
ORDINARY MEETING

OF

GRANTS SUBCOMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9.30am
Date: Wednesday, 5 April 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

Business

Page No.

2.1 Built Heritage Incentive Fund Round 3 of 3

1. Attachment 1 - Assessment Summaries

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Attachment One

**Summary of Applications to the Built Heritage Incentive Fund 2016/17 Round 3
(of 3)**

Project 1	Former Cambridge Terrace Post Office – 21-23 Cambridge Terrace
Applicant	First Base Holdings
Project:	Steel window refurbishment, seismic repairs and waterproofing
Total project cost	\$1,143,423.60
Amount requested	\$343,423.60
Amount eligible for funding	\$1,113,423.60
Recommended Grant ex GST if applicable	\$40,000.00

Building Information



- District Plan Individually Listed Map Reference 16, Symbol Reference 52. Contributes to the Courtenay Place Heritage Area
- The former Cambridge Terrace Post Office is an excellent representative of a civic building designed in the transitional Classical/Art Deco style of the 1920s and 1930s. It is a significant work by Government Architect, John Mair and is notable for the strong vertical emphasis of its well-designed, and well-proportioned, street façade.
- This building served an important purpose as a post office for over 60 years, and represents something of the importance that this benign state institution had in our recent history.
- This building is part of a group of commercial buildings on Courtenay Place which all date from the early 20th century and contribute to the sense of place and continuity of the Courtenay Place Heritage Area.

The Issue	The building's steel windows require repair and replacement. The steel windows will be replaced like for like. The owner also intends to repair plaster to improve seismic safety and fully waterproof the building.
Review of Proposal	The building is not on Council's Earthquake Prone Building List however the proposal to remediate the plaster system is supported from a heritage and building resilience perspective. The proposal to

	<p>repair and replace the steel windows with a like for like product is a good conservation outcome for the building and is supported from a heritage perspective.</p> <p>The proposed work fits with both conservation and the seismic strengthening components of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$47,750 conservation and adaptive reuse St James Church 235 Adelaide Road March 2015 round • \$30,000 exterior repair, plaster and painting Columbia Private Apartments, 32 Cuba Street October 2015 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this heritage building. • Acknowledge the additional costs associated with maintaining a heritage building.
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • WCC Heritage Team's onsite approval of works

Project 2	Arco House - 45-47 Cuba Street
Applicant	Arco House Ltd
Project:	Detailed design for parapet securing
Total project cost	\$15,300.00
Amount requested	\$10,000.00
Amount eligible for funding	\$10,150.00
Recommended Grant ex GST if applicable	\$0
<p>Building Information</p> <ul style="list-style-type: none"> • District Plan Individually Listed Building; Map 16, Symbol 74.1. Contributes to the Cuba Street Heritage Area • Arco House is an Edwardian Stripped Classical commercial building that was adapted in the mid-1950s as a retail unit, and warehouse for a manufacturing jeweller and optician/lens grinder. • The building retains a historic association with builders James Trevor and Co. and also with Arthur Cocks & Co. a wholesale jeweller, optician and importer, for which the building was renamed in the 1950s. The plans to convert the building into premises for Arthur Cocks & Co. survive and give a good insight into the work of a mid-to-late 20th century manufacturing jewellery and optician. • The plain building façade above ground floor level has had few intrusive or unsympathetic alterations over the past 100 years and makes a positive contribution to the sense of place and continuity of the Cuba Street Heritage Area. 	
The Issue	<p>The applicant wishes to secure the parapet of Arco House.</p> <p>The building received a grant of \$12,500 for a seismic strengthening feasibility study in the March 2013 round.</p>
Review of Proposal	<p>The building is included on Council's list of unreinforced masonry buildings; the proposed parapet securing detailed design is therefore eligible for funding under the Ministry of Business, Innovation and Employment's scheme, therefore it is recommended that their application to BHIF be declined.</p>



