

CITY OF BURNABY
COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS:

Subject: City Heritage Building Restoration Projects: Ceperley House
Steam Plant Building and the Root Cellar Building

Recommendations:

1. THAT Council authorize the expenditure of \$173,000 from the 2000-2004 Annual Capital Program Budget for the restoration of the Ceperley House former Steam Plant building and the estate Root Cellar building as outlined in this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information and comment.
3. THAT Council be requested to give authority to the Director Planning and Building to grant heritage alteration permits to restore these two designated heritage buildings as required by the Municipal Act, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2000 June 01 received the *attached* report seeking authority for expenditure of the funds required to proceed with the restoration of two designated heritage buildings near the Ceperley House in Deer Lake Park and to obtain approval for the alterations.

Copy: City Manager Director Planning and Building Director Parks, Recreation and Cultural Services Director Finance
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Your Commission advises that, with the well-received and highly attractive restoration of Ceperley House, it is considered appropriate to prioritize the upgrading, use and restoration of the Steam Plant and Root Cellar buildings that form part of what once was a country estate in Deer Lake Park. The restoration of the Root Cellar building will facilitate its use for public parks program purposes and the project is consistent with the recommendations in the Deer Lake Park Management Plan which is to restore and interpret the heritage resources in the Park.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Dan Johnston
Vice Chair

/mm

TO: COMMUNITY HERITAGE COMMISSION

2000 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **City Heritage Building Restoration Projects: Ceperley House Steam Plant Building and the Root Cellar Building**

PURPOSE: **To seek approval for the restoration of two heritage buildings near the Ceperley House in Deer Lake Park.**

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize the expenditure of \$173,000 from the 2000-2004 Annual Capital Program Budget for the restoration of the Ceperley House former Steam Plant building and the estate Root Cellar building as outlined in this report.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information and comment.
3. **THAT** Council be requested to give authority to the Director of Planning and Building to grant heritage alteration permits to restore these two designated heritage buildings as required by the *Municipal Act*, as outlined in this report.

REPORT

1.0 Background/ Summary:

In the past several years the City has maintained a small annual program to upgrade and re-use City-owned heritage buildings. Within Deer Lake Park on the grounds near the Ceperley House gallery there are two buildings that are part of the original Ceperley estate and tell part of the rural history of this area. The two buildings are presently unrestored and are in need of upgrading for visual and functional use. They are the former Steam Plant building, located south of the Ceperley House on the path which leads to the Lake, and the smaller Root House building which lies on the south edge of the Ceperley House parking lot. Both of these were designated by bylaw as heritage buildings in 1992.

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A consultant engineer completed a detailed evaluation of the two buildings and has supplied a cost estimate of approximately \$173,000 for the design and restoration work for the two buildings

The Steam Plant was formerly used by the model railway group and is presently vacant. It is proposed, following restoration, to be used for a workshop space/pottery studio that will serve a new Bourrey box kiln which is to be connected to the Steam Plant building with a landscaped plaza which is proposed to be built by the Parks, Recreation and Cultural Services Department as a joint, but separately funded project. The design for this new kiln building and plaza will be coordinated with Parks staff and reviewed with Heritage Planning staff to ensure that it is designed and sited to fit in with the heritage aspects of this site.

The Root House is presently used for the storage of garden tools and equipment by Parks horticultural staff. The restoration involves removing the upper floor and lowering the roof of the building. The lower level of the building will continue to be used as a storage space by the horticultural staff.

There is presently a long, large, roughly-built storage shed which was constructed in the 1960's that actually connects the two historic buildings. As part of this project, the modern additions to the Steam plant and the long storage shed building would be removed from the site. Alternative arrangements for the storage of the unused boats and grounds maintenance equipment in the shed will be arranged by Parks staff.

The purpose of this report is to seek authority for the expenditures of the funds required to proceed with the restoration of these two buildings and to obtain approval for the alterations to the designated heritage buildings. This report has been coordinated with and has the concurrence of the Parks, Recreation and Cultural Services Department staff.

