



COUNCIL 15. 3. 2012

9. HERITAGE REINSTATEMENT PROGRAMME – LINWOOD COMMUNITY ARTS CENTRE EARTHQUAKE REPAIRS

General Manager responsible:	General Manager Corporate Services, DDI: 941-8528
Officer responsible:	Property Asset Manager
Author:	Rachel Shaw – Heritage Reinstatement Programme Manager

PURPOSE OF REPORT

1. To seek approval to move forward with the post-earthquake permanent repair at Linwood Community Arts Centre (also known as Linwood Public Library Former), located at 388 Worcester Street.



EXECUTIVE SUMMARY

2. Linwood Community Arts Centre is listed in the City Plan as a Group 1 heritage building. Its heritage significance is also recognised by the New Zealand Historic Places Trust Pouhere Taonga who register the building as a Category II Historic Place.
3. The building was first constructed in 1885 as offices for the Linwood Town Board and was extended in 1924.
4. The building suffered some damage in the September earthquake but was severely impacted by the 6.3 magnitude earthquake on 22 February.
5. Damage was predominantly to the south end of the building and included the collapse of the rear brick wall, significant movement to the west wall which was forced outwards by the collapse of the roof in the south main hall, general cracking of plaster to walls and ceilings and the collapse of brick chimneys.
6. The building is insured for \$509,416 (inclusive of 10 percent policy margin clause), the total repair budget is \$537,500 designed to 90 percent of code.
7. The total cost exposure for Council is \$35,884. This sum includes \$7,800 of repair costs from the 23 December earthquake and \$28,084 due to the overall repair job exceeding the insured value. This shortfall is being requested from the Buildings Shortfall Allowance.
8. The 90 percent target supports the Council's 'Earthquake-Prone, Dangerous and Insanitary Buildings Policy 2010'. This policy states that the new target for structural strengthening to a minimum of 67 percent of code. By default the design methodology chosen for this building increases the damaged portion above 67 percent NBS.

GEOTECH SUMMARY & 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 September calculated the buildings strength at zero percent NBS. This is due to the south end of the building. The north end of the building was calculated at 90 percent NBS.

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11. The proposed repair solution will increase the damage portion to 100 percent NBS. The existing portion remains at 90 percent to 100 percent NBS without additional strengthening. The overall building strength will therefore be considered at 90 percent NBS.

INSURANCE & STRENGTHENING COSTS

12. By default the design methodology chosen for the damage portion results in no cost difference between achieving 34 percent NBS or percent 100 NBS.
13. Tim Stephenson (Loss Adjuster for Cunningham & Lindsey) has provided the following statement:

"The asset-specific sum insured of the building is \$463,105. As this is less than the cost of replacement of the building, the policy's margin clause (10%) is available for the reinstatement of the building; this increases the maximum available amount to \$509,416. Comparing this to the cost of repair, the asset is considered by insurers and the LAT to be beyond economical repair against its sum insured.

Insurers accept the specification and scope as a fair and accurate reflection of insured damage and can support a maximum claim amount for this asset (all claimable costs, demolition included) to a maximum amount payable of \$509,416".

BETTERMENT

14. The building has not been insured since 1 July 2011. A further shortfall of \$7,800 has been calculated following the Q4 23/12/2011. This sum is to repair new hairline cracking and includes the related painting of these additional walls. It is recommended that this work is carried out during the repair programme.

FINANCIAL IMPLICATIONS

15. The total cost exposure to the Council ranges from \$28,084 to \$35,884. This incorporates damage following the December 23rd earthquake and a shortfall as a result of the repair work exceeding the insured value.
16. It is recommended that this shortfall be allocated from the Buildings Shortfall Allowance.

Option 1: TO REPAIR TO 90% NBS (inclusive of Q4 damage)

Repair Elements:	Insurer to Pay:	Council to Pay:
Repairs to NBS 90%	\$509,416	\$28,084
Other Betterment	\$0	\$0
Q4 Repairs	\$0	\$7,800
TOTAL:	\$509,416	\$35,884

Option 2: TO REPAIR TO 90% NBS (exclusive of Q4 damage)

Repair Elements:	Insurer to Pay:	Council to Pay:
Repairs to NBS 90%	\$509,416	\$28,084
Other Betterment	\$0	\$0
Q4 Repairs	\$0	\$0
TOTAL:	\$509,416	\$28,084

BENEFIT OF REPAIR

17. The repaired asset will serve as a reminder and evidence of our past history. In particular this building is one of the few remaining buildings of evidence that each community used to be a borough (note Woolston and Sumner Borough Council buildings have now been demolished).

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18. It will allow continued use of the building in the community as a meeting place and a centre for arts. There is a strong Linwood arts centre group a project of Te Whare Roimata Trust focusing on the needs of people in the Inner City, Linwood, Richmond, Phillipstown and Charleston communities.
19. It will start the rebuild of this community which has lost a number of the buildings at this intersection.

RISK OF DOING NOTHING

20. The asset will continue to deteriorate and the risk of vandalism will increase.

HERITAGE SUMMARY

21. The building is of cultural significance for its association with local government, and use as a volunteer-run suburban public library. The building has strong connections with the surrounding community, having housed and provided services ranging from local governance to recreation and education uses in the area for 125 years.
22. It was designed by Joseph Maddison, a successful city architect around the turn of the century. Maddison was a specialist in the design of hotels and industrial buildings, but also designed commercial and residential buildings. Maddison designed the Mona Vale Homestead, Belfast freezing works and the former Government Building in Cathedral Square, the latter is a good example of the classical style that he favoured for public buildings.
23. Originally built as the Linwood Borough Council Buildings and later Linwood Library, the timber constructed Linwood Community Arts Centre features Italianate stylistic conventions, with decorative elements that reflect Maddison's use of the classical style.
24. The building is a key element within the Stanmore Road shopping precinct. Its prominent corner location, community use and architectural style give this building considerable landmark value within Linwood.