Project 3	Mibar Building / The former Racing Conference Building – 85 Victoria Street
Applicant	Mibar Enterprises Ltd
Project	Seismic strengthening
Total project cost	\$716,163.50
Amount requested	\$551,701.00
Amount eligible for funding	\$551,701.00
Recommended Grant ex GST if applicable	\$60,000.00




Building Information


- District Plan Individually Listed Building; Map 17, Symbol 318
- The building is an unusual Expressive Modernist building constructed with a fine palette of high quality finishing materials including stainless steel, bronze sheathing, and vitreous ceramic tiles. The building with its distinctive wave form canopy, curved glass windows, and quirky decorative elements is atypical of 1950s Modernist design but is one of the most distinctive and well known Wellington buildings of that era.
- The building has townscape and landmark value for its prominence on an inner-city, wedge-shaped site, clearly defining a busy intersection.
- The building has historic value as the purpose-built head office of the New Zealand Racing Conference, a use it maintained for over 20 years. It is currently best known for its association with the Lido café that was established in 1990.

The Issue	The building was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of the NBS.
Review of Proposal	<p>The work involves seismically strengthening the building to between 40-50% NBS, this will remove it from the Council's Earthquake Prone Building List which is a priority of the Fund. The seismic strengthening design means that the scheme may be built upon to increase the % NBS in time, the present project is considered the first stage of the building's seismic strengthening.</p> <p>The work is being undertaken in accordance with advice from their conservation architect. The proposal is supported from a heritage and resilience perspective.</p>



	<p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as:</p> <ul style="list-style-type: none"> • \$44,000 Seismic strengthening to 35% St Matthais Church, Makara, July 2016 • \$60,000 Seismic strengthening to 70% The Albermarle Hotel 59 Ghuznee Street February 2016 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this individually listed heritage building • Contribute to removing this building from the List of Earthquake Prone Buildings
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • Project engineers sign off on completion of seismic strengthening works • Evidence that Heritage New Zealand was consulted over any requirement for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Project 4	Jaycee Building - 99 Willis Street
Applicant	Jim Viatos Family Trust
Project	Seismic strengthening preliminary design to 67%
Total project cost	\$23,000.00
Amount requested	\$13,000.00
Amount eligible for	\$23,000.00
Recommended Grant (ex GST if applicable)	\$10,000.00
 <p>Building Information</p> <ul style="list-style-type: none"> • District Plan Individually Listed Map 17, Symbol 347 • The Jaycee Building is a 1920s concrete framed commercial building and has aesthetic value for the unusual, lively and eclectic arrangement of Classical decorative elements on the Willis Street façade. • The Jaycee Building has aesthetic value for its role in the townscape, defining the eastern side of Willis Street and being seen in association with a number of other heritage buildings at a nodal point on Wellington's Golden Mile - the intersection of Willis, Manners and Boulcott Streets. • The building has historic value for the period when it was occupied by the Jaycees, a significant but relatively low profile community group. • There are technical values in the reinforced concrete structure of the building, for which engineering drawings still exist. 	
The Issue	<p>The building was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of the NBS.</p> <p>This building received funding of \$10,000 for seismic assessment as a result of a successful BHIF application in the March 2015, this assessment found the building to be at 20% NBS. This was followed by \$5,000 for concept design for strengthening to 34%/45% and 67% NBS in the February 2016 round. Project engineers have recommended that the building requires a 3-D non-linear pushover analysis to develop the detailed design of for strengthening to 67% NBS the applicant seeks a contribution toward this phase of their project.</p>
Review of Proposal	<p>The proposed work fits with the current priority of the BHIF and previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$15,000 towards seismic assessment and design 251-255 Cuba Street March 2015 round

	<ul style="list-style-type: none">• \$15,000 Seismic strengthening detailed design Wellington Trades Hall Incorporated, 124 Vivian Street October 2015 round
BHIF Outcome	The grant will: <ul style="list-style-type: none">• Acknowledge the heritage values of this individually listed heritage building.• Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">• Engineering report, preliminary design and 3D linear pushover analysis to be supplied to Council

