

May 2008

A SPECIAL CIVIC TRUST AWARD PRESENTED

For most of the past two decades, Anna Crighton has been a leading figure in championing Canterbury Heritage.

On 11 December 2007, in recognition of her service, the Civic Trust Chairman, Tim Hogan, presented Anna with a special Civic Trust Award.

The citation reads:

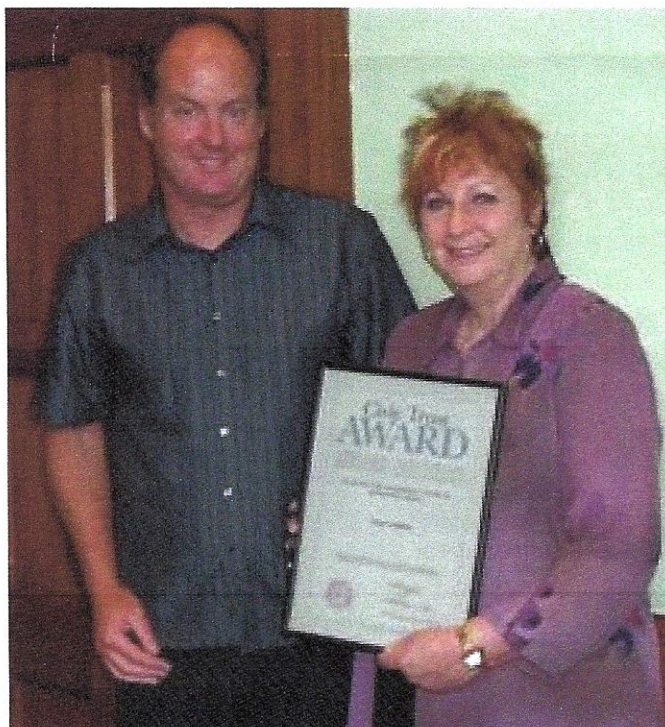
*“To honour Anna Crighton,
especially for her loyal services
as a Christchurch City Councillor
and in recognition of her advocacy
for heritage in Christchurch
and New Zealand.”*

Among the other recipients of a special individual Civic Trust awards have been Peter Beaven (1990), Sir Miles Warren (1994) and John Huggins (posthumously, 1997).

Anna Crighton QSO, JP, BA, MA (Hons) first became interested in heritage in the 1970s and on her election to Christchurch City Council in 1995, she quickly emerged as a strong advocate for heritage retention in Christchurch. In 1996, Anna initiated and became a Director of the Christchurch Heritage Trust and later served as Chair of the Arts Culture and Heritage Committee for the Council. Anna was Chair of Art 2000 (1996-2001), responsible for the commissioning of Chalice in Cathedral Square and the Millennium Tapestry.

Anna's other civic and community involvement includes being a member of the Arts Centre Trust Board (1994-2004, including two years as Chair), the Canterbury Museum Trust Board (2002-2005) and the Music Centre Trust (2003-2005). Currently, Anna is a member of the New Zealand Historic Places Trust Board (elected 2003), the University of Canterbury Council (elected 2006), the Canterbury District Health Board (elected 2007) and the Theatre Royal Foundation from 2001.

Many Christchurch buildings would have been lost forever without Anna's initiative and intervention and members will surely agree that the award that the Civic Trust recently bestowed on her is justly deserved.



Civic Trust Chairman Tim Hogan presents Anna Crighton with a Civic Trust Award

CHAIRMAN'S REPORT

In my time as a Board member, three interwoven issues have dominated our deliberations - Heritage, Urban design and Central city revitalisation. This report will touch on my thoughts in these areas and identify what the Trust is doing.

The Civic Trust had the following founding objectives in 1965:

The stimulation of public interest in the care for the beauty, history and character of the City of Christchurch and its surroundings and adjacent countryside

and

The preservation, development and improvement of features of general public amenity or historic interest.

The retention of heritage has been a recurrent focus and a core concern for the Trust. It is an issue that the current Board has great unanimity on, but we are stretched for resources. We need the help of more members to carry out research, prepare submissions and present at hearings.

