

2000 June 22

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: CITY HERITAGE BUILDING RESTORATION PROJECTS: CEPERLEY HOUSE STEAM PLANT AND ROOT CELLAR BUILDING

PURPOSE: To request Council to bring down a bylaw in the amount of \$40,000 (inclusive of 7% GST) from Capital Reserves to design and construct a shelter for the Bourrey Box kiln.

RECOMMENDATION:

1. THAT a bylaw be brought down in the amount of \$40,000 (inclusive of 7% GST) from Capital Reserves to design and construct a shelter for the Bourrey Box kiln.

REPORT

At its meeting of 2000 June 21, the Parks, Recreation and Culture Commission received the attached report and adopted the four recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

c:\data\Council Reports\PK-City Heritage Building Restoration Projects:Ceperley

cc: Director Planning & Building
Director Finance
Chief Building Inspector

SUBJECT: CITY HERITAGE BUILDING RESTORATION PROJECTS: CEPERLEY HOUSE STEAM PLANT AND ROOT CELLAR BUILDING

RECOMMENDATIONS:

1. THAT approval be granted to proceed with the restoration and adaptive reuse of the Ceperley House Steam Plant and Root Cellar Building as outlined in this report.
2. THAT approval be granted for the construction of a Bourey Box kiln and a shelter for the kiln as outlined in this report.
3. THAT Council be requested to bring down a bylaw in the amount of \$40,000 (inclusive of 7% GST) from Capital Reserves to design and construct a shelter for the Bourey Box kiln.
4. THAT a copy of this report be sent to the Community Heritage Commission.

REPORT

Appearing as correspondence on this agenda is a report from the Community Heritage Commission detailing the restoration plan for the Ceperley House Steam Plant and Root Cellar building and the according approval of funding in the amount of \$173,000 for the demolition and restoration work.

Staff have been involved in the development of this project and recommend approval of the work as described. As the buildings are programmed by Parks, Recreation and Cultural Services it is appropriate to proceed with the related work arising from the project.

1. **Relocation of Current User Groups:**

It is recommended that communication commence with the groups that currently occupy the buildings involved in order to expedite the move to adjacent facilities. In this regard those in the storage shed building between the Steam Plant and Root Cellar include: boats and canoes used by Recreation for boating programs at Deer Lake; equipment belonging to the Boy Scouts (Burnaby Region); some soap box derby cars used in an area competition; and tools, equipment, materials and vehicles used by City horticultural staff. These groups can be accommodated in the barn building located at the north end of the site by reorganizing the main floor of the facility. A recent cleaning and a new prioritizing of space use has occurred there as some theatre groups have less need for the space they previously used.

This move would occur as soon as the project is approved.

2. Kiln Shelter Design and Construction:

As reported earlier to Commission, a special legacy project for the Year 2000 Burnaby Celebration includes the construction of a wood burning Bourrey Box kiln in the area. It is now proposed that the kiln be located in a new shelter to be located near the restored Steam Plant. The Steam Plant will be utilized as a support facility for the ceramics operation.

Funding is available in the Year 2000 Burnaby budget to design and construct the kiln itself. As well a major donation of kiln bricks has already been received. This request is for funds in the amount of \$40,000 to design and build the kiln shelter adjacent to the restored Steam Plant. Sufficient Capital Reserves are available and this project is included under the 2000 Deer Lake component of the 2000-2004 Annual Capital Program.

The 20'W x 24'L kiln shelter would accommodate the 6'W x 12'L x 8'H Bourrey Box kiln with sufficient space to store two cords of wood (Attachment #1). The shelter would have a post and beam construction with wire mesh walls to allow good air circulation. The design and finishes would complement the heritage buildings in the area. Supported by natural gas burners for firing and natural gas after-burners to eliminate chimney smoke, the new kiln would be environmentally sensitive. This kiln will complete the kiln construction program in Deer Lake Park. This project should be completed by the end of the year.

3. Landscaping:

Parks Design staff have conducted an extensive evaluation of the area in relation to the project and will complete a landscape plan shortly. The plan will also include an estimated cost for the work to be advanced this fiscal year. As the sheds will be removed and the buildings restored to their historical appearance, it is important that the landscape enhances the heritage experience while also being safe, functional, and available to special events, interpretive activities, social occasions and comfortable circulation.

Over the past few years considerable investments have been made into restoring Ceperley House, the Gardener's Cottage and the area landscape, and as these new projects arise coordinating the design and construction of each element is very important.

