

REPORT 1
(1215/52/IM)

HERITAGE GRANTS

1. Purpose of Report

This report seeks approval for the allocation of the first round of grant applications received for funding from the Built Heritage Incentive Fund (BHIF) in 2011/12.

2. Executive Summary

The Built Heritage Incentive Fund helps with the conservation, restoration and protection of Wellington's heritage-listed buildings and objects. This financial year, particular emphasis is placed on projects that reduce or eliminate potential hazards. This round sees seven applications from Cuba Street Heritage Area and ten of all the recommended applications are for seismic strengthening.

Fifteen applications were received seeking funding of \$428,874. Thirteen of these are recommended for BHIF allocation to a total of \$149,850. This is the first of two rounds in the financial year of 2011/12, and if allocated as directed the residue for March 2012 will be \$179,150.

3. Recommendations

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree to the allocation of all grants and associated conditions to applicants in the July 2011 round of the Built Heritage Incentive Fund, as assessed by Council officers, as follows:*

Built Heritage Incentive Fund Grants – July 2011

	Project	Purpose	Conditions	Grant Proposed (\$ ex GST)
1	Wharf Offices Apartments Body Corp 77414	Seismic analysis and reporting	A copy of the report, including a copy of the 3D modelling to be supplied to WCC.	8,000

2	Columbia Apartments Body Corporate 85823	Building wash (heritage protection) and pre-paint repairs	None.	3,000
3	54-56 Cuba Street Wanchai Trust	Stage 1 Earthquake strengthening and fire protection	Professional fees supported, on receipt of a copy of the report.	15,000
4	58-60 Cuba Street Wanchai Trust	Stage 1 Earthquake strengthening and fire protection	Professional fees supported, on receipt of a copy of the report.	15,000
5	Commercial Building 116 Cuba Street Body Corp 88455	Canopy reconstruction	Professional fees to review and approve the design. Documentation of the project.	5,000
6	Wellington Working Men's Club 101-117 Cuba Street	Repair and repaint of West (Cuba Street) façade of heritage detailing.	The conservation architect agrees with and monitors all works then submits report to WCC.	29,450
7	J J Murphy & Co 119 Cuba Street KPK Holdings Ltd	Separation of façade from adjacent buildings	Professional fees supported, on receipt of a copy of the report.	7,500
8	Commercial building 216 Cuba Street	To prepare a seismic strengthening report (Stage 1)	Strengthening report to be reviewed by a heritage professional.	5,900
9	276-282 Wakefield Street, Body Corp 302903	To unify and upgrade all seismic strengthening.	Professional fees supported, on receipt of a copy of the report.	15,000
10	Adelaide/Tramway Hotel Platinum Property Trust	To strengthen and preserve the existing structure	Funding is directed to professional reports.	25,000

11	39 Pipitea Street Puawai Trust	To strengthen earthquake risk heritage building	Professional fees and archaeology.	15,000
12	29 Tarikaka Street, Ngaio	Restoration and repair of exterior woodwork	None.	3,000
13	37 Tarikaka Street, Ngaio	Repair and restoration of exterior walls.	None.	3,000
14	Former Johnsonville Town Board Offices, Nga Hau e Wha o Papararangi Society Inc	External repair and painting (preparation of repair schedule and specification)		Ineligible
15	Religious Society of Friends	Seismic strengthening		Withdrawn
	Total			149,850

4. Background

The Built Heritage Incentive Fund is a key initiative of the Wellington Heritage Policy 2010. The policy demonstrates Council's "commitment to the city's built heritage to current owners, the community, visitors to the city and to future generations".

Officers have assessed each application against the criteria as approved by SPC on 5 May 2011. There is \$329,000 available for grants in the 2011/2012 financial year. This is the first of two rounds for this financial year.

Fifteen applications were received seeking funding of \$428,874. Thirteen of these are recommended for BHIF allocation to a total of \$149,850. One applicant withdrew pending the results of a more detailed seismic survey and one applicant is declined as it does not meet the criteria.

The Religious Society of Friends withdrew their application and will reapply at a later date. The application from Nga Hau e Wha o Papararangi Society Inc recognises the tasks required for the upkeep of the District Plan listed heritage building, but the building is owned by WCC and is therefore ineligible.

There are no outstanding matters that require consideration at this time.

5. Discussion

5.1 Applications received

A mail-out about this grant was undertaken to remind owners of heritage listed buildings in Cuba Street and Courtenay Place Heritage Areas. In addition, the web page and the “Our Wellington” page were targeted with the same information. For the second round, owners in Suburban Centre Heritage Areas will be targeted.

In this round, fifteen applications have been received requesting funding of \$428,874. Council officers have reviewed the applications and determined that thirteen applications meet the criteria, while one withdrew and the other was owned by the Council.

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 factors include:

- The risk of the heritage value diminishing if funding is not granted.
- There is a level of confidence in the proposed quality of the work/professional advice.
- Funding acknowledges the additional costs associated with the listing of a heritage item.
- The project is visible and/or accessible to the public.
- The project will provide a benefit to the community.

At the SPC meeting of 5 May 2011, direction was given to Officers to place a weighting on:

1. those applications that aim to reduce or eliminate potential hazards to humans (i.e. fire protection or seismic strengthening) without impacting on heritage outcome;
2. identify and address risks to the preservation of heritage materials or fabric through natural processes (decay); and
3. other applications that meet the criteria of the fund.

In all circumstances the prominence and significance of the site and building will be considered.

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

- 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; and
- the amount of funding available for allocation in the second round, in March 2012.

5.3 Officers' recommendations

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

Built Heritage Incentive Fund Grants – July 2011

	Project	Project Total Cost (\$ ex GST)	Grant Requested	Grant Proposed (\$ ex GST)
1	Wharf Offices Apartments Body Corp 77414	18,000	10,000	8,000
2	Columbia Apartments Body Corporate 85823	30,000	30,000	3,000
3	54-56 Cuba Street Wanchai Trust	150,000	50,000	15,000
4	58-60 Cuba Street Wanchai Trust	200,000	80,000	15,000
5	Commercial Building 116 Cuba Street Body Corp 88455	20,285	20,285	5,000
6	Wellington Working Men's Club, 101-117 Cuba Street	198,433	49,608	29,450
7	J J Murphy & Co, 119 Cuba Street KPK Holdings Ltd	15,000	7,500	7,500
8	Commercial building 216 Cuba Street	6,900	5,900	5,900
9	276-282 Wakefield Street, Body Corp 302903	24,667	17,480	15,000
10	Adelaide/Tramway Hotel Platinum Property Trust	611,500	80,000	25,000
11	39 Pipitea Street Puawai Trust	35,000	35,000	15,000
12	29 Tarikaka Street, Ngaio	11,592	3,000	3,000
13	37 Tarikaka Street, Ngaio	20,447	10,223	3,000

14	Former Johnsonville Town Board Offices, Nga Hau e Wha o Papararangi Society Inc	37,378	29,878	Ineligible
15	Religious Society of Friends	0	0	Withdrawn
	Totals	1,379,202	428,874	149,850

5.4 Officers' consideration

A discussion of each application is set out below.