Project 5	119 Cuba Street
Applicant	KPK Holdings Ltd
Project	Seismic strengthening
Total project cost	\$174,900.00
Amount requested	\$74,900.00
Amount eligible for	\$122,100.00
Recommended Grant (ex GST if applicable)	\$35,000.00
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan Individually Listed Map 16, Symbol 78/2. Contributes to the Cuba Street Heritage Area • This two-storey masonry building has architectural value for its restrained Classical façade which remains largely intact, despite modifications and the addition of a balcony. • This building has historic value for its association with notable Wellington architect William Crichton and with the long-standing retail store Nees Hardware. • This building is part of a significant group of late-Victorian and Edwardian commercial buildings on Cuba Street which contribute positively to the Cuba Street Heritage
The Issue	<p>The building was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of the NBS.</p> <p>The building received a grant of \$7500 from the BHIF July 2011 funding round for works to separate part of the façade from adjacent buildings.</p> <p>The building is on Council's list of Unreinforced Masonry Buildings requiring façade and parapet securing under the Hurunui/Kaikoura Earthquakes Recovery (Unreinforced Masonry Buildings) Order.</p>
Review of Proposal	<p>The proposal is to strengthen this building to 67% NBS, part of this work involves securing the Cuba Street façade and parapet. The parapet and façade strengthening component of this project has a cost of \$42,800.00. The building is eligible for Government funding, administered by MBIE, for façade and parapet securing of up to \$25,000.00 so this component of the project has been removed from the total amount the building is eligible for under</p>

	<p>the Built Heritage Incentive Fund to enable the owner to make use of MBIE's fund.</p> <p>The work involves seismically strengthening a building on Councils Earthquake Prone Building List which is a priority of the Fund. A conservation architect is involved in the project. The project is supported from a heritage and building resilience perspective.</p> <p>The proposed work fits with the seismic strengthening component of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$60,000 seismic strengthening 216 Cuba Street October 2015 round • \$50,000.00 seismic strengthening 108 Cuba Street March 2015 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge the heritage values of this individually listed heritage building • Contribute to removing this building from the List of Earthquake Prone Buildings
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • Conservation architect report to be supplied to Council. • Project engineers sign off on completion of seismic strengthening works

Project 6	41 Tarikaka Street
Applicant	Pam Wood
Project	Painting and replacement of rotten weatherboards and guttering
Total project cost	\$14,539.00
Amount requested	\$13,039.00
Amount eligible for	\$14,539.00
Recommended Grant (ex GST if applicable)	\$3000.00
<p>Building Information</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">   <p style="text-align: center; font-size: small;">ROOF B, PORCH B</p> </div> <div style="width: 50%;"> <ul style="list-style-type: none"> • 41 Tarikaka Street contributes to the Tarikaka Street Heritage Area. • The Tarikaka Street Heritage Area in Ngaio contains 71 houses, of which 64 were constructed by New Zealand Railways, firstly in 1927-29 with more added between 1938 and 1940, as part of efforts to provide mass, low cost housing for its workers. • This is an historically important grouping of houses, built as part of the first successful mass housing scheme undertaken in New Zealand. • This is the best surviving railway settlement in the lower North Island and an important element in the northern suburban streetscape </div> </div>	
The Issue	Some weatherboards and the guttering requires replacement. The cost of replacing the spouting and downpipes with a similar product to the existing galvanised steel is approximately twice as expensive as replacing the spouting and downpipes with Marley plastic, the former is the preferred conservation approach. The house requires painting to maintain weather tightness.
Review of Proposal	Maintaining the building in a watertight condition is critical for its conservation and continued use. Replacing materials with like for like is supported from a heritage perspective. The proposal is consistent with the conservation component of the BHIF previous grants for similar works include: <ul style="list-style-type: none"> • \$3000.00 painting 33 Holloway Road October 2016 round. • \$5000.00 painting 194A Sydney Street West (Rita Angus Cottage) November 2013 round
BHIF Outcome	The grant will:

	<ul style="list-style-type: none">• Acknowledge the heritage values of this heritage building and the contribution it makes to the Heritage Area• Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">• The replacement of existing galvanised steel spouting and downpipes with a like for like equivalent.• WCC Heritage Team's onsite approval of works

