

A3226

Alterations to building,
Cnr Arthur + Cuba Street
for Protestant Hall Ltd
Builder: E.A. King
6/8/1924.

^{A181}
WELLINGTON
CITY ARCHIVES

ABSOLUTELY
POSITIVELY
WELLINGTON
Tureke Peneke
Wellington City Council

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REG. No

Box 25

A.

No. 3226

Alterations to building in
One Arthur & Cuba Road, Street
for Protestant Hall Ltd

E. A. King Builder

6/8/24 192



BUILDING APPLICATION FORM.

945L
Sheet 58 July

WELLINGTON,

Date, July 10th 1924

To the City Engineer,
Wellington.

SIR,

I hereby apply for permission to Alter Building
in Corner Leuba & Arthur Street/ Section 2A
part of Town Acre 101 for Protestant Hall built
of Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £ 600

Yours faithfully,

E. King

Postal Address Kent Street
Carterton

(58)

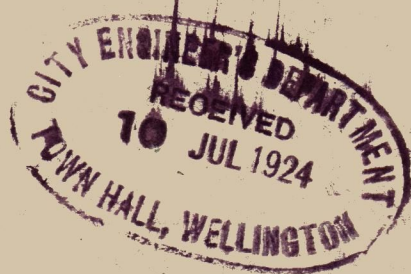
Return to the
C. C. C.

John

This envelope
inclosed of paper to be
made for resting
What is the room to be used for

RECEIVED
JAN 10 1880

S P E C I F I C A T I O N .



Two-
700-50
600-40

S P E C I F I C A T I O N

The work consists in making top floor of present building into a Social Hall with the necessary hat and cloak rooms and kitchen and other conveniences.

A new partition to be erected across building having entrance doors in same and partitions for other portions required, and also forming a floor between present floor and roof over the stair landing. The present stair to be taken out and replaced and refixed using a landing, and floor over the opening to match existing joists and lining and flooring.

Alter present cart way and convert into an entrance for Hall and entrance for goods, but smaller.

Cut out and trim for stair in new position refixing stair other than making new platform. Make good any lining required for hall when stair is removed.

The present lavatory to remain and partition, but if stair requires more room than the end of partition must be moved in and also doorway.

N E W W O R K .

Erect studs at 18" centres of 4 x 3 O.B.R. Pine in order to take 16" or 32". The studs at landing side to go up to the beam, then Jack 4 x 2 O.R.P. Pine stud from that up to top side of 4 purloin, and the studs over entrance doors and between lodger room and kitchen are to be put up to underside of roof. Joist to be let into brick wall 4", and by 4 anchor bolts let through brick wall, short joists for storerooms over the landing, the height from floor to ceiling being 9 ft. The beam to be 6 x 4 with 5 x 4 posts dressed clean O.B.R. Pine at each end of stair well, and secured in position by mortice and tenon. Across the whole part of landing and lavatories fix 8 x 2 O.B.R. Pine joists at 20" centres, with 2" x 2" herring bone

down centre and lay 6" x 1" T. & G. clean O.B.R. Pine double nailed, and line underside of joists with Carrara or Granlite Plaster sheet over joints and broken into squares with 3 x $\frac{1}{2}$ battens 2'6" centres or less dressed Heart Red Pine and well glass papered and also fixed around angles of wall and ceiling, but at the joints of each sheet nail between ceiling joists 3 x 1 to stiffen up same.

The brick walls of landing to be plastered as under that heading.

The kitchen to have walls and ceiling match lined with 6 x $\frac{3}{4}$ T. & G.V.J. dry Red Pine, closely dramped and double nailed and the height of this ceiling to be level with top of the beam, and to all angles nail $\frac{1}{4}$ round. Also form new lavatory with 4 x 2 studs and match lined walls and ceiling.

LODGE ROOM.

This ~~is~~ stuck out
~~The present roof purlins are to have the spaces between each to be filled with S.X. board, and a $\frac{7}{8}$ fillet nailed around each side and well tack the board with $\frac{3}{4}$ galvanized clouts.~~

To the underside of gutter boards trim to an even line with 3 x 2 and necessary batten on edge, and cover with 1" Red Pine, dressed heart.

The soffit and two faces of tie beams are to have dressed Red Pine $\frac{7}{8}$ " thick nailed to same and of full widths and breadths of beam, and form a 1 inch break in soffit.