Project 1	Wharf Offices Apartments, 1894
Applicant	Body Corp 77414
Description	Seismic analysis and reporting.
Recommended Grant	\$8,000
Conditions	A copy of the report, including a copy of the 3D modelling, to be supplied to WCC.
Outcome	<ul style="list-style-type: none"> the grant will contribute financially to the heritage considerations in the seismic upgrade; help to protect the heritage values of the Wharf Offices, an excellent example of F de Jersey Clere's repertoire; endorse Council recognition of potential hazard to the community in a high-visitation area; and acknowledge and protect the heritage values of this quayside area for future generations.

Officer comments



Background

The Wharf Offices were intended to be a mixture of office, wool store and display space. It is a major work of the architect Frederick de Jersey Clere which is reflected in the recognition of the building by NZHPT (i.e. reference 1446, Category I). When the Harbour Board was established in 1880 the initial offices were in timber sheds, like the rest of the quayside. By 1894 de Jersey Clere had been commissioned to design the new building and it was built by a Christchurch firm. The timber piles the building was sitting on were

subsiding by 1902 and further works were undertaken in 1919 and 1922 when it was renamed "Shed 7". After the Napier earthquake much of the ornamentation was removed, the parapet renewed and the roof ends strengthened. The cornices and dome were removed by 1937. Offices for Customs officials were added in 1938. In 1989 the building was handed to Lambton Harbour Management for commercial development and the conversion to apartments began. The building reopened, with new copper domes, in 1994.

The Issue

While the architect requested Oamaru stone for the construction material, the Harbour Board economised with unreinforced brick masonry. The 1992 seismic strengthening included new reinforced concrete shear walls, the installation of steel flats and structural steel mullions to the upper level, and floor diaphragm strengthening works for the new (at that time) basement. Dunning Thornton Consultant Engineers have reviewed these works and, while probably around current code levels, they consider that the building is probably less than 40% of the current new building standard (NBS).

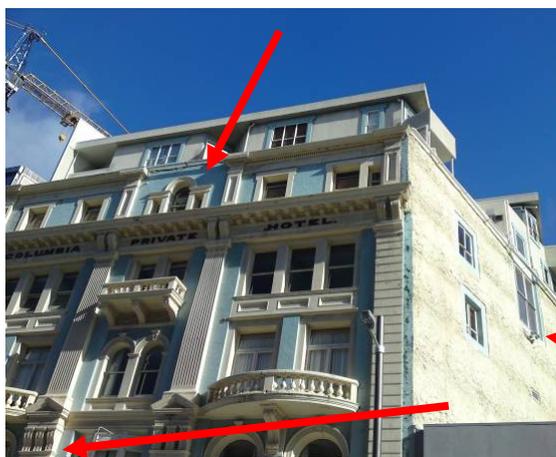
Proposal

Dunning Thornton recommend a detailed seismic analysis of both the building and a review of the strengthening drawings and specification. An analysis of this data will be made through 3D computer modelling. Design checks will be undertaken of load resisting elements at critical locations as well as of secondary elements such as floor diaphragms and masonry (unreinforced) walls.

The grant amount recommended meets the criteria established by the SPC. Moreover the location of this building, at Jervois Quay, requires consideration for public safety. This grant is consistent with previous grants of a similar scale and scope, for example, St Mary's of the Angels in July 2007 (\$10,000) and in November 2010 to Chevening apartments (\$15,000).

Project 2	Columbia Apartments, 1908 36-38 Cuba Street
Applicant	Body Corp 85823
Description	Building wash.
Recommended Grant	\$3,000
Conditions	None.
Outcome	The grant will help preserve the external coating of this building in lower Cuba Street.

**Officer comments
Background**



This building was built as the Columbia Hotel, with accommodation above the ground floor retail. J M Dawson was the architect of this building and others around the city, e.g. Hope Gibbons (Dixon St). Conversion to apartments began in 1985 and the use, as residential and commercial, continues.

Decaying paint work and biological growth

The Issue

All structures will accumulate debris – some of it is age, some is pollution, some from the maritime environment. If this debris accumulates over several years it will dissolve in moisture and become soluble to the coating (and then the medium which is coated). Some debris (particularly derived from petroleum products) dissolves into an acid, which accelerates paint failure.

Proposal

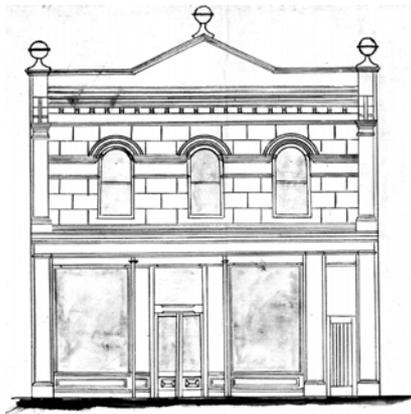
The Body Corp has entered into a maintenance contract (external) which requires \$30,000 p.a. rather than a lump sum every 5-6 years. The details of this contract have not been provided therefore it is difficult to assess the heritage component of these works, other than using the Body Corp's financial statement. In this they have calculated the sum for a building wash for the current financial year as \$3,900.

Any asset should be maintained to retain its value. It is considered that the correct asset management for a heritage building would be an annual wash, particularly for a heritage building in this physical environment. This has not been done as the amount of biological growth (moss under parapet, pohutukawa visible in side elevation) indicates. The grant recommended is a contribution towards a thorough soft wash of the building this financial year, to remove these growths.

The grant amount recommended for this project is consistent with previous grants of a similar scale and scope, for example, in March 2010 the Cook Islands High Commission received a grant for external maintenance and repairs which were fully detailed (\$8,000) and the heritage component fully visible.

Project 3	Commercial Building, 1897 54-56 Cuba Street
Applicant	Wanchai Trust
Description	Stage 1 Earthquake strengthening and fire protection
Recommended Grant	\$15,000
Conditions	Professional fees supported, on receipt of a copy of the report.
Outcomes	This grant will assist the owner in the necessary building refurbishment and help to retain the streetscape of lower Cuba Street. It will endorse Council recognition of potential hazards to the community in a high pedestrian area.

