

2015

REPORT TO INTO



## 1.1 INTRODUCTION

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The National Trust of Fiji (NTF) was the recipient of the INTO Small Grants Program Grant of USD 1,360 from November 2013 – November 2014 to assist the NTF introduce a built heritage program for the organization. A Built Heritage Advisor, Mr. Bart van Aller, of the Netherlands, was identified through the INTO Volunteer Program, and placed at the NTF for a period of one year (Sept 2013 – Nov 2014).

## 1.2 PROJECT PURPOSE

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The built heritage project was structured around 3 key areas:

- A. To develop the Suva City Built Heritage Trail : building on the unique cultural heritage of Fiji's cities and towns; promote the heritage of Fiji's cities and towns; and educate members of the Fiji public on the significance of Fiji's built heritage to ensure its future conservation and continued relevance to the community.

Suva City has a rich heritage of Colonial Buildings, smaller vernacular buildings and landmarks together with associated structures and places which represent different periods of our country's rich heritage. These buildings and places form the physical evidence of a part of our cultural identity.

- B. To conduct community oral research into the Grand Pacific Hotel (GPH) will re-open in 2014 to coincide with the centenary year of its opening in 1914. The GPH was built by The Union Steamship Company in 1914 to serve the needs of passengers on its transpacific routes with rooms designed to resemble first-class staterooms, complete with saltwater bathrooms and plumbing fixtures identical to those on an ocean liner. The GPH is today listed as a Heritage Building of National Significance.
- C. Providing advisory capacity on the implementation of the building code for heritage buildings in town of Levuka, Fiji. The historical inception of Levuka Town on the UNESCO World Heritage List on 22 June 2013 as a historical town bodes well for the future enhancement of historical buildings and structures in the country and their recognition as wonderful resources for cultural heritage tourism, diversifying attractions in the cities and towns, income generating opportunity and generating a sense of pride and ownership amongst communities.

### 1.3 ACTIVITIES

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- a. To develop the Suva Built Heritage Trail, train staff and oversee its implementation in association with all key and relevant stakeholders.
- b. To assist with the community oral research, general Public Relations and facilitation of key stakeholders with respect to the re-opening of the Grand Pacific Hotel in 2014.
- c. To provide advice and capacity-building to the National Trust of Fiji, Department of National Culture and Heritage and the Levuka Town Council during the implementation of the priority management activities for the town as a World Heritage site.
- d. To review the Fiji Government's proposal for the restoration of the Government Colonial properties.

### 1.4 OUTPUT OF SUPPORT PROVIDED TO PROPERTY OWNERS IN THE WH TOWN OF LEVUKA

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Whilst the Built Heritage Officer was able to work within all activities above, a large percent of his time was spent on providing support to the Levuka World Heritage Project.

This report outlines work undertaken by the National Trust of Fiji Built Heritage Advisor, Bart van Aller in Levuka. The status of buildings in the town, vary from very good to very poor. Some buildings are occupied and maintenance on-going whilst others are neglected. A survey of the status and condition of 196 heritage buildings in the town by Bart was undertaken in 2014. The results of the survey were mapped as an overlay onto a cadastral map of the town (Annex I and II).

The survey indicated that approximately 50% the buildings are in a state of generally satisfactory maintenance. Approximately 23% of the buildings require maintenance and 23% are in poor condition, requiring urgent remedial action. 4% of buildings have disappeared.

The major physical causes of structures in poor condition have been identified as concrete degradation, dry and wet rot, and corrosion of tin roofing. The humid tropical climate of Levuka, and its close proximity to the sea are additional causes.

In the past, characteristics of buildings have been lost due to careless demolition or improper adaptations. Therefore, in addition to the Health Status survey, Bart worked closely with the Levuka Town Council in visiting building owners, conducting meetings and research, and in the follow up and monitoring of progress of works being carried out.

