

## 5. HERITAGE GRANT APPROVAL – 86 CHESTER STREET EAST, CHRISTCHURCH

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group, DDI 9418281
<b>Officer responsible:</b>	Programme Manager, Liveable City
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### PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 86 Chester Street East (**Attachment 1**).

### EXECUTIVE SUMMARY

2. Number 86 Chester Street East is a two storey, semi-detached residential building located on Chester Street East between Madras Street and Barbadoes Street. The building was designed and built by William Widdowson in 1892 as part of a development of eight very similar townhouses. All of the townhouses remain and number 86 is the house closest to Madras Street.
3. The design of this series of buildings was unusual for Christchurch at the time. The sites are relatively slender and compact and the buildings are semi-detached dwellings rather than detached. Plastered masonry firewalls were required between each of the separate dwellings and these project up above the line of the roof to result in an unusual skyline. Apart from the fire walls and chimneys, the rest of the buildings are constructed in timber frame with weatherboard cladding. They have large two storey bay windows, leadlight fanlights, corbels under the eaves and the verandahs are trimmed with iron lace work. Number 86 is unique amongst the group in that it has two visually prominent facades, one to Madras Street as well as one to Chester Street East.
4. The series of residential buildings on this section of Chester Street East result in a unique streetscene for Christchurch, adding to the setting of a number of other protected buildings and objects in the area including the 1881 Oxford Terrace Baptist Church directly across Chester Street East.
5. The relatively poor ground under the foundations of Number 86 have caused settlement and this continues to cause cracks and movement in the timber clad building above. The effects of the movement on the cladding and the frame of the building can be clearly seen around windows and doorways where elements are now miss-aligned leading to difficulties sealing windows and other openings. Engineering advice is that unless action is taken, this settlement will continue.
6. The building is listed Group 2 in the Christchurch City Council's City Plan.
7. The work that the applicant is seeking grant support for will ensure the future protection and continuing use of this significant heritage building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.
8. The building has been the subject of a previous grant from the Council. A grant of up to \$2,500 was approved by the Council in 1994 to help fund an external repaint of the building. The building is owned by the 'Anna Louisa de Launey Crighton Family Trust'.

### SCOPE OF WORK

9. A summary of conservation and maintenance works include:
  - (a) Re-piling and levelling, including screw piers for underpinning.

10. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

<b>Particulars</b>	<b>Costs</b>
Underpinning of foundations including new piles and levelling	\$22,810
Residential, non-notified resource consent deposit fee to Christchurch City Council	\$1,000
<b>Total of conservation and restoration related work</b>	<b>\$23,810</b>

#### **HERITAGE INCENTIVE GRANTS POLICY**

11. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a Group 2 heritage building.

<b>Proposed heritage grant (40%, plus resource consent fee)</b>	<b>\$10,124</b>
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#### **FINANCIAL IMPLICATIONS**

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	<b>2009/10</b>
<b>Annual Budget</b>	<b>\$842,106</b>
<b>Commitment from previous year</b> (St Paul's Presbyterian Church)	\$142,000
<b>Total Grant funds committed year to date</b>	\$529,092
<b>Balance of 09/10 funds</b>	<b>\$171,014</b>
Fund approval 86 Chester Street	\$10,124
<b>Total Available Funds 2009/10</b>	<b>\$160,890</b>

#### **Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

13. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

#### **LEGAL CONSIDERATIONS**

14. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Conservation Covenant is required for grants of \$50,000 or more. A minimum of a Limited Conservation Covenant is therefore required for this grant to be uplifted.

#### **Have you considered the legal implications of the issue under consideration?**

15. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. The property has an existing conservation covenant with NZHPT but legal advice is that a further covenant will be required.

#### **ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

16. The Heritage Incentive Grants Scheme is aligned to the Community Outcome '*An attractive and well-designed City*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.

17. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. *"A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items"* (page 187).
18. 'Heritage Protection', requires the Council to "Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities." (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

19. Yes.

**ALIGNMENT WITH STRATEGIES**

20. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

Central City Revitalisation Strategy

Inner city heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

### Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome “An attractive and well-designed City” through the indicator “Number of heritage buildings, sites and objects”.

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a “general responsibility towards humanity” to safeguard their heritage for present and future generations.

### **Do the recommendations align with the Council’s strategies?**

21. Yes.

### **CONSULTATION FULFILMENT**

22. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

### **STAFF RECOMMENDATION**

It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) A Heritage Incentive Grant of up to **\$10,124** for conservation and maintenance work for the protected heritage building at 86 Chester Street East subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10-year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.