



Newsletter

OCTOBER 2017

CIVIC TRUST AWARDS 2017



Mona Vale Homestead

It is an auspicious year for the Civic Trust awards, being forty years since the first were made. In 1977 just three were given; redevelopment of shops at 255 Papanui Rd, a new building at 52 Worcester St and the repainting of the Prince of Wales hotel in Colombo St. Over the years, the number each year has gradually risen and the Civic Trust can be justly proud of having given just under 300 awards. Among them have been a high proportion for the restoration of heritage or character buildings, many of which were lost in 2011. New projects, however, and initiatives continue to impress and 2017 is no exception. Of special significance for the Trust this year is an award to the Christchurch City Council for the restoration of Mona Vale homestead which was saved in the late 1960s, totally through the initiative of the Civic Trust. This year the Trust received 20 nominations and there are 7 awards and 2 commendations in four categories being presented. No supreme award was selected.

The 2017 awards sub-committee is: Vivien Bishop, Lynn Campbell, Trevor Lord, Joanna Mackenzie, Penny Orme and Neil Roberts (Convenor)

Category A

A project that has made a material and beneficial change to the City environment, involving either development on a new site or re-development of an existing site or structure.

AWARD

St Andrew's College Chapel

Citation: *The Christchurch Civic Trust recognises replacement of an important college building, the quality of design achieved and the effort to respect and re-use significant original architectural features.*



St Andrew's College Chapel

The original 1955 building was damaged beyond any repair by the 2011 earthquakes.

A competition for the design of a new replacement building was won by Patrick Clifford of Architectus. The brief stipulated an inclusion of heritage elements into the design as the original chapel had been built in recognition of the WW2 contribution by St Andrew's College.

The new building utilised the same site and many of the salvaged bricks of the former chapel were incorporated into the North wall of the new structure.

The original bell and some gargoyles, along with the salvaged fine stained glass window, have also been included in the new design.

Although incorporating heritage features, the current building is most contemporary in both structure and design with the feature element of an extensive glazed wall conveying the beautiful exterior environment including the stream and playing fields.

The external rooflines are most striking with the curved double gables creating the lovely graceful interior ceiling. The design has created a highly flexible internal space which provides for a range of uses as well as its central function as a chapel.

AWARD

Mātuku Takotako: Sumner Centre

Citation: *The Christchurch Civic Trust recognises the original character of architectural design and the contribution to the Sumner community.*



Mātuku Takotako: Sumner Centre

Designed by Athfield Architects Mātuku Takotako: Sumner Centre replaces the badly earthquake damaged and demolished building which was originally constructed in 1907.

It is gratifying to note the restoration of all the cultural facilities of the original building including its fine library (which opens out to a lovely courtyard), a community managed museum and a range of recreational and leisure spaces that reflect the broad cultural heart of the Sumner community.

We note the consideration given to aspects of the initial corner site, such as replacing the balcony which had been a feature of the original building. The rebuild design, however, places emphasis on the contemporary streetscape which is appropriate.

A thoughtful integration of various historic references can be observed in the exterior facade including the original 1907 foundation stone and the First World War memorial plaque. A colour reference to the original red brick materials is evident even though the structure utilises contemporary materials and building methods. The facility includes a library, museum and a range of meeting and recreational spaces.

Recognition of the original historic building is also evident in the utilisation of the original kauri trusses and museum doors. A fine kauri table is also a prominent feature of the library

Presentation of the
Civic Trust
AWARDS 2017
Members are invited to attend the
Christchurch Civic Trust annual awards
to be held in
The Sydenham Room
at
South Library
66 Colombo St Beckenham
Wednesday 11 October
Commencing at 5.30pm

space. A range of pleasing artworks in the interior also reflect the environmental and historic context of this restored community hub.

COMMENDATION

XCHC: Exchange

376 Wilsons Rd Christchurch

Citation: The Christchurch Civic Trust commends the initiative in adapting a former industrial building for multi-purpose commercial use, and the contribution made to the revitalisation of Wilsons Road.