Key issues faced:

- Awareness – there is a need for more awareness on the value, structure and materials used in current buildings. A lack of understanding on the structure and materials of the buildings leads to poor decision making on the use of appropriate materials for maintenance. Oregon is a hardy, long-lasting timber that should be carefully preserved.
- Pride – perhaps a pride campaign in the town will reinvigorate public participation, support and enthusiasm in its values.
- There needs to be an agreed approach for prioritization of critical buildings for restoration.
- One on one approach with home owners generated positive responses – they were more involved in the process, their opinions sought, thus leading to more ownership. Home owners were better able to develop a maintenance plan for short and long term.

- Authorities need a planned approach to building maintenance. E.g. Annual Heritage Watch – small grant can be provided to maintain this.
- Funding – providing financial support and incentives to home owners is critical e.g. grants, revolving funding, tax incentives or benefits
- Lobby with government for incentives – improved economy, benefits from government incentives should reach Levuka and Ovalau so people see spin off benefits for WH Listing
- Link entrepreneurs and investors to Levuka and Ovalau
- Heritage Tourism and maintenance support each other
- The need for appropriate materials – lack of Oregon timber available locally, or suitable replacement timber of the same tongue and groove. Original supply of materials needed.
- A storage area and workshop is needed: store and recycle materials from old buildings in Fiji which are being demolished – e.g. timber, glass, windows, doors, etc.
- The need for appropriate carpentry skills – a workshop should be established for training of tradesmen and production of appropriate materials for buildings – link to forestry & CATD and other vocational training schools.
- Each restoration should be published and publicized to generate awareness and build a knowledge centre. Can also be a tourist interest or can provide information for tourism brochures or books.
- Marketing for Levuka restoration – interesting information for tourists but also generate local pride.

## Thimmah Reddy Building

Corner of Bentley's Lane and Totoga Lane

**LNP 042**

On this building unauthorized work has been carried out. The original Oregon pine lining on the left side of the building has been replaced with cement boards. On April 9<sup>th</sup> 2014 a Stop Work Order has been given by the Levuka Town Council. The building had to be brought back in the original condition. New original Oregon pine lining or replacement wood has to be ordered for that.

A Colour research has been done on the existing original lining at the front of the building and on the double front door panels and stiles. The right front door has a broken lock stile and can be restored. On July the 3<sup>rd</sup> 2014 work on the building has been carried out. On the 27<sup>th</sup> July

The old front doors regrettably were replaced by the owner. One of the old doors has been used as firewood.



5.12.2013

Before repair works



18.05.2014 After repair works



3-7-2014. Extra cement board has been added.



27-7-2014 Old front doors have been replaced



Old Front doors



New front doors



New front door after painting

**Color research Exterior front façade:**



Front of the building with sampling site on the vertical wall lining.

	1. white (primer)
	2. Light blue
	3. Dark blue
	4. Light cream
	5. Yellow /Cream
	6. Dark Cream/ light brown
	7. Dark Cream/ light brown
	8. Bare Wood

Sample result

**Original double two panel front doors with diagonal panels**



Left door with sampling sites on the panel



Right door with location of broken lock stile

	1. off white
	2. white (primer)
	3. yellow /cream
	4. cream
	5. dark cream
	6. Bare wood

Sample result

**The Preferred Choice colour scheme:**

Exterior walls: *DULUX sideshow WA 158*

Double front doors diagonal panels *DULUX Wheat W C16* and the Stiles *Mission brown \* P-M*