Around the angles of walls and ceiling finish with 3 x $\frac{1}{2}$ heart Red Battens carried across front and back of lodge room.

Along the bottom and top row, nail horizontal battens 2 x 1, to take 10" Heart Red Pine skirting board and around junction of floor nail 3/4 round angle mould to same.

The whole of the windows to have 6 x 1 facings with splayed edges and 3 x 2 chamfered nosings, facings to be neatly mitred and cut to detail, at joints. The whole of the above to be out of clean dry hand-dressed and glass papered Heart Red Pine and neatly fixed in position.

DOOR FRAMES & DOORS.

The jambs and head of entrance doors from street to be of 6 x 3 and 6 x 4 transom moulded heart Totara dry and rebated for doors and fanlight, and firmly secured to brickwork and floor.

The step to be of concrete well floated off. The doors to be $1\frac{3}{4}$ finished thickness and panelled and bolection moulded, all morticed and tenoned, glued and wedged, and all of dry heart Totara well finished and centre stiles rebated and beaded together, and hang each half with 3 - 5" cast iron butt hinges and $1\frac{1}{2}$ screws, and lock value 25/- with Yale latch also, value 20/- and 2 bolts value 12/6, selected to approval.

The present heavy doors to cart dock will require to have one half removed to allow for entrance to stair.

At the division of stair and cartway, erect a 6 x 6 heart Totara secured to concrete at foot with 3/4 steel pin and at top to lintel also and back of partition to connect to it, then face around with 1" thick clean dressed heart Totara forming rebate for doors.

Make good the half door for entrance to bulk store and find and fix all locks and iron bar at back of door to run into iron clips each side of door.

Build partition against stair when in new position of 4 x 2 at 20" centres and fix dwangs of 4 x 2 between studs at 2 ft. centres and vertical line with 4 x 1 V.J.T. & G. on stair side and 6 x 3/4 do on cart side, all clean red pine dressed dry.

The stair to be closely and entirely separated from lower floor entrance. The underside of soffit of stair in cartway to be match lined also.

The present brick wall of new stair is to be plastered in cement.

The floor of entrance to be in 6" of concrete floated off at time of laying.

The doors to Lodgeroom to be 2" finished and each half 6 panel bolection molded. The stiles and heads to be 4 1/2" wide and bottom and lock rails 10" and intermediate rail 4 1/2", all morticed and tenoned and grooved for 3/4" panels glued and wedged, and 2 1/2" bolection moulding, rebated and beaded and hung with 3-5" polished bronze butt hinges and mortice lock value 30/-. The whole work well fitted to 6" x 2" rebated door jambs.

To kitchen hang 6'8" x 2'8" x 1 3/4" high panel door and 6" x 1 1/2" rebated jambs and lock value 7/6 and 2-3 1/2" cast iron butts and to the lavatory 6'6" x 2'4" x 1 1/2" similar and lock etc. 7/6. The whole of the above to be clean heart dry Red Pine well finished.

ARCHITRAVES.

To Lodge Room form same out of 6" x 1" facings Heart Red Pine, mitred at angles, and to outside of same finish with 6" x 1" facing and heads and splayed edges. All other doors to have 5" x 1" splayed facings, the whole of these heart Red Pine well papered up.

From off landing form opening and build plain stair to storeroom of 9" x 1 1/2" strings and 8" x 1 1/2" treads

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and line under treads but no risers. The spandrail on landing to be turned into a cupboard, matchlined and door to be of vertical T. & G. hung on 3" butts and lock 7/6 and facings around same of 5" x 1" splayed heart Red Pine.

The whole of cupboard will be match lined as other walls.

Form ledge door at top of stairs and hung as cupboard door and lock.

Make and fix skylight in roof with Helliwell bars size 4' x 3' all made watertight and flashed with 4 lb. lead and glazed with rough plate wired glass.

PANEL SLIDES:

In wall to Kitchen make and form two sliding $1\frac{1}{2}$ " panel doors in frame and with cords weights and fasteners to match oak panels and faced around both sides.

NEW SASH.

Make and fix and cut for same in brick wall a 3" mullion frame and sills and casement sashes with casements hung on 2 - $3\frac{1}{2}$ " cast iron butts and stays value 7/6 each and sashes glazed with obscure glass.

