
TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2016 January 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: Heritage Alteration Permit

**SUBJECT: HERITAGE ALTERATION PERMIT
CEPERLEY MANSION "FAIRACRES" - DECK RESTORATION
BURNABY ART GALLERY, 6344 DEER LAKE AVENUE**

PURPOSE: To seek approval for the issuance of a Heritage Alteration Permit for this Designated Heritage Site.

RECOMMENDATION:

1. **THAT** Council approve issuance of a Heritage Alteration Permit for Ceperley Mansion located at 6344 Deer Lake Avenue, as outlined in this report.

REPORT

1.0 BACKGROUND

The City, through the Engineering Department – Facilities Management Division, is undertaking the repair of a large exterior deck associated with regular maintenance of the Ceperley Mansion (Burnaby Art Gallery), a designated municipal heritage site since 1992. These proposed exterior works for this City-owned Designated Heritage Building require formal approval of a Heritage Alteration Permit. This report outlines this project for the consideration of the Community Heritage Commission and Council.

2.0 HERITAGE ALTERATION PERMITS

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 material and design alterations and building relocations. Burnaby's Community Heritage Commission reviews all Heritage Alteration Permit submissions for recommendation to Council for consideration.

3.0 HERITAGE VALUE

The Ceperley Mansion is one of the City of Burnaby's landmark heritage buildings. Built in 1911, the mansion building was designed in the 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 verandah across the eastern façade with its view over "Century Gardens" and the distant mountains is one of the key defining elements of the Ceperley Mansion.

To: Community Heritage Commission
From: Director Planning and Building
Re: Heritage Alteration Permit
Ceperley Mansion "Fairacres" - Deck Restoration
Burnaby Art Gallery, 6344 Deer Lake Avenue

2016 January 28..... Page 2

4.0 PROPOSED HERITAGE ALTERATION PERMIT WORKS

The City's Engineering Department – Facilities Management Division have commenced works to repair the upper east deck of the Ceperley Mansion under the annual building maintenance program for City-owned buildings (see *Attachment I*). The works are required to ensure the good maintenance and repair of the building and to provide for public and building occupant safety. The scope of the work includes the repair of existing structural members, replacement and restoration of decking and railings, and installation of a new waterproof deck membrane. Specifications for the project to repair the deck and its components will be reviewed by staff in conjunction with a structural engineer. The design for the project will also follow the Standards and Guidelines for Heritage Conservation in Canada which have been adopted by the City to guide heritage building projects. The proposed restoration works would exhibit a high degree of quality and craftsmanship to ensure its integration as part of the building's exterior design and respect for its heritage design features. As such, it is recommended that the Community Heritage Commission and Council approve this Heritage Alteration Permit.

5.0 NEXT STEPS

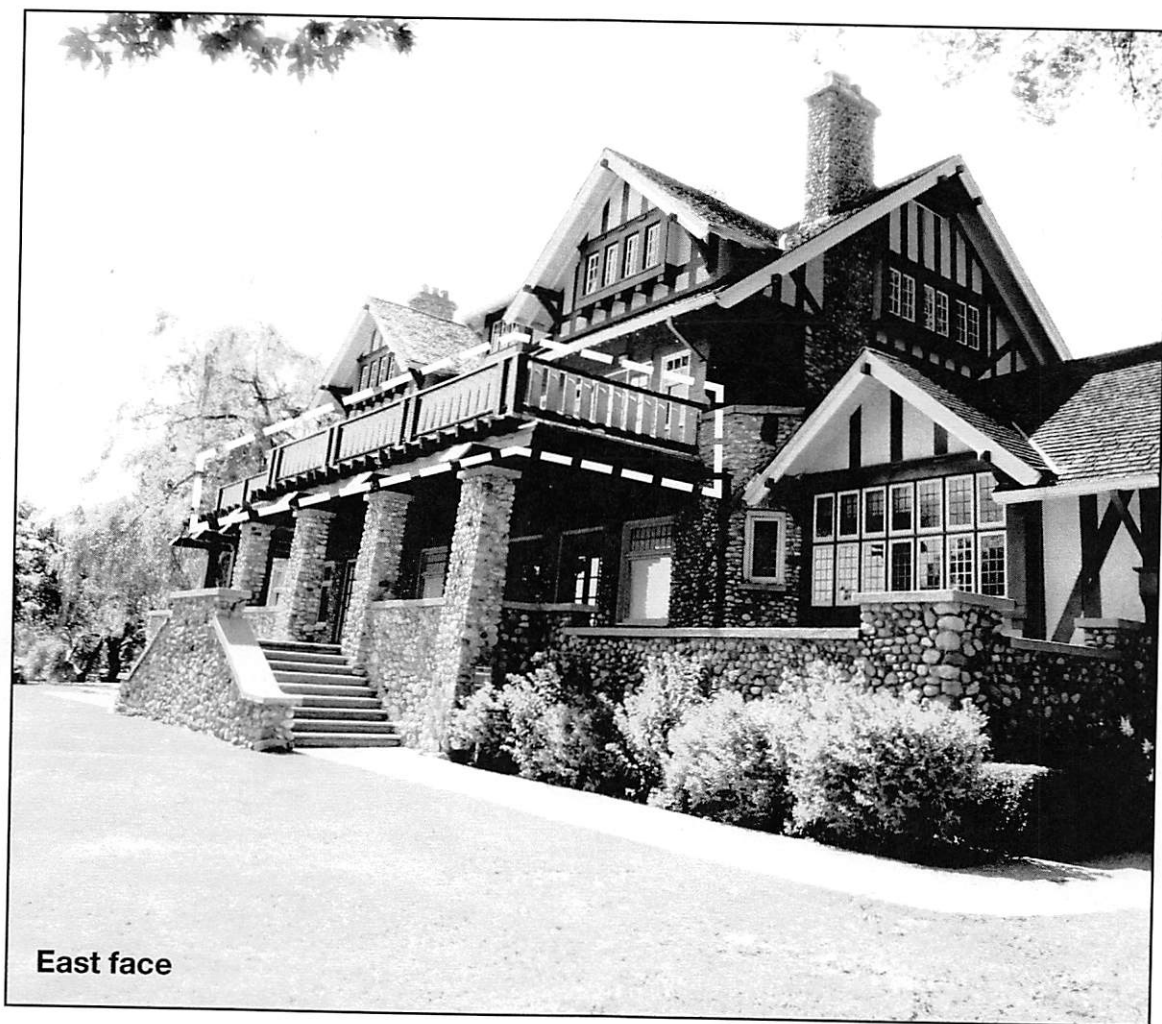
With Council adoption of the recommendation of this report, City staff will complete the necessary repair and maintenance works in compliance with the approved Heritage Alteration Permit. Funds required for the repair works are included in the 2015 Capital Plan for general civic building maintenance.


Lou Pelletier, Director
PLANNING AND BUILDING

HL:sla

Attachment

cc: City Manager
Director Engineering
Chief Building Inspector



Ceperley Mansion "Fairacres" Upper east deck restoration



PLANNING AND BUILDING DEPARTMENT
2016 JANUARY

Attachment 1