

**COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: CEPERLEY MANSION CHIMNEY CONSERVATION & RESTORATION  
BURNABY ART GALLERY, 6344 DEER LAKE AVENUE**

**RECOMMENDATIONS:**

1. THAT Council approve the expenditure of Gaming Funds in the amount of \$200,000 (inclusive of 5% GST) to complete the conservation and restoration of the Ceperley Mansion chimneys, as outlined in this report.
2. THAT Council approve a Heritage Alteration Permit to undertake the conservation and restoration work, as outlined in this report.
3. THAT Council forward this report to the Parks, Recreation and Culture Commission for their information.

**REPORT**

The Community Heritage Commission, at its meeting held on 2008 June 19, received and adopted the *attached* report outlining a project to conserve and restore the chimneys of the City-owned Ceperley Mansion heritage property.

Respectfully submitted,

Councillor G. Begin  
Chair

Councillor C. Jordan  
Vice Chair

Copied to:	City Manager Director Finance Director Engineering Director Parks, Recr. & Cult. Services Assistant Chief Bldg. Insp. - Project Mgmt. Director Planning & Building
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**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2008 June 18

**FROM:** DIRECTOR PLANNING & BUILDING

**FILE:** 770000 20  
*Reference: Ceperley House*

**SUBJECT:** CEPERLEY MANSION CHIMNEY CONSERVATION & RESTORATION  
BURNABY ART GALLERY, 6344 DEER LAKE AVENUE

**PURPOSE:** To outline a project to conserve and restore the chimneys of the City-owned Ceperley Mansion heritage property.

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2. **THAT** Council be requested to approve a Heritage Alteration Permit to undertake the conservation and restoration work, as outlined in this report.
3. **THAT** Council be requested to forward this report to the Parks, Recreation and Culture Commission for their information.

**REPORT****1.0 BACKGROUND**

The Ceperley Estate "Fairacres" was purchased by the City as part of Deer Lake Park in 1966 and designated as a municipal heritage site in 1992. The Ceperley mansion is one of the landmark heritage buildings of the Deer Lake Park heritage precinct. In 1998, Council approved a multi-phased conservation and restoration plan for the Ceperley Mansion to accommodate the adaptive reuse of the structure as the Burnaby Art Gallery. At that time, the assessment of the mansion's exterior condition established a future need for the conservation of the mansion's cobblestone and masonry chimneys.

This report outlines the results of a recent assessment of the needed work, and recommends proceeding with the conservation and restoration of the Ceperley Mansion chimneys utilizing gaming funds.

**2.0 CITY HERITAGE POLICY**

In 1994, the Community Heritage Commission and Council adopted a report outlining the implementation of the City Heritage Policy for City-owned heritage buildings. The policy established

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From: Director Planning and Building  
Re: Ceperley Mansion Chimney Conservation and Restoration

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a general civic stewardship strategy to ensure the ongoing condition assessments of heritage assets in order to establish priority building conservation and restoration projects. The Ceperley Mansion, which is a public assembly building being used as the Burnaby Art Gallery, is identified as a first priority for ongoing capital investment.

### 3.0 CEPERLEY MANSION CHIMNEY CONSERVATION PROJECT

The Ceperley Mansion is one of the City of Burnaby's landmark heritage buildings. Built in 1911, the mansion building was designed in the English Arts and Crafts style and is a significant architectural example of its type. On the exterior, the rustic style is seen in the use of natural materials such as cedar shingles and siding, cobblestone foundations and chimneys and the half-timbering in gable ends. The splendid hand-pegged front door of two-inch oak and leaded glass windows all attest to the quality of materials and workmanship used during its construction.

The mansion has five cobblestone chimneys which all form a significant aspect of the mansion's architecture (*see Attachment 1*). Three of these chimneys rise 3½ stories and are sited at the exterior walls. The exposed chimney walls are clad entirely with rustic field and cobble stones. A fourth 1½ storey chimney is located at the south kitchen wing of the structure is also exposed at the gable end to form a decorative exterior stone element. The fifth and largest of the chimneys is located on the west wall of the Billiard Room wing of the mansion. This large structure forms a full 1½ storey wall with decorative battlements and elements which provide a significant aspect of the building's character. This chimney originally included a decorative stone chimney cap, which was removed in the 1930s, and is proposed to be restored as part of this conservation project.

