

JULY 2017

OCULUS

Noun: oculus, plural noun : oculi

Meaning: A round or eyelike opening or design, in particular

HISTORIC
PLACES

A O T E A R O A

*The Voice of Heritage
for New Zealand*

Historic Places Aotearoa President:



We are now past the years shortest day and also the financial year has rolled over for HPA and Member Organisations.

This means that it must be AGM session!

The HPA AGM is being hosted by the South Canterbury Historical Society on the 4th and 5th November in Timaru.

More details will follow in the next few months.

Member Organisation Recruitment

The Executive have been working hard to encourage more organisations to affiliate to HPA. This has culminated in the production of a brochure outlining why HPA is important, what the organisations aims are and how it works.

We have subsequently been contact with groups in Manawatu and Whanangui. We have also been approached by individuals in Hamilton looking to form a heritage group.

Historic Places Wellington have been in discussions with a group looking to form a heritage group in the Wairarapa.

We are hopeful that in the coming months that HPA will grow with more groups affiliating to HPA.

We encourage all current Member Organisations to help expand our network and encourage new groups to form and ultimately affiliate to HPA.

Working with Heritage NZ

We are aware that Heritage NZ staff have been actively engaging with the communities in which they work.

Similarly, HNZ Chief Executive, Andrew Coleman **has been working with National NGO's such as** HPA, ICOMOS and NZAA. At a recent joint meeting we organised between HPA, ICOMOS and HNZ, Andrew outlined his desire to convene a regular round table between key heritage groups and individuals. It was agreed by all present that this would be a positive initiative. The first meeting is scheduled for the 16th August.

If anyone has any critical issues that they would like to have discussed at these forums please get in touch with me at president@historicplacesaotearoa.org.nz

Membership and Subscriptions

With the upcoming AGM it is a time for all of us to consider what the yearly levy will be. To help guide this discussion we ask that all Member Organisations advise the Executive of your current membership numbers. This will help everyone make an informed decision about the best way to structure the levies which fund the work of HPA.

www.historicplacesaotearoa.org.nz

Facebook: HistoricPlacesAotearoa

Assistance for Heritage / Earthquake Prone Buildings in New Zealand.

Over the last seven years since the Earthquakes on Christchurch (September 2010 & February 2011), Seddon (July 2013) & Kaikoura (November 2016) Heritage NZ, MBIE and local authorities have been working hard to assist building owners to make buildings in our cities more resilient to earthquakes.

In 2013 MBIE began a multi-year, work programme in response to the Royal Commission recommendations. While some work has been completed, other work, in particular research and collaboration, will be sustained and contribute to the development of better standards and guidance over time.

Especially since the Seddon earthquake local authorities have taken broader steps to assist building owners to be pro-active in fast forwarding the strengthening of their buildings to help keep their tenants and to be able to seek bank funding for building works.

The Wellington City Council has been at the forefront of these initiatives in trying to make Wellington a safer & stronger city. There are Various incentives in place now to assistance building owners to strengthen earthquake prone buildings.

- rates remission when a building is empty during strengthening work
- rates remission when a building is removed from the Earthquake-prone Buildings List
- building consent fee subsidy for strengthening works applications if your building is on the Earthquake-prone Buildings List.
- The Council's Built Heritage Incentive Fund helps owners maintain their heritage building. The fund has \$3 million to allocate over three years. 15% of the fund is reserved for conservation-specific work, while 85% is intended for work related to earthquake strengthening.

A combination of the above actions coupled with tenant requirements for their buildings to be greater than 67%NBS along with banks increasing their lending standards has seen a substantial number of buildings (including Heritage) strengthened helping make the city a safer place to work & live.

For Heritage buildings to survive in the current environment owners need to be proactive in their approach towards strengthening for a positive outcome & a great success story is the Harcourts building that Heritage NZ fought hard in Court to stop the owner from demolishing. The building has been strengthened and will soon be a new hotel in the centre of the Wellington CBD.

