

MARTINBOROUGH TOWN HALL



CONSERVATION PLAN

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The Conservation Plan has been prepared by David Kernohan BArch, MSc, FNZIA, Architecture Diagnostics, c/o Gladstone Vineyard, Gladstone Road, RD2, Carterton.

The Conservation Plan for the Martinborough Town Hall (MTH) was commissioned by the MTH Subcommittee of the South Wairarapa District Council (SWDC). Its purpose is to assist the Council to determine the heritage values of the building to support a possible programme of strengthening, maintenance, repair, refurbishment and modernization of the facility and to assist with applications to appropriate national and community bodies for funds to assist with such maintenance, repair, refurbishment and modernization to the extent deemed financially viable.

The document was created with the help of the Martinborough Historical Society and the Wairarapa Archive

Throughout this document the definition of 'place' is that used in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (see 9 ICOMOS New Zealand Charter 2010).

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ICOMOSNZ CHARTER 2010

1.0 INTRODUCTION



1.1 PURPOSE OF CONSERVATION PLAN

A Conservation Plan is “a way of working out what is important about an historic place and a means to help you decide on the best way of using, and of caring for – conserving – the place” (Bowron and Harris, 1999). In this document, both the *Guidelines for Preparing Conservation Plans* prepared by Bowron and Harris for the NZHPT and the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (see 9.1 ICOMOS New Zealand Charter – revised 2010) have been used to help inform and structure the Conservation Plan. A number of intrusive investigations (brickwork core samples) have been carried out as part of the preparation of this Conservation Plan.

1.2 EXECUTIVE SUMMARY

The Martinborough Town Hall (MTH) building is located at the corner of Texas and Cork Street in Martinborough. The building is owned by South Wairarapa District Council (SWDC), 19 Kitchener Street, Martinborough. The legal description is Lot 251, 252, 253 DP248 part DP2643. The Martinborough Town Hall building is not on the New Zealand Historic Places Trust (NZHPT) Register of historic buildings and places. However, it is listed on the Schedule of Heritage Properties of the SWDC included in the Wairarapa Joint District Plan. This Conservation Plan affirms the cultural heritage significance of the Town Hall building. It makes recommendations for both urgent action and longer term planning to ensure the ongoing maintenance and viability of this important Martinborough landmark.

The overall recommendation of this Conservation Plan is that the building be repaired, strengthened structurally, maintained and refurbished essentially “as is, where is” while being adapted to provide facilities for both traditional and contemporary uses.

There are significant financial implications to the conservation of this building.

Other recommendations are that the building owners:

1. **ensure the building is made weathertight**
2. **prepare an architectural and structural design proposal that is feasible and can be costed – for presentation to the Council and the community for comment.**
3. **plan and undertake a process of consultation to help determine community support (in terms of use and finance) for the conservation and re-furbishment of the building, and implement**
4. **consider applying for registration of the Martinborough Town Hall on the Register of the New Zealand Historic Places Trust.**

2.0 INVESTIGATION

2.1 HISTORY

2.1.1 Martinborough

The following is sourced from *Wairarapa Buildings* (Kernohan 2003): *“The town of Martinborough is located in the Wairarapa region approximately 90 kilometres north of Wellington, 40 kilometres south of Masterton and 20 east of Featherston.... New Zealand’s first sheep stations were established locally in 1844 at the Wharekaka and Pihautea Stations. A plaque sited on the road to Lake Ferry just south of the town states:*

‘On this plain in mid-May of 1844 sheep belonging to Charles Clifford, Henry Petre and William Vavasour with FA Weld as a later partner arrived from the Hutt. A week later CR Bidwill whose sheep were already around the coast, assisted by William Swainson, brought his flock to Kopungarara (later Pihautea) Station to the north’.

Clifford and Weld took up Flaxbourne in the South Island in 1847 and Wharekaka was abandoned early in 1851, being later absorbed in part by the Dry River and Huangarua Stations. Pihautea remained with the Bidwill family even after its subdivision in 24 sections in 1906.

Martinborough was named by (and for) John Martin (1822 -92). The Honourable John Martin (1822-92), known as Johnny Martin, was born in Maghera, County Londonderry. He was one of 13 Martins to arrive in Wellington in 1841 aboard the ‘Lady Nugent’. He served in the Legislative Council and having spent time as a woolbuyer, auctioneer and commission agent at Gabriel’s Gully in Central Otago, set about leasing land in the Wairarapa. As an aside, Martin was also a noted breeder of canaries. Around Martinborough, he established a dynasty putting three of his six sons on local properties. They and their children served on local bodies, several as Mayor.

In 1879, Johnny Martin purchased the Huangarua property of George Marsden Waterhouse. Waterhouse who had briefly been Premier of New Zealand from late 1872 to early 1873, had purchased it ten years before. A 24 pen woolshed with shearers’ accommodation was added and fencing improved. On purchase, Martin sub-divided the property into over 300 small farms and 593 urban sections just north of what had been called Baird’s town after JD Baird, an engineer and Martin’s brother in law, who had managed Martin’s Otaraia run since 1869.

The area was also known as Waihenga or Wharekaka. Te Waihenga was a Maori village on the banks of the Ruamahanga. It extended from today’s Ferry Road to Dublin Street. The Wellington Provincial Council had established a ferry there and there was a post office, a school a church and a hotel. Martin renamed it Martinborough and laid it out in the shape of a Union Jack. The extravagant street names reflect a world tour by Johnny Martin – Venice, Cologne, Dublin, New York.

At the town’s centre is Memorial Square. It was originally called, not surprisingly, Martin Square. It formed the cross roads at the centre of the town. The crossroads were closed in 1920 and the garden square formed as Memorial Square. There are three memorials. The first is a centrally placed monument from 1906 that commemorates the Boer War. The four pillared gate facing Kitchener Street is a memorial to the fallen of the First World War. The third memorial is to the fallen of the Second World War and faces onto Jellicoe Street.

The town languished in the Depression of the 1880s that followed the collapse of the City of Glasgow Bank in Scotland that had supported much property speculation in New Zealand. The town grew only slowly as a service centre for the large lower Wairarapa sheep runs.

Nevertheless, by the turn of the century the town had added two churches, a library, police station, stores, two smithies and halls and a racecourse (now the golf course).

The town remained under the aegis of the Featherston County Council who built offices and a depot there in 1904. A Town Board was formed in 1905 for the population of 800. A branch extension of the railway was sought to make the town more accessible. However, although the first sod was turned in 1914, that was as far as the project got.

In 1912, the Featherston County Council replaced the Waihenga bridge over the Ruamahanga with a new structure. JD Baird had built the original in 1873 and its existence may have prompted Johnny Martin's further interest in the area. Designed by G Laing-Meason, a Wellington-based engineer, the 1912 bridge has a total length of 223 metres. It has fourteen spans of 12.1 metres and eight approach spans of 6metres. Built in re-inforced concrete, the pairing of piers in two places was an early example of provision for expansion.

Martinborough became a borough in 1928. Since that time it has served as a local service centre without much development, until the 1980s. It was then that the first commercial vineyards were planted in and around the town. Now, Martinborough is the centre of the Wairarapa's flourishing wine industry with tourists and visitors to the town from all corners of the globe. This has brought growth to its small commercial centre. Homestays abound and new restaurants and cafes have brought a vibrancy to the town centre, albeit largely at weekends. The Martinborough Fairs and Toast Martinborough attract many thousands of summer visitors. Architecturally, many of the older buildings have been spruced up and some have been transported in from elsewhere”.

2.1.2 The Town Halls

The first Town Hall was opened on 1 January 1889 at 26 Jellicoe Street. The hall was used as a community facility until the new hall was built in 1913. Apparently the hall had a special dance floor. The building remains, though not in original condition. It is large and plain and has been occupied over the years by many clubs and firms including auctioneers, accountants, a sports business, a bank, a youth group, mercantile firm and rifle club.