As part of the City's Heritage Program and building maintenance program, the chimneys were assessed by a qualified conservation architect and engineer to determine their condition and to provide any recommended conservation actions. While the chimneys are currently in good structural condition, it was recommended that the City take some immediate conservation actions to repair mortar, cap and flashing conditions which have been identified as posing a future risk to the ongoing preservation of the chimneys and building.

The conservation work identified includes a thorough cleaning of moss and mineral deposits on the masonry, mortar re-pointing, chimney cap restoration, and lead flashing repair and replacement. If left unattended, some of these conditions could lead to water infiltration into the building and wood rot, stone damage or loss, and chimney cap damage. Previous rock masonry re-pointing with hard Portland cement has created significant masonry conservation problems necessitating re-pointing of a large area of rock work to repair the damaged areas. A proper re-pointing mortar is key to the structural integrity of the chimneys and general envelope performance. The repairs identified for these chimneys are considered to be a conservation priority. Approximately 50% of the exterior stonework of the mansion will be conserved as part of this project which will significantly improve its overall condition.

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These proposed conservation works will ensure that the chimneys are proactively maintained to ensure their ongoing good condition and provide for the security of the building's envelope from water infiltration. Overall the project will also continue to ensure that the Ceperley Mansion is maintained and restored to its original design. This conservation project will substantially enhance the building's overall aesthetic beauty and continue to ensure its status as a well cared for civic heritage landmark.

#### 4.0 HERITAGE ALTERATION PERMIT

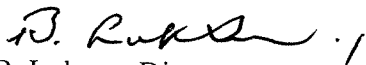
As a designated heritage building protected by bylaw, all exterior construction work that includes design changes requires Council approval and authorization of a Heritage Alteration Permit. As the Billiard Room chimney is proposed to be restored to include its original chimney cap design, Council approval of this work is required. As such, Council authorization is sought for the restored chimney cap design as seen in *Attachment 2*. Approval of the recommendations of this report will form the required Heritage Alteration Permit.

#### 5.0 FINANCING

This report seeks Council expenditure approval for this project in the amount of \$200,000 inclusive of 5% GST. A capital allocation for this project is available in the Land Assembly and Development section of the 2008-2012 Annual Capital Program. The use of Gaming funds for this project is consistent with Council guidelines to support heritage, cultural and environmental projects.

#### 6.0 NEXT STEPS

With approval of the subject capital expenditure, staff would proceed as appropriate, to retain the services of the accepted qualified masonry contractor and undertake the required conservation works associated with this project.



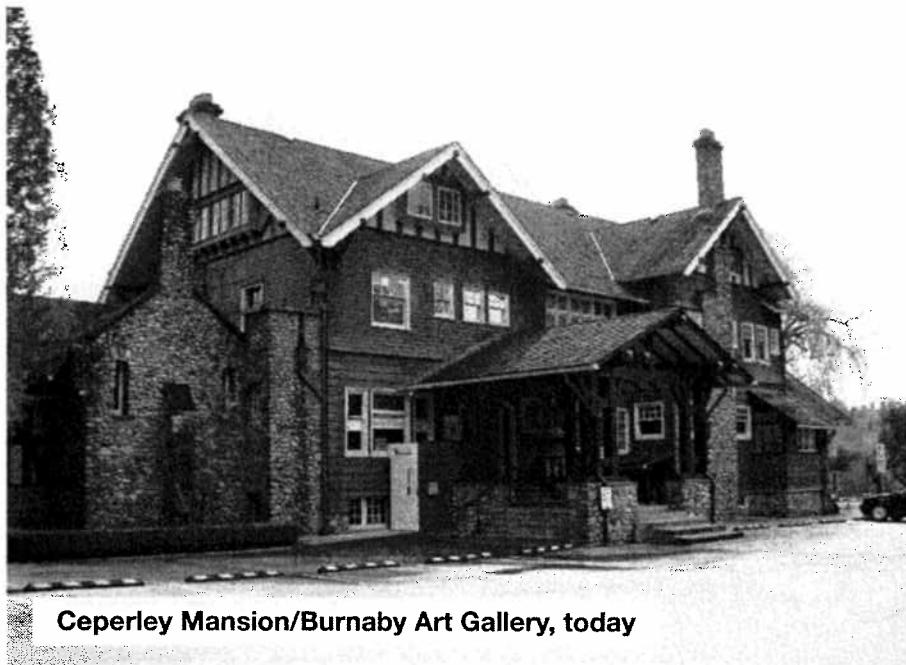
B. Luksun, Director  
PLANNING AND BUILDING

