as many of Burnaby's seven (7) heritage buildings as possible in order to anticipate future needed works.

Funds have been budgeted in the 1996 Land Assembly Capital Budget for upgrading of heritage buildings.

Your Committee therefore requests Council's support for the funding to repair Ceperley House gardener's cottage and to conduct a maintenance survey of other heritage buildings.

Respectfully submitted,

Councillor Doreen Lawson
Chair

Councillor Doug Drummond
Vice Chair

COPY - CITY MANAGER
- DIR. PLNG. & BLDG.
- DIRECTOR FINANCE

**CITY OF BURNABY
INTER-OFFICE COMMUNICATION**

TO: COMMUNITY HERITAGE COMMISSION 1996 September 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: CITY-OWNED HERITAGE BUILDINGS CONDITION REVIEW

PURPOSE: To outline the situation with regard to the maintenance and repair of a number of City-owned heritage buildings and to seek funds for a building assessment.

RECOMMENDATION:

1. THAT Council be requested to authorize the expenditure of \$1,500 from the 1996 Land Assembly portion of the Capital Budget for the preparation of specifications and estimates for the repair of the Ceperley House gardener's cottage.

R E P O R T

1.0 Background:

At the Community Heritage Commission meeting on 1996 May 22 staff were instructed to bring forward a report on the condition of the City-owned heritage buildings. The purpose of this report is to list three buildings that will require attention to stabilize their condition in the near future and to propose a condition survey of the remaining 7 buildings to develop a maintenance program.

2.0 Inventory of City-Owned Heritage Buildings:

The City's buildings can be grouped as follows:

- a) Actively utilized and maintained Parks buildings (e.g. Ceperley House, Lochdale Hall, Anderson and Mather Houses).
- b) City rental houses (future probable park uses) (e.g. Hart House, Townley House, Edgar House, Eagles House).

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- c) Museum buildings.

- d) Vacant or under-used buildings:
 - Walker House, 5255 Sperling
 - Ceperley House Estate Gardener's Cottage
 - Kingsway East High School 1914 Building

The buildings listed in groups a) and b) are in need of normal routine maintenance but are generally considered to be in stable condition. Effort is needed to improve the methods of preventative maintenance to ensure that there are periodic reviews to ensure that rain or foundation water leakage is prevented, trees are trimmed away and that pests and rodents are kept out of the buildings. These buildings are presently maintained to acceptable levels given available procedures and resources but no systematic annual maintenance procedures are utilized.

Museum buildings are maintained closely by Museum staff and are considered to be in good, stable condition.

The last group, the three vacant or under-used buildings are in need of stabilization and should be repaired until they can be utilized for interim residential rental or public use.

3.0 Current Priorities (Vacant Buildings):

- Walker House: This presently vacant house is currently in need of significant repair. A report on this building requesting funds to proceed with this project appears elsewhere on this Agenda. This work would be funded with funds available in the 1996 Capital Budget.

- Ceperley House Gardener's Cottage: This small building is in poor condition and is presently utilized for storage by the Art Gallery. The work required includes a new foundation, interior repair, a new roof and repainting. This building will be lost if significant repairs to stop leaks and stabilize the foundation are not pursued in the near future. Costs of the work have not yet been estimated and it is requested that a consultant be engaged to assess the building and specify the required repairs. This cost is estimated to be \$1,500.

- The 1914 School Building is presently the subject of a report to the Civic Development Committee requesting permission to pursue a consultant study that will review the required works necessary to obtain an occupancy permit of the building for public community use purposes. The costs of the upgrading will be larger than other projects to date and will be better known when the consultant's report is completed late this year.

4.0 Priorities For 1997:

By mid 1997 most of the dwellings around Deer Lake will have been stabilized. There will not be any large scale repair projects required to stabilize the buildings.

The following works are anticipated to be required in 1997:

- Eagles House work has been substantially completed and the house is to be rented. Some exterior work on the stucco repair and painting is necessary for cosmetic reasons and to protect the exterior. This work should be in the order of \$10,000 to \$15,000.
- Kingsway East School 1914 Building repair costs should be available by the end of 1996. This will be a major project.
- Maintenance surveys of the non-museum buildings in the Deer Lake area are required to prepare a five year maintenance plan. Approximately 7 buildings are included in this group including the Ceperley House, the barn, the outbuildings, the Anderson and Mather Houses, The Townley House, the Hart House. A maintenance survey would be similar to a pre-purchase housing inspection and would list the work required in each the next five years; estimate the costs of needed repairs and provide a method of ensuring that an orderly maintenance program is in place. The costs of each inspection is estimated to be under \$1,000. This information would be utilized to set up an annual maintenance budget.

4.0 Summary:

In 1996 heritage funds were utilized for the Edgar House and requested for the Walker House. For 1997 it is suggested that funds be pursued for the Ceperley House Gardener's Cottage, the minor exterior repairs to the Eagles House and a maintenance survey of as many of the 7 buildings as possible be done to anticipate future needed works.



D. G. Stenson
Director Planning and Building

BR:hr

cc: Director Engineering
Director Recreation and Cultural Services