First Town Hall, 26 Jellicoe street



Foundation Stone

The foundation stone for the present Martinborough Town Hall was laid in 1912 by Sir Walter Buchanan MP. The architects were Varnham and Rose of Wellington. According to an article in the *South Wairarapa Chronicle* ‘the first recorded discussion of the building of the Town Hall was in the Martinborough Town Board minutes of the monthly meeting held on July 13, 1911.... By February 8th, 1912, a loan was being raised to cover the estimated cost of three thousand, four hundred and eighty eight pounds, six shillings and sixpence... The council carried out the construction under its own clerk of works tendering out the various segments of construction’.

Built of unreinforced masonry (URM), the article also records that 116,000 ‘Silverstream’ bricks were used and “*timber was supplied by Booth and Co, heart matai for flooring and timbers, rimu for doors and facings and architraves.... In addition, Oregon pine was supplied.*”

The auditorium can seat between 300 and 400 people and has been home throughout its lifetime to many musical and theatrical performances, films, exhibitions, weddings and other private and public celebrations as well as being used for recreational purposes such as exercise and badminton. The auditorium is noted for its long reverberation time and its acoustic suitability for orchestral and chamber music performance.

In 1913, the first films were shown in the hall by Messrs Garland and Stewart’s Imperial Picture Company. Though the building was not damaged in the 1942 Wairarapa earthquake, the building was strengthened in 1944. Until 1952, the borough offices were in part of the single storey annex to the main hall now used as supper rooms, when they were moved to the former courthouse. The building was strengthened further in 1996-97. It is not recorded when the projection room (removed in the 1990s) was first installed – obscuring the historic main façade.

Nearby, and also in Cork Street is the associated Courthouse building. Built by H Humphries of Greytown, the building was opened in January 1914. Two day court sittings were held monthly. The magistrate came from Featherston, the coroner from Carterton. The Town Board had requested monthly sittings in 1906 and the Oddfellows Hall at 3 Oxford Street had been used but had proved unsatisfactory. The courthouse closed in 1951 and was purchased by the Borough and used initially as the Town Board offices. It is now used for storage. Designed in a simple classical style, it is clearly in the genre favoured by then Government Architect, John Campbell. Visually it forms an interesting and kindred relationship with the Town Hall.



Martinborough Courthouse



Oddfellows Hall, 3 Oxford Street

2.1.3 Chronology of Events

- 1889 First Town Hall – 26 Jellicoe Street
- 1912 Foundation stone laid by Sir Walter Buchanan MP
- 1913 First films shown by the Imperial Picture Company
- 1942 Wairarapa earthquakes
- 1944 Programme of ‘strengthening’ works
- 1952 Borough offices removed to Courthouse
- 1977 Installation of male and female toilets and reconfiguration of staircase to balcony
- 1994 Projection box demolished
- 1996-7 Major building re-strengthening carried out

2.2 BUILDING DESCRIPTION

2.2.1 Locality Plan

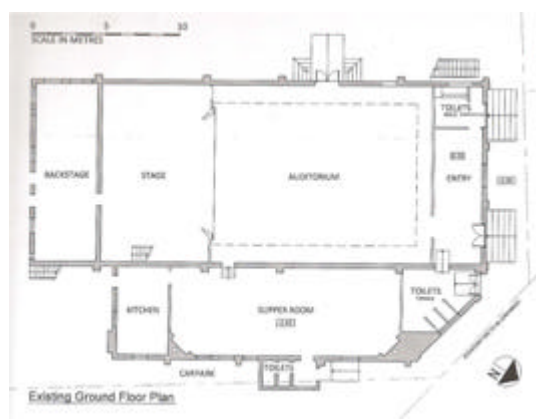


The Town Hall (red roof in centre) and its relation to Memorial Square

2.2.2 Floor Plans



Pre 1942 Ground Floor Plan
showing Town Board offices
and external projection box



Current Plan

2.2.2 Architecture

The town hall building is on its original site (though not the site of the original Martinborough Town Hall). The town hall building with its principal frontage on Texas Street remains largely authentic and significant. It presents as a handsome Edwardian classical structure. The building is set back at an angle from the rectangle that is Memorial Square. To the left side, approaching from the Square, and to the rear, is adequate space for car parking and deliveries while the stage loading dock is accessible from Texas and Cork Streets. To the right of the building is a children's playground. The town hall provides a blank and somewhat daunting face to the park. Beyond, is the old Courthouse.

The Town Hall consists of a foyer area, auditorium, proscenium stage, backstage, undercroft and storage facilities. Along the east side is an annex containing a function area and kitchen. The total ground floor plan area is about 580sq.m. The building's bulk and form is generally well proportioned. The principal form is the auditorium with the stage fly tower sitting beyond and above. To the rear a two storey lean-to backstage building sits beneath the fly tower occupying the length of the south façade. To the east the substantial annex building sits below but alongside the length of the auditorium and fly tower. The articulation of this part of the building provides further visual interest.

While the building's south and west facades are plain, pragmatic and somewhat lumpish, its principal façade is classically symmetrical. The articulation of its three principal openings on two storeys, framed by pilasters and capped centrally by a *faux* pediment (with decorative scrolls) above a linking moulded cornice is effective. The central element originally held a balcony that was accessed from an arched central door at gallery level internally. The balcony is now gone and its door reduced to a window matching the two others either side.

At entry level two arched doors sit under the windows above and either side of the central window that once sat below the balcony and still provides light to the foyer. The entrance doors are accessed directly by individual entrance steps. However, only the left side door actually provides entry to the foyer as the right door currently sits locked within the gentlemen's toilet. The current front doors were purchased from the New Zealand Centennial Exhibition in Wellington of 1940.

On the east side, forming an attractive lower storey asymmetrical addition to the main building, is the annex that once housed the Town Board's offices. Externally, this forms a peculiar and particular addition to the main hall. It is simply decorated with a faux pedimented entrance façade and tall entry door. The floor of the annex sits approximately 450mm below the floor level of the auditorium. Halfway along the length of the annex, on its exterior, sits a small extension that houses a toilet (presumably for councillors). It also has access to/from the outside.

The building is constructed of un-reinforced brick masonry. The main building has perimeter concrete and brick foundations 530mm thick with a ledge at floor level created by reducing the wall thickness by 115mm to support a bearing plate. The foundations support concrete banded brick external walls about 7.5m high. The roof is corrugated galvanized iron on timber purlins with heavy timber trusses at 2.5m centres spanning 12m between the external walls. The principal roof has a 25 degree pitch, the purlins are 125x75mm at 900mm centres. The truss bottom chords are 300x125 Oregon pine tied with a single steel strap to the top concrete band on the walls. The auditorium is 34m long by 12.8m wide. It contains a mezzanine gallery, much reduced from the original, as well as a full proscenium stage with undercroft. The annex is 20.5 x 6.2m and is located off the auditorium running the full length of the east façade. It contains a function room and a kitchen. The floor is timber on internal concrete piles.

2.2.3 Building Structure

A 1993 “Structural Review and Maintenance Inspection” report by Phillips and Wood Ltd, Consulting Engineers stated that *“the Town Hall has been subjected to two strong earthquakes during its 80 year life. Both these occurred in 1942 and had epicentres close to Masterton. The first earthquake was on 24 June and had a Richter magnitude of 7.1. (Recent studies suggest a higher magnitude of 7.25.) It had a relatively shallow focal depth and caused significant damage to many masonry buildings in Wairarapa and Wellington. The epicentre was about 50km from Martinborough ... The second earthquake occurred on 1 August. It had a similar magnitude to the first earthquake but was deeper. Because of the greater depth it was less damaging to nearby buildings...”*

An “Initial Seismic Assessment” by Eastern Consulting Ltd (20 December 2010), commissioned by South Wairarapa District Council, states that *“Though there are no records of damage to the building, it was “strengthened” in 1944, presumably as a result of the Wairarapa earthquakes of 1942. The 1944 strengthening involved the construction of reinforced concrete columns to the external brick walls of the Hall and Supper Room (Annex) and a reinforced concrete band at eaves level. The columns are supported on isolated pad footings. In addition a beam at mid-floor height on the higher walls of the fly gallery was also added”*

The Eastern Consulting report reviews the Phillips and Woods report of 1993 and notes that it recommended significant remedial and maintenance work. This work included minor work related to leaks, replacing roofing iron and roof timbers as necessary, checking for borer, bird proofing, removing the timber projection room on the front façade (restoring the facade to its original configuration on the outside) and window replacement. The more major structural work was to be applied solely to the main Town Hall auditorium.