GROUND.

Fix 5/8 ground to all walls of Lodge room and landing for Keen's cement plasterer and to facings of doors.

SINK TOPS.

To be on 3 x 2 dressed frame and 6 x 1 T. & G. O.B.R. Pine matchlining.

Build cupboard with ledge door hung and lock 5/- and shelves full depth, 15" apart.

Supple Build shelf on angle in kitchen as shown, and ~~cover Shelf~~ and suit Top with also of Terrano.

Find and fix five dozen hat and coat hooks fixed where directed, and value 6d each. Face up around opening into Ladies' Cloak room.

PRESENT FLOOR.

Repair same~~s~~ where required and well scrub floor then clean off same with sandpaper punching all nails.

PLASTERER.

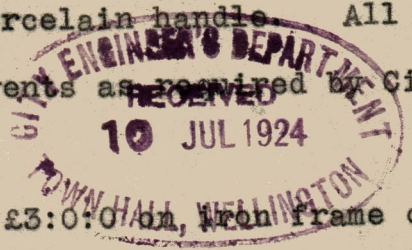
Around all brick walls of Lodge Room above panelling and brick gable inside, and to the whole of the brick walls upon landing, and down wall of stair to Main entrance, lay first coat of plaster composed of three parts clean washed sand and mixed in a Banker. To the Studded partitions of Lodge room to 4 purloin and landing nail best Oregon dry lathe 1/4" apart with galvanized 1" nails, then cover with first coat of 1 of clean washed sand and 1 of Fibrous plaster, and finished off in with 1 Keen's cement plaster to a thickness of 5/8. The whole to be well steel trowelled and left smooth and greyish colour, and all angles finished sharp and plumb.

No plasterers' work to kitchen or lavatories or small stair at top.

PLUMBER.

Connect with sewer drain laid to section the necessary g.e. pipes or bends, then connect 4" cast iron soil pipes and 6 lb. lead bends to W.C. and fit up a white porcelain pedestal with polished seat and flap hinged, and a 3 gallon cast iron silent running flushing cistern with brass chain and porcelain handle. All to be complete with flush pipes, vents as required by City By-laws.

Also fix basin value £3:0:0 on iron frame complete with all wastes and traps of 5 lb. lead and 2" wrought iron galvanised waste pipes to gully.



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Connect City water supply to same and finish with all pipes stop valves and nickel plated 1/2" taps to basin 3/- and sink £2:10/- and one point for heating water all complete.

Floor of W.C. to be laid with 6 lb. lead up walls 3" and outlet grating of brass and lead waste to outer wall.

Six skylights as in Carpenters work.

Plumber to supply all goods selected and all labour and material for a complete finish.

PAINTER ETC.

To the main entrance on ground floor give to all woodwork 1 coat Red and White lead priming, then stop with best putty and finish with 2 coats genuine linseed oil and white lead with necessary driers ground in oils.

The Main door and cart way door and frames to both to be finished in bronze green 3 coats work and stopping.

To the woodwork inside main entrance including ceiling, finish in 3 coat work and stopping.

To the whole of woodwork of landing as doors, skirtings, facings, battens on ceiling, finish in three coat work and stopping of 1 coat Linseed oil, 1 of spirit varnish, 1 flattens, and all work rubbed down with fine glass paper as required.

To the whole of Lodge room roof timbers, roof principals, ties etc. down to wall level, to have 2 coats dark stain flatted Granlite or Carrah one coat white Hydrated lime distemper, the Battens around same to be stained dark before fixing and stop nail holes and beams in dark putty.

The panelling, skirtings, facings, brackets, doors and all other woodwork below tie beams to have Two coat work and stopping also, and finish in flattens varnish.

CARPENTER.