From a tax perspective, many organisations have been rallying the IRD to change their **stance on earthquake strengthening of buildings as “Capital” rather than an “Expense”**. This is still an ongoing debate.

In summary owners of Built Heritage should be looking at way to strengthen their buildings and if un-economic look at ways to work with HNZ at possible adaptive re-uses for long term benefits to the owners, the community and future generations to enjoy.

Peter Dowell Is a Developer and Investor in Heritage Buildings.
Peter is also the Chair of Historic Places Wellington.

The Hawke's Bay Heritage Network Talks to Council Planners

The network was set up by HPHB in 2015 to provide an opportunity for local history/heritage groups to share information, establish a conduit for individual groups to publicise events to the wider interest group, and also to coordinate event planning by individual organisations so that date clashes would be avoided.

At the most recent meeting was held at Havelock North's historic Duart House in May.

Following updates from the various heritage/history organisations present there were presentations from Council planners in the area on their heritage related activities with contributions from Wairoa and Hastings District Councils and Napier City Council.

The addresses included considerable emphasis on the heritage provisions in the respective District Plans. The Hastings District Council have recently completed a review of their plan and reviews are about to start in Wairoa and Napier. Hastings District Council Policy Team planner Rowan Wallis said that while public consultation was a key component of the plan revision process public apathy created a major challenge to this process. Ultimately there were few changes to the heritage listings in the plan.

The Hastings District Council has been active in encouraging preservation and development of heritage precincts in the Hasting CBD. The council meets the cost of consents for seismic strengthening in these areas and are currently considering the possibility of providing grants to assist with seismic strengthening. They also set standards for appropriate colour schemes and building signage in the heritage precincts which have been successful in enhancing the appearance of Art Deco buildings in Hastings in recent years. The design of new buildings is required to be compatible with the heritage values of the CBD in terms of size, proportion, scale and design.

Strengthening of Hastings' iconic, and currently closed, opera house is due to start in August although further investigation is required before similar work can start on the adjacent Municipal Building.

Fleur Lincoln from the Napier City Council outlined a number of heritage related projects that **the Council was working on. Possibly the most noticeable will be the restoration of Napier's** historic former skating rink now part of a heritage precinct on the Marine Parade where we can expect to see the original elaborate designs and colours in the concrete paving panels fully brought back to life.

An innovative proposal is to carry out a global archaeological assessment of the Napier CBD. This is aimed at pinpointing areas of archaeological interest that will need to be closely monitored during any future work on underground services in the streets involving excavation.

Napier City Council has limited funding available for grants to heritage building owners. The council is now working on a proposal for a more ambitious fund to be set up in partnership with the Art Deco Trust.

Fleur confirmed that listing on the District Plan was necessary to provide statutory protection for a building or site as no such protection was available from inclusion on the New Zealand **Heritage List. Historic buildings not listed on the District Plan were described as "Advocacy Areas"**.

A written presentation from Hinetākoha Viriaere of the Wairoa District Council reminded us that the Wairoa District only has a very small population of around 8,000. Their first

The Hawke's Bay Heritage Network Talks to Council Planners *Continued:*

generation plan under the present legislation became operative in 2005 with the Council resolving to review the plan in 2015. The review will include focusing on correcting **inconsistencies in the location and mapping of wāhi tapu** in the District Plan and determining if and what new items should be added. There are currently a lot more heritage listings in the District Plan compared to the New Zealand Heritage List where the Mohaka Viaduct is **the only Category I item.** (Editor's Note: The former Cat I Te Urewera Visitor Centre at Waikaremoana, demolished by DOC last year was not listed in the District Plan.) Thus, the benefits of protecting heritage via a district plan listing will be emphasized during the district plan review.

It was clear from the comments by the three planners that a District Plan review provides an excellent, but reasonably rare opportunity to enhance the protection of heritage sites by getting them listed on the District Plan. Conversely heritage advocates need to be vigilant in spotting any applications to remove at risk buildings from the plan, as a possible precursor to demolition, during the plan review process.

Overall the meeting proved most useful in strengthening relationships with local councils as a key part of the heritage advocacy process.



