

**REPORT 5**  
 (1215/52/IM)

## **HERITAGE GRANTS**

### **1. Purpose of Report**

The purpose of this report is to seek Committee approval for the allocation of grants to applicants in the November 2009 round of the Built Heritage Incentive Fund, as assessed by Council officers.

### **2. Executive Summary**

In October 2006 the criteria and conditions of the Built Heritage Incentive Fund were presented to and approved by the Strategy and Policy Committee. The latest round of applications closed at the end of November 2009. Seven applications were received seeking funds of \$132,417.20. It is proposed to offer grants to six applicants, with fund allocation totalling \$68,400 from the total yearly fund of \$200,000. One application was declined because it does not meet eligibility condition 2: One grant only will be considered for each project.

This is the second of three rounds for 2009/2010. The total yearly fund is \$200,000. This leaves \$68,675 for allocation in the March 2010 round. This report sets out details of the applications received and the recommendations of Council officers in respect to allocating the grants.

### **3. Recommendations**

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree to the allocation of grants and associated conditions to applicants in the November 2009 round of the Built Heritage Incentive Fund, as assessed by Council officers, as follows:*

<b><i>Project</i></b>	<b><i>Grant Proposed</i></b>
<p><i>(1) Augusta Apartments, 254 Willis Street, Te Aro</i></p> <p><i>Description: Manufacture and testing of a prototype steel window required for the remediation of the building.</i></p>	<p><i>\$15,000</i></p>

<p><i>The grant will be offered on the condition that:</i></p> <ul style="list-style-type: none"> <li><i>A conservation architect is engaged for input during the process, as set out in R &amp; D Architects' letter to Tony Minchin dated 15 November 2009 and included in the grant application.</i></li> </ul>	
<p><i>(2) Shed 22, Macs Bar, corner Cable Street and Taranaki Street</i></p> <p><i>Description: Critical waterproofing repairs to arrest damage to the building, and to make good the effects of the damage.</i></p> <p><i>No special conditions.</i></p>	<p><i>\$12,000</i></p>
<p><i>(3) St Johns Bar, 5 Cable Street, Te Aro</i></p> <p><i>Description: Critical waterproofing repairs to arrest water damage to the building, and to make good the effects of previous water damage.</i></p> <p><i>No special conditions.</i></p>	<p><i>\$15,000</i></p>
<p><i>(4) Jaycee Building, 99-101 Willis Street, Te Aro</i></p> <p><i>Description: Determine if this building is earthquake prone (engineer's report).</i></p> <p><i>The grant will be offered on the condition that:</i></p> <ul style="list-style-type: none"> <li><i>A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</i></li> </ul>	<p><i>\$6,400</i></p>
<p><i>(5) St Gerard's Monastery, 75 Hawker St, Mt. Victoria</i></p> <p><i>Description: To restore, strengthen (including seismic strengthening) and undertake remedial maintenance on Saint Gerard's Church &amp; Monastery.</i></p> <p><i>The grant will be offered on the condition that:</i></p> <ul style="list-style-type: none"> <li><i>A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</i></li> </ul>	<p><i>\$10,000</i></p>
<p><i>(6) Erskine College, 25-31 Avon St, Island Bay</i></p> <p><i>Description: Seismic strengthening report.</i></p> <p><i>The grant will be offered on the condition that:</i></p> <ul style="list-style-type: none"> <li><i>A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</i></li> </ul>	<p><i>\$10,000</i></p>

(7) House, 100 Hobson Street, Thorndon <i>Description: To re-roof house.</i>	\$0
<b>Total</b>	<b>\$68,400</b>

#### 4. Background

The Built Heritage Incentive Fund is a key initiative of the Built Heritage Policy, which was adopted by Council in June 2005. The policy aims to demonstrate Council's "renewed commitment to the city's built heritage to current owners, the community, visitors to the city and to future generations".

The purpose of the fund is to help people conserve and protect aspects of Wellington's built heritage for the enjoyment and benefit of current and future generations. It is intended that grants from the fund will help meet some of the additional costs associated with owning and caring for a heritage property.

In October 2006 the Built Heritage Incentive Fund report was presented to the Strategy and Policy Committee. The report set out the criteria and conditions for the fund and proposed a degree of flexibility in how funds were allocated. The first round of the grant was advertised for applications to be submitted to Council by the end of November 2006.