Officer Comments



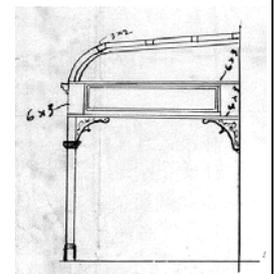
Background

Built in 1897 as a two storey shop/dwelling for G L Jenners (see left, from WCC archives) it was extended out the back and up with an extra storey in 1904. Remodelling and strengthening work (with added asbestos) was undertaken in 1928. It was reinstated after a fire in 1941/1942. Over the years since then, various minor additions and alterations have occurred, including the sign for “Manchester Unity Building” on the parapet.

This building and its neighbours (T G McCarthy, BNZ and James Smith’s) provide essential components for the heritage streetscape of lower Cuba Street.

The Issue

The building is unoccupied and has had minimal maintenance and repair work done for some time. The scale of the building contributes to the character of the area but in the current condition the building presents multiple hazards to adjacent property owners and the public. The recommended grant represents the heritage component of professional fees for the project.



Proposal

The goal of the project is to refurbish the entire building and re-tenant it and to do this requires work to bring the building up to 2004 Building Act. This will include, but is not limited to, seismic strengthening, fire protection, reinstatement of all utilities and a new roof.

The grant recommended acknowledges the location of this building and, in conjunction with its neighbours requires consideration for public safety. This grant is consistent with previous grants of a similar scale and scope, for example, Reid House in March 2009 (\$10,000) and Victoria House Student Hostel in November 2006 (\$25,000), both of

which required extensive upgrades to fire protection systems and earthquake strengthening.



Project 4	T G McCarthy Building, 1898 58-60 Cuba Street
Applicant	Wanchai Trust
Description	Stage 1 Earthquake strengthening and fire protection.
Recommended Grant	\$15,000
Conditions	Professional fees supported, on receipt of a copy of the report.
Outcomes	This grant will assist the owner in the necessary building refurbishment and help to retain the streetscape of lower Cuba Street. It will endorse Council recognition of potential hazards to the community in a high pedestrian area.



Officer Comments

Background

This building was constructed in 1896 for T G McCarthy, a prominent brewer and benefactor in Wellington. Construction was conducted by W & C Johnson. The building is constructed of unreinforced masonry with a rendered surface. The architect, James O’Dea, also designed the People’s Palace at number 203 Cuba Street.

The Issue

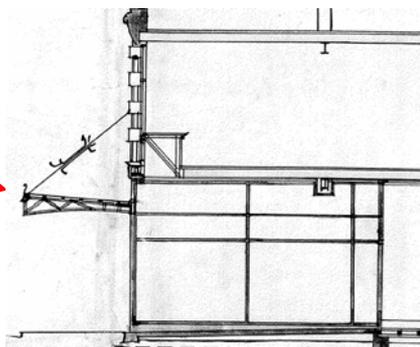
The building is occupied and has had minimal maintenance and repair work undertaken. The decorative elements and scale of the building contribute to the character of the area but in the current condition the building presents multiple hazards to adjacent property owners and the public. The recommended grant represents the heritage component of professional fees for the project.

Proposal

The goal of the project is to refurbish the entire building and re-tenant it and to do this requires work to bring the building up to 2004 Building Act requirement. This will include but is not limited to seismic strengthening, fire protection, reinstatement of all utilities, and a new roof.

The grant recommended acknowledges the location of this building and, in conjunction with its neighbours requires consideration for public safety. This grant is consistent with previous grants of a similar scale and scope, for example, Reid House in March 2009 (\$10,000) and Victoria House Student Hostel in November 2006 (\$25,000), both of which required extensive upgrades to fire systems and earthquake strengthening.

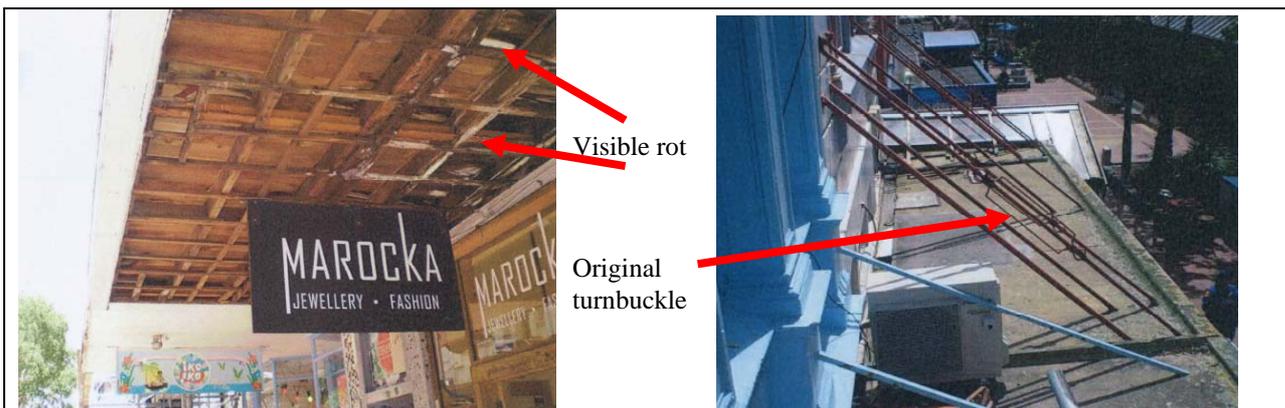
Project 5	Commercial Building, 1917 116 Cuba Street
Applicant	Body Corp 88455
Description	Canopy reconstruction
Recommended Grant	\$5,000
Conditions	Professional fees to review and approve the design. Documentation of the project.
Outcome	The replacement of the dangerous canopy with a new built structure that will be safe, weatherproof and in keeping with the Cuba Street Heritage Area.

Officer comments**Background**

This was possibly the first building in Wellington constructed by the Fletcher brothers, who became Fletcher Construction. It was built for J R McKenzie in 1917 and altered in 1923 to include a new build to the rear. The 1917 plan is in WCC archives (00053_190_10469) and has been consulted to provide advice to the applicant, including directing them to a conservation architect. There were no poles or columns used in the original design and therefore there is no reason to introduce them.

The Issue

The existing veranda had to be removed because of materials failure, due partly to moisture damage but also due to age – it is likely that the removed structure was at least 60 years old (if not more) as it was built of native timbers with many isolated repairs.