CXHC [Exchange Christchurch] at 376 Wilsons Rd is a commendable example of the use of an inauspicious industrial building to



XCHC 376 Wilsons Rd

develop a space for creative business occupants who come from a wide variety of disciplines. The principal idea of the XCHC venture is to mix various people of different skill and experience to enrich the exchange of knowledge. It is a “for purpose” business, set up to benefit the community and was established in the post-earthquake context as a response to the loss of space to showcase work. XCHC provides three unique yet connected areas: maker space, showcase space, and café bar hospitality space. XCHC also hosts workshops, performances, film screenings, launches, presentations and exhibitions. The venue is modest but stylish and subtle, and makes a considerable contribution to our new Christchurch environment. XCHC is to be congratulated for the success of what is a team effort.

Category B

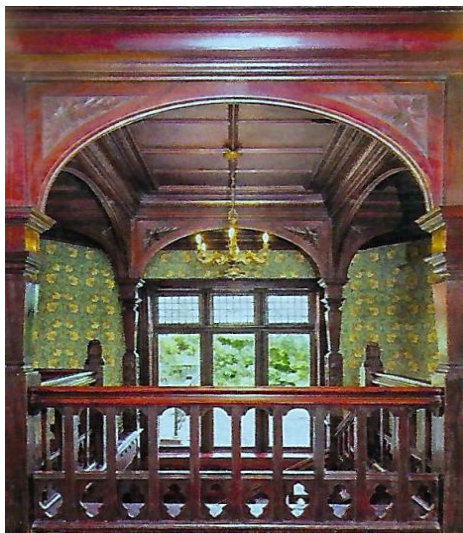
A project that has restored, upgraded or protected a site, building or group of buildings of significant heritage character or conservation value

AWARD

Mona Vale Homestead

Citation: *The Christchurch Civic Trust recognises excellent restoration and refurbishment of a significant Christchurch heritage house, ancillary buildings and gardens. It also recognises the commitment to complete full restoration of this important heritage site.*

In September 2010 following a major earthquake Mona Vale homestead was closed to the public. In November 2016, after a two-year, \$3.2 million repair and restoration by Simon Construction, it was opened again. The restoration project involved major deconstruction of brick and masonry and strengthening of the whole house with a steel



Interior staircase Mona Vale

structure within the walls and roof. The excellence of restoration work leaves no indication that the house was ever damaged which is a credit to the contractors.

The first owners of Mona Vale were Frederick Waymouth (1849 - 1914), Managing Director of the Canterbury Frozen Meat Company and his wife Alice. In 1898 Waymouth purchased 1.6 hectares of land from the Deans' estate and had a brick and half- timber house designed in a Tudor Revival style by architect Joseph Clarkson Maddison, who had also designed the Belfast freezing works.

The house which they called *Karewa* was built by England Bros in 1899 and Alice Waymouth, an amateur botanist, planned the landscaping and gardens.

In 1905 Waymouth sold the property to Annie Quayle Townend who renamed it Mona Vale after her mother's home district in Tasmania. Townend who had married Dr Joseph Henry Townend (1847 – 1902) in 1900 was the daughter of Canterbury run-holder, George Moore of 'Glenmark' Station. As she was his only surviving daughter he had bequeathed her one million pounds, which made her, at the time, New Zealand's richest woman.

Townend added 3 hectares of land to the Mona Vale property and in 1906 had a gate house built at the Fendalton Road entrance. After the New Zealand International Exhibition closed in early 1907, she purchased the exhibition's fernery which was dismantled and reassembled at Mona Vale. Townend also added a bathhouse to the property. After her death in 1914 the property passed to a succession of owners and occupants until it was bought in 1939 by Tracy Gough, founder of the firm, Gough, Gough and Hamer. Following Gough's death the Gough Family sold Mona Vale in 1962 to the Church of the Latter Day Saints. When the church decided to sell Mona Vale to a New Zealand company intending to subdivide the property it drew the concerned attention of many, including the co-founders of the Christchurch Civic Trust, John Oakley and Peter Beaven, who mounted a campaign to save Mona Vale for the people of Christchurch. The Civic Trust's fundraising efforts were rewarded and in June 1969 Mona Vale was purchased. It was then passed to the Christchurch City

Council and Riccarton Borough Council for ongoing management. Its acquisition was one of the most important in the Civic Trust's history and its survival today is completely due to the role played by the Civic Trust.

