

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: H.T. CEPERLEY ESTATE – FAIRACRES
6344 DEER LAKE AVENUE (DEER LAKE PARK)
GARAGE & STABLES CONSERVATION PLAN**

RECOMMENDATIONS:

1. THAT Council approve the expenditure of Gaming Funds to finance up to \$75,000 (inclusive of 12% HST) of the project cost to complete the restoration of the exterior of the Fairacres Garage & Stables, as outlined in this report.
2. THAT Council approve the required Heritage Alteration Permit for the restoration of the exterior of the Fairacres Garage & Stables, as outlined in this report.
3. THAT Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2011 February 03, received and adopted the *attached* report seeking Council's approval of a Heritage Alteration Permit for this restoration project and authorization for funding the restoration of the exterior of the Garage & Stables through Gaming Funds. The proposed Conservation Plan will substantially restore this landmark civic heritage building and also mark the centennial of its construction. This project will visually improve and enhance both the arts centre and Fairacres estate in association with the Heritage Precinct of Deer Lake Park. The protection of this building will also ensure its continued utility as an important storage and community facility.

Respectfully submitted,

Copied to:	City Manager Deputy City Managers (2) Director Planning & Building Director Finance Director Engineering Director Parks, Recr. & Cult. Services Chief Licence Inspector
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Councillor C. Jordan
Chair

Councillor A. Kang
Vice Chair

Councillor R. Chang
Member

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2011 January 24

FROM: DIRECTOR PLANNING & BUILDING

**SUBJECT: H.T. CEPERLEY ESTATE – FAIRACRES
6344 DEER LAKE AVENUE (DEER LAKE PARK)
GARAGE & STABLES CONSERVATION PLAN**

PURPOSE: To seek approval of a Heritage Alteration Permit for this restoration project and Council authorization for funding the restoration of the exterior of the Garage & Stables through Gaming Funds.

RECOMMENDATION:

THAT the Community Heritage Commission approve and forward the following recommendations to Council:

1. **THAT** Council approve the expenditure of Gaming Funds to finance up to \$75,000 (inclusive of 12% HST) of the project cost to complete the restoration of the exterior of the Fairacres Garage & Stables, as outlined in this report.
2. **THAT** Council approve the required Heritage Alteration Permit for the restoration of the exterior of the Fairacres Garage & Stables, as outlined in this report.
3. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

REPORT

1.0 BACKGROUND

At its regular meeting of 2010 November 04, the Community Heritage Commission adopted a recommendation that staff prepare a Conservation Plan report on the Garage & Stables built as part of the H.T. Ceperley Estate “Fairacres” in 1911. This protected civic landmark was purchased in 1966 as part of Deer Lake Park when the Ceperley Mansion became home to the Burnaby Art Gallery. Overtime, the Community Heritage Commission and Council have accomplished the restoration of the mansion, chauffeur’s cottage, steam plant and root house. This year will mark the centennial of Fairacres, which is one of the City most unique and prominent historic sites.

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From: Director Planning & Building
Re: 'Fairacres' Garage & Stables – Conservation Plan
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The Garage & Stables building has served as an important service building for Century Gardens and the arts centre for over 40 years. It is the only remaining building of Fairacres that has not been restored. This heritage landmark remains in good structural condition, but requires some repair and restoration to ensure its long-term preservation and use as a service building. This report outlines a Conservation Plan limited to the restoration of various elements of the structure's roof and exterior features. In addition, this report seeks the approval of the Community Heritage Commission and Council for a Heritage Alteration Permit and a Capital Plan expenditure utilizing Gaming Funds.

2.0 HERITAGE VALUE

The Fairacres Garage & Stables is a two-storey wood frame building that is located adjacent to the Ceperley Mansion in Deer Lake Park. This heritage landmark is sited prominently on Deer Lake Avenue, across from the City Hall complex, located at a primary gateway to the art centre precinct. This building was constructed in 1911 by Henry and Grace Ceperley as part of their 20 acre estate Fairacres. The four surviving outbuildings at Fairacres are a rare surviving architecturally designed ensemble of agricultural structures that exist in complementary harmony with the mansion. The Fairacres estate is one of the primary historic features of the Deer Lake Park Heritage Precinct.