Town Hall original principal façade



As amended to accommodate film projection room

“In 1997 the building had significant architectural improvements, detailed in the 1996 plans by Architecture Workshop Ltd.... Significant architectural work was completed on the front west wall to restore the main entrance as close as possible to the original façade. The timber framed projector room (see above) and the 1944 reinforced concrete beam at eaves level was removed from the west wall. The front columns were reduced in cross section to improve the aesthetic appearance of the main entry. The reduction in cross section was done by saw cutting the front face including the column reinforcing ties. A ceiling diaphragm was constructed over the main hall and stage area. A structural steel frame was constructed on the inside of the front west wall to support the roof diaphragm and secure the west wall brickwork. The URM parapet on the main hall front west wall was also removed and replaced with a plastered light timber frame parapet.

In 2007 the building was reviewed by Spencer Holmes in respect to maintenance issues.... The report notes that there was significant cracking of the brickwork at the north-west and south-west corners of the building, which appears to have occurred since 1997 when the 1944 concrete strengthening beam was removed. The Eastern Consulting report of 2010 discusses the condition of each portion of the building in more detail. The report notes that the building is an Earthquake Prone Building (EPB) in terms of the Building Act 2004 and “should be structurally upgraded if it is not to be demolished within ten years from the present time.”

The Eastern Consulting Report (2010) notes:

“a) Main Town Hall – Building 1

“The 1944 strengthening involved placing reinforced concrete columns around the structure and a concrete band at eaves level. The higher walls of the fly gallery also have a concrete band at mid-height. The columns of this system are supported by local pad footings. It appears that the columns have been poured against the outer skin of brickwork as opposed to removing a wythe of brickwork and forming the columns recessed into the brick walls”. This has been confirmed as a result of the intrusive investigations of May 2011. “... (in 1997) a ceiling diaphragm was constructed and a structural steel frame was erected on the inside of the front west (sic) wall. The brick parapet at the front west (sic) wall of the hall was removed and replaced with a plastered timber framed parapet.

We note there is no direct structural connection between the roof truss bottom chord and the URM wall or the 1944 concrete band. The only connection securing these components to one another is through the diaphragm. The 1997 structural details show a timber plate on the perimeter of the diaphragm anchored to the wall with fixings through the brick wall into the 1944 band at 500mm centres”.

b) Supper Room Annex – Building 2

“ It is of similar construction to Building 1 in that the walls are URM and the roof is formed of timber trusses spanning between the...external side walls... The roof trusses bear on the URM walls.. there is no structural connection between the truss and the wall.” It is assumed a similar condition exists with the junction of the annex building to the main auditorium – that is, they are not structurally connected.... “The URM parapet to the west wall is unsecured.”

c) Storage Lean-to – Building 3

“...The walls are URM and the roof and first storey floor are timber framed. There is substantial cracking in the brickwork on the south east corner, likely due to the location of a soak pit within 1 metre of the building foundation. The roof of the structure is mono-slope and on the west wall the rafters are connected to the 1944 reinforced concrete band at eaves height. On the east wall there are brackets bolting the rafters to the brick wall. The floor joists are built into the brickwork with no apparent structural fixings. The connections of the flooring do not appear to be adequate to withstand the out-of-plane deflections likely in an earthquake.

Eastern Consulting (27 May 2011)

Most recently (27 May 2011) Eastern Consulting has proposed a structural strengthening programme for the main hall and annex buildings (but excluding the lean-to storage building) that would bring these buildings up to 100% of Code. In making these proposals Eastern Consulting have consulted with the author of this Conservation Plan to ensure that what is proposed minimizes intrusion into heritage fabric and conforms with best building heritage conservation practice.

3.0 SIGNIFICANCE ASSESSMENT

3.1 CRITERIA FOR ASSESSMENT

The Martinborough Town Hall is assessed by considering the building's social, historic, aesthetic and scientific significances and its value and authenticity. The criteria for significance and the degrees of significance are taken from Bowron and Harris (1999):

1. **Social:** *spiritual, traditional, political, national, or any other cultural sentiment expressed by a group.*
2. **Historic:** *the ability to demonstrate an association with persons, ideas or events. It includes the history of all the above concepts.*

The two criteria above are considered holistically in 3.4 Summary of Cultural Heritage Values

- 3 **Aesthetic:** *the formal qualities of the fabric and the setting; the form, scale, materials, space etc. It addresses the design and architectural aspects of the place.*
- 4 **Scientific:** *the importance of the place as evidence and with the physical survival of that evidence in the original fabric. Scientific value is the potential to provide information about past human activity. This may encompass technology, archaeology, philosophy, custom, taste and usage as well as technique or material.*

These two criteria are considered in detail below with respect to assessing the heritage significance of spaces or elements within the place.

In addition, a measure of its value and its level of authenticity are also assessed. These are factors that help enable relative levels of significance to be determined.

- 5 **Measure of value**
Is the building or place unique, rare, outstanding, seminal, landmark, influential and representative? The measure includes the significance of the building type, construction, style, builder, designer, period and region

Measure of value is considered holistically in 3.4 Summary of Cultural Heritage Values

- 6 **Level of authenticity**
Authenticity is generally understood as the original state, but significant later modifications to a place are also considered as authentic. The areas of authenticity are in design, setting, materials and craftsmanship. Authenticity of design is the retention of the significant design values. Authenticity of setting retains the significant urban and landscape design values of the setting. Authenticity of materials includes retention of significant materials, the impact of history, the process of ageing and the patina of the material. Authenticity of workmanship includes retention of the evidence of the use of technology and the method of manufacture, material treatment and of construction

Level of authenticity is considered in detail below with respect to assessing the heritage values of spaces or elements within the place.

3.2 DEGREES OF SIGNIFICANCE

A four level scale of significance is used to tabulate the cultural heritage significance of spaces or elements within the place:

- A. Considerable Significance:** the element or space is of considerable importance to the overall significance of the place.
B. Some Significance: the element or space is of some importance.
C. Little Significance: the element or space is of little importance.
Neg. The element or space actively detracts from the heritage significance of the place.

Work in areas rated A should be limited to stabilisation (including maintenance and repair) and restoration. Work in areas rated B can be subject to greater levels of intervention while endeavouring to maintain or enhance heritage values. Areas rated C can be modified while those rated Neg can be greatly modified or even removed.

3.3 TABULATION OF CULTURAL HERITAGE SIGNIFICANCE

The statement of significance describes in general terms the significance of the building as a whole. In order to provide a practical basis for conservation policies, each space and element of the building is assessed with respect to the nature and degree of significance.

It is recommended that before any specific conservation work is progressed further, appropriate detailed assessment of the part/s of the building to be conserved is undertaken. This will involve analysis of structure, construction and materials to a level not attempted or achieved in this 'higher level' Conservation Plan.

For the purposes of assessing heritage significance, the building is considered as:

1. Exterior
 - North façade
 - East façade
 - Brickwork
 - South façade
 - West façade
2. Interior
 - Entrance Foyer
 - Male Toilet
 - Female Toilet
 - Auditorium
 - Side Walls
 - Rear Wall/Gallery
 - Stage
 - Undercroft
 - Annex
 - Kitchen
 - Backstage – ground level
 - Backstage – upper level

EXTERIOR

North Façade

This is the building's principal façade. Constructed of plastered unreinforced brickwork it is in an essentially simple Classic style. The symmetry of the central portion is intriguingly challenged by the angled single storey annex to its left. This appears to have been dictated by the street line but provides an interesting asymmetry to the whole. Formerly, a balcony on posts sat astride the centre window as a significant central element of the facade. A balcony could be re-instated.

Entry to the foyer and auditorium is through the left hand door but was formerly through the two principal doors either side of the central window (that formerly sat below the balcony). The large door to the single storey annex at the side gave access to the Town Clerk's office and the Council Chamber but now provides access (blocked) only to the Ladies' toilet. Both doors each have a small canopy above, of unknown provenance. While these additions are not visually intrusive, they are probably ineffective in providing the intended weather protection and should be re-thought.