There is \$200,000 available for grants in the 2009/2010 financial year. This is the second of three rounds for this financial year.

#### 5. Discussion

##### 5.1 Applications received

Seven applications have been received requesting funding of \$132,417.20. Council officers have reviewed applications and determined that six applications meet the criteria set out in the Built Heritage Incentive Fund report approved by Committee in October 2006.

One application was declined because it does not meet eligibility condition 2: One grant only will be considered for each project.

**Appendix I** contains a summary of all applications received in this round.

## 5.2 Funding allocation process

A number of factors are considered in determining the level of importance of the grant application projects. These include:

- the risk of the heritage value diminishing if funding is not granted
- a level of confidence in the proposed quality of the work/professional advice
- funding would acknowledge additional costs associated with the listing of a heritage item
- applicant would not be financially able to undertake this project without assistance
- project is visible and/or accessible to the public
- project will provide a benefit to the community.

In addition to the level of importance of the project, further factors are considered in determining the level of funding appropriate for each application. These factors include:

- the value of the funding request
- the value of the funding request when considered against the total project cost
- the value of discrete stages of the project relating to immediate risk
- parity with similar projects in previous rounds (refer Appendix II)
- equitable distribution in the current round
- the limited amount of funding available for allocation and the need to ensure that there are funds remaining to allocate in any following rounds.

## 5.3 Officers' recommendations


It is recommended that funds for this round are allocated in the following way:

<b>Project</b>	<b>Total Project Cost</b>	<b>Grant Requested</b>	<b>Grant Proposed</b>
(1) Augusta Apartments, 254 Willis St, Te Aro	\$38,823.01	\$29,117.26	\$15,000
(2) Shed 22, Macs Bar, corner Cable St and Taranaki St, Te Aro	\$44,803.13	\$22,401.60	\$12,000
(3) St Johns Bar, 5 Cable St, Te Aro	\$62,021.25	\$31,010.63	\$15,000
(4) Jaycee Building, 99-101 Willis St, Te Aro	\$6,400	\$6,400	\$6,400
(5) St Gerard's Monastery, 75 Hawker St, Mt. Victoria	\$20,114.29	\$15,000	\$10,000
(6) Erskine College, 25-31 Avon St, Island Bay	\$15,000	\$15,000	\$10,000


(7) House, 100 Hobson Street, Thorndon	\$27,374.44	\$13,487.71	<b>\$0</b>
<b>Total</b>	<b>\$214,536.12</b>	<b>\$132,417.20</b>	<b>\$68,400</b>

#### 5.4 Officers' consideration


A discussion of each of the applications is set out below:

<b>Project 1:</b>	Augusta Apartments, 254 Willis St, Te Aro
<b>Applicant:</b>	Augusta Apartments Body Corporate
<b>Description:</b>	'Manufacture and testing of a prototype steel window required for the remediation of the Augusta Apartment building.'
<b>Officer comments:</b>	<p>The Augusta Apartments building at 254 Willis Street is the former Children's Dental Clinic built 1938-40. The building is listed in Wellington City Council's District Plan and registered Category II with the NZ Historic Places Trust. The building has historic significance for its association with dental healthcare and training and aesthetic significance for its architectural and townscape values.</p>  <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building.</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and it will provide a benefit to the community.</p> <p>The project has a research component that will provide a useful precedent for future approaches to dealing with steel windows in heritage buildings, which is an increasingly prevalent issue.</p>


	The amount recommended for this project is consistent with previous grants to properties of a similar scale and scope. It takes into consideration the factors set out in section 5.2 of this report. It has parity with the Fernhill project in the November 2006 round.
<b>Conditions</b>	<p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• A conservation architect is engaged for input during the process, as set out in R &amp; D Architects' letter to Tony Minchin dated 15 November 2009 and included in the grant application.</li> </ul>

<b>Project 2:</b>	Shed 22, Macs Bar, corner Cable St and Taranaki St, Te Aro
<b>Applicant:</b>	Direct Property Fund
<b>Description:</b>	'Critical waterproofing repairs to arrest damage to the building, and to make good the effects of the damage.'
<b>Officer comments:</b>	<p>Shed 22 on the corner of Cable and Taranaki streets was designed by Wellington Harbour Board's Chief Engineer James Marchbanks and built 1919-21. It is listed in Wellington City Council's District Plan and registered Category II with the NZ Historic Places Trust. The building has aesthetic significance for its design and townscape values, historic value for its role in harbour operation, and scientific value for its construction and cargo handling facilities.</p>  <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building; and</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and it will provide a benefit to the</p>

