

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, MAYOR DRUMMOND
AND COUNCILLORS:

Subject: 1998 City Heritage Building
Conservation Projects

Recommendations:

1. THAT Council authorize the expenditure of funds provided for in the General Development section of the Capital Budget for the 1998 City Heritage Building Conservation Projects.
2. THAT a copy of this report be sent to the Parks and Recreation Commission for information.

R E P O R T

The Community Heritage Commission, at its meeting held on 1998 March 12 received the attached report outlining a proposed budget for first priority City heritage building conservation work for 1998.

With respect to Section 2.2 of the report regarding the Ceperley Mansion, your Commission considers that a significant amount of the proposed stabilization work is structural in nature and therefore considered, in part, as an expenditure to be included in the Parks and Recreation Department's Annual Capital Budget.

The Community Heritage Commission therefore recommended that retention of a building preservation consultant for this specific project be coordinated on a cost-share basis; \$3,000 from the Parks and Recreation Annual Capital Budget (Minor Developments) and \$3,000 from the General Development section of the 1998-2002 Provisional Capital Budget.

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| Copy - City Manager - Director Planning & Bldg. - Director Finance |
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1998 City Heritage Building
Conservation Projects (Cont'd)

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The Parks and Recreation Commission, at its meeting held on 1998 March 18 approved this cost-share initiative.

Subject to Council's approval, the proposed cost share initiative would result in a reduction of the TOTAL 1998 Restoration Program Cost Estimate to \$16,800 (from the General Development section of the Capital Budget) as opposed to \$19,800 as indicated in Section 2.4 of the attached report.

Respectfully submitted,

Councillor Doreen Lawson
CHAIR

Councillor Celest Redman
VICE CHAIR

TO: COMMUNITY HERITAGE COMMISSION 1998 March 05
FROM: DIRECTOR PLANNING AND BUILDING Our File: 10.345.1.1
SUBJECT: 1998 CITY HERITAGE BUILDING CONSERVATION PROJECTS
PURPOSE: To outline the proposed budget needs for first priority City heritage building conservation work for 1998

RECOMMENDATION:

1. THAT the Community Heritage Commission approve the proposed program and budget for City Heritage Building Conservation work and request Council authorization for the expenditure of funds provided for in the General Development section of the Capital Budget.
2. THAT the Community Heritage Commission request Council refer this report to the Parks and Recreation Commission for information.

REPORT

1.0 Background

In 1992 Council established a funding program for the conservation of designated City-owned heritage buildings. The work completed to date has stabilized buildings to a standard that has rendered them habitable or useable so that in the future only regular maintenance is required.

The program has seen the stabilization and restoration of several designated City heritage buildings that were priorities for funding. These include the R.M. Edgar House, W.J. Walker House, Eagles House, and the Ceperley Estate Cottage.

2.0 Proposed Program for 1998

A review of priorities for 1998 has identified three projects that are essential to ensure the completion of existing projects and the investigation of designated buildings, not yet surveyed, to determine options and cost estimates for their stabilization and restoration.

2.1 W.J. Walker House - 5255 Sperling Avenue

Although the stabilization and restoration of this building was completed in 1997, a number of small additional work items have been identified by the Engineering and License Department staff that would improve the marketability of the house for residential rental. This work, estimated by the Engineering Department, includes interior painting, installation of minor plumbing improvements and additional small carpentry items.

Cost Estimate for Building Improvements.....\$8,800.00

2.2 Fairacres Estate - Ceperlev Mansion (Art Gallery)

Current Situation:

A preliminary inspection of the front (east elevation) verandah of the Burnaby Art Gallery has revealed significant structural deterioration of the original exposed wood verandah posts and beams. The immediate repair of these structural elements is essential. These beams penetrate the east facade of the building and support the original balcony which forms the roof of the verandah. As this structural work will affect the enclosed verandah room (walled in 1940) and fire escape, these previous alterations should be reconsidered at this time. The Ceperley Mansion currently presents an unattractive facade to the new Shadbolt Center for the Arts. It is recommended that the veranda enclosure and fire escape be removed as part of the structural stabilization and improvement of the mansion's verandah.