Project 7	Beere House – 32 Tinakori Road
Applicant	Susan Peacock
Project	Re-roofing
Total project cost	\$81,800.00
Amount requested	\$23,287.95
Amount eligible for	\$81,800.00
Recommended Grant (ex GST if applicable)	\$20,000.00

Building Information



- District Plan Individually Listed Map 18 Symbol 306.
- This house is an excellent example of J.W. Chapman Taylor's design work in the Arts and Crafts style. The building successfully demonstrates the architect's skill with the Arts and Crafts style. This house exhibits many typical detail features associated with the buildings style.
- Beere House is of significant townscape value as it is prominent in the streetscape, and adds visual interest to an area otherwise made up of timber villas and workers cottages.
- The house is associated with its original owner Oswald Beere, a Wellington lawyer, and its architect, J.W. Chapman Taylor, a prominent Wellington architect whose architecture remained popular despite changing fashions.
- Heritage New Zealand Category II

The Issue	The Marseille tile roof requires replacement as it the end of its functional life. The owner proposes to replace the roof with like for like tiles. The roofing contractor will salvage any reusable tiles to make repairs to other tiled roofs.
Review of Proposal	The project is supported from a heritage perspective. Replacement with like for like is considered best practice. The proposed work fits with the conservation component of the BHIF, previous grants for similar works include: <ul style="list-style-type: none"> • \$10,000.00 Re-roofing the Wellington Rowing Club – 29 Jervois Quay July 2016 round (funded 50% costs) • \$3,000.00 Re-roofing 1 Riddiford Street October 2016 round (funded 20% cost)
BHIF Outcome	The grant will: <ul style="list-style-type: none"> • Acknowledge the heritage values of this heritage building and the contribution it makes to the Heritage Area

	<ul style="list-style-type: none">• Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">• WCC Heritage Team's onsite approval of works

Project 8	Former Mt Cook Police Barracks - 13 Buckle Street
Applicant	Annette Henry
Project:	Seismic strengthening detailed design
Total project cost	\$69,000.00
Amount requested	\$37,450.00
Amount eligible for funding	\$37,450.00
Recommended Grant ex GST if applicable	\$15,000.00

Building Information



- District Plan Individually Listed Map Reference 16, Symbol Reference 43
- The former Mt Cook Police Station is one of the country's most important historic buildings associated with policing. The former Station is primarily of historical importance due to its associations with the early Police Force in Wellington and New Zealand, the growth of Te Aro and Mount Cook, and the legacy of the former Mt Cook Gaol and brickworks that were sited close by.
- The building is notable for its plain form, and severe character, that is offset by a distinctive decorative scheme. Decorative elements include the distinctive arrow marks made by the prison brick-makers, the nationally-rare use of polychromatic glazed brick, and equally-rare use of a moulded rosette quoin detail.
- The building has significant technical and educational value for its use of high-quality the prison bricks.
- Heritage New Zealand Category 1.

The Issue	<p>The current owners wish to seismically strengthen their building. According to the project's conservation architect the building is considered to be between 40 and 50% NBS.</p> <p>The building received a BHIF grant of \$10,000 for a seismic strengthening feasibility study in the October 2016 round. The detailed design is the next stage in their strengthening project.</p>
Review of Proposal	<p>The building is not on Council's Earthquake Prone Building List however, the project is supported from a heritage and building resilience perspective. A conservation architect is engaged in the the</p>

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		<p>project and the detailed design.</p> <p>The proposed work fits with the seismic strengthening component of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$15,000.00 Seismic strengthening detailed design 40 Ferry Street, Seatoun July 2015 round • \$5,000.00 Seismic strengthening detailed design Inverleith apartments 306 Oriental Parade November 2014 round
BHIF Outcome		<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this heritage building. • Acknowledge the additional costs associated with maintaining a heritage building.
Additional condition(s)	BHIF	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • Engineering reports and detailed design to be supplied to Council