	<p>community.</p> <p>The amount recommended for this project is consistent with previous grants to properties of a similar scale. It takes into consideration the factors set out in section 5.2 of this report. It has parity with the Hummingbird project in the July 2008 round.</p>
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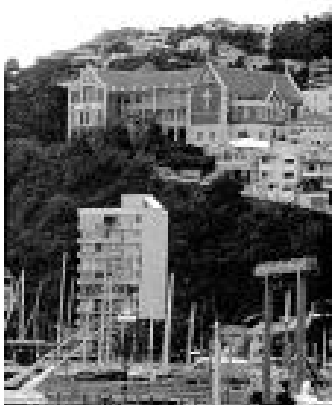
<b>Project 3:</b>	St John's Bar, 5 Cable St, Te Aro
<b>Applicant:</b>	Direct Property Fund
<b>Description:</b>	'Critical waterproofing repairs to arrest water damage to the building, and to make good the effects of previous water damage.'
<b>Officer comments:</b>	<p>St John's Bar at 5 Cable Street is the former Wellington Free Ambulance building designed by architect William in Turnbull and built 1932-33. The building is listed in Wellington City Council's District Plan and registered Category I with the NZ Historic Places Trust. The building has considerable aesthetic value for its architectural and townscape qualities, social value for its high public regard, and historic value for its long association with emergency services.</p>  <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building; and</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible to the public and it will provide a benefit to the community.</p> <p>The amount recommended for this project is consistent with previous grants of a similar scale and scope. It takes into consideration the factors set out in section 5.2</p>

	of this report. It has parity with the Plimmers Emporium project of March 2008. It represents an equitable distribution in the current round compared to Project 2.
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<b>Project 4:</b>	Jaycee Building, 99-101 Willis Street, Te Aro
<b>Applicant:</b>	Jim and Mercina Viatos
<b>Description:</b>	'Determine if this building is earthquake prone.'
<b>Officer comments:</b>	<p>The Jaycee Building at 99 Willis Street was constructed in 1920. It is listed in Wellington City Council's District Plan. It has historic value for its association with the Jaycees community group, aesthetic value for its architectural and townscape qualities, and scientific value for its reinforced concrete construction.</p>  <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building; and</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and it will provide a benefit to the community.</p> <p>The amount recommended for this project is consistent with previous grants to properties of a similar scale and scope. It takes into consideration the factors set out in section 5.2 of this report. It has parity with the Hazel Court project in the November 2008.</p>



<b>Conditions</b>	<p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</li> </ul>
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<b>Project 5:</b>	St Gerard's Monastery, 75 Hawker St, Mt. Victoria
<b>Applicant:</b>	St Gerard's Maintenance & Restoration Fund (a registered charitable trust)
<b>Description:</b>	'To restore, strengthen (including seismic strengthening) & undertake remedial maintenance on Saint Gerard's Church & Monastery.'
<b>Officer comments:</b>	<p>St Gerard's Monastery at 75 Hawker Street was designed by prominent architects John Swan and Frederick de Jersey Clere and built in two stages in 1908 and 1932. The building is listed in Wellington City Council's District Plan and registered Category I with the NZ Historic Places Trust. It has high historic significance for its associations with the Redemptionists, a Catholic missionary order, social significance for its spiritual value, and considerable aesthetic value for its architectural, townscape, and landmark qualities.</p>  <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building; and</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and it will provide a benefit to the community.</p>

	<p>The amount recommended for this project is consistent with previous grants of a similar scale and scope. It takes into consideration the factors set out in section 5.2 of this report. It has parity with the St Mary of the Angels Church project in the July 2007 round and the Cadbury Building project in the March 2008 round. It represents an equitable distribution in the current round compared with Project 6.</p>
<b>Conditions</b>	<p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</li> </ul>