Proposed Work:

A building preservation consultant will be required to provide a review of options and cost estimates for the stabilization and/or replacement of the verandah posts and beams. Also the consultant will complete a code analysis of the mansion and provide options and associated cost estimates for the removal of the addition and removal/relocation of the exterior fire escape. This matter will be presented for the consideration of the Community Heritage Commission and Council when the report and estimates for repair are completed.

This proposed repair and restoration project will substantially improve the structural integrity, visual appearance and functionality of this landmark civic heritage building. It is planned that the currently vacant building will reopen as the City of Burnaby Art Gallery in July, 1998. This work will be coordinated with the staff of the Cultural Services Division of Parks and Recreation Department to ensure its timely completion.

Cost Estimate for Structural and Code Analysis Report.....\$6,000

2.3 Fairacres Estate - Steam Plant and Root House

Current Situation:

Adjacent to the Ceperley Mansion are two original agricultural buildings designated as part of the Fairacres Estate civic heritage site in 1992 and a modern garage structure (not designated) (see attached sketch).

The Steam Plant building was constructed in 1908 in the Arts and Crafts Style. It housed a large boiler plant to heat an adjacent greenhouse (now demolished). The building is surprisingly large with a concrete basement. Several additions have been made to the building and are now in various states of disrepair. In 1961 the building's roof was altered from a peaked gable to the existing shed form. The Steam Plant building was the workshop for the Model Railway Engineers until their relocation to Confederation Park. The building is presently vacant.

The Root House building also constructed in 1908 in the Arts and Crafts style was originally just a concrete cellar for the storage of fruit and root crops. In 1961 the roof was raised and a second storey added. The Root House is currently used as the Century Park gardener's office until they relocate to the restored Fairacres Cottage in 1998. The original root cellar remains as a Parks storage area.

In 1961 a garage was built by the Universal Life Foundation Church. It was poorly designed and constructed. Since the site's purchase by the city in 1966 the structure has served as a storage area for various Parks and Recreation Department user groups. However, in recent years this unheated storage facility has not been heavily utilized, although a small section is in use by the Century Park gardening staff.

Proposed Work:

The Steam Plant and Root House buildings have been altered through additions, renovations, lack of maintenance and the addition of the garage. It is proposed that a building preservation consultant be hired to assess the scope of work and prepare options and cost estimates for phased restoration of these buildings. This report will be presented for the consideration of the Community Heritage Commission and Council.

The removal of the garage and the restoration of the heritage buildings will accomplish a number of desirable goals. Most importantly, the proposed work will stabilize and restore these important civic heritage buildings and ensure their long-term structural viability. Secondly, the work will improve the ambiance of the Art Gallery/Fairacres Estate precinct at Deer Lake through the removal and improvement of unsightly structures. In the short term it is proposed that the gardening staff remain as primary tenants of these buildings. However, it is anticipated that a future phase of interior

improvements will render these heritage buildings useful to a variety of arts related public uses within the Arts Centre area.

Cost Estimate of Restoration Plan Study..... \$5,000

2.4 1998 Restoration Program Cost Estimate

The identified designated civic heritage building projects are recognized as being the priorities for 1998. The total cost for this work has been provided for in the Land Development/General Development section of the 1998 - 2002 Provisional Capital Program.

The total estimated cost to complete interior repairs to the Walker House, fund a structural and code analysis report of the Ceperley Mansion and fund a Restoration Plan Study for the "Faircares" Steam Plant and Root House buildings is \$19,800.00.

3.0 Summary

The completion of the Walker House will ensure the tenancy of this building and enable the recovery of improvement costs. The report on the repair and restoration of the Ceperley Mansion verandah is timely given this building's new prominent role in the Arts Centre precinct. Additionally the plans to upgrade the adjacent Fairacres Steam Plant and Root House will ensure the long term preservation of these heritage structures and acknowledge their prominent place within Deer Lake Park. With the completion of these studies the Community Heritage Commission and Council will have the opportunity to study in detail the proposals and their associated costs in order to direct further work during 1998.



D. G. Stenson
Director Planning and Building

JW:hr

Att.

cc: Director Engineering
Director Finance
Director, Parks Recreation & Cultural Services
(Attention: D. Nokony Manager - Cultural Services Division)