HPHB Chairperson,
Barbara Arnott &
Hastings District Council
Planner Rowan Wallis
at Duart House

Napier City Council Strategic Planning Lead, Fleur Lincoln



Denis Pilkington is on the Historic Places Hawke's Bay Committee
& the Historic Places Aotearoa Executive

EQUIP Grant for Prominent Napier Art Deco Building

HERITAGE



Earthquake
upgrade
incentive
programme



Some participants in last year's HPA AGM in Napier check out the National Tobacco building led by John Cocking in his role as Bertie, Napier's Art Deco Ambassador.

The National Tobacco Building in Ahuriri Napier has been among the first to receive an EQIP grant for seismic strengthening. The Earthquake Upgrade Incentive Programme (EQUIP) launched last September by Minister for Arts Culture & Heritage, Maggie Barry, offers support for privately-owned heritage buildings on the Heritage New Zealand List needing seismic upgrades. The building is listed Category I on the New Zealand Heritage List.

The National Tobacco building is arguably Napier's best known and most photographed Art Deco building and a major tourist attraction. It has been closed since December pending strengthening of the parapet above the entranceway.

Following damage to the exterior of the building in the 1931 Hawke's Bay earthquake National Tobacco owner Gerhard Husheer commissioned eminent Napier architect, Louis Hay to design an "extravagant" main frontage and entrance to the building. The design included an ornate foyer, some of which was removed in later alterations but subsequently restored during the 1980s and 90s.

Following Husheer's death the company was taken over by Rothmans in 1957 who continued to operate the Napier plant until its closure in 2006. Many visitors to Napier will remember the Rothmans name on the building which is about to take on a new life as a brewery and urban winery.

Seismic strengthening and adaptive re use should secure this iconic landmark building for the enjoyment of visitors to Napier for many years to come.

Denis Pilkington is on the Historic Places Hawke's Bay Committee
& the Historic Places Aotearoa Executive

A Message For Developers!: Historic Places Mid Canterbury



When the hearing commissioner returned the decision “application declined”, Historic Places Mid Canterbury were able to claim victory – an iconic late 19th century grain store is saved from demolition.

No-one denies this is a unique building. With its distinctive curved roof, strong timber internal framing and undeniable link to the grain industry and our counties prosperity for over 120 years. It is the only remaining example of three similar grain store buildings which once **stood within a stone’s throw of each other.**

Already listed as a Cat A on our Council’s Heritage Schedule and a B listing with Heritage NZ, a new owner/developer purchased this building around two years ago when the grain business was relocated. It is on a prime town site, in a prominent location on the main highway. A developers dream?

Or it would have been - except for a small group of heritage enthusiasts who thought otherwise, submitted against demolition, followed the process through to a hearing, presented and got the result they wanted.

The victory is in the message this sends to all developers – heritage is important and do not expect to demolish it!

But wait, there is more to come. The developer is now taking this case to appeal at the Environment Court. We have agreed to a mediation meeting in early August and are looking forward to what the developer and his team have to present and are hoping for a good outcome.

Thank you to committee members Nigel and Maxine for having lots of backbone. Personally I find it daunting to stand up against a major town developer - however I hang on to the great advice from heritage champion Anna Crighton who once told me a small flea has a very annoying bite!

Julie Luxton is Chair of Historic Places Mid Canterbury

Travelling Codes.

In March 1921, American mining engineer Herbert Hoover became US Secretary of Commerce. One of his early actions was to establish a "*Building Code Committee*" with a goal of improving the productivity of house construction. In July 1922 the Committee reported its "*Recommended Minimum Requirements for Small Dwelling Construction*", a widely distributed, compact booklet.

In New Zealand, also in March 1921, a recent graduate of the University of Auckland was appointed as the first Engineer of Forest Products in the new Forestry Department. In 1923, A.R. (known as Pat) Entrican was set to work reviewing the many building by-laws with a goal of supporting the more efficient use of native timber. He soon set up a national conference to develop a standard national building by-law which in Wellington in June 1924.