2.0 Steam Plant - Description of the work (refer attached photo)

The Steam Plant building at one time contained the boiler for the large greenhouse that was constructed abutting the north side of the steam plant. It was designed by the Architect Robert Mackay Fripp in the Arts and Crafts style and dates from 1908. The steam plant has undergone significant alteration; two shed additions have been made and the original gable roof has been altered. The restoration would see the two additions removed, windows replaced and the roof reconstructed so that the structure would be restored to its original configuration. Structural upgrading where required is proposed. The services to the building would be upgraded and a new washroom provided to make the building useful once again. The former greenhouse rubble foundation wall would be exposed for interpretive purposes. This will entail the removal of a number of young trees which have taken root between the stones in the wall, which if left, will damage the wall.

A courtyard space south of the Steam Plant would be created to serve the kiln and the gas services

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provided to the Steam Plant would be sized to also provide for the new kiln shed connection which as noted is a separate but complimentary project. The details of the plaza will be worked out in discussion with Parks, Recreation and Cultural Services Department staff.

3.0 Root House - Description of the work (refer attached photo)

This building, also designed by Fripp dates from 1908. It is quite possibly the only remaining root cellar in Burnaby. The building is largely intact. The original roof with the interesting cupola, which served as a vent, was raised up one storey in about 1961 to provide a second level upper storage room. This small building is in generally good condition except for the roof structure which will need to be extensively rebuilt and dropped down to the original level. The design for the restoration will include a solution such as regrading or fencing of the roof to prevent the risk of people being able to climb up on the lowered roof from the north side. The existing electrical and gas systems are adequate for the continued storage use on the cellar level.

The consultant report identified a number of overgrown cedar and poplar trees within close proximity to the building which promote the growth of moss and algae on the roof and walls which is damaging to the historic building finishes. It is considered highly desirable to remove the trees which are within 4 metres of this heritage building. Staff will pursue this matter with the City Arborist.

4.0 Related Works - Demolition of 1960's shed

The large shed on the site that was constructed in the 1960's is to be removed and any useful timber salvaged for re-use for the new kiln shed building. Should any funds remain at the end of this project a mismatched window in the Fairacres Stables building will be replaced and the front steps for the Gardener's Cottage will be replaced.

5.0 Costs Estimates for the Restoration:

The total estimated costs for the restoration of both buildings includes the introduction of services that will also serve the new kiln building, as well as the demolition. These costs are based upon the consultant study and are subject to final design.

The costs are estimated (subject to final design and tender):

Architectural restoration, structural upgrading, demolition, new services:	\$137,000
Consultant fees:	16,440
Contingency: (approx. 14 %)	19,560
Estimated total cost:	<u>\$173,000</u>

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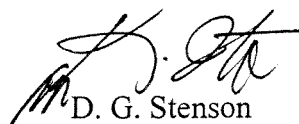
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The total budget for 2000 for City Heritage Buildings upgrading provided for in the 2000-2004 Capital Budget for 2000 is \$ 175,000.

6.0 Outlook for Future Priorities:

With the well-received and highly attractive restoration of Ceperley House ("Fairacres") that has been recently completed, it is considered appropriate to prioritize the upgrading, use and restoration of the Steam Plant and Root Cellar buildings that form part of what once was a country estate in Deer Lake Park. The restoration of the Root Cellar building will facilitate its use for public parks program purposes. This project is consistent with the recommendations in the Deer Lake Park Management Plan which is to restore and interpret the heritage resources in the park.

Projects under consideration for next year include the Ceperley Stables/Barn building which is in generally good condition but which could be upgraded to a more active use than the present storage facilities it provides. Other projects under consideration are the two Barnet Townsite houses which are vacant and unused in Barnet Beach Park. Those two houses would be upgraded for rental purposes until such time as public uses could be found. While the inventory of unused heritage buildings is being reduced, the other large remaining unused heritage building in the City is the 1914 School Building which is, at this time, proposed to be used for a community hall for the western part of the Edmonds area.