Ceiling of Lodge Room to be neatly pannelled to Top of fourth purlin to be covered with approved fibrous plaster sheet -

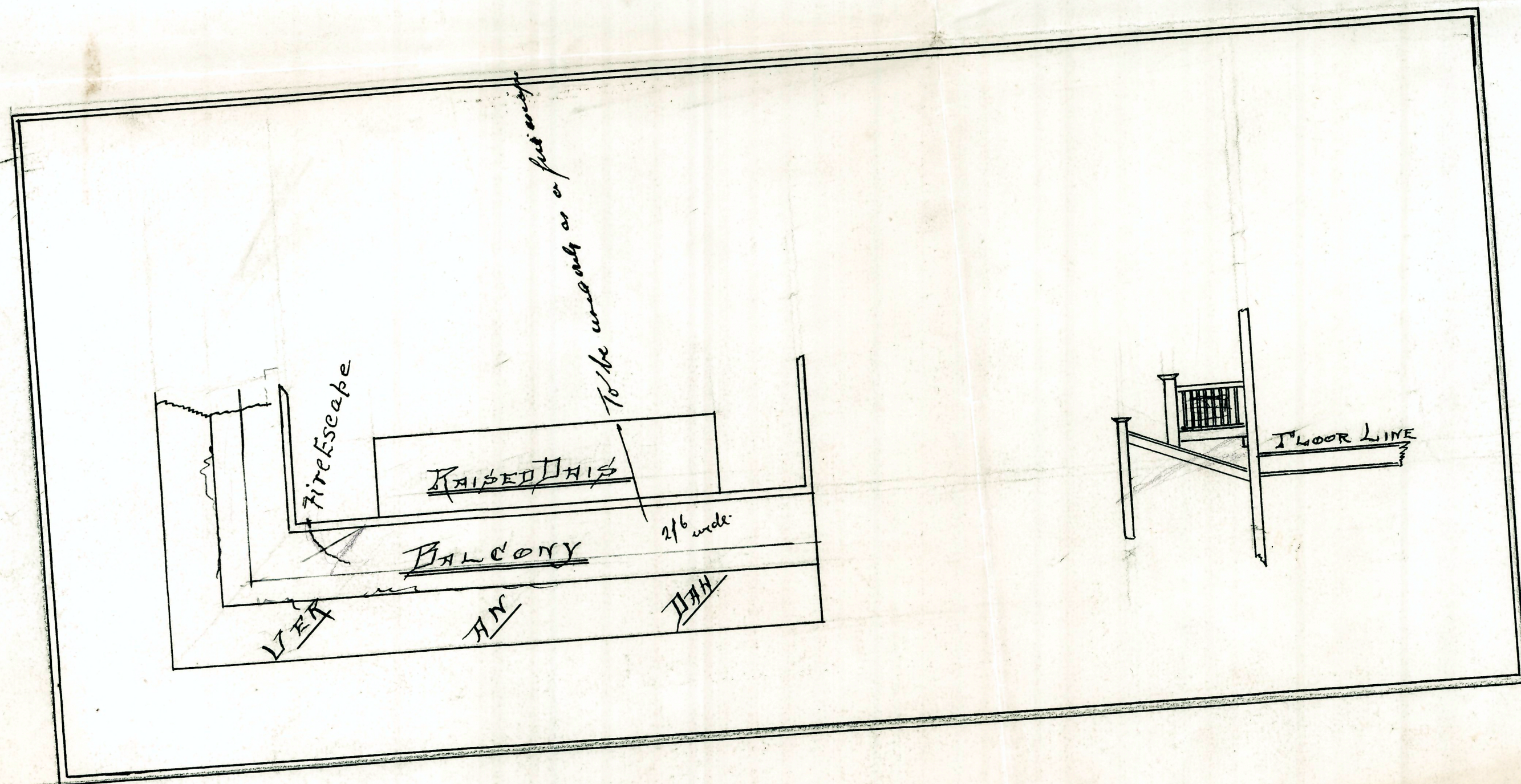
fix on joint of sheets 3 x 1/2 O.B.R. Pine Dressed Batten the Flat portion ceiling in Lodge room from the top of four purlins from both sides of roof. Fix dressed 4 x 2 ~~aka~~ clean O.B.R.Pine spaced not more than 20" centre to centre to form beam ceiling on top of joists place fibrous plaster sheet the panels to be spaced to a uniform size where joints of plaster sheet butt form Mock beam out of 4 x 1 and 4 x 2 Timbers

