



11. HERITAGE REINSTATEMENT PROGRAMME – CURATORS HOUSE EARTHQUAKE REPAIRS

General Manager responsible:	General Manager Corporate Services, DDI 941-8528
Officer responsible:	Property Asset Manager
Author:	Peter Wills, Property Asset Manager

PURPOSE OF REPORT

1. To seek approval to move forward with the post-earthquake permanent repair at Curators House, located in the Botanic Gardens off Rolleston Avenue.



EXECUTIVE SUMMARY

2. Curators House is listed in the City Plan as a Group 3 heritage building. Its heritage significance is also recognised by the New Zealand Historic Places Trust Pouhere Taonga who registers the building as a Category II Historic Place.
3. The Curators Residence is constructed in two parts, an original two story Arts and Crafts/Tudor style building and a modern single storey addition constructed in 1999. The building was being used as a Restaurant, but is currently unoccupied due to earthquake damage.
4. The building suffered damage in the February 2011 and June 2011 earthquakes.
5. Damage includes minor cracking of stone and masonry walls, damage to chimneys in the form of brittle fractures, north wall lintel supports have cracked leaving them vulnerable to collapse, general damage to internal walls and ceilings including a crack in ring foundation.
6. The building is insured for \$1,105,817. The total repair budget is \$752,758, designed to 67 per cent of code (Insurer portion being \$544,491). The total cost exposure for Council is \$208,267.
7. The 67 per cent target aligns with the Council's 'Earthquake-Prone, Dangerous and Insanitary Buildings Policy 2010'. This policy states that the new target for structural strengthening is 67 per cent of code.
8. It was not deemed practicable to strengthen to 100 per cent NBS. The design solution would be significantly more complex and would cause tremendous detriment to the existing heritage fabric. For this reason it has not been further explored.

GEOTECHNICAL SUMMARY AND ENGINEERING ASSESSMENT

9. A preliminary Geotechnical assessment was carried out which confirmed there was no evidence of liquefaction-induced settlement or lateral spreading at the site. No further geotechnical work was required.
10. The Qualitative Assessment completed in November calculated the building's strength as a whole at 40 per cent NBS. Kitchen Wing 79 per cent/Dining Wing 40 per cent.
11. The proposed repair solution will increase the overall building strength to a minimum of 67 per cent NBS.

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INSURANCE AND STRENGTHENING COSTS

12. Tim Stephenson (Loss Adjuster for Cunningham & Lindsey) has provided the following statement:

"Insurers accept the specification and scope (without allowance for strengthening) as a fair and accurate reflection of insured damage and can support reinstatement as per the supported specification. The cost of this is presently estimated at \$544,491; however this may fluctuate as repairs progress. We observe that specific sums insured apply in every case."

13. The above statement is the Insurer's interpretation of the policy, whereby they are only accepting costs associated with strengthening to 34 per cent NBS. Council has not accepted this, given the Territorial Authority requires buildings to meet 67 per cent NBS. This report documents a 'worse case' scenario of the Council's cost exposure.
14. The cost of strengthening the building to 67 per cent NBS for the non-damaged portion has been determined at \$205,267 and included within the overall budget. The \$205,267 excludes the rebuilding cost and associated strengthening to chimneys.

BETTERMENT

15. There is an opportunity to insulate the roof during the repair process, i.e. when the slate is off and the bracing is being carried out. The estimated cost for this is \$3,000. This will be funded from the existing Restricted Assets 2011/12 Capex Budget.

FINANCIAL IMPLICATIONS

16. The total cost exposure for Council is \$208,267. It is recommended that existing funding within the Restricted Assets 2011/12 Capex Budget be allocated to this project.
17. Curators House sits within the Council's Restricted Assets portfolio. This portfolio has approximately \$1,400,000 budgeted this financial year, which is for maintenance and improvement to the Council's heritage buildings. Of this amount, \$600,000 has been allocated to Robert McDougall leaving around \$800,000 for other restricted assets. Budget had originally been assigned for works on the Sign of the Takehe and Canterbury Provincial Chambers but these works are no longer progressing. Given the current situation it will be difficult to spend the remaining budget unless it was reallocated to other assets within the restricted assets portfolio. The Curators House is an ideal candidate.