Architect R.P.S. Twizell (1875-1964) was retained by the Ceperleys to design several original outbuildings on their estate in the fashionable British Arts and Crafts style. The Garage & Stables is important as a record of its era when transportation modes were in transition and the horse-drawn carriage, while still in use, was giving way to the automobile. The south end of the structure incorporates a single vehicle garage, while the remainder of the structure contained several stables for carriage, riding and draught horses, a coach house, and tack room. The second floor attic was utilized as a hay loft.

The small garage space stands in contrast to the spacious coach house and stable areas. The extent of the stabling arrangements signifies not only the use of carriage horses but also the continued reliance on draught horses in farming activities on the estate. As well, it is an indication of the fashionable nature of equestrianism for wealthy Edwardian families. The building is important as a demonstration of the aesthetics of the Ceperley family in having an architect-designed outbuilding and obtaining craftsmanship and materials of the highest quality for each structure on their estate. This building is also the oldest remaining 'barn' structure in the City and perhaps the only surviving historic combined garage/stables of its kind remaining in the Lower Mainland.

Key elements that define the heritage character of the Garage & Stables include its complex roofline with gabled dormers and eaves. Arts and Crafts architectural features of the exterior include: the shingle wall cladding articulated with decorative chevron-cut shingles at the first floor level; casement windows; deep eaves and brackets; original stable doors with hand-made forged-iron door hardware; and multi-paned wooden-sash windows with original 'Georgian' wire glass.

3.0 CURRENT USE

The Garage & Stables functions as an unheated storage building under the jurisdiction of the Parks, Recreation and Cultural Services Department. The ground floor is utilized for equipment storage by horticultural staff which maintain the adjacent Century Gardens and Festival Lawn and for the storage for the Cultural Services division. A portion of the ground floor and the second floor (former hay loft) of building has been leased to the Burnaby division of Scouts Canada since the 1960s. This non-profit community service organization has utilized this location for the storage of donated camping and recreational equipment, which is actively used for community recreational programs.

The Garage & Stables has been identified by the Cultural Services division to be renovated to accommodate an active public use and space associated with the cultural precinct. Implementation of a future adaptive re-use plan for the structure will require the development of a new use by the Parks, Recreation and Cultural Services Department and a relocation plan for civic storage and the Burnaby Scouts storage. The Conservation Plan outlined in this report has been limited to the structure's exterior restoration and continued utilization for existing storage by the horticultural staff and Burnaby Scouts. The proposed Conservation Plan works would substantially advance any future adaptive re-use plan by ensuring the structure remains in good condition and through the restoration of key historic design features. It is noted that the restoration of the roof structure will require the temporary relocation of the Burnaby Scouts storage area. It is proposed to continue to accommodate their lease agreement by relocating the Scouts storage to the main floor of building during the construction period.

4.0 CONSERVATION PLAN

The proposed Conservation Plan for the Fairacres Garage & Stables conforms to the adopted Official Community Plan's heritage provision to ensure the good civic stewardship of City-owned heritage structures. Additionally, the project will also comply with the "Standards and Guidelines for the conservation of historic places in Canada" which is used to guide Burnaby's heritage projects. A qualified heritage consultant was engaged to review the current condition of the building's roof and exterior envelope and recommended a limited Conservation Plan to ensure the permanent protection of the building from the elements and restoration of key design features. The building's restoration is based on the original 1911 design of the building as seen in historic photographs (see *attachment 1*).

The Conservation Plan is limited to two separate projects: the restoration of the roof structure and the restoration of specific exterior elements. These works have been implemented to address the deterioration and poor renovations which have existed since the civic acquisition of the estate in 1966. The building's existing eaves and fascia have extensive rot and require reconstruction in order to support new roofing, fascia boards, trim and gutters. The structure's existing asphalt roof has reached the end of its life and requires replacement to prevent further deterioration of the structure and maintain a viable storage facility.