Project 9	1 Ranfurly Terrace – Emeny House
Applicant	Deborah De Lorenzo
Project	Listed interior bathroom renovation
Total project cost	\$ 30, 977.50
Amount requested	\$ 10,951.00
Amount eligible for funding	\$ 11,352.50
Recommended Grant ex GST if applicable	\$ 6,500.00



Building Information

- District Plan Individually Listed Map 12 Symbol 415
- Emeny House is of architectural value for its Victorian villa styling and the high quality of its interior and exterior. It is a late 19th century artisan class dwelling that is typical of double bay villas built nationwide at the turn of the century. The house is listed beyond the typical by the elaborate plasterwork, and because of this is an important example of Wellington domestic architecture from the turn of the 20th century.
- There is considerable technical value in the lath and plaster wall and ceiling linings. The latter in particular as it is now rare and its survival in the house in such good condition is testimony to the quality of the craftsmanship.
- 1 Ranfurly Terrace has remained relatively unchanged since the time in which Emeny House was constructed, and it sits in a group of 12 relatively intact Edwardian houses. The wider area also contains a collection of buildings and houses unchanged from the early part of the 20th century.

The Issue	The bathroom of this listed interior is degraded and requires repair and renovation. Along with proposed repair and restoration of the bath, toilet, basin and brackets the proposal includes repair and restoration of the tiled floor and walls. The existing wall tiles on the north, east and south walls are damaged and could not be repaired in a way that would make the room useable as a bathroom. On the advice of a WCC Heritage Advisor the applicant has sought quotes for replacing the wall tiles with new tiles to match. In order to match the original tiles the tiler must cut the tiles to enable the original thin grout lines to be created when they are laid. The \$6500.00
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	<p>recommended for funding represents the extra cost that replicating the original tiling incurs.</p> <p>The property was awarded a grant of \$15,000 in 2007 to undertake re-piling, plaster repair, electrical work, chimney reinstatement, tile work and painting.</p>
Review of Proposal	<p>The work is proposed is being undertaken in accordance with advice from a Council Heritage Advisor. The proposal is supported from a heritage perspective.</p>
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this individually listed heritage building interior; • Acknowledge the additional costs associated with maintaining a heritage building.
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • As the grant is in recognition of the additional cost required to cut the tiles to match the original this work must be undertaken to the approval of WCC Heritage Team's onsite approval.

Project 10	54-56 Cuba Street and 58-60 Cuba Street – TG Mccarthy Building
Applicant	The Wanchai Trust
Project	Seismic strengthening
Total project cost	\$ 3,225,611.00
Amount requested	\$300,000.00
Amount eligible for	\$1,818,449.00
Recommended Grant (ex GST if applicable)	\$100,000.00



Building Information

- 58-60 Cuba Street is Individually Listed Map 16 Symbol 75. Both 58-60 and 54-56 Cuba Street contribute to the Cuba Street Heritage Area.
- The TG Mccarthy Trust building at 58-60 Cuba Street was designed by James O’Dea in 1897, with an extra storey added in 1904, the façade of this building remains largely intact with a high level of original detailing, despite modifications such as the removal of the parapet and the addition of a balcony.
- This three storey late Victorian commercial building has architectural value for its carefully proportioned Classical façade.
- This building has historic value for its association with the original owner, T.G. Macarthy, a prominent Wellington businessman and benefactor.
- This building is one of several prominent late Victorian and Edwardian commercial buildings on lower Cuba Street which contribute positively to the Cuba Street Heritage Area.
- 54-56 Cuba Street was also originally built in 1897; it too had a second storey added in 1904.
- This building has group value for the fact that it is an obvious match with its adjacent neighbour at 58-60 Cuba Street.
- This building has historical value for its contribution to commercial life in Te Aro since its construction. Its most significant association was with the Antipodean and Britannia Lodges who jointly owned the building for over 30 years.