Option 1: TO REPAIR TO 67% NBS

Repair Elements:	Insurer to Pay:	Council to Pay:
Repairs to NBS 40%	\$544,491	\$0
Repairs to NBS 67%	\$0	\$205,267
Other Betterment	\$0	\$3,000
TOTAL:	\$544,491	\$208,267

BENEFIT OF REPAIR

18. The repaired asset will provide the Council with a revenue stream of approximately \$50,000 per annum.¹
19. The repaired asset will serve as a reminder and evidence of our past history. In particular the tradition of employing a curator to oversee and maintain the Botanic Gardens.
20. It will allow continued use of the building as a restaurant. This is an iconic central city venue which is highly recognised within the hospitality industry.
21. It will support the revitalisation/rebuild of the central city drawing people back to the gardens and the cultural precinct.

¹ Figure based on pre-earthquake revenue.

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RISK OF DOING NOTHING

22. Repairs to the building are delayed. This will push back the Tenant's date for reoccupying the building. The asset will deteriorate.

HERITAGE SUMMARY

23. The Curators House was built in 1920 replacing an earlier cottage used for the curator and is a physical reminder that from 1872 until 1983 the curator of the Botanic Gardens lived on site.
24. Designed by Collins and Harman the building is a combination of the Arts and Crafts tradition known as Old English or Tudor style. The ground floor wall construction of basalt rubble establishes an interesting relationship with the Museum.
25. The building uses common constructions methods of its time; however the exception is that the ground floor external walls are load bearing masonry backed by single brick carried up at the same time as the masonry was built. This form of construction was not common in Christchurch.

Do the Recommendations of this Report Align with LTCCP budgets?

26. No. The purpose of this report is to gain approval for permanent repair/reinstatement works on heritage buildings as per Council policy.

LEGAL CONSIDERATIONS

27. Not applicable.

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

28. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

29. No. The purpose of this report is to gain approval for permanent repair/reinstatement works on heritage buildings as per Council policy.

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

30. As above.

ALIGNMENT WITH STRATEGIES

31. Yes. The purpose of this report supports the facilities rebuild strategy and assists with the rebuild of Christchurch.

Do the recommendations align with the Council's strategies?

32. Yes. Refer above.

CONSULTATION FULFILMENT

33. Not applicable. Communication and consultation will be a project workstream.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve a project of \$752,758 for the reinstatement/repairs for the Curators House to be funded by insurance of at least \$544,491.

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- (b) Approve the cost of \$205,267 for strengthening to 67 per cent NBS to be funded from the existing Restricted Assets Capex Budget due to the fact that this building is a protected heritage building in the City Plan.
- (c) Approve the betterment cost of \$3,000 for roofing insulation to be funded from the existing Restricted Assets Capex Budget due to the fact that this building is a protected heritage building in the City Plan.

APPENDIX 1: CURATORS HOUSE HERITAGE ASSESSMENT

STATEMENT OF SIGNIFICANCE

7 ROLLESTON AVE, CURATORS HOUSE, BOTANIC GARDENS



PHOTOGRAPH (2007)

INTRODUCTION

The Curators House, located in the Christchurch Botanic Gardens is of regional and metropolitan significance for its historical, architectural, technical and contextual values. It is listed as a Group 3 Protected Heritage item in the Christchurch City Plan and is registered by the NZ Historic Places Trust as a Category II Historic Place.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Curators House was built in 1920 replacing an earlier cottage used for the curator and is a physical reminder that from 1872 until 1983 the Curator of the Botanic Gardens lived on site. The character and size of the building provides an indication of the importance the Domains Board placed on the position of curator.

ARCHITECTURAL SIGNIFICANCE

Designed by Collins and Harman the building is a combination of the Arts and Crafts tradition known as Old English or Tudor style. The ground floor wall construction of basalt rubble establishes an interesting relationship with the Museum. An excellent example of domestic architecture it has remained original both externally and internally until 1999 when an extension and internal modifications were made to convert it to a restaurant.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The building uses common construction methods of its time however the exception is that the ground floor external walls are load bearing masonry backed by single brick carried up at the same time as the masonry was built. This form of construction was not common in Christchurch.

CONTEXTUAL SIGNIFICANCE

Placed near an entrance to the Botanic Gardens and next to the Avon River the building establishes a harmonious relationship with its immediate surroundings. The north and principal elevation forms a focus to and termination of the view southwards down the gravel path on the eastern side of the Armstrong Lawn. The northwards view is terminated with the museum.

REFERENCES:

Christchurch City Council. (2007). *Christchurch Botanic Gardens Management Plan*.

Lucking, G.L.. (1996). *Curator's House, Christchurch Botanic Gardens, Conservation Plan*.

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REPORT UPDATED:

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