We are currently pushing the City Council to implement changes to the heritage provisions in the City Plan, a process started in July 2005 with the public call for new heritage listings. In the meantime, we use the annual Awards to highlight heritage best practice. Last year we collaborated with the Council and Akaroa Civic Trust in the publication of City and Peninsula, to record the historic places of Christchurch and Banks Peninsula.

Post-war modern architecture will be the focus of Heritage Week in October. We will see, this year, the demolition of significant examples in the Hotel Russley (architects, Hall and Mackenzie, completed 1964) and Christchurch International Airport (Paul Pascoe, 1960). Other buildings are at risk due to obsolescence, including the Lyttelton Road Tunnel Authority Building (Peter Beaven, 1963) and the Dental Nurses Training School (Warren & Mahoney, 1958). Listings in the Council's City Plan and the NZHPT register are thin. Public awareness needs to be generated so that our recent heritage is identified and treasured. The Civic Trust may look at initiating another publication that would address this.

There are also significant urban design issues facing Christchurch, with the residential intensification proposed by the Urban Development Strategy. In recent months, this has been manifested in redevelopment proposals for the Caledonian Hotel and Feltex sites. There is a conflict with the increased density favoured by the UDS and the fabric of existing neighbourhoods. This is a complex and emotive issue which the Board is struggling to grapple with. There has been a call for a public forum to thrash this out. I believe that this would be useful and the Trust should be a participant.

My feeling is that the terminal decline of the central city has been arrested. What is not obvious is the existence of a coherent masterplan, even though a lot of ground-work has been conducted by the Council, in reports, studies and strategy documents. Civic Trust members Ted Pryor, Chris Kissling and myself have been working informally with the Council to tie some of these threads together. The intention is to identify some public/private partnership flagship projects. Safety is also a concern, which is primarily a political issue in need of strong policy. Responsible urban design will create environments that are safe and vibrant.

In closing, the Board is trying to create better communication with our members. This new newsletter format is the first part of that. The intention is that the Trust will also have a website up and running this year. We are currently seeking funding for the set up costs.

I hope you will come to the AGM and get involved with the Trust's work.

Tim Hogan
Chairman

WHAT WILL HAPPEN NOW?

In recent months, the attention of the Civic Trust Board has been diverted to several heritage sites within the city and suburbs and, like you as members of the Civic Trust, the Board is awaiting the outcome of a number of discussions, to find out what will happen next. Still of concern are the fates of the Shops at 276 and 278 Colombo St, Sydenham, the Aidansfield Farm buildings, Halswell and the Church of the Good Shepherd, Phillipstown.

HERITAGE SHOPS 276 – 280 SYDENHAM



Heritage Shops 276 – 298 Colombo St Sydenham

The Sydenham Heritage Trust (formed 2001), in particular, has taken close interest in the plans that Mitre10 has for three shops it now owns at 276, 278 and 280 Colombo St, Sydenham.

All are of heritage significance, but the most original is the Edwardian brick-and-stucco, two-storey shop at 278 Colombo St. This building was erected some time between 1905 and 1910 as a barber shop and was the business premises for a succession of hairdressers, including Albert Preece, John Barrett and Henry Pope. The longest occupier was without doubt Henry Pope who took over the business in 1925 and continued its operation into the 1960s. In recent decades the shop ceased to be a hairdressers and has had other tenants.

The shop at 276 Colombo Street, now substantially modified, dates from the late 1880s and was the family business of Thomas William Kerr (1869–1944) and Joseph Samuel Kerr (1873–1943). The Kerr brothers were butchers at this address for more than six decades. At the rear of these premises was a yard with stables and outbuildings, originally for horses, delivery carts and ancillary operations of the butchery. These still survive.

The building at 280 Colombo St was, for many decades, a grocery store, run by various families, until the 1950s. This wooden structure is the earliest of the three and has a number of original features on its Colombo St façade and whilst it has settled substantially on its east wall and is the least stable, it is essential to maintaining a visual group in the streetscape.