Assessment Categories

Aesthetic
A

Scientific
A

Authentic
B

As reported by Eastern Consulting Ltd (2010), in 1997 “a ceiling diaphragm was constructed and a structural steel frame was erected on the inside of the front west wall. The brick parapet at the front west wall of the hall was removed and replaced with a plastered timber framed parapet”.

Notwithstanding these and other changes over time, the building's principal façade along with what is essentially the north façade of the annex (the former entrance to the 'Martinborough Town Board' offices) retains a high degree of authenticity. It is a striking asymmetrical arrangement. The annex building retains the lettering announcing the Town Board offices.

Despite having some unfortunate additions over the years, this principal façade is currently in a close to authentic condition. With a restored central balcony, the front of the building could be returned to its original appearance. The entry doors and the windows require repair and maintenance including re-painting but otherwise the façade is in good condition largely due to its refurbishment in 1997.

East Façade

This façade is, in the foreground, a single storey annex building with the major auditorium and stage area beyond. Again built of brickwork, it was originally unpainted. It is not clear when paint was first applied. The annex housed originally (from front to back) an entry and strong room area, the Town Clerk's office, the Council Chamber and a kitchen. Exterior to the Town Clerk's office is a small toilet block with access both internally and externally. The latter access is currently locked off. The lean-to storage area of two storeys extends out from behind the stage and the main auditorium.



Pre 1990



At Present

Assessment Categories

Aesthetic
B

Scientific
B

Authentic
A



In general terms, the east facades of both the main auditorium and of the annex are essentially original and in good condition though it is unclear just how much of the remedial work recommended by Spencer Holmes (2007) has in fact been carried out.

The roof is galvanized iron on timber purlins with heavy timber trusses supported by the external walls. The original ventilation turrets remain in place and provide an aesthetic and possibly functional enhancement to the roofscape. The roof appears to be in good condition though it is not clear how much, if any, of the original fabric remains. It is unclear when the external access to the lean-to storage building to the rear of the main building was installed and its heritage significance may be of lesser value. It is difficult to ascertain, without intrusive investigation, the extent to which the chimney is tied to the kitchen wall and the toilet is tied to the annex or the annex is tied to the main building. The doors and metal windows (steel) are in general need of ongoing maintenance.

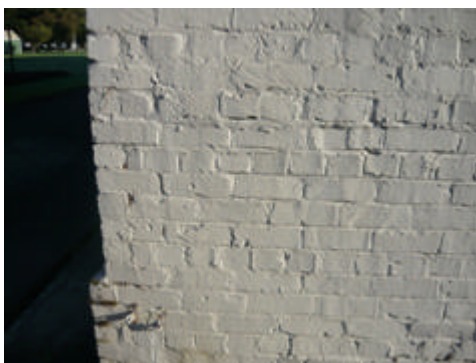
Brickwork

The main auditorium and stage building is constructed of un-reinforced brick masonry. It has perimeter concrete and brick foundations supporting concrete banded brick external walls about 7.5m high. As a result of the Canterbury earthquakes of September 2010 and February 2011, it has been necessary to consider even more carefully the structural condition of the building. This work has been carried out by Eastern Consulting Ltd and forms the content of a separate report. The work has been carried out in consultation with the author of this report, in the first instance to ensure that the intrusive testing caused minimal damage to heritage fabric and secondly to assist in determining conservation policies that take adequate and realistic account of the structural condition of heritage fabric.



Core testing of brickwork – Auditorium wall, west face

The construction of the auditorium walls is of 13½ inch standard solid Silverstream bricks. The annex building on the east face and the lean-to storage building to the rear of the stage appear to be comprised of an outer and inner skin of 4½ inch brick with, unusually, a 4½ inch cavity. The course work of the brick in all areas is apparently random in terms of the runs of header and stretcher bricks. Certainly, no standard brick bond configuration has been employed. English Bond would have been appropriate. The use of a 4½ cavity is also unusual as traditionally a 2 inch cavity was used allowing both ventilation to the walls and for the outer and inner skins of brickwork to be tied. In this case it is unclear to what extent the inner and outer brickwork skins are connected. Generally, the condition of the cement mortar is good for a building of this age.



Brickwork configurations at lean-to storage building – outside and in

The brickwork is in generally good condition and is painted. It could be possible to remove the paintwork from the bricks without damaging the brickwork's glaze and thus endangering the brickwork to porosity. Several proprietary brands of brick paintwork remover are available. It may be appropriate to select some trial areas to see if the brickwork could be effectively and economically returned to its original appearance without undermining the weathertightness of the building.

South Façade

Constructed in painted un-reinforced brick masonry, this façade presents a utilitarian face to Cork Street. The brick is original and displays some deterioration and cracking. There is substantial cracking in the south east corner. The lean-to building sits under a mono-pitch timber roof with corrugated iron roofing. The Eastern Consulting report expresses some concerns about roof and wall connections in this part of the building.



Assessment Categories

Aesthetic	Scientific	Authentic
B	B	B

The lean-to houses the Hall’s “backstage” facilities that form a two storey addition to the proscenium stage. There is no internal stair (although there was one formerly). There is internal stair access from the ground floor of the storage area into the undercroft and thence up to the back of the stage. The upper floor is more formally gained by an external timber stair. The upper level provides changing and green room facilities. At ground level is a public toilet (no longer used or accessible), and storage facilities. To the right, in the annex is the kitchen signaled by a single window and the chimney. It is not clear how well this chimney is tied to the main annex building.

West Façade

Also constructed in painted un-reinforced brick masonry, this façade is largely utilitarian in aspect but authentic save for the addition of the structural bands applied in 1944. The three principal bulks are the hall itself, the stage and the back of stage facilities.



Pre 1990



At present

Assessment Categories

Aesthetic	Scientific	Authentic
B	B	B



Escape/Access stairway



stairway fixing to main wall



blocked-off windows at Gallery level

An external timber stair leads to, or rather from, the gallery inside. It is possibly original though it is unlikely its supports are. The stair is reasonably sound but it is a daunting element to scale. Formerly there was a 'run' of windows along the length of the auditorium at gallery level on this façade. These could be re-instated.



Stage service access and toilet at lean-to storage area



Door to public male toilet
note cracking of brickwork
down face of wall at angled
downpipe



Crack in brick arch
above toilet door

A large wooden door and a ramp provide access from outside directly to the auditorium while another large wooden door and loading dock provide access to the stage. Below the loading dock is a further large door providing access to the storage area (undercroft) beneath the stage.

There is clear slumping of the lean-to storage building. This is due most probably to a soak pit or similar having been located too close to the south-east corner of the lean-to, undermining the foundations.

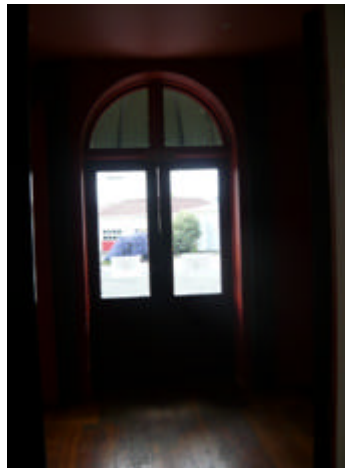
INTERIOR

Entrance Foyer

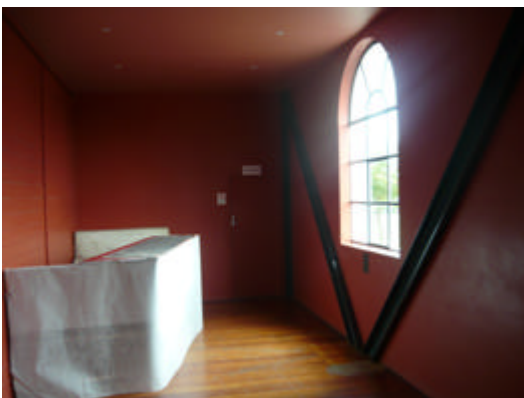
While this space remains essentially intact, it has undergone some unfortunate and inappropriate changes. In the first instance, it is no longer possible to enter the foyer through both principal external doors. Only one door remains in use while the other is blocked off within the male toilet that was constructed in 1977 at the western end of the foyer. At the opposite (eastern) end is access to a female toilet which is located in the area that, originally, was the entry to the Town Clerk's office and strong room. It is not clear that formerly there was a door or access between the foyer and the Town Board offices. The original stair to the balcony and an interim stair to the projection room have both been removed. The structural strengthening work of 1997 is self evident in so far as the steel bracing is exposed. That work also restored much of the space to its original configuration notwithstanding the absence of the original stair to the gallery and the locations and access to the male and female toilets. The original matai floor remains. However, wall and ceiling linings, cornices and skirtings all appear contemporary.



