

29. HERITAGE GRANT APPROVAL – NEW REGENT STREET AND LONGFELLOW STREET CHRISTCHURCH



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PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for thirteen Heritage Incentive Grants for New Regent Street and one for 52 Longfellow Street. While the size of these grants are within the financial scope of the previous Heritage Incentive Grants Committee, this has been formally reconstituted to date. Accordingly, and in order to enable works on these buildings to continue it is considered appropriate that these Grant Applications, be reported directly to Council.

EXECUTIVE SUMMARY

New Regent Street

2. The whole of New Regent Street was designed by the architect Francis Willis and built in 1931 (refer to the Statement of Heritage Significance, **Attachment 1**). Since 2008 Council staff have been working with the building owners in New Regent Street on the *New Regent Street Revitalisation Project*. The aim of this project is the revitalisation of the entire street by 2014, a level of service in the 2009-19 LTCCP.
3. New Regent Street was designed as two terraces of similar units with two separated larger units at the Gloucester Street end. A pedestrian right of way to the rear was included and this was accessed through timber doors at the ends of the terraces. Over the past eighty years some of the attached two storey units have been connected to form larger units and some of the property titles have been amalgamated. The original stained timber, glass and tiled shop fronts and entrance doorways have mostly been retained on the street frontage but some have been altered and various features have been removed, most commonly the original decorative tiling. The original first floor facades to New Regent Street are also largely intact. Internally the original timber stairs have again largely been retained in each unit but some have been removed particularly where units have been joined together.
4. The New Regent Street shops have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facades have been plastered. The facades of the buildings elsewhere have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
5. The New Regent Street sides of the buildings include units with basically three variations of the decorated façade, two with parapets and one with a roof top level concrete 'eyelid' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were all originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The New Regent Street facades currently include four different colour schemes two in pale yellow, a pale green scheme and a pale blue scheme. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
6. New Regent Street is registered Category I with the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). All of the original 1931 shop buildings of New Regent Street are listed Group 2 in the Christchurch City Council's City Plan. None of the New Regent Street buildings within these applications have been the subject of a previous Heritage Incentive Grant from the Council.

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7. Some of the proposed work has received resource consent under RMA 92014997, an application prepared and submitted by Council staff to facilitate conservation and maintenance work in the street. Some of the work proposed in these applications includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

52 Longfellow Street

8. The two storey building at 52 Longfellow Street, previously known as 'Comfort', was designed as part of a competition for workers dwellings organised by the New Zealand Government in 1906 (refer to the Statement of Heritage Significance in **Attachment 2**). The architects of this building were Samuel Hurst-Seager and Cecil Wood. As the winner of the South Island section the house was prefabricated and erected at the Christchurch International Exhibition 1906/07 in Hagley Park and was relocated to the Longfellow Street site in Sydenham when the exhibition closed. The Longfellow Street site was part of a settlement known as 'Camelot'. The building design was based on English cottages with steep pitches to the roof and decorated gable ends. It is constructed of a timber frame with a corrugated iron roof and a combination of timber claddings to the walls. It originally had two brickwork chimneys but these have been removed.
9. 52 Longfellow Street, is listed in Group 3 of the Christchurch City Council's City Plan. The building is also registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) as a Category II Historic Place. 52 Longfellow Street has been the subject of a previous Grant in 1999 when the building was in the same ownership. This grant was for maintenance and replacement of weatherboards.
10. The work that all the applicants are seeking grant support for will ensure the future protection and continuing use of these significant heritage buildings. The applications meet all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

11. A summary of conservation and maintenance works for the New Regent Street buildings include:
 - (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls;
 - (d) Replacement of the existing roofing material to some of the units.
12. The work proposed for 52 Longfellow Street is the preparation and repainting of the entire exterior of the building excluding the roof.
13. The proposed scope of works for each grant application are detailed in the background section of this report.

HERITAGE INCENTIVE GRANTS POLICY

14. 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 and 30 per cent for a Group 3 heritage building.