Window frames and vent grill front building *DULUX Lime white W*

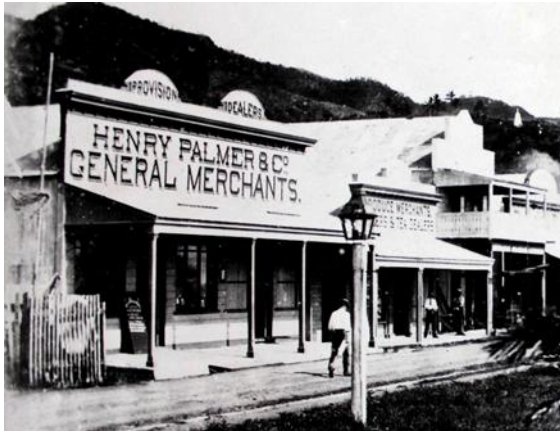
Plinth: *DULUX Monument Gray*



## Kishore Investments LTD

Beach Street

LNP 036



The building in its original shape around 1920



The building in 1956. The left top of the façade has been shortened

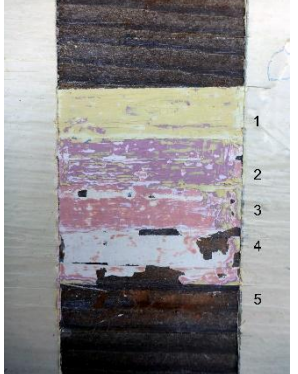


The building around 1975.



The building in 2014

The present Kishore Supermarket has been converted many times and incorporates a smaller shop. On the 2<sup>nd</sup> may 1985 the shop was badly damaged by a flood. Presumably the front has been renewed after this because the color research only revealed a few layers. Heritage colour advice has been given. The unused old phone booth will be removed from the building.

	1. cream
	2. purple
	3. pink
	4. white (primer)
	5. bare wood

Sample result

**The preferred choice colour scheme:**

Exterior walls: *DULUX Regency White W*

Double front doors diagonal panels *DULUX Wheat W C16* and the Stiles *Mission brown \* P-M*

Window frames and Doors *DULUX Lime white W*

Plinth: *DULUX Monument Gray*

## Evan Bread Shop

Beach Street

LNP 046



Former Emily Cafe in 2001



Colour scheme in 2011



Present Colour scheme

A couple of years ago the buildings color scheme has been improved.

The owner is planning a repaint the façade of the shop. No colour research has been done on the façade. The new colour scheme will slightly different in tone. The signage will remain the same.

### **The Preferred Choice colour scheme:**

Exterior walls: *DULUX Pale Stone*

Window and Door frames *DULUX Ivy Green*

Small plinth: *DULUX Monument Gray*

## Prem Singh (Sea Site restaurant)

Beach Street

Not Listed



The owner is planning a repaint the façade of the shop. The building is not in the register. No colour research has been done on the façade.

### History of the Sea site building

The building dates from the period between c.1930 - c.1950. It was built by Young Yet on vacant land. It has been sold to Prem Singh in 2006.



The Preferred Choice colour scheme Sea Site Restaurant:

Exterior walls façade: DULUX Lime white

Window and Door frames: DULUX Lady in red TR\*CP

Doors: DULUX Lime white and the DULUX Lady in red TR\*CP

Roof veranda: DULUX Headland FB

Plinth: DULUX Mauve Gray

Posts veranda: DULUX Lime white

Present situation



## Young Yet (Prem Singh) (DVD store)

Beach Street

LNP 041

### History of the Young Yet building

The Young Yet building dates from around 1890-1900 and is most likely built by the Chinese General Merchant *Nam Sing* to replace an older building. Possibly the old building was wrecked during the hurricane that struck Levuka in 1895 and 1904. *Nam Sing* went back to China in 1930 and sold the building to *Young Yet* who was recruited by *Sing* from Canton to work in Levuka. *Young Yet* run a grocery store in this building till 2006. The originally open veranda is later enclosed for extra room and also the façade and the four timber veranda post were replaced with five concrete ones.

The present owner is *Prem Singh* who runs a DVD shop and a small restaurant 'Sea Site restaurant' in the adjacent building.