Proposal

The Body Corp would like to rebuild this canopy in the same form as what previously existed, in acknowledgement of the heritage status of both the building and the area. The recently removed canopy was simple in form and construction, but it was tied-back to the building as indicated in the plan, with turnbuckles to adjust tension.

The Body Corp are also aware that the canopy provides shelter to the public and that the old one was hazardous. The new canopy will be built to Building Code and provide both weather and hazard protection.

The grant amount recommended is consistent with previous grants of a similar scale and scope, for example 'Hazelcourt' (\$9,337 in November 2008).

Project 6	Wellington Working Men's Club, 1904-5 101-117 Cuba Street
Applicant	Body Corp 83936
Description	Repair and repaint of West (Cuba Street) façade
Recommended Grant	\$29,450
Conditions	The conservation architect agrees with and monitors all works to the façade and at the end of the project submits a heritage report on the works to WCC.
Outcomes	The grant will assist in the retention of the heritage values of one of the buildings located at the heart of Cuba Street. A grant to these works also endorses the Council recognition of the potential for hazard to the community in a high-visitation area.

Officer Comments



Background

This building was designed by Thomas Turnbull for Robert Hannah (Hannah's Shoes) and was constructed in two stages. It later became the Grand Central Private Hotel and in the 1960s was bought by the Wellington Workingmen's Club and Literary Institute. The building was strengthened, renovated and extended in 1979-80.

In 1998, \$50,000 was granted from the WCC Earthquake Fund to assist in the construction of the veranda along Cuba Street.

The Issue

As with Project 2 above (Columbia Apartments), this façade has accumulated debris (particularly from pigeon activity) and this has resulted in biological growth on horizontal surfaces and paint failure due to acid wash.

Not only does the façade require a specific clean and repair, a pigeon repelling method needs installation.

Proposal

Dunning Thornton Consultant Engineers are the nominated project managers. They have included the services of a conservation architect in the budget to complete the heritage component of this project. The specified conservation architect has been involved in the successful installation of pigeon proofing at a building in Thorndon.

It is intended that the grant for this project reflects the contribution of R+D architects (\$5,000), an appropriate cleaning method (\$5,000), repair work to the architectural detailing (\$9,450), and assistance with repairs to the original timber joinery (\$10,000).

This building is located in the heart of Cuba Street and the project requires consideration for public safety reasons. This grant is consistent with previous grants of a similar scale and scope, for example, Trades Hall (Vivian Street) in March 2009 (\$30,000) and in March 2010 to the former Rehabilitation League Building in Mt Victoria (\$24,000).

Project 7	J J Murphy & Co.,1900 119 Cuba Street
Applicant	Paresh Patel, KPK Holdings Ltd
Description	Separation of façade from adjacent buildings.
Recommended Grant	\$7,500
Conditions	Professional fees supported, on receipt of a copy of the report.
Outcome	The grant will help to protect the heritage values of three buildings in the Cuba Street Heritage Area and endorse Council recognition the potential hazard to the community in a high-visitation area.

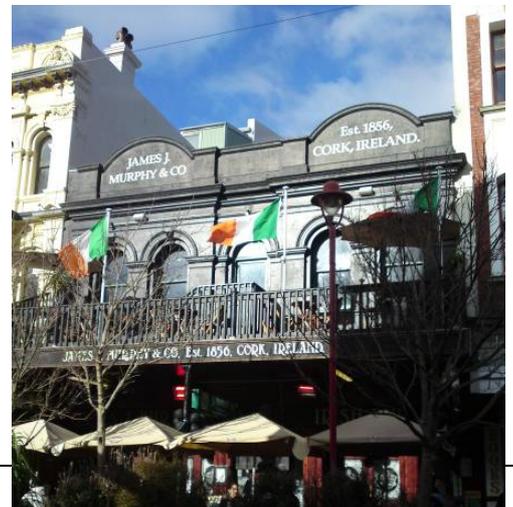
Officer Comments

Background

This commercial building was designed by architect William Crichton and built for Mrs. H. Underwood. The original use was as shops on the ground floor, with workspaces behind and on the floor above.

The Issue

The building is located in Cuba Mall, between Barber's Building and Wellington Working Men's Club, all of a similar age and all built to the boundary with their neighbours. If an earthquake of any magnitude were to occur, the pounding between these adjacent buildings (one against the other) could cause significant damage to one or both buildings irrespective of the amount of seismic strengthening each building may have.



This building was strengthened in 1993 but the issue of pounding was not addressed. Current standards rate this at 37% of the current code, but a significant increase can be made by addressing the pounding hazard.

Proposal

Conduct engineering and architectural investigations to develop some form of separation between this building and both of its neighbours, and then undertake the required works.

The grant requested meets the criteria established by the SPC. This grant is consistent with previous grants of a similar scale and scope, for example, the building at the corner of Cuba & Dixon in March 2010 (\$10,000) and in November 2010 with the allocation of funds to the John Chambers Building (\$15,000).

Project 8	Commercial Building, 1920 216 Cuba Street
Applicant	W G Barrett
Description	To prepare a seismic strengthening report (Stage 1)
Recommended Grant	\$5,900
Conditions	Strengthening report to be reviewed by a heritage professional.
Outcomes	This grant will help to protect the heritage values of an early example of the architect Gray Young's work in Wellington. It will also endorse Council recognition of the potential hazard to the community in a high-visitation area.

Officer Comments



Background

This building was designed for mixed use, with a shop downstairs and accommodation above. The architect was Gray Young, more famous for Scot's College (1919), the Wellesley Club (1925) and the Wellington railway station (1936).

The Issue

While reinforced concrete was used in the construction, the Initial Evaluation Procedure (IEP) has identified vertical irregularities and calculated the building to be 11% of the current structural standards. Additional work is required to bring the building up to the current Code.

Proposal

Beca Ltd has been retained to provide a detailed seismic analysis and solution of the building.

The building is one of the few remaining smaller commercial buildings in its original position in upper Cuba Street. This grant is consistent with previous grants of a similar scale and scope, for example, the Bhikha Family Trust in July 2010 (\$7,000).

Project 9	Warehouses, 1906 276-282 Wakefield Street
Applicant	Systems Support Ltd, Body Corp 302903
Description	To unify and upgrade all seismic strengthening to 100% of Code
Recommended Grant	\$15,000
Conditions	Professional fees supported, on receipt of a copy of the report.
Outcomes	This grant will help to protect the heritage values of the one of the warehouses which are a part of the Courtenay Place Heritage Area on a prominent corner site.