FINANCIAL IMPLICATIONS

15. The following table summaries the Heritage Incentive Grant Fund budget for 2010/11 and the proposed value of grant for each property.

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Annual Budget 2010/2011	\$763,684
Commitment from previous year (St Paul's Presbyterian Church)	\$141,920
Total Grant funds committed year to date	\$167,078
Balance of 10/11 funds	\$454,686
<i>Funds made available from lapsed grants</i> (Committee resolution 2/09/2010)	\$33,688
Total Available Funds 2010/11	\$488,374
3 New Regent Street	\$2,961
5 New Regent Street	\$5,763
7 and 9 New Regent Street	\$7,156
10 New Regent Street	\$6,292
13 New Regent Street	\$3,905
12 New Regent Street	\$3,633
16 - 22 New Regent Street	\$25,572
24 New Regent Street	\$5,476
25 New Regent Street	\$4,128
28 New Regent Street	\$3,617
30 New Regent Street	\$6,586
35-37 New Regent Street	\$7,705
153 Gloucester (Cnr of New Regent St)	\$14,235
52 Longfellow Street	\$4,627
Total proposed grants	\$101,656
Funds committed to the Canterbury Earthquake Heritage Building Fund	\$386,718
Balance of funds remaining	\$3,718

Following the Council's decision on these grant applications, the remainder of the 2010/11 Heritage Incentive Grant Fund will be committed to the Canterbury Earthquake Heritage Building Fund as per the Council's resolution on 11 November 2010.

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

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

LEGAL CONSIDERATIONS

17. 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. Limited covenants relating to each of the property titles will therefore be required for the uptake of all of the above grants greater than \$5,000.

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

18. 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.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

19. 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.
20. 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).
21. '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. The 'Heritage Protection' Activity Management Plan identifies proactive partnerships with listed heritage building owners as a performance standard, the upgrade of the New Regent Street buildings by 2014 is identified as a level of service.

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

22. Yes.

ALIGNMENT WITH STRATEGIES

23. 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.

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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?

24. Yes

CONSULTATION FULFILMENT

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

STAFF RECOMMENDATION

26. It is recommended that the Council approve the following Heritage Incentive Grants subject to the conditions noted for each property:

3 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$2,961** for conservation and maintenance work for the protected heritage building at 3 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

5 New Regent Street

- (a) A Heritage Incentive Grant of up to \$5,763 for conservation and maintenance work for the protected heritage building at 5 New Regent Street 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 on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

7 and 9 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$7,156** for conservation and maintenance work for the protected heritage building at 7 and 9 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

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- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

10 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$6,292** for conservation and maintenance work for the protected heritage building at 10 New Regent Street 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.

12 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$3,633** for conservation and maintenance work for the protected heritage building at 12 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

13 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$3,905** for conservation and maintenance work for the protected heritage building at 13 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

16 - 22 New Regent Street

- (a) A Heritage Incentive Grant of up to \$25,572 for conservation and maintenance work for the protected heritage buildings at 16 to 22 New Regent Street 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 on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

24 New Regent Street

- (a) A Heritage Incentive Grant of up to \$5,476 for conservation and maintenance work for the protected heritage building at 24 New Regent Street 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.

25 New Regent Street

- (a) A Heritage Incentive Grant of up to \$4,128 for conservation and maintenance work for the protected heritage building at 25 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

28 New Regent Street

- (a) A Heritage Incentive Grant of up to \$3,617 for conservation and maintenance work for the protected heritage building at 28 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

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30 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$6,586** for conservation and maintenance work for the protected heritage building at 30 New Regent Street 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.

35-37 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$7,705** for conservation and maintenance work for the protected heritage buildings at 35 and 37 New Regent Street 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 on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

153 Gloucester (Corner of New Regent St)

- (a) A Heritage Incentive Grant of up to **\$14,235** for conservation and maintenance work for the protected heritage building at 153 Gloucester Street 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.

52 Longfellow Street

- (a) A Heritage Incentive Grant of up to **\$4,627** for conservation and maintenance work for the protected heritage building at 52 Longfellow Street subject to compliance with the agreed scope of works and certification of the works upon completion.