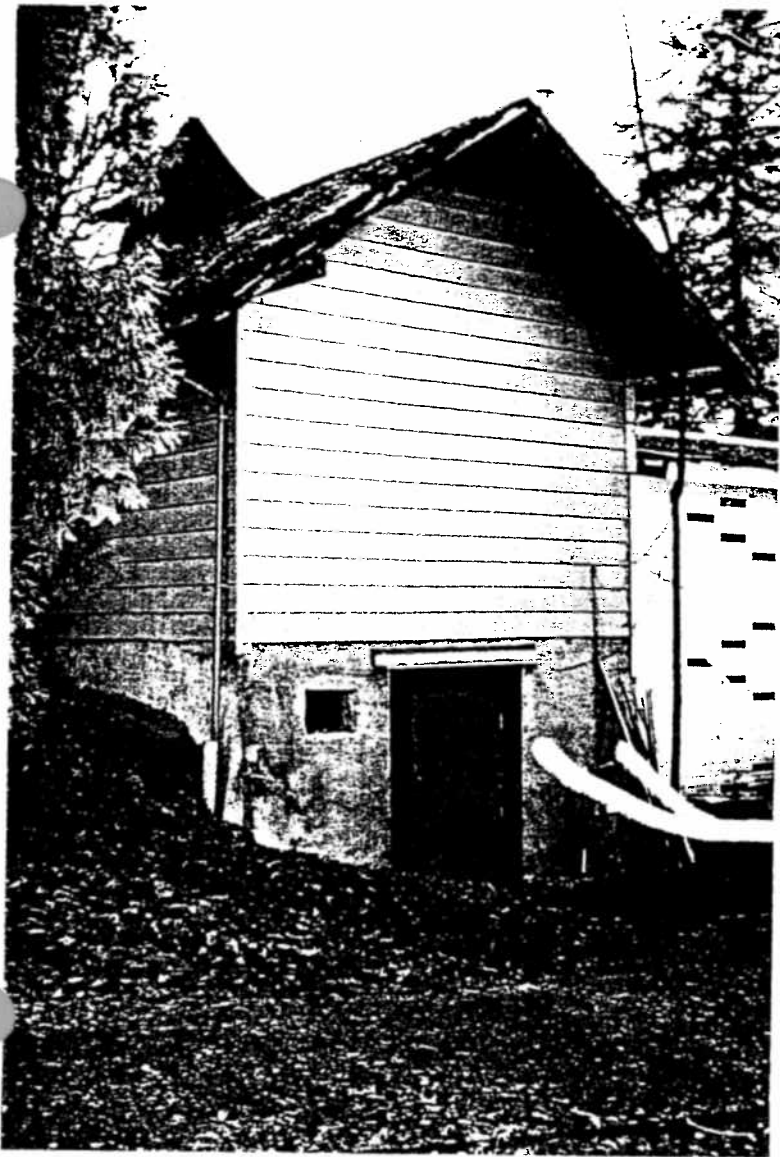


D. G. Stenson
Director Planning and Building

BR:hr
Attach.

cc: Chief Building Inspector
Director Finance
Director Parks, Recreation and Cultural Services
Director Engineering (PPM)