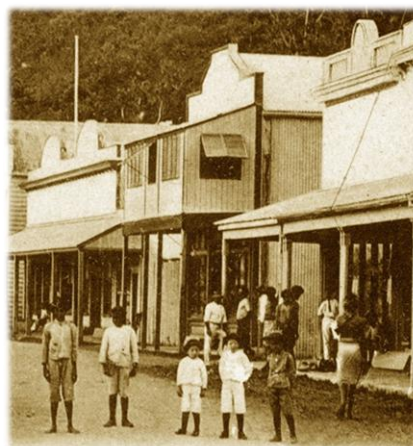


Picture showing the Nam Sing building (Middle) around 1894

Young Yet (Left) and his business partner C. Leung Harrison, c.1930



Picture showing the open veranda c.1894



Picture showing the closed veranda c.1905



Picture Young Yet in 1949



Picture c. 2000



Picture c. 2007



Situation on 23<sup>rd</sup> June 2014



Situation 5-12-2013



Situation 5-7-2014



Situation 7-7-2014



Situation 27-7-2014

The building is currently undergoing approved repairs on the veranda and the building will be repainted in Heritage Colours. The owner followed the advice to sand the wooden façade down to the bare wood. The disturbing boards have been taken off the shutters to reveal the original linings. The removed wide board just above the posts can't be ordered in the original width anymore. Therefore two boards will be connected to look like one. The owner had added a fantasy fascia board on the front and also on the sides of the veranda. These will be changed again. The shutter on the left side seems to be closed permanently but this should be in a functional working condition. The owner has received the following Heritage Colour Scheme.

The original posts of the former open veranda can still be seen and will be highlighted in dark green.



Work in the veranda



Fantasy Fascia board



Permanently closed shutter?

**The Preferred Choice colour scheme Young Yet Building:**

Exterior walls: *DULUX Regency White W*

Window and Door frames: *DULUX Lady in red TR\*CP*

Doors: *DULUX Lime white and the DULUX Lady in red TR\*CP*

Roof veranda: *DULUX Headland FB*

Plinth: *DULUX Mauve Gray*

Posts veranda: *DULUX Wheat WC 16*

Wide board above posts and the edge on top façade: *DULUX Brunswick Green*



Mockup of the recommended Heritage Colours



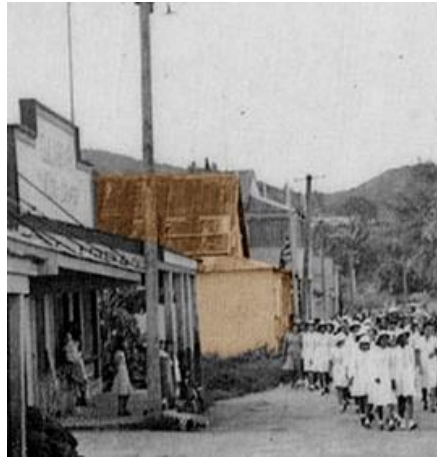
## R.K Singh Store

Beach Street

LNP 032

### History

The R.K.Singh store has been built between 1947-1960. The present owner is willing to repaint the building in Heritage colours.



Previous building on the RK Singh Site (highlighted) c. 1910

Previous building on the RK Singh Site (middle) in 1947



R.K Singh building c.1980



R.K Singh building c. 1985



R.K Singh building c. 1990

The following recommendation is based on a color trial done earlier in November 2013



Reddish brown
White
Off white
Brownish
Purple
Blue/Green
Mintgreen
Yellow (cream)
Dark green
Bare wood

**The Preferred Choice colour scheme:**

Exterior walls: *DULUX Regency White W*

Window and Door frames *DULUX Lime white W*

Plinth: *DULUX Monument Gray*

Roof veranda: *DULUX Mexican retreat T*



R.K. Singh building present situation



Mockup of the recommended original Heritage Colours based on research

## Lomaiviti Provincial Complex

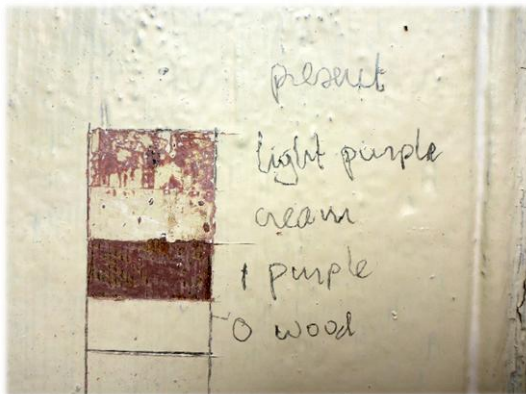
Henning Street (corner) of Totoga lane

**LNP 058**

### History

No historical research has been done.