BACKGROUND

3 New Regent Street

- 27. Number 3 New Regent Street is one of the original mid-street units of the New Regent Street shops adjacent to the alleyway. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. Some of the original decorative tile-work at the ground floor level has been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
- 28. Similar to the structure elsewhere on the New Regent Street shops, Number 3 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The southern and western facades of the building have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.

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29. Number 3 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles and some covered with replacement black tiles.
30. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by 'RJC Limited'.

SCOPE OF WORK

31. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facade, full preparation and repaint of the street facing façade, including the top of the concrete eyelid.
32. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$7,404
Total of conservation and restoration related work	\$7,404
Proposed Heritage Grant (40%)	\$2,961

5 New Regent Street

33. Number 5 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and part of the frame complete with the original stained timber finish. The original decorative tile-work at the ground floor level has all been removed and replaced with large black tiles. Internally the original timber stair and original balustrade have been removed and access to the first floor is now via a very steep and narrow staircase at the back of the unit. The upper floor is used only for storage of stock and is only accessed by staff.
34. Similar to the structure elsewhere on the New Regent Street shops, Number 5 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels will likely require new cavity wall ties to improve their structural performance.
35. Number 5 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the black tiles.

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36. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Mr Nim Ting and Mrs Shirley Chan. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

37. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet;
 - (c) Replacement of the existing main roofing material.
38. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$10,128
Replace roofing iron to main roof	\$4,281
Total of conservation and restoration related work	\$14,409
Proposed Heritage Grant (40%)	\$5,763

7-9 New Regent Street

39. Numbers 7 and 9 New Regent Street are two of the original mid-street units of the New Regent Street shops. The two storey units are located towards the south-western end of New Regent Street. The original timber and glass entrance door has been retained on the street frontage of both Number 7 and 9 but it has been relocated towards the centre of each of the separate shops. All of the original shop front glazing has been replaced as part of the movement of the entrance. All of the original decorative tiling has been removed and no replacement tiling has been installed, the solid base of the shop frontages is simply painted black. Internally the original timber stair and original balustrade have been retained in Number 9 but painted white. The stair in Number 7 has been removed. There is an opening in the party wall which allows the shop units to be used as a single shop but at the present time it appears that two separate businesses are operating either side of the opening.
40. Similar to the structure elsewhere on the New Regent Street shops, Numbers 7 and 9 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
41. Number 7 New Regent Street is currently painted pale yellow and includes one of the concrete 'eyelid' features. Number 9 is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls where the original tilework has been replaced with a painted surface.
42. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Mr Nim Ting and Mrs Shirley Chan.

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SCOPE OF WORK

43. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
44. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	
Repairs and repainting of all parts of plastered east façade and existing painted components on west façade, Unit 7	\$9,443
As above for Unit 9	\$8,447
Total of conservation and restoration related work	\$17,890
Proposed Heritage Grant (40%)	\$ 7,156

10 New Regent Street

45. Number 10 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
46. Similar to the structure elsewhere on the New Regent Street shops, Number 10 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
47. Number 10 New Regent Street is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
48. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam. The work proposed in this application includes work to the main roof and the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

49. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and

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(c) Replace the roofing iron on the main roof and the veranda roof.

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

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$7,048
Replace the roofing iron on the veranda and main roof	\$5,134
Total of conservation and restoration related work	\$15,731
Proposed Heritage Grant (40%)	\$ 6,292

12 New Regent Street

51. Number 12 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
52. Similar to the structure elsewhere on the New Regent Street shops, Number 12 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
53. Number 12 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
54. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam.

SCOPE OF WORK

55. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.

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

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$5,534
Total of conservation and restoration related work	\$9,083
Proposed Heritage Grant (40%)	\$3,633

13 New Regent Street

57. Number 13 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame with the original stained timber finish. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
58. Similar to the structure elsewhere on the New Regent Street shops, Number 13 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
59. Number 13 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with ornate blue tiles.
60. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam.

