

COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: HERITAGE ALTERATION PERMIT

CEPERLEY MANSION "FAIRACRES" - DECK RESTORATION

BURNABY ART GALLERY, 6344 DEER LAKE AVENUE

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

The Community Heritage Commission, at its meeting held on 2016 February 04, received and adopted the <u>attached</u> report seeking Council approval for the issuance of a Heritage Alteration Permit for Ceperley Mansion "Fairacres".

Respectfully submitted,

Councillor C. Jordan

Chair

Councillor N. Volkow

Vice Chair

Councillor J. Wang

Member

Copied to: City Manager

Director Planning and Building

Director Engineering Chief Building Inspector



FROM:

COMMISSION REPORT

TO: CHAIR AND MEMBERS

DATE:

2016 January 28

COMMUNITY HERITAGE COMMISSION

FILE:

77000 20

DIRECTOR PLANNING AND BUILDING

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

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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 1*). 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

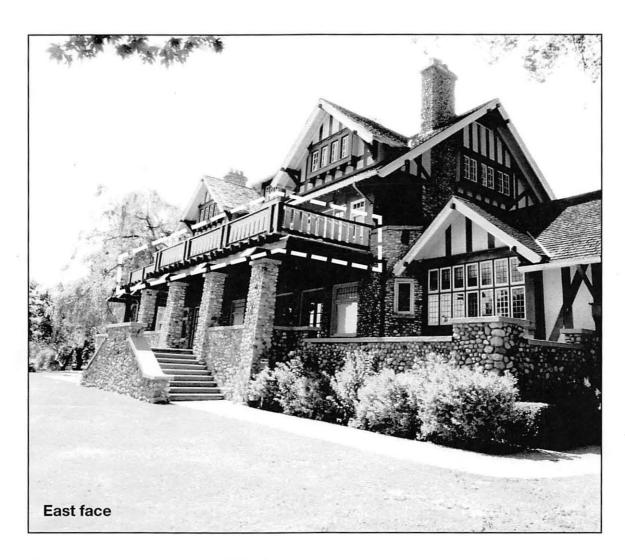
PLANNING AND BUILDING

HL:sla
Attachment

cc: City Manager

Director Engineering Chief Building Inspector

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Ceperley Mansion "Fairacres" Upper east deck restoration