Thus

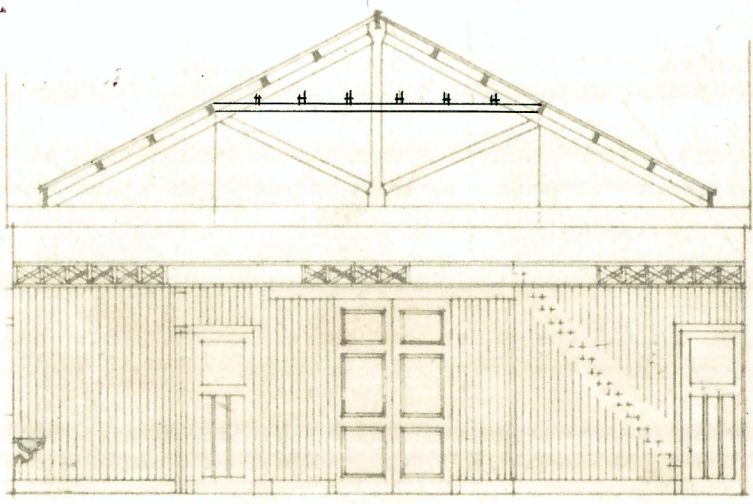
All clean O.B.R.Pine 3 x 1
Dressed and Dry

All Timbers
where oiled or
stained to be
treated so
before
Plaster sheet
is fixed.

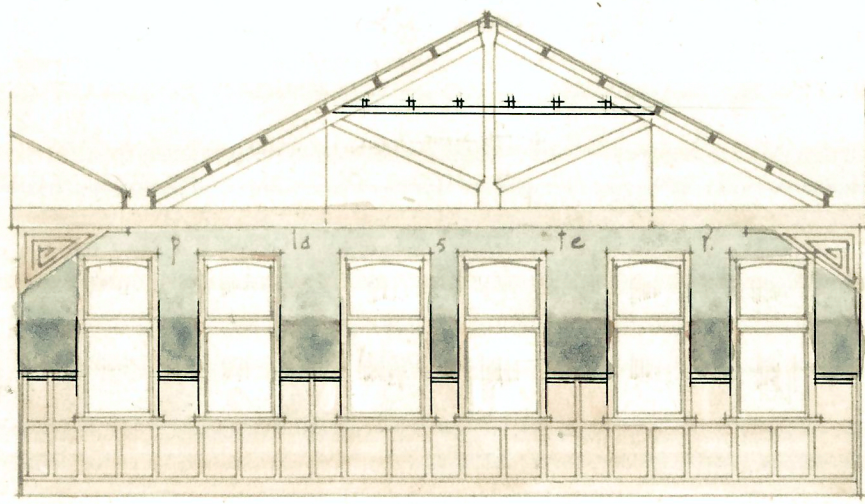
Builder to submit alternate price for plaster from ceiling height to floor and 12 x 1/2 O.R.P.Pine Pannelling with all necessary straps and caps to approval. All Timbers to be Hand-dressed and papered before being fixed.



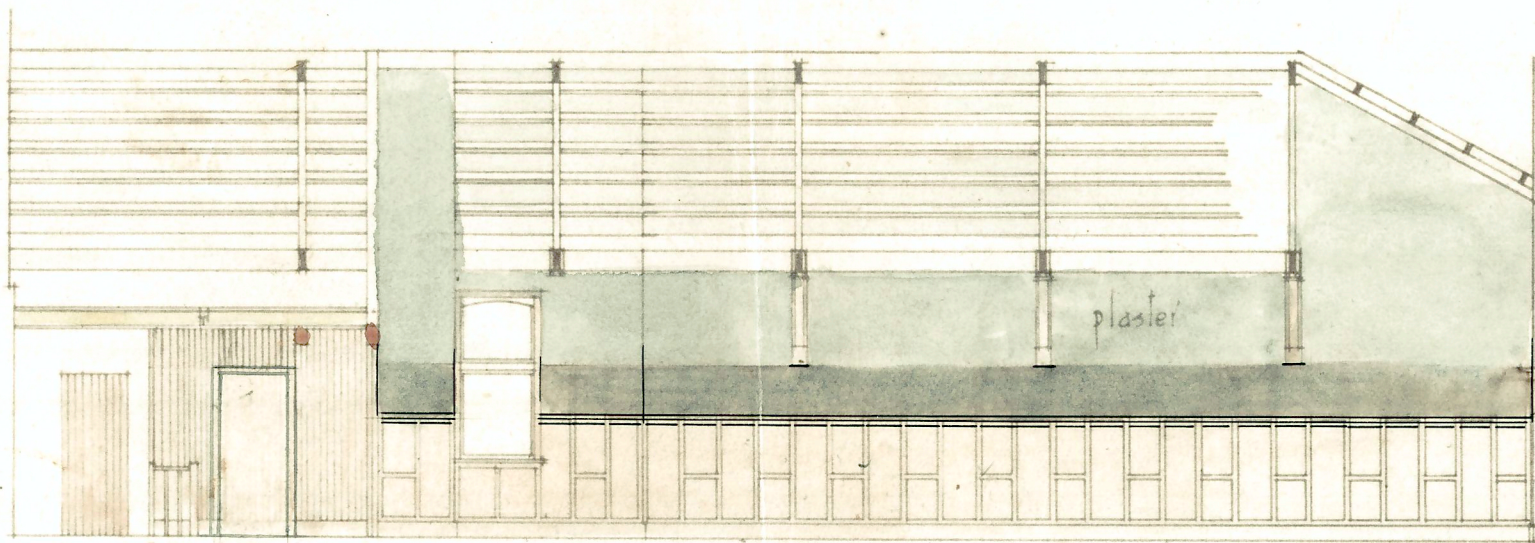
ALTERATIONS TO BUILDING, C² ARTHUR & CUBA STS. FOR THE PROTESTANT HALL COMPANY LTD.