SCOPE OF WORK

61. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
62. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$6,214
Total of conservation and restoration related work	\$9,763
Proposed Heritage Grant (40%)	\$3,905

2. 12. 2010

29 Cont'd

16-22 New Regent Street

63. Numbers 16, 18, 20 & 22 New Regent Street are four connected units in the middle of the eastern side of the New Regent Street shops. The four attached two storey units have been connected into one ground floor cafe unit with a restaurant occupying the first floor of all the four units. The original stained timber and glass entrance doorway has been retained on the street frontage of number 16 and of Number 20 but the other doors and recesses have been removed. The original large shop windows and timber frames have been replaced at some point with black framed glazing on Numbers 18, 20 and 22. The original stained timber finish window frame has been retained on Number 16 although it has been painted white. The original decorative tile-work at the ground floor level of all the units has largely been retained although parts are missing where the doors have been altered. Internally the four original stairs have all been removed and a new dog-leg stair has been inserted into Unit 16 to provide access to the restaurant.
64. Similar to the structure elsewhere on the New Regent Street shops, Numbers 16 to 22 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facades of the buildings have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
65. Numbers 16 to 22 New Regent Street include all four colour schemes and all variations of the decorated façade including two of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
66. The buildings have not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by David and Isla Manning. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

67. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls; and
 - (c) Replacement of the existing roofing material to three of the units.
68. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
All four units - Installation of 'Thor Helical' cavity wall ties, east & west walls;	\$28,295
Repairs to brickwork façade (east wall), preparation and repainting of plastered west façade;	\$20,412
Replacement of existing roofing material to three units	\$15,225
Total of conservation and restoration related work	\$63,932
Proposed Heritage Grant (40%)	\$25,572

2. 12. 2010

29 Cont'd

24 New Regent Street

69. Number 24 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame with the original stained timber finish. The original decorative tile-work at the ground floor level has all been removed. Internally the original stair is still in place complete with the original balustrade.
70. Similar to the structure elsewhere on the New Regent Street shops, Number 24 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
71. Number 24 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with black tiles that replaced the original ornate blue tiles.
72. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam. The work proposed in this application includes work to the main roof and the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

73. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and
 - Replace the roofing iron on the main roof and the veranda roof.
74. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$5,008
Replace the roofing iron on the veranda and main roof	\$5,134
Total of conservation and restoration related work	\$13,691
Proposed Heritage Grant (40%)	\$ 5,476

2. 12. 2010

29 Cont'd

25 New Regent Street

75. Number 25 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame complete with the original stained timber finish. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition, but with some missing tiles. Internally the original timber stair is still in place complete with the original balustrade.
76. Similar to the structure elsewhere on the New Regent Street shops, Number 25 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
77. Number 25 New Regent Street is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
78. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by GJ and ML Waterreus.

SCOPE OF WORK

79. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
80. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$10,320
Total of conservation and restoration related work	\$10,320
Proposed Heritage Grant (40%)	\$ 4,128

28 New Regent Street

81. Number 28 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. Some of the original decorative tile-work at the ground floor level has been retained and is in reasonably good condition. Internally the original stair is still in place, complete with the original balustrade although it is hidden behind a partition wall.

2. 12. 2010

29 Cont'd

82. Similar to the structure elsewhere on the New Regent Street shops, Number 28 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
83. Number 28 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
84. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Brian and Elizabeth Hazeldine.

SCOPE OF WORK

85. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
86. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$9,043
Total of conservation and restoration related work	\$9,043
Proposed Heritage Grant (40%)	\$3,617

30 New Regent Street

87. Number 30 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade, although it has also been painted.
88. Similar to the structure elsewhere on the New Regent Street shops, Number 30 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.