Officer Comments



Background

This building is a three-storey unreinforced masonry brick building sited across two lots on the Aro reclamation. Built as part of the Blair/Allen warehouse precinct at the turn of the C19th, it has been in continuous use first as a warehouse and now as apartments and commercial spaces. Apartments were added to the roof area of the corner warehouse only (276 Wakefield) in 2001.



Visible cracking in building

The Issue

In 1998, the WCC Earthquake Risk Building Fund made a grant to the same applicant of \$13,910.75 (including rates reimbursement). This was to upgrade the warehouses to the requirements of that time and this work is still covered by an encumbrance¹. There is now a requirement for the structures to be compliant with the current Code.

¹ WCC File 104/06/WAK282/PU Volume 1.

Proposal

A two stage approach is proposed. Stage 1 is to determine the structural capacity of existing strengthening. Depending on this result, subsequent strengthening will be designed to bring the structure to 34%NBS. Stage 2 is to determine the extent of strengthening required to upgrade to 67%NBS.

The grant requested meets the criteria. This building is located on the corner of Blair & Wakefield Streets, the latter a major thoroughfare. This grant is consistent with previous grants of a similar scale and scope, for example, in November 2010 to Chevening apartments (\$15,000).

Project 10	Adelaide Hotel (former Tramway Hotel), 1899 114-116 Adelaide Road, Newtown
Applicant	Platinum Property Trust (Alvin Relph)
Description	To strengthen and preserve the existing structure
Recommended Grant	\$25,000
Conditions	Funding is directed to professional reports.
Outcomes	The grant will: <ul style="list-style-type: none">• help to protect the heritage values of the building located at the corner of Drummond and Adelaide Roads;• endorse Council recognition of a potential hazard to the community at a main arterial route through Wellington; and• The retention of the building was included as part of the <i>Adelaide Road Framework</i>, adopted in November 2008. The building has been recognised as pivotal to the future streetscape of Adelaide Road and the level of the recommended grant recognises this.

Officer Comments



Background

The timber predecessor to this brick building gained its name from the nearby tramway stables and workshop. LINZ² records show a 'Tramway Hotel' on this site from the 1870s and this hotel was built for Charles Plimmer possibly a son of John Plimmer. It has been remodelled internally several times and additions to

the rear have also been made, but the only external changes have been to the parapet. When the original cellar was remodelled for tanker beer, a larger area was excavated and reinforced concrete inserted. In the early 1990s the hotel was refurbished as the Adelaide Entertainment Centre and the Adelaide Hotel.

The Issue

Different parts of the building will react differently in a seismic event, the range being 5 to 28% of the current Code; the building has been identified as an earthquake risk. With the various alterations to the rear, the rooms and the cellar, the performance of the structure in an earthquake is not considered to be adequate. The proposed project is timely and essential for the retention of this building of heritage value and community significance.

Proposal

There are several stages required for the strengthening of this building but all works require a preliminary investigative analysis by professional parties. It is essential that a conservation architect remain a part of this process to assist in the development of an appropriate solution for this building. There is a very real threat of demolition for this building and this recommended grant is to support the owners in taking the first steps to retain it.

This grant is consistent with previous grants of a similar scale and scope, for example, in November 2006 to Victoria House Student Hostel (\$25,000).

Project 11	Former residence, now offices 39 Pipitea Street, Thorndon
Applicant	Puawai Trust
Description	To strengthen this earthquake risk heritage building
Recommended Grant	\$15,000
Conditions	Professional fees including archaeology.
Outcomes	The grant will: <ul style="list-style-type: none"> • help to protect the heritage values of the building (specifically) and the streetscape of Pipitea Street; • endorse Council recognition of a potential hazard to the community and building users; and • acknowledge and protect Maori heritage values of this area for future generations.

Officer Comments



Background

The original house (the rear half of the existing building) was built before 1892. The front half of the building was built around July 1895 for Mr F Waldegrave. Other work was to re-pile in 1989 and fix drains in 2008.

The street was so named as it was next to Pipitea pa. This building is in an area of archaeological risk as there are recorded archaeological sites and sites of Maori significance nearby (R27/204, artefacts; R27/222 midden; M64 Pipitea pa and M65 Pipitea marae).

The Issue

The building has been identified as an earthquake prone structure. It is occupied by a small publishing company.

Proposal

Don Thomson Consulting Engineers have prepared plans to bring the sub floor and ground floor to Code (67% and 33% respectively). Due to the location of this site, there will be additional heritage professional fees (archaeological).

This grant is consistent with previous structural strengthening grants of a similar scale, for example, the Sai Centre seismic strengthening in July 2007 (\$40,000) and in March 2009 to Reid House (\$20,000).

Project 12	29 Tarikaka Street, Ngaio
Applicant	Tracy King & Cameron Small
Description	Restoration and repair of exterior woodwork.
Recommended Grant	\$3,000
Conditions	None.
Outcomes	The grant will: <ul style="list-style-type: none">• help to protect the heritage values of the residence by ensuring soundness and weather protection; and• endorse Council recognition of the Tarikaka Street Heritage Area.

Officer Comments**Background**

This home is part of the Tarikaka Street Railway settlement, listed on the District Plan as a Heritage Area. There are around 100 houses in this area, of particular design, built by NZ Railways between 1927-9 and 1938-40.

The Issue

The porch steps and side elevation sub floor timbers have dropped, indicating a potential issue with the sub-floor members. Some weatherboards are split and require repair. This grant will assist in the purchase of correct sized timbers for these works, that is, imperial measurements rather than the easily available metric sized timbers.

Proposal

The owners have already undertaken much repair and reinstatement work on this property and have not previously applied. This grant will recognise the ongoing heritage contribution that committed owners like these make to the Tarikaka streetscape.

Project 13	37 Tarikaka Street, Ngaio
Applicant	Michael Hyde and Tara Campbell
Description	Repair and restoration of exterior walls.
Recommended Grant	\$3,000
Conditions	None.
Outcomes	<p>The grant will:</p> <ul style="list-style-type: none"> • help to protect the heritage values of the residence and shed by ensuring weather protection; • endorse Council recognition the Tarikaka Street Heritage Area; and • the applicants will explore options for better gutter repair, that is, replacing the damaged section only.

Officer Comments



Background

This home is part of the Tarikaka Street Railway settlement, listed on the District Plan as a Heritage Area. There are around 100 houses in this area, of particular design, built by NZ Railways between 1927-9 and 1938-40.