The Heritage Officer (Heritage Department) is going to be based in the former Lomaiviti Provincial Council complex. The building is undergoing a general renovation. Colour research has been done on the exterior.



Light purple
Cream
purple
Bare Wood

### Sample result

The oldest colour is a dark purple followed by a cream and light purple. The present colour is a cream. It is likely that the wood has been thoroughly sanded down somewhere in the past. The earliest colour scheme of the exterior walls could therefore not be revealed. The recommended colours are based on old pictures. The Heritage Department has remade the two wooden fences in the front of the building.

### Paint advice

The present color scheme shows creams on the exterior walls and brown on the window frames.

A recent (2010) photograph shows a combination of cream exterior walls and white frames.

**The Preferred Choice colour scheme:**

Exterior walls: *DULUX Regency White*

Window frames and vent grill front building *DULUX Lime white*

Plinth: *DULUX Monument Gray*

Remake old front doors: further define colours after realisation of the proposed old design.



The Lomaiviti Provincial complex c. 1995  
doors c. 1995

Detail old



Wooden fence c. 2001

The Lomaiviti Provincial complex c. 2005

**Further recommendations:**

- Advised is to sand down the wood carefully to the bare wood and lay bare the linings profiles.

- It is recommended if available to use the same zinc gutters and downpipes as the surrounding buildings.



Zinc gutter

- The top of the front façade shows the remains of a flag post. It is recommended to bring this back. The Ovalau club still has a bigger example on its façade.

**Situation may 2014**



## Whale's Tale Restaurant

Beach Street

LNP 037

### History

The Building Heritage Register mentions that the building might date from the 1850s based on the use of imported softwood 12" lining boards. But the boards more likely the boards have been recycled. Old pictures from the 1900s show the signage:

*Produce Merchants*

*Grocers & Tea Dealers*

The building has been owned by the Vagh family. Raman Vagh was a tailor for about 40 years.

It was for some time the Levuka Timber and Hardware Merchants store. The shop is now a restaurant.



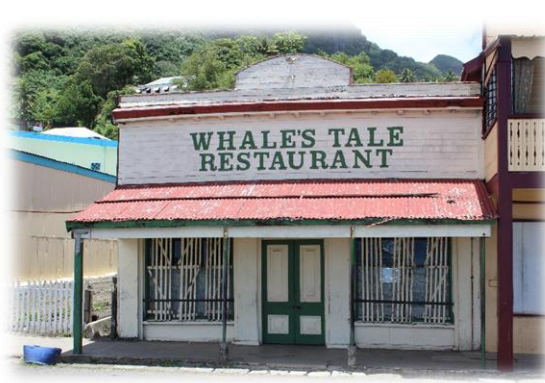
The building c. 1894



The building c. 1900



Whale's Tale in 2007



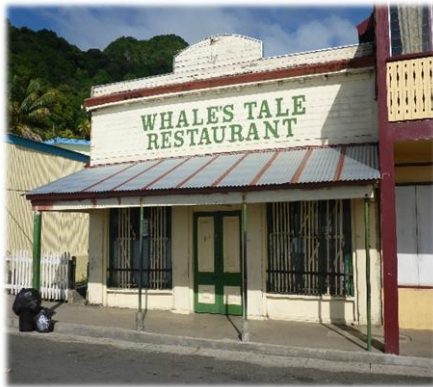
Whale's Tale 27-10-2013



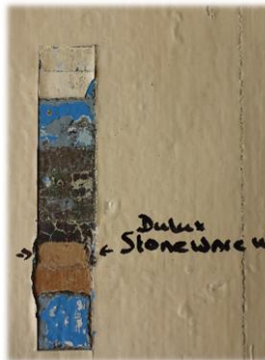
Back of Whale's Tale



Renovation Veranda October 2014



New corrugated iron roof on the veranda 28-05-20



Sample result front doors panel



Sample result edge raised panel.