Do the Recommendations of this Report Align with LTCCP budgets?

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

LEGAL CONSIDERATIONS

26. Not applicable.

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

27. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

28. 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?

29. As above.

ALIGNMENT WITH STRATEGIES

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

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31. The Council's Strengthening Communities Strategy has as Goal 5 "Ensuring that communities have access to community facilities that meet their needs." The rebuilding of the Linwood Community Arts Centre is considered to be an integral component of the rebuild of the Linwood community.

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

34. It is recommended that the Council:
- (a) Approve the insurance reinstatement / repairs for Linwood Community Arts.
 - (b) Approve the cost of \$28,084 for increasing the overall building strength to 90 percent NBS (from the Buildings Shortfall Allowance).
 - (c) Approve the betterment cost of \$7,800 for repairs resulting from the 23 December event (from the Buildings Shortfall Allowance).

Appendix 1: Linwood Heritage Assessment

CHRISTCHURCH CITY PLAN – STATEMENT OF SIGNIFICANCE FORMER LINWOOD TOWN BOARD OFFICES – 388 WORCESTER STREET

INTRODUCTION

The Linwood Arts Centre Town Board/Borough Council Office is a listed Group 1 heritage item in the Christchurch City Plan and is registered as a Category II Historic Place by the New Zealand Historic Places Trust. The building is of considerable metropolitan historical and social significance for its association with the early local government system of town boards and boroughs in Christchurch; its 84 year use as a suburban public library, established and run by volunteers with support from Council and more recently its community use as a community arts centre. The building is of architectural significance being designed by noted local architect J C Maddison in an Italianate style associated with masonry construction but built in timber with evident craftsmanship skill in the detailing that exists on the interior and exterior of the building. It is also a metropolitan landmark in the city being located on a prominent corner site. Following the recent seismic activity the building has suffered considerable damage to its south wall, the only masonry wall in the building and partial roof collapse. Urgent permanent repair is required in order to protect the heritage fabric and values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Linwood Town Board was established in November 1882. In March 1885 a site had been purchased for the erection of the Town Board offices, plans were submitted by the architect in May and the first meeting was held at the newly constructed offices on 24th August 1885. In February 1893 the Linwood Town Board became the Linwood Borough Council and ten years later on 1 April 1903 the district was amalgamated to become one of the five new wards of the newly enlarged Christchurch City Council. Mid 1908 the idea of establishing a library was raised at a meeting of the Linwood Citizen's Association in 1909 after the building was vacated the Council granted the use of the building as a library for a nominal rent. The building was re-opened by the Mayor of Christchurch Mr C. Alison on 22 July 1909 as the Linwood Library and Reading Room. The Linwood Library was run by volunteers until 1993. The building then became a community arts centre – a use that remained until the building was closed due to seismic damage.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The building is of cultural significance for its association with local government, and use as a volunteer run suburban public library. The building has strong connections with the surrounding community, having housed and provided services ranging from local governance to recreation and education uses in the area for 125 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The building was designed by Joseph Clarkson Maddison (1850-1923), a successful city architect around the turn of the century. Maddison was a specialist in the design of hotels and industrial buildings, but also designed dwellings. Among Maddison's works still surviving post earthquake are the former Government Building in Cathedral Square, Wood Brothers Flour Mill, Addington (1890) and the Mona Vale homestead (c1898). The former Linwood Library is a rare and important example of Maddison's work in timber, and is one of few buildings of such quality, design and original condition to now survive in the Christchurch suburbs. The building is in the Italianate style, and features decorative elements which reflect Maddison's classical stylistic conventions, restraint, and economy of design. The contractor for this stage of building was G S Dale and Company. By 1920 the library and its subscribers had outgrown the existing building so in 1921 the committee applied for financial assistance from the Council for the extensions which was granted in August 1922. By June 1924 the additions designed by City Surveyor, Charles Dawe, were completed. The contractor for the additions was William Williamson.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The original building is a very good example of a timber building of the 1880s, and the addition typifies 1920s timber construction. Craftsmanship skill of the time and use of materials can be seen in the coloured lead-lights, sash windows, bracketed eaves, timber panelling, brick chimneys, timber panelled doors and circular vents. Interior features which show craftsmanship skill and the use of different materials include timber, iron, brick and tiled fireplaces and surrounds and decorative ceiling vents – some of these areas are now damaged by seismic activity.

CONTEXTUAL SIGNIFICANCE

The building is a key element located on the corner of Stanmore Road and Worcester Street – prior to the February earthquake it was a significant element in the Stanmore Road shopping precinct. Despite the recent loss of most of the precinct its prominent corner location, community use and architectural style will continue to give this building considerable heritage and landmark value within Linwood area. The building is located next to a small park – a setting which allows space for the building to be visually prominent within the community.

ARCHAEOLOGICAL SIGNIFICANCE

The building and setting are of archaeological significance because they have potential to provide evidence relating to past building construction methods and materials, and other human activity, including that which pre dates 1900.

*Report by Jenny May based on the CCC Heritage Building assessment criteria and file information
January 2012*