AWARD

92 Opawa Rd

Citation: *The Christchurch Civic Trust recognises the initiative and enterprise in retaining and restoring a house of important heritage character.*

The owners of 92 Opawa Road, Sandra Johnson and Neil Owens, have spent many years restoring their large Victorian residence to its original fabric as well as making sympathetic concessions to modern living.



92 Opawa Rd

The first owner of the property from 1876 was Edward Steane Harley (1839 – 1901). Born in Leicester, England, Harley was an accountant and is thought to have built the house around 1878.

Harley arrived in Christchurch from Melbourne with his wife Sarah Anne (1845 -1916) and four children in 1864 and quickly became a prominent citizen. For many years he managed T. J. Maling and Co., wine and spirit merchants and general importers, and was afterwards produce manager for the New Zealand Loan and Mercantile Agency Company Limited. In

1881, with John Cooke, he initiated the founding of the first meat freezing works in Canterbury, at Belfast. In 1885 he left the Loan and Mercantile Agency Company and the following year set up his own business.

He first took up land at Opawa soon after arriving in Christchurch and built a nine room house, 'Midford', to accommodate his large family on what is today 44 Opawa Rd. This property was sold in 1879 after he moved to his new home further along the road.

After Harley's death the property was owned by mechanical engineer George Scott of Scott Bros until 1903. He called it 'Elvaston'. The next owner was Alfred Selwyn Bruce (1866 - 1936), an ironmonger, who lived at this address with his wife Janet and 3 daughters, one of whom was Edna Bruce, an artist. Bruce modernised the front of the house slightly and continued to own it until 1928, The property then had a succession of owners and was eventually subdivided into flats.

AWARD

181 High St

McKenzie & Willis Building

Citation: *The Christchurch Civic Trust recognises the retention of an original heritage facade and continuity of heritage presence in an inner city streetscape*

The restored former McKenzie and Willis building has seen the end of five years of massive steel beams intruding onto the street to support the grand historic early twentieth century Oamaru stone facade.

Originally designed by architects England Bros, it was built in 1910 as new premises for the long established furniture firm of A.J. White Ltd. In 1986 they ceased trading after 123 years, and the building was acquired by McKenzie & Willis. The new building now encloses retail spaces designed for small owner operated

businesses, an interactive food court lane ways outdoor areas and office space. This project has given a boost to this part of the central city,



181 High St

having had to overcome many unforeseen obstacles before offering such a fine contribution to the Christchurch rebuild. The professional restoration of this site reflects a great deal of courage, commitment and foresight from all who have been involved with this.

HERITAGE WEEK 2017

HERITAGE RESTORATION — ON THE MOVE! FREE

15 Oct, 10am–4pm. Starts/finishes CWEA 59 Gloucester St

Join the Christchurch Civic Trust and Historic Places Canterbury for tours to selected city heritage buildings on an historic double decker bus and site access for first-hand experience of restoration projects – morning, afternoon, or full day option. Booking required phone: 021 206 3620. No disability access.

Category C

Engineering, environmental, transport and other infrastructure projects that enhance city functions in an efficient, cost-effective, safe and environmentally friendly way.

AWARD

277 Cambridge Tce

Citation: *The Christchurch Civic Trust recognises quality of urban design and attention to sustainable environmental consideration.*

In 2011 Barry and Diane Ramsay were forced to leave their home of nearly a decade beside the Avon River as it was in the residential red-zone. Shortly after, Barry Ramsay, who has



277 Cambridge Tce

spent his professional life as a structural engineer, began plans for a home on a new site and engaged the architect Simon Allfrey to prepare designs. Ramsay set down some basic tenets for the design which focused on its simple material form and environmentally friendly function. The house at 277 Cambridge Terrace, finished early in 2016, comprises 310 square metres on 3 levels and a basement which contains tanks electrical plant and utilities. The largely concrete slab construction has impressive thermal insulation which ensures constant temperatures are maintained

throughout the year. Solar panels on the roof reduce electricity use and the recycling of rain water for toilets, washing and vegetable gardens is effective and an inspiration in its reduction of the waste of resources within an urban environment.