The Issue	Both of these buildings were issued notices under section 124 of the Building Act 2004. The notice signifies that the buildings are earthquake
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	<p>prone as its seismic performance, based on engineering advice, falls below 33% of the NBS.</p> <p>These buildings are on Council's list of Unreinforced Masonry Buildings requiring façade and parapet securing under the Hurunui/Kaikoura Earthquakes Recovery (Unreinforced Masonry Buildings) Order.</p>
Review of Proposal	<p>The work involves seismically strengthening two buildings on Councils Earthquake Prone Building List which is a priority of the Fund. The buildings will be strengthened to 100% NBS. The project includes the involvement of a conservation architect.</p> <p>The buildings are included on the Council's list of unreinforced masonry buildings for which parapets and facades must be secured within twelve months. The buildings will be eligible for Government funding, administered by MBIE, for façade and parapet securing of up to \$25,000.00 per building.</p> <p>The cost of the parapet securing is \$20,000.00 and as the applicant will be eligible to receive \$10,000 from the MBIE fund for this component of their project this has been deducted from the amount for which they are eligible under the BHIF to enable the owner to make use of MBIE's fund.</p> <p>The cost of the façade securing is not separately documented in the application however as the recommended allocation of \$100,000 funding represents a contribution of 5% of the project costs for which the applicant is eligible it is not considered that there would be an overlap with the funding available to the applicant if they are able to utilise the MBIE funding of up to a total of \$30,000 for the façades.</p> <p>As there are costs associated with this project for which they are not eligible under the BHIF (ie engineering and architectural fees already incurred) that exceed the amounts required by MBIE to demonstrate costs associated with securing the facades. Officers are satisfied that allocating funds toward the total seismic strengthening will not compromise the applicant's ability to utilise that URM initiative fund.</p> <p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as:</p> <ul style="list-style-type: none"> • \$90,000.00 Seismic strengthening 161 Cuba Street July 2016 round • \$70,000.00 Seismic strengthening T & G Building 28 Grey Street February 2016 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Contribute to removing two earthquake prone buildings from Council's list of Earthquake Prone Buildings • Acknowledge and protect the heritage values of these listed heritage buildings; • Acknowledge the additional costs associated with maintaining heritage buildings.

Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">• Project engineer sign off on the completion of seismic strengthening• A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works.• Evidence that Heritage New Zealand have been consulted regarding any archaeological requirements under the Heritage New Zealand Pouhere Taonga Act 2014.• Conservation architect report to be supplied to Council.
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Project 11	The Wedge - 20 Glenbervie Terrace, Thorndon
Applicant	Chris and Margaret Cochran
Project	Structural upgrade
Total project cost	\$151,088.22
Amount requested	\$25,763.00
Amount eligible for funding	\$51,529.22
Recommended Grant ex GST if applicable	\$15,000.00



Building Information

- District Plan Individually Listed Building; Map 18, Symbol 133
- The Wedge is a unique, attractive, home built on very difficult topography.
- Designed by architect James Bennie, the Wedge is a prominent building in Thorndon, and it makes a valuable contribution to the Thorndon townscape.
- Heritage New Zealand List Category I

The Issue	<p>The owners of the Wedge wish to improve the resilience of the building's earthquake loading. The structural upgrade is part of a larger project to upgrade the building's infrastructure and secure the longevity of the dwelling. The work is being undertaken in accordance with a conservation strategy.</p> <p>The Wedge was granted \$3020 for developing the design of the structural upgrade in the October 2016 round. This is the final component of the project.</p>
Review of Proposal	<p>This building is outside of the scope of WCC's Earthquake Prone Buildings Policy as such it has not been assessed by Council or listed on the Earthquake Prone Buildings list.</p> <p>The project is supported from a heritage and building resilience perspective. The proposed work fits with the seismic strengthening component of the</p>

	BHIF, previous grants for similar works include: <ul style="list-style-type: none">• \$10,000.00 seismic strengthening 22 Burnell Avenue, Thorndon July 2016 round• \$23,500.00 Seismic strengthening 40 Ferry Street, Seatoun February 2016 round
BHIF Outcome	The grant will: <ul style="list-style-type: none">• Acknowledge and protect the heritage values of this individually listed building.• Acknowledge the additional costs associated maintaining a heritage building.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">• Project engineers sign off that the structural upgrade has been completed.