As a model for the NZ conference, Entrican used the US publication, modifying it to suit NZ conditions. The NZ Conference recommendations were widely distributed and generally adopted, even before the 1931 Napier earthquake.

Fulbright NZ provided an award, which with support from Victoria University of Wellington, permitted the exploration from November 2016 through mid-February 2017 of the USA code archives. This involved travel to West Branch, Iowa (the birthplace of Herbert Hoover and site of his presidential archives); St Paul, Minnesota (the home of an architect on the committee); Madison, Wisconsin (Forest Products Laboratory); Washington D.C. (National Archives and Records Administration, the Library of Congress and the National Institute of Science and Technology which had hosted the committee); and San Francisco (Herbert Hoover Archives).

Papers in these archives revealed the background research and discussions. These supported the creation of the reportedly first code to provide not only minimum acceptable **requirements but also how to "do better"**. **The records show the care taken by the committee** and its supporting agencies to obtain quality research data to support their work as well as their extensive industry and code official consultation. They also show the political lobbying from sectors of the industry unhappy with the code recommendations.

The 1922 code coverage was wide, even in its mere 18 pages of code and 70 pages of supporting appendix. Topics included not only the obvious fire and structural issues, but also moisture control, thermal and acoustic insulation, snow and wind loads, earthquakes and vermin. Interestingly the 1924 NZ code did not even mention earthquakes or thermal insulation.

Although not widely recognised today, the 1922 code is the direct ancestor of the modern **"International Building Code" used throughout USA**. Over the coming months, the development of the USA code and its links to the NZ code will be further explored.

Nigel Isaacs is a Senior Lecturer, School of Architecture,
Victoria University of Wellington
Nigel is also a Committee member
Historic Places Wellington
and Historic Places Aotearoa.

Historic Places Tairawhiti Inc- The Update

Historic Places Tairawhiti Inc is planning more field trips and taking an active role in preparing to commemorate the 250th anniversary in 2019 of First Encounters between **Māori and European**.

The resounding success of its inaugural First Meetings Korero in 2016 paved the way for **this to be a regular on the district's commemorations calendar. The 2017 venue** will be on the East Coast, possibly Uawa Tolaga Bay, the idea being to alternate between Turanganui a Kiwa and the Coast.

Ten speakers – comprising a cross-section of the community – will speak on a yet-to-be-decided topic relating to commemorations of first meetings in October 1769.

Organised by HPT Inc, the event comes under the umbrella of Te Hā 1769 to coincide with annual October commemorations. Chairman James Blackburne also holds a key role as **deputy chair on the Te Hā 1769 Sestercentennial Trust.** In early May, **Te Hā trustees hosted Dame Jenny Shipley**, who chairs the First Encounters 250 National Coordinating Committee. Dame Jenny visited several local iwi, council and other stakeholders.

Further screenings of Lala Roll's documentary on Tupaia are planned for smaller communities. The film had its debut last October in Gisborne. Heritage NZ is also looking to screen the documentary in Wellington.

Guest speaker for HPT Inc's AGM on 12 July 2017 will be Gisborne District Council Navigations Programme Manager De-Arne Sutherland.

The Tairawhiti Navigations Project is a community and iwi driven project discussed for many years.

Historic interpretations and connected infrastructure will be incorporated in time for the 250th commemorations in 2019. Many of the projects now have final concepts and are moving through to design phase with the support of Iwi and community stakeholders.

HPT Inc is organising several events – the first to the historic Makaraka Cemetery in mid-June where people in the community will talk about their forebears buried there; the second – later in the year – to the site of the Kopuawhara Monument, where a railway construction camp was flooded on 20 February 1938, causing 21 people to be drowned.

Sheridan Gundry is on the Historic Places Tairawhiti Committee

Architectural Term for this issue: Modillion

Modillion - a projecting bracket under the corona of a cornice in the Corinthian and other orders.

Also very common under the eaves on villas. Double and triple groups of modillions are common on more expensive houses.