The whole house is engineered to maximize energy efficiency. In keeping with their environmental consciousness the owners have also recently purchased an electric car.

Category D

Special events and programmes that (i),serve to raise the community's awareness and appreciation of its heritage assets and or (ii),promote a sustainable environment of the city's physical attributes

AWARD

The Christchurch

Beautifying Association

Citation: *The Christchurch Civic Trust recognises the major contribution of the Christchurch Beautifying Society to the quality of the landscaped environment of Christchurch through 120 years of vision and effort.*

The Christchurch Beautifying Association has been contributing to the urban environmental landscape of the city for 120 years. It was formed in September 1897 by Leonard Cockayne (1855 – 1934), a highly regarded botanist, architect Samuel Hurst Seager (1855 -1933) who was committed to the ideal of a garden city, and other interested members of the public. At its setting up, two aims of the Association were laid down and have continued

to be maintained. (1) 'To beautify by suitable landscape gardening the various waste or partially improved parts within the city and its suburbs'. (2) 'To influence by example suggestion and assistance of others to help in making the city beautiful and attractive, as for instance through the better and more artistic cultivation of gardens or the removal or masking of unsightly objects'.

One of the earliest projects of the Association in 1899 was the planting of Mill Island on the Avon River. In the years before WWI and in the 1920s and 1930s the influence of the Christchurch Beautifying Association contribution to the refinement of the garden landscape of the city was immense, leading to Christchurch being bestowed with the title 'The Garden City'. The Association worked in close collaboration with Christchurch City Council providing numerous trees and plants for both



High St Triangle garden and fountain c 1908

the inner city and suburbs. It had seating and lamp stands installed along the banks of the Avon and other public spaces and campaigned to have wiring placed underground.

Today the Association is still active in its mission to improve the city by public planting and maintaining annual garden competitions as it has since its inception. It is for this long service to the community and encouragement

of the public to maintain the quality of the urban landscape that it is receiving an award from the Civic Trust.

COMMENDATION

Greening the Red Zone

Citation: *The Christchurch Civic Trust commends the vision and community driven enterprise in promoting a sustainable ecological reserve environment to remediate former residential red -zone land.*

Greening the Red Zone formed as a community group in 2014 and became an incorporated society in 2016 with a mission that includes the following;

1. Educating the public about the benefits of restoring the indigenous habitat of flora and fauna.
2. Advocating for maximum habitat retention and restoration, including making submissions to government bodies that may influence or decide on the future of the red zone.
3. Facilitating and encouraging public involvement in restoration projects throughout the red zone.
4. Working with other projects that have a landscape or vegetation component to bring about maximum retention and restoration of indigenous habitat throughout the Avon Red Zone.

More than 5000 people have vacated the residential red zone over the past six years leaving behind 440 hectares which Greening the Red Zone believes has huge ecological potential and health benefits for the city of Christchurch.

Already there is strong evidence of increasing native bird numbers, and natural regeneration of native plants.

It is the hope of Greening the Red Zone that most of this land will eventually comprise a native forest and wetland park.

In its early days, with the help of volunteers, it planted hundreds of native bushes and trees in council reserves within the red zone.

It has handed responsibility for those sites to another organization, to focus on campaigning for ecological restoration in the red zone. Greening the Red Zone has presented to the Board of Regenerate Christchurch, and also to many community and school groups.

It has generated more than 20 media articles and programmes about the benefits of restoring nature to the red zone and for four years has run a comprehensive social media campaign engaging thousands of Christchurch citizens.

It has made submissions on the Christchurch City Council long-term plan, on the Greater Christchurch Regeneration Bill, and on Regenerate Christchurch's Draft Vision Objectives, and Draft Outline.

It has also provided standard submissions for others to use, resulting in more than 100 submissions from the public to Regenerate Christchurch on its proposals for the red zone.

In recent local body and general elections it has researched and made public candidate information about attitudes to the red zone, to help inform people's voting decisions. It is the promotion of their work to date that the Trust commends.

AWARDS AND COMMENDATIONS 2017

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