4. Project Management:

The main focus of the project is in the domain of the Community Heritage Commission and the Heritage Planners. Parks Planners and Cultural Services staff are involved in the landscape and kiln components of the project. To ensure the work is properly scheduled and that construction completion deadlines can be met, staff are in close contact and will have the advice of the Project Management staff of the Chief Building Inspector. Good coordination is imperative to the success of the project.

The overall management of the facilities in question remains with Parks, Recreation and Cultural Services and the buildings will continue to support parks, cultural and recreational services and programs. A further review of space use options will continue both for community group use of public spaces and for maintenance and program needs of the department.

5. Conclusion:

An interdepartmental meeting has been scheduled to begin the development of a Deer Lake Park Heritage Resource Management Plan. This planning tool will assist all City staff to properly coordinate the needs assessments and options for adaptive reuse of designated heritage properties in the Deer Lake Park precinct where a significant number of Burnaby's heritage buildings and landscapes exist.

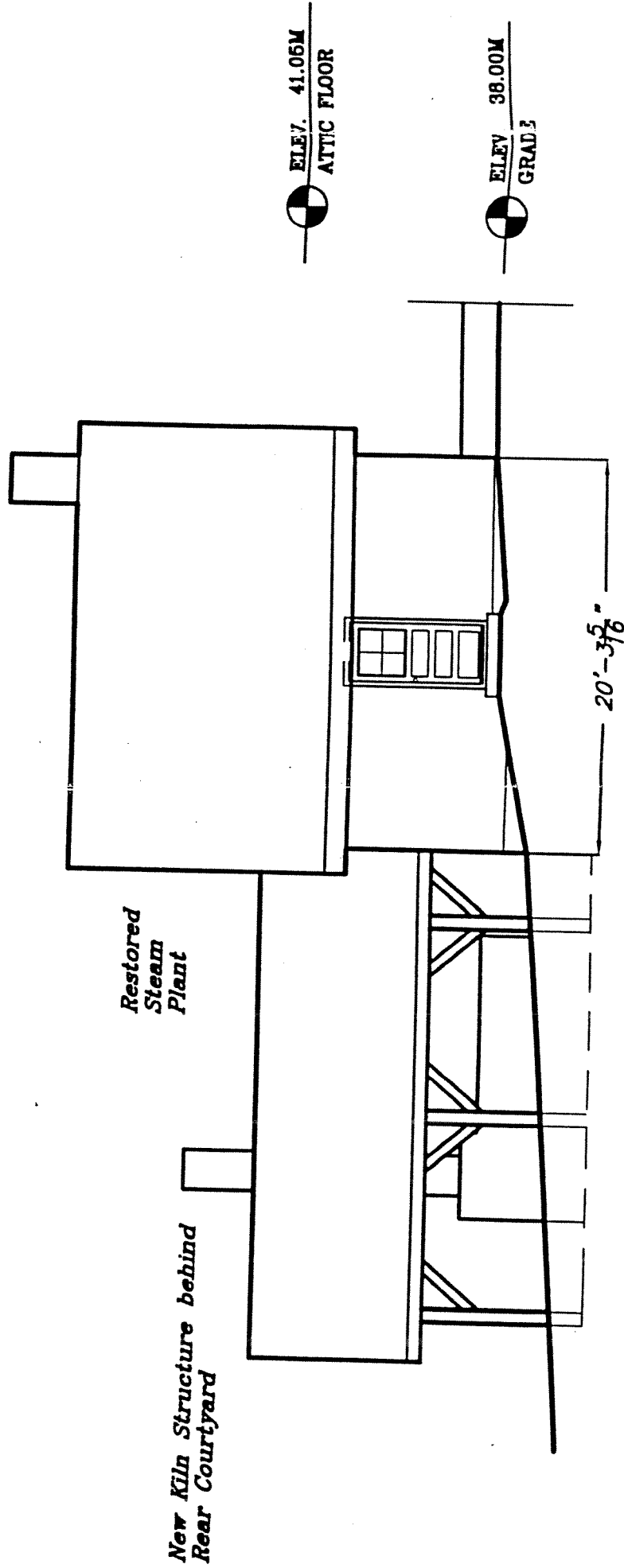
The consultant's study and report on the Steam Plant and Root Cellar buildings and the inclusion of the Bourrey Box kiln includes design and budget detail sufficient to proceed. The landscape design will be integrated into the overall plan shortly. Approval of the heritage restoration project and the kiln shelter project is recommended at this time to ensure the prompt commencement of the work.

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Attach.

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cc: Director Planning and Building
Director Finance
Chief Building Inspector



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Steam Plant w/ Separate Kiln Use East Elevation

Scale: 1/8" = 1'-0"