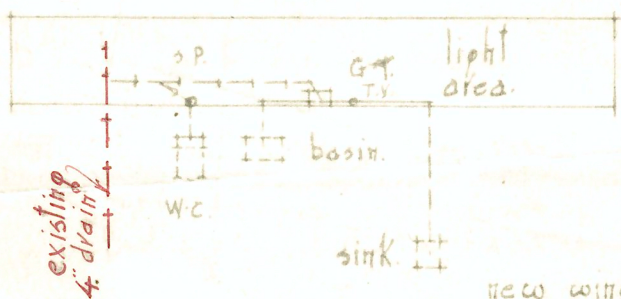
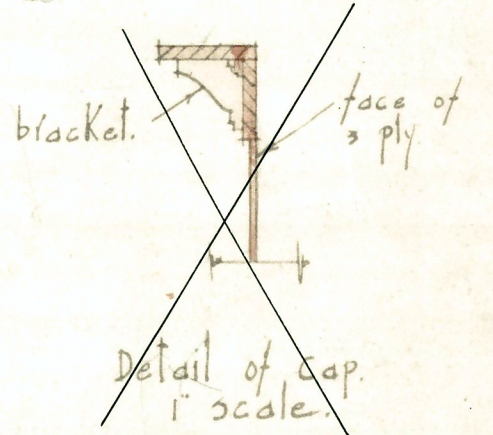
SECTION E-F.