P:\Bill\Steam plant.RPT



EXISTING ROOT
HOUSE - VIEW
FROM WEST

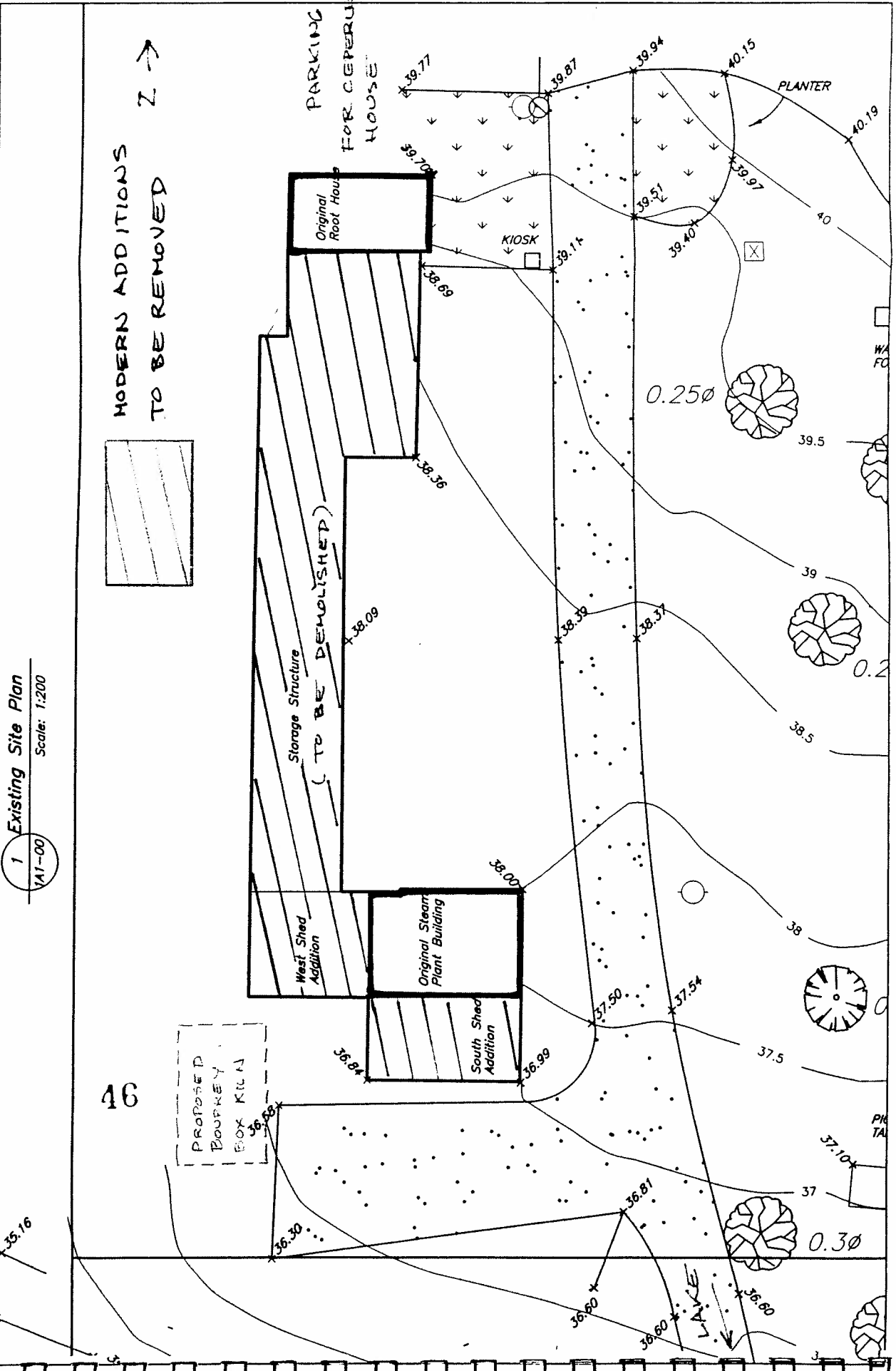


ORIGINAL STEAM
PLANT: 1950'S PHOTO
VIEW FROM NORTH



EXISTING SITE PLAN

1A1-00



MODERN ADDITIONS
TO BE REMOVED



Storage Structure
(TO BE DEMOLISHED)

1 Existing Site Plan
1A1-00
Scale: 1:200

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L.A.V.E.