What, then, is the future of these shops? In January, members of the Sydenham Heritage Trust met with representatives of the management of Mitre 10, to discuss their plans. Mitre 10 confirmed that it was not

their intention to demolish, but to integrate the shops as part of their new development on the site. Unfortunately, being 7 metres back from Colombo St, each of the shops, in order to be retained, would need considerable modification of the interior spaces to make them commercially viable. Sadly, the rear stables and cobbled yard behind 276 Colombo St is also likely to become a casualty of the re-development program Mitre 10 has in place.

However, no final decision has yet been made, as proposed plans are with the Christchurch City Council, awaiting consent approval.

Civic Trust members are asked to keep a watchful eye on what is happening in this part of Colombo St, as these are the last remaining commercial buildings of the nineteenth and early twentieth centuries left between Beckenham and Brougham St. Their loss would leave no heritage presence for more than 1 km of south Colombo St

THE AIDANFIELD DEVELOPMENT, HALSWELL

The heritage bomb ticks again in our city. This time, for four Mount Magdala farm buildings, central to the Aidanfield housing subdivision at Halswell. The Commissioner, after hearing the Resource Consent application for Aidanfield Holdings to demolish the Shearing Shed, Implement Shed and two timber framed, corrugated iron clad Courtyard Wings of the group, has allowed time for the Christchurch City Council and any other interested party to accept financial responsibility for their preservation. As part of that decision, therefore, these buildings (excluding the central brick building and brick extensions known as the granary) have a stay of execution until 30 June 2008.

The landmark Mt. Magdala farmstead, along with the St John of God Chapel, is listed Group 2 in the City Plan. It is one of only six known examples of farm buildings grouped in a U shape. This arrangement was not common practice in New Zealand and is certainly the only one in Canterbury. The group, as a whole, is relatively original and thus, is significant for its rarity and intactness. The buildings provide an important insight into early farming practices and methods and are an important tangible reminder of the rural history of Halswell and of the pivotal place of agriculture in the economic development of Canterbury.

Urban townscapes offer a never-ending subject for heated debate. Within them, we weave our living and senses of belonging. Also gathered there, are past actions and meanings – the reminders of the many people who have lived and died before us. They are the essence of our stories - past, present and future.

And this group of farm buildings, together with the granary, is one of those essential stories. The buildings have aesthetic appeal in the spatial qualities of their arrangement around an enclosed brick cobbled courtyard. This gives a golden opportunity to bring a community use and focus to what is a huge new housing development, sprawling over flat land that was once the farm.

Adaptive re-use, whilst protecting the character of the group, would assist in their long term preservation and maintenance and provide a regular income stream. The creative arts (art and craft classes and music studios), retail functions (local shops for dairy, bakery, café), community use (meeting places, social occasions, recreation for youth and elderly), education purposes (adult education, night classes, preschool/ crèche facilities), hospitality (tavern, restaurant), to name a few, would ensure their survival.

Collectively, the farm buildings have potential to benefit the community, in terms of their retention and re-use and would create a point of difference by giving a special focus to the Aidanfield residential community.

The owners have let lapse a demolition order for the granary, as a sign of goodwill. May such commitment for the retention and protection of the remaining farm buildings now be championed by the Christchurch City Council, whose outgoing Councillors, in 2007, were strongly for the buildings' protection, as was the

Council planner in her evidence. We are losing heritage places at an unacceptable rate. The ongoing conflict between heritage protection and development pressures continue.

If the City Council and the developer have the will, the wisdom and the vision, there can and must be a constructive solution.

Anna Crighton

CHURCH OF THE GOOD SHEPHERD

In March, the Civic Trust was advised that Church of the Good Shepherd, Phillipstown, was about to be sold by the Anglican Maori Mission, which had been its owner since 1969.

Listed as category 1 by the Historic Places Trust, and group 1 in the City plan, this is the last surviving brick parish church designed by colonial Canterbury architect, Benjamin Woolfield Mountfort (1825–1898) and has been a landmark in Phillipstown since 1884.

Although the church remained unfinished at the architect's death, its completion was not lost sight of by the parish, which continued with additions - the most recent being made in 1987.

The interior holds many special original furnishings including a lectern and organ case, as well as a number of important memorial stained glass windows, designed by Whitefriars in London.

