

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BALDWIN HOUSE  
CONSERVATION ASSESSMENT AND DESIGN SPECIFICATION**

**RECOMMENDATION:**

1. THAT Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 6% GST rebate) to complete the conservation assessment and design specification for the Baldwin House, as outlined in this report.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2007 November 21, received and adopted the *attached* report seeking Council expenditure approval to undertake a conservation assessment and design specification for the Baldwin House.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor G. Begin  
Member

Copied to:	City Manager Director Engineering City Solicitor Chief Licence Inspector Director Parks, Recreation and Cultural Services Assistant Chief Building Inspector - Project Management Director Planning and Building
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2007 November 14

**FROM:** DIRECTOR PLANNING & BUILDING

**FILE:** 77000 05  
*Reference: Baldwin House*

**SUBJECT: BALDWIN HOUSE  
CONSERVATION ASSESSMENT AND DESIGN SPECIFICATION  
6543/6572 DEER LAKE DRIVE**

**PURPOSE:** To seek Council expenditure approval to undertake a conservation assessment and design specification for the Baldwin House.

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**RECOMMENDATION:**

1. **THAT** Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 6% GST rebate) to complete the conservation assessment and design specification for the Baldwin House, as outlined in this report.

**REPORT**

**1.0 BACKGROUND**

On 2001 September 17, Council authorized the acquisition of 6543/6572 Deer Lake Drive for inclusion in Deer Lake Park. The property included the residence designed by architect Arthur Erickson for Dr. William and Ruth Baldwin in 1965. This building and its adjoining landscape have been evaluated as a nationally significant example of West Coast modern residential design and are listed on Burnaby's Community Heritage Register. The purpose of this report is to seek Council expenditure approval to complete a detailed assessment and the preparation of a conservation assessment and design specification for the building's roof and associated integral architectural features.

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From: Director Planning & Building  
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## 2.0 CONSERVATION ASSESSMENT AND DESIGN SPECIFICATION

In 2004, the Baldwin House was upgraded to ensure that this civic asset remains in good repair and all structural issues associated with the residence were addressed. In May, 2005 Council authorized a three year lease of the property to The Land Conservancy of B.C. (TLC), to operate the Baldwin House as a “Guest House”. The maintenance responsibility of this civic heritage building remains with the City with routine building maintenance undertaken by the Engineering Department - Physical Plant Maintenance Division.

The Baldwin House has a complex roof system of flat planes integrated with wood fascia, soffits, skylights, decks and brick chimneys. All of these features are integral to the architectural character and heritage values associated with this landmark building. The deterioration of the roof system overtime, combined with the age of the structure, has created a number of building conservation concerns. At this time, the building’s flat membrane roof system has come to the end of its useful life span. While City staff has undertaken all efforts to ensure that the roof is maintained through patching, repairing, flashing, and caulking, the existing roof experiences regular periodic leaks and water penetration.

There is an immediate need to undertake a detailed conservation assessment of the building’s roof and its associated architectural features in order to prepare a detailed design specification. This report will provide the necessary architectural guidance to complete a comprehensive project of repairs and replacement of the roof membrane, flashings and architectural features at the time of undertaking a complete roof replacement project.

To define requirements for replacement of the roofing system and the conservation of its associated architectural features, it is proposed that a detailed condition assessment and design be undertaken by a qualified architectural consultant. This work would establish detailed working drawings, specifications and estimates for the installation of a new roof membrane and any associated required conservation and replacement of wood beams, fascia, soffits, eaves, skylights, decks and masonry brick chimneys. The design specifications would define the capital investment needed to provide for the ongoing preservation of this heritage asset and to maintain the property in suitable condition for lease by TLC to provide for the public enjoyment and of this architecturally significant residence within Deer Lake Park


## 3.0 FINANCING

This report seeks Council expenditure approval for this project in the amount of \$20,000 inclusive of 6% GST rebate. A capital allocation for this project is available in the 2007-2011 Annual Capital Program. The use of Gaming funds for this project is consistent with Council guidelines to support heritage, cultural and environmental projects.

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**4.0 NEXT STEPS**

On conclusion of the subject roof assessment, design work and detailed cost estimate, staff would seek Council approval to undertake the required conservation works associated with the roof replacement through a further report to the Finance and Civic Development Committee.

  
B. Luksun, Director  
PLANNING AND BUILDING

JW:tn

- cc: City Manager
- Director Engineering
- City Solicitor
- Chief Licence Inspector
- Director Parks, Recreation and Cultural Services
- Assistant Chief Building Inspector – Project Management