Color research has only been done on the double two panel front doors. The layers of paint were very difficult to determine (upper layers of paint are mixed) but the oldest colour found on the raised panel is a dark cream. The stiles presumably were dark green.

**The Preferred Choice colour scheme:**

Exterior walls: *Dulux Snowy Mountains PN2B2*

Window and Door frames: *Dulux Brunswick Green \*P-M*

Plinth: *Dulux Snowy Mountains PN2B2*

Roof veranda: *Dulux Windspray Gray*

Posts: *Dulux Beaten Track P15E3*

## Walter Stevens Place

Levuka Market road

LNP 079



The Owner of the building has asked for a heritage colour scheme for his house. A quick scan revealed a cream on the wall lining and off white on the window frames. The following recommendation has been given.

### **The Preferred Choice colour scheme:**

Exterior walls: *DULUX Domain W C6*

Window and Door frames: *DULUX Lime white W*

Porch: *DULUX Lime white W*



## Vallabh & Sons

Beach Street

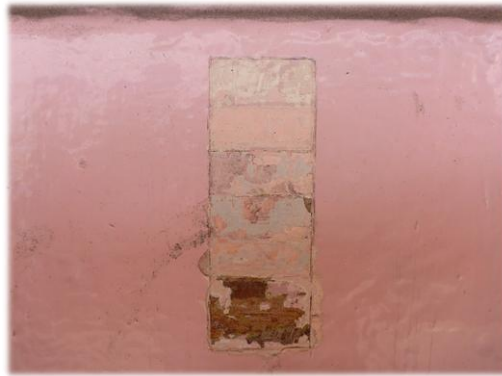
### LNP 035

The owner of the building Mr. Vallabh has agreed to do a color research for a heritage colour scheme for his house. The trial revealed that the exterior has been sanded down in the past.

A range of pink tones have been found. A new Heritage colour scheme will be recommended when the owner plans a renovation.



The Vallabh & Sons building



Sample result

## Choy Wong Building

Beach Street

LNP 039

The building is owned by two members of the Wong Family. Len and Gary Wong. The building consist of three stores. The building is most likely built in the late 19<sup>th</sup> century. The building has been used as a Bentley & Co store around 1900. The building is in an almost authentic state.



The building used by Bentley & Co c.1894



The stores in c 1980.

Owner of the left two stores, Gary Wong who came over from the USA has plans to renovate the building together with his father Len Wong. Mr Wong had worries about the bad state of the construction of the building. Agreed is that the NTF will be involved in the plan-making. Suggested bring back one example of an original signage namely "**R. Bentley & Co**".



The building in May 2014

## Assembly of God Church

Beach Street

LNP 11



The AOG Church c. 2010



The AOG Church in 2014

Together with Pastor Saimoni Naivalu of the AOG church a new colour scheme has been discussed.

The church wants to repaint the church in the near future.

The Preferred Choice colour scheme:

Exterior walls: *DULUX Regency White*

Window and Door frames: *DULUX Lime white*

Fascia boards: *DULUX Lime white*

## Patterson Bulk Store/ Burns Philp Copra Shed

Henning Street

### LNP 057

Recently tenant Mr. Zane Yashida of the stores has refurbished the stores to make them suitable for the new Taki Mai Company. The sliding doors have been replaced by normal doors and the façade has been patched up and painted bright white. For the façade no planning permission was given.