Additionally, the Conservation Plan addresses significant alterations made to the structure's roof in the 1950s. The original northern gable of the roof and its casement windows have been removed and replaced with an extended gable and a modern aluminum window. These alterations have removed the original design of the north elevation and do not add any space or utility to the building's current second floor storage area. The plan would see the original roof line restored and an appropriate restored casement window installed. New gable vents will also be installed to provide the required ventilation for the attic. The exterior of the Garage & Stables will also be repainted in its original colour scheme to complement and match the other restored buildings of Fairacres. A design for the proposed restoration of the structure has been prepared for approval of the Heritage Alteration Permit (see *attachment 2*).

5.0 PROJECT COORDINATION

The restoration of the Fairacres Barn and Stables buildings has been divided between two separate projects based on the division of responsibility between the Engineering Department Facilities Management division and the Planning Department's heritage program. Given the close relationship of these two capital projects they will be jointly coordinated by one architect and project manager.

A separate report concerning the funding approval of the roof replacement for the Barn & Stables has been prepared by the Engineering Facilities Management Division. This report has been presented for the consideration and approval for the Finance and Civic Development Committee at their January 27, 2011 meeting. In summary, the proposed elements funded through the Engineering Department's report regarding the Capital replacement of the roof structure of the Garage & Stables include:

- Eaves, roof deck and shingles.
- Gutters and downspouts.
- Roof gable attic ventilation.
- Reconstruction of the north elevation gabled roof and windows.

The projects identified and funded in this Capital program report to the Community Heritage Commission include maintenance and restoration items that are the responsibility of the Planning Department's Heritage Program. In summary, the proposed elements funded through the approval of this report include the following exterior restoration components:

- Restoration of the east elevation carriage doors.
- Restoration of the hay loft doors.
- Reconstruction of the east elevation concrete entrance ramp.
- Exterior painting using historic colours (red-brown, cream and green)

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6.0 HERITAGE ALTERATION PERMIT

Under the Local Government Act, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to legally provide for any proposed alterations. At this time, it is necessary for Council to approve a Heritage Alteration Permit in order to authorize the restoration of the Fairacres Garage & Stables, as outlined in this report and illustrated by the plans prepared for Building Permit approval by Eric Pattison, Architect.

7.0 FINANCING

Financing for the completion of this heritage project is proposed to be drawn from Gaming Funds which have been designated to provide for capital improvements for heritage, cultural and environmental projects. This report seeks Council expenditure approval for this project not to exceed \$75,000. A capital funding allocation for the Fairacres Garage & Stables project has been advanced for Council's consideration and approval as part of the Provisional 2011-2015 Annual Financial Plan – Capital Program. Funding of the restoration of various heritage elements of the buildings exterior, estimated at \$75,000 (inclusive of 12% HST) are provided for in the Planning Department's Capital Program – Land Development for City heritage projects. As noted, the balance of the capital expenditures related to replacement of the roof are being advanced through Finance and Civic Development Committee for Council consideration as part of a separate Engineering Department report.

8.0 NEXT STEPS

The proposed Conservation Plan for the Fairacres Garage & Stables will substantially restore this landmark civic heritage building and also mark the centennial of its construction. This restoration project will visually improve and enhance both the arts centre and Fairacres estate in association with the Heritage Precinct of Deer Lake Park. The protection of this building will also ensure its continued utility as an important storage and community facility. With the concurrence of the Community Heritage Commission and authorization of the Heritage Alteration Permit and project financing by Council, staff will pursue the restoration of the Fairacres Garage & Stables as provided for in the Conservation Plan and outlined in this report.

B. Luksun, Director
PLANNING & BUILDING

JW:tn

Attachments

cc: City Manager
Deputy City Managers
Director Finance
Director Engineering
Director of Parks, Recreation and Cultural Services
Chief Building Inspector