Unfortunately, at the time that this sale was being negotiated with a private buyer, preparation was well under way to form the Phillipstown Heritage Trust. The prime objective of the Trust was to purchase and preserve in perpetuity, for the community, the Church of the Good Shepherd. However, a longer-term objective was to develop the church and the adjacent buildings in its precinct, as the Mountfort Memorial Centre for Architectural design.

The Christchurch Civic Trust hopes that if the sale does proceed, the new private owner will be mindful of the church's heritage, and it will be paying close attention to what happens to the church buildings in the future. However, if the sale, for some reason is not completed, plans to form Phillipstown Heritage Trust will certainly be revived and more will be published in a future issue of the Newsletter.

A HISTORY OF ADDINGTON

Addington is one of Christchurch's most interesting older suburbs. A Civic Trust member, John Wilson, is researching its history with a view to a book's appearing in the first half of 2009.

Addington has an important place in the city's history as one of its main working class suburbs – a character emphasised by the long presence, in the suburb, of the Railway Workshops. But it has also been the suburb with the largest concentration of any in Christchurch, of institutions with citywide importance. These have included: the immigration barracks and prison, the showgrounds, the racecourse, the saleyards and the city's second-oldest major cemetery.

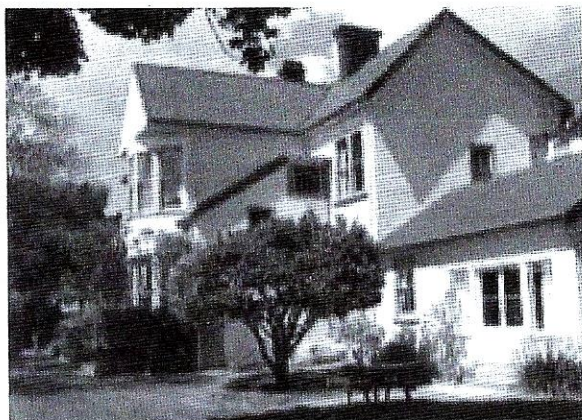
The history of Addington touches on many topics of concern to Civic Trust members. Church Square is one of the most successful examples of town planning in 19th century Christchurch. Now the suburb's old architectural and social character is under threat from redevelopment – encouraged by the L3 zoning of much of it.

Earlier, the extension of Brougham Street, part of the roading "improvements" of the 1960s and 1970s that loom large in the Civic Trust's history, disrupted part of Addington. More recently, urban renewal projects in Addington have been among the most innovative and successful of any in Christchurch

CIVIC TRUST LOGO

Earlier this year the Civic Trust Board decided to review the design of its logo. This issue of the Civic Trust Newsletter carries on its masthead the replacement recently designed by Simon Thornley.

ANNUAL GENERAL MEETING GUEST SPEAKER



Woodford 399 Papanui Rd

Woodford *a Vision Very Much Alive*

An Illustrated address
by
Trevor Lord

The guest speaker this year at the AGM will be Trevor Lord, who is directly involved with heritage conservation through the NZ Historic Places Trust Branch Committee. He is also a member of the Christchurch Vintage Homes Restorers Group and The Canterbury Historic Houses Conservation Trust.

Trevor received a Civic Trust Award in 2007 for the restoration, over the last 23 years, of 'Woodford', the Lord family home at 399 Papanui Road. The award citation read:

"Commended for the effort put in to retaining successfully a substantial period house and spacious grounds, thereby showing that it is possible to adapt buildings to changing times. A further level of value is added to that of being a family home - it is also a community asset."

The illustrated address that Trevor will give is titled – *Woodford, a Vision Very Much Alive*. Trevor's presentation will examine the social history of the house, as well as the before and after record of this ongoing restoration.

Members and intending members are invited to attend the
ANNUAL GENERAL MEETING

On Thursday 8 May at 5.30 pm
Knox Church Hall
Bealey Avenue

Guest speaker: Trevor Lord

Woodford - A Vision Very Much Alive

MEMBERS OF THE TRUST

Members will note that the current issue of the Civic Trust Newsletter has adopted a new format and logo. The Christchurch Civic Trust Board feels that it is important all members are given an opportunity to put forward their views. It is hoped that, in future issues of the Newsletter, at least one page will be devoted to members' letters, so please let us have your opinions on both heritage and environmental matters that are of concern to you.