Historically this is not correct. The façade has never been painted and was most likely be of the same tinted cement of which traces still can be found on the left and right side of the building.

The Heritage Study Volume one 1994 by HJM Consultants PTY LTD mentions in paragraph 9.5 Paint colours: *'It should be noted that some buildings were never meant to painted. These might be 'face' brick or cement rendered buildings such as the masonic lodge, the stores in Henning Street and the church of the sacred heart'.*



The stores still unpainted c. 2010



The west side of the stores c.2010.

A meeting was held with the owner Mr. George Patterson who would reconsider to replaster the stores. Recommended is to replaster the façade with preferably non-hydraulic lime plaster to enhance architectural quality.

The recommended heritage colors for the new door frames are:

- Dulux *Lime White* for the frames
- Brunswick *Green/Limewhite* combination for the doors.

At the moment however it seems to no real priority for the owner nor the Taki Mai Company.



The stores during the refurbishment in 2014



The stores in July 2014 after half painted bright white.

## Paterson Brothers Office

Beach Street

LNP 048



The Levuka Butchery c. 1940



The Patterson office in the 90s.

During the meeting with Mr. George Patterson a request was made to bring back the round wooden louvered gable vent in the façade of the building. During the last renovation of the façade the gable vent has disappeared. Mr Patterson agreed to consider this request.



The Paterson office in 2014

## Sacred Heart Catholic Church

Beach Street

**LNP 047**

**Sacred Heart Presbytery**

Beach Street

**LNP 048**

**Bakery**

Beach Street

**LNP050**

Meeting with Father Mr. Emeri Raturoko. The Church has to head towards a proper restoration plan for the Church, adjacent presbytery and the bakery. Contact has been laid with LHM Architects Suva. No action has been taken yet by the Roman Catholic Mission.



The sacred heart church 2014



Damaged pinnacle due to corroded rebar.



## Simon Levy Grave dated 1871

Not Registered

Behind the Methodist Church in Kalaba

In 1871 the relatives of Mr. Simon Levy who died at the early age of 22 years on the 6<sup>th</sup> of May that year erected a grave monument. This endangered monument is fenced off with a decorated cast iron fence. One side of this fence is missing. The column cap with chiseled edges lays upside down next to the column. After several landslides in the recent past the significant grave, and presumably also the human remains, are now moving towards the edge of the sheer drop. Another headstone next of the monument originates from the old Levuka cemetery behind the Levuka Koro Methodist Church.



The erosion is clearly visible



The Cast iron fence is incomplete and dislocated



The column cap still in place c. 2000



The column is dislocated.



Headstone from the Levuka cemetery





The Column cap upside down.

LEVY.—On the 6th May, at his late residence, Levuka, Mr. Simon Levy, late of Auckland and Shortland, at the early age of 22 years, deeply regretted by his numerous friends.

Death notice Simon Levy in the New Zealand Herald, Volume VIII, Issue 2305, 15 June 1871, Page 6

Developing a proper restoration plan is required to preserve this monument for the future.

Further damage during landslides should be prevented. Perhaps pile planking and a soil refill could help to keep the monument in its place. The monument should be reassembled, repositioned, the cap replaced. The missing part of the fence can remade by a blacksmith. Perhaps a color research on some parts of the monument can be done to retrieve the original color and lime wash the monument.

## Police Station

Not in register



The police station in the 80s



The police station in the 90s.

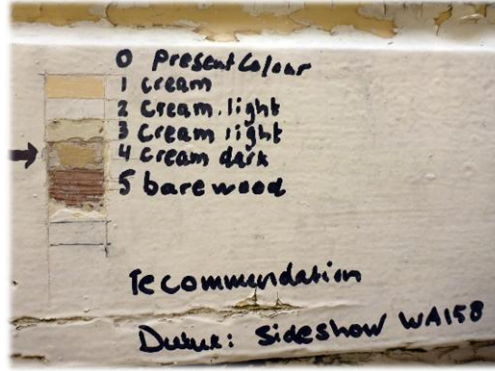


The police station in 2014.