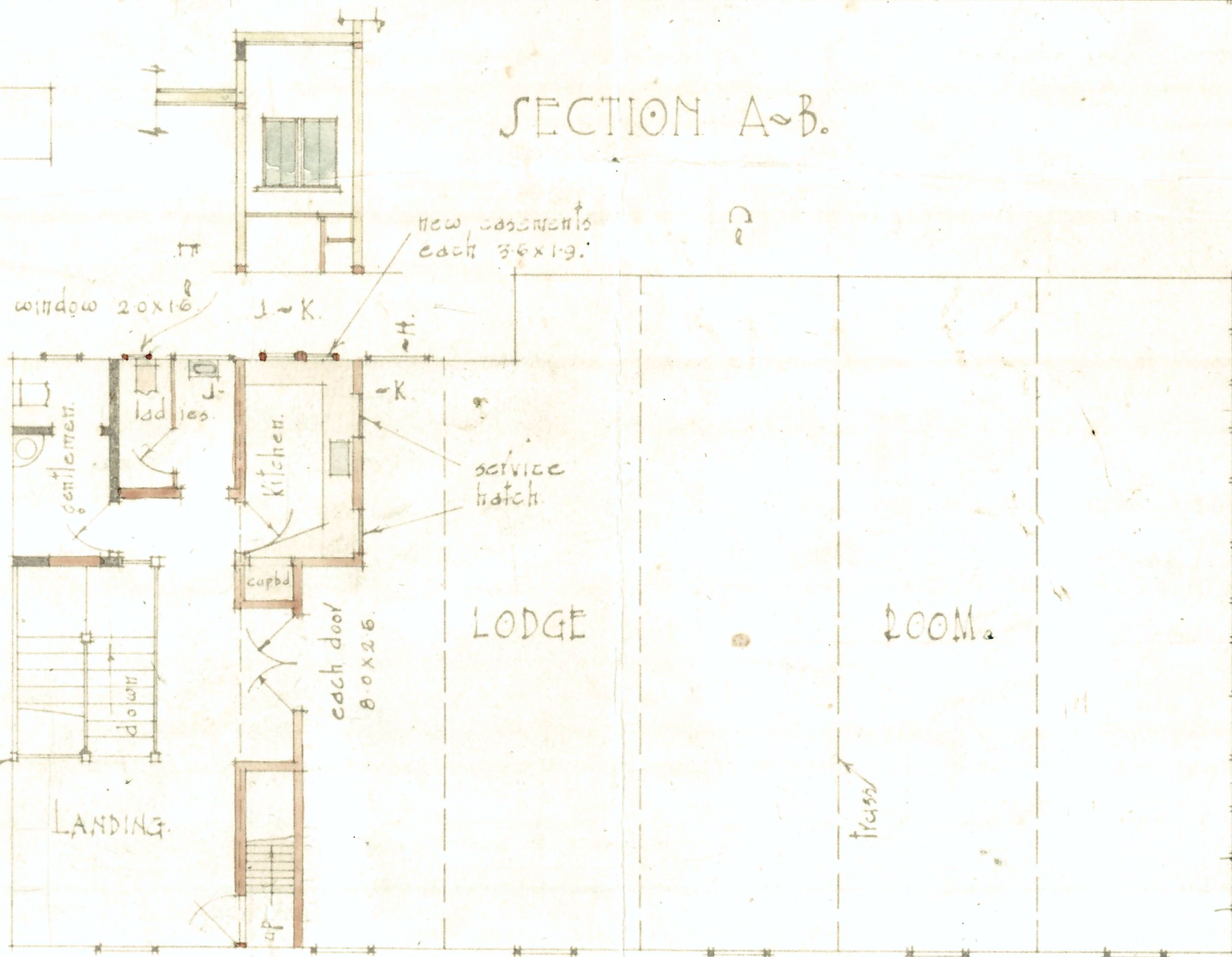
SECTION C-D.



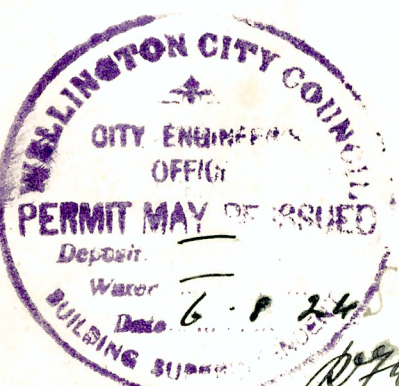
SECTION A-B.



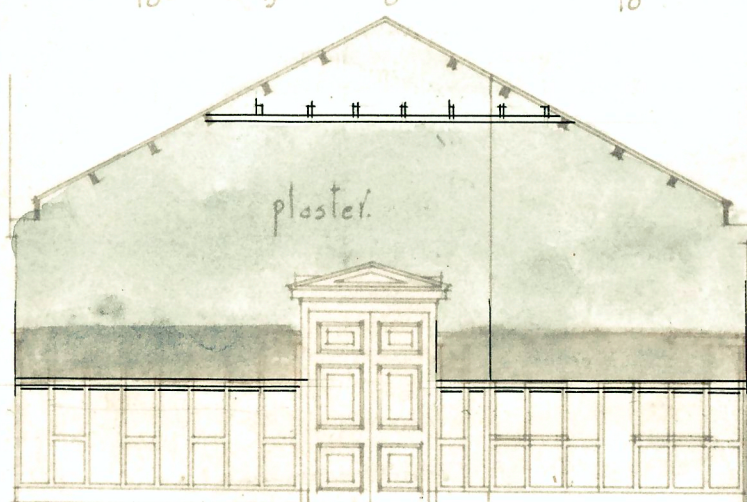
PLAN OF DRAINAGE
1/8" SCALE.



Scale of 10 5 0 10 20 30 feet.



STREET ENTRANCE
TO STAIRS



SECTION G-H.

Arthur H. Jones
Registered Architect.
262 Lambton Quay
Wellington May 1924.

7/3226

Protestant
Hall way