The Issue

This property is essentially unimproved and these works are to ensure the building is weather tight. It is on the corner of Tarikaka and Pomare Streets, so both front and side elevations are visible as well as the shed. These are significant contributors to the streetscape of this Heritage Area.



Proposal

The applicants are undertaking basic renovation work to make the house weather tight and liveable. While some aspects of this project do address specific heritage issues some parts concern general house renovation. Of particular interest is the intent to replace only one part of the copper guttering (above) rather than replace it all – the preferred heritage option.

The grant amount recommended meets criteria pending the input of a heritage professional. This grant is consistent with previous grants of a similar scale and scope, for example, 46 Tarikaka Street in March 2010 (\$4,000) and 56 Tarikaka Street in November 2010 (\$3,000).

Project 14	Johnsonville Town Board building (former), 1912 now located at 30 Ladbroke Drive, Newlands
Applicant	Nga Hau e Wha o Papararangi Society Inc http://www.nhewop.org.nz/index.html
Description	External repair and painting of building.
Recommended Grant	Ineligible.

Officer Comments



Background

The Johnsonville Town Board was established in 1874. Johnsonville became an independent Town Board in 1908 and soon after commenced a series of public works. While a purpose-built post office opened in 1907, it was not until 1912 that the Town Board Officers got their own building. It stayed in service until 1953.

This building was relocated to Ladbrooke Drive in 1994. In 1995 the building was gifted to the Society but the agreement was never signed; the building and the land on which it sits are an asset of WCC.

Status Information

The condition of the building is of greatest concern. A conservation architect has inspected the building as part of this application process and reported back on the very first steps needed to assure the survival of this building, irrespective who owns or occupies it and wherever it may be located.

Project 15	Friends' House, 1929 7 Moncrieff Street, Mt Victoria
Applicant	Religious Society of Friends
Recommended Grant	Withdrawn
Description	To prepare a seismic strengthening report (Stage 1).

Officer Comments



Background

This building was purpose-built for the Society, and most parts (including the furniture) were detailed by the architect, Gray Young.

Status information

This application was withdrawn by the applicants as the revised strengthening plan has not yet been completed (Don Thomson Consulting Engineers) and it was considered assistance was needed for the actual installation phase, more than this first stage (of preparation of specification).

5.5 Financial Considerations

This is the first of two rounds for 2011/2012. The fund for 2011/12 year is \$329,000. The recommended allocation for this July 2011 round is \$149,850.

If the allocations recommended in this report are approved by the Committee there will be \$179,150 remaining in the 2011/12 financial year.

5.6 Long-Term Plan Considerations

An amount of \$329,000 was allocated to this project in the 2011/2012 financial year. It is proposed that further communication with eligible owners in the Central Area Heritage Area and the seven Suburban Centre Heritage Areas is planned before the March 2012 round.

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's built heritage.

Contact Officer: *Myfanwy Eaves, Specialist Heritage Advisor, Urban Design & Heritage*

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 Cultural Well-Being Strategies.

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

- *Protection of sense of place*

Heritage protection contributes to the following Council outcomes:

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 built heritage of the city.

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

\$329,000 has been allocated to this project in the 2011/2012 year.

3) Treaty of Waitangi considerations

None.

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

No legal advice has been sought for this round of the Heritage Incentive Fund.

7) Consistency with existing policy

This initiative is consistent with existing Council policy.

APPENDIX 1

Summary of Applications

Built Heritage Incentive Fund Grants – July 2011

	Project	Purpose	Conditions	Grant Proposed (\$ ex GST)
1	Wharf Offices Apartments Body Corp 77414	Seismic analysis and reporting	A copy of the report, including a copy of the 3D modelling to be supplied to WCC.	8,000
2	Columbia Apartments Body Corporate 85823	Building wash and pre-paint repairs	None.	3,000
3	54-56 Cuba Street Wanchai Trust	Stage 1 Earthquake strengthening and fire protection	Professional fees supported, on receipt of a copy of the report.	15,000
4	58-60 Cuba Street Wanchai Trust	Stage 1 Earthquake strengthening and fire protection	Professional fees supported, on receipt of a copy of the report.	15,000
5	Commercial Building, 116 Cuba Street Body Corp 88455	Canopy reconstruction	Professional fees to review and approve the design. Documentation of the project.	5,000
6	Wellington Working Men's Club, 101-117 Cuba Street	Repair and repaint of West (Cuba Street) façade	The conservation architect agrees with and monitors all works then submits report to WCC.	29,450
7	JJ Murphy & Co, 119 Cuba Street KPK Holdings Ltd	Separation of façade from adjacent buildings	Professional fees supported, on receipt of a copy of the report.	7,500
8	Commercial building 216 Cuba Street	To prepare a seismic strengthening report (Stage 1)	Strengthening report to be reviewed by a heritage professional.	5,900

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9	276-282 Wakefield Street, Body Corp 302903	To unify and upgrade all seismic strengthening to 100% of Code	Professional fees supported, on receipt of a copy of the report.	15,000
10	Adelaide/Tramway Hotel Platinum Property Trust	To strengthen and preserve the existing structure	Funding is directed to professional reports.	20,000
11	39 Pipitea Street Puawai Trust	To strengthen earthquake risk heritage building	Professional fees including archaeology.	15,000
12	29 Tarikaka Street, Ngaio	Restoration and repair of exterior woodwork	None.	3,000
13	37 Tarikaka Street, Ngaio	Repair and restoration of exterior walls.	None.	3,000
14	Former Johnsonville Town Board Offices, Nga Hau e Wha o Papararangi Society Inc.	External repair and painting (preparation of repair schedule and specification)	A copy of the report is supplied to Grants and provided with any future lease.	Deferred pending further clarification.
15	Religious Society of Friends	Seismic strengthening	None.	Withdrawn
	Total			149,850

APPENDIX 2

Past grant allocations

Built Heritage Incentive Fund Grants – March 2011

	Project	Project description	Grant Proposed (\$ ex GST)
1	Karitane Products Society Factory	Roof repair and conservation plan	\$24,000
2	17 Ascot Street, Thorndon	Drain remediation & external repairs	\$10,000
3	Riddiford Court Body Corp	Seismic strengthening solution	\$15,000
	Total		\$49,000

November 2010

	Project	Project description	Grant (\$ ex GST)
1	56 Tarikaka Street, Ngaio		3,000
2	NZX Centre (Odlins Building)		15,000
3	John Chambers Building (Stage 1 Watermark)		15,000
4	Dominion Building Body Corp.		12,173
5	Friends of Bolton Street Memorial Park Inc.		3,900
6	Salisbury Garden Court Heritage Area (Phase 2)		10,000
7	Chevening Apartments (Susan Price)		15,000
	Total		\$74,073 \$61,900