JW:tn

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



**Ceperley Mansion, 1914**



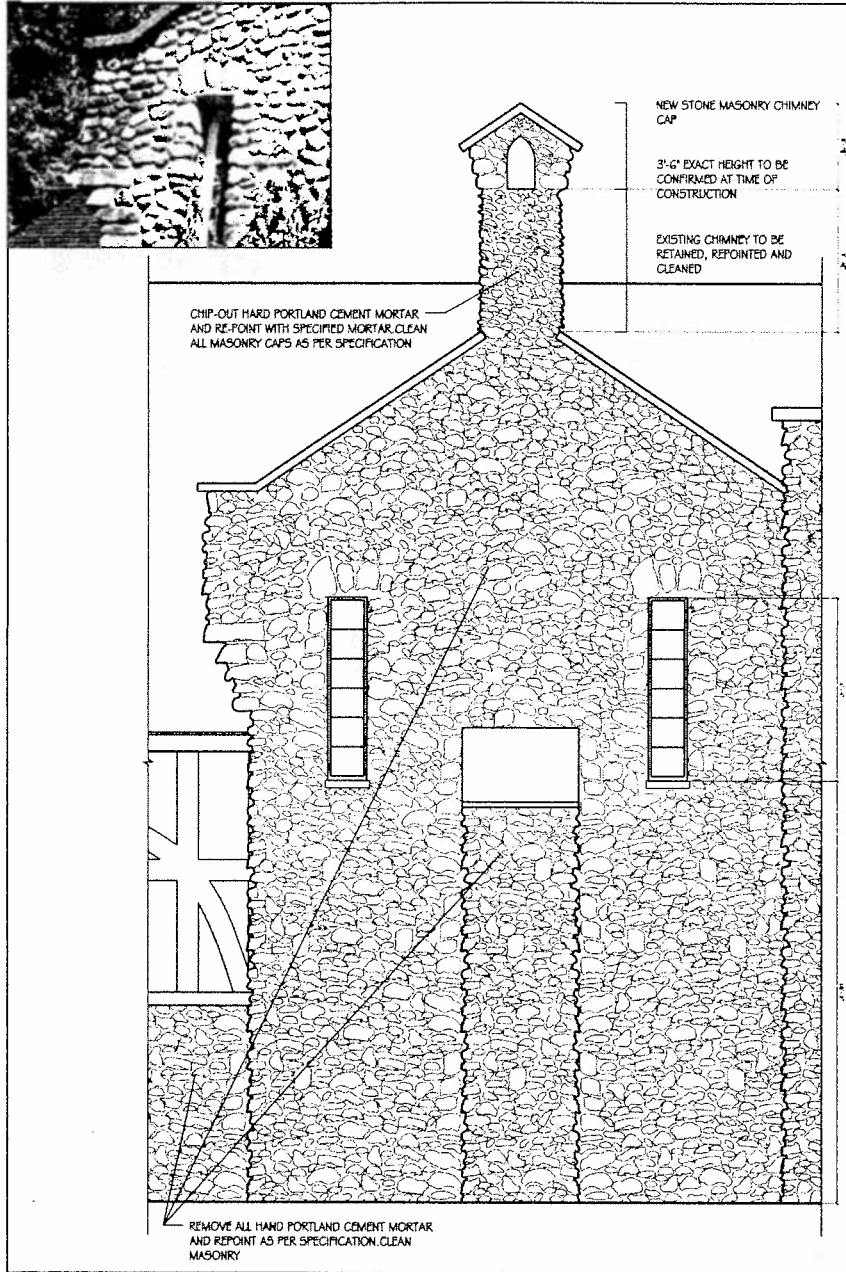
**Ceperley Mansion/Burnaby Art Gallery, today**

**Ceperley Mansion/Burnaby Art Gallery  
6344 Deer Lake Avenue**



PLANNING & BUILDING DEPT  
2008 06 17

**Attachment 1**



Ceperley Chimney Restoration RESTORED WEST ELEVATION DETAIL 2A4-01

FIELD DRAWING: RM  
 DRAWN: RM  
 DATE: July 28, 2007

CEPERLEY MASONRY FABRICATES  
 FABRICATION/CODE UPGRADE  
 CITY OF BURNABY  
 BURNABY, B.C.



## Proposed Billiard Room Chimney Cap Restoration



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Attachment 2