<b>Project 6:</b>	Erskine College, 25-31 Avon St, Island Bay
<b>Applicant:</b>	Property Link (Developments) Limited
<b>Description:</b>	'Seismic strengthening report.'
<b>Officer comments:</b>	<p>Erskine College Chapel of the Sacred Heart was designed by John Swan and built in 1930. It has very high aesthetic significance for its architectural qualities and very high social value for its connections to the community. It has a high level of authenticity. Its interior is noted as one of the finest in New Zealand.</p> <p>Erskine College Main Block was designed by John Swan and completed in 1906. The building has aesthetic significance for its architectural and landmark qualities, social value for its high public esteem, and historic value for its association with the education of Catholic women.</p> <p>Both the chapel and the main block both are listed in Wellington City Council's District Plan. Erskine College complex and grounds are registered Category I with the NZ Historic Places Trust. There is a heritage order on the entire site.</p> 

	<p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the buildings; and</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and it will provide a benefit to the community.</p> <p>The amount recommended for this project is consistent with previous grants of a similar scale and scope. It takes into consideration the factors set out in section 5.2 of this report. It has parity with the St Mary of the Angels Church project in the July 2007 round and the Cadbury Building project in the March 2008 round. It represents an equitable distribution in the current round compared with Project 5.</p>
<b>Conditions</b>	<p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• A conservation architect is consulted for input in the design and review stages of the proposed work if supported by a Built Heritage Incentive Fund grant.</li> </ul>

<b>Project 7:</b>	House, 100 Hobson Street, Thorndon
<b>Applicant:</b>	V and R Hughson
<b>Description:</b>	'To re-roof house.'
<b>Officer comments:</b>	<p>The house at 100 Hobson Street was built around 1883 and listed in District Plan Change 58. It has considerable historic significance as the home of some prominent Wellington businessmen, including Walter Nathan, Walter Johnston, and Gibson Stott. It was built by Nathan who went on to become a business partner of Harold Beauchamp, Katherine Mansfield's father.</p> <p>The house is an unusual composite of 19th and 20<sup>th</sup> century design, resulting in a hybrid Italianate/Colonial Georgian Revival styling. The Georgian influence was established by the well known architectural firm of Gray Young Morton and Young. The successful application of these two Classically-inspired styles of domestic architecture demonstrates how two generations of designers have reflected upon the adaptation of masonry idioms to timber construction.</p>



In March 2009 the property received a \$20,000 grant from the Built Heritage Incentive Fund for the installation of sound-proof glass to existing windows.

It is recommended that this application is declined because the item does not meet eligibility condition 2, which states that one grant only will be considered for each project.

### **5.5 Financial Considerations**

This is the second of three rounds for 2009/2010. The total yearly fund is \$200,000. The recommended allocation of \$68,400 in this round will leave \$68,675 for allocation in the March 2010 round.

### **5.6 Long-Term Council Community Plan Considerations**

An amount of \$200,000 has been allocated to this project in the 2009/2010 financial year.

## **6. Conclusion**

The Built Heritage Incentive Fund is a key initiative of the Built Heritage Policy and demonstrates Council's ongoing commitment to protect and conserve Wellington city's heritage.

Contact Officer: *Alexandra Teague, Heritage Architect*

## Supporting Information

### **1) Strategic Fit / Strategic Outcome**

*This initiative supports Council's overall vision of Creative Wellington – Innovation Capital. It has a direct link to the Urban Development Strategy, has links with the Transport and the Culture Well-Being Strategies.*

*This initiative supports the second highest strategic priority - high quality urban design. It also contributes to the delivery of other strategic priorities:*

- *Protection of sense of place*

*High quality urban design contributes to the following Council outcomes:*

*Outcome 1: More liveable – by developing and maintaining a high quality public environment*

*Outcome 2: Stronger sense of place – by integrating sense of place into asset management, by enhancing the role of the city as Capital, by ensuring high quality built design and by conserving the city's heritage.*

### **2) LTCCP/Annual Plan reference and long term financial impact**

*\$200,000 has been allocated to this project in the 2009/2010 year.*

### **3) Treaty of Waitangi considerations**

*N/A*

### **4) Decision-Making**

*Not a significant decision for Local Government Act matters.*

### **5) Consultation**

#### **a) General Consultation**

*Consultation has occurred as part of the development of the Built Heritage Policy.*

#### **b) Consultation with Maori**

*N/A*

**6) Legal Implications**

*N/A*

**7) Consistency with existing policy**

*This initiative is consistent with existing Council policy.*