Access to Foyer through left hand door
Right hand door is part of male toilet



Single entry door



Centre window – view to west
Steel re-inforcement 1997
Entrance to men's toilet



View to east
Steel re-inforcement 1997
Principal entrance to auditorium
Entrance to women's toilet

Assessment Categories

Aesthetic	Scientific	Authentic
B	B	B

Toilets

These facilities have little to commend them other than, perhaps, their functionality. Both are located unfortunately in areas of heritage significance and detract from that significance wholly. It is unlikely either toilet conforms with current requirements of the Building Act 2004 especially with respect to accessibility. Finishes and fittings are basic and inappropriate to the dignity of the building.

Male



Men's toilets including, at right, original Town hall entrance door

Assessment Categories

*Historic
Neg*

*Aesthetic
Neg*

*Scientific
Neg*

Female



External door originally
Provided access to the
Town Board offices



Cubicles and ramp



Cubicles and whb

Assessment Categories

*Historic
Neg*

*Aesthetic
Neg*

*Scientific
Neg*

Auditorium

The auditorium is 34m long by 12.8m wide. It contains a mezzanine gallery, much reduced from the original, as well as a full proscenium stage with undercroft. The auditorium is an impressive space in largely authentic condition. Its acoustic qualities for musical and theatrical performance are of a high standard. The ceiling is of a fibre board of indeterminable age and could be original.. The walls are plastered. The paint regime is contemporary. The auditorium and foyer floors are heart Matai of strip timber construction. The timber floor is supported internally by 225 mm square concrete piles on a 1.5x1.7m grid. The floor is supported on 150x100mm floor joists at 460mm spacings that are generally of untreated Rimu. Floor plates are of heart Totara or Matai. The flooring is in generally good condition though there is some evidence of borer in the joists and bearers.



<i>Assessment Categories</i>	Aesthetic	Scientific	Authentic
	A	A	B

Side Walls

While the décor of the auditorium is sparse and rudimentary it still retains a dignity borne of simplicity. The east wall still retains the gallery level windows. These remain but have been blocked out on the corresponding wall to the west. These could be re-instated. At floor level, one door on the east wall leads to the annex which is used as a supper room. A small set of steps sit immediately at the annex side of this door forming an unhappy and possibly unsafe relationship between what are two major spaces of the building.



<i>Assessment Categories</i>	Aesthetic	Scientific	Authentic
	B	B	B

Rear wall/Gallery

The gallery has been severely foreshortened, apparently to provide floor space for badminton. The side wings remain essentially intact but the principal area has been reduced from about 12 rows of seats to effectively two. The rear wall of the auditorium is dominated by the steel cross braces inserted in 1997 to improve the building's performance and safety during an earthquake. Formerly, there were two entry doors to the auditorium aligned with the external doors. A stair placed centrally and accessed from the foyer led to the gallery. Now, there is no effective access to the gallery (see below).



Pre-1997 or earlier



Present

Assessment Categories

Aesthetic
C

Scientific
C

Authentic
C

Stage

The Eastern Consulting report notes *“The 1944 strengthening involved placing reinforced concrete columns around the structure, and a concrete band at eaves level. The higher walls of the fly gallery also have a concrete band at mid height. The columns of this system are supported by local pad footings. It appears that the columns have been poured against the outer skin of brickwork, as opposed to removing a wythe of brickwork and forming the columns recessed into the brick walls.... No ties up the height of the columns were visible on the inside walls of the building however they may simply be concealed. If ties have been installed, it is not clear if grout has been placed in the cavity between the wythes of brickwork. Ties at eaves level to the outside perimeter band were noted up in the fly gallery... There are two concrete transverse tie beams beneath the hall auditorium connecting the foundations of the 1944 columns. These tie beams are also not shown on the 1944 plan, however we believe it likely that this is when they were installed”*.



1



2



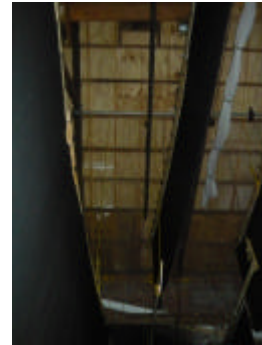
3



4



5



6



7



8



9

- 1 temporary stair access from auditorium
- 3 fixed stair access from auditorium
5. wings
8. stage door at loading dock

2. proscenium and raked stage
4. stair to under-stage
- 7 stair to auditorium from wings
9. door at back of stage to backstage lean-to building

Assessment Categories

Aesthetic
A

Scientific
A

Authentic
A

Undercroft

The undercroft sits below the stage. Formerly it had a dirt floor but this was concreted in the 1990s. Access to this area is awkward and haphazard and requires resolution to contemporary expectations.



general view



. access to backstage lean to



access from auditorium

Assessment Categories

Aesthetic
C

Scientific
C

Authentic
B

Annex

This room was originally two rooms – one for the Town Clerk, the other acted as the Council Chamber. The division is signalled by the columns on the left and right. It is now used as a Supper/Meeting Room.



1



2

1. Beyond, but not accessible from this end of the room is the ladies' toilet. The door on the right leads to what was formerly the Town Clerk's toilet. The lost fireplace could be re-instated.
2. View towards kitchen with serving hatch and door. To the right is a short stair and door leading to the auditorium. Floors, walls, and ceiling are original though the latter two have contemporary paint regimes..

Assessment Categories

Aesthetic
B

Scientific
B

Authentic
B

Kitchen

The kitchen space is essentially original as are the windows and possibly the doors. Equipment, fixtures and fittings have been changed over time. The fireplace has been removed and the chimney no longer serves any functional purpose.



Assessment Categories

Aesthetic
C

Scientific
C

Authentic
C

Backstage – Ground Level

This area has experienced much change over the years. Nevertheless its original ‘shell’ is intact.

Stairs and walls have been removed, re-configured, adapted in various *ad hoc* ways. Formerly, public toilet facilities were provided at ground floor level but these are no longer open. Without a serious “clear out” it is difficult to ascertain authenticity and condition. This part of the building has been used in robust and pragmatic ways – possibly its intended function.



Assessment Categories

Aesthetic	Scientific	Authentic
C	C	B

Backstage – Upper Level

This area provides Green room and changing facilities. Toilet facilities are provided and these may have original fixtures and fittings. The whole is ‘tired’ in terms of its finishes (lime coating on brickwork) and furnishings and is inadequate spatially for current uses. Access between the ground and upper floor is external and uncovered. There is one access door to backstage.



View to west



View to east

Assessment Categories

Aesthetic	Scientific	Authentic
C	C	C

3.4 SUMMARY OF CULTURAL HERITAGE VALUES

While the above criteria all contribute to establishing the Town Hall's cultural heritage value, its overwhelming value is as a whole, as the Martinborough Town Hall.

1. **Social:**
Considered as a whole, the Martinborough Town Hall plays a significant part in the social record of Martinborough,
2. **Historic:**
The Martinborough Town Hall and its history and association with Martinborough is part of the extant historical record of early British colonial settlement in the Wairarapa and more generally in New Zealand. Located on its original site just off Martinborough's central square, it has been a presence there for almost 100 years. It is a significant remnant of Wairarapa's colonial history.
3. **Aesthetic:**
The Martinborough Town Hall is a largely authentic example of a simple early colonial form of civic building in the classical style. The building's form and construction speak of the tradition, values and aspirations of the era in which it was built. The building is of some architectural significance and contributes positively to the streetscape of this part of Martinborough
4. **Scientific:**
The Martinborough Town Hall is constructed in a manner that reflects and demonstrates the technical expertise of the various times of its construction, dating back to 1911. The construction demonstrates some of the building skills and some of the practical technical expertise of the period. However, in its present condition, it no longer meets contemporary standards of structural integrity.
5. **Measure of value**
The Martinborough Town Hall is recognised by the local community through its District Council as a unique record of an early civic building. It is Martinborough's Town Hall
6. **Level of authenticity**
The Martinborough Town Hall retains a high degree of authenticity in terms of materials and methods of construction. .