July 2010

	Project	Description of Grant Component of Project	Granted (ex GST)
1	Bhikha Family Trust	Seismic strengthening report	\$7,000
2	Friends of Futuna Charitable Trust	Repairs and restoration to specific building elements	\$10,000
3	Friends of Mount Street Cemetery	Repair two wooden grave surrounds	\$5,000
4	Lilburn Residence Trust	Repair of concrete foundation at north-east corner of house	\$2,098
5	Papua New Guinea High Commission	Conservation plan, seismic re-strengthening & exterior refurbishment	\$10,000
6	Sacred Heart Cathedral	Repair and restoration of the heritage fabric of the Cathedral	\$15,000

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7	St Peter's Anglican Church	To relocate downpipes, repair water damaged fabric and stabilise heritage roof and walls damaged by 100+year leaks	\$10,000
8	Thorndon School	Repair school hall roof	\$15,000
9	25 Patanga Cres., Thorndon	Re-pile and fumigate	\$0
10	Wellesley Westminster Ltd	Seismic strengthening report	\$15,000
Total			\$89,098

Accrued from the 2009/10 financial year.

Erskine College	To develop a solution for the seismic strengthening of the buildings	\$10,000
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Built Heritage Incentive Fund Grants (May meeting for March 2010)

Project	Project Description	Amount Granted
Cook Islands High Commission, 56 Mulgrave Street, Thorndon	External maintenance and repair works including repainting the exterior of the building.	\$8,000
195 Oriental Parade, Oriental Bay	Repair and repaint fence, gate and street wall.	\$3,000
5b St Mary Street, Thorndon	Restore the front aspect of the property.	\$5,000
Former Rehabilitation League Bldg, 21 Hania Street, Mt Victoria	Undertake essential repairs including repair replacement of steel window frames and exterior painting.	\$24,000
Former St Anne's Church, 77 Northland Road	Repairs to fix serious water entry issues and concomitant damage to the interior and exterior fabric of the building.	\$4,600
Building, 84-92 Dixon Street, Te Aro	Re-strengthening and refurbishment of a heritage building in the Cuba Heritage Area.	\$10,000
46 Tarikaka Street, Ngaio	Restoration, repair and maintenance.	\$4,000
Te Marama Woolshed, 171 South Makara Road, Karori	Repair and upgrade of existing woolshed.	\$5000
YHA Assoc NZ, 292 Wakefield Street (1 Cambridge Tce), Te Aro	Replacement of original timber windows on the façade of the building.	\$5,000
Total		\$68,600

Built Heritage Incentive Fund Grants (November 2009)

Project	Project Description	Amount Granted
(1) Augusta Apartments, 254 Willis St, Te Aro	Manufacture and testing of a prototype steel window required for the remediation of the building.	\$15,000
(2) Shed 22, Macs Bar, corner Cable St and Taranaki St, Te Aro	Critical waterproofing repairs to arrest damage to the building, and to make good the effects of the previous damage.	\$12,000 (Confirmed as eligible)

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(3) St Johns Bar, 5 Cable St, Te Aro	Critical waterproofing repairs to arrest damage to the building, and to make good the effects of the previous damage.	\$15,000 (Confirmed as eligible)
(4) Jaycee Building, 99-101 Willis St, Te Aro	Determine if the building is earthquake prone.	\$6,400
(5) St Gerard's Monastery, 75 Hawker St, Mt. Victoria	To restore strengthen and undertake remedial maintenance on St Gerard's Church and Monastery	\$10,000
(6) Erskine College, 25-31 Avon St, Island Bay	Seismic strengthening report	\$10,000 (On-hold awaiting further information.)
Total		\$68,400

Built Heritage Incentive Fund Grants (July 2009)

Project	Project Description	Amount Granted
(1) House, 16 St Mary Street, Thorndon	To restore, stabilise and support restorative work being carried out.	\$20,000.00
(2) Greer House, 420 Middleton Rd, Glenside	To replace old rubber coated wiring and complete upgrade of electrics.	\$3,456.00
(3) Hannah's Factory Apartments, 14 Leeds St, Te Aro	Maintenance and preservation plan for management of exterior over medium to long-term.	\$10,000.00
(4) House, 10B Tinakori Rd, Thorndon	Preparation of prioritised work plan. Execution of identified remedial building works to eliminate causes of current problems.	\$14,839.00
(5) St Michael's Anglican Church, Kelburn	Repair and cleaning roof and sealing of roof tiles to church.	\$14,630.00
Total		\$62,925.00

Built Heritage Incentive Fund Grants (March 2009)

Project	Project Description	Amount Granted
(1) Formerly Liks Niteclub, 143-147 Vivian Street	Conservation work to the exterior and renovation of the interior	\$20,000.00
(2) Reid House, 191-195 Cuba Street	Structural strengthening, fire protection, and restoration of the building exterior	\$20,000.00
(3) House, 50 Tarikaka Street, Ngaio	Conservation of windows and baseboards and renovation of interior walls	\$15,000.00
(4) House, 52 Tarikaka Street, Ngaio	Resource consent fee reimbursement for alterations and additions to house	\$1,783.00
(5) House, 24 Ascot Street, Thorndon	Painting of exterior of house (excluding roof)	\$3,722.50
(6) House, 11 Salisbury Garden Court, Wadestown	Preparation and painting the exterior of the house	\$5,000.00
(7) Path, Salisbury Garden Court, Wadestown	Engineers report to identify priorities for staging work and to establish cost	\$1,050.00
(8) House, 100 Hobson Street, Thorndon	Installation of sound-proof glass to existing windows	\$20,000.00

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(9) Trades Hall, 124-128 Vivian Street	Weatherproofing and installation of fire alarm system	\$30,000.00
(10) House, 24 Ascot Street, Thorndon	Replacement of foul water pipe and retaining wall on path to Tinakori Rd	\$0
Total		\$116,555.50

Built Heritage Incentive Fund Grants (November 2008)

