

DAVID COX MEMORIAL AWARD 2019

To Recognise and Encourage Excellence in the Restoration, Conservation, and Continued Use of Historic Buildings and Structures in Otago

The David Cox Memorial Award Fund was established in May 1984 by the Otago Regional Committee of the NZ Historic Places Trust to commemorate the work of the late David G Cox, consultant structural engineer to the Trust whose fine restoration of historic buildings in Otago was cut short by his untimely death in 1983. The Award is now administered by the Southern Heritage Trust following the reorganisation of the NZHPT as Heritage New Zealand and the disestablishment of its regional branch committees in July 2013.

The Memorial Fund was created by the donations of the Cox family, the Otago Branch of the Institution of Professional Engineers NZ, the Dunedin Rotary Club, individual members of the NZ Institute of Architects, the NZHPT itself and its associate members and some private individuals.

Nominations for the award should be made on the attached form and sent with supporting material to:

**The David Cox Memorial Award
Southern Heritage Trust
12 Royal Terrace
DUNEDIN 9016**

Closing date 15 February 2019

Purpose

The purpose of the Fund is to provide an award which will recognise and encourage the restoration and continued use of historic buildings in the Otago area. The Award is now administered by the Southern Heritage Trust, Dunedin, and is made to the owner and/or consultant who has in the Trust's opinion:

- Completed the most meritorious and careful restoration of an historic building, structure, or feature thereof in Otago, particularly where that restoration has involved structural work.

and/or

- Made the most effective, imaginative, and sympathetic re-use of an historic building in Otago.

and/or

- Used innovative materials and techniques in strengthening or conservation eg
 - earthquake strengthening
 - corrosion treatments
 - plaster restoration
 - timber preservation, etc.

General Information

Individuals or organisations may nominate buildings or structures for consideration, with work having been completed before 31 December 2018.

The main Award consists of a certificate and a plaque, which is awarded to the property owner.

The certificate will state the project name, property owner and architect and/or engineer. A certificate will also be awarded to the principal consultant(s).

Two other Merit awards can be awarded to appropriate projects at the judges see fit.

The following information should be provided where relevant:

- Plans, elevations, sections and details where they exist before the alteration.
- Plans, elevations, sections and details of the altered building.
- Brief statement of design objectives.
- Brief explanation of structural work undertaken, eg conservation, stabilisation and/or innovation.
- Approximate cost of completed project.
- Before and after photographs of the work.

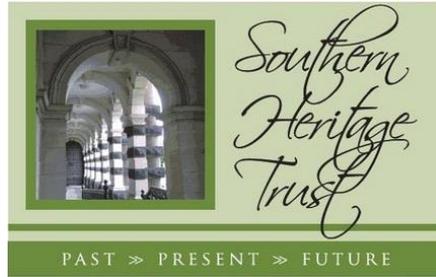
NB: Site visits may be required at the judges' discretion.

All entries will be acknowledged by letter of receipt from the Southern Heritage Trust Award Coordinator.

For more information contact:

Geoff Bellamy
SHT Award Coordinator
Email: geoffbellamy3@gmail.com
tel. 03 455 5763

The Southern Heritage Trust:
www.southernheritage.org.nz
info@southernheritage.org.nz



Nomination Form:
DAVID COX MEMORIAL AWARD
2019

Southern Heritage Trust, Dunedin

Name: **Name:** Quarantine Island/Kamau Taurua Community

Address: Otago Harbour

(Postal address PO Box 5478, Dunedin)

Phone: Island Keeper, Dries van den Broeck 478 0874

Secretary: Kristen Bracey 027 779 5481

Email: secretary.quarantineisland@gmail.com



Project Name: Restoration of the Married Quarters (1872)

Location: Quarantine Island/Kamau Taurua, Otago Harbour, a public recreation reserve and historic area

Property Owner: Quarantine Island/Kamau Taurua Community (Inc), a charity that co-manages the Island with the Dept. of Conservation. Formerly known as St Martin Island Community, we have leased the island since 1958. We own the buildings on the Island, but given the huge amount of community funding that has been donated to save and restore the Married Quarters, we consider ourselves kaitiaki.

Architect and/or Engineer: Guy Williams

This project has taken place over almost 20 years and there have been a number of engineers/conservation advisors and architects involved at different times. Guy Williams has been the primary one.

Signature:

Date:

The former Married Persons' Quarters was built as part of the Otago Quarantine Station, constructed on Quarantine Island/Kamau Taurua during 1872-3. Designed by William Clayton (Colonial Architect), the building originally had three wings in the shape of a 'T'. These housed quarantined, but well families and single women, with a shared kitchen and dining room. During the First World War it was used as a military hospital for soldiers being treated for infectious disease. The quarantine station was closed and the buildings sold to Bob Miller in 1924; he removed the first floor of the Married Person's Quarters to use it as a dance hall. This probably affected its structural integrity!

By the late 1990s only one of main buildings remained, the Married Quarters, and it was in very poor condition and on the point of collapse. In 1997 visitors from the Historic Places Trust and Peter Mason, suggested the building could be saved. The Married Quarters is the only two storeyed quarantine building on its original site, and an important part of both Otago and New Zealand's history, so despite the daunting task and lack of any funds of our own, the St Martin Island Community (SMIC) began this project. Our resident Keeper at the time, Kathy Morrison, was a major driving force throughout the project. Kathy already looked after the Island for SMIC as a volunteer; now she also became project manager, fundraiser, and labourer for the Married Quarters restoration.