2. 12. 2010

29 Cont'd

89. Number 30 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
90. The building has been the subject of a previous Historic Building Retention Incentive Grant from the Council. This was a grant of \$3,750 in 2000 when the building was in different ownership. The building is now owned by Kim Ki Yeon. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

91. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and
 - (c) Replacement of roofing iron on main roof (including scaffolding).
92. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$4,878
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$6,454
Replacement of roofing iron on main roof (including scaffolding)	\$5,134
Total of conservation and restoration related work	\$16,466
Proposed Heritage Grant (40%)	\$ 6,586

35-37 New Regent Street

93. Numbers 35 & 37 New Regent Street are two connected units at the north end of the western side of the New Regent Street shops. The two attached two storey units have been connected into one ground floor shop unit. One of the original stained timber and glass entrance doorways has been retained on the street frontage of Number 37 but the other entrance door has been removed and reused upstairs as an internal door. The original large shop windows and timber frames have been replaced at some point with similar stained timber framed glazing. The original decorative tile-work at the ground floor level of both of the units has all been removed and replaced with new tiles. Internally the two original stairs have been removed and it appears that one has been reinstalled in a new location to provide access to the first floor of both units.
94. Similar to the structure elsewhere on the New Regent Street shops, Numbers 35 and 37 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the buildings has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.

2. 12. 2010

29 Cont'd

95. Number 37 has a pale green colour scheme with a parapet and 35 New Regent Street has a pale yellow colour scheme with the roof level concrete 'eyelid' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
96. The buildings have not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Peter Morrison, Catherine Morrison and Anthony Koller.

SCOPE OF WORK

97. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster façades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls.
98. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Both units - Installation of 'Thor Helical' cavity wall ties, north, east & west walls; Repairs to unplastered façades (north and west walls), preparation and repainting of plastered east façade;	\$19,264
Total of conservation and restoration related work	\$19,264
Proposed Heritage Grant (40%)	\$ 7,705

153 Gloucester Street

99. The building at 153 Gloucester Street is one of the corner units of the New Regent Street shops. The two storey building is located on the south-western corner of New Regent Street and is physically linked across the alleyway to the other buildings on the west side of the street. The building was originally the mirror image of the opposite building on the south-eastern corner of New Regent Street, Number 157a Gloucester Street. However, Number 153 has undergone a much higher degree of external and internal alteration including the removal of all of the original ornate blue tiling at ground floor level.
100. Similar to the structure elsewhere on the 1931 New Regent Street shops, 153 Gloucester Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the street façades are plastered or tiled. The other parts of the building are not plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.
101. 153 Gloucester Street has a number of roof level ornate parapets and two concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this the shop-front walls.

2. 12. 2010

29 Cont'd

102. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Josukh Limited. The work proposed in this application includes work to the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

103. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint including windows and balcony railings;
 - (c) Replacement of corrugated verandah roofing.
104. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, south, east & north walls	\$17,660
Repairs to plastered façade and repainting (south and east walls)	\$12,768
Replace suspended verandah roofing	\$5,160
Total of conservation and restoration related work	\$35,588
Proposed heritage grant (40%)	\$14,235

52 Longfellow Street

105. 52 Longfellow Street is located in the suburb of Sydenham. The two storey building, known as 'Comfort' was designed as part of a competition organised by the New Zealand Government in 1906 as a full scale exhibit of workers housing for the Christchurch International Exhibition. It was originally erected in the exhibition grounds in Hagley Park and was relocated to the Longfellow street site when the exhibition closed. The Longfellow Street site was part of a settlement known as 'Camelot'. The design was based on English cottages with steep pitches to the roof and decorated gable ends. It is constructed of a timber frame with a corrugated iron roof and a combination of timber claddings to the walls. It originally had two brickwork chimneys but these have been removed.
106. The building has been the subject of a previous Historic Building Retention Incentive Grant from the Council. This was a grant of \$6,000 in 1999 when the building was in the same ownership. The building is owned by Paul Kean and Kaye Woodward.

SCOPE OF WORK

107. A summary of conservation and maintenance works include:
- Preparation and repainting of the entire exterior of the building excluding the roof.
108. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Preparation and repainting of all walls, windows and fascia boards	\$15,424
Total of conservation and restoration related work	\$15,424
Proposed heritage grant (30%)	\$ 4,627