Overall, the building is clearly worthy of conservation from the perspective of its cultural heritage significance. The principal spaces of the building, its external appearance; the foyer, auditorium, stage and fly, annex and backstage facilities are all essentially authentic.

The building has been "knocked about" over the years as one might expect of a public building. It has had some unfortunate and ill-considered changes. However, architecturally, they are minor and can be remedied. The restoration of the principal façade and strengthening of the auditorium in 1997 ameliorated some of the indignities of earlier years. Nevertheless, entry to the building remains unsatisfactory and the location of toilet facilities remain "unfortunate and ill-considered"

None of these issues is incapable of positive resolution. Indeed much could be achieved by relatively minor internal re-planning. The "elephant in the room" is the building's structural condition especially in light of the February 2011 earthquake events in Canterbury. The structural condition of the building requires careful consideration. Inevitably, a balance will need to be struck between the cost of bringing the building up to contemporary structural standards and further conservation actions. Paradoxically, if no new work is proposed the building can carry on as is for at least the next ten years although hazard warnings about its condition and restrictions on use will need to be provided.

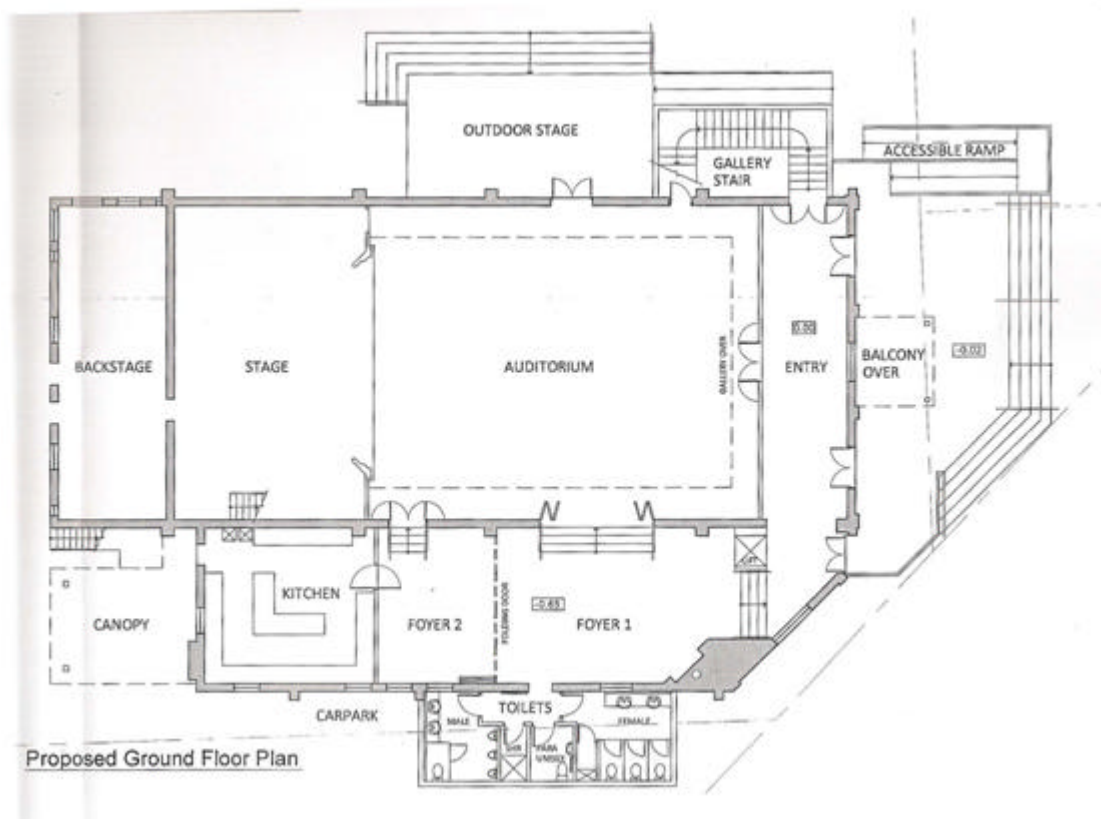
4.0 FACTORS THAT AFFECT CONSERVATION POLICY

In developing Conservation Policy consideration is given to the factors that will shape or limit the conservation and maintenance of the setting, the place and the fabric.

4.1 CURRENT PHYSICAL CONDITION

The building is essentially authentic, intact and of a sound appearance. It is undoubtedly in need of structural strengthening, maintenance, repair and refurbishment. The foyer, auditorium, stage and annex areas are largely in sound condition from the point of view of their internal construction and condition. The backstage area is of most concern structurally. While this area is an authentic part of the old building, it is also an area that least well meets current expectations for use and functionality.

There is good argument that with relatively minor modifications to the internal planning of the building, particularly in and around the foyer and annex, that the building's function and use can be brought up to contemporary expectations and standards. In the longer term, an argument could be made for demolishing the backstage area and providing a contemporary facility to meet current community expectations. Below is illustrated one possible architectural solution based on work done by Architecture Workshop in 1995 and more recently by Architecture Diagnostics and Interact Architects in 2010. The plan illustrated takes cognizance of the recommendations of this Conservation Plan. However, it also recognizes that further development of the plan will be necessary to meet the recommendations for structural integrity of the 2011 report by Eastern Consulting Ltd.



Eastern Consulting Ltd's initial structural assessment of the building (2010) is that it is well short of the basic minimum standard for Earthquake Prone Buildings which this building is. The main Town Hall part of the building reaches a %NBS of less than 20%. The annex part of the building has a %NBS of 10% and the backstage part only 5%. There are clear signs of what may be significant cracking of the brickwork to the backstage lean-to building. These initial findings must be seen in the context that the Building Act 2004 requires a minimum threshold of 33% for earthquake prone buildings and in the light of the 2010 Canterbury earthquake may rise to the 66% required at present for all new buildings. **It should be the intention of any remedial work to bring the building's structure up to or beyond 100% of Code.**

If the building is to be conserved and given viable public uses, there is no doubt it will have to be strengthened ahead of any other refurbishment work and that **this will have significant cost implications** for any programme of conservation. On the positive side, there are now structural engineering techniques for strengthening URM buildings that can avoid or minimize the intrusive processes of building internal steel infrastructures. 'Post tensioning' techniques to brickwork and 'in-plane' strengthening diaphragms can often be installed in relatively unobtrusive ways. These techniques can be economic relative to exposed structural frame approaches.

Nevertheless, the architectural proposal above, or similar, would have to make allowance for the structural needs to minimize openings in structural elements to maintain and ensure the structural integrity of any refurbishment work. **The cost benefit of any architectural solution will need to be weighed with the cost benefits of structural remediation.**

4.2 REQUIREMENTS OF THE OWNER AND OCCUPIER

The ownership of the Martinborough Town Hall is with the South Wairarapa District Council. With assistance, the owners are prepared to consider ways in which the building can be strengthened, refurbished and maintained so that it can provide for both its traditional uses and for appropriate contemporary uses if at all financially feasible. They have management structures in place that can be directed to the building's maintenance and repair and possible conservation.