The double doors on the left side of the façade have been turned into a two light window.



The police station in 2014 with location Color trial



Color trial

A color trial has been carried out at the exterior wall at the back of the building. The original color (4) found compares with Dulux *Sideshow WA158*.

## Lomaiviti Provincial Building (former Kang Jack War Store)

Beach Street

LNP056

The concrete building was presumably built in 1957 by Mr Kang Jack War according to the signage on a color picture replacing a similar shaped earlier building.



The preceding building on the corner of Henning Street



The building built by Kang Jack War. date unknown



Kang Jack War building in the 70s



The building in December 2013 before renovation.



The building in December 2013 before renovation.



Start of the renovation in April 2014  
by aluminum ones July 2014

The original window frames replaced



Example new aluminum window frame



Original corroded steel window frames.



Mr. Kang Jack War



Mr Kang in front of his delivery van outside the butchery

Mr. Kang Jack (December 20 1924 - August 9, 2012) was born in Canton, China, moved to Fiji in 1939, and later immigrated to Vancouver Canada in 1971. He ran butchery and a retail shop in the building. It is now owned by the Lomaiviti Provincial Council.

Over the years the original steel in the front of the building were corroded and replaced by louvres. During a hurricane in the past the original overhang was destroyed and replaced by a not original shape overhang supported by thick round posts.

The salty sea climate has caused this corrosion. During the last renovation in 2014 all the steel windows in the building have been replaced. Many windows have now been replaced by aluminum sliding windows.

The color scheme has also been changed without NTF consultation. All these actions drastically changed the appearance of the architecture negatively. All this has been done without any consultation and permission.

After meeting with the Lomaiviti Provincial Council, the NTF and the Lomaiviti Provincial Council have now agreed to bring the building back into its former glory in phases, all depending on the yearly budget. This is a positive response to a one on one dialogue with the building owner and now requires a formal response from the Lomaiviti Council to our written recommendations.

## 1.5 FINANCIAL REPORT

The initial budget was based on USD2,000. However, only USD1300 (FJD 2796) was received. This was fully utilized as per expenses below.

<b>EXPENSES JANUARY-APRIL 2014</b>			
		<b>Total Funds Received</b>	<b>2,796.36 FJD</b>
		<b>Total Expenses</b>	<b>2,796.36</b>
		<b>Balance left</b>	<b>\$ -</b>
<b>Particulars</b>	<b>BUDGET (FJ\$)</b>	<b>TOTAL EXPENSES</b>	<b>BALANCE OF BUDGET (FJ\$)</b>
<b>Local Travels and Subsistence</b>	1,200	1,500.00	- 300.00
<b>Workshops and Meetings</b>	1,000	1,260.96	- 260.96
<b>Stationery, Internet, Printing, Telephone, Postage</b>	326	35.40	290.60
<b>Awareness Materials, Brochure</b>	1,000		1,000.00
<b>TOTAL</b>	<b>3,526.00</b>	<b>2,796.36</b>	<b>729.64</b>

## 1.6 FUTURE SUSTAINABILITY

The work of the Built Heritage Advisor has been especially recognized in Fiji and it is pleased to note that the NTF has been able to secure support funding for accommodation, salary and a small operating grant for a two year period from 2015 – 2016. Support has been provided by the Fiji Government Public Service Commission, the Department of Heritage and Arts and the National Trust of Fiji. A new working arrangement has also been made with Heritage New Zealand financed by NZAID.

Many interactions have been made with communities, the private and government sectors and work is underway to secure funding for a project to record the heritage buildings of the Fiji Islands.

## **1.7 CONCLUSION**

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This project would not have been made possible without the initial support provided by INTO i.e. in advertising and sourcing the appropriate individual, and in providing seed funding to commence with the project.

The National Trust of Fiji is appreciative to INTO for this partnership.