Letters should be addressed to: The Secretary, Christchurch Civic Trust, P. O. Box 1927, Christchurch 8140.

Amendments to the Constitution

Recently, the Trust has been reviewing some clauses in the 1965 Civic Heritage Trust Constitution and Rules, in order to bring them in line with contemporary practice.

Those sections of the Constitution that have been provisionally amended will be presented for approval of the membership at the AGM on 8 May 2008.

Membership Recruitment

The Trust relies on the goodwill of its members, as it has no regular income other than its modest subscription of \$20 per person. In more recent years, it has been ably assisted in its work by obtaining grants and donations from other institutions to carry out its projects. However, the more members we have to assist, the more we are able to achieve.

The Trust is, therefore, always interested in recruiting new members and would ask current members to pass on a copy of the Newsletter to others who may like to join. However, new intending members should not feel that because they subscribe, they have to become involved; if they do not want to be, donations are welcome and tax deductible.

New Members

The Trust welcomes the following new members: Mr & Mrs Mack, Ms Richardson, Mrs Lear, Mrs Anna Bullen, Mrs Elsie Barnard, Mrs Jennie Hamilton, Professor C. Kissling, Ms Elsie Smith, Mr Cory Bedford, Mr Graeme & Mrs Maureen Daniel, Mr Graham & Mrs Doona Broom, Ms Debbie Wilson, Ms Bernie Fitzharris, Mr Brendan Ryan, Dr James Begg and Ms Liz Taylor.

CHRISTCHURCH CIVIC TRUST

P.O.BOX 1927 CHRISTCHURCH 8140

Name _____

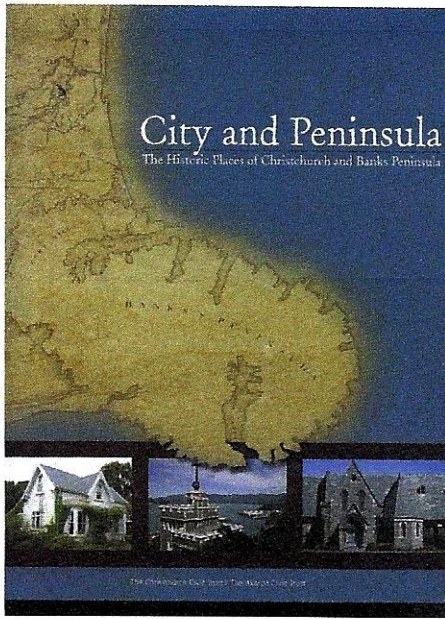
Address _____

Contact Nos Tel _____ Email _____

Occupation _____

Skills which maybe of value to the Civic Trust _____

Signature _____ Individual Membership \$20



City and Peninsula

The Historic Places of Christchurch and Banks Peninsula

Authored by noted heritage historian, John Wilson
and published collaboratively by
The Christchurch Civic Trust and The Akaroa Civic Trust,
this book provides an excellent introduction to both
the rural and urban heritage assets of Christchurch and Banks Peninsula.

200 pages with over 290 full colour illustrations
Available from The Christchurch Civic Trust for \$49.95 + \$4 p&p
or from selected bookshops

The Christchurch Civic Trust Board 2007 - 2008

Chairman: Tim Hogan
Deputy Chairman: Ted Pryor
Secretary: Lindsay Carswell
Treasurer: Bruce Alexander

Ian Clark, Anne Dingwall
Ronald Fussell, Joanna McKenzie
Neil Roberts, Murette Taylor
David Thornley, Prue Wignall

The Chairman 366 3322

The Secretary 389 4819

The Christchurch Civic Trust P.O. Box 1927 Christchurch 8140

THE
CHRISTCHURCH
CIVIC
TRUST
CALENDAR

May	8	Annual General Meeting
	13	Trust Board Meeting
June	3	Trust Board Meeting
July	1	Trust Board Meeting
August	5	Trust Board Meeting

Civic Trust Members Are Welcome

Civic Trust members are welcome to attend any scheduled Civic Trust monthly Board meeting. Each meeting is held in the Christchurch Arts Centre Board Room [located in the clock tower] and commences promptly at 5.30pm