4.3 REQUIREMENTS OF THE TANGATA WHENUA

No archaeological evidence has been found that the site or building has importance to Tangata Whenua. However, the Wairarapa has a long history of Maori occupation and the Maori village of Te Waihenga was close to Martinborough on the banks of the Ruamahanga river. **Local iwi should be consulted on this matter.**

4.4 COMPLIANCE WITH STATUTORY CODES

The principal Acts of Parliament relevant to the conservation of the Martinborough Town Hall are the Historic Places Act (1993), the Building Act (2004) and the Resource Management Act (1991). The purpose of the Historic Places Act is to "promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand". The Building Act is concerned essentially with health and safety in buildings but is also concerned with sustainability and thereby heritage. Compliance with the Building Act 2004 with respect to structural strengthening will be a major consideration in planning for the conservation of the building. The Resource Management Act makes provision for the proper and sustainable development and use of resources including heritage resources. In a recent amendment to the Resource Management Act, 'Heritage' was raised to "a matter of national importance".

4.4.1 Historic Places Act (1993)

The Historic Places Act (1993) requires the New Zealand Historic Places Trust to “establish and maintain a register of historic places, historic areas, wahi tapu and wahi tapu areas”. Two classification categories operate in relation to historic places:

Category I	places of special or outstanding historical or cultural heritage significance or value.
Category II	places of historical or cultural heritage significance or value.

The Martinborough Town Hall is not listed on the NZHPT Register. In 2012 the building will be one hundred years old, if conservation has not occurred before that time there may be need for any work that is done on the property to have an archaeological authority from NZHPT. This may be appropriate in any case. Consultation with the NZHPT about any conservation proposals is advised as sound and productive practice. **It is recommended that the building owner consider applying for registration of the Martinborough Town Hall on the Register of the New Zealand Historic Places Trust.**

4.4.2 ICOMOSNZ Charter

The NZHPT recognises the ICOMOS New Zealand Charter 2010 (see Appendix 9.1) as the document that guides conservation practice. Any conservation work proposed should be carried out according to the principles of the Charter.

South Wairarapa District Council is a signatory to the ICOMOSNZ Charter.

4.4.3 Territorial Authority District Plan Provisions

The Martinborough Town Hall is listed in Appendix 12A of the Joint Wairarapa District Plan as an identified “heritage resource of value”. This listing affords some protection to the Town Hall with respect to any major changes or additions in so far as any granting of resource consent. The District Plan places emphasis on increasing public awareness of heritage resources and on encouraging voluntary means of protection. The building is owned by the Council and there is therefore an expectation that any work will comply with the Joint District Plan and its principles.

4.5 OTHER FACTORS

There is support in the community for the conservation of this building. Local sponsorship may be available to help fund the design and building work required.

This Conservation Plan may be used to help support advocacy for the building’s conservation and for applications for funding from a range of public and private sources.

5.0 THREATS

5.1 LOSS OF PURPOSE

The Town Hall building is under-used at present. That the building has a 'tired' appearance, has been poorly maintained and is largely unwelcoming may contribute to the lack of use. The lack of contemporary backstage and kitchen facilities are serious contributors to its lack of use. In addition, over the years, planning changes within the building have been carried out in a 'pragmatic' and ad hoc manner with little thought to the overall use or appearance of the building. All this can be remedied.

However, if no action is taken in the near future, the building will deteriorate further and its conservation and restoration will become more difficult to achieve and inevitably more expensive. **Demolition and the construction of a new community facility of similar size would probably cost in the region of three times the cost of conservation and refurbishment along the lines proposed.**

Finally and importantly, the Town Hall building is classified as an earthquake-prone building and unless something is done about that aspect of its condition then it may have to be closed for safety reasons.

"The Town Hall is a significant part of the town's heritage, an historic building, has excellent acoustic qualities, has very many memories of civic ceremonies, balls, dances, musical productions, theatre, both live and movies etc, etc. Two that come to mind are the Boy Scout Gang Show and the Centenary Music Hall production." (Max Stevens, Councillor, 3 April 1995)

While the Town Hall is, at present, past its heyday, it nevertheless still offers a home to the Madcaps theatre group, is an excellent venue for classical music concerts (Dame Malvina Major, the Bach Choir and the NZSO have all performed there and praised its acoustic qualities) and is used for a variety of private functions and exhibitions.

The five major towns of the Wairarapa all retain Town Halls or equivalents. Masterton Town Hall in Chapel Street has a large auditorium for about 600 with the Frank Cody Lounge a substantial sized meeting room. Built in 1916, it was damaged in the 1942 Wairarapa earthquake. It was strengthened and in 1947 the roof height of the auditorium was raised. The building is adjacent to and effectively part of the District Council Building. It is relatively well used for concerts and private functions.

Carterton will unveil its new multi-purpose Events Centre in Holloway Street in October 2011. This building will accommodate a range of community activities but will also include a flat floor auditorium for 300 people. The new building skillfully incorporates Carterton's historic Library of 1881 (NZHPT Category II) and the old Carterton Courthouse of 1884.

In Main Street, Greytown has refurbished and conserved its old Town Hall of 1907. Interestingly, like Martinborough Town Hall, it was designed by Varnham and Rose and Sir Walter Buchanan was a major benefactor to the facility. Like Martinborough's Town Hall, the Greytown Town hall had witnessed many of the town's celebrations. However, since the 1980s the building had fallen into a degree of neglect and disrepair. A plan to revitalize the building by locating the town's library in the building and providing multi-use spaces was approved in 2004 and the building was re-opened by Prime Minister Helen Clark on 29 July 2007.

Featherston's Town Hall is arguably its Anzac Hall in Bell Street. Built in 1916, it is a very large single storey weatherboarded structure that commemorates the fallen of the First World War. It housed the principal hall, *"reading and writing rooms, billiard tables, a large refreshment bar and hot and cold baths. It remains in near to original condition."* (Kernohan 2003). The billiard room is now known as the Kiwi Hall. The building is registered Category I with the NZHPT. It is used only sporadically for concerts and private meetings and functions.

Given the above, the demolition or loss otherwise of the Martinborough Town Hall would seem inconsistent with practices in the other towns of the Wairarapa. What is perhaps noticeable is that both Greytown and Carterton have sought to provide contemporary facilities in or associated with heritage buildings or structures. The library is working as an "anchor tenant" to the refurbished Town Hall in Greytown while in Carterton, the Library has been lined up adjacent to a new facility that will house such as Plunket, WaiArt, St John's, youth groups as well as space for Council meetings and other meetings and gatherings.

As one of the smaller towns of the Wairarapa, Martinborough may need to consider what community activities need to be catered for and if the Town Hall might have the spaces available or made available to house and support those activities. From a conservation point of view, there is little doubt that the building presents an appropriate civic face to the Town Square, that the main auditorium is a special place, acoustically and otherwise, and that the annex serves a useful purpose for meetings and for catering. The rear lean-to building is less productive but may provide opportunity for new building to occur that might accommodate some of the activities not suited to the principal spaces. It is this part of the building that may lend itself to demolition and the construction of new contemporary facilities, alongside the old – as in Greytown and Carterton.

5.2 NATURAL PROCESSES

Deterioration through natural processes is always a threat if a building is not used and maintained effectively. At present, the principal areas are essentially sound, and while there are clear signs of a lack of maintenance and repair, there is nothing "too far gone" that cannot be fixed. The building is however structurally unsound. This is largely due to the evolution of building standards over the last century and the outcome of a number of major earthquake events. However, there is no reason, other than financial, for the building not to be strengthened to meet contemporary standards. It is possible to do such work in a relatively unobtrusive manner.

5.3 LOSS OF ARCHIVAL INFORMATION

There is some record of the history of the building but District Council records of the period of its construction are not available. There are no drawn records of the building other than those after 1942. There are some photographs of the building at various stages of its existence.

It is important that archival records are retained, copied, and stored in a situation best suited to supporting their ongoing survival. Professional advice should be sought on this matter, in the first instance from Peter Jenkins of the Martinborough Museum and Gareth Winter at the Wairarapa Archive in Masterton.

6.0 CONSERVATION POLICY

6.1 PRINCIPLES

Conservation processes should take account of the heritage significance of the building. The selection of the appropriate conservation treatment is defined by the heritage values of the building. The standard of treatment is defined by the ICOMOS (International Council on Monuments and Sites) Charter for the Conservation of Places of Cultural Heritage Value. The New Zealand Charter 2010 (see Appendix 9.1) outlines the principles of conservation and identifies degrees of physical intervention and their consequences as they apply in New Zealand.