Project	Project Description	Amount Granted
St Anne's Church Hall, 69 Northland Rd, Northland	Renovation and extension of hall, and entranceway connection to church.	\$40,000.00
Gear Meat Co. Building, 130 Cuba St	Structural engineering assessment to determine earthquake strengthening requirements	\$2,500.00
Massey House, 126 Lambton Quay	Conservation plan preparation	\$16,250.00
Hannah Warehouse, 13 Leeds St, Te Aro	Strengthening report	\$1,679.06
Hazel Court, 4 Claremont Grove, Mt Victoria	Structural engineering assessment to determine earthquake strengthening requirements and assessment of cracking to columns	\$9,337.5
House, 99 Cockayne Rd, Khandallah	Repair of main entry porch glazed infill walls	\$5,612.25
Former Masonic Hall, 221 Clyde St, Island Bay	Conservation plan preparation and repairs to roof	\$20,000.00
Lawson Scout Hall, 32 Salamanca, Kelburn	Conservation plan preparation	\$8,718.75
Roundhouse, Khandallah Bowling Club, 26 Woodmancote Rd	Conservation including roof and exterior painting	\$8,672.22
House, 8 Ascot St, Thorndon	Reconstruction of stairs to front of house and interior painting	\$2,500.00
Rita Angus Cottage, 194A Sydney Street West, Thorndon	Replacement of existing boundary fence and construction of new boundary fence	\$1,777.50
Rita Angus Cottage, 194A Sydney Street West, Thorndon	Purchase of ferns to establish garden	\$1,185.00
Granny Cooper's Cottage, 30 Ascot St, Thorndon	Re-roofing of flat roof area of cottage	\$5,179.81
Inverloch House, 3 Inverloch Place, Te Aro	Re-roofing and painting of the house	\$30,000.00
Total		\$153,412.09

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Built Heritage Incentive Fund Grants (July 2008)

Project	Project Description	Amount Granted
(1) Green-house, Karitane Products Society, 21A Manchester Terrace, Melrose	Professional conservation advice and stabilisation and repair of an historic green-house	\$8,177.50
(2) House, 25 Ascot Street, Thorndon	Repainting the exterior of the walls and roof	\$3,500.00
(3) Building, 288 Cuba Street, Te Aro	Restoration of a nineteenth century two-storey shop and residential building including archaeological assessment, earthquake strengthening, shop front restoration, reconstruction of balcony, and installation of fire alarm system	\$17,000.00
(4) Hummingbird, 20 Courtenay Place	Conservation of building exterior including professional conservation advice, repair and maintenance, and structural engineering services for potential earthquake strengthening requirements	\$14,000.00
Total		\$42,677.50

Built Heritage Incentive Fund Grants (March 2008)

Project	Project Description	Amount Granted
Plimmers Emporium, 3 Plimmers Steps	Exterior repaint and concrete repairs	\$12,000.00
Cadbury Building, 60 Ghuznee Street	Structural assessment of building structure to determine seismic capacity, concept designs for earthquake strengthening, and pounding analysis phase 2	\$8,000.00
Hikitia Refurbishment Project, Hikitia Floating Heavy Lift Crane Ship	Water-blast and paint decks and lower platform	\$38,000.00
Totals		\$58,000.00

Built Heritage Incentive Fund Allocations July and November 2007

Round	Project Venue	Project Description	Amount Granted
Jul-07	Sai Centre, 8 Daniell St	Strengthen & upgrade facilities at Sai Centre for safe, multipurpose community use	\$40,000.00
Jul-07	St Mary of the Angels Church, 17 Boulcott St	Investigative phase of earthquake strengthening	\$10,000.00

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Nov-07	1 Ranfurly Tce, Mt Cook	Work including re-piling, plaster repair, electrical work, chimney reinstatement, tile work, and painting.	\$15,000.00
Nov-07	Bristol Hotel, 127 Cuba Street, Wgtn	Structural strengthening and fire alarm and hydrant installation.	\$17,500.00
Nov-07	61 Holloway Rd, Aro Valley	Work including roof flashing and weatherboard replacement, reinstatement of baseboards, and painting.	\$3,000.00
Nov-07	Cadbury Building, 60 Ghuznee St, Wgtn	Repair and maintenance work to exterior including plaster repair, re-pointing brickwork, timber repair, waterproofing, sill flashings, sign repair and painting	\$12,500.00
Nov-07	Clarke's Buildings, 121- 123 The Parade, Island Bay	Revised project: window joinery repair, recladding roof, painting in historic colours	\$12,000.00
Nov-07	St Andrews on the Terrace, 28 The Terrace	Work including roof replacement, structural strengthening, concrete repair, and interior conservation	\$40,000.00
		Total:	\$150,000.00

Built Heritage Incentive Fund Grants (March 2007)

Project	Description of Grant Component of Project	Amount Granted
Erskine College, 25-31 Avon St, Island Bay: Save Erskine College Trust Inc.	Conservation report to guide garden restoration	\$3,426
41 Palmer Street, Aro Valley Wellington: Hamish Dahya	Painting exterior of cottage	\$2,450
Mount Street Cemetery Wellington: Roman Catholic Archbishop of the Archdiocese of Wellington	Consultant fees to review existing Conservation Plan and write new Conservation Plan	\$8,248.75
19 Simla Crescent: Amanda Rider	Conservation report to establish heritage significance	\$1,000
288 Cuba Street: Keith Powell	Restoration. Includes RC fees, conservation plan, architects fees, re- piling.	\$27,915.19
26 Stoke St, Newtown: Simon Bachler	Replacement of roof	\$20,000
Sai Centre, 8 Daniell St, Newtown: Sathya Sai Service Organisation of Wellington	Conservation plan to guide restoration and refurbishment	\$10,000
Total		\$73,039.94

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Built Heritage Incentive Fund Grants (November 2006)

Project	Description of Grant Component of Project	Amount Granted
Rita Angus Cottage: Thorndon Trust	Painting kitchen interior	\$1,113.75
'Boxhill,' 38 Box Hill, Khandallah: Michael M Timmer	Brick and associated wall repair, consultant fees	\$5,000
'Fernhill,' 15 Fernhill Tce, Wadestown: Jacqueline Matthews	Conservation of windows, fence, weatherboards, gate; painting	\$10,000
St Christopher's Seatoun Strathmore Presbyterian Church	Stained glass restoration and protection	\$10,000
Tower Building, 50-64 Customhouse Quay: Maurice Clark	Façade restoration: crack sealing, window & joint resealing	\$20,000
St Barnabas Church, Roseneath: The Friends of St Barnabas Roseneath Charitable Trust	Sprinklers; conservation of front entry, spire, interior porch, foyer	\$30,000
Futuna Chapel: Friends of Futuna Charitable Trust	Purchase and refurbishment	\$50,000
Victoria House Student Hostel, 276 The Terrace: Victoria House Inc.	Piling, over-cladding, timber replacement, exterior repairs, structural engineering	\$25,000
Total		\$151,113.75