In 1998, as John Gray wrote an initial Conservation Report and the Community began fundraising, stabilising the building suddenly became urgent. The Dunedin Heritage Fund provided emergency funding, enabling temporary cross-bracing using 12mm diameter steel rods to be designed and installed (Hadley and Robinson; Naylor Love). These weren't pretty, but it was a comparatively inexpensive and quick solution. Most of these steel cross cables remain in the Married Quarters, providing strength against wind shear, a major element on the Island. Oakley Gray and Peter Mason also prepared conservation reports, revisions and plans in 1999.

In the winter of 2000 there was a sudden further deterioration of the building when a corner coverboard sprang on the east wall, and the earlier bracing was unable to cope with a sagging roof and leaning walls. Lotteries provided emergency funding and Guy Williams designed an internal frame with eight telegraph posts connected by timber girt. With engineering help, the building shell was slowly pulled back up to vertical from its six degree lean, and attached to the new internal structure. This gave the exterior shell strength and effectively saved the building (Stage 1). With this internal structure in place, the severely damaged east wall was able to be safely removed and volunteer, Dave Collett, rebuilt this wall with Kathy as his labourer in 2002 (stage 2).

By 2008 sufficient funds had been raised to do stage 3, replacing roofing iron, soffits and guttering. Peter Stevenson did the structural engineering plans for the foundations and reviewed the wall framing repairs in 2009, with Guy Williams providing advice. Trenches were dug by volunteers and new piles and bottom plate for the perimeter walls were installed (stage 4). In 2010 work on the outer fabric of the building began. Unfortunately, the external cladding was in very poor condition and could not be salvaged as had been originally hoped. Guy Williams supervised this work, which was done by Naylor Love.

From the beginning of the project, the primary objective was to save the historic building, retaining as much as possible of the original fabric. There were some ambitious visions, including faithfully recreating the original building; creating a communal retreat building with accommodation and plumbing; and installing a mezzanine. As time went by,

Community members realised we needed to be pragmatic about what we could do, keeping building costs as low as possible as all funds had to be raised externally. We also needed



to avoid creating expensive compliance issues, for example egress in fire is simpler from a single storey, one cell building; a mezzanine or even rebuilding the washrooms would complicate this. Another key design goal was to have a space that could be used sympathetically by the wider community.

After celebrating the MQ being weathertight and structurally sound in late 2011, SMIC member, Kristen Bracey, began fundraising and seeking quotes for stage 5, the restoration, repair and rebuild of the subfloor and floor. Peter Stevenson provided the structural engineering reports for both the floor (funded by Lotteries) and modifications to the bracing (funded by Dunedin Heritage Fund) so that the central steel rods that criss-crossed the interior of the building could be removed, making the space more usable. Again, Guy Williams was integral to the project providing advice as our conservation architect. The bracing design involved running steel flitch beams up the sides of the telegraph posts in the centre of the north and south walls, and diagonal timber braces that complemented the shape of the roof trusses. This solution cost approximately \$30,000 so was achievable, and would also enable us to meet 100% of earthquake code.

By 2015 we had raised sufficient funds to embark on stage 5 and again volunteers transported most of the materials to the island. In May the old floor was lifted, supervised by DOC archaeologist Shar Briden, and rotten subfloor replaced by our builder, Paul Clements, with the help of Moana House. We were able to acquire tongue and groove flooring from a Greggs industrial building that had recently been demolished, well used and from the 1920s. They are in keeping with the old floor boards that were able to be reused. Artefacts found have now been placed in display cases behind the old doors. The new bracing was installed in early 2016.

In 2016-2018, further grants and gifts of expertise and labour, enabled us to keep chipping away at finishing work. We made further pragmatic decisions that reflected our limited resources, but which nevertheless look good, for example wide architraves that cover the large gaps around all of the windows. Other work included lining the east wall, simple LED lighting that shows off the original trusses, painting the new timbers, and installing the required fire warning system for a public building.

After discussion with the DCC Building inspectors and DCC Heritage Advisor, Dan Winwood, it was considered there was no 'change of use'; this would have triggered other

compliance issues that would have been extremely costly and difficult to meet. The Married Quarters was used as a hall from the 1920s, with popular dances taking place. In 2018, the DCC signed off that the building meets modern building standards for a small hall (<100), another significant milestone.

Stages 1-4 cost approximately \$300,000; and stage 5 (subfloor and floor) and modifications to the bracing approximately \$50,000. The QI/KT Community wrote funding applications and raised donations to cover all the skilled work and materials, while volunteers have put in thousands of hours. Lotteries Environment and Heritage, the Otago Community Trust, Perpetual Trustees Charitable Trust, Dunedin Heritage Fund, Alexander Mc Millan Trust, and Sargood Trust have been major financial contributors, but there have been many others giving generously in both cash and kind: Our former and current Keepers, especially Kathy Morrison, but also Graeme Furness, Francine Vella, Don Hunter, Phil Perrow and Dries van den Broeck; the Department of Conservation; Heritage NZ; Phil Ballard (Fire Engineer); Graeme Innes (electrician); Chubb; Thankyou Charitable Trust; Otago Peninsula Community Board; Chalmers Community Board; Dunedin Casino; Zena Bracey; Kristen Bracey & Chris Brown; Port Otago; Southern Clams; John McLachlan; Resenes; Bramwells; South Bar; and the Dunedin Zen group. Our builder/painter/project manager since 2015, Paul Clements, has been so resourceful and generous, enabling us to complete this ambitious project.

We are tremendously proud of our work to save and restore the Married Quarters building. If we had really known what a huge task it would be, we would probably have decided we weren't up to it! We have other projects which are important to us, such as ecological restoration on the island, which also takes the time and energy of our volunteers; and we operate on a shoestring budget. We are incredibly grateful to everybody who has helped with the Married Quarters project.