6.2 CONSERVATION PRACTICE

Conservation is guided by the cultural heritage values and the levels of authenticity of design, materials, workmanship and setting. Where there is authenticity in:

- design the aim is to respect the design and the historic structure.
- materials, respect for the original materials should be given and new material should be in keeping but distinguished from the original.
- workmanship respect is required for evidence of workmanship and structural systems. Appropriate treatments include maintenance and repair of original materials and structures, and stabilisation.
- setting, the primary objective is to maintain the relationship of the site with its surroundings.

Restorations requiring new elements should use traditional skills and methods or new techniques where traditional techniques are inadequate.

Usually one or a combination of these processes is appropriate to effect the optimum level of conservation. Most of these processes involve intervening in the fabric to achieve the desired level of conservation. The ratings used in 3.3 Tabulation of Cultural Heritage Significance guide the conservation work recommended in this plan. In this case, the whole building is considered worthy of conservation.

Therefore, interventions should be the least required to effect the desired conservation process, be fully documented, and closely supervised by an architectural conservator/conservation architect, to ensure an appropriate standard of conservation.

The work recommended in this Conservation Plan encompasses all of these processes. In the first instance, the building needs to be 'stabilised' in that it requires to be made weathertight and consideration needs to be given to how it may be made to conform with the requirements of the Building Act 2004 with respect in particular to its structural condition and accessibility. Secondly, there is a need for further community involvement in determining the activities required to be accommodated by any development of the Town Hall (and if they can be effectively accommodated). This may require a feasibility study and a series of community meetings and gatherings that might not only encompass the needs/wants of Martinborough but of the South Wairarapa and possibly beyond.

It is unlikely the Martinborough Town Hall will be conserved in any form without the support of the community. It will be useful to determine if the building should be registered with the new Zealand Historic Places as this may assist fundraising and advocacy for the building's conservation.

Considerable stabilisation, repair and restoration work is required and should be carried out under the supervision of a conservation architect or conservator. Ways by which this may be carried out are outlined in 7.1 Conservation Implementation. Maintenance is also required on an ongoing basis and should be carried out in accordance with a maintenance schedule that lists and prioritises maintenance actions. A planning schedule for future maintenance is included in 7.2. Recommendations for management and future care. It should be noted that the patina of age is a desirable characteristic in a building such as this as it adds to its cultural heritage significance and should be accepted except where it threatens the ongoing condition of the building.

Adaptation may also be necessary to make the building useable for contemporary functions such as concerts, theatre, weddings, exhibitions. A concept plan has been prepared (see 4.1 Current Physical Condition above), that suggests opening the foyer and annex into one 'promenade' space around the auditorium on the east side. This would require the removal of existing toilet spaces (not original) and the refurbishment/extension of the current external toilet building. On first inspection, these proposals conform with good conservation practice as they would modify "the place to suit it to a compatible use, involving the least possible loss of cultural heritage value". In addition the removal of the rear lean-to building and its replacement by a contemporary facility to provide for contemporary community needs might also prove compatible with good building heritage conservation practice.

All conservation and other actions that alter the fabric of the building should be documented in an appropriate manner. Any fabric that is removed should be carefully documented by photography and any other suitable means before its removal. Loss of information could affect the overall significance of the building and the ability to interpret it accurately. All information on the building should be carefully recorded and archived.

7.0 RECOMMENDATIONS

The overall recommendation of this Conservation Plan is that the building be repaired, strengthened structurally, maintained, refurbished and conserved essentially “as is, where is” while being adapted to provide facilities for both traditional and contemporary activities.

Other recommendations are:

1. ensure the building is made weathertight

Clear and clean fabric to help impede further deterioration of the condition of the building, and to help determine what interventions are necessary if any to protect the building from further water damage; make watertight even on a temporary basis. Clear out areas such as the lean-to storage area to allow access for inspection.

2. prepare an architectural and structural design proposal that is feasible and can be costed – for presentation to the Council and the community for comment.

Any new work on the building will require that the building is brought up to the standards required in the Building Act 2004. This will involve a major structural strengthening intervention.

It is recognised there are significant financial implications to the structural strengthening and hence, the conservation of this building. Given the above, there is a need for public consultation to help determine future uses for the building and its conservation.

3 plan and undertake a process of consultation to help determine community support (in terms of use and finance), for the conservation of the building

There is good opportunity to develop a refurbishment programme for the building that would provide for contemporary uses while conserving the principal areas of the building. This could both modernize the facility and make it available for wider community use. It is important there is community involvement and ‘buy in’ to determining appropriate ways forward.

4. consider registering the building with the New Zealand Historic Places Trust.

The building is an important local civic building with many historical associations with the region and with local historical events. It should be recognized appropriately as such.

7.1 CONSERVATION IMPLEMENTATION

This Conservation Plan can assist both the stabilisation work on the building and any fund raising efforts. A major cost will be the structural strengthening required to meet contemporary expectations. The day to day management of the building will be the responsibility of the owners but may involve grants and/or practical assistance from national and local bodies.

Every effort should be made to protect those features of the building site and setting that have cultural heritage significance. There are several ways in which this needs to be carried out:

- The existing building needs structural strengthening, maintenance, repair, and refurbishment work to be undertaken as soon as possible.
- Some of the roofing may be original or at least very old. The quality of the roofing iron appears generally good. The condition of the roofing iron should be checked. Where necessary, it may be possible to obtain roofing iron of similar profile and possibly quality. Use of second hand iron in good condition may help minimise compromising the patina of age. The condition of barge boards and end boards should be determined and painting or replacement where necessary to match the original, should be undertaken.
- The general condition of the walls is sound though there are signs of significant cracking to the brickwork of the backstage lean to building. All walls should be checked for their stability and weathertightness and repairs made as necessary. The cleaning of walls and removal of growths and fungi should be part of the ongoing maintenance programme.
- There are a number of doors and windows that require repair or replacement. This should be done using new materials as required but in a style and to a standard similar to those doors and windows that have survived intact.
- Floorboards should be re-nailed, patched and repaired where necessary rather than replaced. It will be possible to use floorboards of similar profile to the original where replacement is necessary. The floors in the foyer, auditorium, stage and meeting room are original and remain in sound condition.
- A management plan needs to be developed and implemented to ensure that any future deterioration of the building fabric is avoided or at least addressed in a timely manner. Regular maintenance is the most cost effective method of conserving heritage buildings.

7.2 RECOMMENDATIONS FOR MANAGEMENT AND FUTURE CARE

As and when a conservation and refurbishment programme has been completed it will be important to set in place processes for the future stewardship of the building. These may include:

Interpretation

It will be important to provide appropriate signage and interpretative material at the site both about the history of the area and about the town hall. Inclusion in heritage brochures and similar information sources for the area is also useful. It will be important that no interpretative material is attached directly to the building or interferes with the historical setting.

Management

It is important to plan for the future management of the Conservation Plan. This is a responsibility of the owners in conjunction with other interested parties including the NZHPT on behalf of the community. A conservation consultant should be employed to provide, perhaps on an annual basis, specialist conservation advice and the ongoing monitoring of the Conservation Plan including preventative maintenance. All work recommended above should be supervised appropriately to ensure it complies with the intentions of the Conservation Plan.

The Conservation Plan may change over time with the needs of the building and its users. It should also be reviewed by a conservation professional in collaboration with the owners and users about every five years.

Future Care – Maintenance Programme

As preventative maintenance is far preferable to other conservation actions, a maintenance programme should be established. The following tasks should be carried out as often as suggested. General house-keeping duties such as vacuuming and general cleaning are not listed but should be done on a regular basis. Other tasks may be added to this draft programme as necessary.

<u>Element</u>	<u>Task</u>	<u>Frequency</u>
Corrugated iron roof	check for rust	6 months
	check fixings	6 months
	check flashings	6 months
	check for growths	6 months
Rainwater disposal	check and clear downpipes and drains	1 month
Superstructure and walls	check for signs of deterioration	6 months
Floor	monitor condition	1 year
Fire	check condition of any combustible material	1 month
Lightning, storm or earthquake	following the event, check for damage	always
Setting	cut grass, weeds, remove debris	1 month

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